



**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](mailto:planning@stpgov.org)

*Kevin Davis*  
*Parish President*

*Appeal # 5*  
*ZC denied 3/1/2005*  
*Tabled 4/7/05*

**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: 3/1/05

- 13. ZC05-03-015
- Existing Zoning: A-2 (Suburban) District
- Proposed Zoning: C-2 (Highway Commercial) District
- Acres: 26,012 sq. ft.
- Petitioner: Heidi Roth and Annie Roth Lefevre
- Owner: Body Expressions, Inc
- Location: Parcel located on the southwest corner of Dupard Street & LA Highway 59, situated in Square 197, Town of Mandeville, S38, T8S, R11E, Ward 4, District 10
- Council District: 10

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

Heidi d. Roth  
(SIGNATURE)

Heidi Roth - Body Expressions, Inc

619 Lafitte St.

Body Expressions 70448

PHONE #: 985-674-2174



## ZONING STAFF REPORT

**Date:** February 21, 2005  
**Case No.:** ZC05-03-015  
**Posted:** February 11, 2005

**Meeting Date:** March 1, 2005  
**Determination:** Denied

### GENERAL INFORMATION

**PETITIONER:** Heidi Roth and Annie Roth Lefevre  
**OWNER:** Body Expressions, Inc  
**REQUESTED CHANGE:** From A-2 (Suburban) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the southwest corner of Dupard Street & LA Highway 59, situated in Square 197, Town of Mandeville; S38, T8S, R11E; Ward 4, District 10  
**SIZE:** 26,012 sq. ft.

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** State 3 Lane/ Parish 2 Lane    **Road Surface:** Asphalt    **Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family	A2 (Suburban) District
South	Single Family	A2 (Suburban) District
East	Single Family	A2 (Suburban) District
West	Single Family	A2 (Suburban) District

#### EXISTING LAND USE:

**Existing development?** Yes                      **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 parcel is located on the southwest corner of Dupard Street & LA Highway 59, situated in Square 197, Town of Mandeville. The property is surrounded entirely by single family residential with the eastern border being Hwy 59.

Several zoning change requests have been submitted along this portion of Hwy 59 from Hwy 1088 to Hwy 190, within the past year. The nature of Hwy 59, being a major 3 lane artery, for north and south traffic brings in the feasibility of a zoning change to commercial. However, because of the residential character and the heavy traffic on Hwy 59, low impact commercial would be a more appropriate. Staff feels that the request for C-2 zoning will be too intense for the area. The recent requests for zoning changes have been granted for Light Commercial. The comprehensive plan calls for mixed uses being light in nature to achieve coexisting of residential and commercial uses. The size of the property being over 25,000 square feet could potentially lead to a high impact use that can be possibly detrimental to the nature of the area and increase the level of traffic on Hwy 59. Since the petitioner is requesting to use the site for a dance studio, staff feels that the request for C-2 zoning is inappropriate for the property and that the request should be amended to Light Commercial zoning.

#### STAFF RECOMMENDATION:

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

CASE NO.:

ZC05-03-015

PETITIONER:

Heidi Roth and Annie Roth Lefevre

OWNER:

Body Expressions, Inc

REQUESTED CHANGE:

