



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

APPEAL # 1

ZC Recommended Denial :

8/6/13

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:

8/7/13

CASE NUMBER:

ZC 13-08-061

1.84 Acres on La. Hwy 1083

HC-2 to I-1

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: Jeffrey D. Schoen

(SIGNATURE)

P.O. Box 1810
Covington, LA 70434

PHONE # 985-892-4801

ZC13-08-061
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: I-1 (Industrial District)
Acres: 1.84 acres
Petitioner: Jeff Schoen
Owner: Joy D. Hobart
Location: Parcel located on the west side of LA Highway 1083 north of Military Road, S4 & 5, T6S, R12E, Ward 10, District 6
Council District: 6

ZONING STAFF REPORT

Date: July 29, 2013

Case No.: ZC13-08-061

Posted: 07/18/13

Meeting Date: August 6, 2013

Determination: Denied

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Joy D. Hobart
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-1 (Industrial District)
LOCATION: Parcel located on the west side of LA Highway 1083, north of Military Road; S4 & 5, T6S, R12E; Ward 10, District 6
SIZE: 1.84 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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	Undeveloped	A-2 (Suburban District)
East	Undeveloped	A-2 (Suburban District)
West	Undeveloped	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

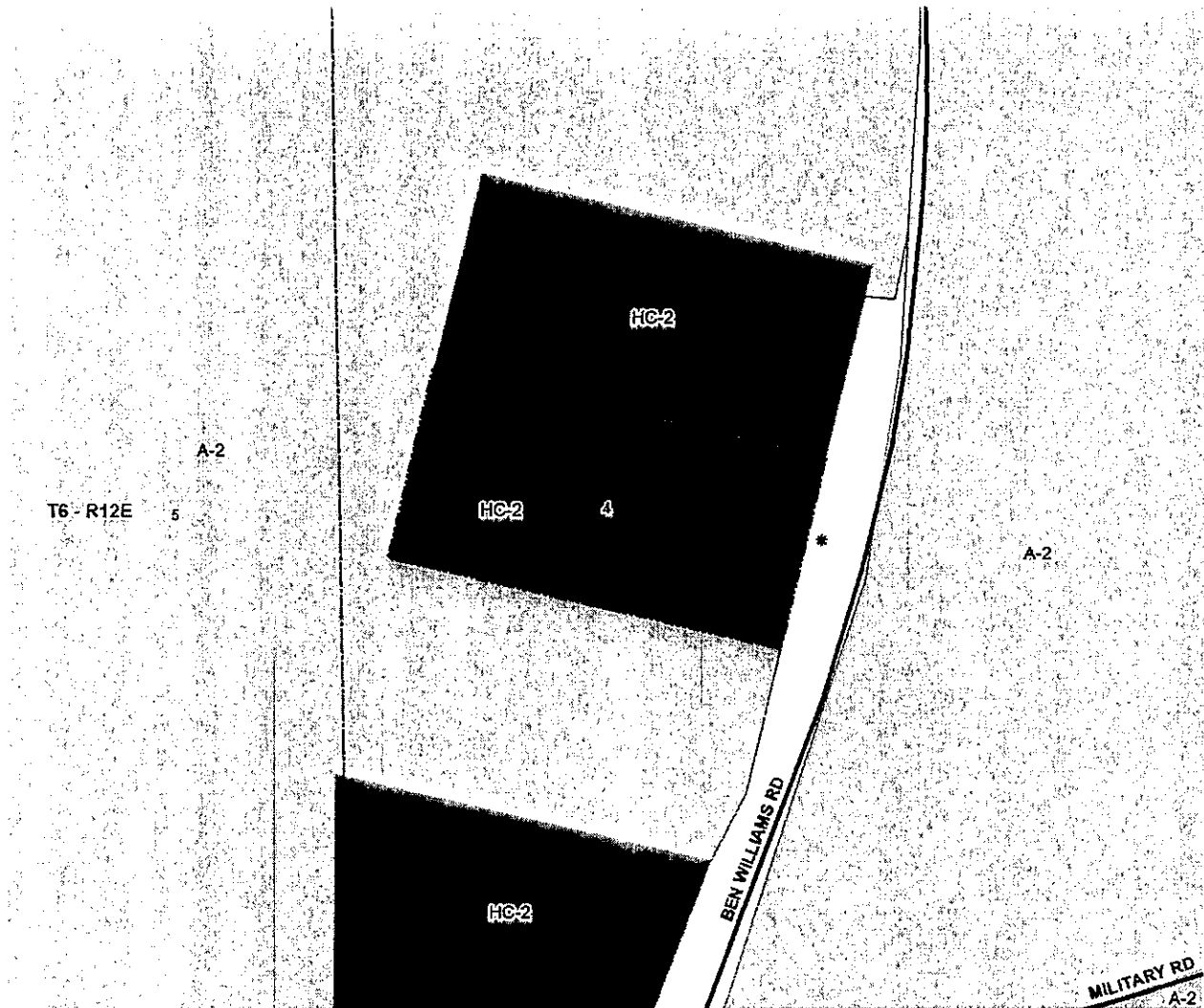
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to I-1 (Industrial District). The site is located on the west side of LA Highway 1083, north of Military Road. The 2025 Future Land Use Plan calls for the area to be developed with conservation uses.

