



St. Tammany Parish Government

Department of Planning

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

APPEAL # 2

Pat Brister
Parish President

ZC DENIED: 12-03-13

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

DATE: 12/04/13

RECEIVED

DEC 04 2013

CASE NUMBER:

ZC13-12-084

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	0.656 acre
Petitioner:	Robert J. Hines, Jr
Owner:	Robert J. Hines, Jr. & Heather Baldwin Hines
Location:	Parcel located on the north side of US Highway 190, west of Blackwell Drive, S48,T8S,R12E, Ward 4, 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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Heather Hines Print name here: Heather Hines

 (SIGNATURE)

7010 Penwood Dr
Covington, La. 70433

PHONE # 985-892-9106 or 504-905-0349

ZONING STAFF REPORT

Date: November 25, 2013
Case No.: ZC13-12-084
Posted: 11/15/2013

Meeting Date: December 3, 2013
Determination: Denied

GENERAL INFORMATION

PETITIONER: Robert J. Hines, Jr
OWNER: Robert J. Hines, Jr. & Heather Baldwin Hines
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, west of Blackwell Drive; S48,T8S,R12E; Ward 4, District 7
SIZE: 0.656 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	A-2 Suburban District
South	Residential	A1A Suburban District
East	Commercial	HC-2 Highway Commercial
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-2 (Highway Commercial District). The site is located on the north side of US Highway 190, west of Blackwell Drive. The 2025 Future Land Use Plan calls for this area to be developed with residential uses. The site is currently surrounded by single family residences on the north, south and west sides and by a commercial property, zoned HC-2, on the east side. Staff sees no compelling reason to recommend approval of the requested zoning change to HC-2, considering that it does not meet the objectives of the 2025 future land use plan. Moreover the site is surrounded on three sides with residential uses.

STAFF RECOMMENDATION:

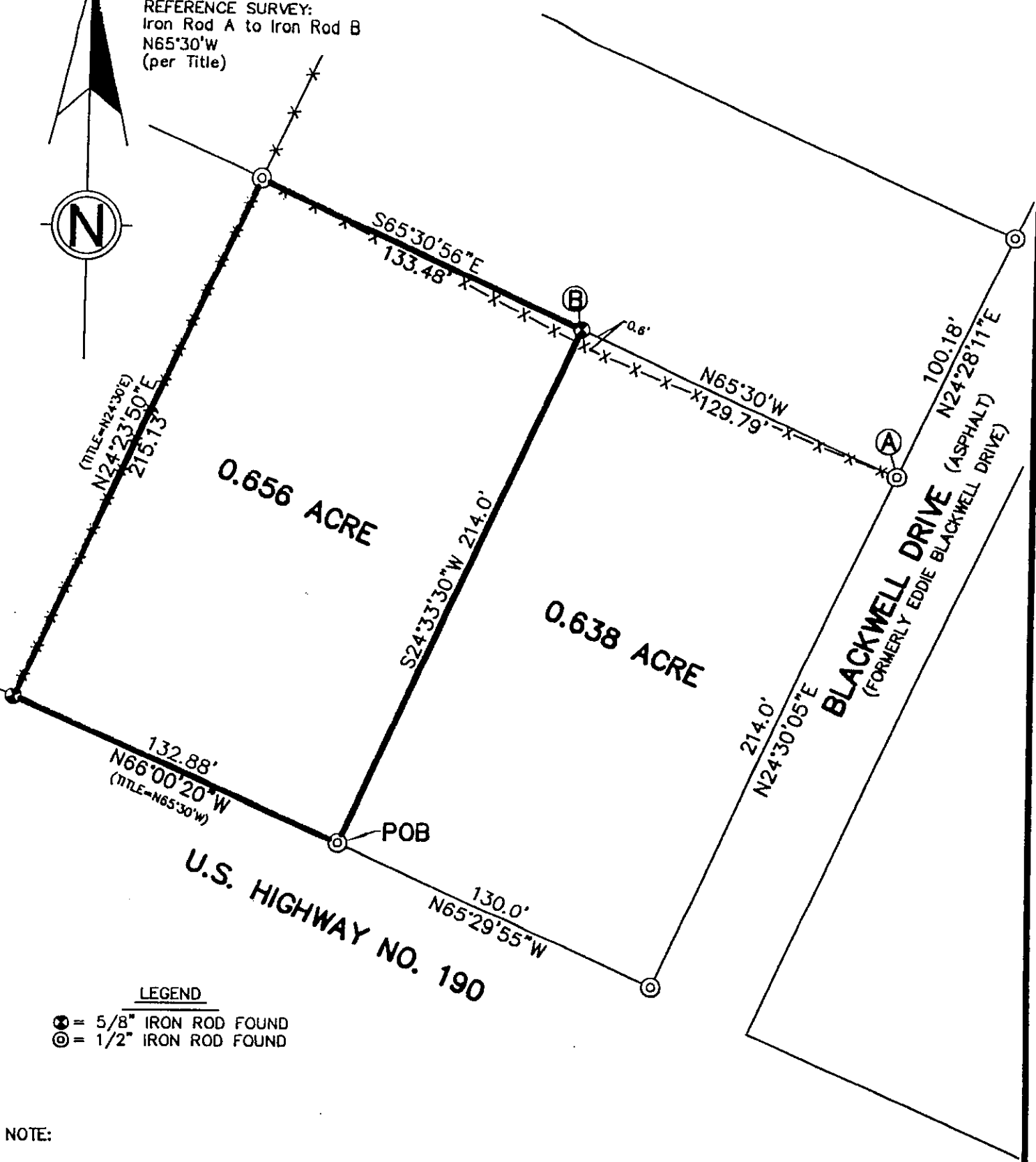
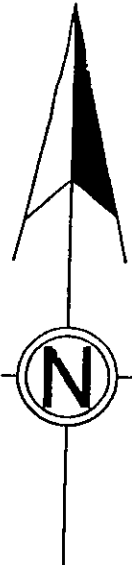
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.

CASE NO.: ZC13-12-084
PETITIONER: Robert J. Hines, Jr
OWNER: Robert J. Hines, Jr. & Heather Baldwin Hines
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, west of Blackwell Drive ; S48,T8S,R12E; Ward 4, District 7
SIZE: 0.656 acre



ZC13-12-084

REFERENCE SURVEY:
Iron Rod A to Iron Rod B
N65°30'W
(per Title)



LEGEND

- ⊗ = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0380 C, dated April 2, 1991.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Survey for Hines Investment, LLC by John G. Cummings, Surveyor, dated August 25, 2009, Job No. 09153.

(985) 892-1549

John G. Cummings and Associates

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

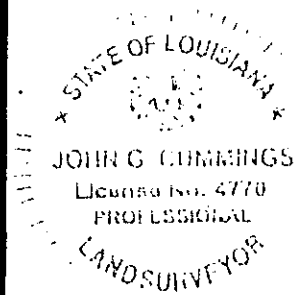
COVINGTON, LA 70433

PLAT PREPARED FOR: **Hines Investments, LLC**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

HIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 09153-B

DATE: 4-23-2013

REVISED: