



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

Appeal #8
 Kevin Davis
 Parish President
ZC approved 4/5/05

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: April 5 2005



(Reference Case on Zoning Commission Agenda)

ZC05-04-017

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

Jeanine Meade
 (SIGNATURE)

P.O. Box 1546

Big Branch LA 70445

PHONE #: 985-626-8464

ZC05-04-017

Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 3 acres
 Petitioner: Jeff Johannsen
 Owner: Salvatore Impastato, L.L.C.
 Location: Parcel located on the south side of U.S. Highway 190, east of Shelby Powell Drive, west of South 24th Street, being a portion of Farm 549, Forest Glen Subdivision, S48, T8S, R13E, Ward 7, District 7
 Council District: 7

ZONING STAFF REPORT

Date: March 28, 2005
Case No.: ZC05-04-017
Posted: March 14, 2005

Meeting Date: April 5, 2005
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Johannsen
OWNER: Salvatore Impastato, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the south side of U.S. Highway 190, east of Shelby Powell Drive, west of South 24th Street, being a portion of Farm 549, Forest Glen Subdivision; S48, T8S, R13E; Ward 7, District 7
SIZE: 3 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: 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	Undeveloped	SA (Suburban Agricultural)
South	Single Family Residential	SA (Suburban Agricultural)
East	Motorcycle Repair Shop	C-2 (Highway Commercial) District
West	Undeveloped	SA (Suburban Agricultural)

EXISTING LAND USE:

Existing development? Yes

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.

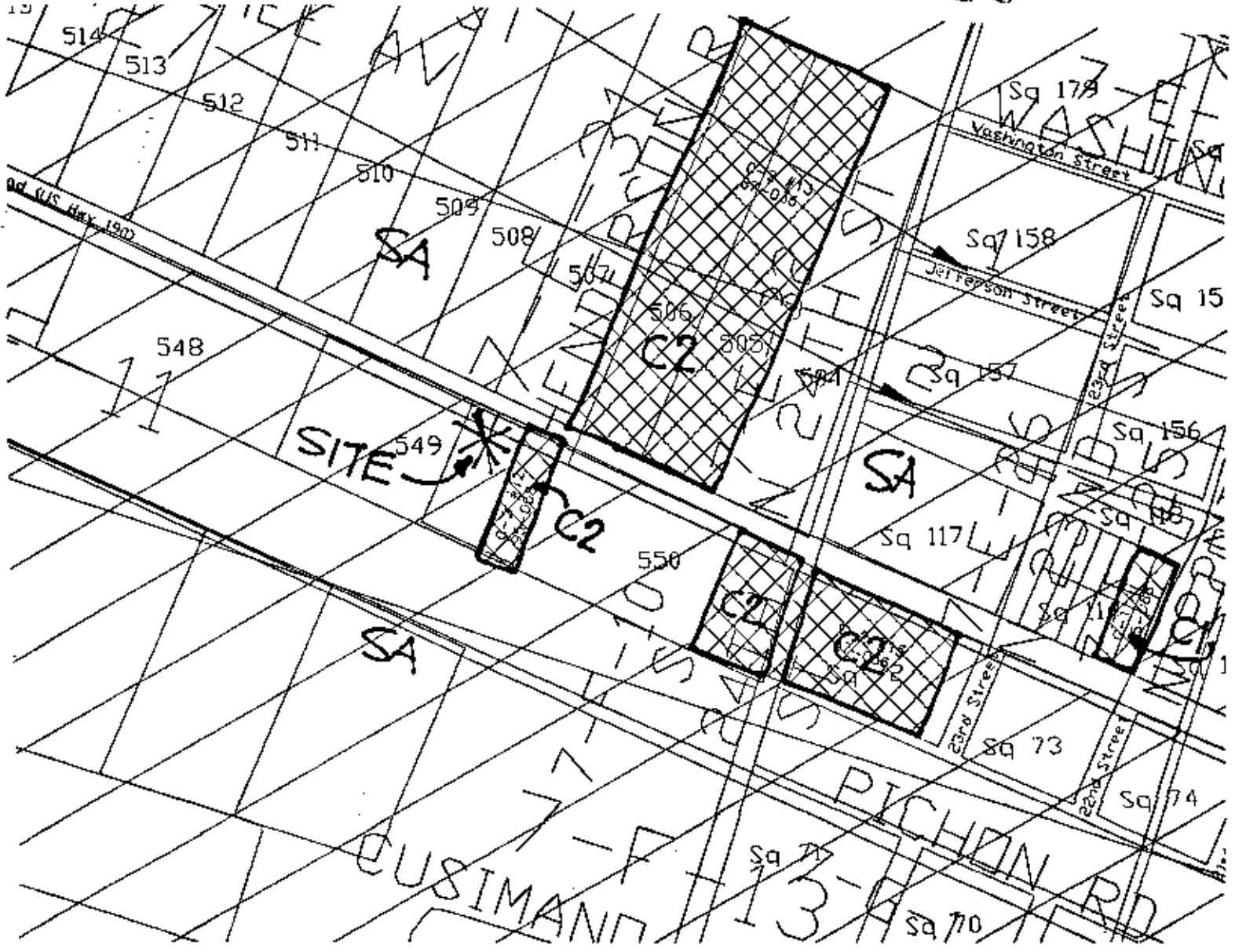
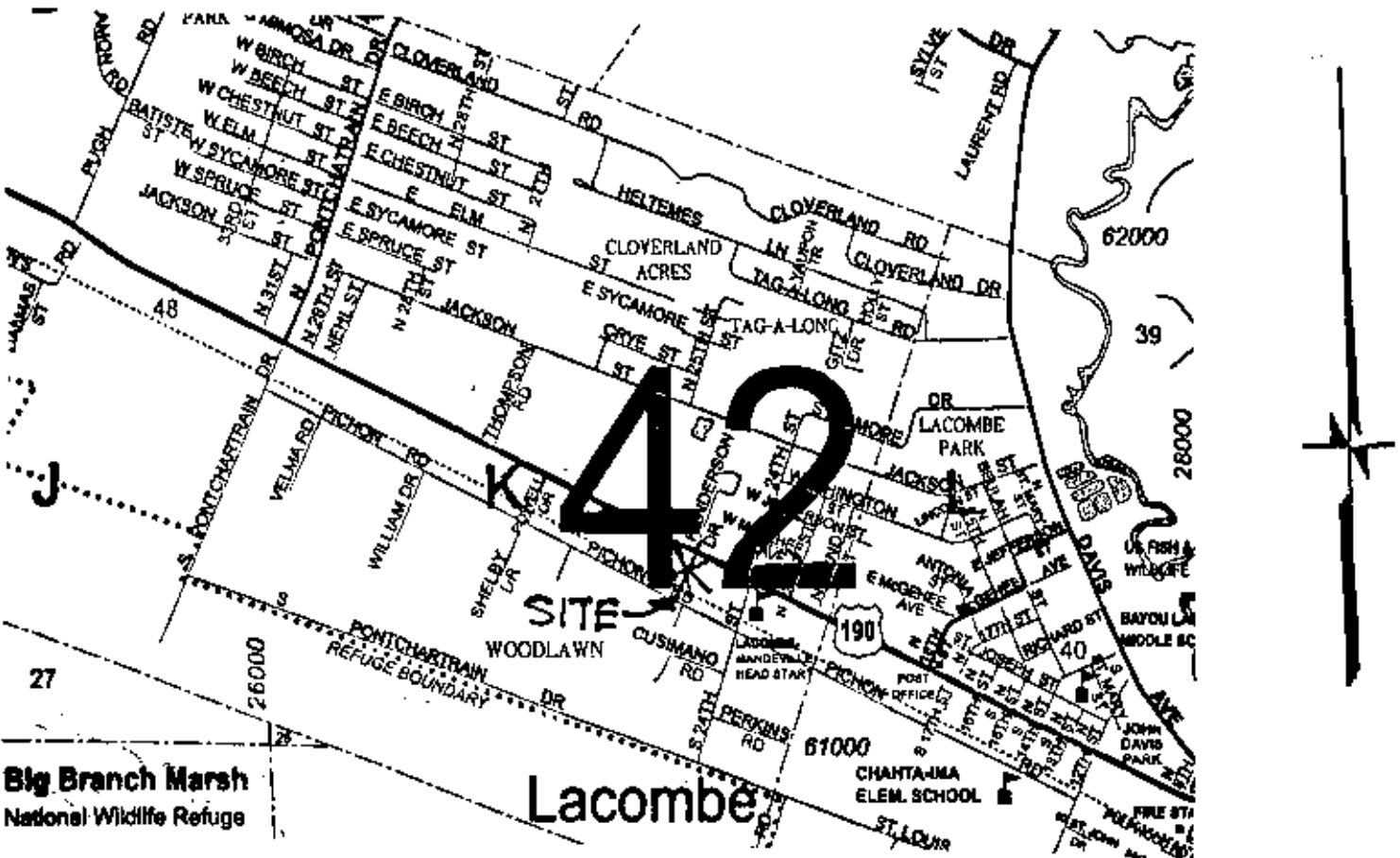
STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is located on the south side of U.S. Highway 190, east of Shelby Powell Drive, west of South 24th Street, being a portion of Farm 549, Forest Glen Subdivision. The petitioner is proposing to construct a 6,000 sq. ft. commercial strip center on an approximately half acre portion of a 3 acre site. The site is located on a relatively undeveloped section of Highway 190. The property located to the east and the north of the site, are zoned C-2 (Highway Commercial). The comprehensive plan calls for the property to be developed with sales outlets for goods and services, neighborhood service centers and highway commercial uses. It is staff's assessment that the property is suitable for commercial zoning.

STAFF RECOMMENDATION:

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

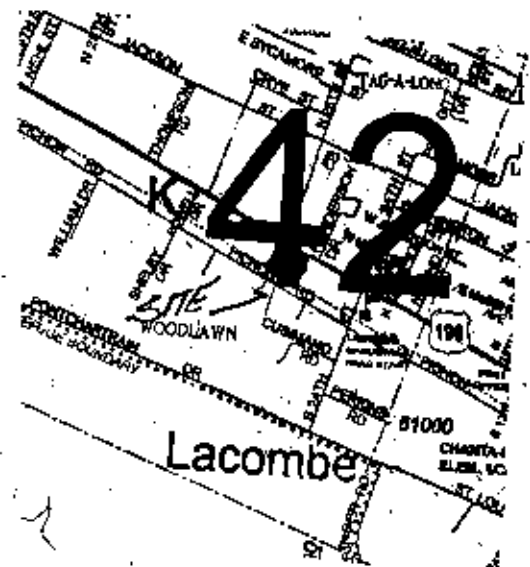
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SIZE: 3 acres



2005-04-017

LEGAL DESCRIPTION:

A Portion of Farm 549, Forest Glen Subdivision,
St. Tammany Parish, Louisiana as per survey by
Ned A. Wilson, Dated 24 Sep 75, Plat No. 9-75-9.



TAMMANY TRACE
N66 26'00"W 401.00

20' GREENSPACE

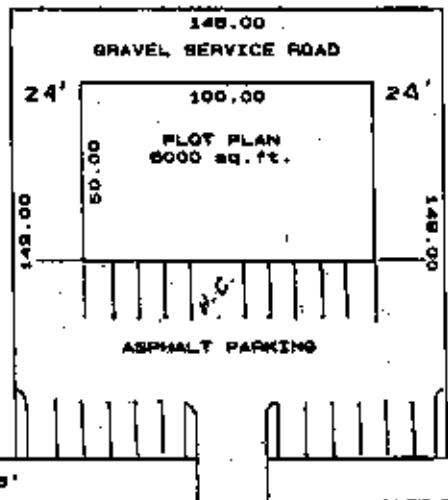
3.0 ACRES

S24 34'00"W 324.40

18' GREENSPACE

N24 34'00"E 324.40

18' GREENSPACE



365 26'00"E 401.00
STATE HIGHWAY 190

N.W. COR.
FARM 549

CERTIFIED TO:
JEFF JOHANSEN

LEGEND:

- SET 1/2" IRON ROD
- FOUND IRON ROD
- FOUND OLD WOOD
- FENCE
- BEARINGS: RECORD
- SETBACK LINES
- FRONT SIDES
- REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records.

BRUCE W. POPE, II



WILSON POPE, INC.

LOUISIANA REGISTERED LAND SURVEYORS NO. 386

CLASS/TYPE	DATE
BOUNDARY	FIRM DATE:
FORWARDS	FIRM ZONE:
BLAS TIE	BASE FLOOD: