



St. Tammany Parish Government

Department of Development

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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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 10-6-15

Case Number: ZC15-10-072

ZC15-10-072

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	70,808 sq. ft.
Petitioner:	Bruce D. & Lori H. Cox
Owner:	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.

Bruce D. Cox
(SIGNATURE)

PRINT NAME: Bruce D. Cox

ADDRESS: 143 Remington Dr

PHONE # 985 237-0401



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

RECEIVED

Revised 11/21/2014

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OCT 07 2015
Per Karina Nadel

ZONING STAFF REPORT

Date: September 28, 2015
Case No.: ZC15-10-072
Posted: 09/17/15

Meeting Date: October 13, 2015
Determination: Denied

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>
North	Residential	A-3 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	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.

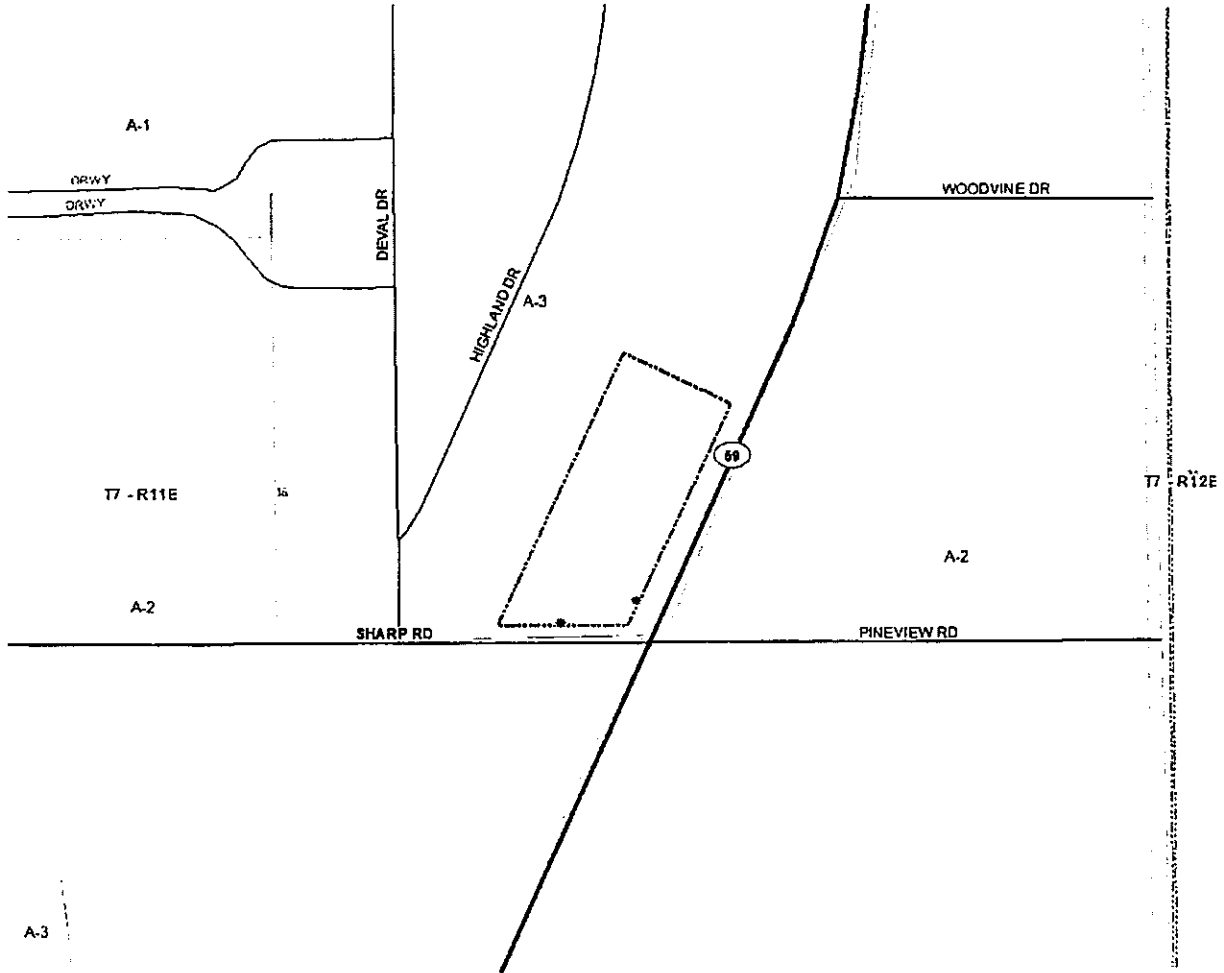
STAFF COMMENTS:

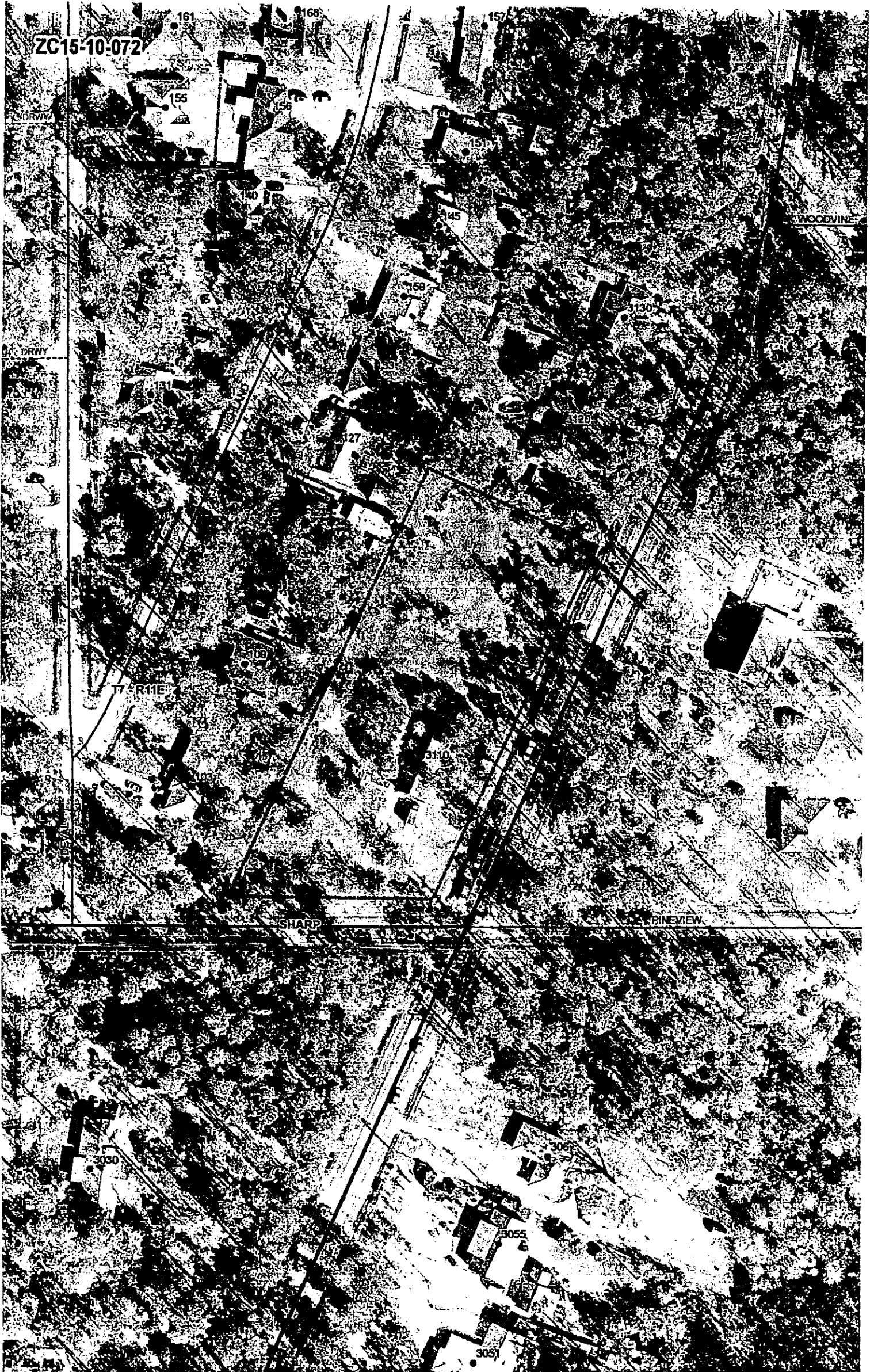
The petitioner is requesting to change the zoning from A-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the northwest corner of Sharp Road & LA Highway 59, being lots 63, 64, 65, 66, & 67, Square 1, De Val Estates. The 2025 future land use plan calls for the area 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.

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0 270 Feet