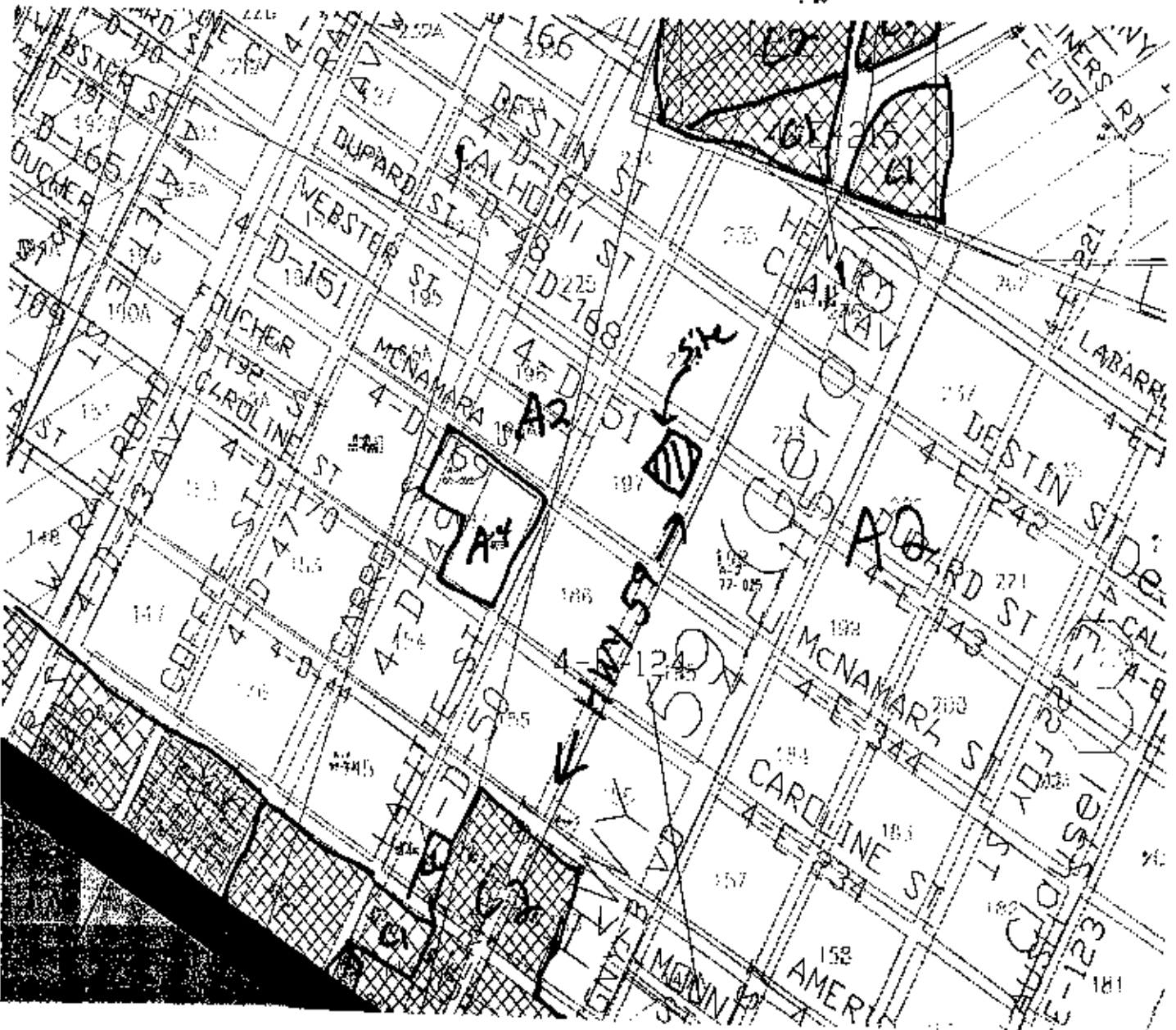
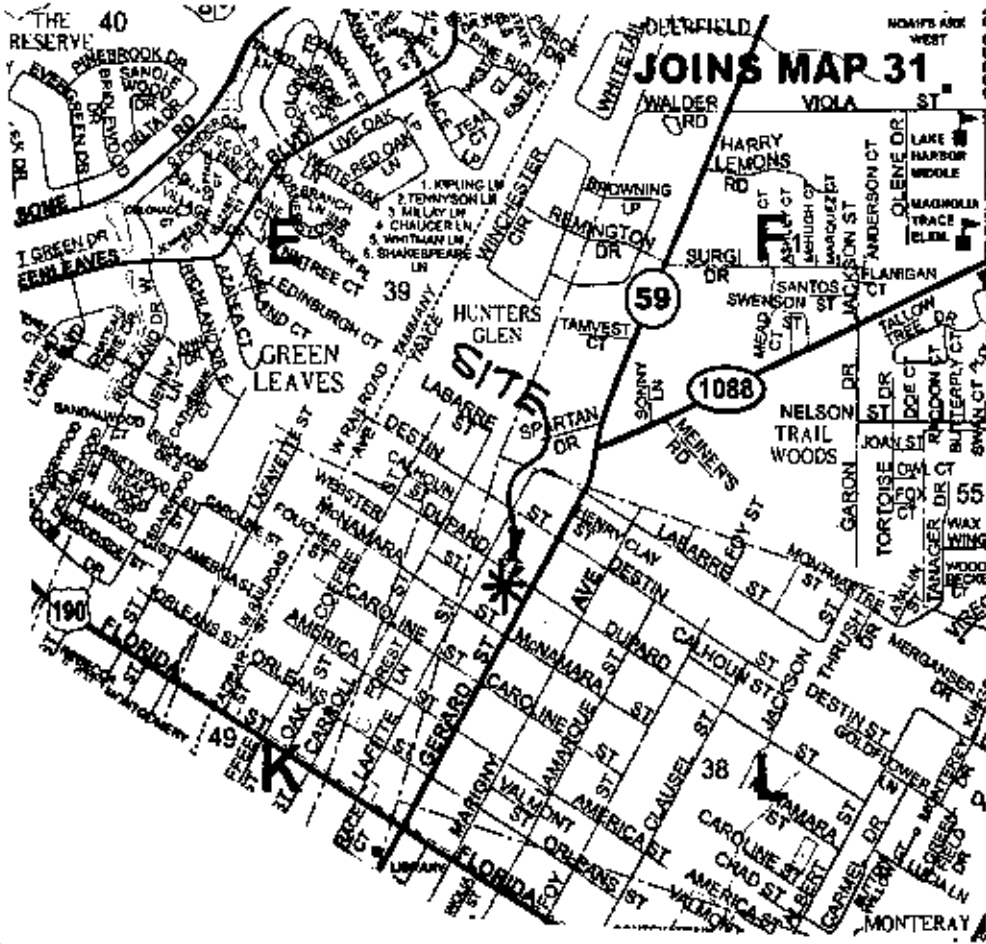
From A-2 (Suburban) District to C-2 (Highway Commercial) District

