



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
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 FAX: (985) 898-3003
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Kevin Davis
 Parish President

*Appeal # 3
 zc denied 2/1/05*

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: 2-9-05

ZC02-05-029

Existing Zoning: A-3 (Suburban) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 9,000 sq. ft.
 Petitioner: Paul Young II
 Owner: John L. Honeycutt
 Location: Parcel located on the east side of Evergreen Drive, north of US Highway 190, & south of Fairview Drive, S4, T9S, R14E, Ward 9, District 11
 Council District: 11

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

Paul M. Young II
 (SIGNATURE)

PAUL M. Young II

1600 GAUSE Blvd. West

Slidell, LA 70460

PHONE #: (985) 643-2569



ZONING STAFF REPORT

Date: February 1, 2005
Case No.: ZC02-05-029
Prior Action: Tabled indefinitely (05/07/02)
Posted: January 12, 2005

Meeting Date: February 1, 2005
Determination: Denied

GENERAL INFORMATION

PETITIONER: Paul Young II
OWNER: John L. Honeycutt
REQUESTED CHANGE: From A-3 (Suburban) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the east side of Evergreen Drive, north of US Highway 190, & south of Fairview Drive; S4, T9S, R14E; Ward 9, District 11
SIZE: 9,000 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: 2 Lane Parish

Road Surface: Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant	A-3 (Suburban) District
South	Commercial	C-2 (Highway Commercial) District
East	Single Family	A-3 (Suburban) District
West	Single Family	A-3 (Suburban) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

