



Pat Brister  
Parish President

# St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

## APPEAL # 2

ZC Approved :

3/3/15

**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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

### APPEAL REQUEST

DATE: 3-7-15

Case Number: ZC15-03-023

ZC15-03-023

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-1 (Highway Commercial District)
Acres:	1.2 acres
Petitioner:	Joseph Impastato
Owner:	Salvatore Impastato
Location:	Parcel located on the south side of US Highway 190, west of South Oaklawn Drive , S39, T8S, R13E, Ward 7, District 7
Council District:	7

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.

Rickey Moore  
(SIGNATURE)

ST. TAMMANY PARISH

PRINT NAME: Rickey Moore

ADDRESS: 59406 EAST HARBOR Incombe, LA 70445

PHONE # 985-882-5302

A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

RECEIVED

Revised 11/21/2014

MAR 11 2015

Per R. Dohler

# ZONING STAFF REPORT

Date: February 23, 2015  
Case No.: ZC15-03-023  
Posted: 02/09/15

Meeting Date: March 3, 2015  
Determination: Approved

## GENERAL INFORMATION

**PETITIONER:** Joseph Impastato  
**OWNER:** Salvatore Impastato  
**REQUESTED CHANGE:** From A-2 (Suburban District) to HC-1 (Highway Commercial District)  
**LOCATION:** Parcel located on the south side of US Highway 190, west of South Oaklawn Drive ; S39, T8S, R13E; Ward 7, District 7  
**SIZE:** 1.2 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: State

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-2 Suburban District
South	Undeveloped	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.

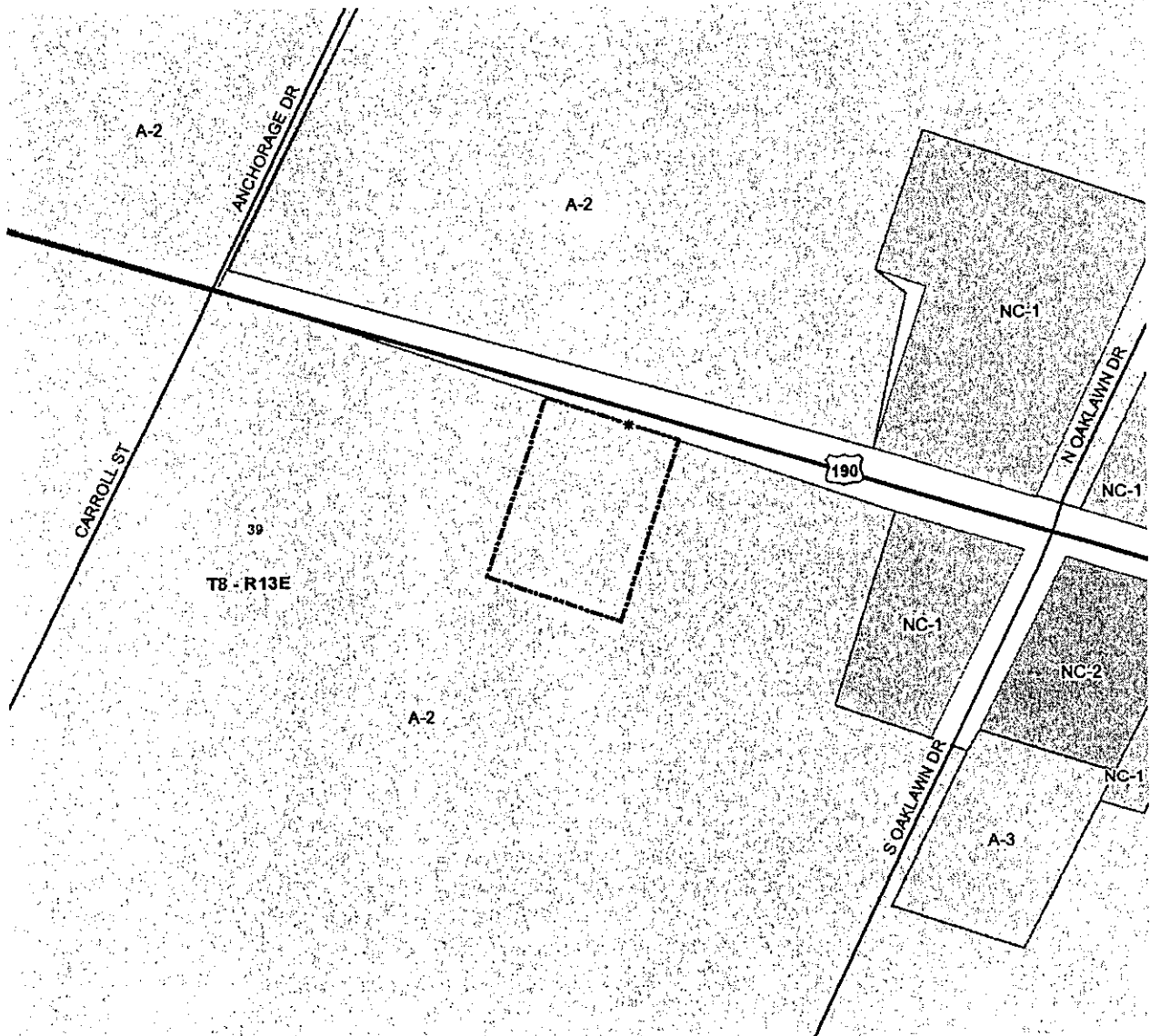
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-1 (Highway Commercial District). The site is located on the south side of US Highway 190, west of South Oaklawn Drive. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to recommend approval of the requested zoning to HC-1, considering that the site is surrounded by residential zoning.

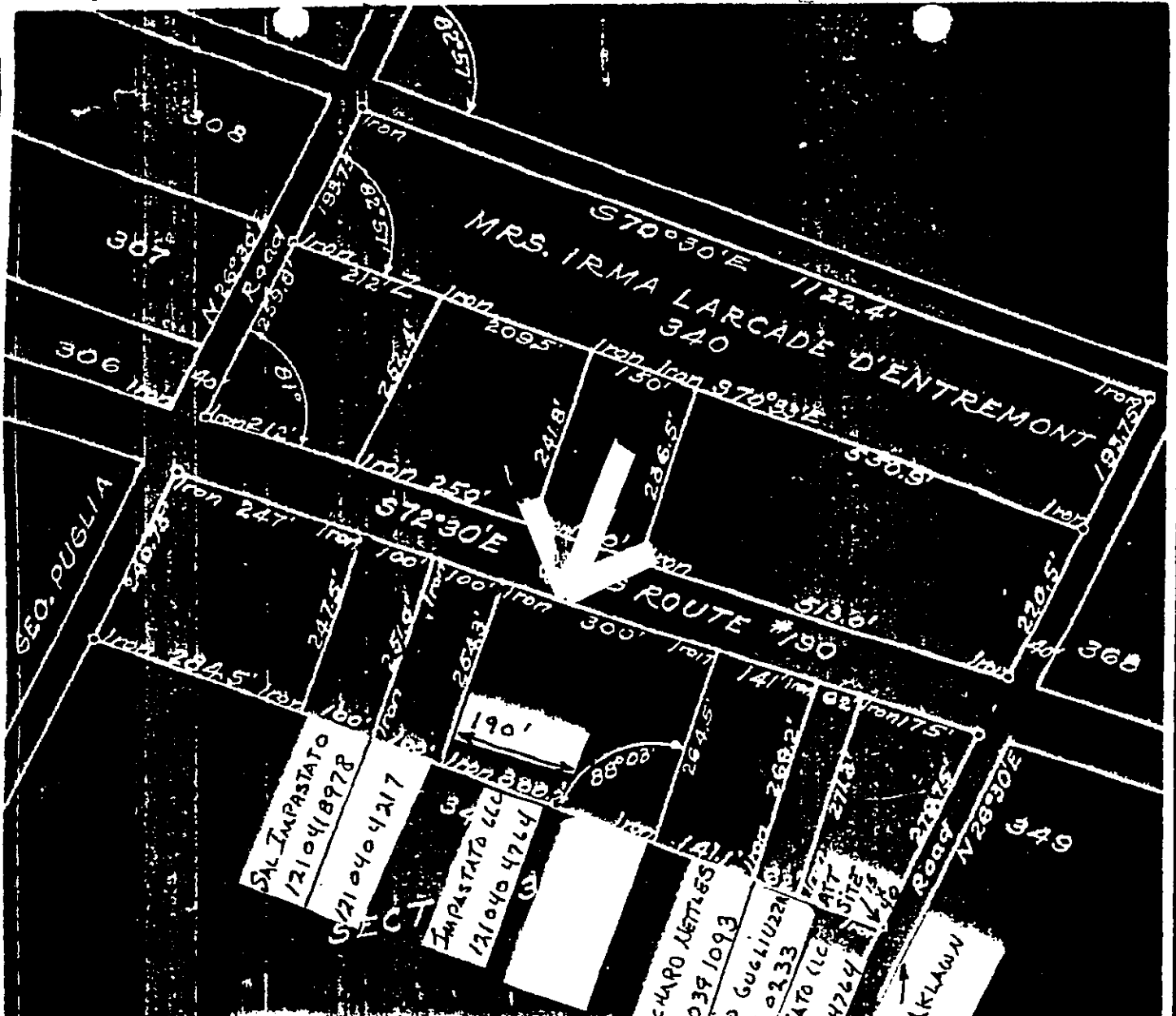
#### STAFF RECOMMENDATION:

The staff recommends that the request for a HC-1 (Highway Commercial District) designation be denied.

**CASE NO.:** ZC15-03-023  
**PETITIONER:** Joseph Impastato  
**OWNER:** Salvatore Impastato  
**REQUESTED CHANGE:** From A-2 (Suburban District) to HC-1 (Highway Commercial District)  
**LOCATION:** Parcel located on the south side of US Highway 190, west of South Oaklawn Drive ; S39, T8S, R13E; Ward 7, District 7  
**SIZE:** 1.2 acres



2015-03-023



UNABLE TO PROVIDE CLEAR  
 IMAGE DUE TO CONDITION OF  
 DOCUMENT ON FILE.

MAP SHOWING PROPERTY OF  
 JOSEPH VILLARS  
 BEING A SUBDIVISION OF LOTS 341-342 & 343  
 OF NORTH OAKLAWN, IN SECTION 36 TOWNSHIP 8 SOUTH RANGE 13 EAST, GREENSBURG  
 DISTRICT, LOUISIANA.  
 SCALE 1 INCH = 200 FEET

JULY 4-1941  
*Joseph Pugh*  
 PARISH SURVEYOR

NO. 701