



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. Box 628

COVINGTON, LA 70434

PHONE: (985) 898-2529

FAX: (985) 898-3003

e-mail: planning@stpgov.org

Kevin Davis

Parish President

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: 9/6/11

ZC11-07-061

Existing Zoning: A-1 (Suburban District)
 Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
 Acres: 4.035 acres
 Petitioner: Parish Council by Motion 6/2/2011
 Location: Parcel located at the northeast intersection of Military Road & Oak Alley Drive, S30,T8S,R15E, Ward 8, District 9
 Council District: 9

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

Michael Fentson

(SIGNATURE)

Michael FENTSON

517 OAK ALLEY

BEAUFORT RIVER, LA 70452

PHONE #: *985-863-2838*

RECEIVED

SEP 06 2011

**PLANNING
DEPT.**

ZONING STAFF REPORT

Date: August 29, 2011
Case No.: ZC11-07-061
Prior Action: Tabled (08/02/11)
Posted: 08/17/11

Meeting Date: September 6, 2011
Determination: Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District) to NC-6 (Public, Cultural and Recreational District)
LOCATION: Parcel located at the northeast intersection of Military Road & Oak Alley Drive; S30,T8S,R15E; Ward 8, District 9
SIZE: 4.035 acres

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	Undeveloped	A-1 (Suburban) District
South	Residential	A-1 (Suburban) District
East	Undeveloped	A-1 (Suburban) District
West	Residential	A-3 (Suburban) District

EXISTING LAND USE:

Existing development? Yes
Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

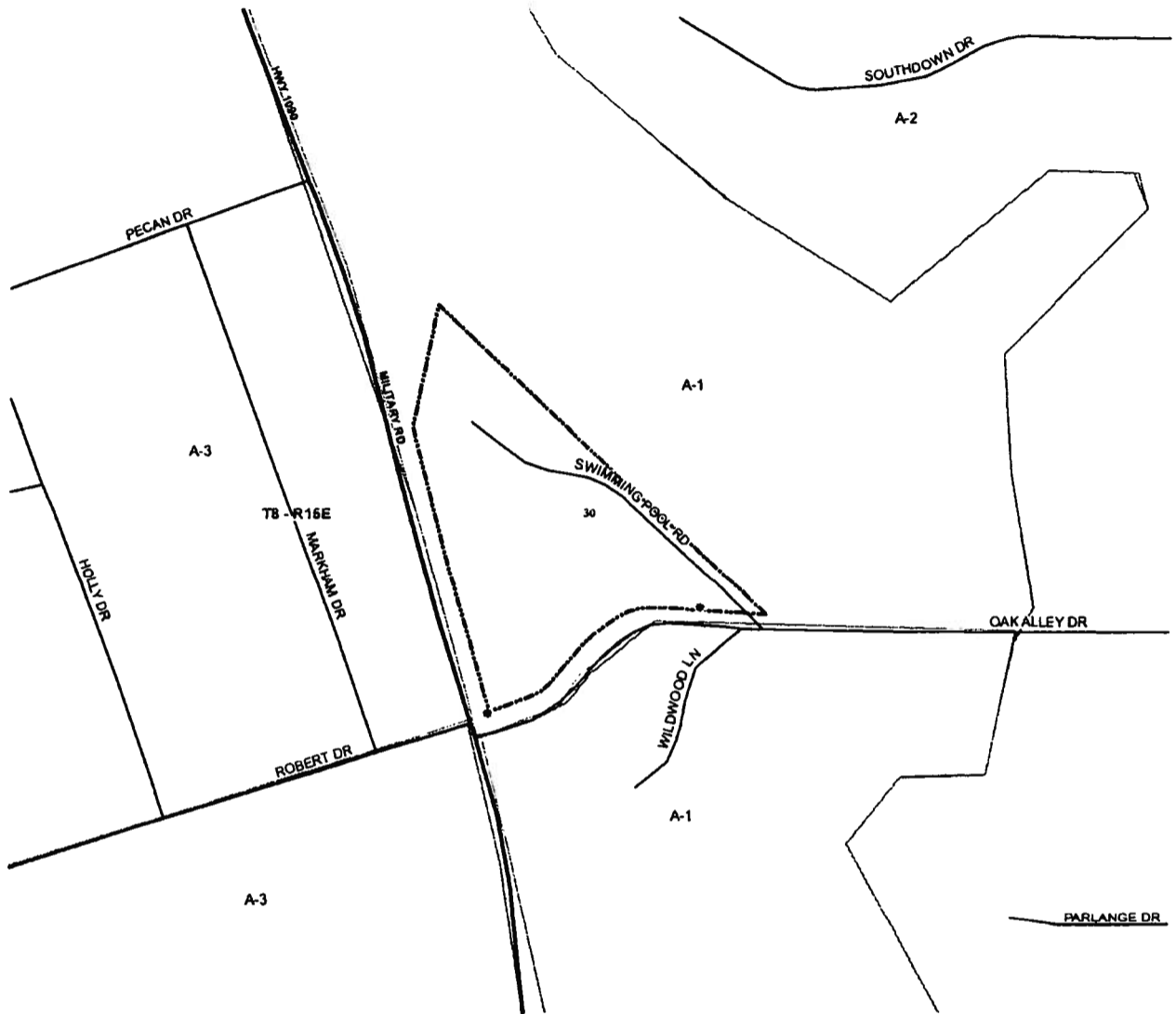
The petitioner is requesting to change the zoning from A-1 (Suburban District) to NC-6 (Public, Cultural and Recreational District). The site is located at the northeast intersection of Military Road & Oak Alley Drive. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. The site is currently developed with a pool and tennis courts and was previously operated as a recreational facility. The request appears to be an attempt to allow the property to be used for a similar operation. Note that the site was previously zoned C-1 (Neighborhood Commercial District) (ZC78-07-031) before the comprehensive rezoning.

