



# St. Tammany Parish Government

Department of Planning

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

## APPEAL # 3

Pat Brister  
Parish President

ZC DENIED: 9/4/12

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

### APPEAL REQUEST

DATE: 9/4/12

Case Number: ZC 12-09-088

ZC12-09-088

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	ED-1 (Primary Education District)
Acres:	12,000 sq.ft.
Petitioner:	Beverly McQuaid
Owner:	Parent Teacher Child Services, INC/Beverly McQuaid
Location:	Parcel located on the east side of Soutl Street, north of McNamara Street, south of Dupard Street, being 1335 Soutl St, Mandeville, S38, T8S, R11E & S45, T8S, R12E, Ward 4, District 7
Council District:	7

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME:

ADDRESS:

PHONE #

*[Handwritten Signature]*

PHILIP M. ...

1250 ... ST. TAMMANY LA 70448

985-626-9380

# ZONING STAFF REPORT

**Date:** August 27, 2012  
**Case No.:** ZC12-09-088  
**Posted:** 08/17/12

**Meeting Date:** September 4, 2012  
**Determination:** Denied

## GENERAL INFORMATION

**PETITIONER:** Beverly McQuaid  
**OWNER:** Parent Teacher Child Services, INC/Beverly McQuaid  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) to ED-1 (Primary Education District)  
**LOCATION:** Parcel located on the east side of Soult Street, north of McNamara Street, south of Dupard Street, being 1335 Soult St, Mandeville, S38, T8S, R11E & S45, T8S, R12E; Ward 4, District 7  
**SIZE:** 12,000 sq. ft.

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

**Type:** Parish **Road Surface:** 2 lane asphalt **Condition:** Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 (Single-Family Residential District)
South	Residential	A-4 (Single-Family Residential District)
East	Residential	A-4 (Single-Family Residential District)
West	Undeveloped	A-4 (Single-Family Residential District)

#### EXISTING LAND USE:

**Existing development?** Yes **Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to ED-1 (Primary Education District). The site is located on the east side of Soult Street, north of McNamara Street, south of Dupard Street, being 1335 Soult St, Mandeville. The 2025 future land use plan designates the area to be developed with residential uses. The purpose of the ED-1 zoning district is to provide for the location of public and private school, & day care facility.

