



**St. Tammany Parish**  
Depart.

**APPEAL # 2**

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Covington, LA 70434  
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Pat Brister  
Parish President

ZC Recommended Denial :

2/5/13

**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

RECEIVED  
FEB 08 2013

DATE: 2/8/13

CASE NUMBER: ZC13-02-008

ZC13-02-008

Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Acres: 1.01 acres  
Petitioner: Parish Council by motion 12/6/12  
Location: Parcel located on the north side of LA Highway 1088, east of Viola Street, S6,T8S,R12E, Ward 4, District 5  
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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Print name here: Robert Bolin

(SIGNATURE)

P.O. BOX 1402

Mandeville, LA 70470

PHONE # (985) 966-2734

# ZONING STAFF REPORT

Date: January 28, 2013

Meeting Date: February 5, 2013

Case No.: ZC13-02-008

Determination: Denied

Posted: 01/17/13

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## GENERAL INFORMATION

**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)

**LOCATION:** Parcel located on the north side of LA Highway 1088, east of Viola Street; S6,T8S,R12E; Ward 4, District 5

**SIZE:** 1.01 acres

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## 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-3 Suburban District
South	Residential	A-4 Suburban District
East	Residential	NC-4 Neighborhood Commercial District
West	Undeveloped	A-3 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.

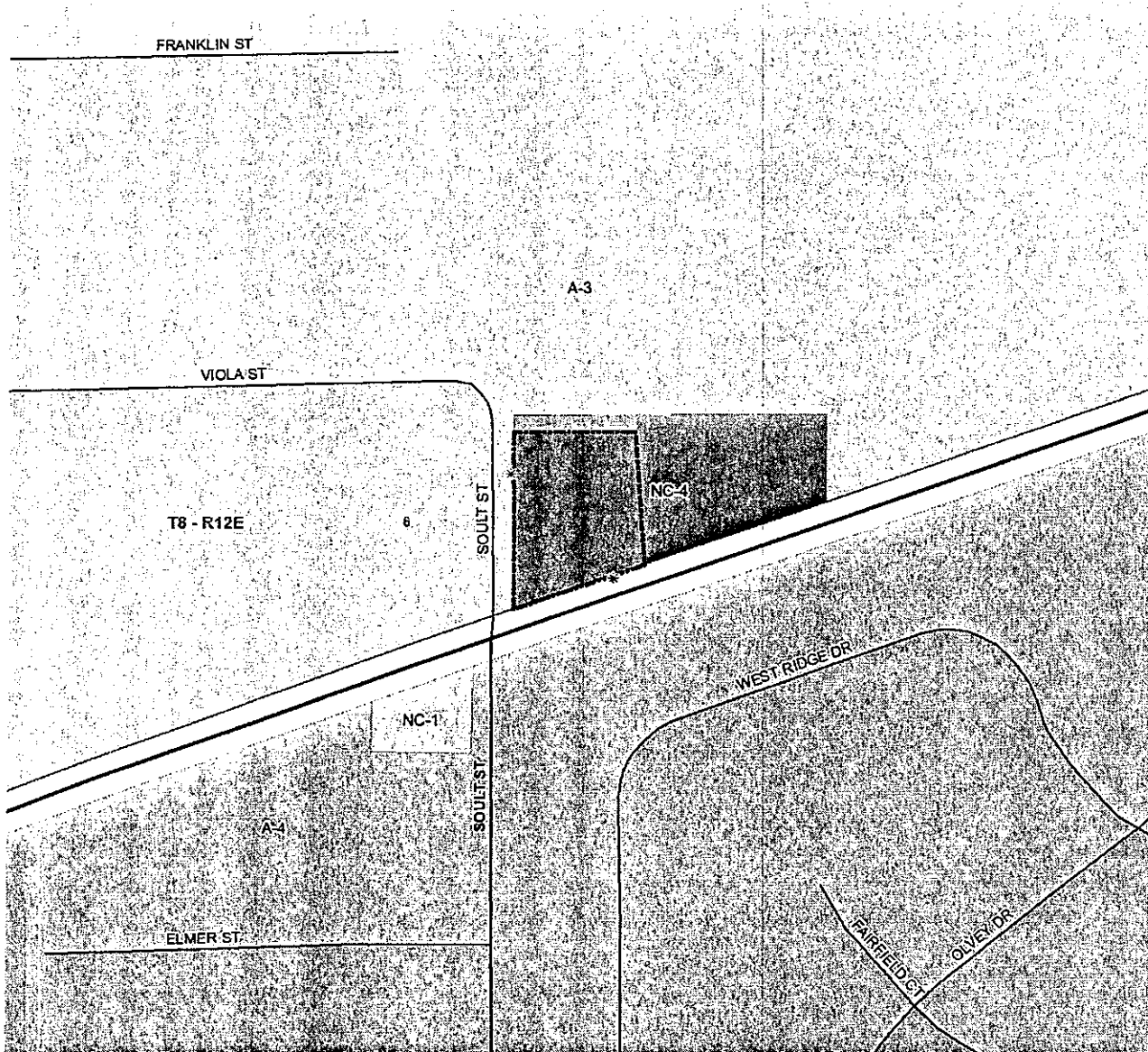
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the north side of LA Highway 1088, east of Viola Street. The 2025 Future Land Use Plan calls for this area to be developed with residential uses. The site was originally zoned C-2 Highway Commercial District (ZC86-08056B) and rezoned to NC-4 Neighborhood Institutional District through the comprehensive rezoning in 2009. Staff feels that NC-4 is an appropriate zoning classification for the site and does not support the request for HC-2, considering the proximity to multiple existing residential subdivisions.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.

