



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

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COVINGTON, LA 70434

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Kevin Davis

Parish President

*Appeal # 3  
ZC approved 5/3/05*

**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: 5-7-05

(Reference Case on Zoning Commission Agenda)

**ZC05-04-019**

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

Joseph Ponceti  
(SIGNATURE)

Joseph Ponceti  
2031 Destin Street  
Mandeville, La 70448  
PHONE #: 985-727-0111



**ZC05-04-019**

Existing Zoning:	A-2 (Suburban) District
Proposed Zoning:	LC (Light Commercial) District
Acres:	0.527 acres
Petitioner:	Glen and Charlene Robertson
Owner:	Michael J. & Patricia Karl, Glen & Charlene Robertson
Location:	Parcel located on the southwest corner of LA Highway 69 & LaBarre Street, being a portion of square 236, Town of Mandeville, S38, T88, R11E, Ward 4, District 10
Council District:	10

# ZONING STAFF REPORT

Date: April 25, 2005  
Case No.: ZC05-04-019  
Prior Action: Tabled (04/05/05)  
Posted: 04/12/05

Meeting Date: May 3, 2005  
Determination: Amended to LC

## GENERAL INFORMATION

**PETITIONER:** Glen and Charlene Robertson  
**OWNER:** Michael J. & Patricia Karl, Glen & Charlene Robertson  
**REQUESTED CHANGE:** From A-2 (Suburban) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the southwest corner of LA Highway 59 & LaBarre Street, being a portion of square 235, Town of Mandeville; S38, T8S, R11E; Ward 4, District 10  
**SIZE:** 0.527 acre

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: 3 Lane State/ 2 Lane Parish

Road Surface: Asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	C-1 (Neighborhood Commercial) District
South	Single Family	A-2 (Suburban) District
East	Single Family/ Locksmith	A-2 (Suburban) District
West	Single Family	A-2 (Suburban) District

#### EXISTING LAND USE:

Existing development? No

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 site is located on the southwest corner of LA Highway 59 & LaBarre Street, being a portion of square 235, Town of Mandeville. The site is surrounded on the East, West, and South sides by single family residences, zoned A-2. The north side of the subject site is undeveloped and zoned C-1 (neighborhood commercial). The Land Use Plan calls for this part of Hwy 59 to be developed with a mix of residential and commercial, with the commercial blending into the residential nature of this part of the highway. The site is just over a half an acre which could potentially lead to high impact commercial uses, with a C-2 (highway commercial) rezoning as requested. Since the property to the north is already zoned C-1 (neighborhood commercial), a rezoning to LC would be more suitable for the area.

