

APPEAL #1



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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 12-6-24

Case Number:

2024-4023-ZC
2024-4023-ZC

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: L-2 (Large Lot Residential District)
Location: Parcel located on the northwest corner of Henry Clay Avenue and Ravine Street, being Lot 26, Square 2, Redgap Acres, Covington; S12, T7S, R11E; Ward 3, District 11
Acres: 1.72 acres
Petitioner: Marcel J. Champagne
Owner: Marcel J. and Karen Treadway Champagne
Council District: 11

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: Marcel J. Champagne

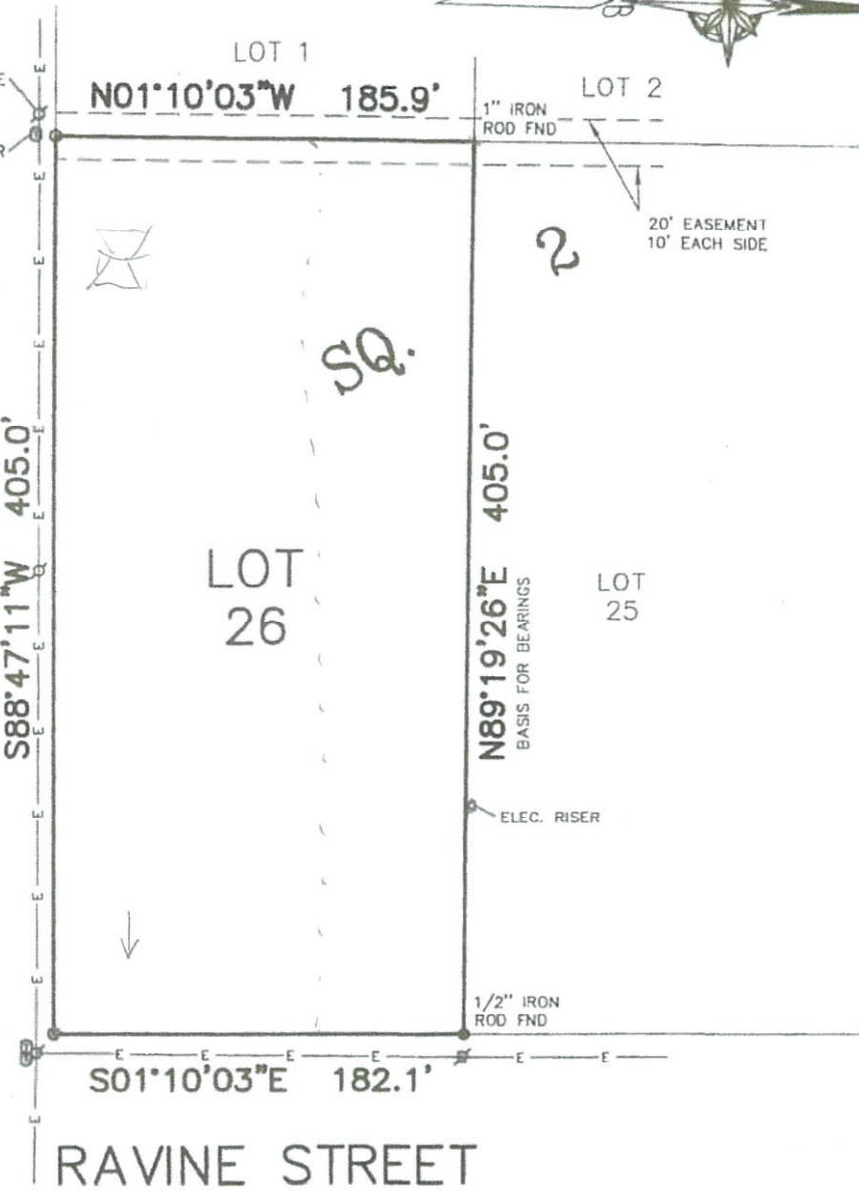
ADDRESS: 70274 Fuchsia St

PHONE #: 985-966-9582

RECEIVED
DEC - 5 2024
BY: Yca

HENRY CLAY AVENUE

HARRISON AVENUE (SIDE)



NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.

REFERENCE:
RED GAP ACRES Subd. plat
Map File No.: 29A
Date Filed: 10-27-1961

Note: 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 Panel# 2252050235C Rev. 10-17-1989

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
DESIGN OR CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of
LOT 26 * SQUARE 2 * RED GAP ACRES
ST. TAMMANY PARISH, LOUISIANA
FOR
HERB WILSON

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOCIATES, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

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

Randall W. Brown

Date: JULY 13, 2023
Survey No. 23381

Soil W. Brown & Associates, Inc.



ZONING STAFF REPORT
2024-4023-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

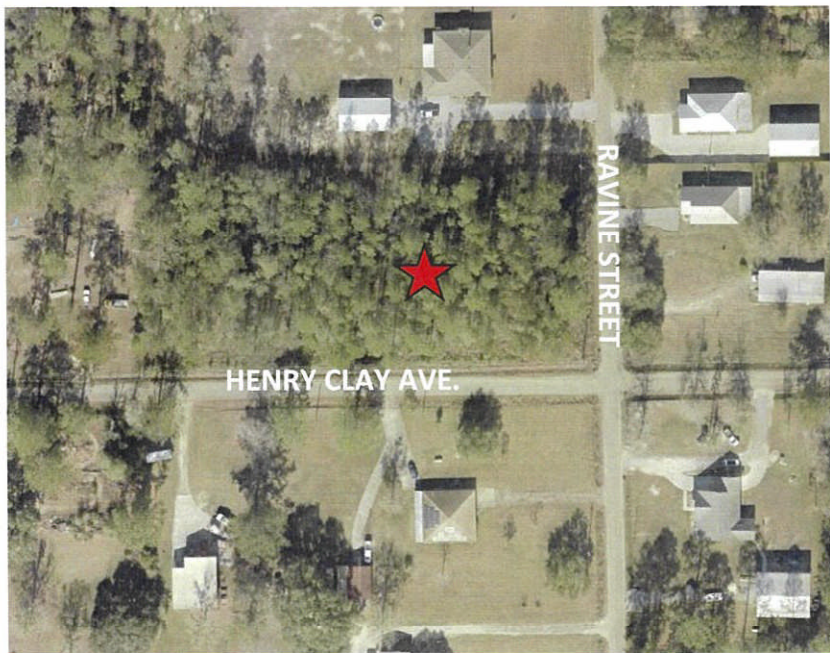
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the northwest corner of Henry Clay Avenue and Ravine Street, being Lot 26, Square 2, Redgap Acres, Covington; S12, T7S, R11E; Ward 3, District 11 **Council District:** 11

Petitioner: Marcel J. Champagne **Posted:** November 7, 2024

Owner: Marcel J. and Karen Treadway Champagne **Commission Hearing:** December 3, 2024

Size: 1.72 acres **Determination:** Denied



Current Zoning

L-1 Large Lot Residential District

Requested Zoning

L-2 Large Lot Residential District

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

Yes

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 1.72 -acre parcel from L-1 Large Lot Residential District to L-2 Large Lot Residential District. The property is located on the northwest corner of Henry Clay Avenue and Ravine Street, being Lot 26, Square 2, Red Gap Acres, Covington.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-2 Suburban Residential District

Site and Structure Provisions

3. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South	Residential	L-1 Large Lot Residential District
East	Residential	L-1 Large Lot Residential District
West	Residential	L-1 Large Lot Residential District

5. The subject site abuts properties zoned L-1 Large Lot Residential District on all sides.



ZONING STAFF REPORT
2024-4023-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. The purpose of both the L-1 and L-2 Large Lot Residential Districts to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The zoning districts are located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers
7. The existing L-1 Large Lot Residential District requires a minimum parcel size of 1 acre and a minimum lot width of 150 feet. The L-2 Large Lot Residential District requires a minimum parcel size of half-acre and a minimum lot width of 100 feet.
8. Per the petitioner's application, the reason for the request is to subdivide the property into a minimum of two half-acre parcels.

Additional Development Requirements

9. Per the Department of Engineering, the following items will need to be addressed prior to developing on the site:
 - Area of Special Concern - No fill of any kind shall be placed on any lot or parcel within the boundaries of an area of special concern.

Consistency with New Directions 2040

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.
- ii. Policy 1.4.1: Any development permitted in the Parish's "area of special flood hazard" shall be "low-impact, "employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



ZONING STAFF REPORT
2024-4023-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

