



St. Tammany Parish APPEAL # 3

Dej

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Pat Brister
Parish President

ZC DENIED: 5/7/13

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: 5.14.13

CASE NUMBER: ZC13-05-024

ZC13-05-024

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	HC-1 (Highway Commercial District)
Acres:	33,365 sq.ft
Petitioner:	Allen Vest
Owner:	Vesco Properties, LLC
Location:	Parcel located on the south side of US Highway 190, west of South Pontchartrain Drive, being 25638 Highway 190, Lacombe, 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

Print name here: Allen Vest

(SIGNATURE)

Box 950

Slidell, La, 70459

PHONE # 985 960 0089

ZONING STAFF REPORT

Date: April 29, 2013
Case No.: ZC13-05-024
Posted: 04/10/13

Meeting Date: May 7, 2013
Determination: Denied

GENERAL INFORMATION

PETITIONER: Allen Vest
OWNER: Vesco Properties, LLC
REQUESTED CHANGE: From A-1A (Suburban District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, west of South Pontchartrain Drive, being 25638 Highway 190, Lacombe ; S48,T8S,R12E; Ward 4, District 7
SIZE: 33,365 sq.ft

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

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	Undeveloped	A-2 (Suburban District)
South	Undeveloped/Tammany Trace	A-1A (Suburban District)
East	Undeveloped	A-1A (Suburban District)
West	Undeveloped	A-1A (Suburban District)

EXISTING LAND USE:

Existing development? Yes

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-1A (Suburban District) to HC-1 (Highway Commercial District). The site is located on the south side of US Highway 190, west of South Pontchartrain Drive, being 25638 Highway 190, Lacombe. The 2025 future land use plan designates the area to be developed with residential uses. There is an existing single family residence on the site. Staff feels that there is no compelling reason to recommend approval of the request.

STAFF RECOMMENDATION:

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

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