

APPEAL # 3

ZC Recommended Denial :

4/1/14

04/04/2014 02:59 9858983003



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

Pat Brister
Parish President

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: 4-4-14

RECEIVED
APR 08 2014

CASE NUMBER:

- 2. ZC14-04-027
 - Existing Zoning: A-1A (Suburban District)
 - Proposed Zoning: A-3 (Suburban District)
 - Acres: 3.31 acres
 - Petitioner: Parish Council by motion 02/06/2014
 - Location: Parcel located on the north side of Henry Rd, east of Lee Road, S23,T5S,R11E, Ward 2, District 2
 - Council District: 2

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: James Blackwell

95 Roxie Rd.

Roxie Ms. 39661

PHONE # 601-445-5590

ZONING STAFF REPORT

Date: March 24, 2014

Case No.: ZC14-04-027

Posted: 3/14/14

Meeting Date: April 1, 2014

Determination: Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-1A (Suburban District) to A-3 (Suburban District)
LOCATION: Parcel located on the north side of Henry Rd, east of Lee Road; S23,T5S,R11E; Ward 2, District 2
SIZE: 3.31 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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 & Undeveloped	A-1A (Suburban District)
South	Residential	A-1A (Suburban District)
East	Residential	A-1A (Suburban District)
West	Residential	A-1A (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

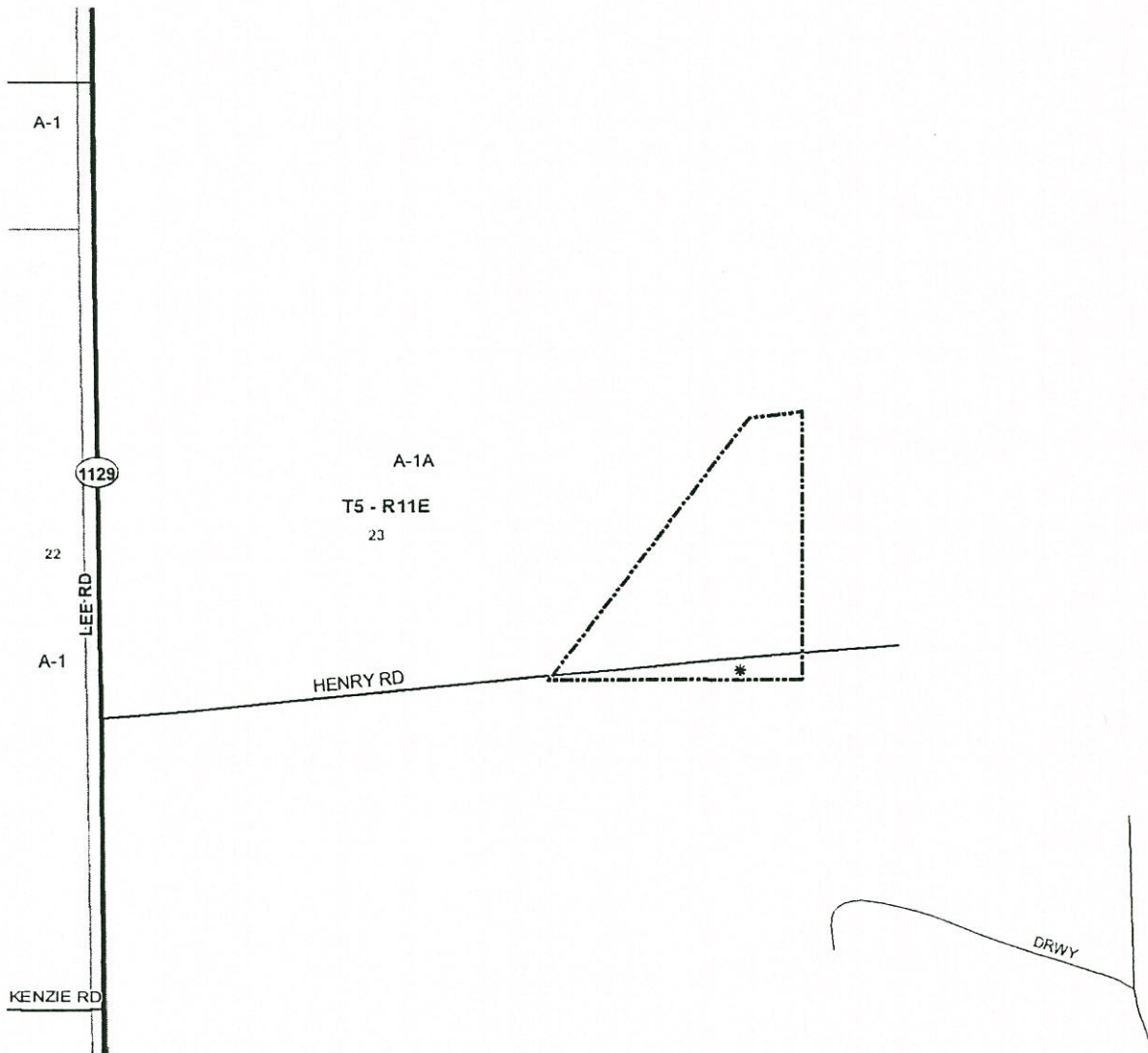
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) to A-3 (Suburban District). The site is located on the north side of Henry Rd, east of Lee Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Considering that the site is surrounded by properties zoned A-1A (Suburban District), staff feels that there is no compelling reason to recommend approval of the request.

