



**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
 P. O. BOX 628  
 COVINGTON, LA 70434  
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 FAX: (985) 898-3008  
 e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

*Kevin Davis*  
 Parish President

*Appeal # 5*

**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: 6.15.2005

**ZC05-06-042**  
 Existing Zoning: M-2 (Intermediate Industrial) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 2.735 acres  
 Petitioner: Franklin Kyle/ Kyle and Associates  
 Owner: I-12/Hwy 59 Properties, L.L.C.  
 Location: Parcel located on the northwest corner of LA Highway 59 & Dove Park Road, S25, T7S, R11E, Ward 4, District 5  
 Council District: 5

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

*Franklin Kyle*  
 (SIGNATURE)

638 VILLAGE LANE N.  
MANDEVILLE, LA. 70471

PHONE #: 985.727.9377



## ZONING STAFF REPORT

Date: May 31, 2005  
Case No.: ZC05-06-042  
Posted: May 11, 2005

Meeting Date: June 7, 2005  
Determination: Denied

### GENERAL INFORMATION

PETITIONER: Franklin Kyle/ Kyle and Associates  
OWNER: I-12/Hwy 59 Properties, L.L.C.  
REQUESTED CHANGE: From M-2 (Intermediate Industrial) District to C-2 (Highway Commercial) District  
LOCATION: Parcel located on the northwest corner of LA Highway 59 & Dove Park Road; S25, T7S, R11E; Ward 4, District 5  
SIZE: 2.735 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State

Road Surface: Asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Interstate 12	M-2 (Intermediate Industrial)
South	Winn Dixie market	C-2 (Highway Commercial) District
East	Texaco Service Station	C-2 (Highway Commercial) District
West	Woods	M-2 (Intermediate Industrial)

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density - but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Mixed Use-Commercial-Conservation**- These planned districts would include mixed uses, except for residential uses, - at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

