



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 # 6
Kevin Davis
Parish President

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: 6/17/05

ZC05-06-043

Existing Zoning:	A-3 (Suburban) District
Proposed Zoning:	C-1 (Neighborhood Commercial) District
Acres:	20,000 sq. ft.
Petitioner:	Bruce D. Cox
Owner:	Right Choice Investments, L.L.C.
Location:	Parcel located at the southeast corner of LA Highway 59 & Bulldog Drive, being lot 8, De Val Estates, 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

Kathleen Schmidt
(SIGNATURE)

KATHLEEN H. SCHMIDT

20417 BARBARA AVE

Covington

PHONE #: _____



ZONING STAFF REPORT

Date: May 31, 2005
Case No.: ZC05-06-043
Posted: 05/11/05

Meeting Date: June 7, 2005
Determination: Approved

GENERAL INFORMATION

PETITIONER: Bruce D. Cox
OWNER: Right Choice Investments, L.L.C.
REQUESTED CHANGE: From A-3 (Suburban) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located at the southeast corner of LA Highway 59 & Bulldog Drive, being lot 8, De Val Estates; S25, T7S, R11E; Ward 4, District 5
SIZE: 20,000 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 3 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Bank	C-1 (Neighborhood Commercial) District
South	Veterinary Office	C-1 (Neighborhood Commercial) District
East	High School	ID (Institutional) District
West	Industrial	C-2 (Highway Commercial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