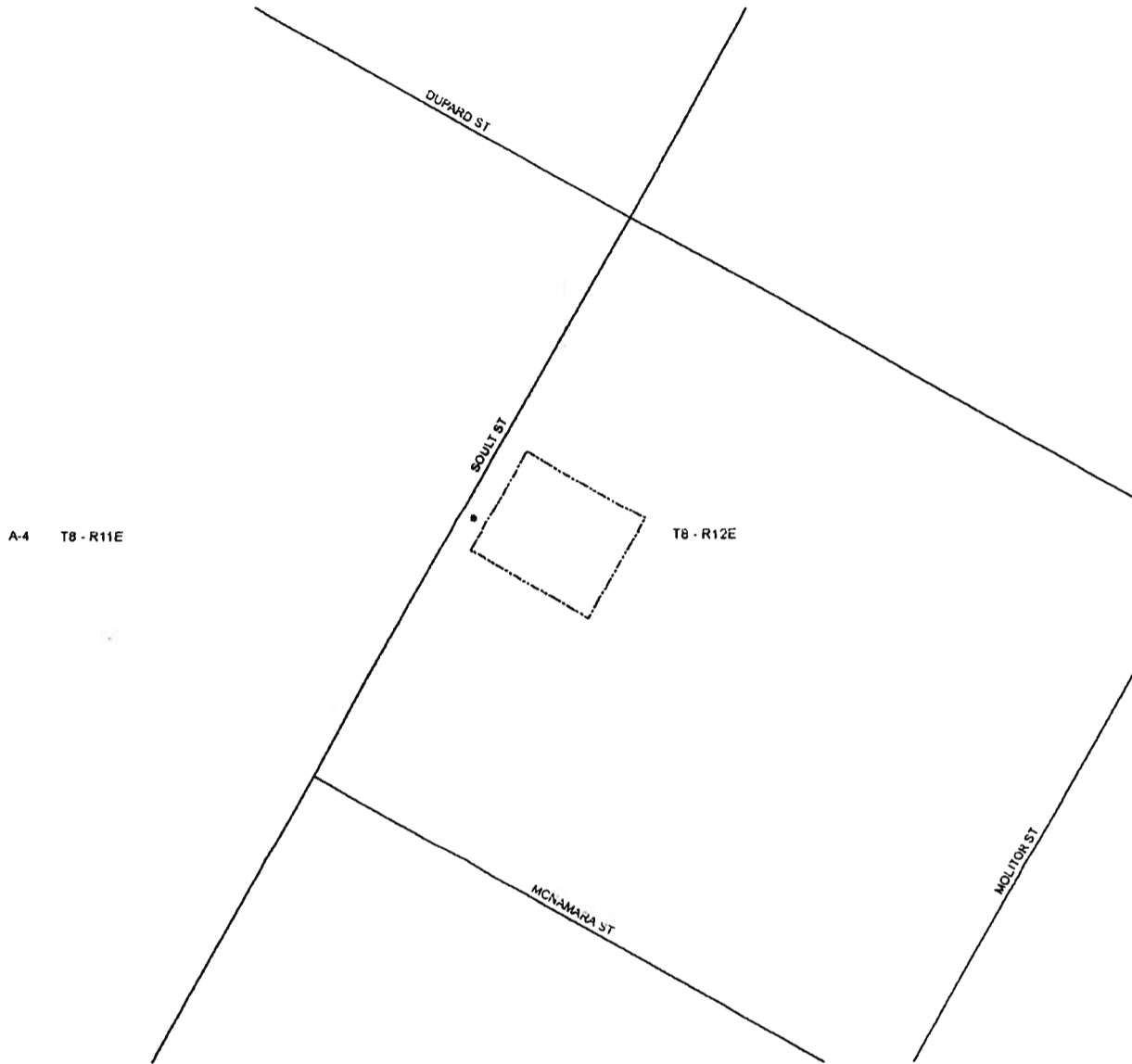
Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is surrounded by single family residences.