#### STAFF RECOMMENDATION:

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

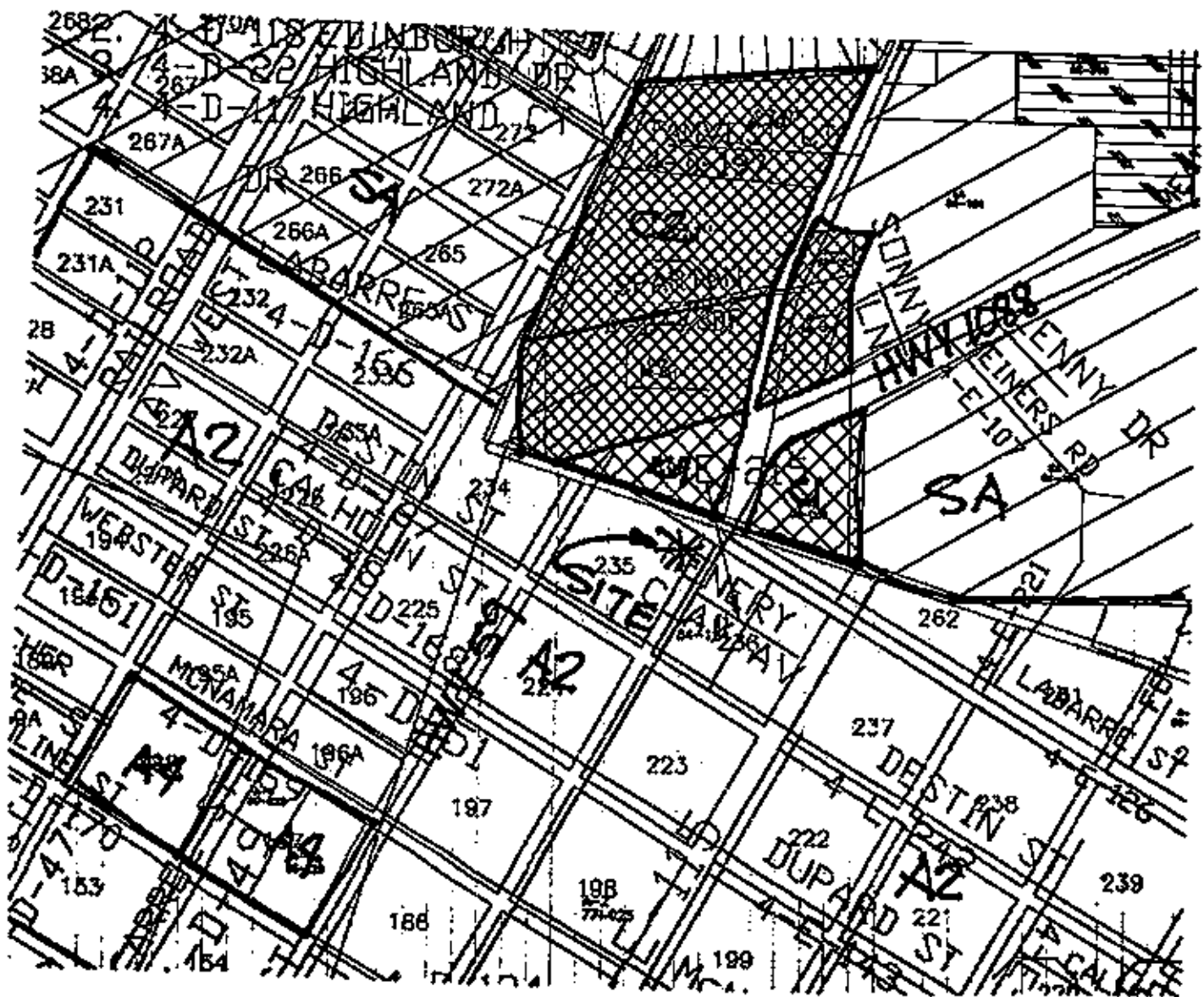
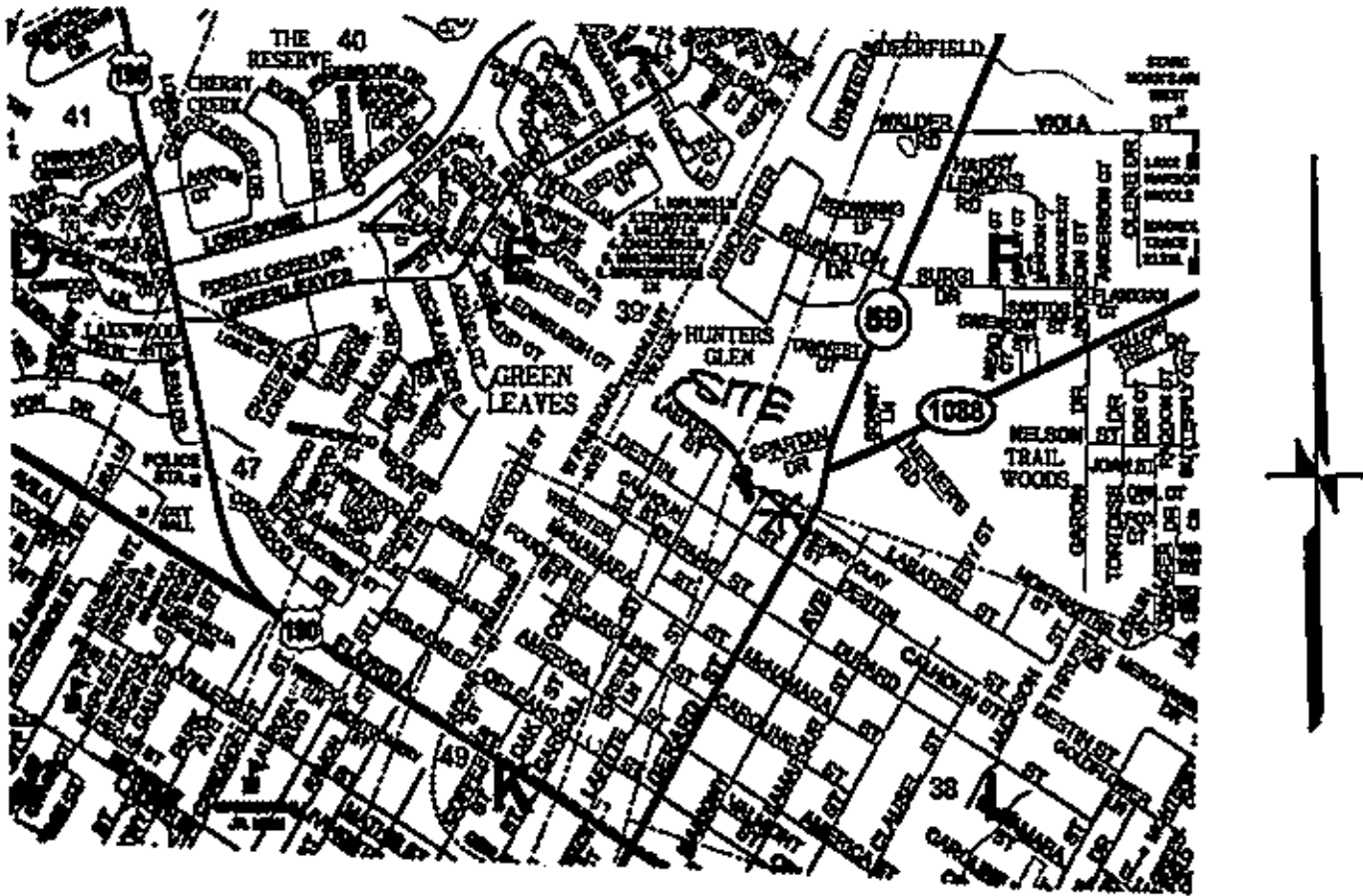
EXHIBIT "A"