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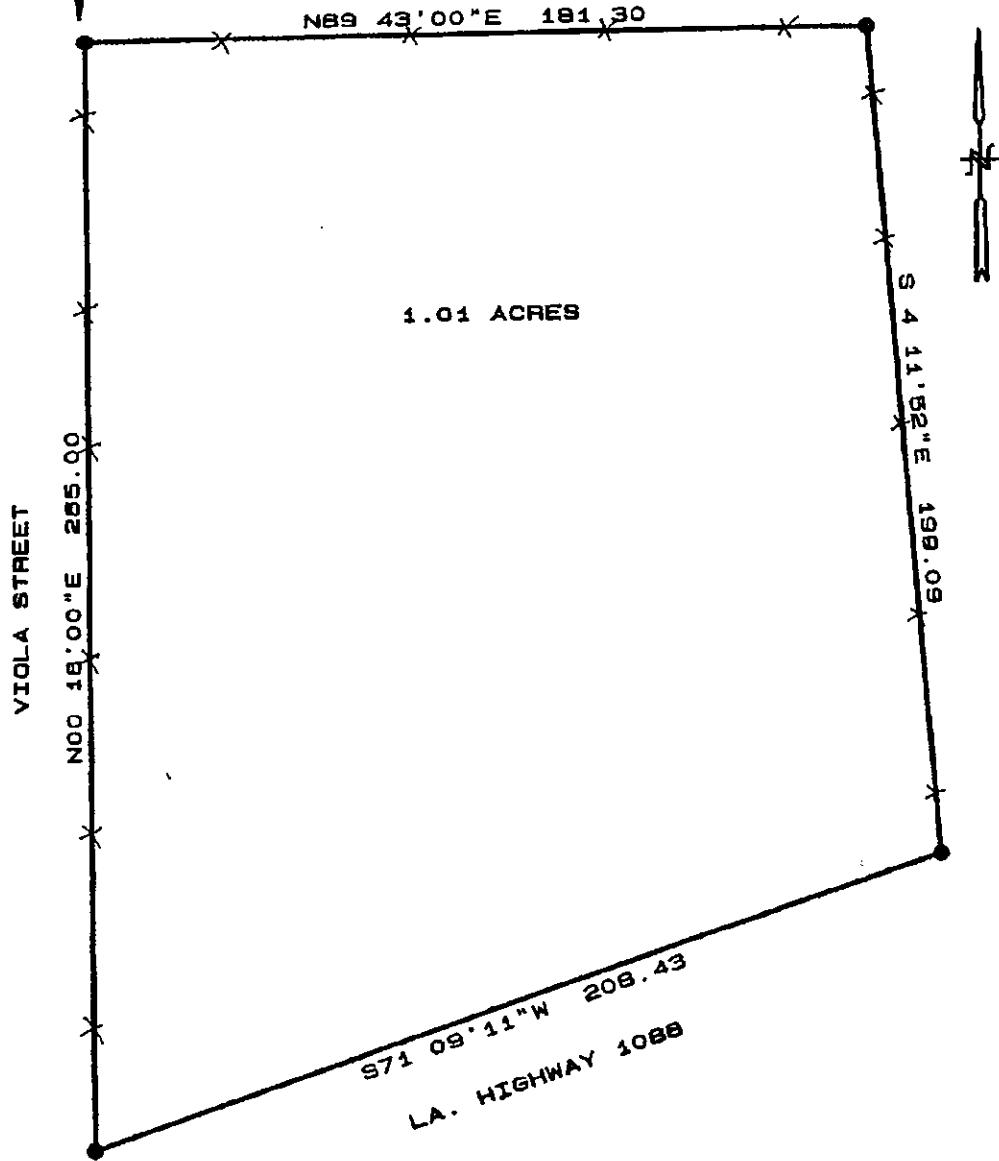


2013-02-008

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN SECTION 6,  
TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH,  
LOUISIANA, as shown hereon.

This point is described as being North 00 degrees  
13 minutes West 1326.18 feet, thence North 89 degrees  
43 minutes East 2698.2 feet, from the Quarter  
Corner common to Sections 1 and 6, Township 8 South,  
Range 11 East, St. Tammany Parish, Louisiana.



CERTIFIED TO:

ROBERT BOLIN  
STONE TITLE INSURANCE AGENCY, L.L.C.

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY  
SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE  
APPROPRIATE ST. TAMMANY PARISH GOVERNING OFFICIALS.


**LEGEND:**

- SET 1/2" IRON ROD
- FOUND IRON ROD
- FOUND OLD WOOD
- X--- FENCE
- BEARINGS: RECORD
- SETBACK LINES
- FRONT SIDES
- REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a SUBURBAN survey and the applicable standards of practice cited in LAC 48:LXI. Signature must be in red and verified by the undersigned for this plat to be certified correct.

CLASS/TYPE	"C"	CPN: 225205 0245 C
BOUNDARY	21 JAN 02	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED: 4 MAR 02
JOB NO.	8722	SCALE: 1 inch = 40 ft

  
**WILSON-POPE, INC.**  
 LOUISIANA REGISTERED LAND SURVEYORS NO. 388  
 1990 SURGI DRIVE  
 MANDEVILLE, LOUISIANA 70448  
 (504) 626-5651 FAX: (504) 626-5626