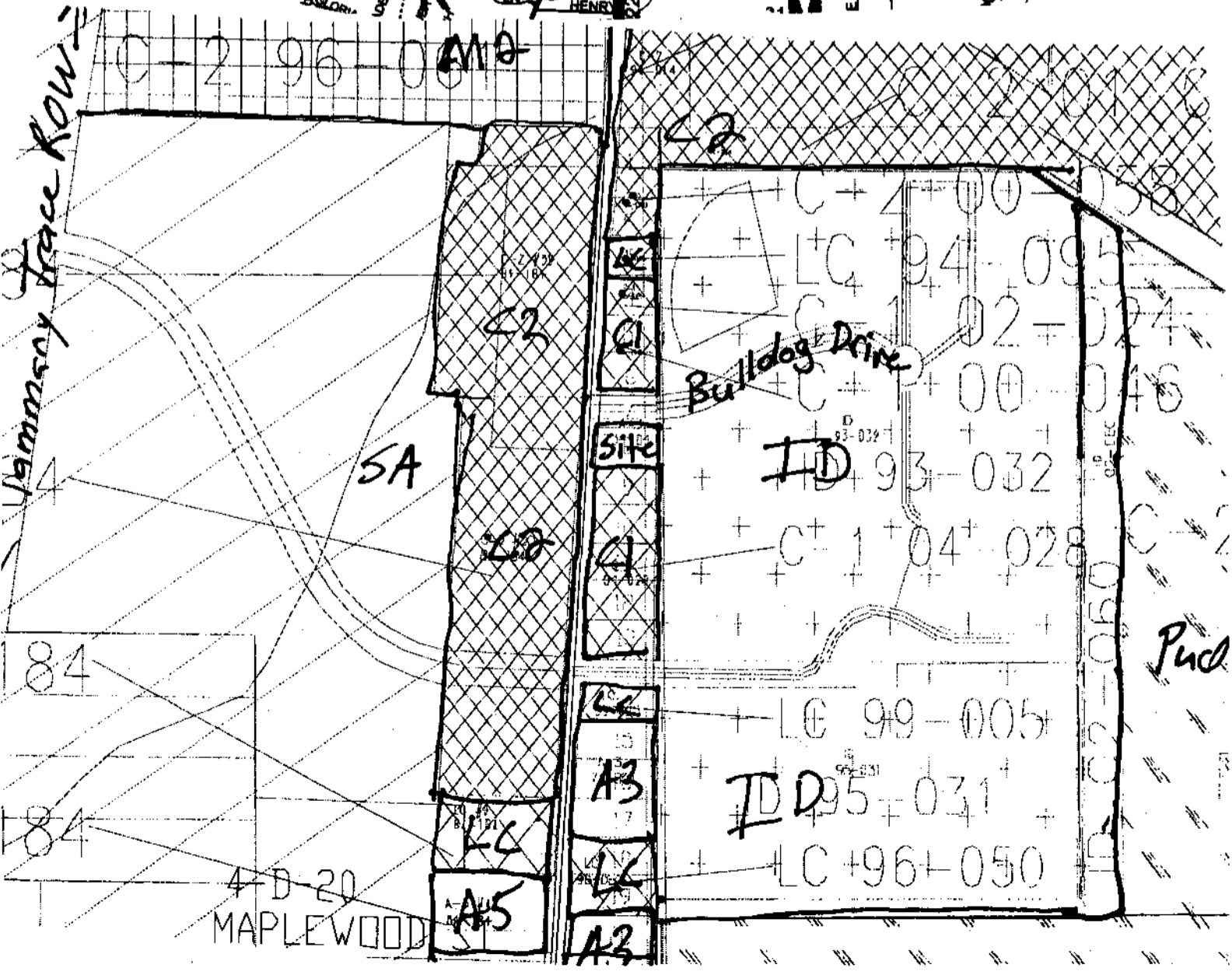
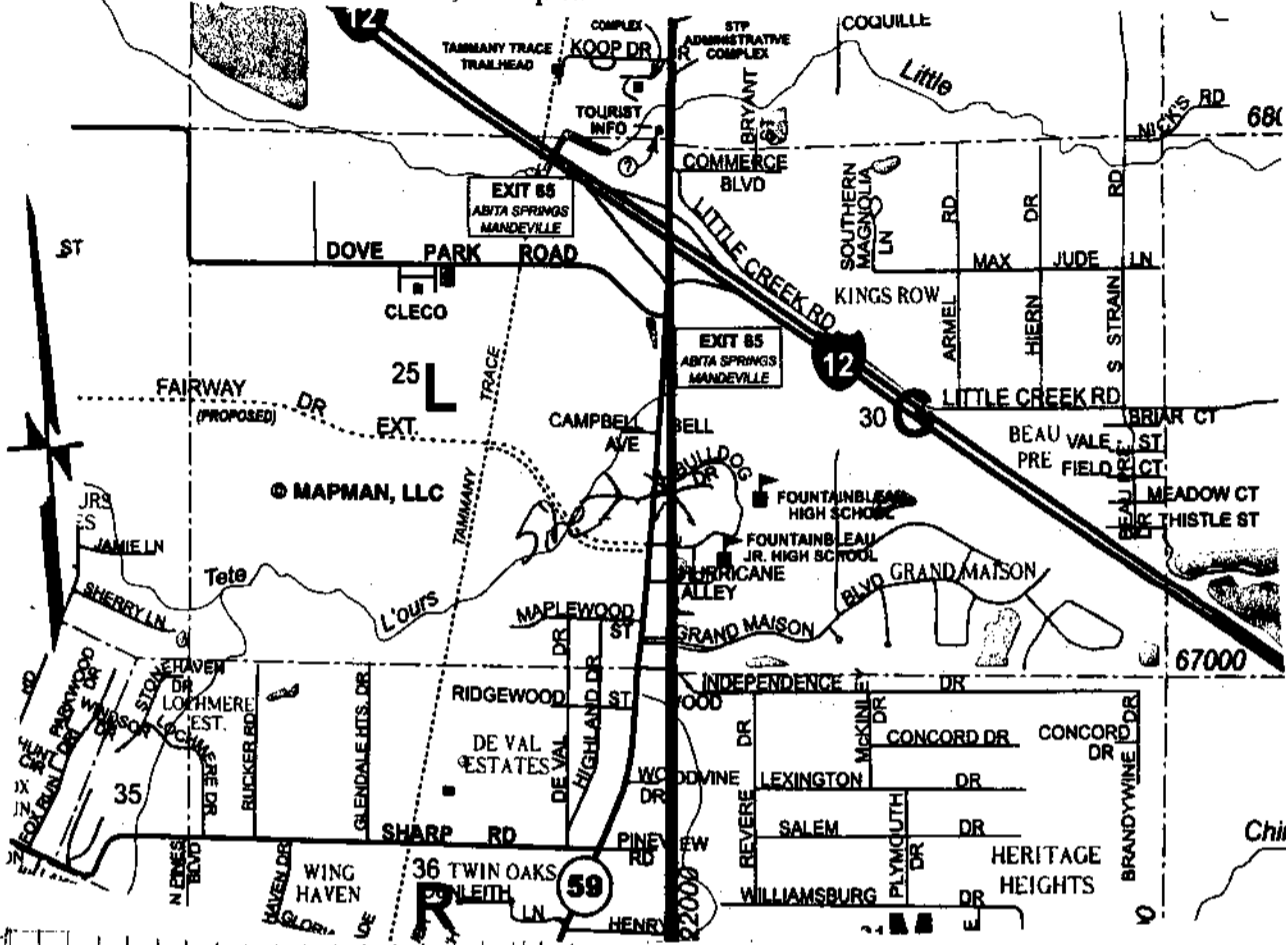
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban) District to C-1 (Neighborhood Commercial) District. The site is located at the southeast corner of LA Highway 59 & Bulldog Drive, being lot 8, De Val Estates. No particular use has been proposed for the site. The comprehensive plan calls for this area to be developed with institutional uses. Considering that the site is abutting commercial on the north and south sides and that the site, located across from Hwy 59 is zoned C-2, the staff would be in favor of the requested zoning change.

