



Pat Brister
Parish President

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@stpgov.org

APPEAL # L

ZC Approved :
3/3/15

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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3/10/15

ZC15-03-018 - Amended to NC-4 (Neighborhood Institutional District)

Existing Zoning:	A-2 (Suburban District)	
Proposed Zoning:	HC-1 (Highway Commercial District)	<i>amended to NC-4 (Neighborhood Commercial)</i>
Acres:	0.35 acres	
Petitioner:	Rose Vaughan	
Owner:	Rose Vaughan	
Location:	Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Indian Trace Blvd, being 1859 LA Highway 22 West, Madisonville, S18, T7S, R10E, Ward 1, District 4	
Council District:	4	

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 UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

ST. TAMMANY PARISH

(SIGNATURE)

PRINT NAME:

Danny DeLatta

ADDRESS:

509 Serenity Ln madisonville LA 70447

PHONE #

(504) 296-5994

RECEIVED

MAR 10 2015

Per

R. J. Jaber

A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

ZONING STAFF REPORT

Date: February 23, 2015
Case No.: ZC15-03-018

Meeting Date: March 3, 2015
Determination: Amended to
NC-4 (Neighborhood Institutional District)

Posted: 02/13/15

GENERAL INFORMATION

PETITIONER: Rose Vaughan
