



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development

APPEAL # 2

ZC Approved :

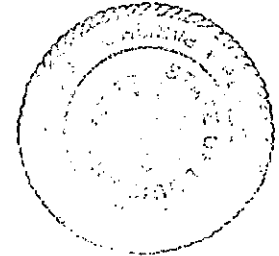
1/6/15

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
: planning@stpgov.org

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: 01/15/2015



Case Number:

ZC 15-01-002

6. ZC15-01-002

Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	I-2 (Industrial District)
Acres:	6 acres
Petitioner:	Paul Richard
Owner:	Paul & Susan Richard
Location:	Parcel located on the north side of Powell Drive, west of Doss Drive, south of I-12, S34, T8S, R14E, Ward 9, District 14
Council District:	14

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.

Gregory Luckett
(SIGNATURE)

PRINT NAME: Gregory Luckett

ADDRESS: 60231 Hwy. 11 Slidell, LA 70458

PHONE # 985) 290-6290

RECEIVED

JAN 15 2015

Per R. J. J. J.

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

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC15-01-002

Determination: Approved as Amended to rezoned 4.8715 acres

Posted: 12/10/14

GENERAL INFORMATION

PETITIONER: Paul Richard
OWNER: Paul & Susan Richard
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Powell Drive, west of Doss Drive, south of I-12; S34, T8S, R14E; Ward 9, District 14
SIZE: 6 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt (narrow)

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	I-12	
South	Residential	A-4 (Single Family Residential District)
East	Commercial	HC-2 (Highway Commercial District)
West	Vacant	HC-2 (Highway Commercial District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

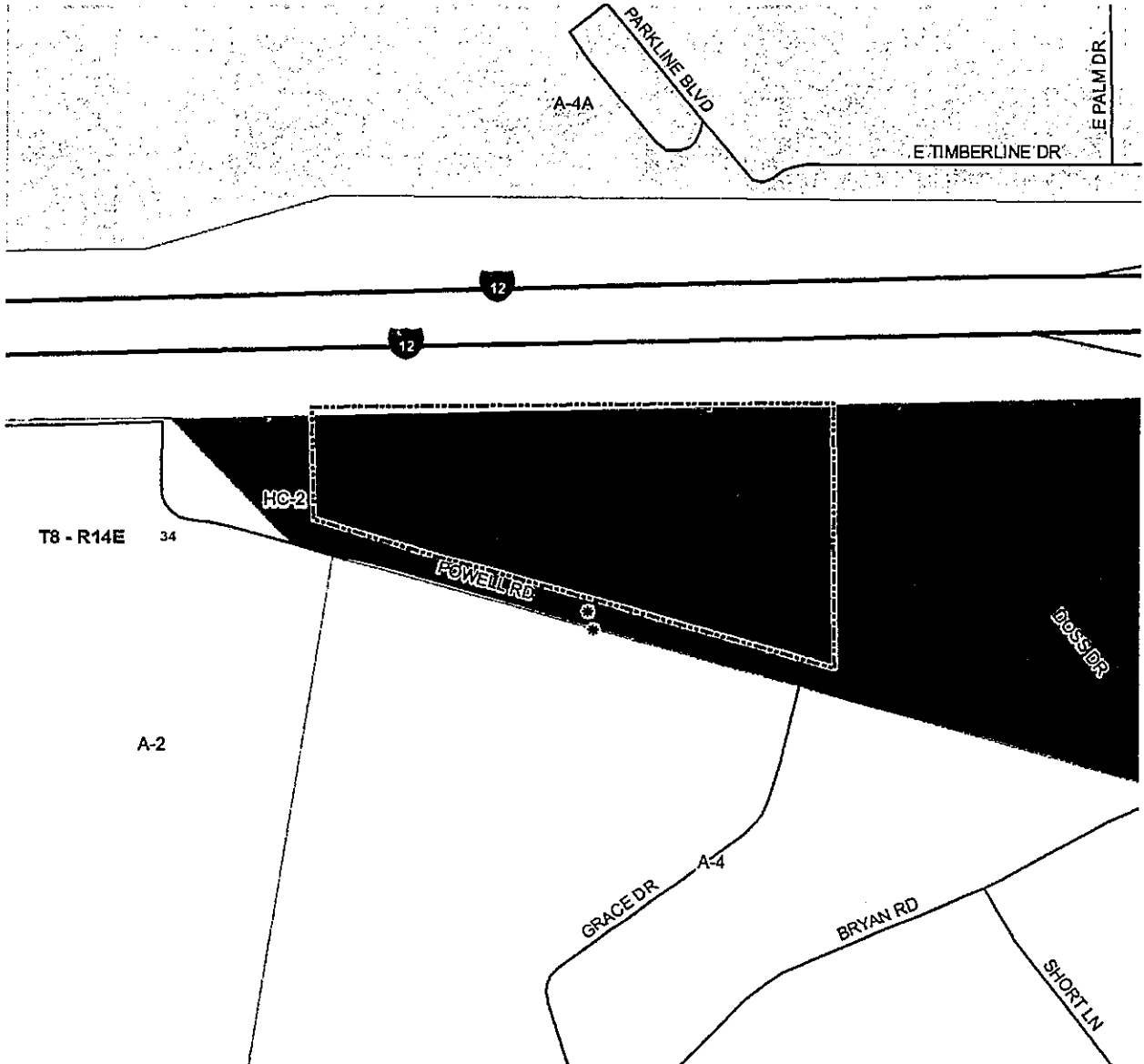
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Powell Drive, west of Doss Drive, south of I-12. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residences and conservation area. A portion of the site is currently developed with an existing office warehouse. Staff is not in favor of the request, considering the proximity of the residences across the street and the intensity of the uses allowed under the I-2 Industrial.

