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

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:	 0-	6	<u>-13</u>	<u> </u>	

Case Number: 2015-10-072

$\mathbf{z}\mathbf{c}$	15-	10-	072

Existing Zoning:

A-3 (Suburban District)

Proposed Zoning:

HC-2 (Highway Commercial District)

Acres:

70,808 sq. ft.

Petitioner: Owner: Bruce D. & Lori H. Cox Bruce D. & Lori H. Cox

Location:

Parcel located on the northwest corner of Sharp Road & LA Highway 59,

being lots 63, 64, 65, 66, & 67, Square 1, De Val Estates, S36, 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 PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME:

Brues & Cox

ADDRESS:

143 Romington DA

PHONE #

988 237-040[

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

RECEIVED

Revised 11/21/2014

X:\Planning Shared\Zoning\APPEALSL\APPEALZC

OCT 0 7 2015
Per hama yol

ZONING STAFF REPORT

Date: September 28, 2015 Meeting Date: October 13, 2015

Case No.: ZC15-10-072 Determination: Denied

Posted: 09/17/15

GENERAL INFORMATION

PETITIONER: Bruce D. & Lori H. Cox OWNER: Bruce D. & Lori H. Cox

REQUESTED CHANGE: From A-3 (Suburban District) to HC-2 (Highway Commercial

District)

LOCATION: Parcel located on the northwest corner of Sharp Road & LA Highway

59, being lots 63, 64, 65, 66, & 67, Square 1, De Val Estates; S36,

T7S, R11E; Ward 4, District 5

SIZE: 70,808 sq.ft

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish/State Road Surface: 2 lane & 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u> <u>Land Use</u> <u>Zoning</u>

NorthResidentialA-3 (Suburban District)SouthResidentialA-2 (Suburban District)EastResidentialA-2 (Suburban District)WestResidentialA-3 (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-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the northwest corner of Sharp Road & LA Highway 59, being lots 63, 64, 65, 66, & 67, Square 1, De Val Estates. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the site is surrounded by single family residential uses, staff does not see compelling reason to recommend approval.

STAFF RECOMMENDATION:

The staff recommends that the request for an HC-2 (Highway Commercial District) designation be denied.

ZONING STAFF REPORT

Date:

September 28, 2015

Meeting Date: October 6, 2015

Case No.:

ZC15-10-072

Determination: Denied

Posted: 09/17/15

GENERAL INFORMATION

PETITIONER:

Bruce D. & Lori H. Cox

OWNER:

Bruce D. & Lori H. Cox

REQUESTED CHANGE: From A-3 (Suburban District) to HC-2 (Highway Commercial

District)

LOCATION:

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59, being lots 63, 64, 65, 66, & 67, Square 1, De Val Estates; S36,

T7S, R11E; Ward 4, District 5

SIZE:

70,808 sq.ft

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish/State

Road Surface: 2 lane & 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction Land Use Zoning A-3 (Suburban District) Residential North Residential A-2 (Suburban District) South Residential East A-2 (Suburban District) West Residential A-3 (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.

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STAFF RECOMMENDATION:

The staff recommends that the request for an HC-2 (Highway Commercial District) designation be denied.

CASE NO.:

ZC15-10-072

PETITIONER:

Bruce D. & Lori H. Cox

OWNER:

Bruce D. & Lori H. Cox

REQUESTED CHANGE: From A-3 (Suburban District) to HC-2 (Highway Commercial

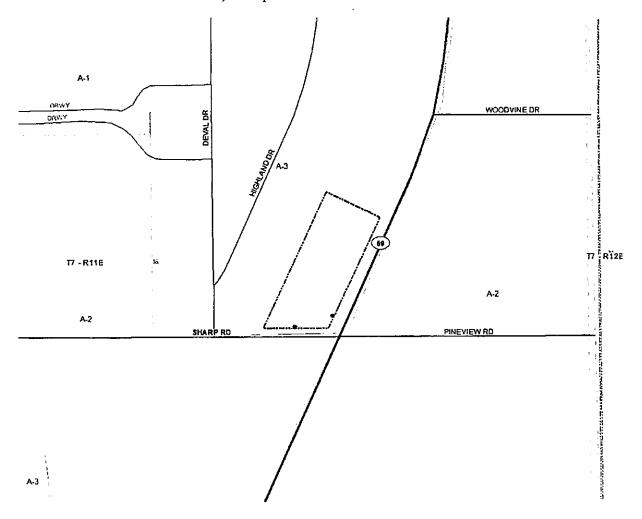
District)

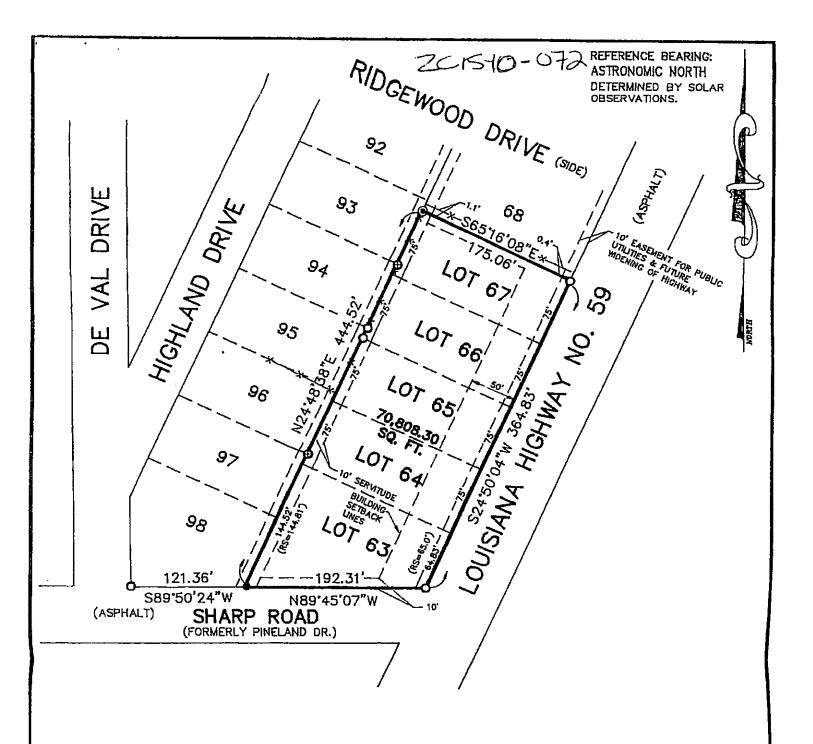
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SIZE:

70,808 sq.ft





NOTES:

- 1. As requested, improvements not shown hereon.
- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0245 C, dated October 17, 1989.

LEGEND

- Q = 1/2" IRON ROD FOUND
 ⊗ = 5/8" IRON ROD FOUND
 = 3/4" IRON PIPE FOUND
 = 1" IRON PIPE FOUND
- RS = REFERENCE SURVEY

REFERENCE SURVEY:

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED,
A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

1. Subdivision Plat of De Val Estate Sites, Section "B"
by Adioe Orr, Jr. & Associates, Engineers, dated 11
2. Survey for Harrold Mark Philippi by Gilbert, Kelly, & Couturie, Inc., Surveyors, dated 12-21-92.

- 1. Subdivision Plat of De Val Estate Sites, Section "B", by Adioe Orr, Jr. & Associates, Engineers, dated 11-7-60.

(985) 892-1549

JOHN G. CUM'
Liconso'
PRO Cummings C. and Associates John COVINGTON, LA. 70439 Professional Land Surveyors 503 N. JEFFERSON AVE. DR. NAVEED MALIK PLAT PREPARED FOR: SHOWING A SURVEY OF: LOTS 63, 64, 65, 66, & 67, SQUARE 1, DE VAL ESTATES SITES, SECTION B, ST. TAMMANY PARISH, LOUISIANA. THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A ANDSURVEYOR PROFESSIONAL LAND SURVEYOR CLASS B SURVEY. 12-23-04 **REVISED:** 1'' = 100'DATE: 04275 JOB NO. SCALE:

