



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

Appeal # 3
Kevin Davis
 Parish President

ZC approved 10/5/04

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: Oct. 6, 2004

(Reference Case on Zoning Commission Agenda)

ZC04-09-073

Existing Zoning: SA (Suburban Agriculture) District
 Proposed Zoning: ~~C-2 (Highway Commercial) District~~ *Amended*
 Acres: 4.13 acres
 Petitioner: Lawrence W. Haik, Sr. *C-1 Neighborhood Commercial*
 Owner: Richard Oriol, et al.
 Location: Parcel located on the south side of US Highway 190, east of 17th Street and west of 15th Street, being squares 79 and 80 in Lacombe Park Subdivision, S40, T8S, R12E, Ward 7, District 7
 Council District: 7

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.

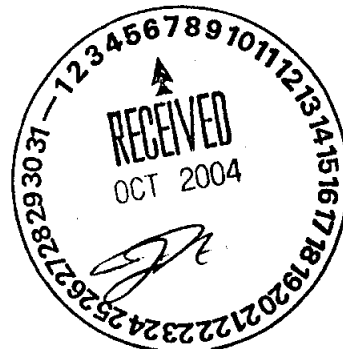
Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Pamela Taylor
 (SIGNATURE)

Pamela & John Taylor
P.O. Box 842; 60280 S. 15th
Lacombe, LA 70445

PHONE #: 985-882-9405



ZONING STAFF REPORT

Date: September 28, 2004
Case No.: ZC04-09-073
Prior Action: Tabled (09/07/04)
Posted: 09/22/04

Meeting Date: October 5, 2004
Determination: Amended to C-1

GENERAL INFORMATION

PETITIONER: Lawrence W. Haik, Sr.
OWNER: Richard Oriol, et al.
REQUESTED CHANGE: From SA (Suburban Agriculture) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the south side of US Highway 190, east of 17th Street and west of 15th Street, being squares 79 and 80 in Lacombe Park Subdivision; S40, T8S, R12E; Ward 7, District 7
SIZE: 4.13 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: US Highway 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	Commercial	C-2 (Highway Commercial) District
South	Undeveloped/Tammany Trace	SA (Suburban Agriculture) District
East	Commercial	C-2 (Highway Commercial) and SA (Suburban Agriculture) Districts
West	Mobile Home	SA (Suburban Agriculture) District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

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 SA (Suburban Agriculture) District to C-2 (Highway Commercial) District. The site is located on the south side of US Highway 190, east of 17th Street and west of 15th Street, being squares 79 and 80 in Lacombe Park Subdivision. The petitioners are proposing to use the site for a multi-occupant commercial development consisting of a mini-storage facility to the rear of the site (which would require a conditional use permit), a restaurant, a bank, and a small retail center. The owners of the property previously applied for a rezoning of the property in the spring of 2003 (ZC03-05-028 and ZC03-05-029). Staff felt that the zoning change was compatible at that time and recommended approval. Now that the 2025 Land Use Plan has been adopted, staff has an even more objective basis for making land use recommendations. Given that this particular corridor is designated for commercial use and given the proximity of other C-2 zoned properties, staff feels that the proposed rezoning is appropriate for this location. Staff's only concern with the subject site is that it lies entirely within flood zone A. Should the proposed rezoning be approved, staff cautions the petitioners that they may have to scale back their development plans in order to meet Department of Engineering standards for developing within a flood plain and placing fill on such a property.

A copy of a resolution has been provided certifying that the 16th Street Right of Way has been revoked in February 1946. However, the subject zoning change does not include the rezoning of the right of way. A rezoning application will have to be submitted in order to rezone the 16th Street right of way to C-2 (Highway Commercial) District.

STAFF RECOMMENDATION:

The staff recommends that the request for an C-2 (Highway Commercial) District designation be approved.

