



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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*Kevin Davis
Parish President*

*Appeal # 11
ZC denied 3/1/2005*

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: 3/1/05

- 13. **ZC05-03-015**
- Existing Zoning: A-2 (Suburban) District
- Proposed Zoning: C-2 (Highway Commercial) District
- Acres: 26,012 sq. ft.
- Petitioner: Heidi Roth and Annie Roth Lefevre
- Owner: Body Expressions, Inc
- Location: Parcel located on the southwest corner of Dupard Street & LA Highway 59, situated in Square 197, Town of Mandeville, S38, T8S, R11E, Ward 4, District 10
- Council District: 10

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

Heidi d. Roth
(SIGNATURE)

Heidi Roth - Body Expressions, Inc

619 Lafitte St.

Body Expressions 70448

PHONE #: 985-674-2174



ZONING STAFF REPORT

Date: February 21, 2005
Case No.: ZC05-03-015
Posted: February 11, 2005

Meeting Date: March 1, 2005
Determination: Denied

GENERAL INFORMATION

PETITIONER: Heidi Roth and Annie Roth Lefevre
OWNER: Body Expressions, Inc
REQUESTED CHANGE: From A-2 (Suburban) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the southwest corner of Dupard Street & LA Highway 59, situated in Square 197, Town of Mandeville; S38, T8S, R11E; Ward 4, District 10
SIZE: 26,012 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State 3 Lane/ Parish 2 Lane **Road Surface:** Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family	A2 (Suburban) District
South	Single Family	A2 (Suburban) District
East	Single Family	A2 (Suburban) District
West	Single Family	A2 (Suburban) District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

STAFF COMMENTS:

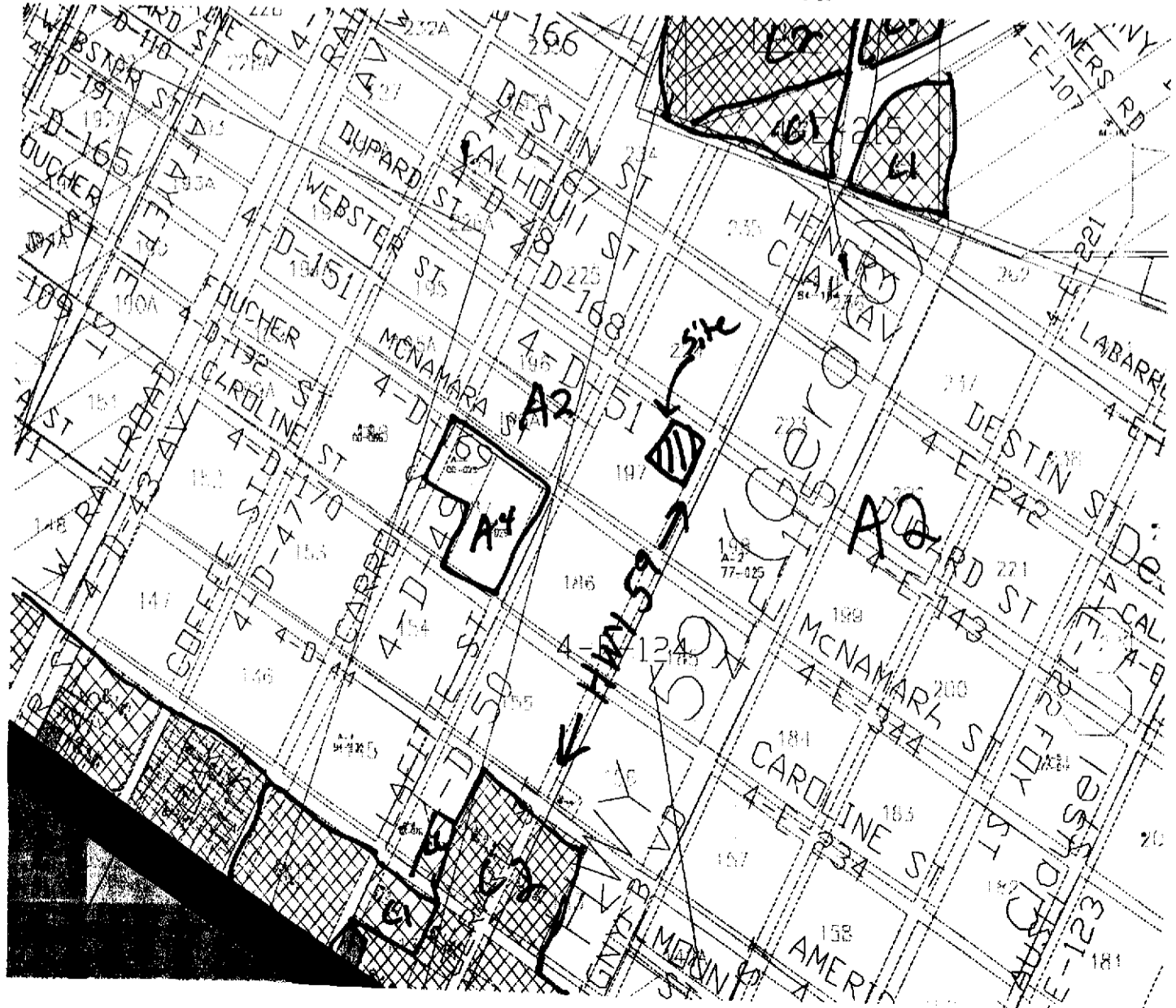
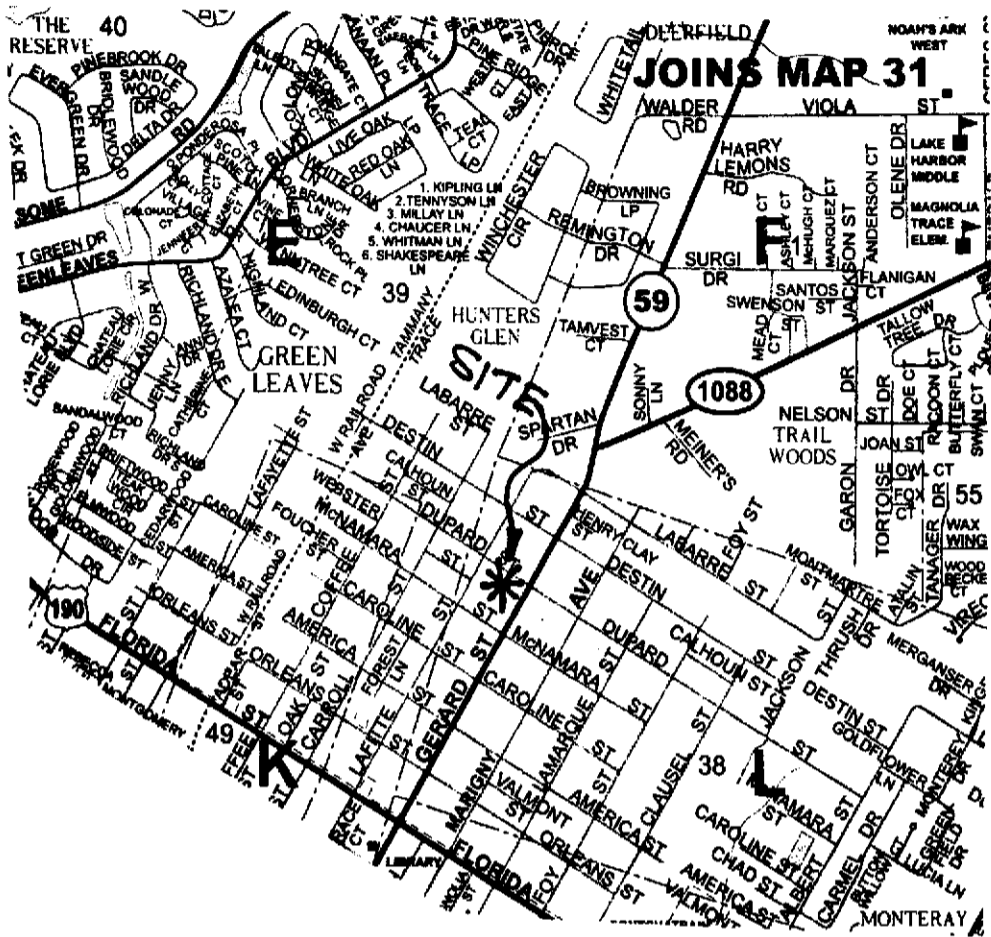
The petitioner is requesting to change the zoning from A-2 (Suburban) District to C-2 (Highway Commercial) District. The parcel is located on the southwest corner of Dupard Street & LA Highway 59, situated in Square 197, Town of Mandeville. The property is surrounded entirely by single family residential with the eastern border being Hwy 59.

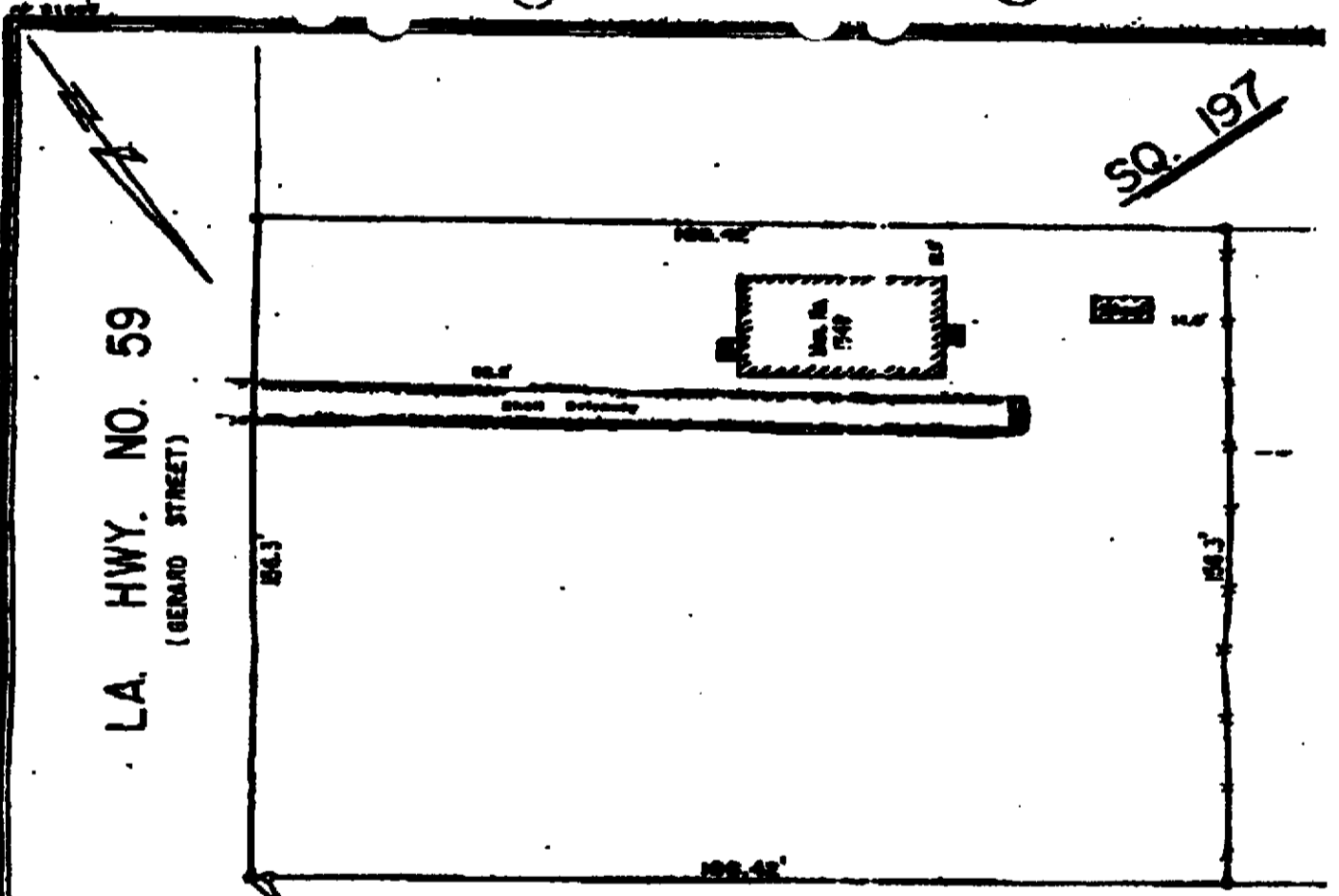
Several zoning change requests have been submitted along this portion of Hwy 59 from Hwy 1088 to Hwy 190, within the past year. The nature of Hwy 59, being a major 3 lane artery, for north and south traffic brings in the feasibility of a zoning change to commercial. However, because of the residential character and the heavy traffic on Hwy 59, low impact commercial would be a more appropriate. Staff feels that the request for C-2 zoning will be too intense for the area. The recent requests for zoning changes have been granted for Light Commercial. The comprehensive plan calls for mixed uses being light in nature to achieve coexisting of residential and commercial uses. The size of the property being over 25,000 square feet could potentially lead to a high impact use that can be possibly detrimental to the nature of the area and increase the level of traffic on Hwy 59. Since the petitioner is requesting to use the site for a dance studio, staff feels that the request for C-2 zoning is inappropriate for the property and that the request should be amended to Light Commercial zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a C-2 (Highway Commercial) District designation be denied. Staff would be in favor of a rezoning to Light Commercial.

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LA. HWY. NO. 59
(BERNARD STREET)

DUPARD STREET

2005-03-015

NOTE:
The Challenger does not warrant that
the Property conforms to French Survey
Requirements.

This is to certify that the plat represents
an actual survey made of the ground under
the above description of the land and that
the same is true and correct and is approved
with the original instrument. Witness
my hand and the seal of my office this
fourth day of March 1905.
JAMES G. JEFFREY
SURVEYOR

SURVEY OF A PARCEL OF LAND
SITUATED IN SQUARE 197
TOWN OF MANDEVILLE
(Not within the Corporate Limits)
ST. TAMMANY PARISH, LA.



PROFESSIONAL
Surveys
REGISTERED
SURVEYOR
James G. Jeffrey
SURVEYOR

ORDERED CORRECT BY:
MARLON RICHARD PEACHY, SR., and
WESTERN TITLE AGENCY, INC.

DATE	SCALE	MARKS	DRAWN BY	CHECKED BY	JOB NO.	PLAN FILE NO.
3-01-05	1" = 30'	⊙ = Iron Rod Set ⊖ = Iron Pipe PG.	R.L.P.	T.A.P.	98008	197-701