#### STAFF COMMENTS:

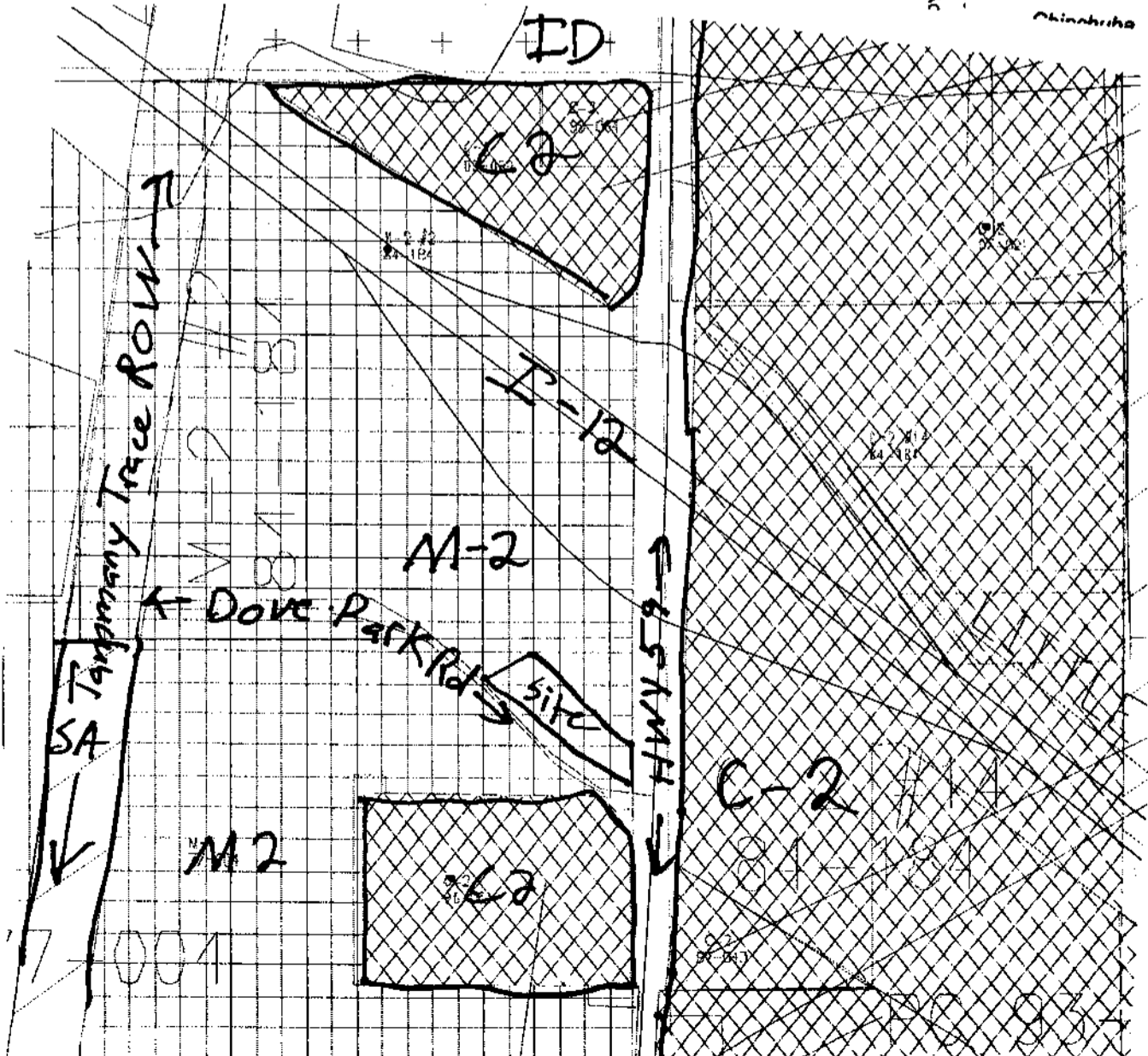
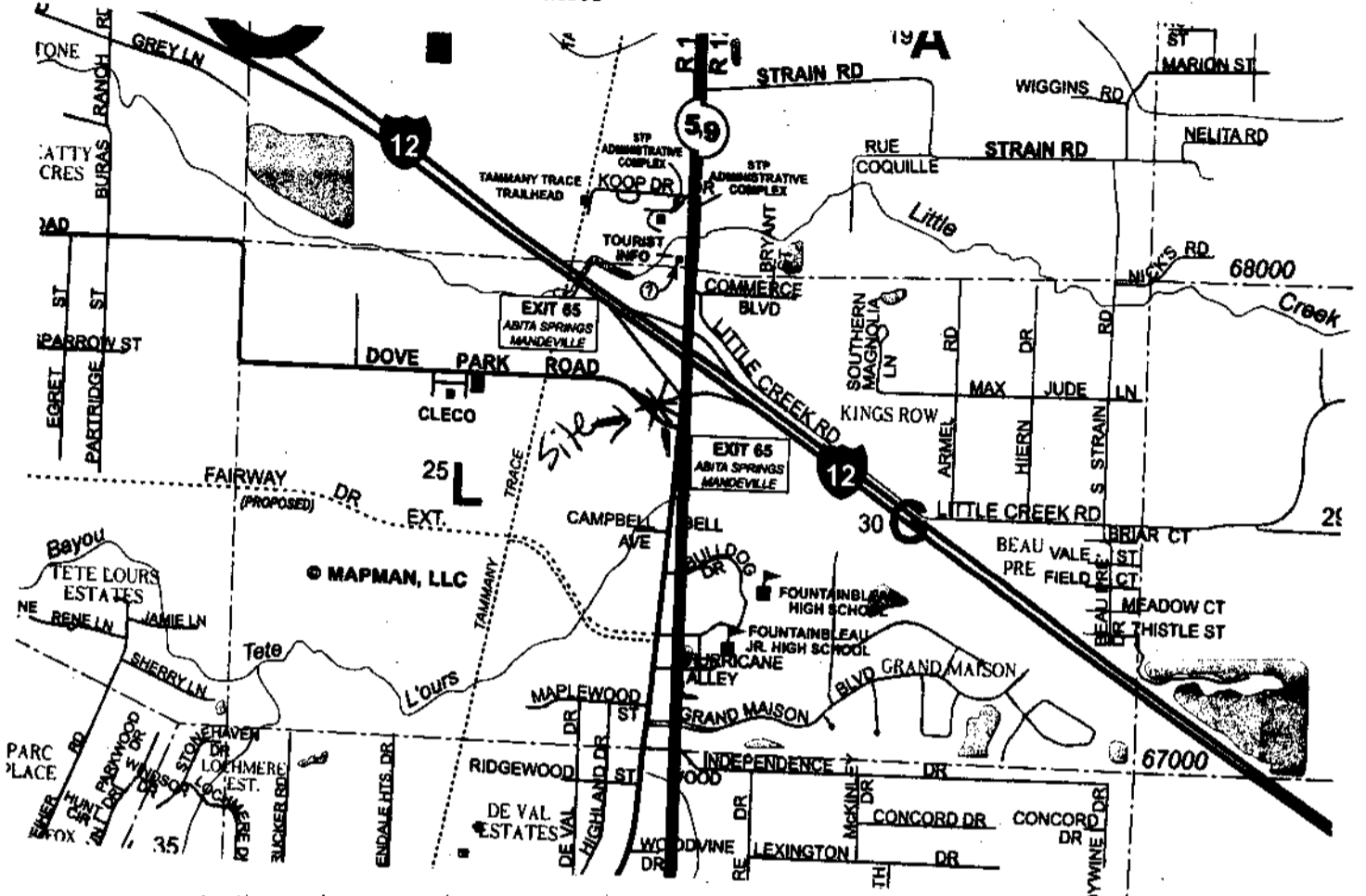
The petitioner is requesting to change the zoning from M-2 (Intermediate Industrial) District to C-2 (Highway Commercial) District to construct an approximately 23,000 square foot strip shopping center. The site is located on the northwest corner of LA Highway 59 & Dove Park Road. The area is surrounded by M-2 (Intermediate Industrial) District, except for the site located on the south side which is zoned C-2. Also, the parcels located across the site, on the east side of Hwy 59 are zoned C-2 and developed with Gas Stations and retail strip shopping center. The 2025 Comprehensive Plan calls for this area to be developed with commercial uses. As such, the proposal is consistent with the comprehensive plan.