EXHIBIT "A"

Appeal 3

ZC04-09-073

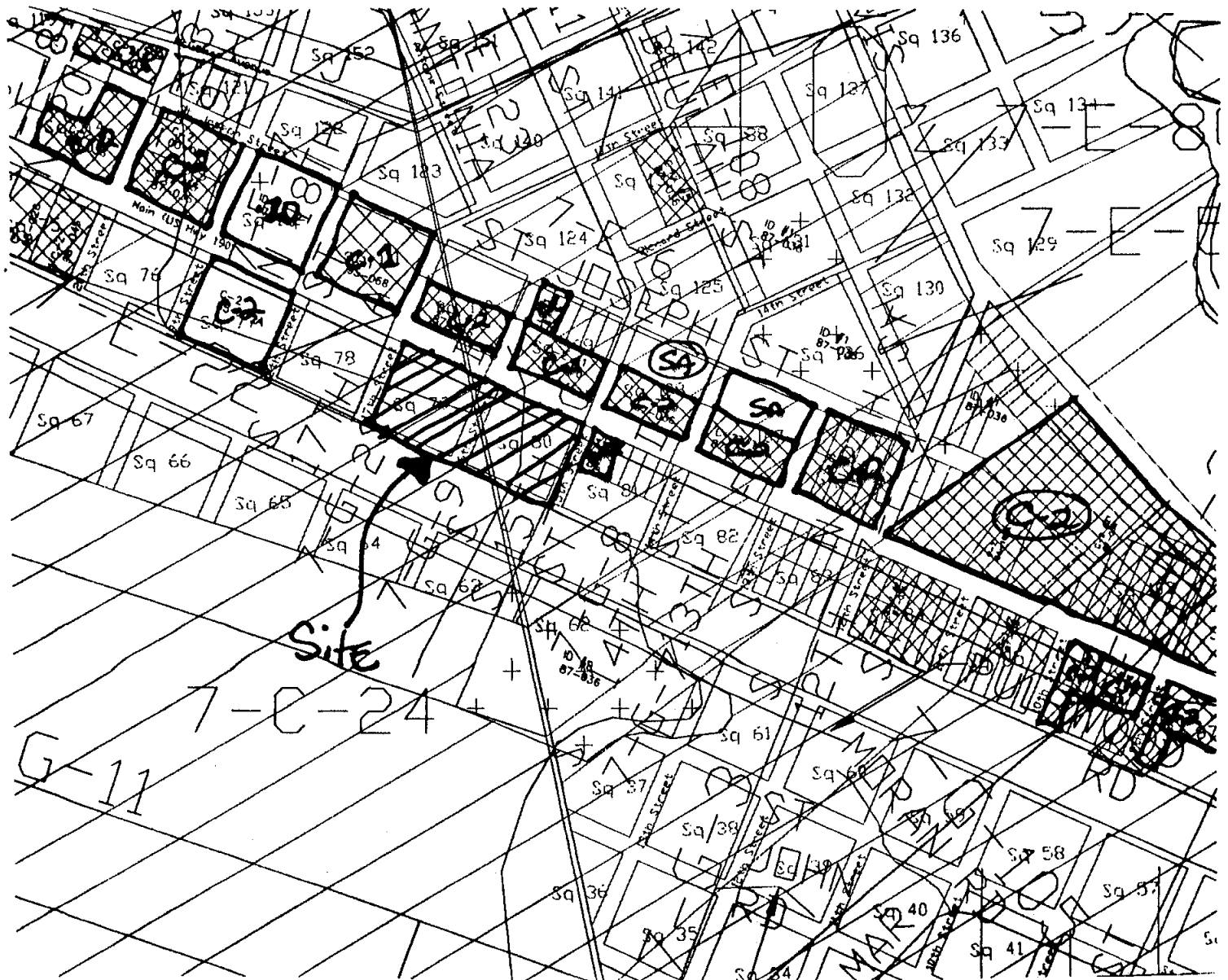
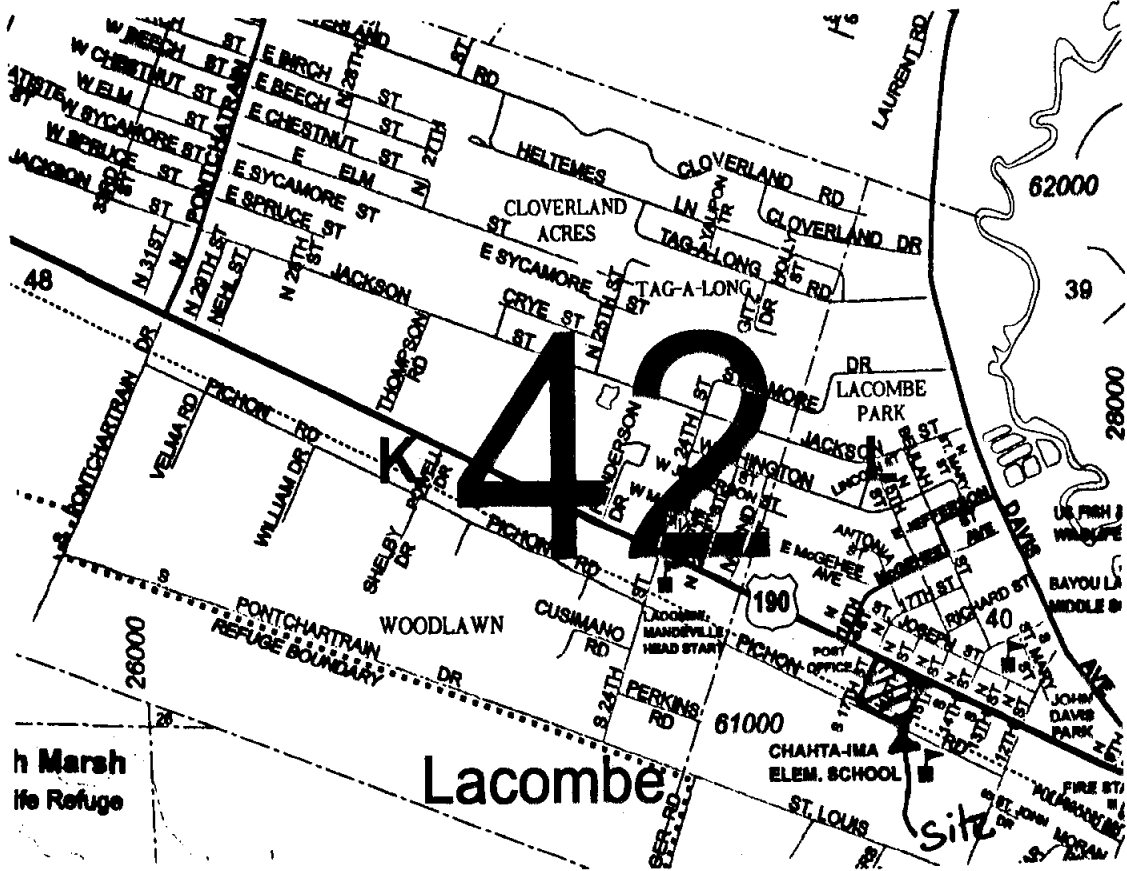
Parcel 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, lying and being situated in the Town of Lacombe, Parish of St. Tammany, State of Louisiana, and more fully described as being all of Square No. Seventy-nine (79), which said square is bounded by Main, Seventeenth and Seventeenth Street and Lacombe Blvd.