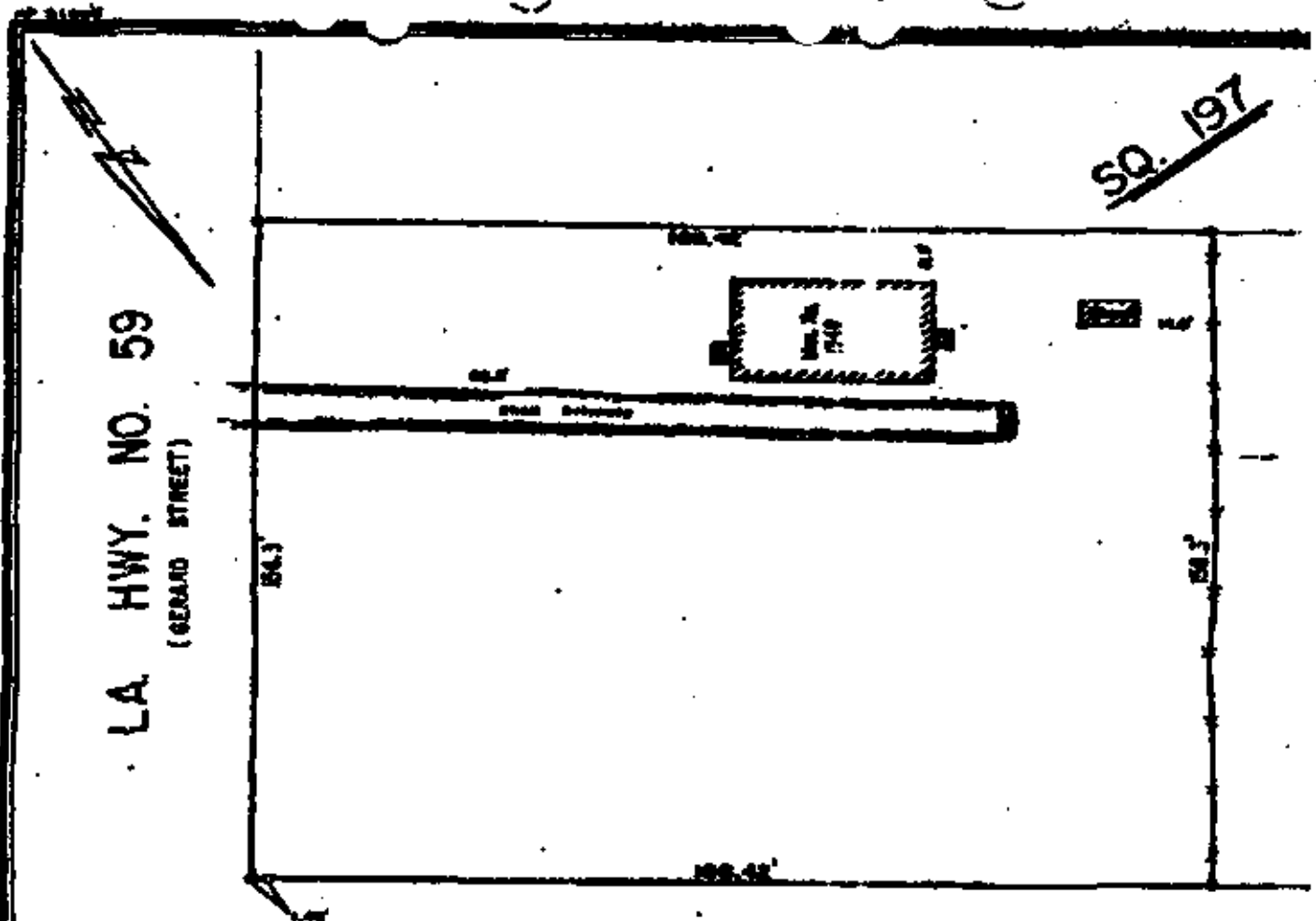
LOCATION:

Parcel located on the southwest corner of Dupard Street & LA Highway 59, situated in Square 197, Town of Mandeville; S38, T8S, R11E; Ward 4, District 10

SIZE:

26,012 sq. ft.





LA HWY. NO. 59  
(GERARD STREET)

SQ. 197

DUPARD STREET

2005-03-015

**NOTES:**  
This plat should be read in connection with the Property and/or to Public Survey Regulations.

This is to certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Louisiana. I certify that the above plat was prepared in accordance with the provisions of the Act of the Legislature of Louisiana, passed on the 23rd day of March, 1908, and that the same is a true and correct copy of the original plat on file in my office.

SURVEY OF A PARCEL OF LAND SITUATED IN SQUARE 197 TOWN OF MANDEVILLE (Not within the Corporate Limits) ST. TAMMANY PARISH, LA.



ADVERTISEMENTS  
**Surveys**

*James G. [Signature]*

ORDERED BY  
MARLIN RICHARD PEARMAN, SR., and  
WISCONSIN TITLE AGENT, INC.

DATE	SCALE	BY	CHECKED BY	JOB NO.	PLAT FILE NO.
3-01-06	1" = 30'	R.L.P.	T.L.P.	2005	197-781