



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (504) 896-2529
FAX: (504) 896-3003
e-mail: planning@stpgov.org

Kevin Davis
Parish President

Attn: Helen

Appeal #7
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: 3-2-2005

ZC05-02-003

Existing Zoning:	A-4 (Single Family Residential) District
Proposed Zoning:	LC (Light Commercial) District
Acres:	23,485 sq. ft.
Petitioner:	Robert J. Beck
Owner:	Trinity Construction of St. Tammany Inc.
Location:	Parcel located on the east side of Choctaw Drive, south of East Gause Blvd. being lot 3, Square 10, Robbert Park Subdivision, S12, T9S, R14E, Ward 8, District 13

Council District: 13

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

Andrew Audibert
(SIGNATURE)

108 Jane St.
Slidell, La. 70461

PHONE #: 643-5168



ZONING STAFF REPORT

Date: February 21, 2005

Meeting Date: March 1, 2005

Case No.: ZC05-02-003

Determination: Denied

Prior Action: Tabled (02/01/05)

Posted: 02/11/05

GENERAL INFORMATION

PETITIONER: Robert J. Beck
OWNER: Trinity Construction of St. Tammany Inc.
REQUESTED CHANGE: From A-4 (Single Family Residential) District to LC (Light Commercial) District
LOCATION: Parcel located on the east side of Choctaw Drive, south of East Gause Blvd, being lot 3, Square 10, Robbert Park Subdivision; S12, T9S, R14E; Ward 8, District 13
SIZE: 23,485 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Bank	A-4 (Single Family Residential)
South	Single Family Residential	A-4 (Single Family Residential)
East	Single Family Residential	A-4 (Single Family Residential)
West	Single Family Residential	A-4 (Single Family Residential)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