Currently, Hwy 59 is heavily traveled at all time and the traffic is at level "F" which is defined as a forced traffic flow at slow speeds, frequent stoppages occur, traffic congestion is heavy and long delays can be experienced. Staff feels that considering the level of congestion of Hwy 59, a zoning change to C-2 would not be appropriate. All the permitted or conditional uses listed under C-2 are retail and services businesses, which would definitely increase the intensity of the traffic on Hwy 59. Until the level of service is improved on Hwy 59, the M-2 zoning would be more appropriate for the area.

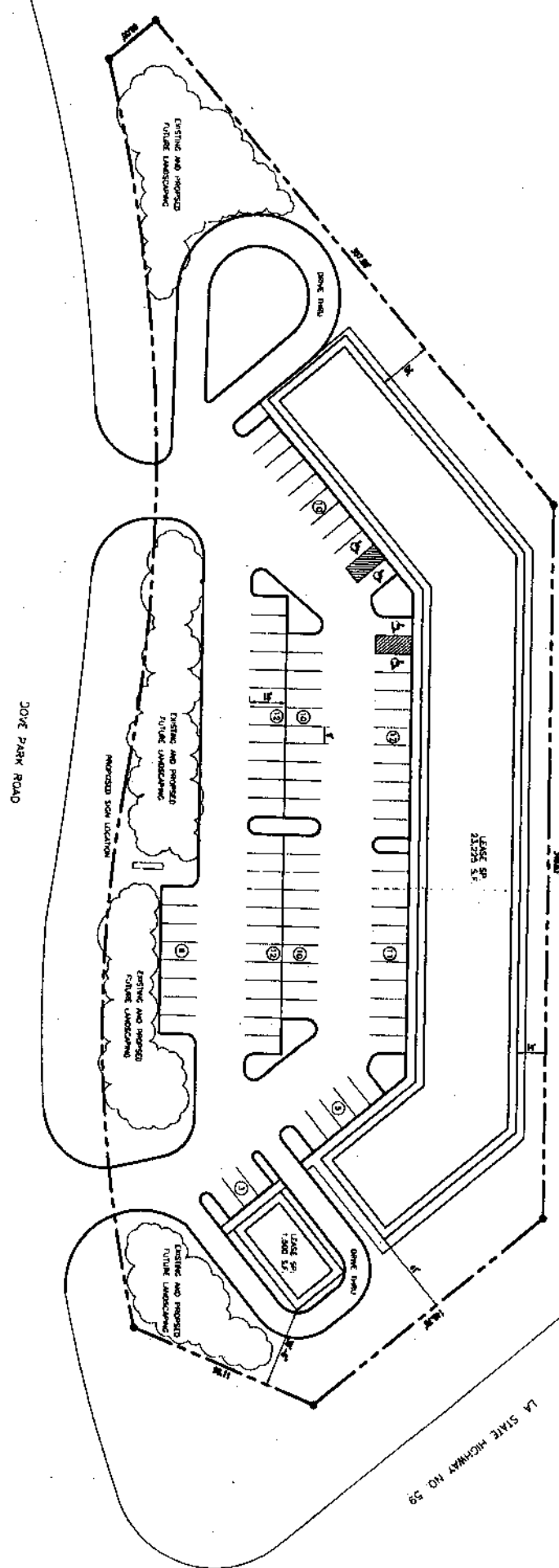
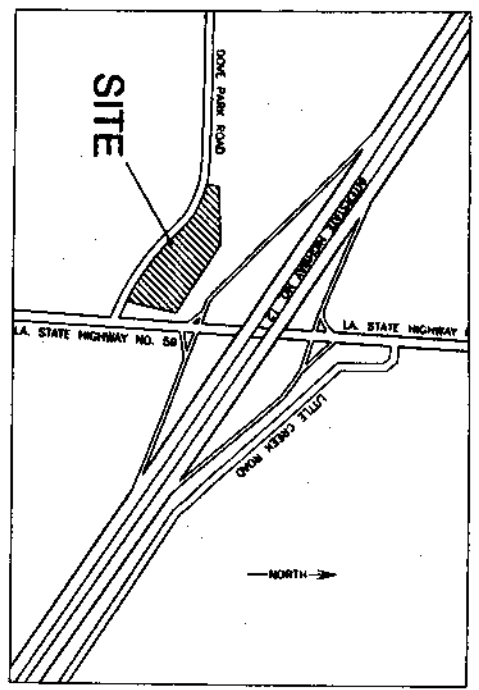
#### STAFF RECOMMENDATION:

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

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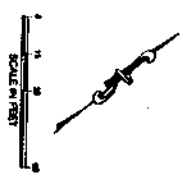


2005-06-042



I-12/HIGHWAY 59 COMMERCIAL DEVELOPMENT  
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST  
WARD 4, DISTRICT 5  
ST TAMMANY PARISH, LA  
I-12/HIGHWAY 59 PROPERTIES - DEVELOPER  
KYLE ASSOCIATES, LLC - PLANNER/ENGINEER

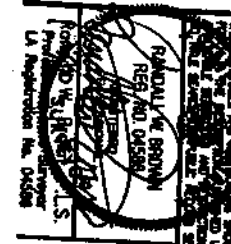
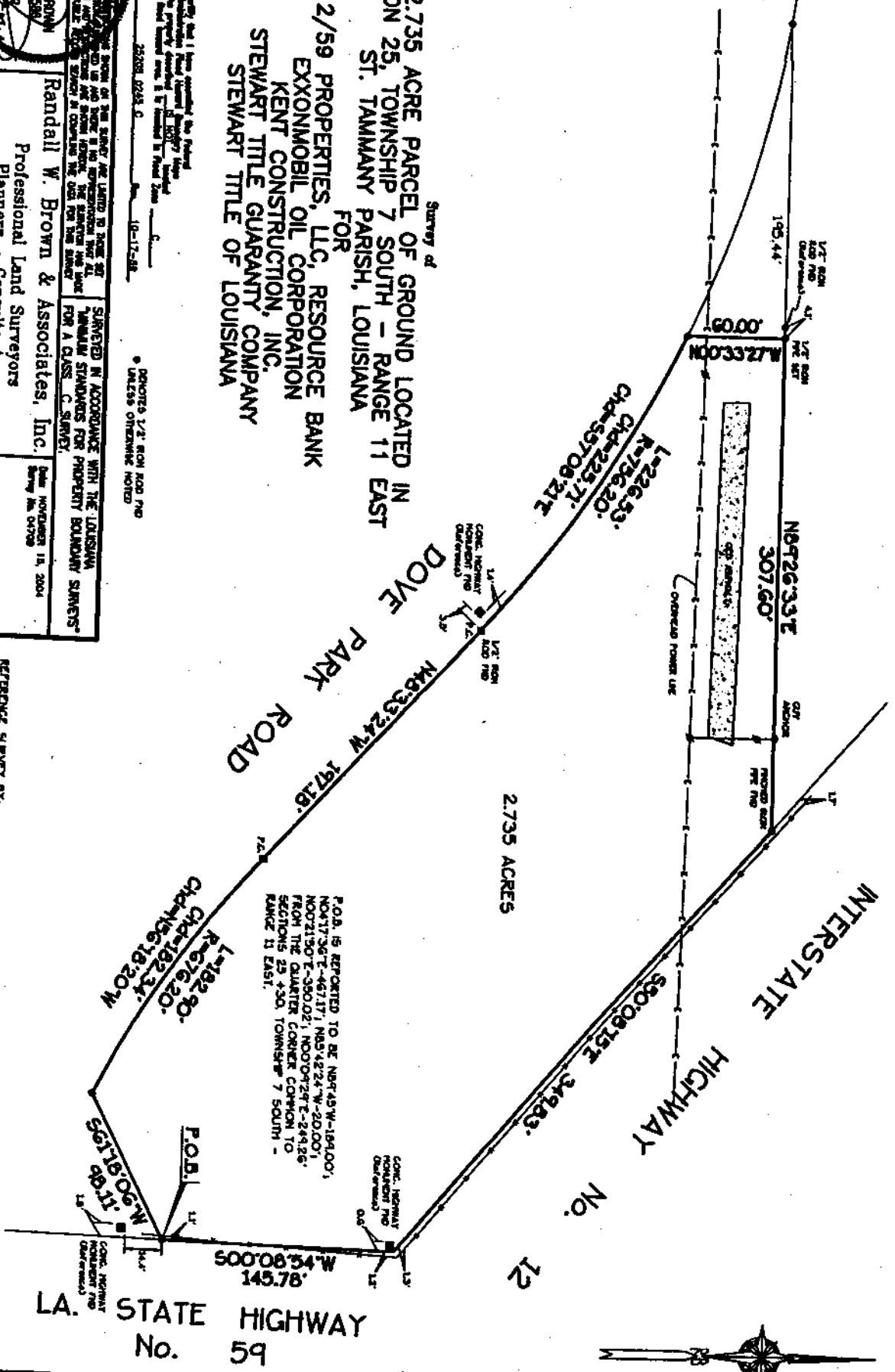
I-12/HIGHWAY 59 PROPERTIES DEVELOPMENT  
THE PROPERTY IS BOUNDED BY:  
NORTH - I-12  
EAST - HIGHWAY 59  
SOUTH - DOVE PARK ROAD  
WEST - LAND - WEST  
THE PROPERTY IS CURRENTLY UNDEVELOPED  
CURRENT ZONING - M-2  
REQUESTED ZONING - C-2  
TOTAL SQUARE FOOTAGE OF USE - 24,725 S.F.  
TOTAL PARKING REQUIRED (1/150 S.F.) - 71 SPACES  
TOTAL PARKING PROVIDED - 83 SPACES  
A LANDSCAPE PLAN WILL BE PROVIDED



<p><b>KYLE ASSOCIATES, LLC</b> 620 Village Lane N. • Metairie, LA 70001 • 504-787-8871</p>	STAMP	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISION	APPROVED										<p><b>KYLE KENT SHOPPING CENTER</b></p> <p><b>SITE MAP</b></p>	<p>SCALE: (PLAN) 1" = 30'-0"</p> <p>SCALE: (ELEV) 1" = 8'-0"</p> <p>DATE: APR 2005</p> <p>DESIGNED BY: BCN DRAWN BY: TM CHECKED BY: BMO JOB NO: 40618</p>
	DATE	REVISION	APPROVED													
<p>620 Village Lane N. • Metairie, LA 70001 • 504-787-8871</p>		<p>DATE: APR 2005</p>	<p>SCALE: (PLAN) 1" = 30'-0"</p>													

2005-06-042

Survey of  
A 2.735 ACRE PARCEL OF GROUND LOCATED IN  
SECTION 25, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
12/59 PROPERTIES, LLC, RESOURCE BANK  
EXXONMOBIL OIL CORPORATION  
KENT CONSTRUCTION, INC.  
STEWART TITLE GUARANTY COMPANY  
STEWART TITLE OF LOUISIANA



**Randall W. Brown**  
Professional Land Surveyors  
Planners & Consultants  
228 W. Causerway App. Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309

REFERENCE SURVEY BY:  
DAOMIC, HANAUER & ASSOCIATES, INC.  
JOB No. 1125401, PLAT No. H-874  
DATED 12-18-2001  
+ PLAT No. H-867, DATED 3-23-99

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