



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. BOX 628
 COVINGTON, LA 70434
 PHONE: (985) 899-8529
 FAX: (985) 899-8003
 e-mail: planning@stpgov.org

Kevin Davis
 Parish President

Appeal # 4
ZC denied 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: October 07, 2004

(Reference Case on Zoning Commission Agenda)

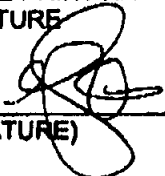
ZC04-109090
 Existing Zoning: C-1 (Neighborhood commercial) District
 Proposed Zoning: C-2 (highway Commercial) District
 Acres: 12,500 sq. ft.
 Petitioner: Elwin C. Ordoyne III
 Owner: Ronald & Jacqueline Murray
 Location: Parcel located on the west side of Dwyer St. in north of Coast Blvd. being lots 32-35 of Square 14 in Central Park Subdivision, Section A, S23, T9S, R14E, Ward 8, District 12

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



 (SIGNATURE)

Elwin C. Ordoyne III
 900 Old Spanish Trail
 Slidell, LA 70458

PHONE #: 985-645-9558



ZC04-10-090

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 Council District: 12

ZONING STAFF REPORT

Date: September 28, 2004
Case No.: ZC04-10-090
Posted: 09/21/04

Meeting Date: October 5, 2004
Determination: Denied

GENERAL INFORMATION

PETITIONER: Elwin Ordoyne III
OWNER: Ronald and Jacqueline Murray
REQUESTED CHANGE: From C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of Dwyer Street, north of Coast Boulevard, being lots 32-35 of Square 14 in Central Park Subdivision, Section A; S23, T9S, R14E; Ward 8, District 12
SIZE: 12,500 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Mobile Home	C-1 (Neighborhood Commercial) District
South	Commercial	C-1 (Neighborhood Commercial) District
East	Commercial	C-2 (Highway Commercial) District
West	Mobile home	Special District 8

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.