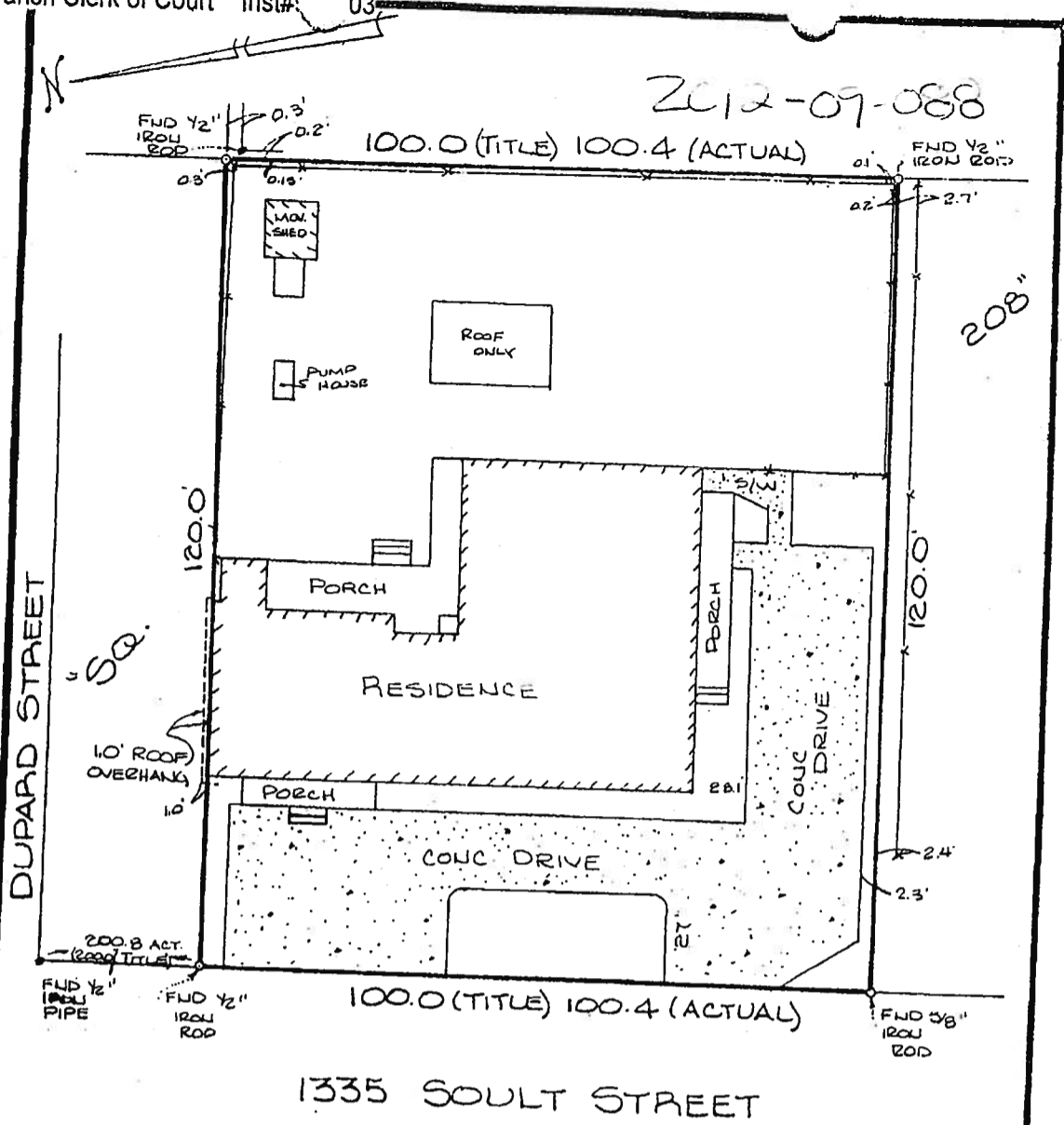
Note that a conditional use permit (CP95-03-016) was previously approved for the site to be operated as a day care center, from an existing single family residence.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 (Primary Education District) designation be denied.

**CASE NO.:** ZC12-09-088  
**PETITIONER:** Beverly McQuaid  
**OWNER:** Parent Teacher Child Services, INC/Beverly McQuaid  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) to ED-1 (Primary Education District)  
**LOCATION:** Parcel located on the east side of Soutl Street, north of McNamara Street, south of Dupard Street, being 1335 Soutl St, Mandeville; S38, T8S, R11E & S45, T8S, R12E; Ward 4, District 7  
**SIZE:** 12,000 sq.ft.





Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone "C"

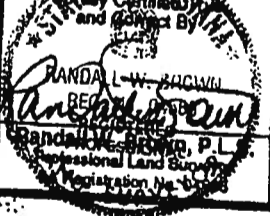
FIRM Panels 225 205 0360C Rev. 4-2-91

Survey of  
 A PORTION OF SQUARE 208 • TOWN OF MANDEVILLE  
 ST. TAMMANY PARISH, LOUISIANA

FOR  
 PARENT TEACHER CHILD SERVICES, INC.,  
 OMNI BANK, WINTERS TITLE AGENCY, INC. AND  
 FIRST AMERICAN TITLE INSURANCE COMPANY

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE EASEMENTS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCHES AND NO RECORD SEARCH IN COMPILED THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Planners • Consultants  
 228 W. Causeway App. • Mandeville, LA 70448  
 (504) 624-5368 • FAX (504) 624-5309

Date: 4-8-96  
 Survey No. 96342  
 Scale: 1" = 20'  
 Drawn By: JAM  
 Revised: