



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING  
P. O. BOX 628  
COVINGTON, LA 70434  
PHONE: (985) 898-2529  
FAX: (985) 898-3003  
e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

Kevin Davis  
Parish President

*Appeal 2*  
*denied 6/1/04*  
*Tabled*  
*7-1-04*

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: 6/10/04

ZC04-06-046  
Existing Zoning: LC (Light Commercial) District \*  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 74,917 sq. ft.  
Petitioner: Stuart Rathe  
Owner: RJR LLC, II  
Representative: Michael Tilly  
Location: Parcel located on the north side of LA Highway 21, west of Cherokee  
Rose Lane, S46, T7S, R11E, Ward 1, District 1  
Council District: 1

PR04-06-006 - Use: Medical Offices  
Corridor: Highway 21 Planned Corridor  
Zoning: LC (Light Commercial) District  
Use Size: 18,912 sq. ft.  
Petitioner: Stuart Rathe  
Owner: RJR, LLC II  
Location: Parcel located on the north side of LA Highway 21, west of Cherokee  
Rose Lane, S46, T7S, R11E, Ward 1, District 1  
Council District: 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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

Michael Tilly  
PRINT NAME  
*Michael Tilly*  
(SIGNATURE)  
77 Logwood Dr  
MAILING ADDRESS  
Covington, LA 70433  
PHONE #: 985-789-9501



# ZONING STAFF REPORT

Date: May 21, 2004  
Case No.: ZC04-06-046  
Posted: 05/13/04

Meeting Date: June 1, 2004  
Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Stuart Rathe  
**OWNER:** RJR LLC, II  
**REQUESTED CHANGE:** From LC (Light Commercial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the north side of LA Highway 21, west of Cherokee Rose Lane; S46, T7S, R11E; Ward 1, District 1  
**SIZE:** 74,917 sq. ft.

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Land Use</u>           | <u>Zoning</u>                            |
|------------------|---------------------------|--|
| North            | Single Family Residential | A-4 (Single Family Residential) District |
| South            | Nursing Home              | C-2 (Highway Commercial) District        |
| East             | Undeveloped               | C-2 (Highway Commercial) District        |
| West             | Undeveloped               | LC (Light Commercial) District           |

