



Pat Brister  
Parish President

# St. Tammany Parish Government

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## APPEAL # 2

ZC Approved :

4/7/15

**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: 04-17-15

Case Number: Z C 15-04-031

ZC15-04-031

Existing Zoning:	NC-4 (Neighborhood Industrial District)
Proposed Zoning:	PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & HC-2 (Highway Commercial District)
Acres:	11.68 acres
Petitioner:	Parish Council by motion 2/5/15
Location:	Parcels located on the east side of LA Highway 59, north of Grande Maison Blvd, west of Fontainebleau Schools , S25, T7S, R11E, Ward 4, District 5.
Council District:	5

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 PRINT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Carlo Hernandez

(SIGNATURE)

PRINT NAME: CARLO HERNANDEZ

ADDRESS: 2818 MESA COURT, MAUDEVILLE, LA 70448

PHONE # 985 626-7578



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

RECEIVED

APR 17 2015  
R. Sobler

## ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-031

Determination: Approved

Posted: 03/19/15

### GENERAL INFORMATION

**REQUESTED CHANGE:** From NC-4 (Neighborhood Industrial District) to PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & HC-2 (Highway Commercial District)

**LOCATION:** Parcels located on the east side of LA Highway 59, north of Grande Maison Blvd, west of Fontainebleau Schools ; S25, T7S, R11E; Ward 4, District 5

**SIZE:** 11.68 acres

### SITE ASSESSMENT

**STAFF COMMENTS:**

**Study Area**

- East side of Louisiana State Highway 59, more particularly south of Interstate 12 & north of Grande Maison Blvd.

This particular section of Highway 59 is considered as a predominantly traveled north-south corridor, giving access to: Interstate 12, multiple businesses, a residential subdivision and institutional uses. The study focuses on identifying the existing land use & zoning classifications along this section of Hwy 59. It also addresses the potential necessary changes of zoning classification to allow for some of the existing uses to be conform to the appropriate zoning district and to allow for a wider variety of uses, within the existing commercial buildings and undeveloped sites along the east side of Highway 59.

**Existing Land Uses and Zoning Classifications along the East side of Hwy 59 Corridor from north to south and proposed zoning changes (see attached map)**

Area	Land Use	Existing Zoning	Proposed Zoning	Access
1	small retail & service uses, offices, financial institution, & vacant parcels of land	NC-4 Neighborhood Institutional District	HC-2 Highway Commercial District	Hwy 59 (south & north Bulldog Drive, north of Hurricane Ally)
2	service uses and professional offices	NC-4 Neighborhood Institutional District	HC-1 Highway Commercial District	Hwy 59 (south of Hurricane Ally)
3	Religious Institution	NC-4 Neighborhood Institutional District	PF-1 Public Facilities District	Hwy 59 (north of Grande Maison Blvd)

**STAFF RECOMMENDATION:**

Staff recommends that:

- The parcels identified in Area 1, be rezoned from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District.
- The parcels identified in Area 2, be rezoned from NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District.
- The religious institution, identified as Area 3, be rezoned from NC-4 Neighborhood Institutional District to PF-1 Public Facilities District, in order to create a transition and buffer between the abutting commercial uses to the north and the entrance to the residential subdivision (Grande Maison).

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