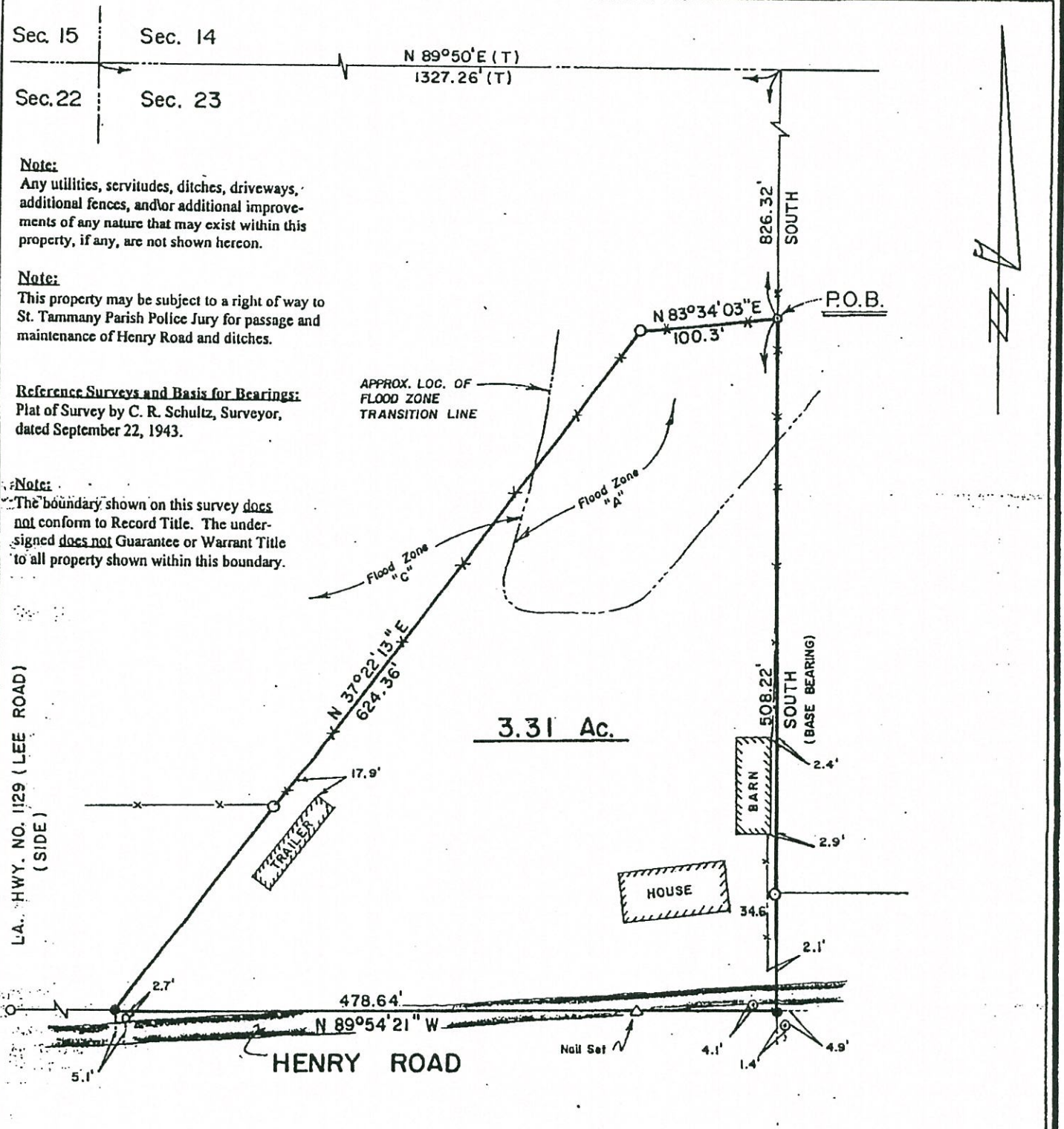
STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 (Suburban District) designation be denied.

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2014-04-027



Note:
Any utilities, servitudes, ditches, driveways, additional fences, and/or additional improvements of any nature that may exist within this property, if any, are not shown hereon.

Note:
This property may be subject to a right of way to St. Tammany Parish Police Jury for passage and maintenance of Henry Road and ditches.

Reference Surveys and Basis for Bearings:
Plat of Survey by C. R. Schultz, Surveyor, dated September 22, 1943.

Note:
The boundary shown on this survey does not conform to Record Title. The undersigned does not Guarantee or Warrant Title to all property shown within this boundary.

APPROX. LOC. OF FLOOD ZONE TRANSITION LINE

L.A. HWY. NO. 1129 (LEE ROAD) (SIDE)

3.31 Ac.

HENRY ROAD

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Maps and find that the subject property is located in FLOOD ZONES "A" & "C" per panel number 225205 0150 C, rev. 10-17-89.

This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted Louisiana Minimum Standards of Practice for property boundary surveys for a CLASS "C" SURVEY, except as noted hereon.

(T) = Commencement Call Per Title

SURVEY OF A PARCEL OF LAND SITUATED IN SECTION 23 TOWNSHIP 5 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO: JAMES BLACKWELL



FONTCUBERTA Surveys INCORPORATED



CERTIFIED CORRECT

Thomas J. Fontcuberta SURVEYOR

DATE	SCALE	○ = IRON PIPE FD. ◎ = IRON ROD FD. ● = IRON ROD SET	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
4-26-96	1" = 100'		RLF	TJF	965595	125-865-A