



# St. Tammany Parish Government

Department of Development

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Covington, LA 70434

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## APPEAL # 2

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

DEC 07 2012

PLANNING  
DEPT.

DATE: December 5

CASE NUMBER: ZC12-12-115

ZC12-12-115

Existing Zoning:	A-2 (Suburban District) & NC-2 (Indoor Retail and Service District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	1.057 acres
Petitioner:	Parish Council by motion 10/4/12
Location:	Parcel located on the west side of Thompson Road, south of Wesley Road, being 58291 Hwy 433, Slidell, S42,T9S,R13E, Ward 9, District 11
Council District:	11

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

Michael Delaney Print name here: Michael Delaney  
(SIGNATURE)

212 Legendre dr.  
Slidell, La 70460

PHONE # 985-290-8287 Cell

## ZONING STAFF REPORT

Date: November 26, 2012

Meeting Date: December 4, 2012

Case No.: ZC12-12-115

Determination: Denied

Posted: 11/15/12

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-2 (Suburban District) & NC-2 (Indoor Retail and Service District) to HC-2 (Highway Commercial District)

**LOCATION:** Parcel located on the west side of Thompson Road, south of Wesley Road, being 58291 Hwy 433, Slidell; S42,T9S,R13E; Ward 9, District 11

**SIZE:** 1.057 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State

Road Surface: Parish

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped/Residential	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-3 (Suburban District)
West	Undeveloped	A-2 (Suburban District)

#### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

#### 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:

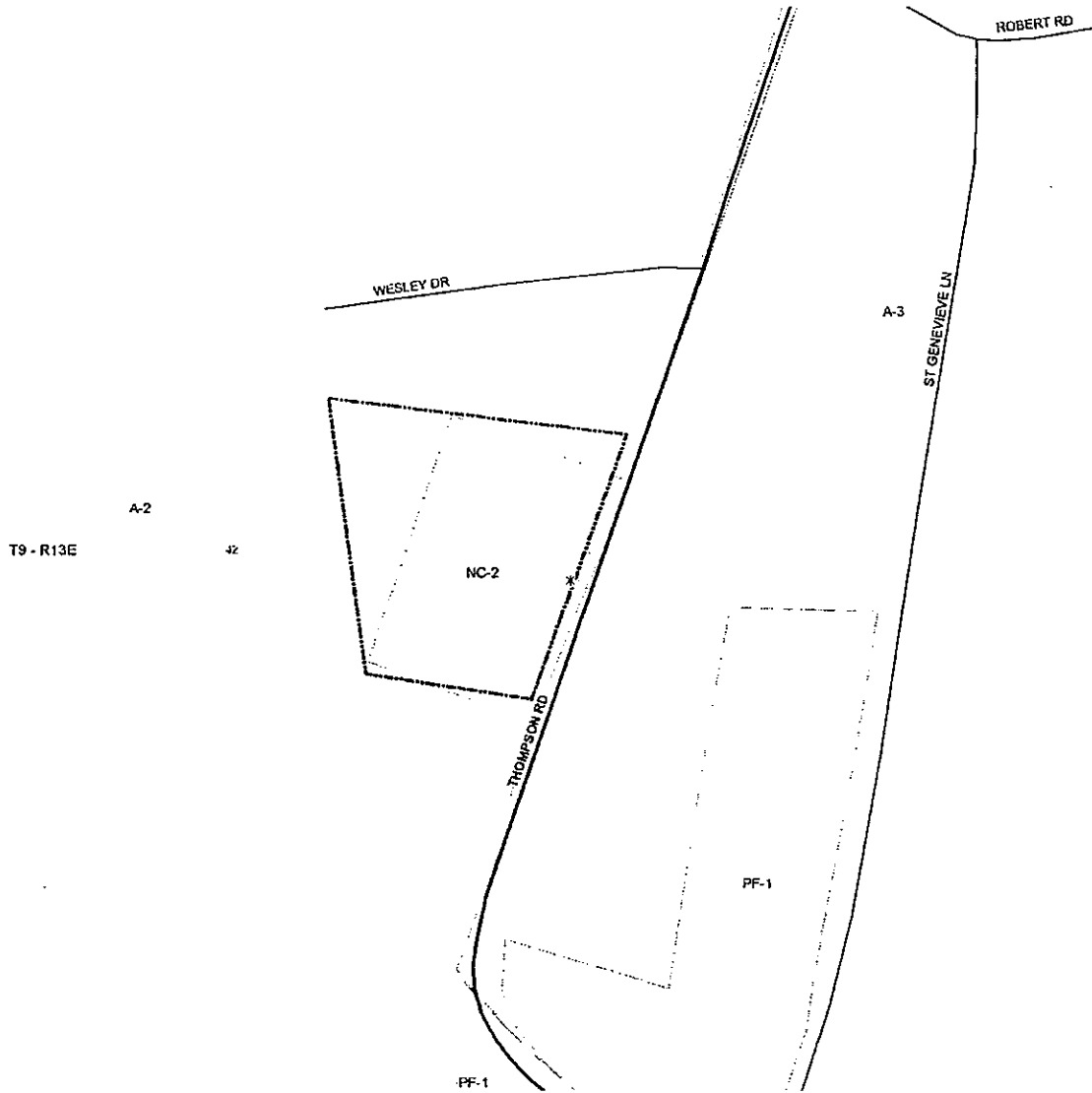
The petitioner is requesting to change the zoning from A-2 (Suburban District) & NC-2 (Indoor Retail and Service District) to HC-2 (Highway Commercial District). The site is located on the west side of Thompson Road, south of Wesley Road, being 58291 Hwy 433, Slidell. The 2025 future land use plan designates the area to be developed with residential uses. The requested zoning change does not meet the 2025 future land use plan. However, the site is currently developed with a multi occupancy 9000 sq.ft. office warehouse, which was constructed in 2003. The zoning change is being requested in order to bring the current use into compliance with the appropriate zoning. Note that the use was previously allowed, considering that the site was zoned C-2 Highway Commercial Zoning, before the Comprehensive Rezoning.

