

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@stp.gov

APPEAL # 1

Pat Brister
Parish President

ZC Recommended Denial :

12-4-12

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

DATE: 12/05/12

DEC 11 2012

CASE NUMBER: ZC12-11-106

PLANNING DEPT.

Existing Zoning:	CB-1 (Community Based Facilities District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Acres:	10 acres
Location:	Parcel located on the north side of Brewster Road, south of I-12, west of LA Highway 21, S12, T7S, R10E, Ward 1, District 1
Council District:	1

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

Ronald A Goux
(SIGNATURE)

Print name here: Ronald Goux

2045 Hwy. 59

Mandeville, LA 70448

PHONE # _____

ZONING STAFF REPORT

Date: November 26, 2012

Meeting Date: December 4, 2012

Case No.: ZC12-11-106

Determination: Denied

Prior Action: Tabled (11/07/12)

Posted: 11/15/12

GENERAL INFORMATION

REQUESTED CHANGE: From CB-1 (Community Based Facilities District) to HC-3 (Highway Commercial District)

LOCATION: Parcel located on the north side of Brewster Road, south of I-12, west of LA Highway 21; S12,T7S,R10E; Ward 1, District 1

SIZE: 10 acres

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	I-12	
South	Residential & Undeveloped	A-4 (Single Family Residential District)
East	Undeveloped	HC-3 (Highway Commercial District)
West	Church & Vacant	CB-1 (Community Based Facilities District) & NC-2 (Indoor Retail & Service District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

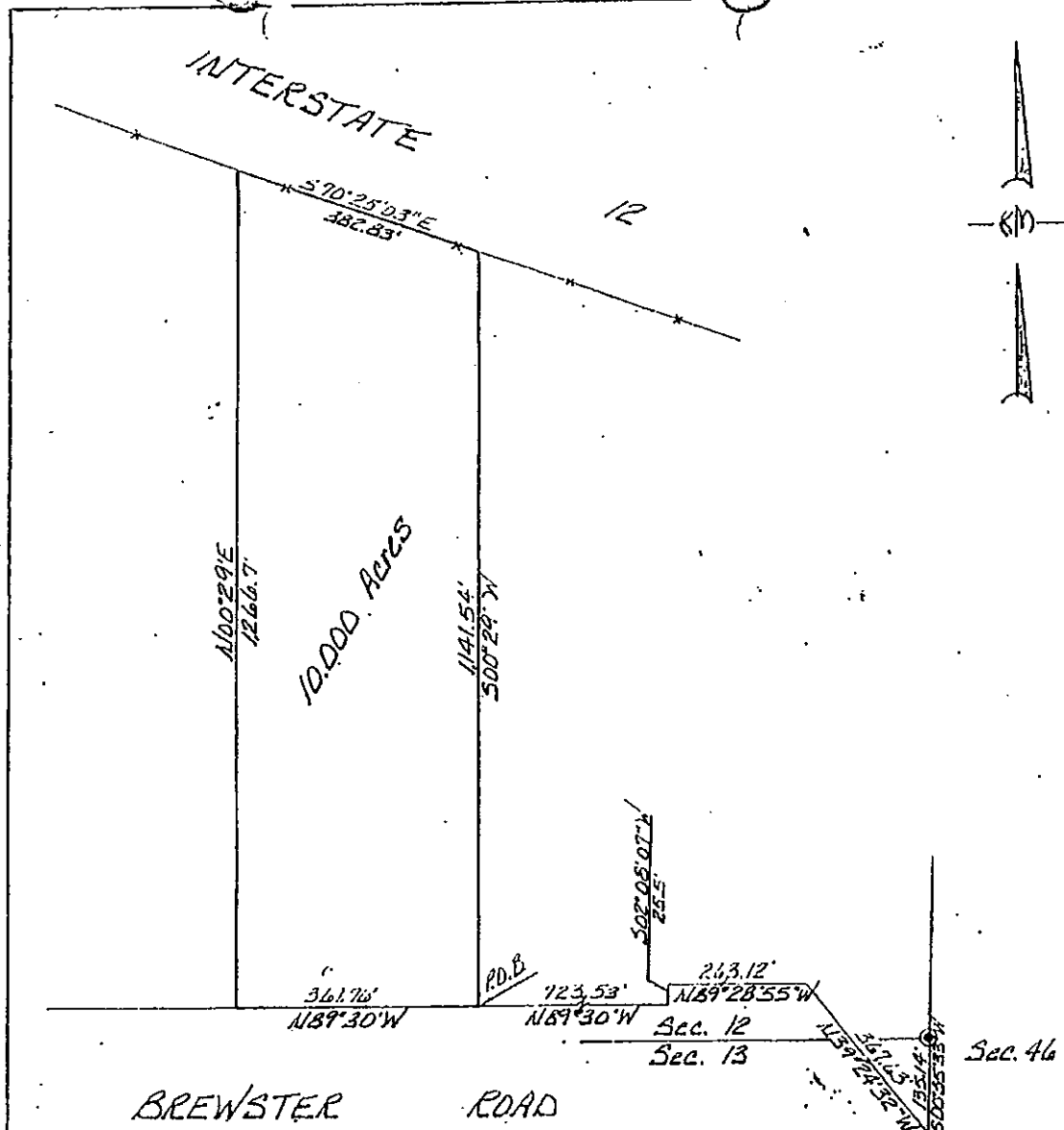
Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from CB-1 (Community Based Facilities District) to HC-3 (Highway Commercial District). The site is located on the north side of Brewster Road, south of I-12, west of LA Highway 21. The 2025 future land use plan designates the area to be developed with residential uses. The requested zoning change does not meet the 2025 future land use plan. However, staff has no objections to the request considering that the site is already abutting a 26.5 acre parcel zoned HC-3 to the east, a 9 acre parcel zoned NC-2 & a 4.5 acre parcel zoned CB-1 to the west.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 (Highway Commercial District) designation be approved.



This Plat Was Prepared For Zoning Petition And Does Not Represent An Actual Field Survey. Bearings Were Taken From Plat Referenced By H.C. Sanders & Assoc., Inc.

Ref: Plat Of A Survey Of 36.641 Ac. By: H.C. Sanders & Assoc., Inc. Dwg. No.: ST-84-85; Dated: March 14, 1984 No Setbacks Or Servitudes Are Shown.



[Signature]
 KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE. RED STAMP SIGNIFIES CERTIFIED CORRECT PLAT.

BOUNDARY LAND SURVEY OF
 10.000 ACRES
 SEC. 12, T-7-S, R-10-E
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED CORRECT TO
 RONALD A. BOUX

KELLY J. McHUGH & Assoc, Inc.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA.

SCALE 1"=200'	DATE 4-7-87
DRAWN MDC	JOB NO. 87-157
REVISED	DWG. NO. 87-157-1

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