ZC05-04-019

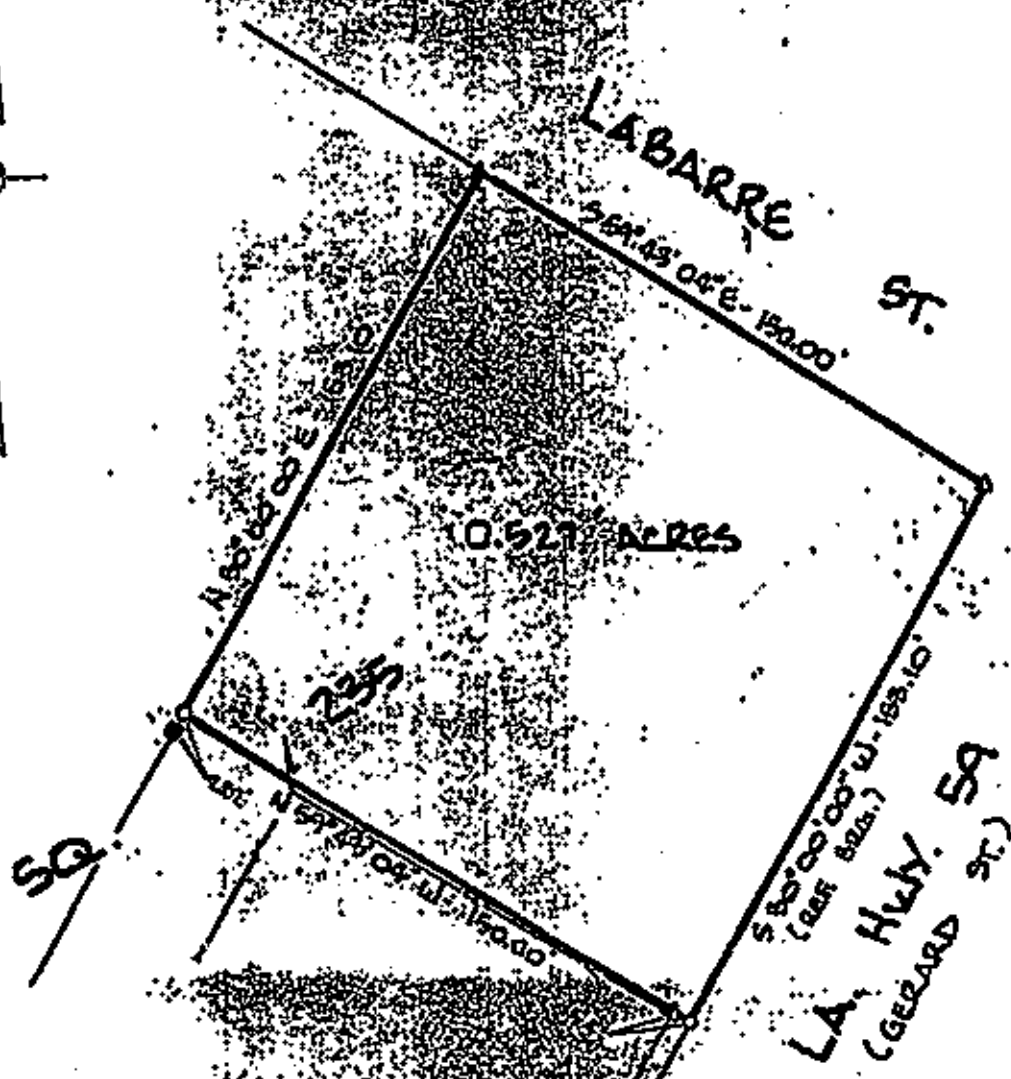
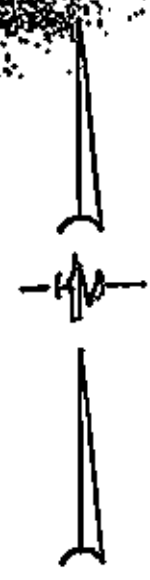
ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Square 235 of the TOWN OF MANDEVILLE, in the Parish of St. Tammany, State of Louisiana, and being more fully described as follows, to wit:

From the corner of Square 235, formed by the intersection of Labarre Street and Gerard Street (Hwy. No. 59), as the point of beginning, run along the Southern right of way line of Labarre Street a distance of 150 feet; thence turn left in the direction of Destin Street and parallel to Gerard Street, and run a distance of 153.1 feet; thence turn left, in the direction of Gerard Street, and parallel to Labarre Street, and run a distance of 150 feet to the Westerly right of way line of Gerard Street (State Hwy. No. 89); thence run along the Westerly right of way line of Gerard Street (State Hwy. No. 89) a distance of 153.1 feet to the point hereto set as the point of beginning. All as shown on a survey of Kelly J. Mc Hugh & Associates, Inc. dated March 3, 1995, a copy of which is attached hereto and made a part hereof.

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205-04-019



0.527 ACRES

LA. Hwy. 59  
(GEEBARD ST.)

- LEGEND
- 1/2" IRON ROD SET
  - 1/2" IRON PIPE FOUND
  - 1/2" IRON PIPE FOUND
  - 1/2" IRON PIPE FOUND
  - 1/2" IRON PIPE FOUND

NOTE: NO SETBACKS OR SERVITUDES ARE SHOWN.

PROPERTY IS LOCATED IN  
ZONE C. BASE FLOOD ELEV. 11.4.  
FLOOD NO. 22725-C-2. REV. 4-2-91

EXAMPLES SHOWN BELOW ARE NOT NECESSARY  
EVIDENCES OF RECORD AS SHOWN ON TITLE  
IN THE POLICY WILL BE ADDED HERETO UPON  
AS NECESSARY TO PROTECT ANY FILE



BOUNDARY SURVEY OF:  
 0.527 ACRES, BEING A PORTION OF  
 SQ. 235, TOWN OF MANDEVILLE (UNINCORP.)  
 SECTION 38, T-8-S, R-11-E  
 ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:  
 MICHAEL F. COTE

KELLY J McHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 70481-5611

SCALE: 1" = 50'	DATED: 3-3-95
DRAWN: DRJ	JOB NO: 94-393

THIS SURVEY WAS MADE IN ACCORDANCE WITH A NOTICE  
OF SALE OF THE CHESHAM AND COMPANY WITH THE  
BEST AVAILABLE STANDARDS OF PRACTICE. NO STAMP