Prior to the adoption of the comprehensive rezoning, staff recognized the existence of a commercial building on the site. However, Staff recommended for the site to be rezoned to NC-2 Indoor Retail & Service Zoning District, considering that the site is surrounded by single family residences and undeveloped land. Staff felt that the purpose of the NC-2 zoning district, which is to provide for the location of small retail and services, with minimal impact to the surrounded residential development, would more appropriate than the HC-2 Highway Commercial. At this time, staff feels that the HC-2 zoning district is too intense for the site. However, staff would not object to a request to change the zoning to HC-1, considering that a multi occupancy 9000 sq.ft. office warehouse is listed as a permitted use under HC-1. Also, the permitted uses listed under HC-1 would be more appropriate for the area, than the uses allowed under the HC-2 zoning.

#### STAFF RECOMMENDATION:

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

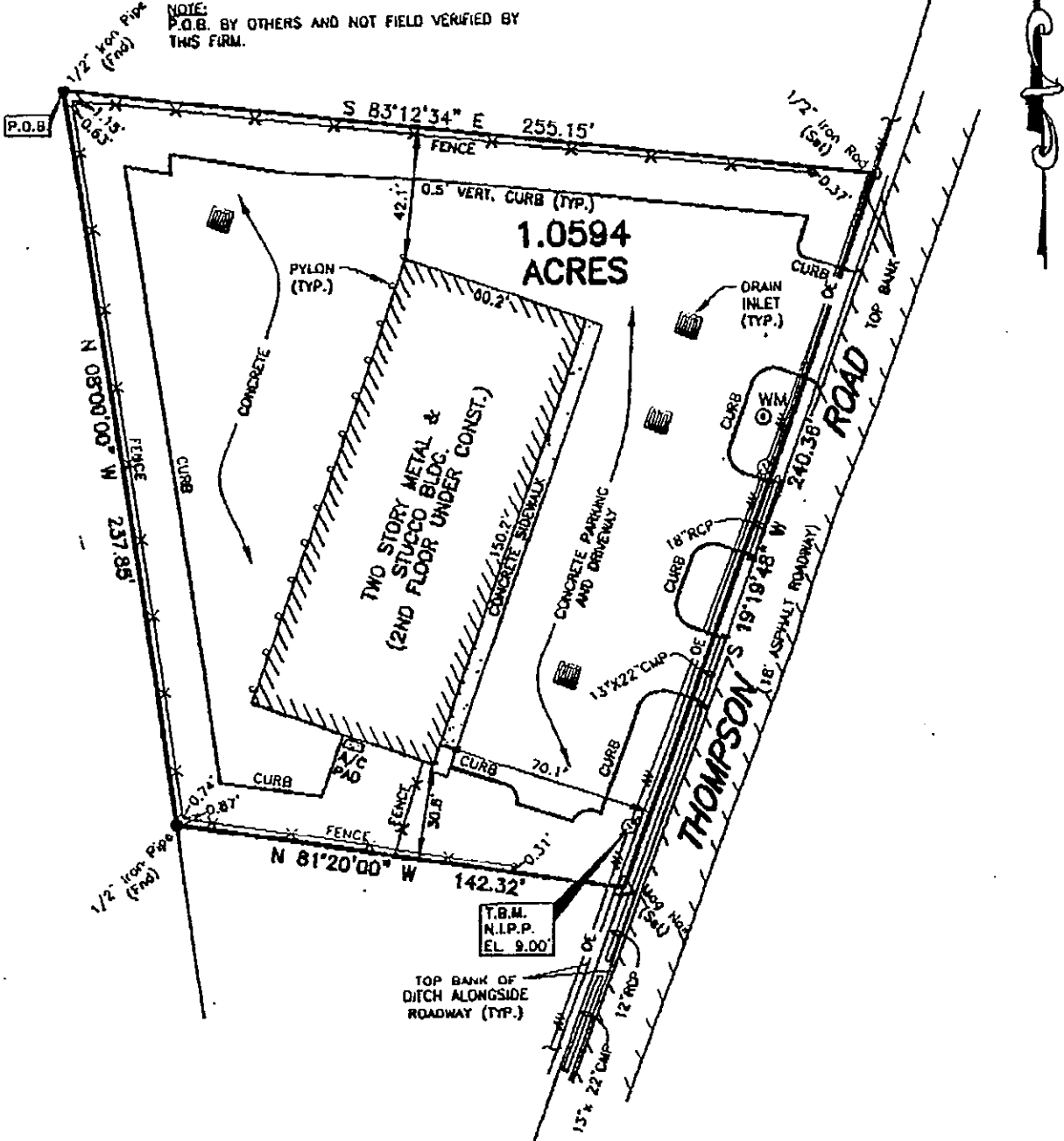
**CASE NO.:** ZC12-12-115  
**REQUESTED CHANGE:** From A-2 (Suburban District) & NC-2 (Indoor Retail and Service District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the west side of Thompson Road, south of Wesley Road, being 58291 Hwy 433, Slidell; S42,T9S,R13E; Ward 9, District 11  
**SIZE:** 1.057 acres



2012-12-115