Note that the site was zoned M-1 Light Industrial District (ZC89-01-004) prior to the Comprehensive Rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 (Industrial District) designation be denied.

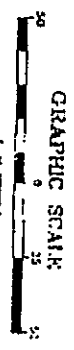
CASE NO.: ZC15-01-002
PETITIONER: Paul Richard
OWNER: Paul & Susan Richard
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Powell Drive, west of Doss Drive, south of I-12; S34, T8S, R14E; Ward 9, District 14
SIZE: 4.8715 acres



000-K-5172



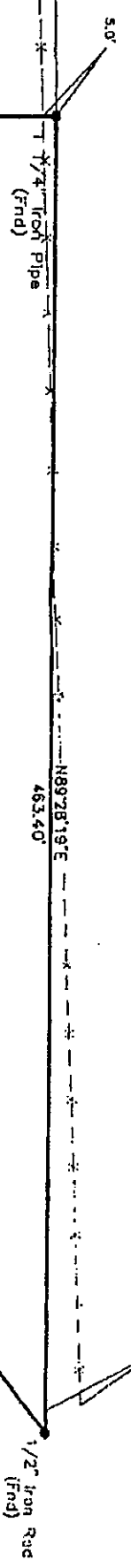
Buildings do not exist



POB
 THIS POINT IS DESCRIBED AS BEING N00°00'00"W - 462.39'.
 THENCE N00°07'02"E - 45.99', BEARING N74°14'29"W - 1018.75'.
 FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF
 THE NORTH-EAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH,
 RANGE 14 EAST, ST. TAMMANY PARISH, LA. (POB BY OTHERS AND
 NOT FIELD VERIFIED BY THIS FIRM.)

REFERENCE
 1. SURVEY NO. 05145 BY
 ALBERT A. LOVELL, DATED APRIL
 5, 1982
 2. SURVEY NO. 1023858 BY J.V.
 BURKES & ASSOCIATES, DATED
 APRIL 13, 2004.

386.50'
 S52°09'54"W
 BASE BEARING



68,589,2640 SQ. FT.
 1.5769 ACRES

SCALE:	1" = 50'
DATE:	3/16/06
AWN BY:	CHECKED BY:
BC	MD
Q. NO.:	1060698
EET	1 OF 1

I certify that this plat does represent an actual
 ground survey and that to the best of my
 knowledge and belief, the same is a true and
 correct copy of the property lines, except as
 shown. Encumbrances shown hereon, except as
 necessary to describe the same, are not
 shown on this plan or title policy will be
 added hereto upon request, as surveyor has not
 performed any title search or abstract.
 I have consulted the Flood Insurance Rate Maps
 and found this property is in Flood Hazard Area
 FIRM NO. 222008 3423 E
 FIRM DATE: 4/1/83
 ZONE: A1
 B.F.E. = 15'

A 1.5769 ACRE PARCEL
 LOCATED NEAR THE CITY OF SUDELL
 IN SECTION 34, T-8-S, R-14-E,
 ST. TAMMANY PARISH, LA

Declaration is made in witness whereof at the surveyor's office, in the Parish of St. Tammany, Louisiana, this 16th day of March, 2006, that the above and foregoing is a true and correct copy of the original survey and that the same is a true and correct copy of the original survey and that the same is a true and correct copy of the original survey.

PLATFORM CRANE SERVICE, INC.

J.V. Burkes & Associates, Inc.
 ENGINEERS & SURVEYORS
 1001 Poydras Street, Suite 2000
 New Orleans, Louisiana 70112
 Phone: (504) 581-1111
 Fax: (504) 581-1112
 Email: jvb@jvb.com

SEAN M. BURKES
 LICENSE NO. 10000
 REGISTERED
 LA REG. NO. 4785

