



Pat Brister
Parish President

St. Tammany Parish Government

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APPEAL # 3

ZC Recommended Denial :

8/5/14

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: H-08-068
Claude Sanders Jr + Nolan Trosclair

ZC14-08-068

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	I-2 (Industrial District)
Acres:	4.83 acres
Petitioner:	Claude Sanders, Jr
Owner:	Old Captains LLC/Claude S. Sander, Jr. & Nolan J. Trosclair
Location:	Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision, S33,T9S,R15E, Ward 8, District 13
Council District:	13

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.

Claude Sanders Jr
(SIGNATURE) Print Name Here: Claude Sanders Jr

53119 Hwy 433
Slidell, LA 70461

PHONE #: (504) 577-1376

ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-068

Determination: Denied

Posted: 7/15/2014

GENERAL INFORMATION

PETITIONER: Claude Sanders, Jr
OWNER: Old Captains LLC/Claude S. Sander, Jr. & Nolan J. Trosclair
REQUESTED CHANGE: From A-1 (Suburban District) to I-2 (Industrial District)
LOCATION: Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision ; S33,T9S,R15E; Ward 8, District 13
SIZE: 4.83 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development? No

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-1 (Suburban District) to I-2 (Industrial District). The site is located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff feels that the requested zoning change is too intense for the area, considering that the site is surrounded by residential uses and undeveloped land.

STAFF RECOMMENDATION:

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

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A-1
T9 - R15E 33