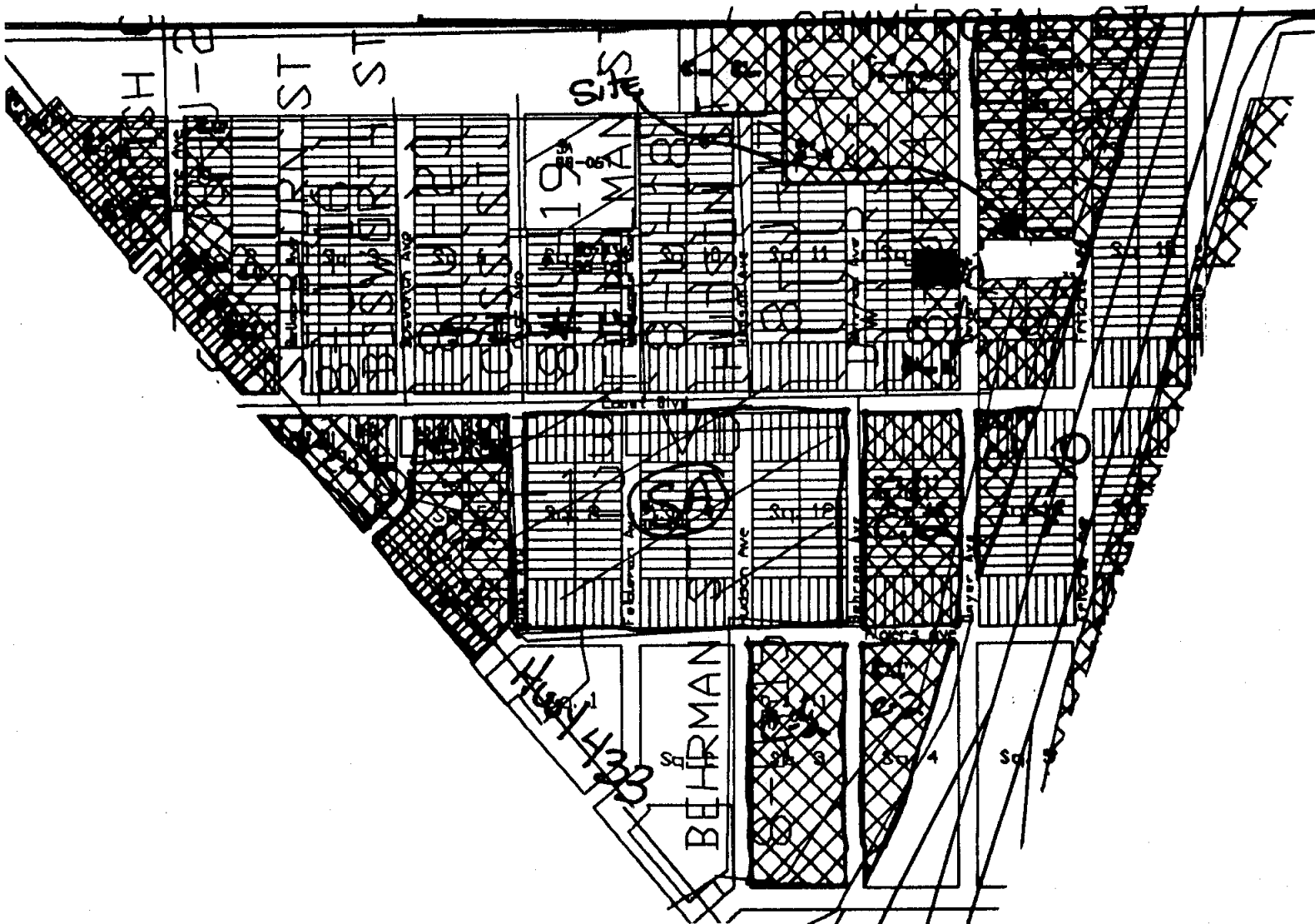
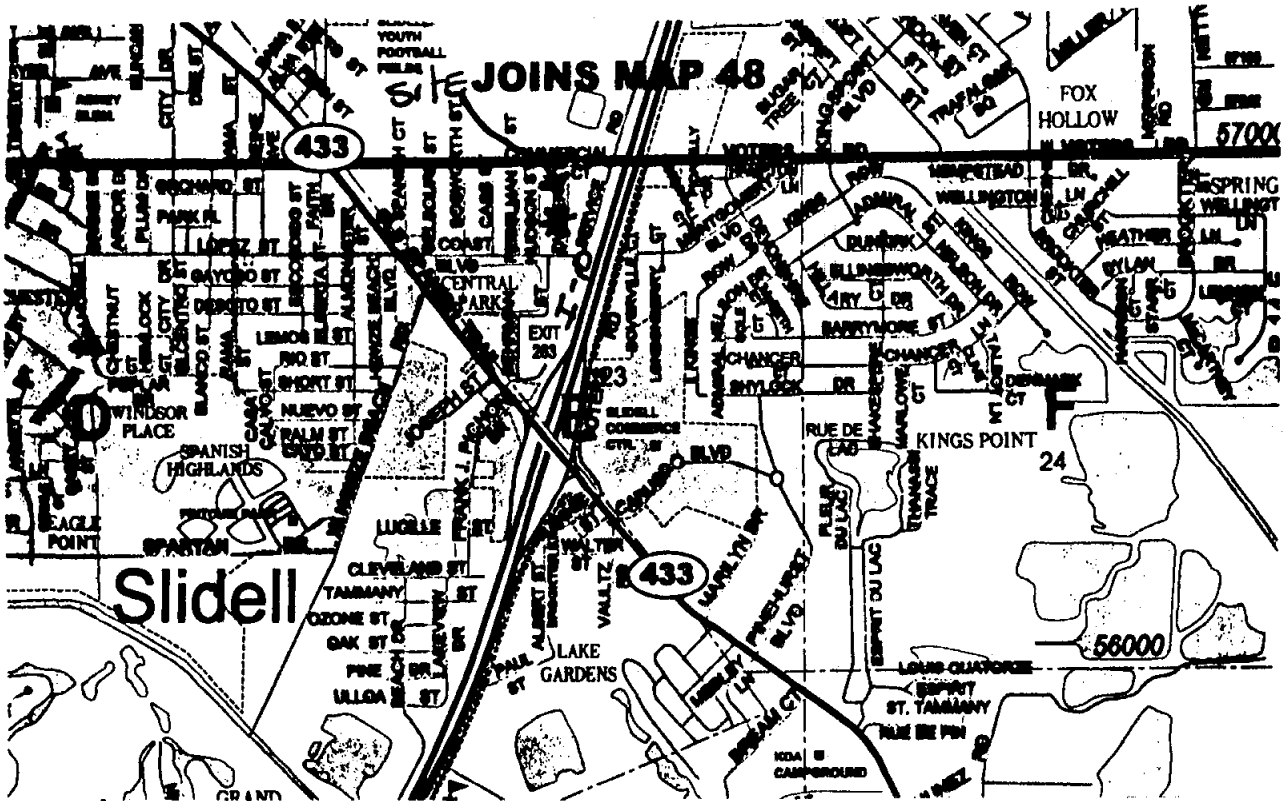
STAFF COMMENTS:

The petitioner is requesting to change the zoning from C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District. The site is located on the west side of Dwyer Street, north of Coast Boulevard. The petitioner is requesting to rezone the property in order to build an office warehouse on the site. The west side of the site is abutting Special District No 8 which is designated for residential development. Also, the west side of Dwyer Street is currently zoned C-1 (Neighborhood Commercial) District from Coast Blvd to Commercial Blvd.

STAFF RECOMMENDATION:

The staff recommends that the request for a C-2 (Highway Commercial) District designation be denied. There are no compelling reason to recommend approval of the requested zoning change considering the site is directly abutting residential on the west side and that the entire west side of Dwyer Street is zoned C-1 (Neighborhood Commercial) District. The C-1 (Neighborhood Commercial) District zoning provide a good transition between the residential district and the C-2 (Highway Commercial) District zoning located on the east side of Dwyer Street and fronting I-10.

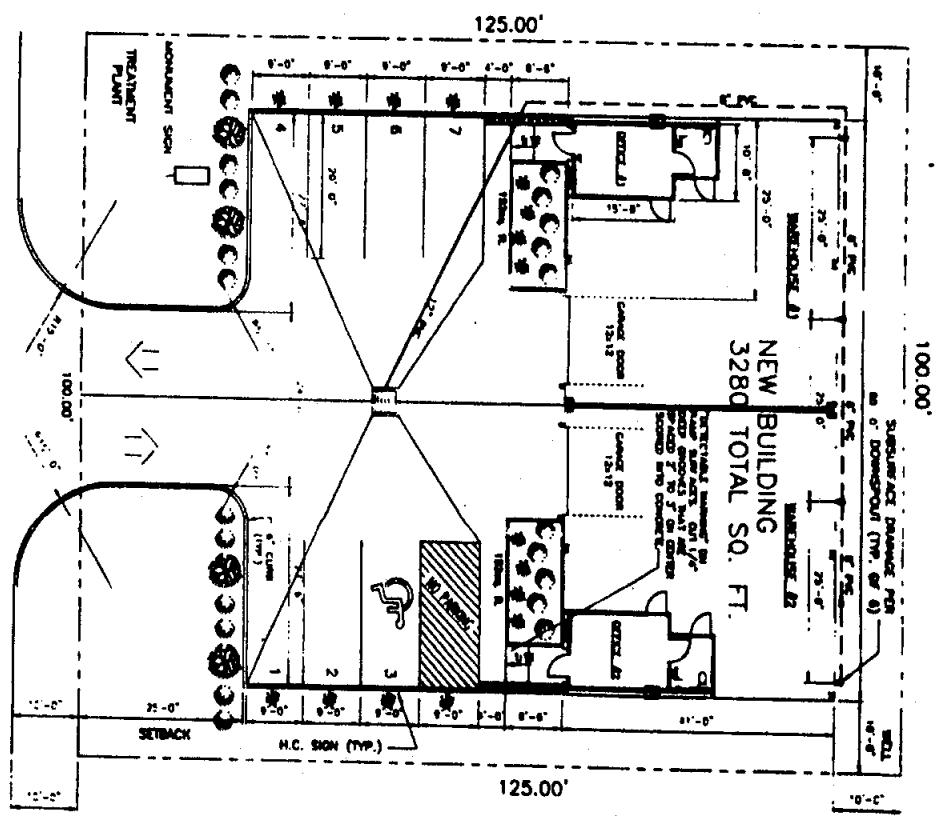
CASE NO.: ZC04-10-090
PETITIONER: Elwin Ordoyne III
OWNER: Ronald and Jacqueline Murray
REQUESTED CHANGE: From C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of Dwyer Street, north of Coast Boulevard, being lots 32-35 of Square 14 in Central Park Subdivision, Section A; S23, T9S, R14E; Ward 8, District 12
SIZE: 12,500 sq. ft.



- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - TRIANGULAR SIGNAGE
 - NEW BUILDING
 - SINGLE LIGHTING
 - HANDICAPPED PARKING
- STREET FRONTAGE**
- SOUTHERN LIVE OAK, 4" CALIBER, MINIMUM HEIGHT OF 12' AND 5' FOOT SPAN, PLANTED ONE EVERY 100' O.C.
 - RED OAK TREE-MINIMUM OF 12' HIGH, CALIBER OF 2-1/2" ONE PER 25' OF STREET FRONTAGE
 - SPURGE
 - 8' HIGH OPAQUE EVERGREEN HEDGE
- PERIMETER LANDSCAPE STRIP**
- RED OAK TREE-MINIMUM OF 12' HIGH, CALIBER OF 2-1/2"
- INTERIOR LANDSCAPE**
- RED OAK TREE-MINIMUM OF 12' HIGH, CALIBER OF 2-1/2" ONE TREE PER ONE HUNDRED SQ. FT.

PARKING REQUIREMENTS:
 1 SPACE PER 700 SQ. FT. OF WAREHOUSE AREA
 PLUS 1 SPACE PER 400 SQ. FT. OF OFFICE AREA
 2787 TOTAL SQ. FT. OF WAREHOUSE
 493 TOTAL SQ. FT. OF OFFICE
 4 SPOTS FOR WAREHOUSE
 1 SPOT FOR OFFICE
 5 TOTAL SPACES REQUIRED
 6 SPACES +
 1 H.C. SPACES =
 7 TOTAL SPACES PROVIDED

NOTE: EXTERIOR LIGHTING SHALL BE SWAGED OR INWARDLY DIRECTED, IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE IS CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ADJACENT PROPERTY LINE.