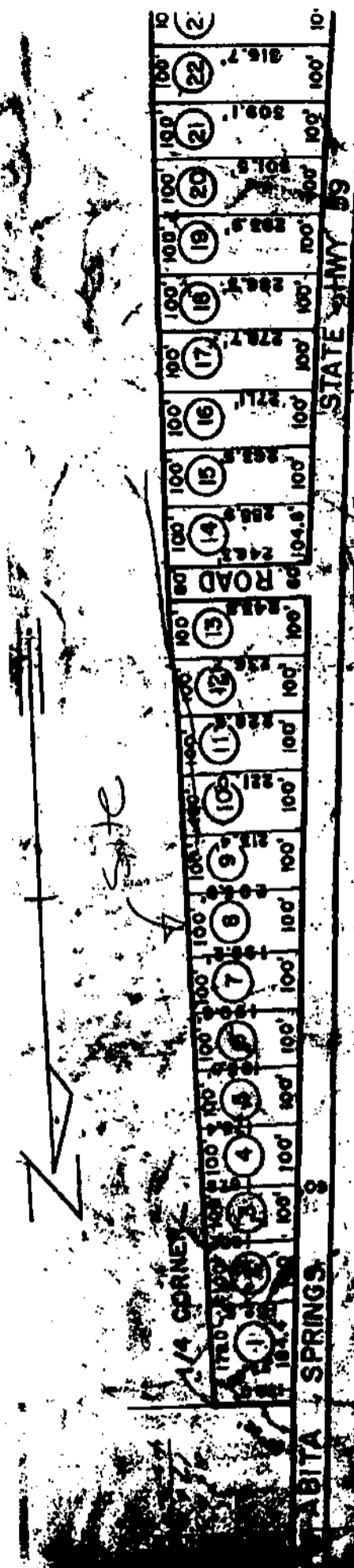
STAFF RECOMMENDATION:

The staff recommends that the request for an C-1 (Neighborhood Commercial) District designation be approved.

CASE NO.: ZC05-06-043
PETITIONER: Bruce D. Cox
OWNER: Right Choice Investments, L.L.C.
REQUESTED CHANGE: From A-3 (Suburban) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located at the southeast corner of LA Highway 59 & Bulldog Drive, being lot 8, De Val Estates; S25, T7S, R11E; Ward 4, District 5
SIZE: 20,000 sq. ft.



2005-06-043



MAP 31A

FILED FOR RECORD

DATE *March 24th 1957*

Chief Clerk of Court

APPROVED BY *George A. B...*

PRESIDENT OF POLICE JURY

CHAIRMAN OF SUBDIVISION

REGULATORY COMMITTEE

DATE *5/27/20/57*

EXHIBIT "A"

ZC05-06-043

THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE STATE OF LOUISIANA IN THE PARISH OF ST. TAMMANY, IN SECTION 28, TOWNSHIP 7, SOUTH RANGE 11 EAST, IN THE SUBDIVISION KNOWN AS "DE VAL ESTATES SITES", AND DESIGNATED AS LOT 8 ON A PLAN OF SURVEY BY E. J. CHAMPAGNE, SURVEYOR, DATED JULY 12, 1957, ON FILE IN THE OFFICE OF THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, AND ACCORDING TO WHICH THE SAID LOT IS DESCRIBED AS FOLLOWS:

LOT NO. 8 ADJOINS LOT NO. 7, AND MEASURES 100 FEET FRONT ON HIGHWAY NO. 99 (MANDEVILLE-ABITA HIGHWAY), THE SAME WIDTH IN THE REAR, BY A DEPTH ALONG ITS SIDELINE DIVIDING IT FROM LOT NO. 7 OF 196.6 FEET, AND ON THE LINE DIVIDING IT FROM LOT NO. 9 OF 205.0 FEET.

BEING THE SAME PROPERTY ACQUIRED BY BDC AUTOMOTIVE CONSULTANTS, L.L.C., FROM WAYNE FLOYD GEFIN PURSUANT TO ACT OF SALE DATED NOVEMBER 8, 2000 REGISTERED AT INSTRUMENT #1221465 IN ST. TAMMANY PARISH, LOUISIANA.