Parcel 2

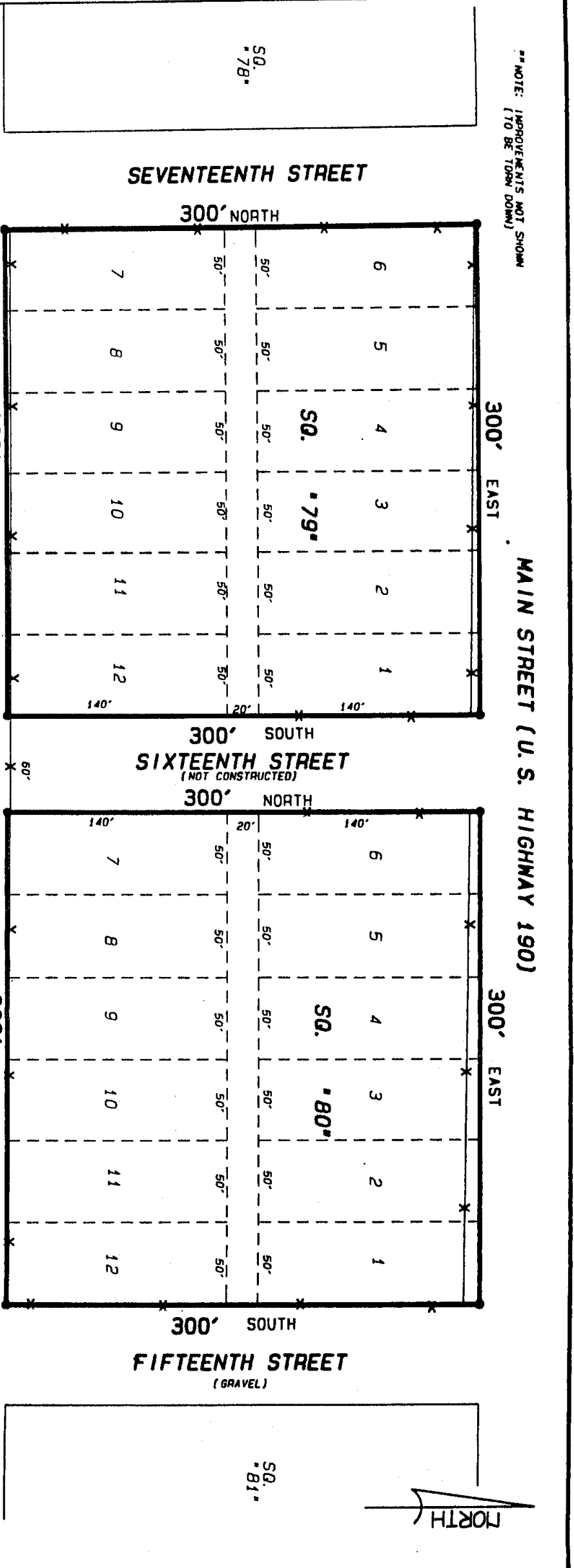
**ALL THAT CERTAIN PIECE OR PARCEL of property in the Town of Lacombe, being Square #80, said square being bounded by Main, 15th Street, Lacombe Blvd., and 16th Streets.
Acquired by Luella Parker in COB 153/247.**

CASE NO.: ZC04-09-073
PETITIONER: Lawrence W. Haik, Sr.
OWNER: Richard Oriol, et al.
REQUESTED CHANGE: From SA (Suburban Agriculture) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the south side of US Highway 190, east of 17th Street and west of 15th Street, being squares 79 and 80 in Lacombe Park Subdivision; S40, T8S, R12E; Ward 7, District 7
SIZE: 4.13 acres



2004-09-073

NOTE: IMPROVEMENTS NOT SHOWN (TO BE TYPED DOWN)



SQ. 78

SEVENTEENTH STREET

300' NORTH

300' EAST

300' WEST

SQ. 79

300' SOUTH

SIXTEENTH STREET (NOT CONSTRUCTED)

300' NORTH

300' EAST

300' WEST

SQ. 80

300' SOUTH

FIFTEENTH STREET (GRAVEL)

