



St. Tammany Parish Government

Department of Development

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Covington, LA 70434

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APPEAL # 2

ZC Recommended Denial :

8/5/14

Pat Brister
Parish Preside

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: 8/8/14

CASE NUMBER: ZC14-09-067

ZC14-08-067


Existing Zoning:	NC-4 (Neighborhood Institutional District)
Proposed Zoning:	HC-1 (Highway Commercial District)
Acres:	0.43 acres
Petitioner:	Robert Traina
Owner:	RA Traina Construction LLC/Robert & Pamela Traina
Location:	Parcel located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush, S42, T5S, R13E, Ward 5, District 6
Council District:	6

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.

 Print Name Here: ROBERT TRAINA
(SIGNATURE)

77171 Hwy. 41

Bush, LA. 70431

PHONE #: 504 (458-2490)

ZONING STAFF REPORT

Date: July 28, 2014
Case No.: ZC14-08-067
Posted: 7/15/2014

Meeting Date: August 5, 2014
Determination: Denied

GENERAL INFORMATION

PETITIONER: Robert Traina
OWNER: RA Traina Construction LLC/Robert & Pamela Traina
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush; S42, T5S, R13E; Ward 5, District 6
SIZE: 0.43 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	NC-4 Neighborhood Institutional District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Commercial	NC-4 Neighborhood Institutional 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:

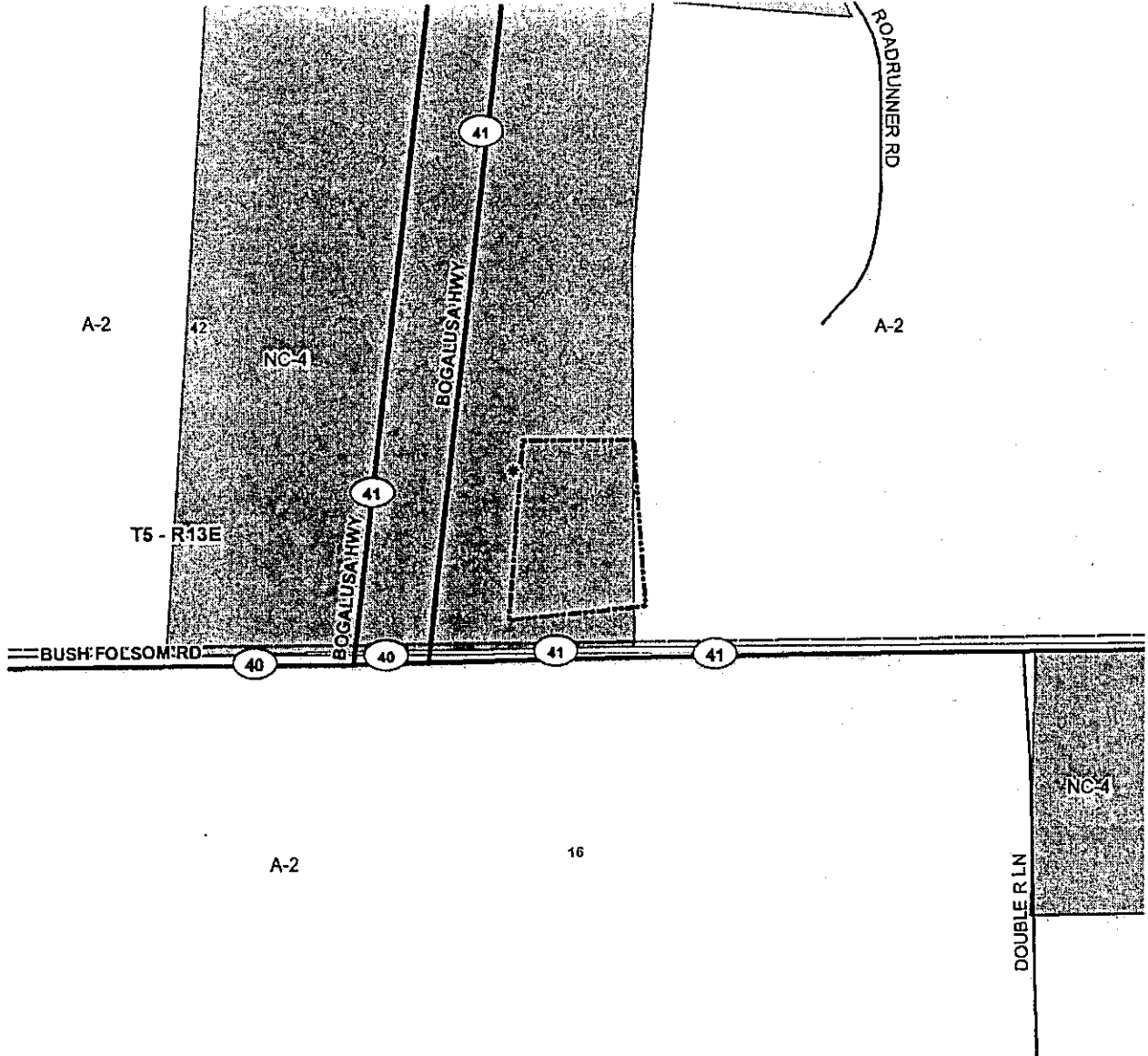
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District). The site is located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. However, the limited size of the site and zoning of adjacent parcels as residential or neighborhood commercial preclude staff from supporting this request. Staff feels the requested zoning is too intense for the area.