COMMERCIAL - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

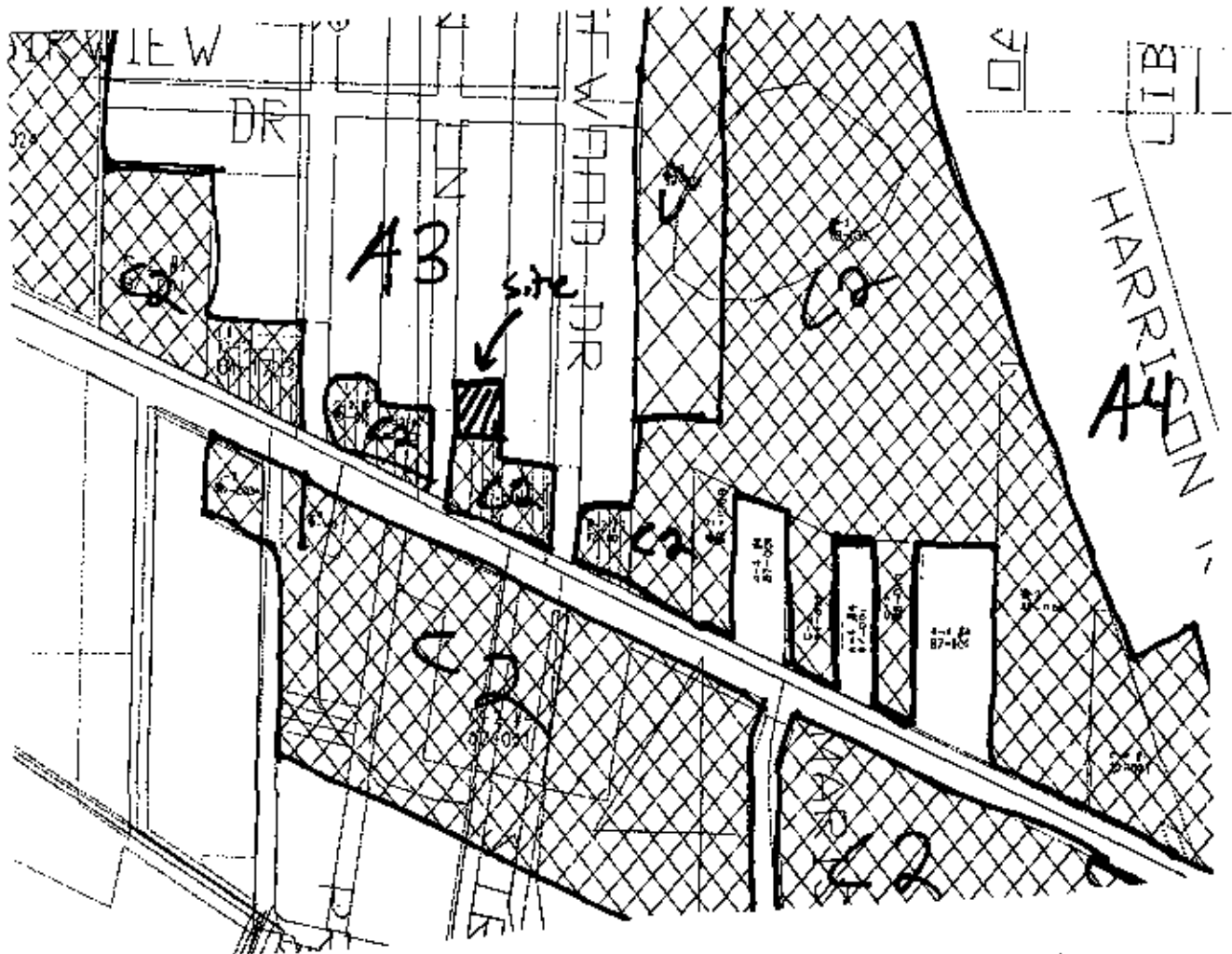
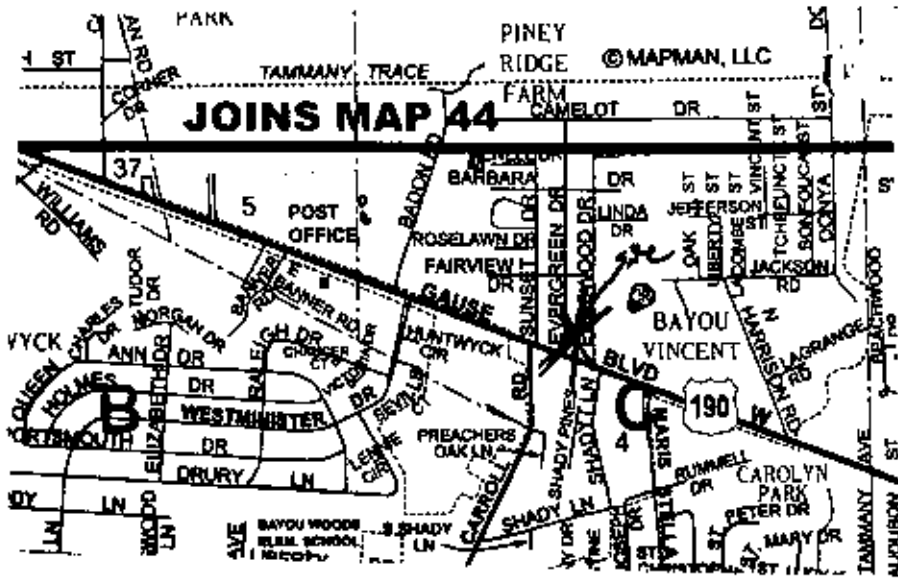
The petitioner is requesting to change the zoning from A-3 (Suburban) District to C-2 (Highway Commercial) District. The site is located on the east side of Evergreen Drive, north of US Highway 190, & south of Fairview Drive. The petitioner is proposing a new parking lot for a neighboring plumbing business, located across the street. The subject parcel is surrounded by single family households on the east and west sides with vacant land adjoining to the north.

The comprehensive plan shows the property being on the border of the commercial and residential zones. A public parking lot for a non-adjoining business is a permitted in C-2. Staff feels that the zoning change is appropriate for the subject site and in accordance with the 2025 Comprehensive Plan.

STAFF RECOMMENDATION:

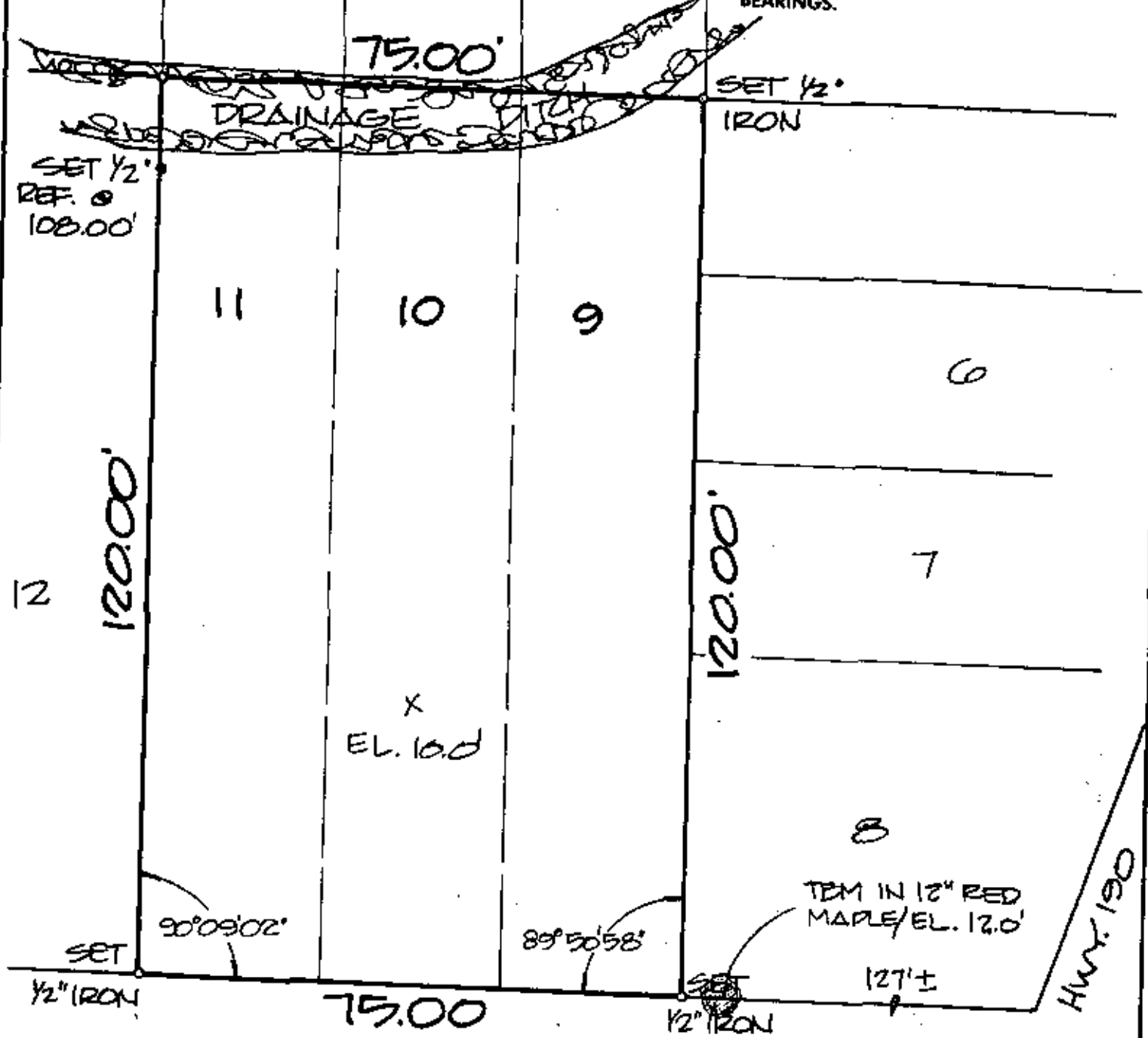
The staff recommends that the request for an C-2 (Highway Commercial) District designation be approved.

CASE NO.: ZC02-05-029
PETITIONER: Paul Young II
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SIZE: 9,000 sq. ft.



ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

VERIFIED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.



EVERGREEN DRIVE
60' RW

NOTE: VERIFY SETBACKS PRIOR TO CONSTRUCTION.

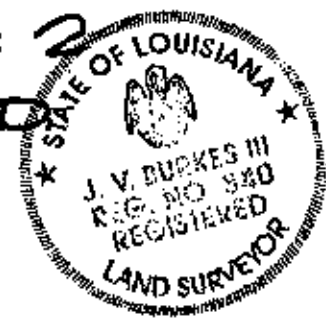
P.L.R.M. 225209
04200 4-2-91
ZONE A2 B.F.E. 11'
*Verify prior to Construction with Local Governing Body

ADDRESS:
SURVEY N° 990336
DATE: 2-10-1999

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

DRAWN BY: CAD
SCALE: 1" = 40'

REVISED:
SURVEY MAP OF: LOTS 9, 10, 11 - SQUARE 2
LOCATED IN: WOODLAND PARK SUBDIVISION
NEAR SLIDELL
ST. TAMMANY PARISH, LOUISIANA



CERTIFIED TO: JOHN L. HONEYCUTT
ZC02-05-029

SURVEYED BY:
J. V. Burkes III
J. V. BURKES III
LA. REG. N° 840