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

#### COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

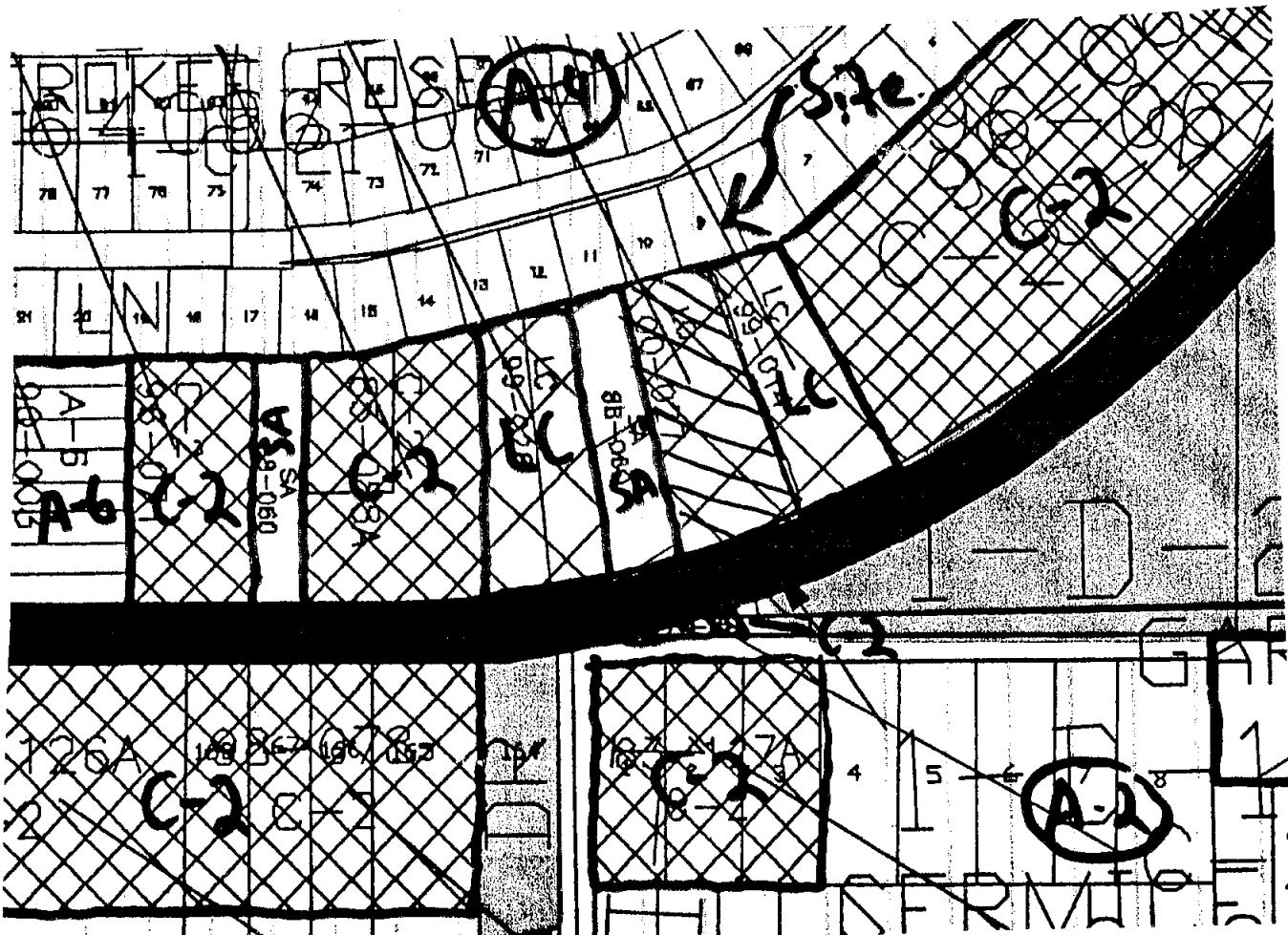
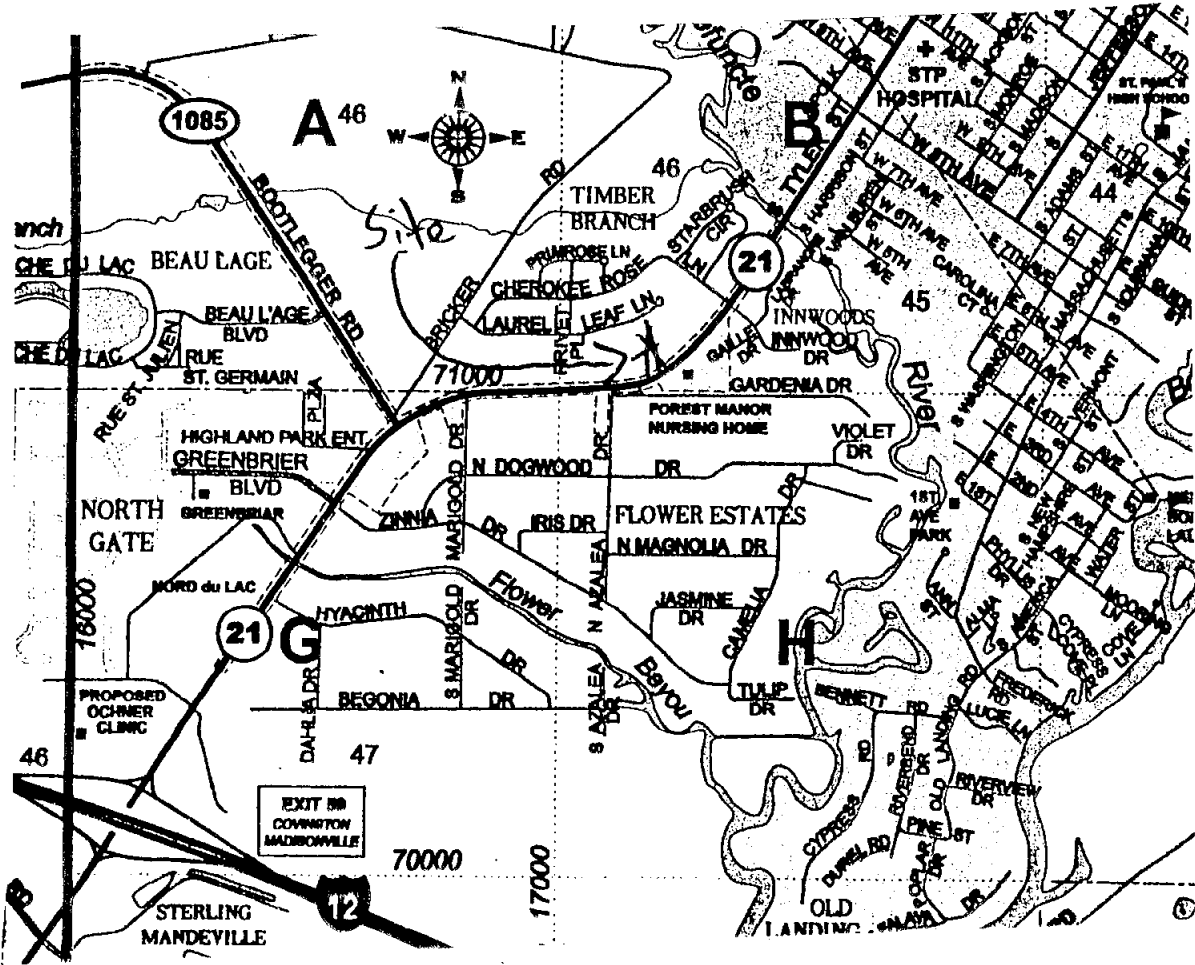
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from LC (Light Commercial) District to C-2 (Highway Commercial) District. The site is located on the north side of LA Highway 21, west of Cherokee Rose Lane. The petitioner is proposing 3 medical office buildings. Considering that Highway 21 is a Planned Corridor, a plan review application (PR04-06-006) has been submitted, with required site and landscape plan, as required. The zoning change to C-2 is required considering that the total size of the three proposed buildings will exceed the maximum of 9000 square feet of floor space allowed under LC.