Note: Prior to the Comprehensive Rezoning the parcel was zoned C-2 Highway Commercial District..

STAFF RECOMMENDATION:

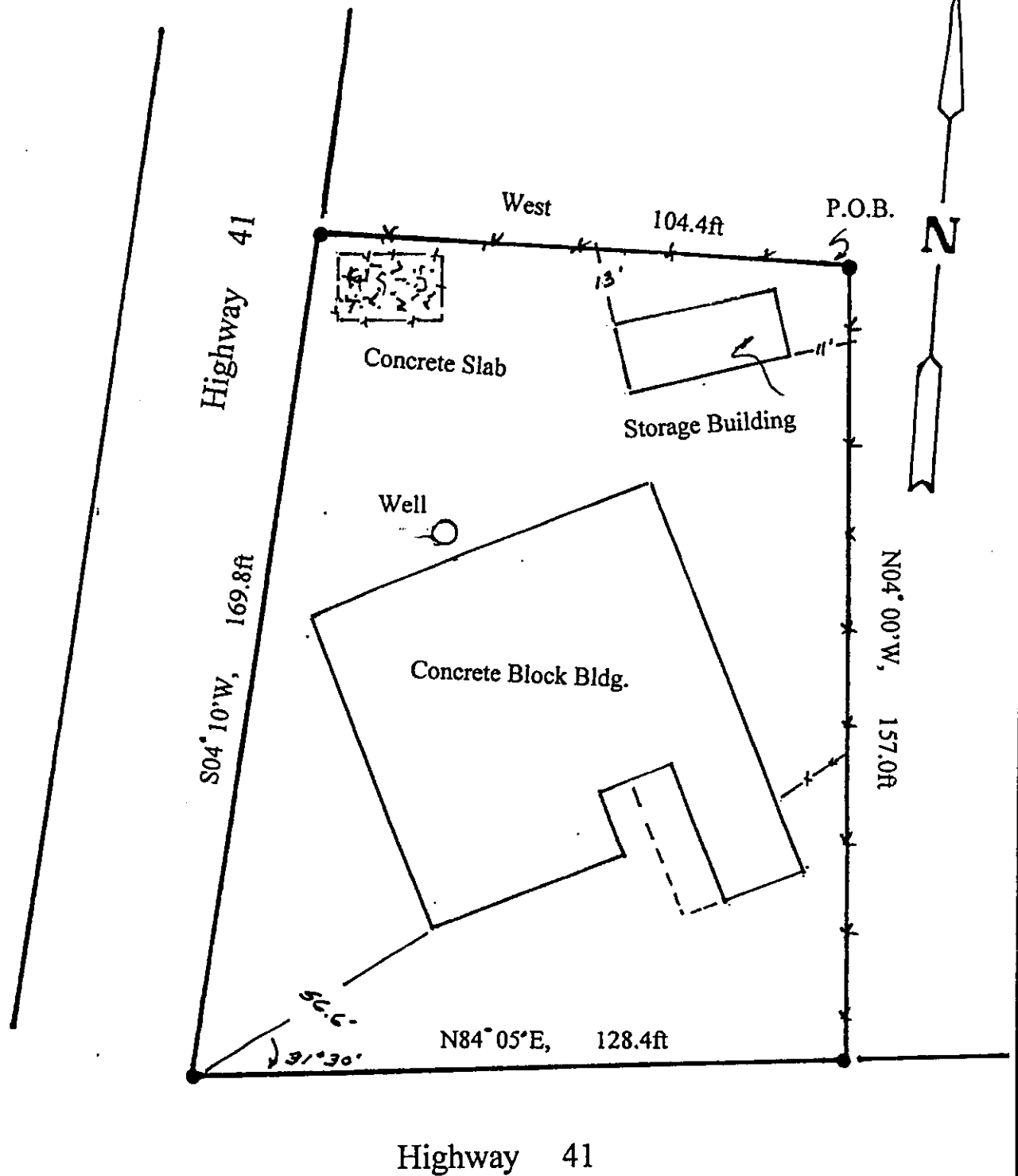
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be denied.

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Municipal Address: 81718 Highway 41, Bush, Louisiana 70431

ZC14-02-06



The P.O.B., N00° 35'W, 1089ft., thence West, 827.0ft, thence North, 186.8ft, and West 264.3ft From the Section Corner Common to Section 16, 21 & 43E, T5S, and R13E St. Tammany Parish, LA

EDWARD J. MURPHY, P.E.

306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

SURVEY PREPARED FOR: *Mr. Robert Trina*

PROPERTY SURVEYED: *A parcel of land located in S42, T15S, R13E*

St. Tammany Parish, Louisiana

FLOOD ZONE: *DFRIM Zone "C", Panel No. 22103 CO210F*

DATE: *1 February 2013*

SCALE: *1 inch = 30 feet*

