



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development
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APPEAL # L

ZC Approved :

10/7/14

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: 10/07/2014

CASE NUMBER: ZC14-09-080

ZC14-09-080


Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	I-2 (Industrial District)
Acres:	0.5770 acre
Petitioner:	Vincent Ebeier
Owner:	Vincent Ebeier
Location:	Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell, S34, T8S, R14E, Ward 9, District 14.
Council District:	14

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 PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

 (SIGNATURE) Print Name Here: Greg Luckett

6023 1 Hwy 11
Slidell La 70460

PHONE #: 985)290-6290

ZONING STAFF REPORT

Date: September 29, 2014

Case No.: ZC14-09-080

Prior Action: Postponed (09/02/14)

Posted: 09/17/14

Meeting Date: October 7, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.5770 acre

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	Undeveloped	A-4 (Single Family Residential District)
South	Residential/Commercial	A-4 (Single Family Residential District)
East	Undeveloped	HC-2 (Highway Commercial District)
West	Undeveloped	I-2 (Industrial 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:

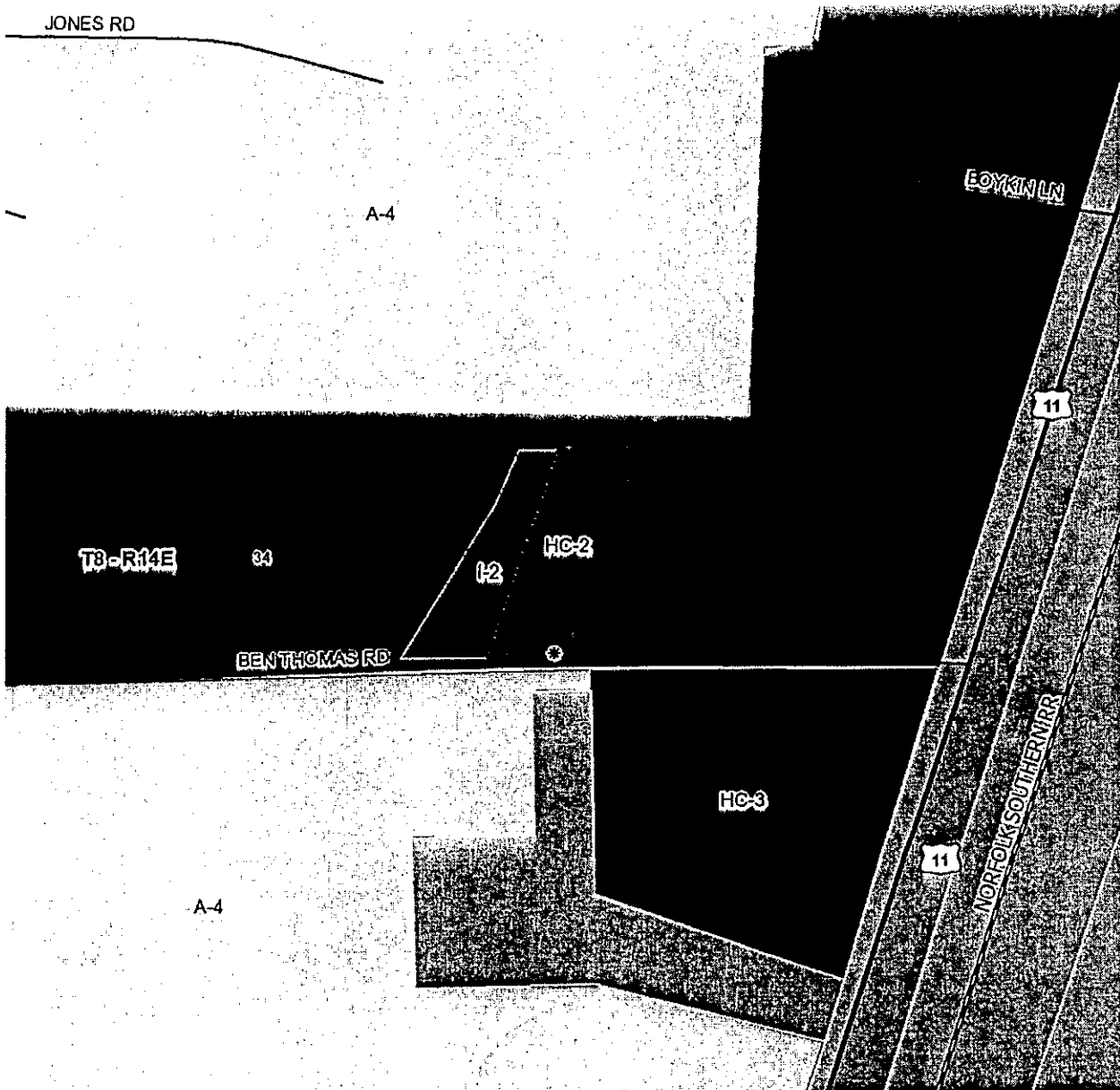
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that the site is currently developed with an office warehouse and abutting I-2 Industrial District on the west side.