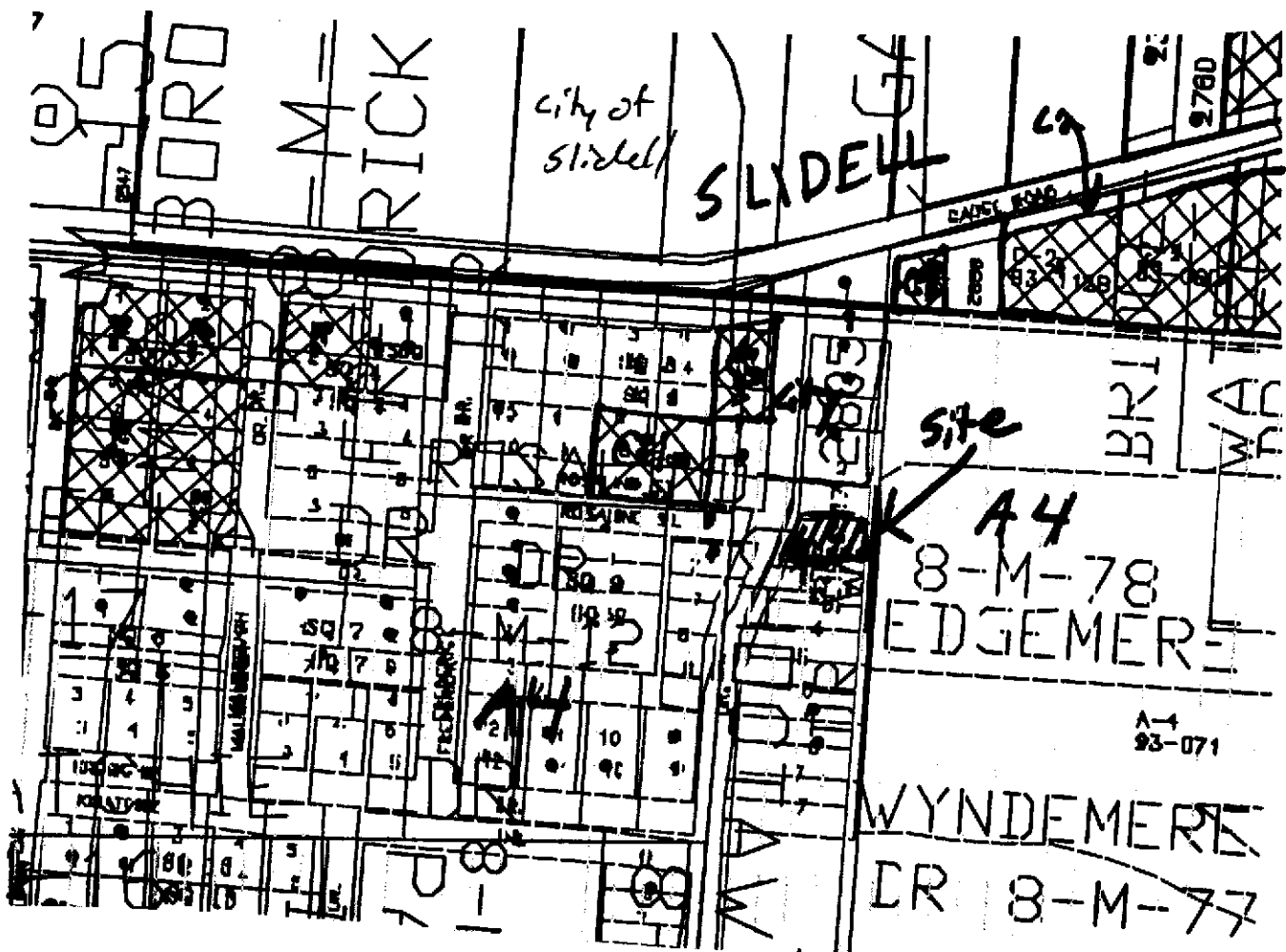
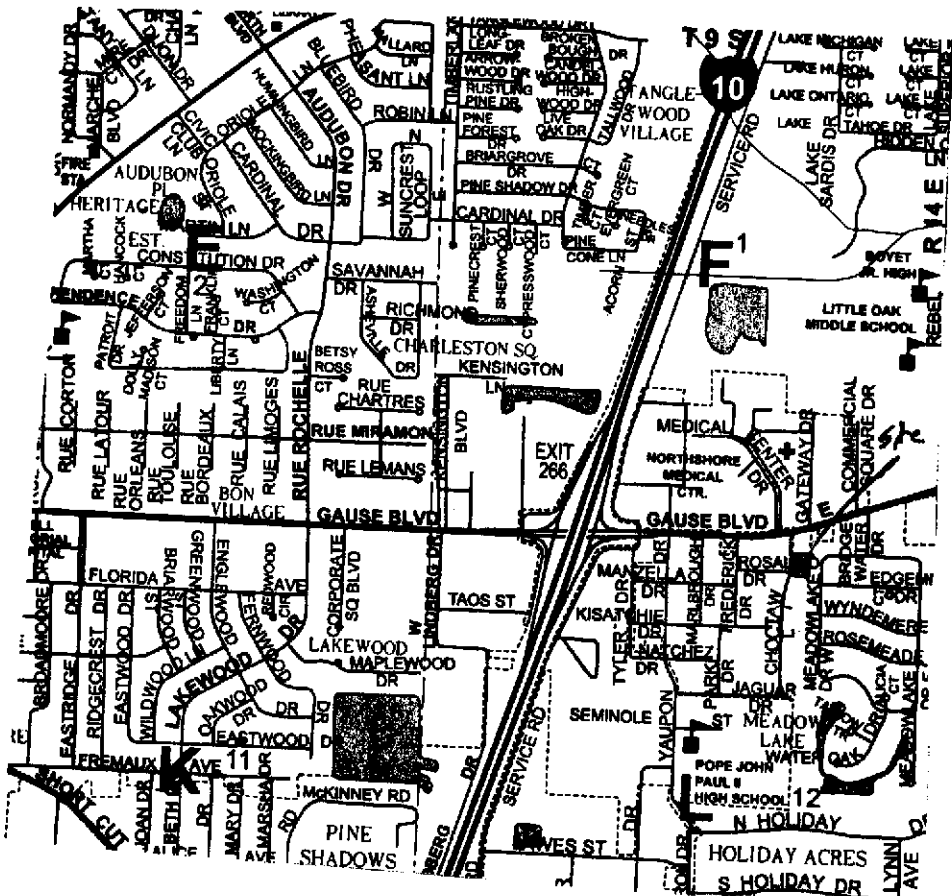
This case was originally heard during the February 1, 2005 Zoning Commission meeting at which time it was tabled at the request of the petitioner. The petitioner is requesting to change the zoning from A-4 (Single Family Residential) District to LC (Light Commercial) District. The site is located on the east side of Choctaw Drive, south of East Gause Blvd, being lot 3, Square 10, Robbert Park Subdivision. The property to the north is located within the city limits of Slidell and consists of two parcels, one of which is undeveloped the other is developed with a bank that fronts onto Gause Blvd. The properties to the south, east and west are zoned A-4 (Single Family Residential) District and are developed with single family dwellings. The petitioner is proposing to rezone the site to LC (Light Commercial) District in order to construct a doctor's office.

The 2025 Land Use Plan calls for this area to remain as residential. The proposed zone change would not be consistent with this land use designation. It is staff's assessment that while the subject site is in close proximity to Gause Blvd. which is a predominately commercial corridor, there is not a sufficient amount of commercially zoned property within the immediate vicinity of the subject site to warrant the proposed zone change.

STAFF RECOMMENDATION:

The staff recommends that the request for an LC (Light Commercial) District designation be denied.

CASE NO.: ZC05-02-003
PETITIONER: Robert J. Beck
OWNER: Trinity Construction of St. Tammany Inc.
REQUESTED CHANGE: From A-4 (Single Family Residential) District to LC (Light Commercial) District
LOCATION: Parcel located on the east side of Choctaw Drive, south of East Gause Blvd, being lot 3, Square 10, Robbert Park Subdivision; S12, T9S, R14E; Ward 8, District 13
SIZE: 23,485 sq. ft.



NORTH

SOUTH 149.21'

EDGE OF SUBD.

LOT 3

SS 10

LOT 2

PLAT 142.05
EAST 142.05'

WEST 177.05'

LOT 4

23485
158ft.

180.03'

$\Delta = 153.57'$
 $RAD = 584.37'$

CHOCTAW DRIVE
30' RW

NOTE: VERIFY SETBACKS PRIOR TO CONSTRUCTION

LEGEND

- SET 1/2" IRON
- END 1/2" IRON

ADDRESS:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. 225 209
0440C 101789
ZONE C B.F.E. N/A
*Verify prior to Construction with Local Governing Body

SURVEY NO. 991071
DATE: 4-29-1999

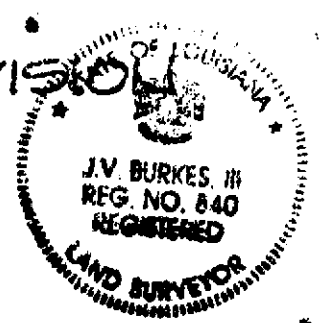
J. V. BURKES & ASSOC., INC.
2790 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504-649-0075 FAX 504-649-0154

DRAWN BY: CAD
SCALE: 1" = 40'

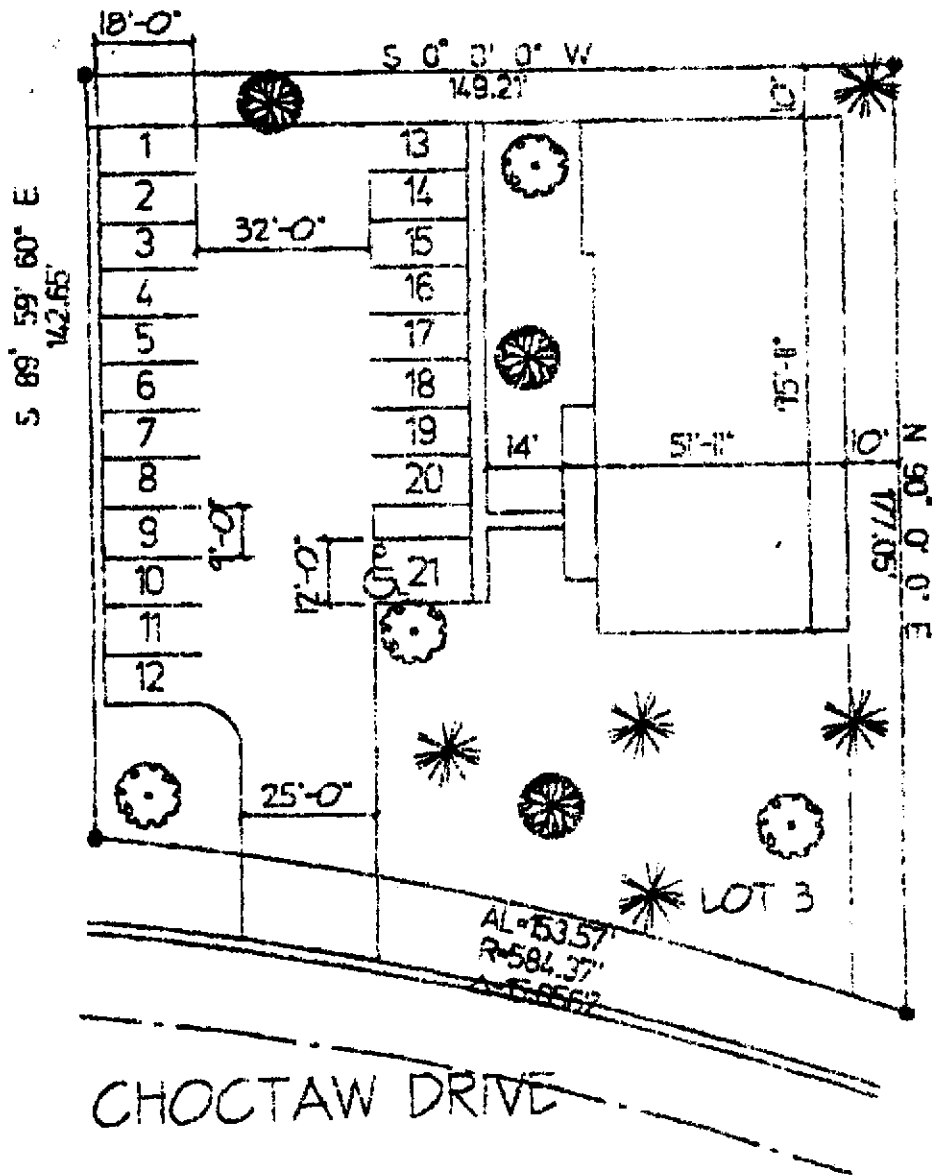
REVISED: 12-21-00 NO 1002850

SURVEY MAP OF: LOT 3 - SQUARE 10
LOCATED IN: ROBERT PARK SUBDIVISION
ANNEX NO. ONE,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: TRINITY CONST.
2005-02-003



SURVEYED BY:
J.V. Burkes III
J.V. BURKES III
LA REG. NO. 840



THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. DESIGNTECH RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND OWNER BEFORE LOCATING OF BUILDING IS ESTABLISHED.

PLOT PLAN
SCALE 1" = 20'-0"

TRINITY CONSTRUCTION
 LOT 3, SQUARE 13, ROBERT PARK, S.D.
 ST. TAMMANY PARISH, LA.

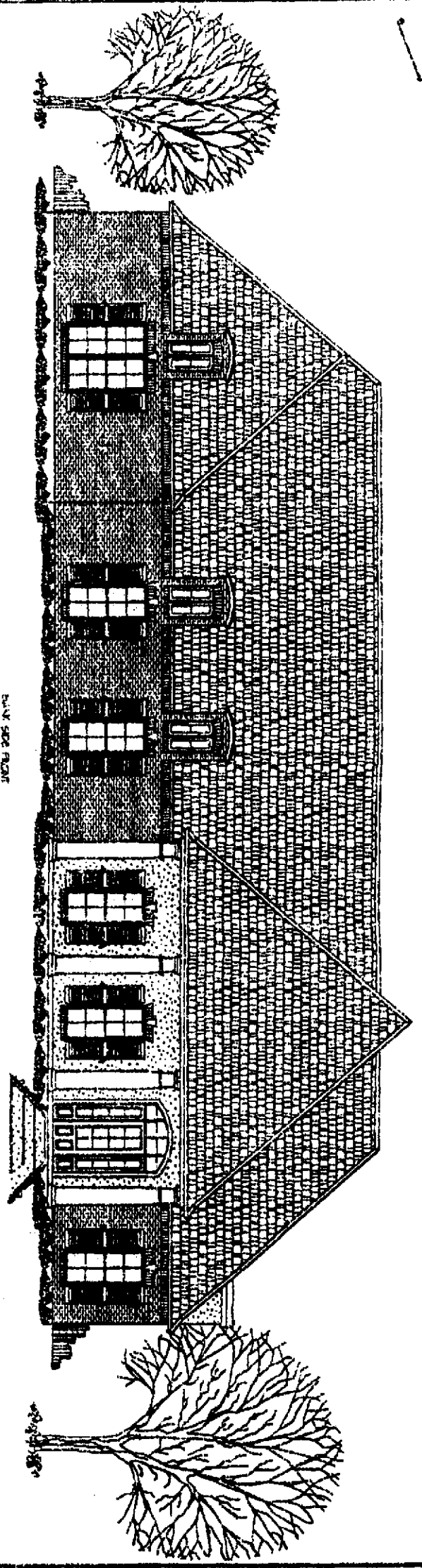
DesignTech
 Residential Planners, Inc.
 Mandeville, LA.

