



ST. TAMMANY PARISH  
 DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
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Kevin Davis  
 Parish President

*Appeal # 2*

**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: 01/03/06

ZC05-09-056

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

*Leroy J. Cooper*  
 (SIGNATURE)

Leroy J. Cooper

P.O. Box 1870

COVINGTON, LA 70434

PHONE #: 845-8155



**ZC05-09-056**

Existing Zoning:	LC (Light Commercial) District
Proposed Zoning:	C-2 (Highway Commercial) District
Acres:	5.24 acres
Petitioner:	Leroy Cooper
Owner:	Callan, Cayman & Daniel Sinclair
Location:	Parcel located at the end of Hollycrest Lane, east of US Highway 190, S15, T7S, R11E, Ward 3, District 3
Council District:	3

(TABLED FROM 12/3/05 MEETING)

# ZONING STAFF REPORT

Date: December 19, 2005  
Case No.: ZC05-09-056  
Prior Action: Tabled (12/06/05)  
Posted: 12/12/05

Meeting Date: January 3, 2006  
Determination: Denied

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## GENERAL INFORMATION

**PETITIONER:** Leroy Cooper  
**OWNER:** Callan, Cayman & Daniel Sinclair  
**REQUESTED CHANGE:** From LC (Light Commercial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located at the end of Hollycrest Lane, east of US Highway 190; S15, T7S, R11E; Ward 3, District 5  
**SIZE:** 5.24 acres

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## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: 2 Lane Parish      Road Surface: Concrete      Condition: Fair

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped Commercial	C-2 (Highway Commercial) District
South	Undeveloped	LC (Light Commercial) District
East	Undeveloped	LC (Light Commercial) District
West	Undeveloped	LC (Light Commercial) District

#### EXISTING LAND USE:

Existing development? No      Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential 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.

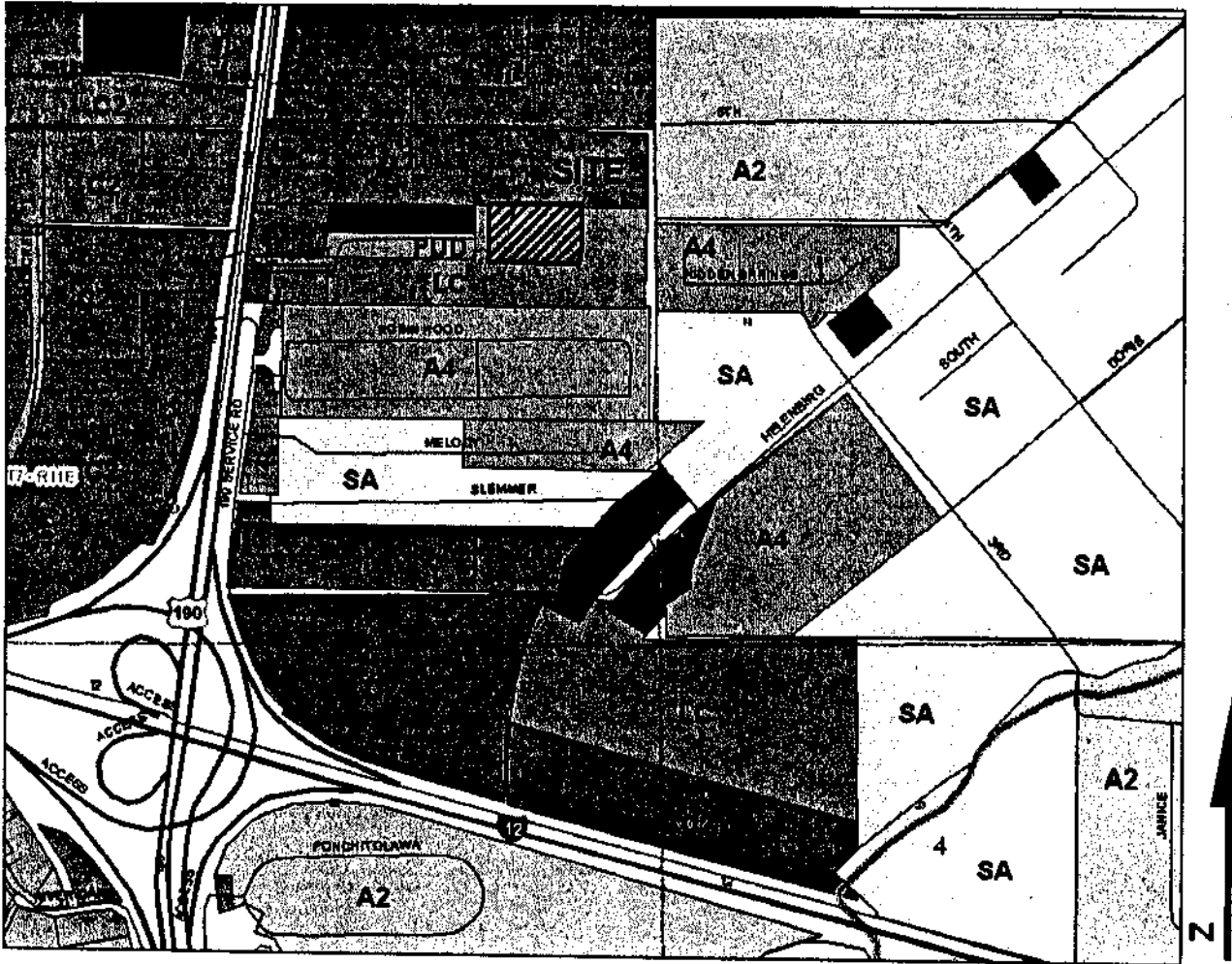
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from LC (Light Commercial) District to C-2 (Highway Commercial) District. The site is located at the end of Hollycrest Lane, east of US Highway 190. The parcel currently does not have any road access. The comprehensive plan calls for the parcel to be developed with residential uses. Although, the adjoining parcels are zoned Commercial, staff feels that there is no compelling reason to increase the intensity of use for this parcel.

#### STAFF RECOMMENDATION:

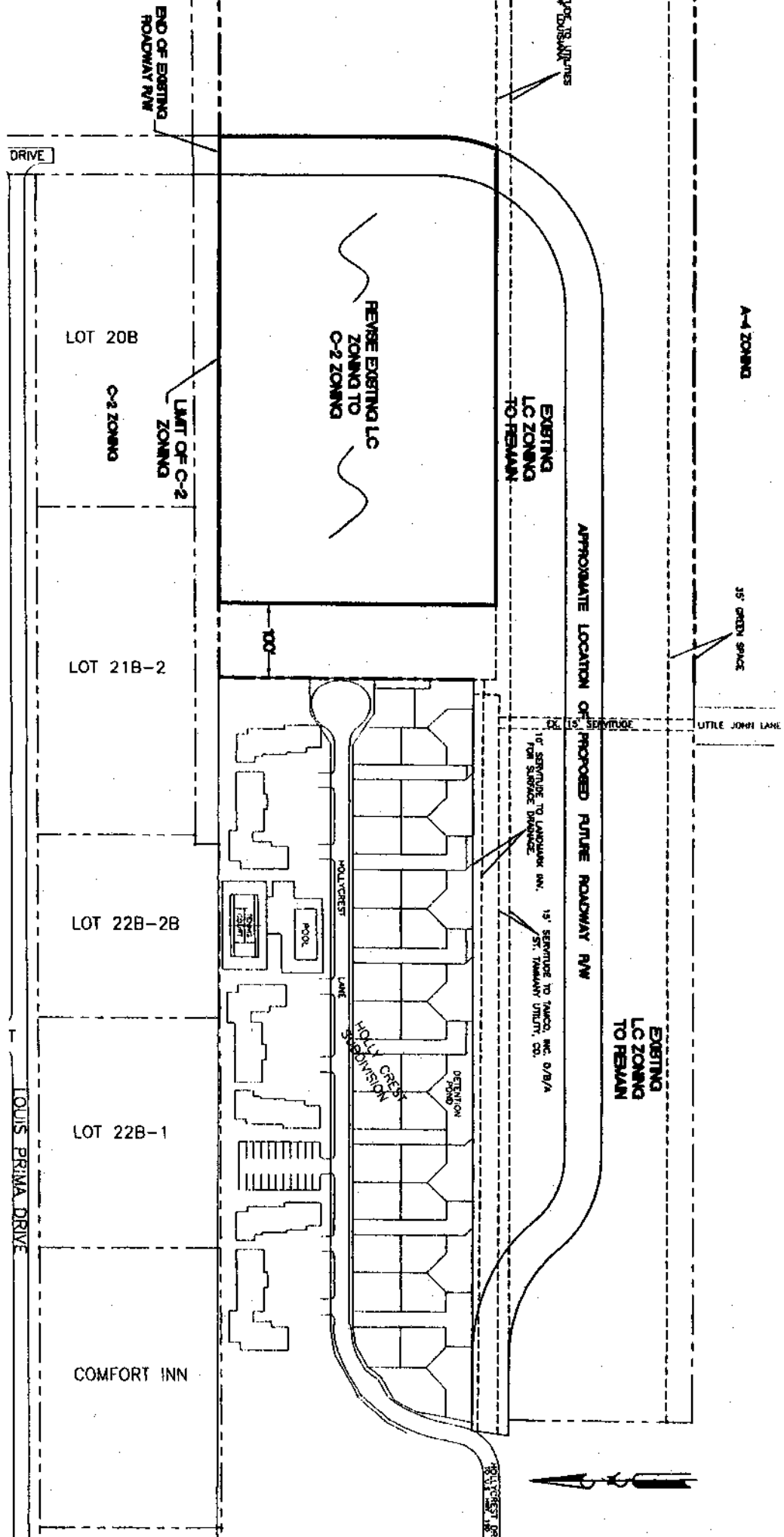
The staff recommends that the request for a C-2 (Highway Commercial) District designation be denied.

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2005-09-056

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NOTE: THE LOCATION OF THE PROPOSED FUTURE ROADWAY R/W IS SUBJECT TO REVISION AS THE SITE PLAN IS FINALLY DEVELOPED.

**ZONING PLAN**

SCALE: 1" = 150'

03-071  
**Z-1**  
 REV. 6-17-03  
 5-2-05

**SINCLAIR PROPERTY**  
 SECTION 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST  
 ST. TAMMANY PARISH, LOUISIANA

**CEI COOPER ENGINEERING, INC.**  
 Civil Engineering • Planning • Environmental  
 P.O. Box 1070 Colton, Louisiana 70424 (504) 646-0000