



**St. Tammany Parish Government**

Department of Development

P. O. Box 628  
Covington, LA 70434  
Phone: (985) 898-2529  
Fax: (985) 898-3003  
ail: planning@stpgov.org

**APPEAL # 1**

Pat Brister  
Parish President

**ZC APPROVED: 9-3-13**

**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: 9-10-2013

RECEIVED  
SEP 13 2013

CASE NUMBER:

- 1. ZC13-08-054  
Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: I-2 (Industrial District)  
Acres: 0.42 acre  
Petitioner: Miroslav Cutura  
Owner: Cutura's Precision Machining LLC  
Location: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37397 Ben Thomas Road, Slidell, S34,T8S, R14E, Ward 9, District 14  
Council District: 14  
(POSTPONED FROM 8/6/13 MEETING)

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

*Gregory Lockett*  
(SIGNATURE) \_\_\_\_\_ Print name here: Gregory Lockett

60231 Hwy 11  
Slidell, LA 70458  
PHONE # (985) 290-6290

## ZONING STAFF REPORT

Date: August 26, 2013

Meeting Date: September 3, 2013

Case No.: ZC13-08-054

Determination: Approved

Posted: 08/14/13

Prior Action: Postponed (08/06/13)

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### GENERAL INFORMATION

**PETITIONER:** Miroslav Cutura  
**OWNER:** Cutura's Precision Machining LLC  
**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 37397 Ben Thomas Road, Slidell; S34,T8S, R14E; Ward 9, District 14  
**SIZE:** 0.42 acre

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### 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	HC-2 Highway Commercial District
South	Commercial	A-4 Suburban District
East	Commercial	HC-2 Highway Commercial District
West	Undeveloped	HC-2 Highway Commercial 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:

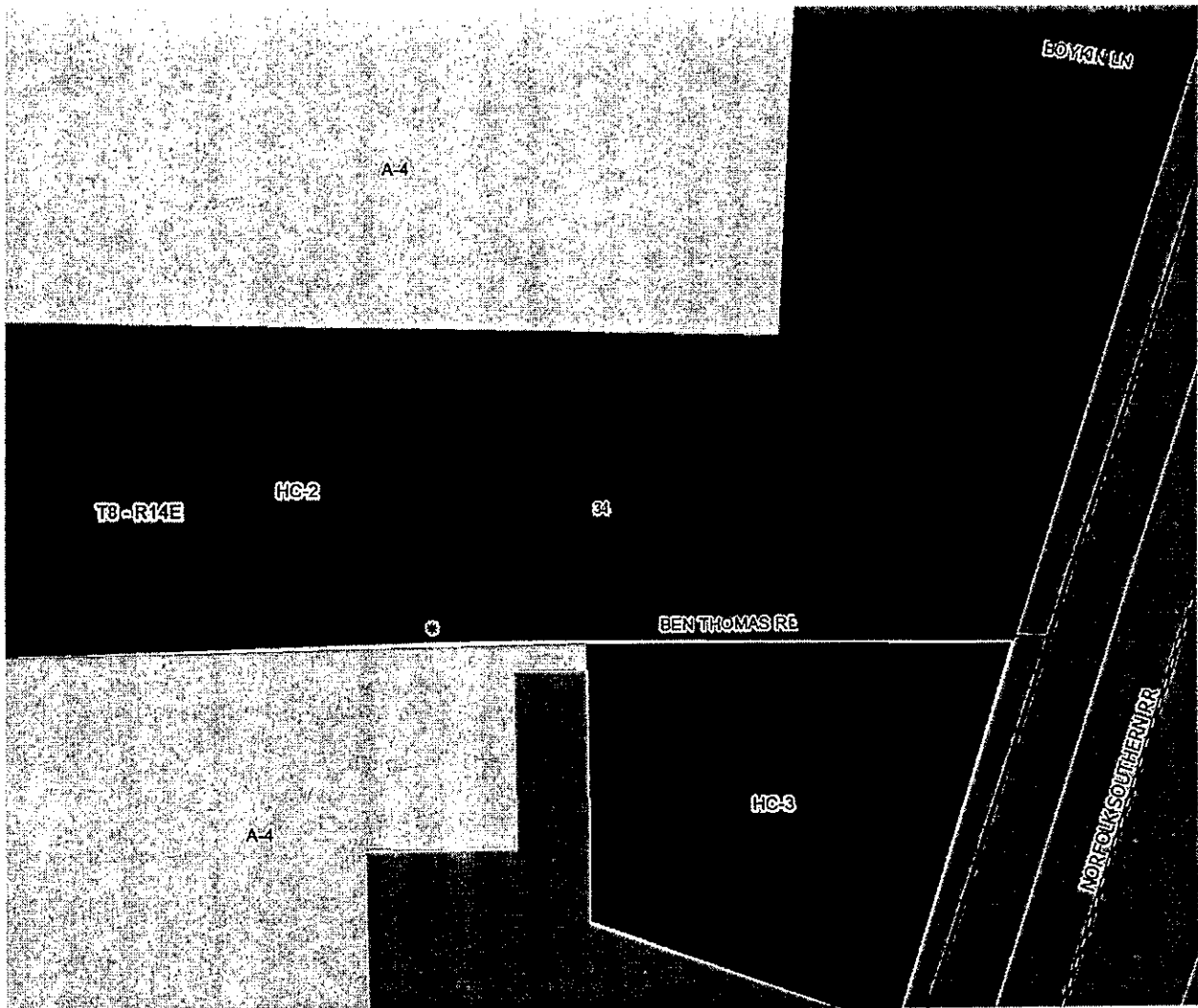
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Ben Thomas Road, west of US Highway 11, being 37397 Ben Thomas Road, Slidell. The 2025 Future Land Use Plan calls for the site to be developed with commercial uses. There is an existing warehouse on the property. Staff feels the requested zoning change to I-2 is too intense for the area.

Note: Prior to the Comprehensive Rezoning the property was zoned M-1 Industrial.

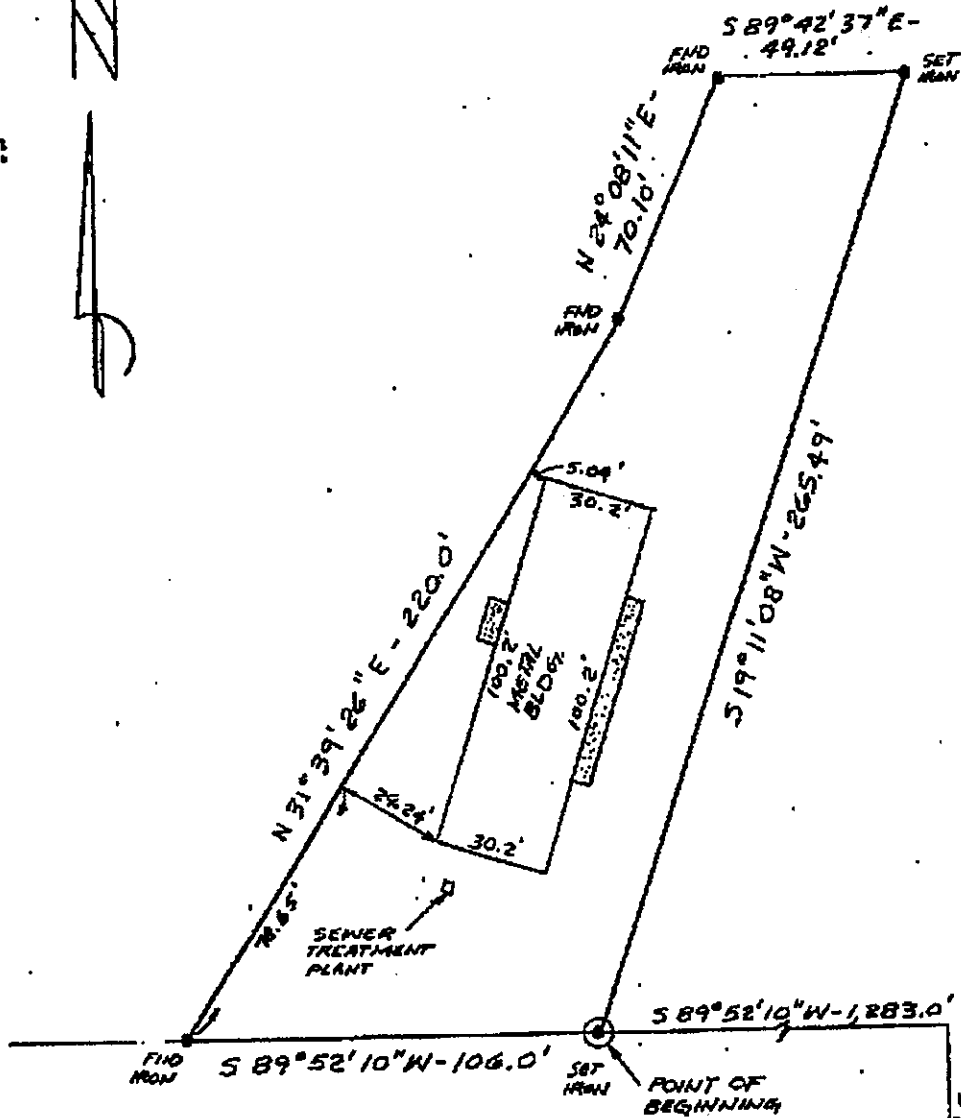
#### STAFF RECOMMENDATION:

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

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ZC13-08-054



BEN THOMAS ROAD

34	35	T85
3	2	.795

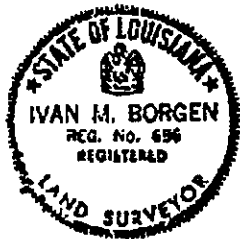
SURVEY MAP

OF

A PARCEL OF LAND IN  
SEC. 34-T85-R14E  
ST. TAMMANY PARISH, LA.

FOR

JOHN'S MACHINE SHOP



SURVEY NO: 41365  
DATE: NOV. 7, 1984  
REV:

THIS SURVEY IS CERTIFIED  
TRUE & CORRECT BY:

*[Signature]*  
IVAN M. BORGEN  
NR 686

SCALE: 1" = 40'