



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development

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APPEAL # _____

ZC Recommended Denial :

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: 3-13-15

ST. TAMMANY PARISH

Case Number:

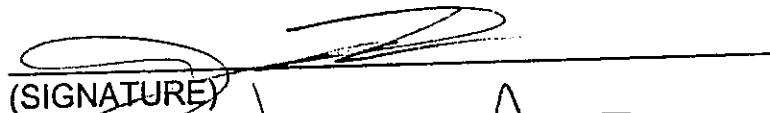
- 7. ZC15-03-022
 Existing Zoning: NC-1 (Professional Office District)
 Proposed Zoning: HC-1 (Highway Commercial District)
 Acres: 1 acre
 Petitioner: Joseph Impastato
 Owner: Salvatore Impastato
 Location: Parcel located at the southwest corner of US Highway 190 & South Oaklawn Drive, S39, T8S, R13E, 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.

(SIGNATURE) 

PRINT NAME: Joseph A Impastato

ADDRESS: 265 Cypress Lakes Slidell, LA 70458

PHONE # (985) 240 2789

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

RECEIVED

Revised 11/21/2014

MAR 13 2015

Per R. Brister

ZONING STAFF REPORT

Date: February 23, 2015
Case No.: ZC15-03-022
Posted: 2/09/2015

Meeting Date: March 3, 2015
Determination: Denied

GENERAL INFORMATION

PETITIONER: Joseph Impastato
OWNER: Salvatore Impastato
REQUESTED CHANGE: From NC-1 (Professional Office District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located at the southwest corner of US Highway 190 & South Oaklawn Drive; S39, T8S, R13E; Ward 7, District 7
SIZE: 1 acre

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	Residential	NC-1-Professional Office District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	NC-2 Indoor Retail and Service District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

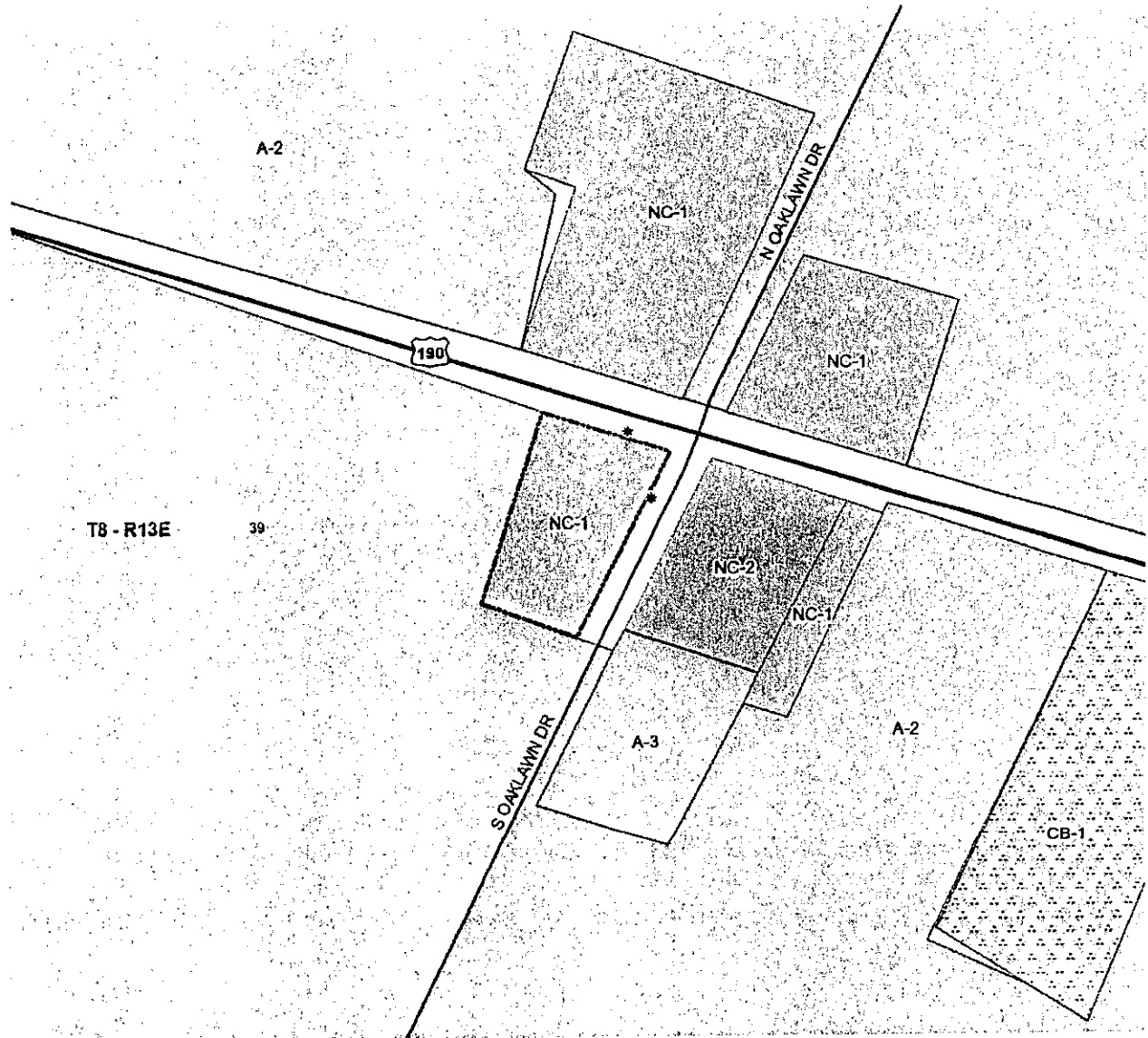
STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-1 (Professional Office District) to HC-1 (Highway Commercial District). The site is located at the southwest corner of US Highway 190 & South Oaklawn Drive. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. Staff does not see any compelling reason to increase the intensity of the current commercial zoning, considering that the site is surrounded by residential uses.

STAFF RECOMMENDATION:

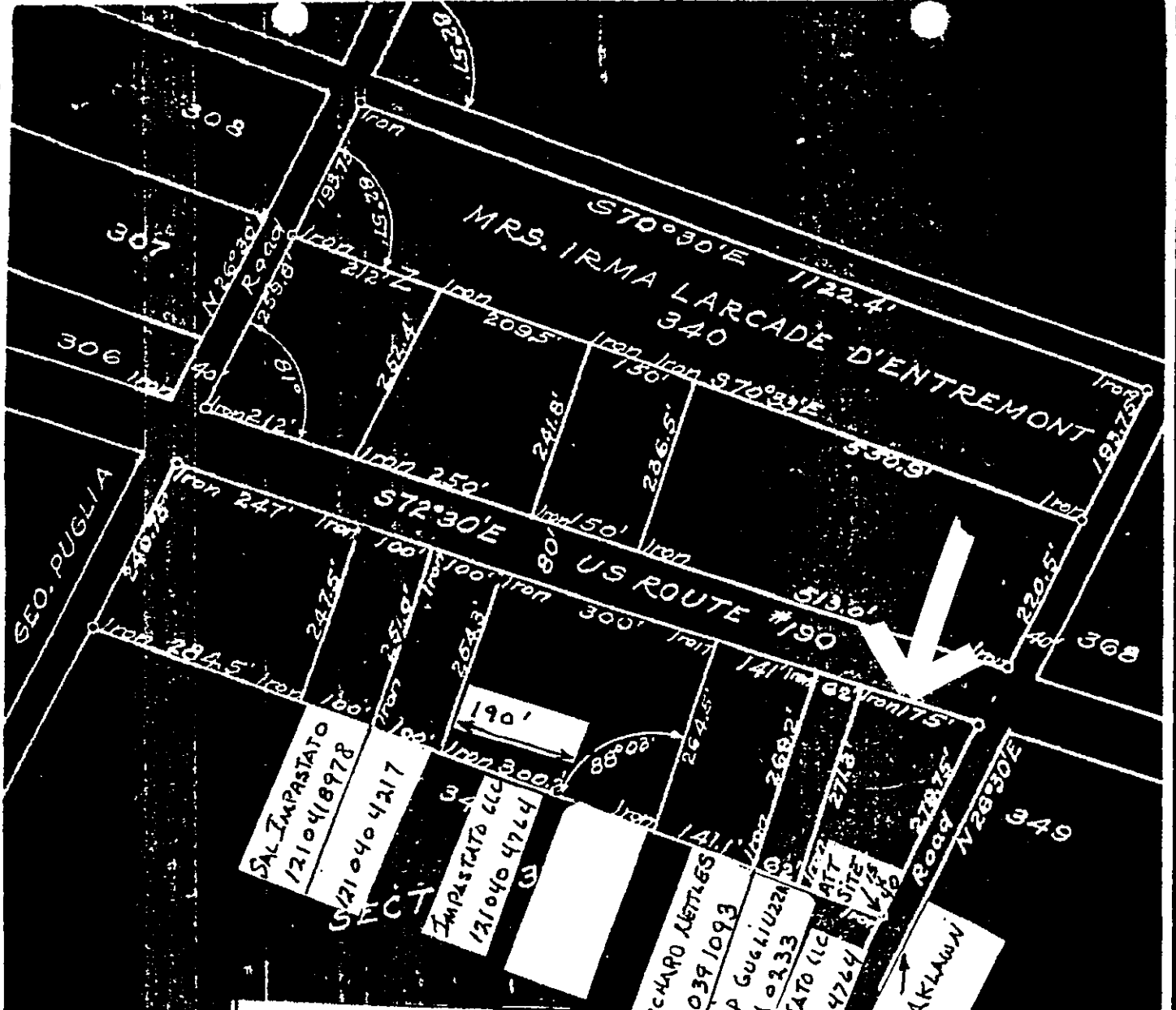
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be denied.

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ZCIS-03-022

St Tammany Parish Clerk of Court Ins' 10340



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 39 TOWN-
 SHIP 8 SOUTH RANGE 13 EAST, GREENSBURG
 DISTRICT, LOUISIANA.

SCALE 1 INCH=200 FEET

JULY 4-1941
Joseph Puglia
 PARISH SURVEYOR

NO. 701