

APPEAL # 3



ST TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

RECEIVED
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BY: *Cue*

ZC Approved :
03/05/2024

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: 3/7/24

CASE 2024-3693-ZC

2024-3693-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	CBF-1 (Community-Based Facilities District)
Location:	Parcel located on the west side of Louisiana Highway 1085, east of Bedico Boulevard and west of Peters Road, Madisonville; S5, T7S, R10E; Ward 1, District 4
Acres:	43.68 acres
Petitioner:	Jones-Fussell, L.L.P. - Paul Mayronne
Owner:	Peters Family Trust - Michael L. Chalaron, Lizbeth Suzanne Peter, Philip Michael Peter, Andree O. Chalaron
Council District:	4

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 AND PRINT YOUR NAME AND ADD YOUR MAILING ADDRESS, EMAIL ADDRESS AND PHONE NUMBER BELOW.



(SIGNATURE)

PRINT NAME: Rachael P. Catalano
 ADDRESS: 420 S. Fairway Dr., Madisonville, LA
 PHONE #: 504 415 4652
 EMAIL ADDRESS: RPC@rcatalano.com



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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APPEAL REQUEST

DATE: March 11, 2024

CASE : **2024-3693-ZC**

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: CBF-1 (Community-Based Facilities District)

Location: Parcel located on the west side of Louisiana Highway 1085, east of Bedico Boulevard and west of Peters Road, Madisonville; S5, T7S, R10E; Ward 1, District 4 Acres: 43.68 acres

Petitioner: Jones-Fussell, L.L.P. - Paul Mayronne

Owner: Peters Family Trust - Michael L. Chalaron, Lizbeth Suzanne Peter, Philip Michael Peter, Andree O. Chalaron

Council District: 4

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Sincerely,

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

Shawn Catalano

(SIGNATURE)

PRINT NAME: Shawn Catalano

ADDRESS: 489 Hwy 1085 Madisonville, LA 70447

PHONE #: (985) 373.6442

EMAIL ADDRESS: scatalano@elsservicesllc.com

Administrative Comment

April 4, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3693-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 west side of Louisiana Highway 1085, east of Bedico Boulevard and west of Peters Road, Madisonville; S5, T7S, R10E; Ward 1, District 4 **Council District:** 4

Owner: Peters Family Trust - Michael L. Chalaron, Lizbeth Suzanne Peter, Philip Michael Peter, Andree O. Chalaron **Posted:** February 20, 2024

Petitioner: Jones-Fussell, L.L.P. – Paul Mayronne **Commission Hearing:** March 5, 2024

Size: 43.68 acres **Determination:** Approved



- Current Zoning**
A-2 (Suburban District)
- Requested Zoning**
CBF-1 (Community-Based Facilities District)
- Future Land Use**
Residential: Light-Intensity
Residential: Medium-Intensity
- Flood Zone**
Effective Flood Zone A
Preliminary Flood Zone AE
- Critical Drainage:**
Yes
- Elevation Requirements:**
BFE 21' + 1' Freeboard = 28' FFE

FINDINGS

1. The applicant is requesting to rezone the 43.68-acre parcel A-2 Suburban District to CBF-1 Community-Based Facilities District. The property is located on the west side of Louisiana Highway 1085, east of Bedico Boulevard and west of Peters Road, Madisonville.

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
09-2116	Unknown	A-2 Suburban District

Site and Structure Provisions

3. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-2 Suburban District
South (Across Highway 1077)	Residential	A-2 Suburban District

Administrative Comment

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East	Residential	A-2 Suburban District
West	Greenspace / Residential	Bedico Creek PUD Planned Unit Development

- The subject property abuts A-2 Suburban District to the north, south, and east. To the west sits the Bedico Creek PUD Planned Unit Development.
- The purpose of the existing A-2 Suburban District is to provide a single-family residential environment on large, multi-acre lots. The A-2 district is located primarily in less populated areas where the character of the area should be preserved through low densities. The density requirements of the A-2 Suburban District call for a minimum of 1-acre lot sizes with 150' of Parish road-frontage, and allows 1 dwelling unit per every 1 acre. Exceeding the placement of 5 units would trigger a Major Subdivision review by the St. Tammany Parish Planning Commission.
- The purpose of the proposed CBF-1 Community-Based Facilities District is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. Permitted uses under the CBF-1 Community-Based Facilities District are as follows: Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including sale of alcohol) when accessory to recreational facilities; Churches, temples, and synagogues; religious educational facilities; clubs and lodges; Fraternal and religious institutions.
- The CBF-1 Community-Based Facilities District allows for a maximum ground floor footprint of no more than 30,000 sqft as well as limiting maximum lot coverage to 50% of the total area of the lot. **However, if a CBF-1 Community-Based Facilities-zoned property is within 200ft of a residential zoning classification, the maximum footprint shall be limited to 500 sqft in area.**
- Per the petitioner's application, the request, if approved, is to obtain building permits to construct a Church as well as other associated uses.

Additional Development Information

- The subject property is also within the vicinity of East Bedico Creek (named waterway), which would be subject to the following requirements per the Department of Engineering:
 - 50' no-cut buffer from top-of-bank each side of the waterway

Consistency with New Directions 2040

Residential: Light-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.

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

2024-3693-ZC

12E

12W

A-1

PUD

LOYD

GREY HERON

BLUE HERON

A-2

ST CALAIS

SUGAR PINE

CARTER

PINE VALLEY
SEMINOLE

MER
NOF

A-3

FAIRWAY

2024-3693-ZC

PETERSD

PF-1

BEDICO

A-2

A-1A

A-2

ZITO

1085

HOUGH

MICAH

A-2

A-1A

RUCKER RD

A-2

LAVIGNE

LAVIGNE RD

VENTOLA

WINDERMERE WAY

DOUGLAS
2022-2747-ZC

A-2

A-1A