CODE	LIVING	AREA U. S.	DET	INDEX	W
0	0	0	0	0	0

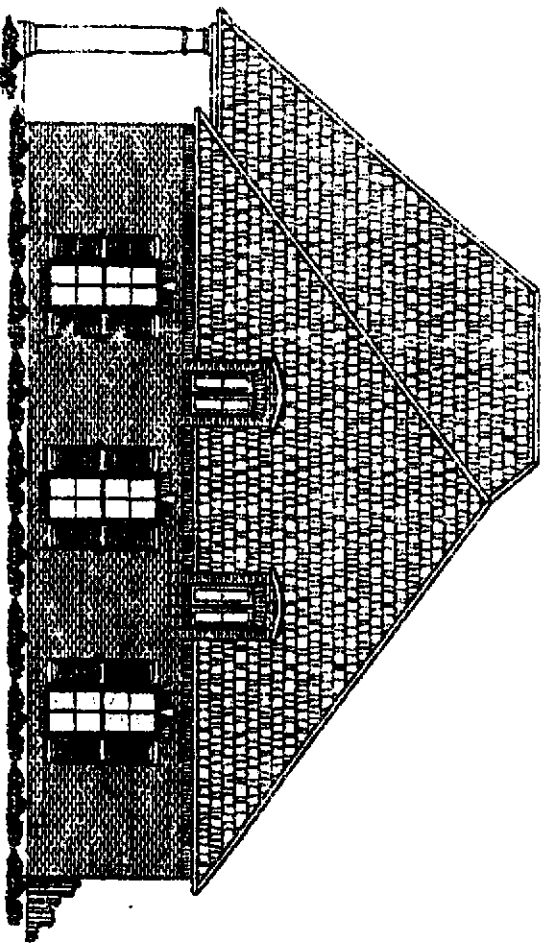
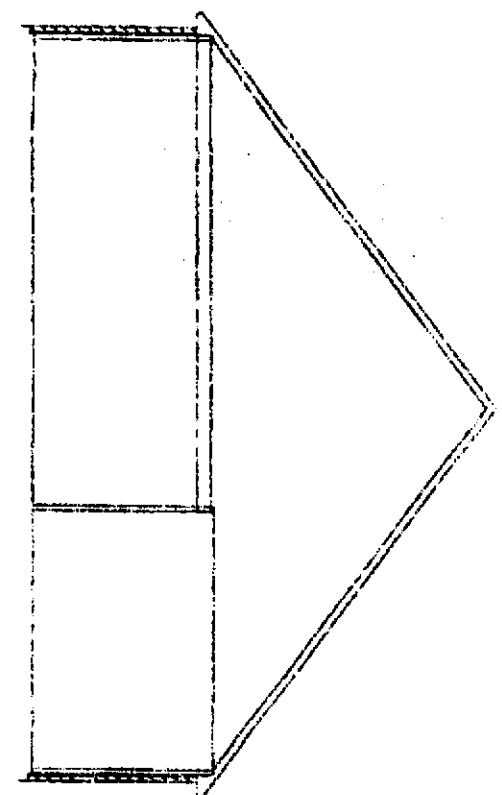
DATE: 1-31-01
 SHEET:

Although every effort has been made to provide this plan as accurate and correct as possible, the accuracy of same and its responsibility for same rests solely on the client. DesignTech, Inc. and its employees, agents, representatives and employees shall not be liable for any errors or omissions in this plan or for any damages or losses of any kind resulting therefrom. © 2001 DesignTech, Inc. All rights reserved. P.L. 82-5178 RESERVED.

2005-02-003



FRONT ELEVATION



REAR ELEVATION

2005-02-003

TRAVIS CONSTRUCTION INC.
 101 S. W. 10th STREET, SUITE 200
 MIAMI, FLORIDA 33136
 (305) 571-1111
 www.travisconstruction.com

DesignTech
 Residential Programs, Inc.
 13501 SW 15th Street
 Miami, FL 33186
 (305) 551-1111
 www.designtech.com

DATE	DESCRIPTION	BY	CHKD
02/02/05	4444	TC	SMC