OWNER: Rose Vaughan
REQUESTED CHANGE: From A-2 (Suburban District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Indian Trace Blvd, being 1859 LA Highway 22 West, Madisonville; S18, T7S, R10E; Ward 1, District 4
SIZE: 0.35 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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	Residential	A-2 (Suburban District)
South	Residential & Undeveloped	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Residential	A-2 (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.

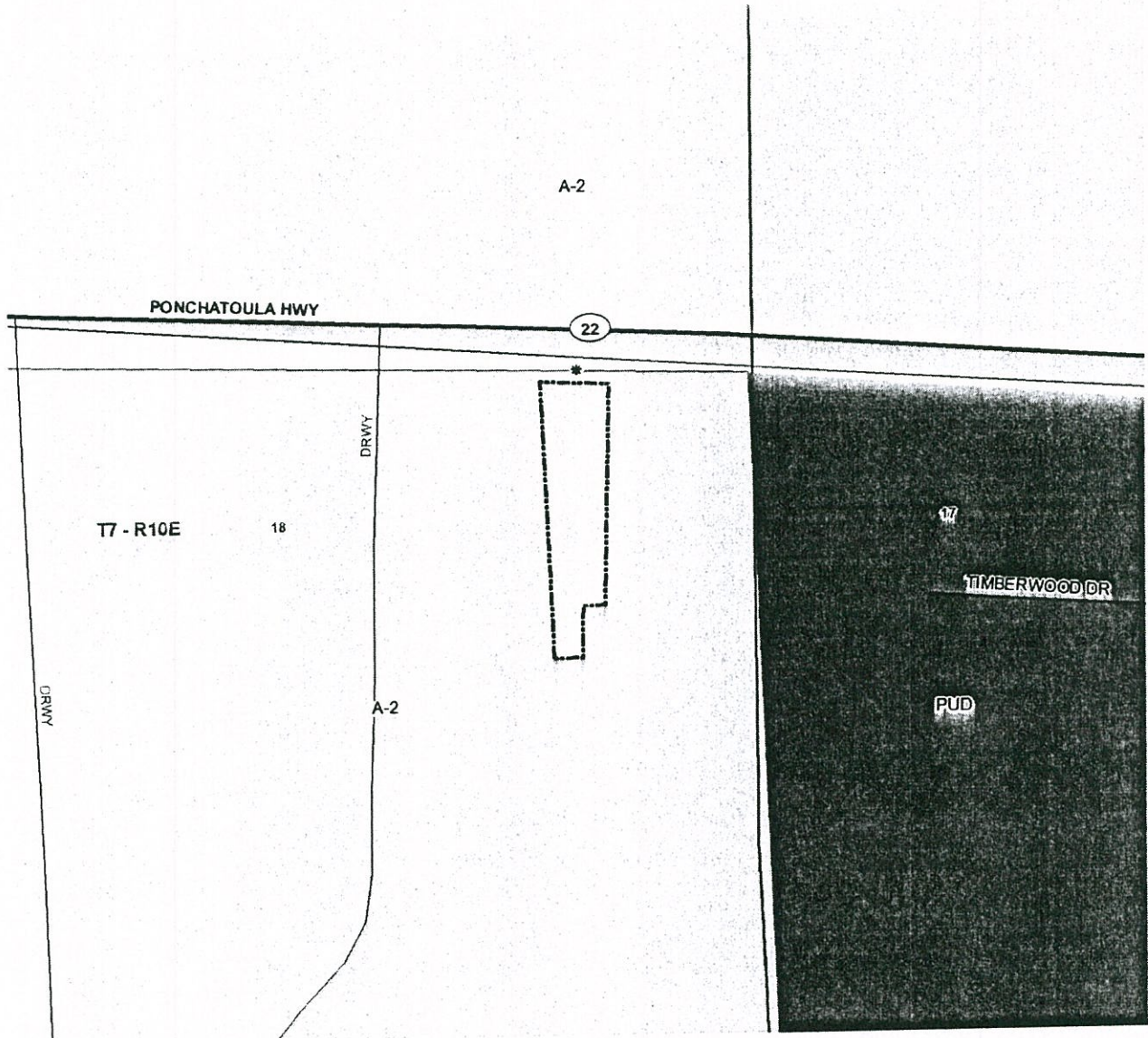
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-1 (Highway Commercial District). The site is located on the south side of LA Highway 22, west of Timberwood Court, east of Indian Trace Blvd, being 1859 LA Highway 22 West, Madisonville. The 2025 future land use plan calls for the area to be developed with residential uses. The site is currently developed with a warehouse and a small office, occupied by an insurance adjuster business. The zoning change is being requested in order to bring the site into compliance with the existing use on the site. Considering that the site is surrounded by undeveloped land and residential uses, staff see no compelling reason to recommend approval.

