



St. Tammany Parish APPEAL # 4

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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:

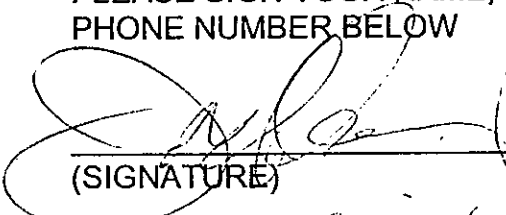
- 7. ZC13-05-028
 - Existing Zoning: A-4 (Single-Family Residential District)
 - Proposed Zoning: I-1 (Industrial District)
 - Acres: 25,000 sq.ft.
 - Petitioner: Parish Council by motion 3/7/13
 - Location: Parcel located on the west side of US Highway 11, north of 3rd Avenue, being south half of lot 7, 8, 9, 10, 11 & south half of lot 12, Square 26, Town of Alton, S23,T8S,R14E, Ward 8, 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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

 _____
 (SIGNATURE) Print name here: JACK R. SASSON

38417 Pine St Ferrisville 70452
Mailing Ad -> P.O. Box 177 Ferrisville LA 70452
 PHONE # 985.960.1368

ZONING STAFF REPORT

Date: April 29, 2013

Case No.: ZC13-05-028

Posted: 4/16/2013

Meeting Date: May 7, 2013

Determination: Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-4 (Single-Family Residential District) to I-1 (Industrial District)

LOCATION: Parcel located on the west side of US Highway 11, north of 3rd Avenue, being south half of lot 7, 8, 9, 10, 11 & south half of lot 12, Square 26, Town of Alton ; S23,T8S,R14E; Ward 8, District 14

SIZE: 25,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: U.S.

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-4 Suburban District
South	Undeveloped	A-4 Suburban District
East	Undeveloped	A-4 Suburban District
West	Undeveloped	A-4 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to I-1 (Industrial District). The site is located on the west side of US Highway 11, north of 3rd Avenue, being south half of lot 7, 8, 9, 10, 11 & south half of lot 12, Square 26, Town of Alton. The 2025 Future Land Use Plan designates this area to be developed for commercial uses. There is an existing building on the site which has been used for a variety of businesses. Staff does not object to commercial zoning at this location, but does not see any compelling reason to increase the intensity of the zoning to I-1.

Note that the site was zoned C-2 Highway Commercial, prior to the Comprehensive Rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 (Industrial District) designation be denied.

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