#### STAFF RECOMMENDATION:

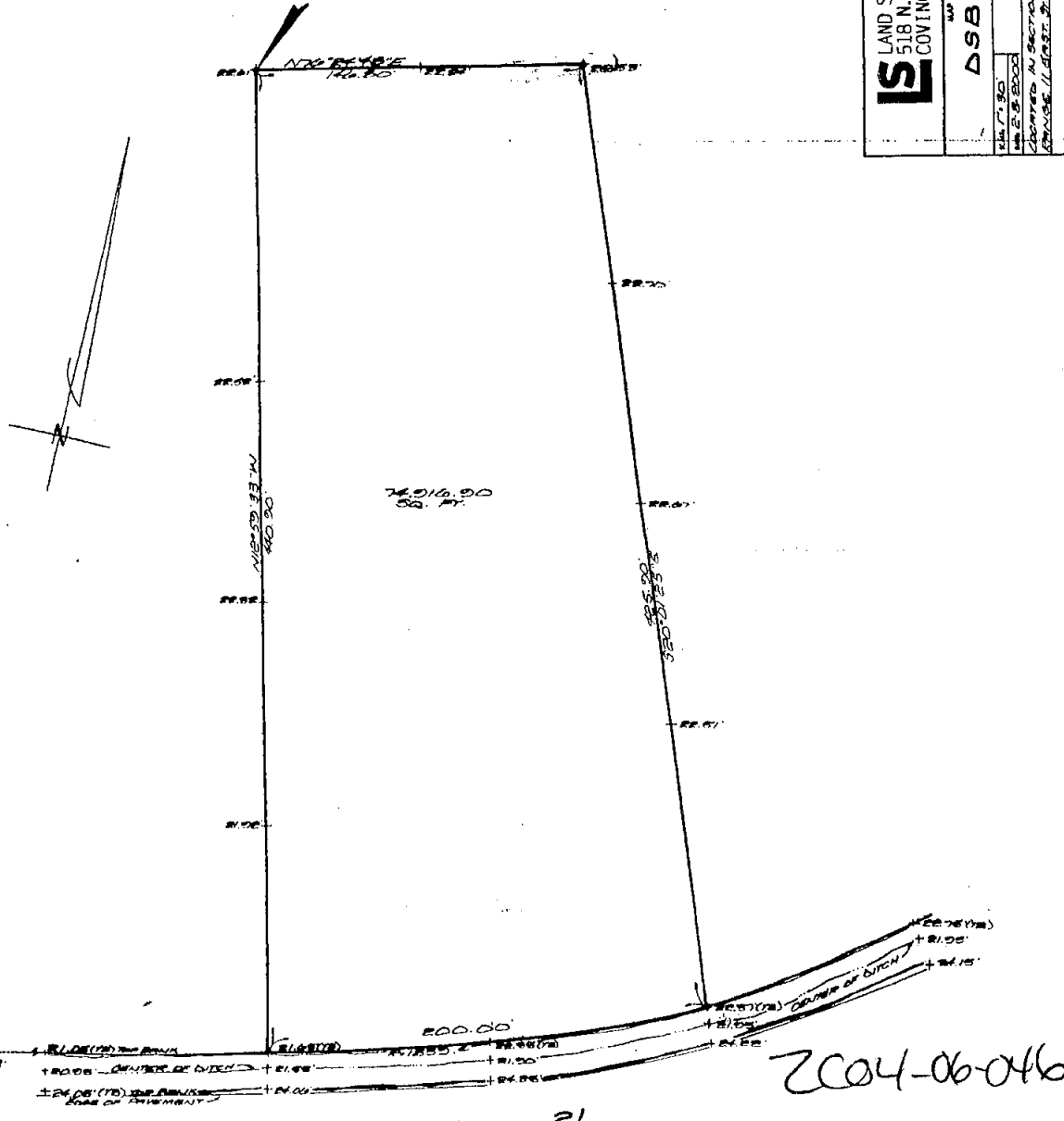
The staff recommends that the request for an C-2 (Highway Commercial) District designation be approved considering that the site is already abutting C-2 on the east side of the site. Moreover, most of the properties located along LA Highway 21 are zoned C-2 designation.

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THIS ADJUT IS 582°55'E, 10021.40';  
 100°15'E, 48.0'; 100°15'E, 100.00';  
 582°10'E, 100.00'; N 71°E, 48'E,  
 48.0' OF ARCH THE NEUTRALITY  
 CORNER OF SECTION 40, T17S, R10E,  
 30 TOWNSHIP PARISH, LOUISIANA

|   |   |
|---|---|
|  <b>LAND SURVEYING, INC.</b><br>518 N. COLUMBIA ST.<br>COVINGTON, LA. 70433 | MAP PREPARED FOR<br><b>DSB LLC</b>  |
|   | DATE: 7/30<br>SHEET NO: 20<br>DRAWN BY: J. FITZPATRICK<br>CHECKED BY: J. FITZPATRICK<br>SCALE: 1" = 100.00'<br>PROJECT: 2004-06-046 |



2004-06-046

LA. HWY. 21

THIS MAP IS IN ACCORDANCE WITH THE  
 MINIMUM STANDARD DETAILS REQUIRE-  
 MENTS PURSUANT TO THE ACCURACY  
 STANDARDS OF A 2 SURVEY AND THE  
 APPLICABLE STANDARDS OF PRACTICE  
 CITED IN LAC 40:101.

THIS MAP IS IN ACCORDANCE WITH A  
 PHYSICAL SURVEY MADE ON THE GROUND  
 UNDER THE SUPERVISION OF THE  
 UNDERSIGNED.

*John R. Fitzpatrick*  
 A REGISTERED LAND SURVEYOR