SQ. 81



TAMMANY TRACE
(NEW ORLEANS GREAT NORTHERN RAILROAD)

SURVEY MAP OF
SQ. 79 & SQ. 80, OAKLAWN a.k.a.
LACOMBE PARK SUBDIVISION

St. Tammany Parish, Louisiana

GEORGE GAMBINO

LEGEND
● Set 1/2" Iron Rod

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) _____ with a Base Flood Elevation of _____ in accordance with Community Panel No. 225205 D300 C. Revised: APRIL 2, 1991

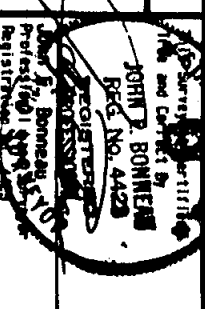
Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments or gaps exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA. REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

Survey No. 2004 471
Date: JULY 20, 2004
Drawn by: JG
Revised:
Scale: 1" = 60'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 N. CAUSEWAY BLVD. - SUITE 34 • NARDEVILLE, LA. 70471 (985) 626-0808
SLIDELL (985) 643-2508 • NARDEVILLE (985) 626-3546 • N.O. (504) 456-2042
HAKKIND (985) 345-7641 • FAX NO. (985) 626-0057 • E-MAIL jeb@jebell5outh.net



to take the acknowledgment or proof; further, that I have charge of the official record of the appointment of said Notary Public, that I have a record of his signature, and that I am acquainted with his handwriting and verily believe that the signature to the certificate of acknowledgment or proof of the annexed instrument is his true and genuine signature; further, that the impression of the seal of the said Notary Public as affixed on said certificate has been compared with the original on file in this office and is verily believed to be true and genuine; and further, that the acknowledgment or proof was taken in accordance with the laws of the Canal Zone.

In Testimony Whereof, I have hereunto set my hand and affixed the Seal of the Government of the Canal Zone, at Balboa Heights, Canal Zone, this 17 day of January, 1946.
C. M. LUPFER. Filed for record January 26, 1946. Truly recorded February 5, 1946.

Camille Stewart
Clerk & Ex-Officio Recorder.

AD 112

69452
RESOLUTION
OF

POLICE JURY OF
ST. TAMMANY PARISH



Resolution. Whereas there is filed in the Clerk of Court's Office, Parish of St. Tammany, a plan or survey of the Sub Division of Lacombe, on which are shown certain streets and avenues, all legally dedicated to the public, and Whereas Sixteenth Street leading from U.

S. Highway #190 to Lacombe Boulevard has never been opened or made possible, and has never been used by the public.

Mr. I. F. Parker is the owner of the squares on each side of said street and,

Whereas there is no further public use or necessity for that portion of Sixteenth Street above described to remain dedicated to the public, now therefore,

Be it resolved by the Police Jury of St. Tammany Parish in regular monthly meeting convened that the dedication of Sixteenth Street leading from U. S. Highway #190 to Lacombe Boulevard is hereby revoked and rescinded and that the land comprised within said street revert to the land owners as provided by law.

I hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Police Jury of the Parish of St. Tammany, Louisiana, in session convened March 16, 1946. HENRIETTA K. DAULL, SECRETARY-TREASURER. Filed for record January 26, 1946. Truly recorded February 5, 1946.

Camille Stewart
Clerk & Ex-Officio Recorder.

69453
ANDREW BUSH
TO

GEORGE L. OKLINEO

United States of America, State of Louisiana, Parish of St. Tammany. Be it known, That on this 25th day of the month of January in the year of our Lord one thousand nine hundred and Forty Five and of the Independence of the United States of America, the one hundred and

Seventieth. Before me, J. Monroe Simmons a Notary Public, duly commissioned and sworn, in and for the Parish of St. Tammany, therein residing, and in the presence of the witnesses herein-after named and undersigned, Personally Came and Appeared: ANDREW BUSH, of lawful age and a

2004-09-073