



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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 COVINGTON, LA 70434
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Kevin Davis
 Parish President

Appeal # 6
ZC approved 5/5/05

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: May 5 2005

ZC05-05-034

Existing Zoning: LC (Light Commercial) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 2.62 acres
 Petitioner: Christopher C. Inman
 Owner: East Gates Commercial, L.L.C.
 Location: Parcel located on the northwest corner of US Highway 190 Service Road & Fontainebleau Drive, being parcel 38, Beau Chene Subdivision, S37, T7S, R11E, Ward 4, District 4
 Council District: 4

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

Chris H. Walter Kelly Colquhoun
 (SIGNATURE)

128 Fontainebleau Dr
Mandeville LA 70471

PHONE #: (985) 845-4064



ZONING STAFF REPORT

Date: April 25, 2005
Case No.: ZC05-05-034
Posted: April 12, 2005

Meeting Date: May 3, 2005
Determination: Approved

GENERAL INFORMATION

PETITIONER: Christopher C. Inman
OWNER: East Gates Commercial, L.L.C.
REQUESTED CHANGE: From LC (Light Commercial) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the northwest corner of US Highway 190 Service Road & Fountainbleau Drive, being parcel 38, Beau Chene Subdivision; S37, T7S, R11E; Ward 4, District 4
SIZE: 2.62 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Covington Country Club	A-4 (Single Family Residential) District
South	Beau Chene Open Space	A-6 (Multiple Family Residential) District
East	Hwy 190	C-2 (Highway commercial) District
West	Beau Chene	A-4 (Single Family Residential) District

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:

The petitioner is requesting to change the zoning from LC (Light Commercial) District to C-1 (Neighborhood Commercial) District. The site is located on the northwest corner of US Highway 190 Service Road & Fountainbleau Drive, being parcel 38, Beau Chene Subdivision. The subject site has been rezoned to Light Commercial (ZC 84-184) in 1984 and has never been developed. The adjacent properties are developed with single family residential (Covington Country Club and Beau Chene Subdivisions) and the Beau Chene golf course/open space.

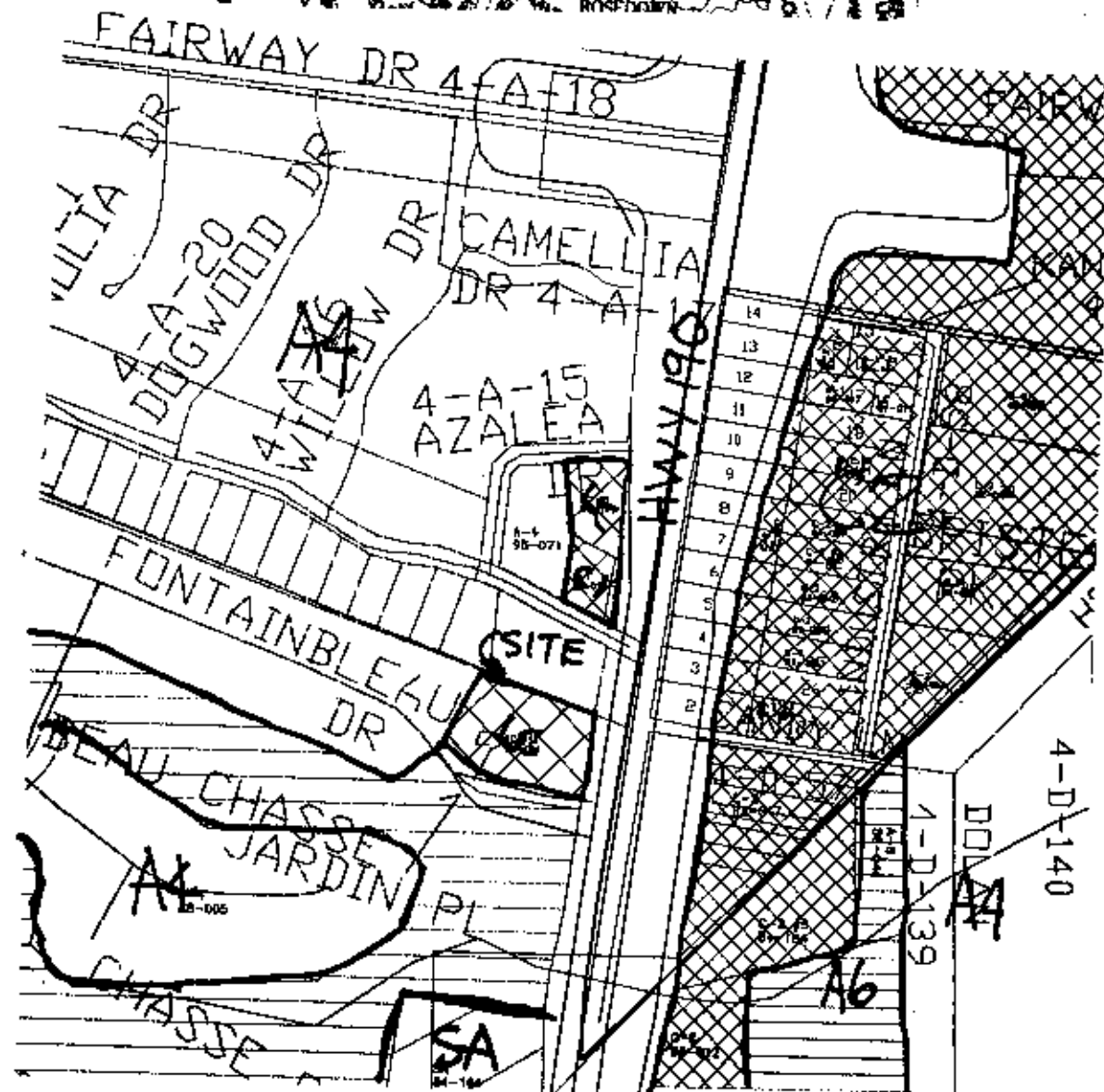
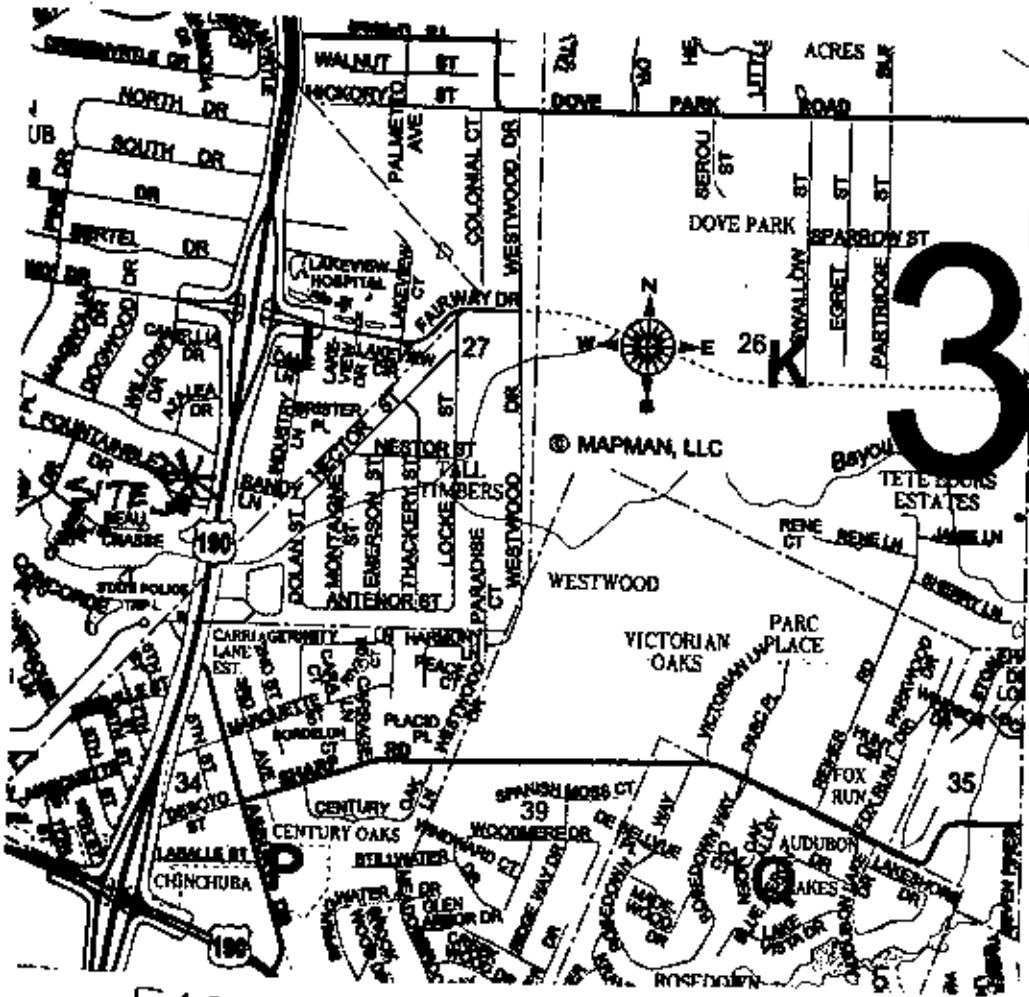
The applicant is proposing to construct an office building on the site. The primary difference between the LC and C-1 zone is the range of uses permitted in each zone, and the size limitation on office space in the LC zone. The C-1 zone permits a wider range of uses than the LC zone and does not limit the size of office buildings to 9,000 square feet like the LC zone. The development standards, specifically the building setbacks, height and lot coverage are the same in the LC and C-1 zones.

While the 2025 land use designation calls for this area to remain residential, the property was rezoned to commercial use prior to the development of the land use plan. The intent of the LC zoning is to provide primarily for professional business and medical offices. Retail and service oriented uses are limited to specialty retail and services which have activities that are conducted during regular business hours. The intent of the C-1 zone is to provide for commercial uses which serve the needs of the surrounding neighborhood as opposed to the whole community. It is staff's assessment that since the subject site is located next to the entrance to the Beau Chene subdivision and is also located adjacent to the Covington Country Club subdivision, the LC zoning designation, would be more appropriate at this location.

STAFF RECOMMENDATION:

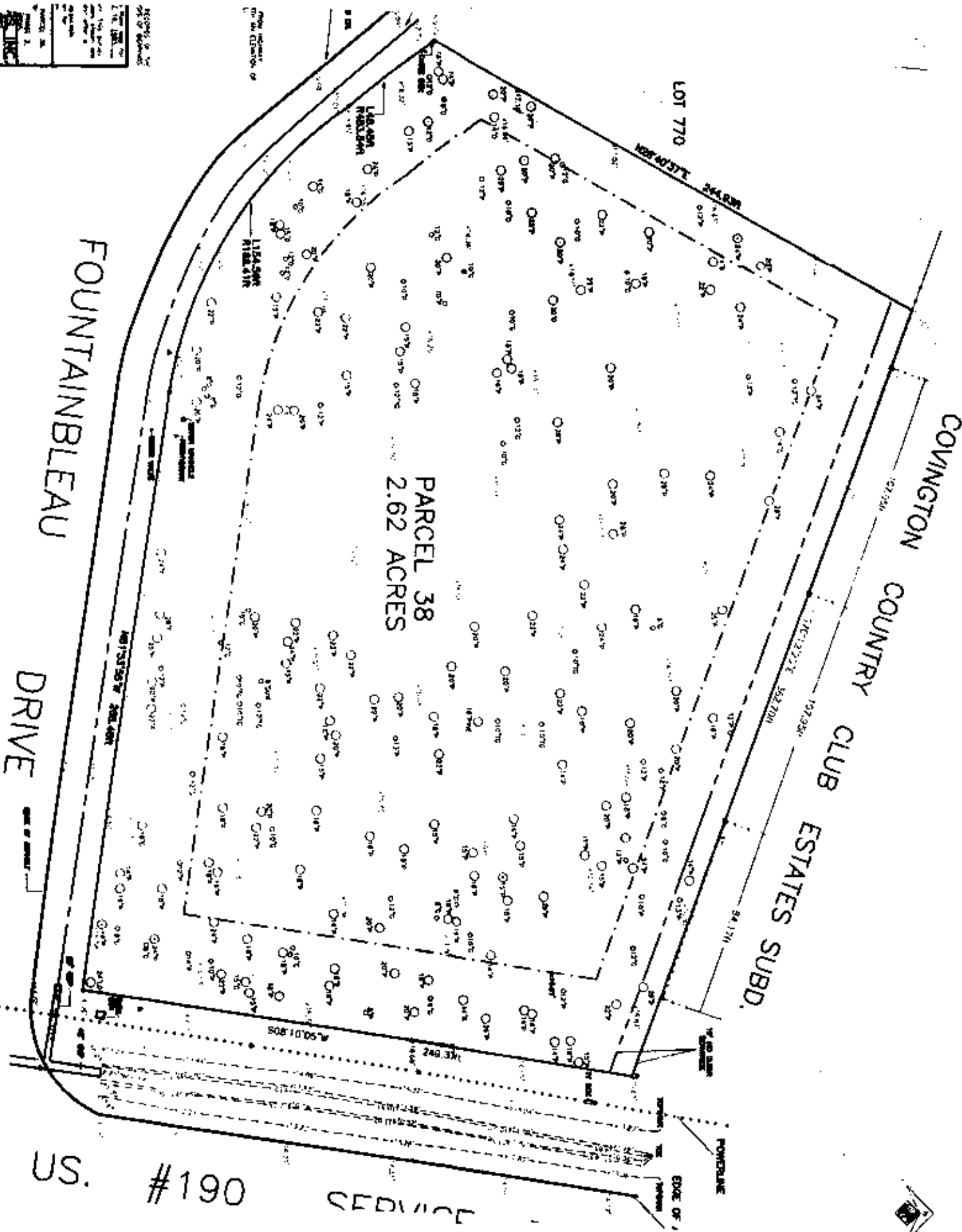
The staff recommends that the request for an C-1 (Neighborhood Commercial) District designation be denied.

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SIZE: 2.62 acres



ZC05-05-034

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FOUNTAINBLEAU DRIVE

DRIVE

PARCEL 38
2.62 ACRES

US. #190

SERVICE

COVINGTON COUNTRY CLUB ESTATES SUBD.

LOT 770

