



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development

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APPEAL # 2

ZC Recommended Denial :

8/4/15

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.

RECEIVED

APPEAL REQUEST

AUG 10 2015

Per CW

DATE: 8/10/15

Case Number: ZC15-07-054

ZC15-07-054

Existing Zoning:	NC-4 (Neighborhood Institutional District) & A-3 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	1.97 acres
Petitioner:	Council Motion
Owner:	Wesley E. Surgi
Location:	Parcel located on the north side of US Highway 190, east of Kay Drive, S34, T8S, R13E, Ward 9, District 11
Council District:	11

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.

(SIGNATURE)

PRINT NAME: Laurence W. Haik Jr

ADDRESS: 820 Oak Harbor Blvd St. dell La 70458

PHONE # 985-788-4993

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

ZONING STAFF REPORT

Date: July 24, 2015

Case No.: ZC15-07-054

Prior Action: Postponed

Posted: 07/21/15

Meeting Date: August 4, 2015

Determination: Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Wesley E. Surgi
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, east of Kay Drive; S34, T8S, R13E; Ward 9, District 11
SIZE: 1.97 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	Residential	A-3 (Suburban District)
South	Undeveloped	NC-4 (Neighborhood Institutional District)
East	Undeveloped	NC-4 (Neighborhood Institutional District) & A-3 (Suburban District)
West	Commercial & Residential	NC-4 (Neighborhood Institutional District) & A-3 (Suburban District)

EXISTING LAND USE:

Existing development? No

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:

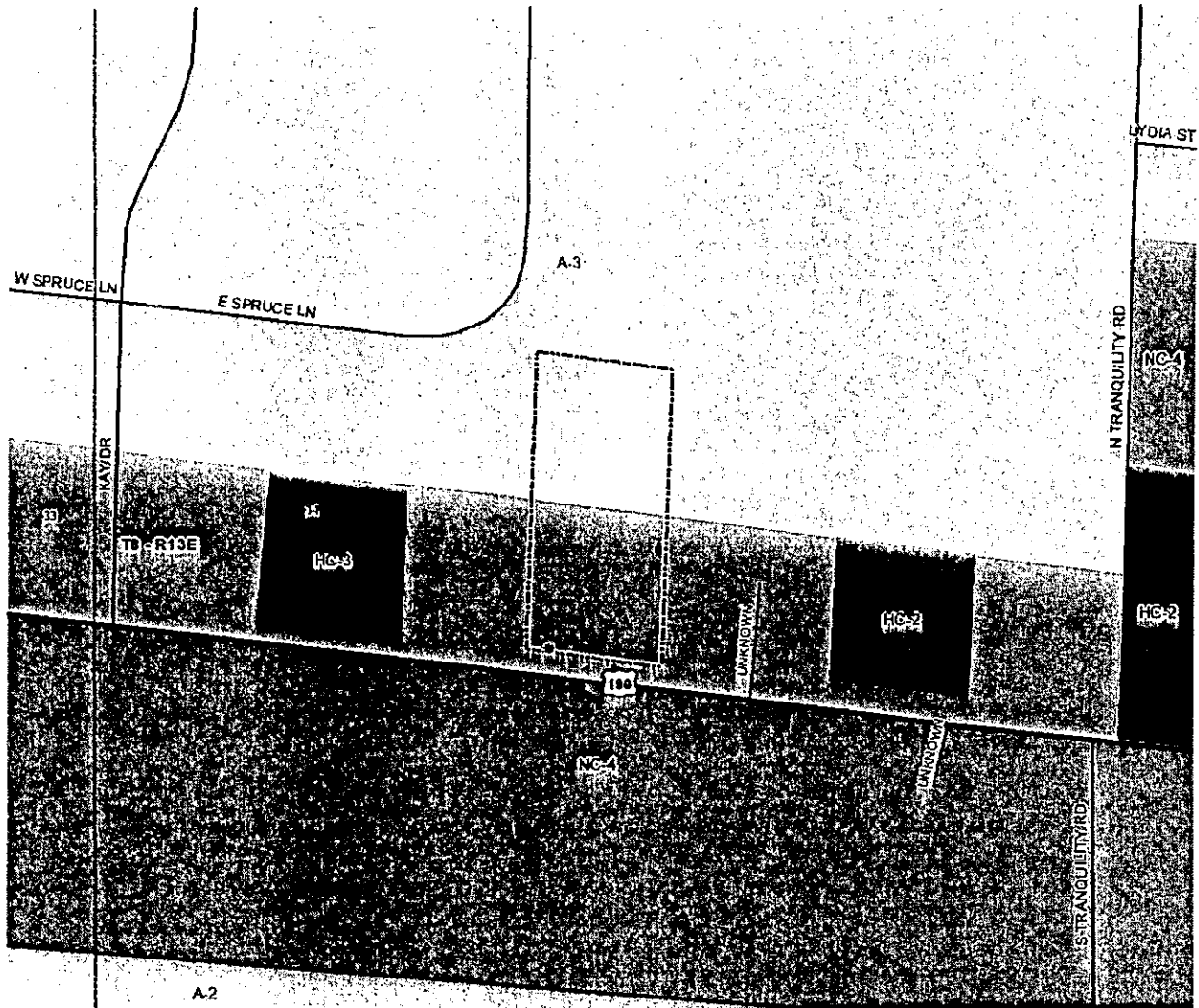
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the north side of US Highway 190, east of Kay Drive. The 2025 future land use plan calls for the site to be developed with commercial uses. Staff does not see any compelling reason to increase the intensity of the zoning in the area.

Note that the property was zoned C-2 (Highway Commercial District) (ZC99-05-029) before the Comprehensive Rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.

CASE NO.: ZC15-07-054
PETITIONER: Council Motion
OWNER: Ernest M. Anthony
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, east of Kay Drive; S34, T8S, R13E; Ward 9, District 11
SIZE: 1.97 acres





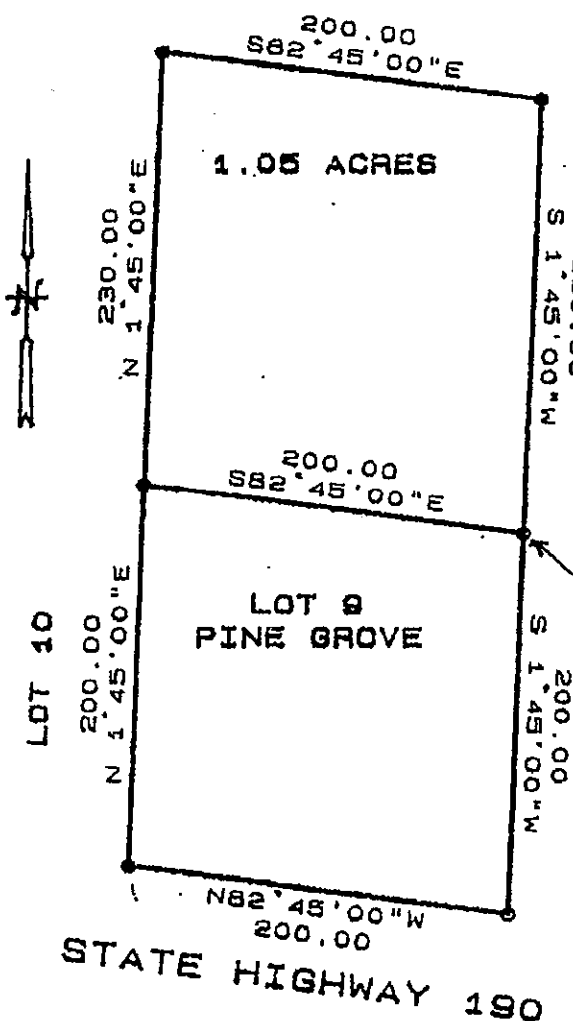
0 540 Feet



LEGAL DESCRIPTION:

2015-07-084

Lot 9, Pine Grove, according to the plat thereof as recorded in Map File 1691, Clerk of Court, St. Tammany Parish, Louisiana, and a Parcel of land located in Section 34, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana as shown hereon.



This point is described as being South 89 degrees 51 minutes East 979.4 feet, South 01 degree 45 minutes West 2187.4 feet from the corner common to Sections 27, 28, 33, and 34, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana.

86,000' [□]
58° - East
30,000'

STATE HIGHWAY 190

CERTIFIED TO:
WESLEY SURGI

LEGEND:
○ SET 1/2" IRON ROD
● FOUND 1/2" IRON ROD
■ FOUND OLD WOOD
FENCE - - - X - - -
BEARINGS: RECORD
SETBACK LINES - - - - -
FRONT 50 SIDES 25
REAR 25 STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the the Minimum Standard Detailed Requirements for ALTA / ASCE Land Title Surveys, pursuant to the accuracy standards of a State of Louisiana Survey and the applicable standards of practice cited in LA 48: LXI. Signature must be in Red Ink. See also the undersigned for this plat to be certified correct.

ASSR/TYPE	"C"	CPN: 226205 0385 D
BUNDARY	16 DEC 88	FIRM DATE: 2 APR 81
FORMBOARDS		FIRM ZONE: "C"
LAB TIE		BASE FLOOD:
---BUILT		REVISED:
IB NO,	6634	SCALE: 1 inch = 100 ft

BRUCE W. POPE, R
REG. No. 4672
REGISTERED
PROFESSIONAL
WILSON-POPE, PLS
LOUISIANA REGISTERED LAND SURVEYORS
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