There is an existing 3000 sq.ft office located on the site, which was originally approved as a conditional use permit (CP99-07-062) under the Rural zoning district. The zoning was recently changed to HC-2 Highway Commercial District (ZC13-02-007) to allow for the existing facility to be use as a commercial building. Staff feels that there is no compelling reason the recommend approval of the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 (Industrial District) designation be denied.

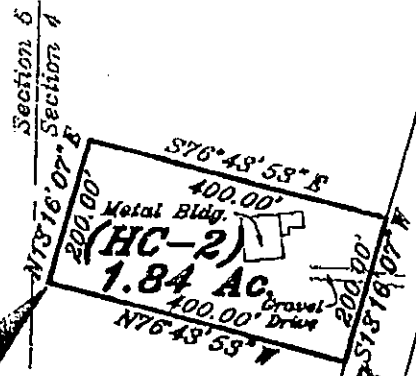
CASE NO.: ZC13-08-061
PETITIONER: Jeff Schoen
OWNER: Joy D. Hobart
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-1 (Industrial District)
LOCATION: Parcel located on the west side of LA Highway 1083, north of Military Road; S4 & 5, T6S, R12E; Ward 10, District 6
SIZE: 1.84 acres



not a property boundary survey.
 The purpose of this map is for zoning
 uses only and should not be used for
 construction, bidding, recordation,
 conveyance, sales, or as the basis for the
 issuance of a permit.
 This map was compiled from various maps
 and deeds, this was not an actual ground
 survey.

ZC13-08-061

This point is $S50^{\circ}50'49''W$, 1029.85';
 $S00^{\circ}45'58''E$, 581.58'; $N78^{\circ}51'28''E$,
 979.27'; $N13^{\circ}16'07''E$, 215.57' from
 the Section Corner common to
 Sections 32 & 33 T5S R12E and
 Section 5 T6S R12E, St. Tammany
 Parish, Louisiana



PRELIMINARY

La. Hwy. 21

La. Hwy. 1089



PRELIMINARY

LOADING SETBACK LINES SHOULD BE DETERMINED BY OWNER
 CONTRACTOR PRIOR TO ANY CONSTRUCTION.
 DISTANCES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
 DISTANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
 SHALL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
 PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
 MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
 UTILITIES.

PREPARED FOR **Joy Hobart**

WHEREIN PROPERTY LOCATED IN **Section 4 Township 6 South Range 12 East,
 St. Tammany Parish, Louisiana**

LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 Office (985) 898-0355 Fax

PRELIMINARY

Louisiana Professional Land Surveyor
 License No. 4894

1" = 250'

DATE December 4, 2012

NUMBER 15766