P.O.B. IS REPORTED TO BE N 10' W, 2452.8'; S 72' W, 1881.3'; AND S 08' E, 373.8' FROM THE SECTION CORNER COMMON TO SECTIONS 38 & 42, T9S-R13E, WHICH IS ON THE WEST EDGE OF BAYOU LIBERTY.

NOTE: P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.



REFERENCE SURVEYS:  
 SURVEY OF A 1.057 ACRE PARCEL OF LAND LOCATED IN SECTION 42, T9S-R13E; JOB NO. 98878; BY: ALBERT LOWELL; DATED: 12/17/1985

DWO. NO. 1010959; BY: J.V. BURKES & ASSOC., INC.; DATED: 05/14/2001

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.	PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS B SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.	ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.	F.I.R.M. 225205 0415 C 06/02/1991 ZONE A10 R.F.E. +10.0' * Verify prior to construction with Local Governing Body.
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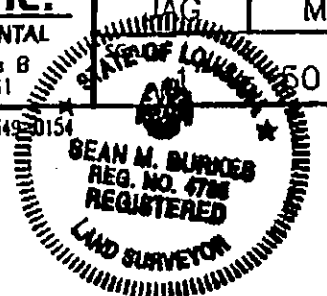
DRAWING NO. 1030762  
 DATE: 03/06/2003

**J.V. Burkes & Associates, Inc.**  
 SURVEYING • ENGINEERING • ENVIRONMENTAL  
 2990 East Gause Blvd., Suite B  
 Slidell, Louisiana 70461  
 PHONE - (985) 649-0075 FAX - (985) 649-0154

DRAWN BY: JAG  
 CHECKED BY: MD

REVISED:

SURVEY MAP OF: **A 1.0594 ACRE PARCEL SECTION 42, T9S-R13E ST. TAMMANY PARISH, LOUISIANA**



SURVEYED BY: *[Signature]*  
 SEAN M. BURKES  
 LA. REG. No. 4785

CERTIFIED TO: **A-1 HOME REMODELING AND BUILDING, INC.**