Considering that the site is surrounded by undeveloped land zoned residential, staff feels that there is no compelling reason to support the request to rezone to NC-6. However, considering the exiting use located on the site, staff feels that CB-1 Community Based Facility zoning district would be more appropriate.

STAFF RECOMMENDATION:

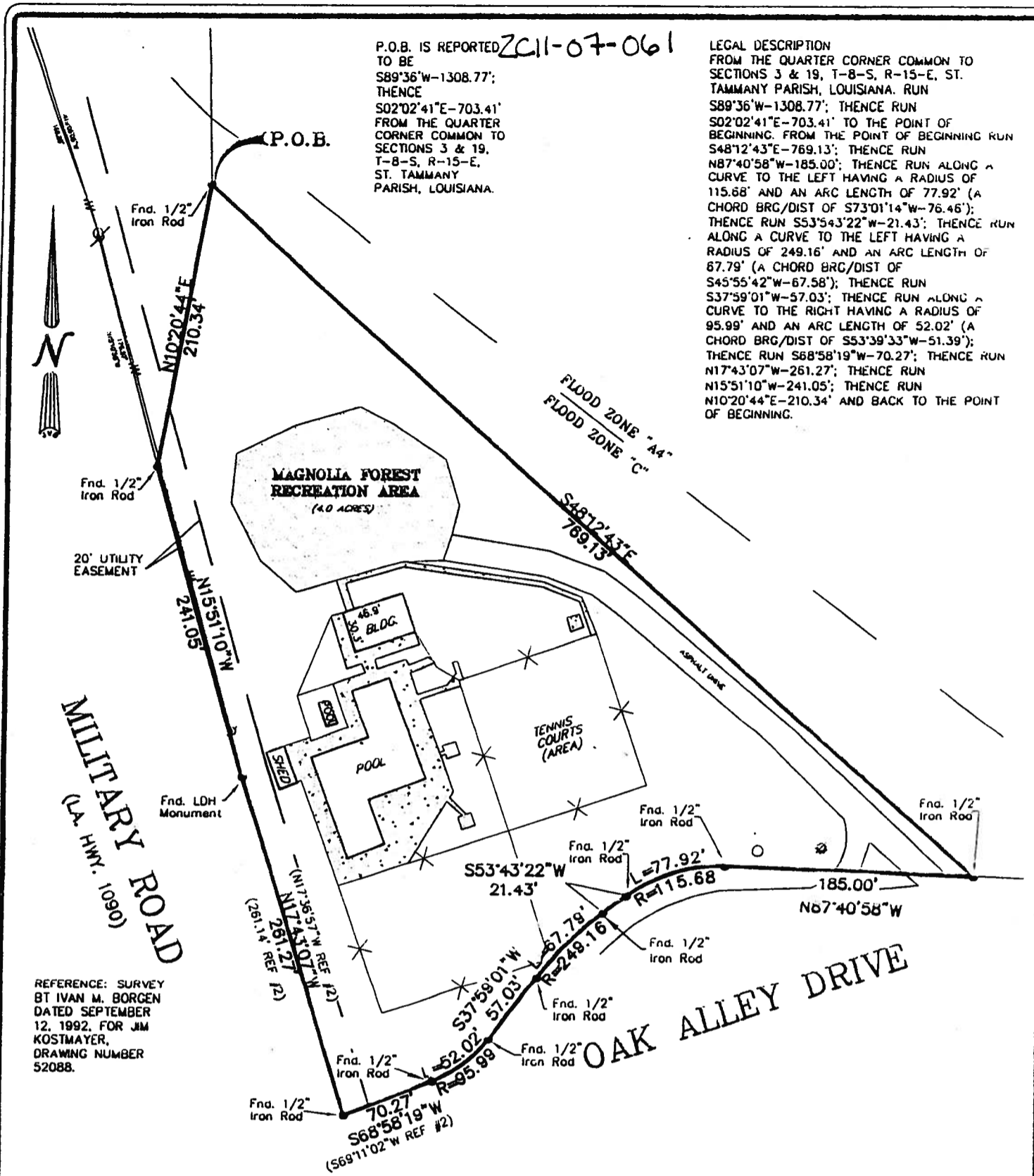
The staff recommends that the request for a NC-6 (Public, Cultural and Recreational District) designation be denied.

