



St. Tammany Parish Government

Department of Development

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Covington, LA 70434

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APPEAL # 1

Pat Brister
Parish President

ZC Approved :

3/5/14

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: March 05, 2014

CASE NUMBER: ZC14-03-020

ZC14-03-020

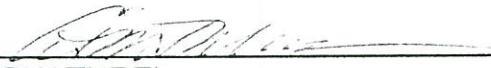
Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	0.91 acres
Petitioner:	Maria Vinson Landry
Owner:	James P. Vinson, Therese Cambre Rochell, Harold Cabre Trust #1, Kathleen V. Harrison, Maria Vinson Landry, Joseph D. Vinson, Jr.
Location:	Parcel located on the south side of US Highway 190, east of Lake Road, west of Bayou Lacombe, being 28214 Highway 190, Lacombe, S37,T8S,R13E, Ward 7, 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: Eileen M. Polanco
(SIGNATURE)

28041 Main Street

Lacombe, LA 70445

PHONE # 504-615-3434

ZONING STAFF REPORT

Date: February 24, 2014
Case No.: ZC14-03-020
Posted: 02/13/14

Meeting Date: March 5, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Maria Vinson Landry
OWNER: James P. Vinson, Therese Cambre Rochell, Harold Cabre Trust #1, Kathleen V. Harrison, Maria Vinson Landry, Joseph D. Vinson, Jr.
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, east of Lake Road, west of Bayou Lacombe, being 28214 Highway 190, Lacombe; S37, T8S, R13E; Ward 7, District 7
SIZE: 0.91 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	Undeveloped	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Commercial/Undeveloped	HC-3 Highway Commercial 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-2 (Highway Commercial District). The site is located on the south side of US Highway 190, east of Lake Road, west of Bayou Lacombe, being 28214 Highway 190, Lacombe. The 2025 Future Land Use plan calls for the area to be developed with residential uses. There is an existing commercial building on the site which has been in operation since 2001. Note that the parcel was zoned C-1 Neighborhood Commercial District prior to the Comprehensive Rezoning Plan in 2009. Staff does not object to the requested rezoning, considering the location of the site, along a major collector and in close proximity to some existing commercial uses.

STAFF RECOMMENDATION:

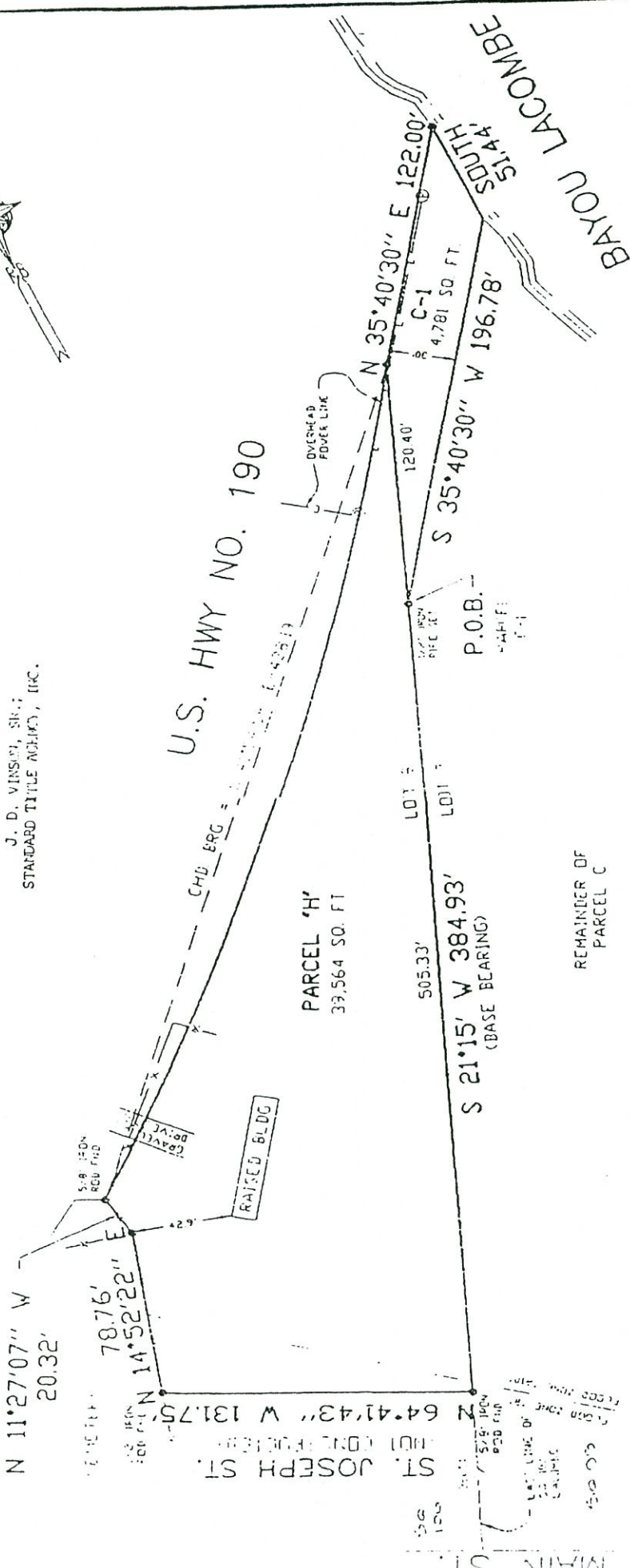
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved

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Survey of
**PARCEL C-1 & "H" • BEING A PORTION OF
 LOTS 7 & 8 OF THE SUBDIVISION OF THE FRANCOIS COUSIN ESTATE
 SECTION 37 • TOWNSHIP 8 SOUTH • RANGE 13 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR**

J. D. VINSKY, SR.,
 STANDARD TITLE WORKS, INC.



2014-03-020

THE BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
 FORWARD IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL
 APPLICABLE STATUTES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN CONDUCTING THE SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS
 FOR A CLASS C SURVEY.

Date: MARCH 20, 1998
 Survey No. 28183

Scale: 1"=50.0'
 Drawn By: L.A.S.
 Revised:

Survey Certified True
 and Correct By
Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W Causeway App. Mandeville, LA 70449
 (504) 624-5368 FAX (504) 624-5308

Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04566

- REFERENCES:
- 1) SURVEY FOR JEROME BENSON BY KELLY MCMUGH & ASSOC., INC.
 DATED JUNE 25, 1996
 - 2) PLAT OF A SURVEY BY E.J. CHAMFAGNE, DATED AUGUST 0, 1974.
- Note: This is a study that I have conducted for the Federal
 Insurance Administration Flood Hazard Boundary Maps
 and found the property described in this plat to be in a
 Flood Hazard Area. It is located in Flood Zone B-A-A-1-C.
 FIRM Panel 322-705-0235B Rev. 4-4-77