STAFF RECOMMENDATION:

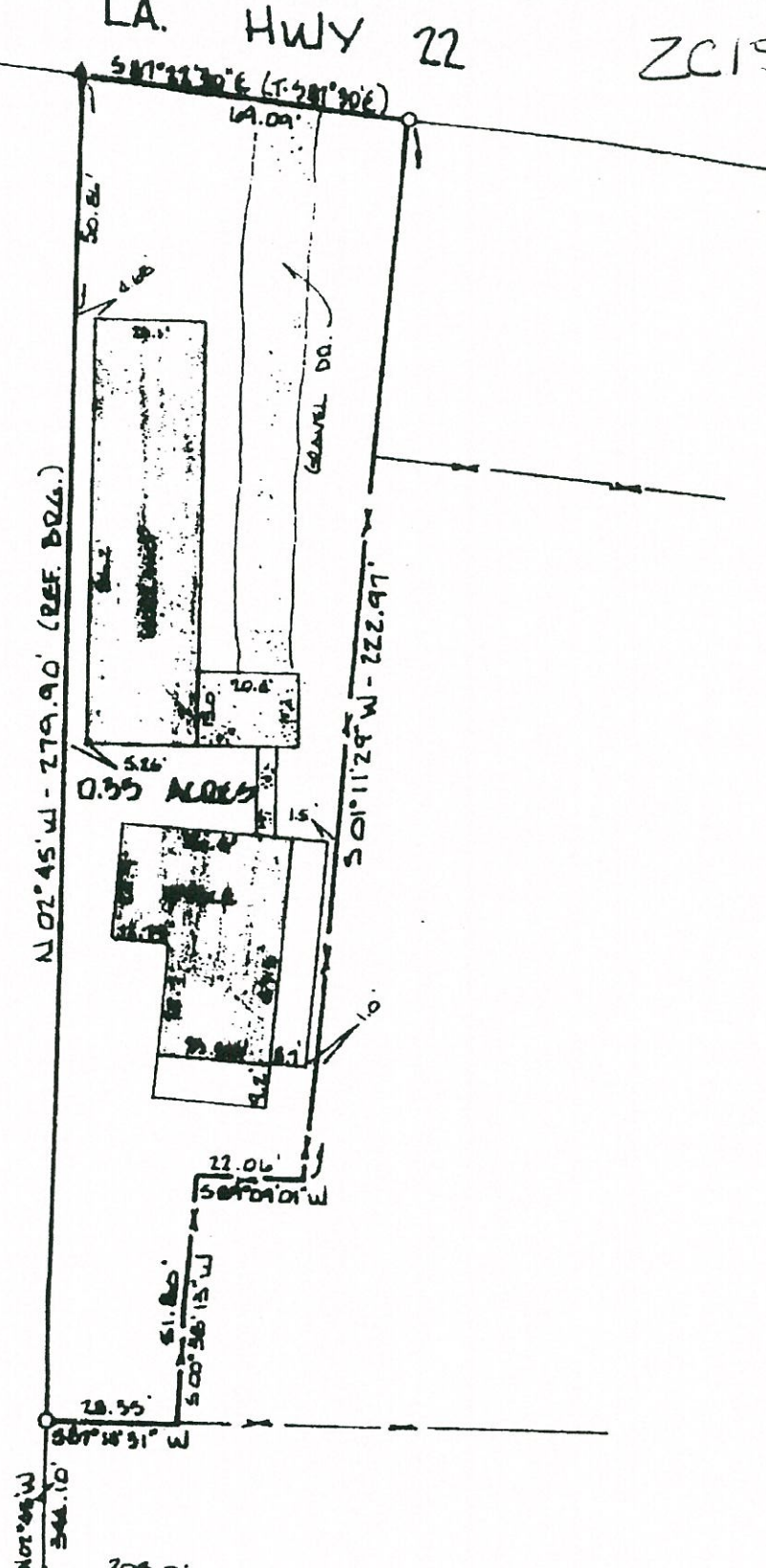
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be denied.

CASE NO.: ZC15-03-018
PETITIONER: Rose Vaughan
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SIZE: 0.35 acres

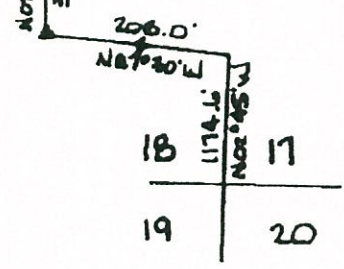


LA. HWY 22

ZC15-03-018



LEGEND
A - 3/4" IRON PIPE FOUND
B - 1/2" IRON ROD SET



NOTE: NO SETBACKS OR SERVICITUDES ARE SHOWN

REFERENCE: PLAT OF A SURVEY BY THIS FIRM
DATED 6-29-83 NO. 03-261

THIS PROPERTY IS LOCATED IN
FLOOD ZONE: "C"; BASE FLOOD ELEV. N.A.
FIRM PANEL NO.: 22525-025-B; REV. 3-1-84

NOTE: SERVICITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVICITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST. AS SURVEYOR I HAVE PERFORMED ANY TITLE
SEARCH OR ABSTRACT AS REQUESTED.

BOUNDARY SURVEY OF:
0.35 ACRES IN SECTION 18
TOWNSHIP 7-SOUTH, RANGE-10-EAST,
ST. TAMMANY PARISH, LOUISIANA.

CERTIFIED CORRECT TO:

GLORIA KRAFT

KELLY J MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 40' DATED: 12-15-01



KELLY J. MCHUGH REG. NO. 4443

IDENTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE RECORD AND...