



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

Kevin Davis
 Parish President

Appeal # 1
ZC Denied 12/17/2004

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: 12/17/04

ZC04-12-106
 Existing Zoning: LC (Light Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 1.81 acres
 Petitioner: Gayle Betz
 Owner: John Ray Bufkin, Jr.
 Location: Parcel located on the east side of LA Highway 25, south of St. Gertrude Drive, north of Hard Hat Road, S20, T6S, R11E, Ward 3, District 2
 Council District: 2

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

Elliott Nelson Elliott Nelson
 (SIGNATURE)

1131 N Couseney Blvd
Mand. La. 70471

PHONE #: 504 236-8878



ZONING STAFF REPORT

Date: November 29, 2004
Case No.: ZC04-12-106
Posted: 11/10/04

Meeting Date: December 7, 2004
Determination: Denied

GENERAL INFORMATION

PETITIONER: Gayle Betz
OWNER: John Ray Bufkin, Jr.
REQUESTED CHANGE: From LC (Light Commercial) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the east side of LA Highway 25, south of St. Gertrude Drive, north of Hard Hat Road ; S20, T6S, R11E; Ward 3, District 2
SIZE: 1.81 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	C-1 (Neighborhood Commercial) District
South	Mobile Homes Sales	M-2 (Heavy Industrial) District
East	Undeveloped	A-3 (Suburban) District
West	Undeveloped	SA (Suburban Agriculture) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial Infill - New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

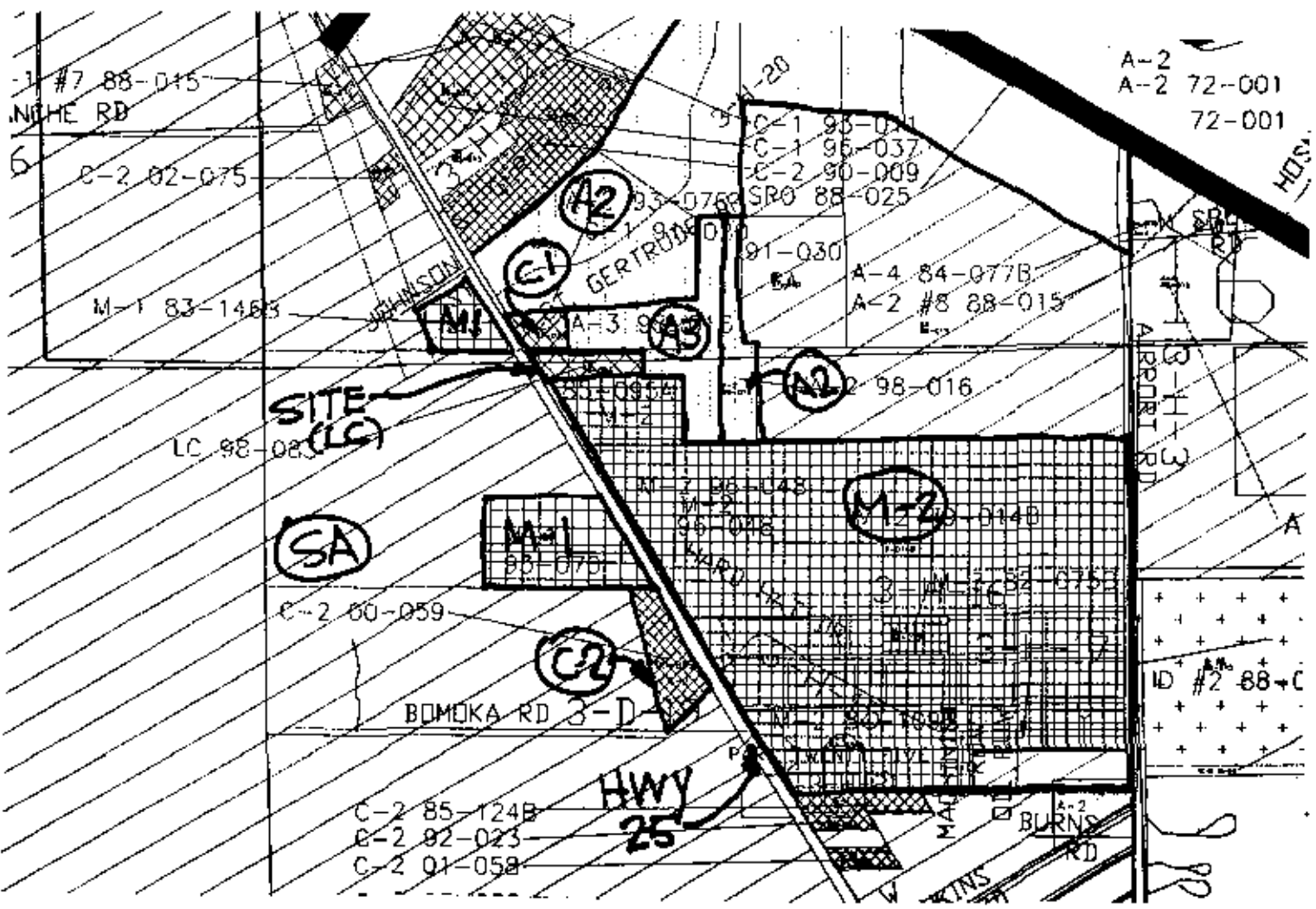
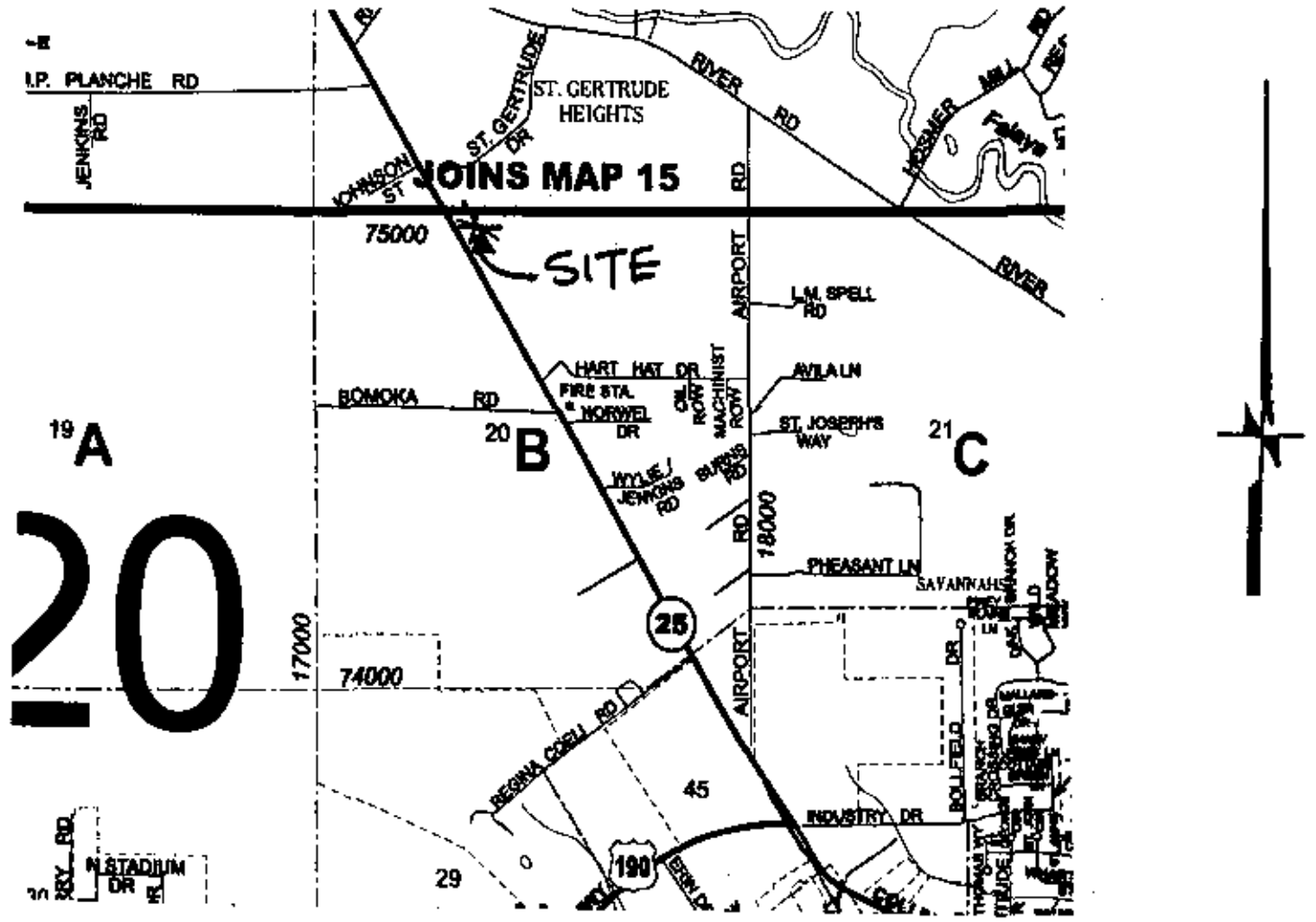
STAFF COMMENTS:

The petitioner is requesting to change the zoning from LC (Light Commercial) District to C-2 (Highway Commercial) District. The site is located on the east side of LA Highway 25, south of St. Gertrude Drive, north of Hard Hat Road. No particular use have been proposed for the subject site at this time. The requested zoning change is consistent with the land use plan's vision for this location. However, the staff feels that the requested zoning change should be amended to C-1 (Neighborhood Commercial) District considering that the site is abutting C-1 on the north side and M-2 (Intermediate Industrial) District.

STAFF RECOMMENDATION:

The staff recommends that the request for an C-2 (Highway Commercial) District designation be denied. The staff would be in favor of a rezoning to C-1 (Neighborhood Commercial) District which would be more suitable for the area.

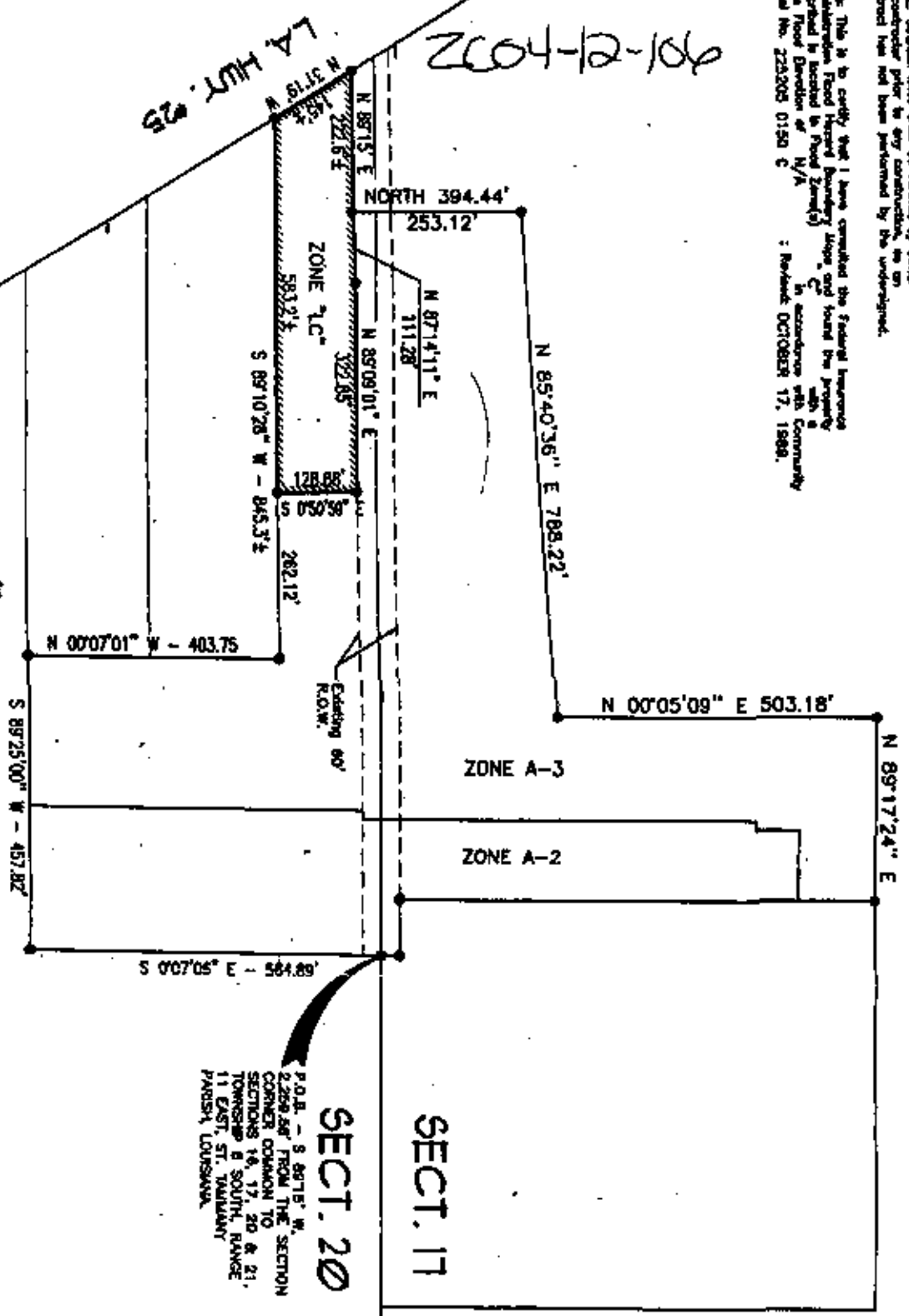
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NOTE: Subject here shall be verified by owner or contractor prior to any construction, as no abstract has yet been performed by the undersigned.

Note: This is to certify that I have compared the Federal Insurance Administration Flood Hazard Boundary Map and found the property described is located in Flood Zone (S) in accordance with Community Flood Hazard Division of F/A : Revisited OCTOBER 17, 1988. Flood No. 225305 0150 C

2004-12-106



P.O.B. - S 89°15' W.
2,208.88' FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

SKETCH OF A 181 ACRE PARCEL OF LAND SITUATED IN SECTION 20, T-6-S, R-11-E, ST. TAMMANY PARISH, LA. FOR JOHN RAY BURKIN, JR.

Note: Sketches shown herein are not necessarily accurate. Sketches of record are shown on this option or the policy will be added based upon request, as surveyor has not performed any the report or abstract.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

The Survey is Certified True and Correct by

DRAWN BY: GFG
DATE: AUGUST 21, 1988
SUBJECT NO.: 586078
CREATED NO.: 98874449

APPROVED BY: JEB
PROJ. NO.
SCALE: 1" = 200'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors
1011 N. CAUSEWAY BLVD., SUITE 34 • WARDVILLE, LA 70471 (504) 828-0808
SLUDL (504) 643-2508 • WARDVILLE (504) 628-3446 • N.O. (504) 456-2042
FAX IN. (504) 628-0057

John E. Bonneau
Professional Land Surveyor
Registration No. 4423