



APPEAL # 4

ST. TAMMANY PARISH

MICHAEL B. COOPER  
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 7-8-2022



**2022-2886-ZC**

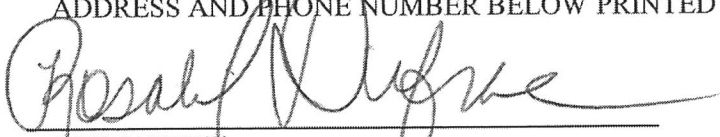
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: ED-1 (Primary Education District)  
Location: Parcel located on the southwest corner of Harrison Avenue and Ravine Street; Abita Springs; S12, T7S, R11E, Ward 3, District 5  
  
Acres: 3.13 acres  
Petitioner: Jeffrey Schoen  
Owner: Silverback Holdings, LLC  
Council District: 5

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: Rosalind Dufrene

ADDRESS: 70382 RAVINE ST

PHONE #: 504-247-4325



ST. TAMMANY PARISH

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APPEAL REQUEST

DATE: 7-11-2022



**2022-2886-ZC**

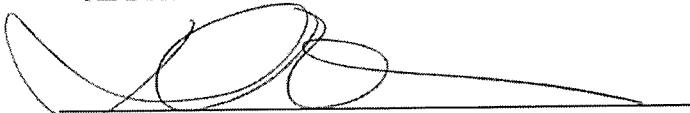
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(SIGNATURE)

PRINT NAME: Nancy Ernst

ADDRESS: 20402 Ravine St Abita Springs LA

PHONE #: 985-373-3901

## ZONING STAFF REPORT

**Date:** June 28, 2022  
**Case No.:** 2022-2886-ZC  
**Posted:** June 9, 2022

**Meeting Date:** July 5, 2022  
**Determination:** Approved

## GENERAL INFORMATION

**PETITIONER:** Jeffrey Schoen

**OWNER:** Silverback Holdings, LLC

**REQUESTED CHANGE:** A-2 Suburban District to ED-1 Primary Education District

**LOCATION:** Parcel located on the southwest corner of Harrison Avenue and Ravine Street; Abita Springs; S12, T7S, R11E, Ward 3, District 5

**SIZE:** 3.13 acres

## GENERAL INFORMATION

### ACCESS ROAD INFORMATION

Type: Harrison - Parish Road Surface: 2-Lane Asphalt Condition: Good

Type: Ravine - Parish Road Surface: 2-Lane Asphalt Condition: Fair

## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD (Emerald Creek)
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**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 classification A-2 Suburban District to ED-1 Primary Education District. The site is located on the southwest corner of Harrison Avenue and Ravine Street; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with single-family residential & agricultural uses that vary in site design and density.

The subject property is currently undeveloped and abuts undeveloped properties zoned A-2 Suburban District to the east and west, single-family residential development zoned A-2 Suburban District to the south, and the Emerald Creek PUD to the north. The purpose of the existing A-2 Suburban District is to provide a single-family residential environment on one-acre lot sizes. The purpose of the requested ED-1 Primary Education District is to provide for the location of public or private schools that serve smaller student populations.

A change in zoning will allow the applicant to operate any of the following primary educational uses:

Elementary or middle schools, public or private; Institution of fine arts; Adult secondary education classes; Day care, nursery school, preschool, kindergarten, and karate, dance, gymnastics schools limited with a total building size limited to 10,000 sq. ft. in area.

The reason for the request is to develop the "future campus of a day care center".

Informational: Prior to the issuance of a building permit and/or administrative permit, a site plan shall be submitted for approval to the Department of Planning and Development indicating the following:

Location of all structures on site including signage

1. Minimum landscape requirements
2. Minimum parking requirements
3. Ingress and egress to the site
4. Adjacent land uses

In addition to all federal and state laws, the following requirements must be met:

1. A minimum play area of 50 square feet for each child which is enclosed with an opaque fence of a minimum height of not less than six feet.
2. An off-street loading area shall be provided to accommodate a minimum of five automobiles for day care centers. This loading area shall be provided in addition to the minimum parking requirements, or as determined by the department of planning and development.
3. Where a day care center adjoins any residential zoning district, a buffer yard must be provided which is a minimum of ten feet in depth and a six-foot-tall 100 percent opaque screen is installed.
4. An off-street loading area shall be provided to accommodate a minimum of three automobiles for day care homes
5. Additional information shall be submitted as determined by department of planning and development.

**Case No.:** 2022-2886-ZC

**PETITIONER:** Jeffrey Schoen

**OWNER:** Silverback Holdings, LLC

**REQUESTED CHANGE:** A-2 Suburban District to ED-1 Primary Education District

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2022-2886-ZC

HARRISON AVE.  
(ASPHALT)

APPARENT R.O.W.

APPARENT R.O.W.

405.04'

89°13'44"

90°46'16"

14

15

20' SEWAGE, DRAINAGE,  
& UTILITY EASEMENT  
(10' EACH SIDE)

405.00'

13

16

FLOOD ZONE B  
FLOOD ZONE C  
APPROX. LOCATION  
OF FLOOD ZONE LINE

336.94'

100.00'

135.83'

RAVINE ST

FLOOD ZONE B  
FLOOD ZONE C

12

17

90°35'19"

89°24'41"

11

LEGEND  
○ = 1/2" IRON ROD SET  
■ = 1/2" IRON PIPE FOUND  
▲ = 5/8" IRON ROD FOUND

"REFERENCE LINE"

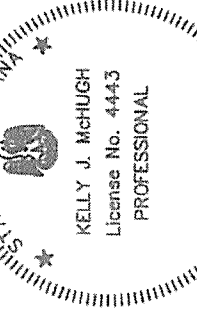
405.00'

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE B & C  
BASE FLOOD ELEV. UNDETERMINED  
F.I.R.M. PANEL NO. 225205 0235 C  
REV. 10-17-1989

FENCE IS 0.50' SOUTH OF PROPERTY LINE

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.  
( NO SETBACKS SHOWN HEREON.)

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO  
VERIFY TITLE ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT. MISSISSAUGA



Kelly J. McHugh, REG. NO. 4443  
12-27-21

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

REFERENCE: A PLAT BY ROBERT A. BERLIN FILED  
FOR RECORD 10-27-1961. MAP FILE 29A

BOUNDARY SURVEY OF:

LOTS 15, 16, & 17 SQ 2  
RED GAP ACRES SUBDIVISION  
SECTION 12, T-7-S, R-11-E  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

FRITZ WALKER

KELLY J. MCHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 60'  
DATE: 12-22-21  
DRAWN: MDM  
JOB NO.: 21-340  
REVISED:



2022-2886-ZC

COMANCHE DR

A-4

A-3

PUD

EMERALD CREEK W

EMERALD CREEK E

A-3

CHEROKEE DR

TW-RM1E

A-2

13

GULCH ST

RAVINE ST

HENRY CLAY AV