CASE NO.: ZC11-07-061
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SIZE: 4.035 acres



P.O.B. IS REPORTED **ZC11-07-061**
 TO BE
 S89°36'W-1308.77';
 THENCE
 S02°02'41"E-703.41'
 FROM THE QUARTER
 CORNER COMMON TO
 SECTIONS 3 & 19,
 T-8-S, R-15-E,
 ST. TAMMANY
 PARISH, LOUISIANA.

LEGAL DESCRIPTION
 FROM THE QUARTER CORNER COMMON TO
 SECTIONS 3 & 19, T-8-S, R-15-E, ST.
 TAMMANY PARISH, LOUISIANA. RUN
 S89°36'W-1308.77'; THENCE RUN
 S02°02'41"E-703.41' TO THE POINT OF
 BEGINNING. FROM THE POINT OF BEGINNING RUN
 S48°12'43"E-769.13'; THENCE RUN
 N87°40'58"W-185.00'; THENCE RUN ALONG A
 CURVE TO THE LEFT HAVING A RADIUS OF
 115.68' AND AN ARC LENGTH OF 77.92' (A
 CHORD BRG/DIST OF S73°01'14"W-76.46');
 THENCE RUN S53°43'22"W-21.43'; THENCE RUN
 ALONG A CURVE TO THE LEFT HAVING A
 RADIUS OF 249.16' AND AN ARC LENGTH OF
 67.79' (A CHORD BRG/DIST OF
 S45°55'42"W-67.58'); THENCE RUN
 S37°59'01"W-57.03'; THENCE RUN ALONG A
 CURVE TO THE RIGHT HAVING A RADIUS OF
 95.99' AND AN ARC LENGTH OF 52.02' (A
 CHORD BRG/DIST OF S53°39'33"W-51.39');
 THENCE RUN S68°58'19"W-70.27'; THENCE RUN
 N17°43'07"W-261.27'; THENCE RUN
 N15°51'10"W-241.05'; THENCE RUN
 N10°20'44"E-210.34' AND BACK TO THE POINT
 OF BEGINNING.

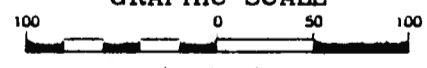


REFERENCE: SURVEY
 BY IVAN M. BORGES
 DATED SEPTEMBER
 12, 1992, FOR JIM
 KOSTMAYER,
 DRAWING NUMBER
 52088.

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



BUILDING SETBACKS
 (* Verify Prior to Construction)

- Front Setback.....*
- Side Setback.....*
- Rear Setback.....*

ADDRESS: OAK ALLEY DRIVE

I CERTIFY THAT THIS PLAN DOES REPRESENT AN
 ACTUAL GROUND SURVEY AND THAT TO THE
 BEST OF MY KNOWLEDGE NO ENCROACHMENTS
 EXIST EITHER WAY ACROSS ANY OF THE
 PROPERTY LINES, EXCEPT AS SHOWN.

ENCUMBRANCES SHOWN HEREON ARE NOT
 NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD
 AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE
 ADDED HERETO UPON REQUEST, AS SURVEYOR HAS
 NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205-0-130 D
 F.I.R.M. Date 4/21/99
 ZN: C B.F.E. N/A
 * Verify prior to construction with
 Local Governing Body.

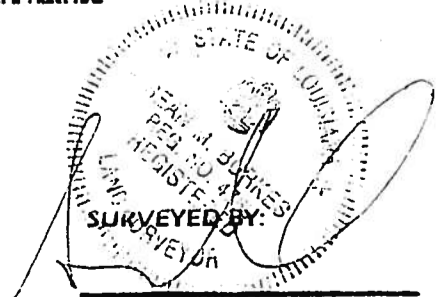
DRAWING NO.
20110262
 DATE:
5/27/11

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

DRAWN BY:
JDL
 CHECKED BY:
SMB
 SCALE:
1" = 100'

A ZONING MAP OF THE
 MAGNOLIA FOREST RECREATION
 AREA, BEING A 4.0 ACRE PARCEL IN
 SECTION 30, T-8-S, R-15-E,
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
 TO: **JEFF BRANNON**



SEAN M. BURKES
 LA REG. No. 4785