Note that the site was zoned M-1 Light Industrial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 (Industrial District) designation be approved.

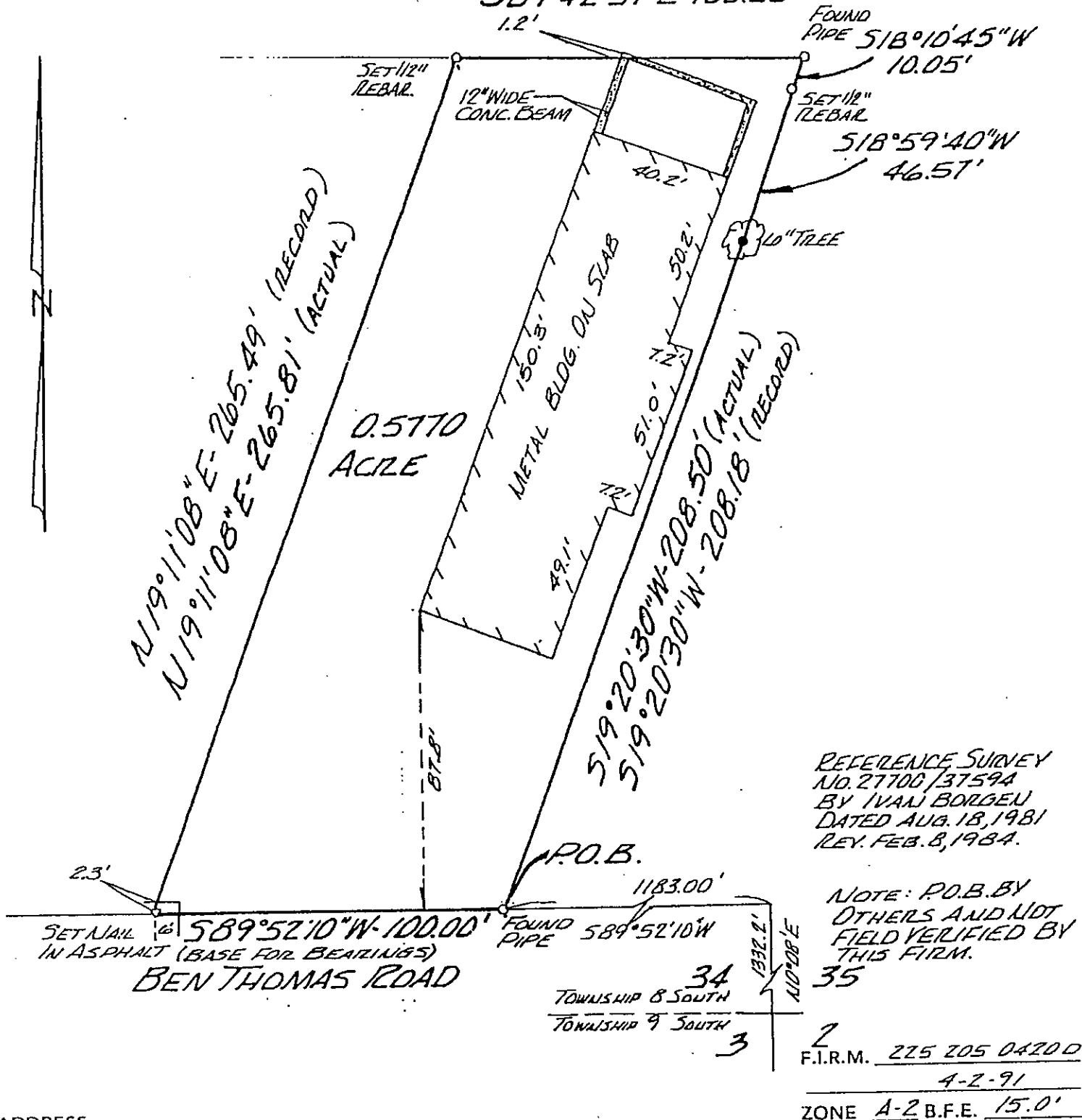
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I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

589°42'37"E-100.00' ZC 14-09-080



REFERENCE SURVEY NO. 27700/37594 BY IVAN BORGEN DATED AUG. 18, 1981 REV. FEB. 8, 1984.

NOTE: P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.

34
TOWNSHIP 8 SOUTH
TOWNSHIP 9 SOUTH
3

35
2
F.I.R.M. 225 205 04200
4-2-91
ZONE A-2 B.F.E. 15.0'

ADDRESS:

SURVEY No. 980627
DATE: 3-27-98

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

DRAWN BY: kp
SCALE: 1" = 40'

REVISED:

SURVEY MAP OF: A PARCEL OF LAND