



APPEAL # 1

St. Tammany Parish

Department of Development
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Pat Brister
Parish President

ZC Recommended Denial :

2/5/13

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: 2/7/2013

CASE NUMBER: ZC 13-02-005

ZC13-02-005

Existing Zoning: HC-2 (Highway Commercial) District
Proposed Zoning: I-1 (Industrial) District
Acres: 1.54 acres
Petitioner: William Steele
Owner: William & Heidi Steele
Location: Parcel located on the east side of Pontchartrain Drive, south of Eden Isles Blvd, being 4632 Pontchartrain Drive, Slidell, S44,T9S,R14E, Ward 9, District 13
Council District: 13

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: William Steele

Big Bills Custom's + Collision
4632 PONTCHARTRAIN DR SLIDELL LA 70458
PHONE # (985) 288-4240

ZONING STAFF REPORT

Date: January 28, 2013
Case No.: ZC13-02-005
Posted: 01/17/13

Meeting Date: February 5, 2013
Determination: Denied

GENERAL INFORMATION

PETITIONER: William Steele
OWNER: William & Heidi Steele
REQUESTED CHANGE: From HC-2 (Highway Commercial) District to I-1 (Industrial) District
LOCATION: Parcel located on the east side of Pontchartrain Drive, south of Eden Isles Blvd, being 4632 Pontchartrain Drive, Slidell; S44,T9S,R14E; Ward 9, District 13
SIZE: 1.54 acres

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	Multi Family Residential	A-6 Multi Family Residential District
South	Multi Family Residential	A-6 Multi Family Residential District
East	Residential	A-4 Single Family Residential District
West	Residential	A-4A Single Family Residential 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 HC-2 (Highway Commercial) District to I-1 (Industrial) District. The site is located on the east side of Pontchartrain Drive, south of Eden Isles Blvd, being 4632 Pontchartrain Drive, Slidell. The 2025 future land use plan calls for the site to be developed with commercial uses. There are 2 existing office/warehouse buildings on the site. The zoning change is being requested in order to allow for an auto body shop to be operated on the site. Staff feels that there is no compelling reason to recommend approval of the request considering that the site is surrounded by single & multi family residential uses and there is no other industrial zoning in close proximity.

STAFF RECOMMENDATION:

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

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