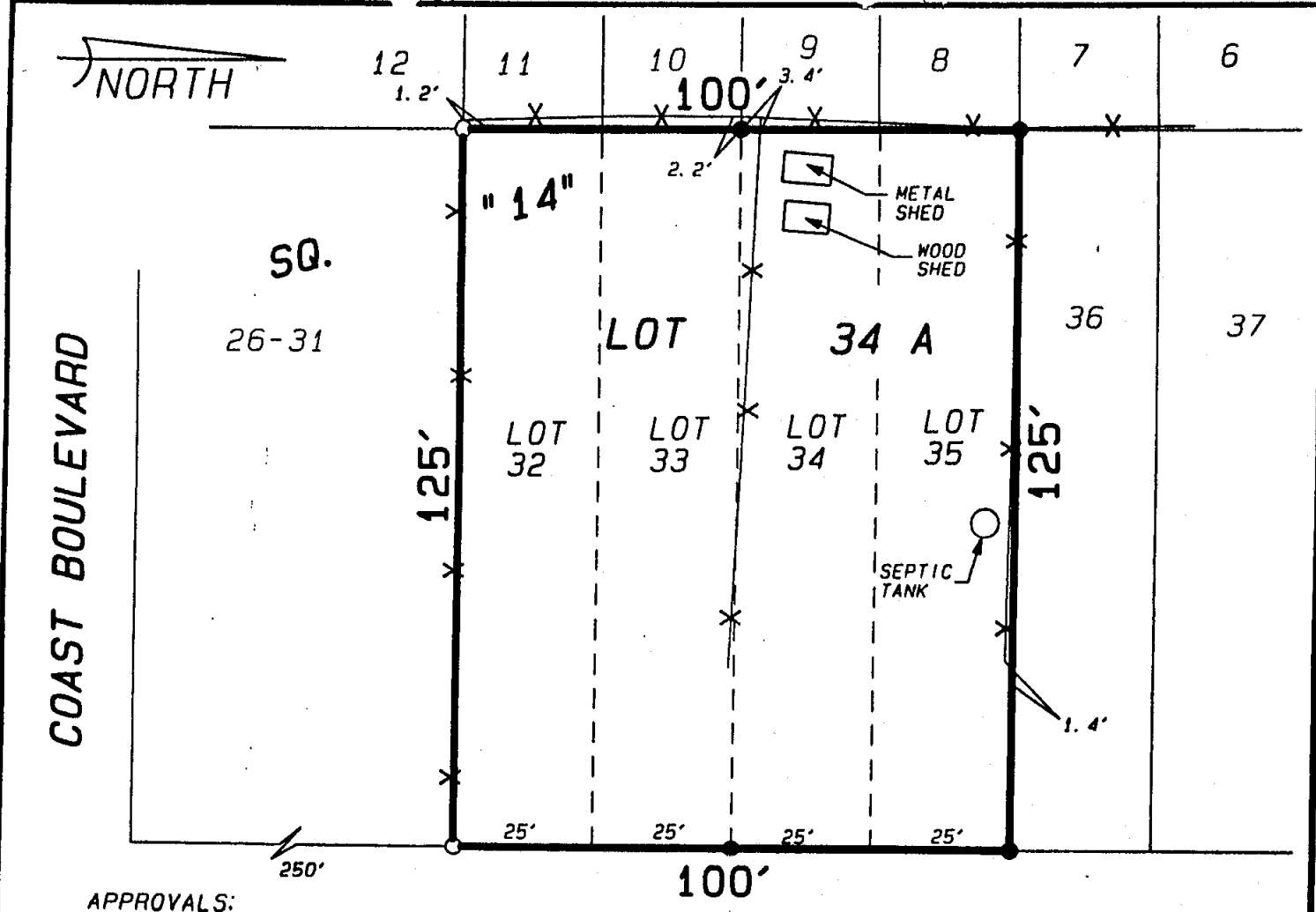


SITE PLAN
 SCALE: 1/8" = 1'-0"

**NOT APPROVED
 FOR CONSTRUCTION**

SHEET C-1	DAMMON ENGINEERING, INC. ARCHITECTS - ENGINEERS 1088 FLORIDA AVENUE 986-648-8888 SLIDELL, LA. 70468 DAMMONENGINEERING.COM	SITE PLAN DWYER STREET WAREHOUSE DWYER STREET SLIDELL, LOUISIANA
JOB NO. 1604 DATE: 06-10-04	SCALE: NOTED FILE:	

2004-10-090



APPROVALS:

SECRETARY - PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED

MAP FILE NO.

DWYER STREET

LOT 34 A = 12,500 SQ. FT. (0.29 AC.)

NOTE: INTERIOR ANGLES ARE 90°.

LEGEND

- - FOUND 1/2" IRON PIPE
- - FOUND 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) "A-5" with a Base Flood Elevation of 9' in accordance with Community Panel No. 225205 0420 E ; Revised: APRIL 21, 1999

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 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, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

A RESUBDIVISION MAP OF
 LOTS 32, 33, 34 & 35, SQ. 14, CENTRAL PARK, SECT. "A"
 Into
 LOT 34 A, SQ. 14, CENTRAL PARK, SECTION "A"
 in
 SECTION 23, T-9-S, R-14-E
 St. Tammany Parish, Louisiana
 for
 RONALD CHARLES MURRAY & JACQUELINE JOUBERT MURRAY

2004-10-090

Survey No. 2003 878

Drawn by: JDL/JEB

Scale: 1" = 30'

Date: NOVEMBER 20, 2003

Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants

1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (985) 626-0808

SLIDELL (985) 643-2508 • MANDEVILLE (985) 626-3546 • N. O. (504) 456-2042

HAMMOND (985) 345-7641 • FAX NO. (985) 626-0057 • E-MAIL jebco1@bellsouth.net

