



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Appeal #
 Kevin Davis
 Parish President

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: 2-8-06

ZC06-01-001

Existing Zoning: C-1 (Neighborhood Commercial) District
 Proposed Zoning: A-6 (General Multi Family Residential) District
 Acres: 39,107 sq. ft.
 Petitioner: Dudley J. & Lilly C. Simmerly Jr.
 Owner: Dudley J. & Lilly C. Simmerly, Jr.
 Location: Parcel located on the southwest corner of Orleans Street & Clauseil Street, north of US Highway 190, S46, 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

[Handwritten Signature]

(SIGNATURE)

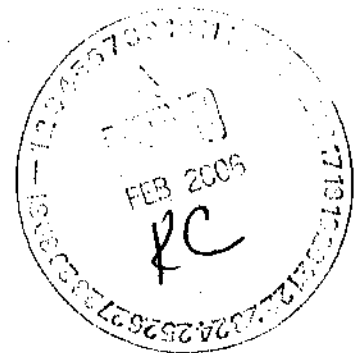
DUDLEY SIMMERLY

870 ARMAND ST.

MANDEVILLE, LA

CELL 985-502-0901

PHONE #: OFF. 985-626-1523



ZONING STAFF REPORT

Date: January 27, 2006
Case No.: ZC06-01-001
Prior Action: Tabled (01/03/06)
Posted: 01/18/06

Meeting Date: February 7, 2006
Determination: Denied

GENERAL INFORMATION

PETITIONER: Dudley J. & Lilly C. Simmerly Jr.
OWNER: Dudley J. & Lilly C. Simmerly, Jr.
REQUESTED CHANGE: From C-1 (Neighborhood Commercial) District to A-6 (General Multi Family Residential) District
LOCATION: Parcel located on the southwest corner of Orleans Street & Clausel Street, north of US Highway 190 ; S46, T8S, R11E; Ward 4, District 10
SIZE: 39,107 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: 2 Lane Parish Road Surface: Parish Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family	SA (Suburban Agriculture) District
South	Commercial/older Single Family	C-1 (Neighborhood Commercial) District
East	Single Family	C-2 (Highway Commercial) District
West	Undeveloped	C-1 (Neighborhood Commercial) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

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.

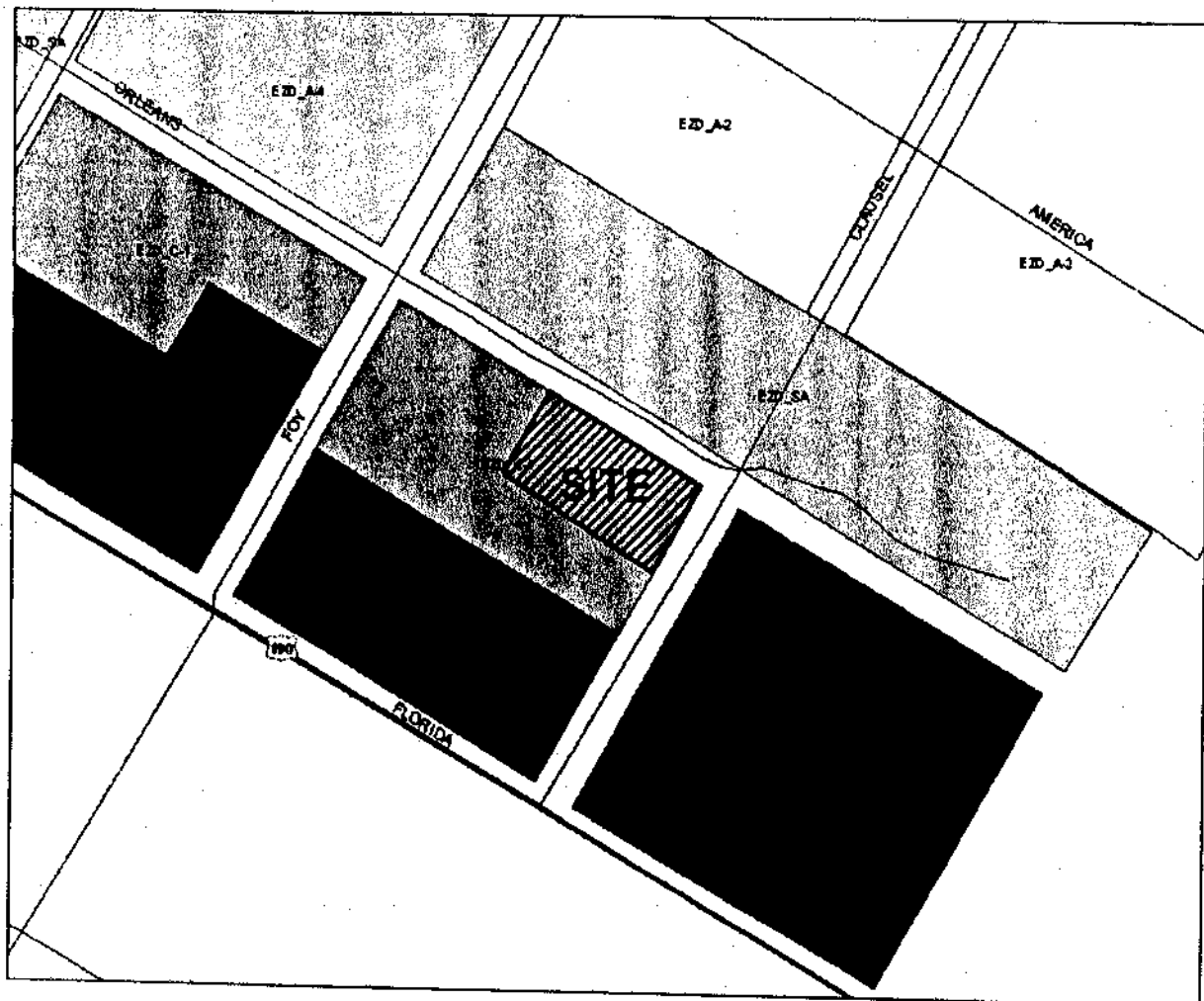
STAFF COMMENTS:

The petitioner is requesting to change the zoning from C-1 (Neighborhood Commercial) District to A-6 (General Multi Family Residential) District. The site is located on the southwest corner of Orleans Street & Clausel Street, north of US Highway 190. There are some residential uses to the north, south, and east sides of the site. However, the site is mostly surrounded by commercially zoned properties. The comprehensive plan calls for the property to be developed with commercial uses and or residential centers. The requested rezoning to A-6 would then be appropriate for the area.

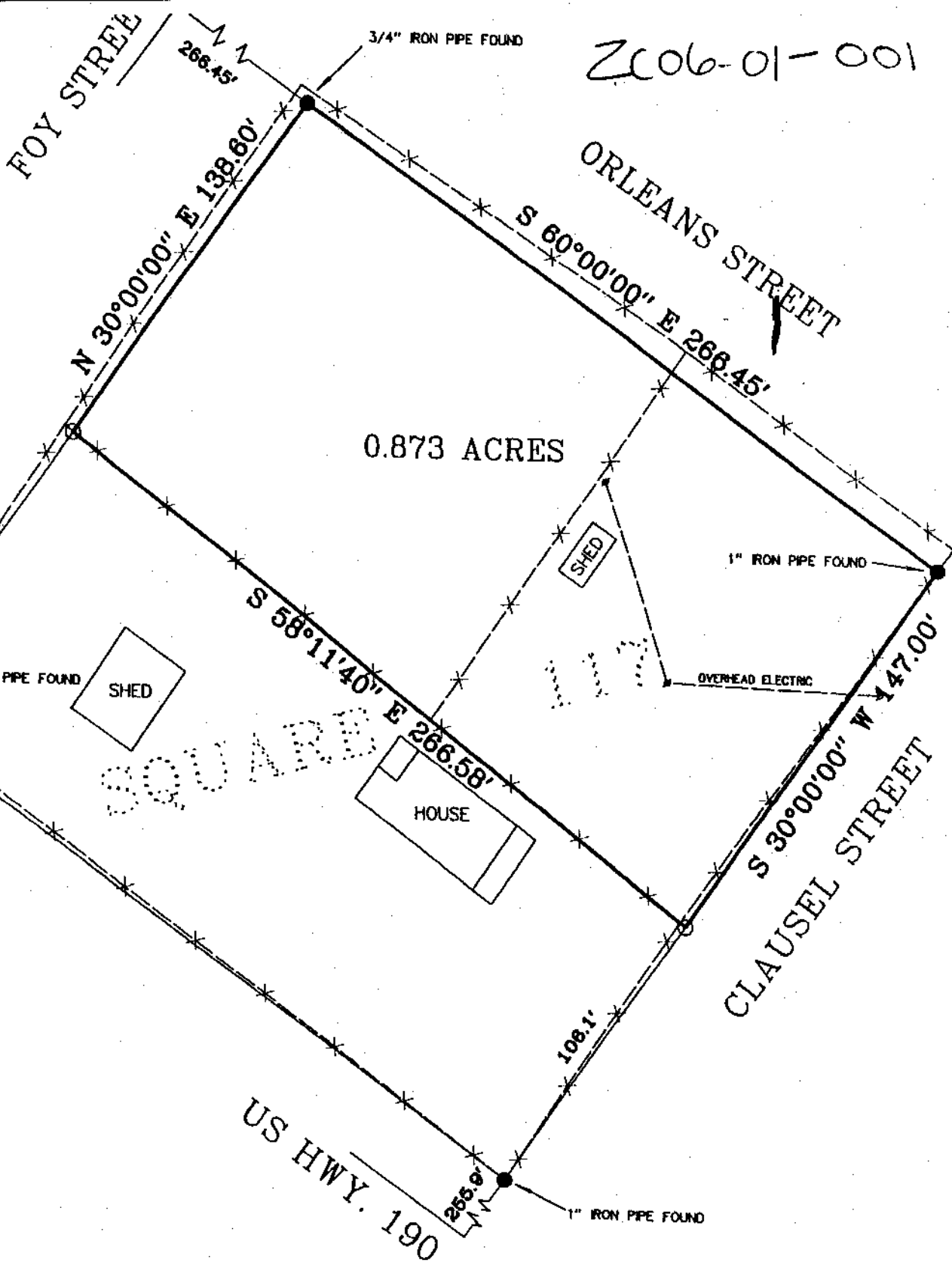
STAFF RECOMMENDATION:

The staff recommends that the request for an A-6 (General Multi Family Residential) District designation be approved.

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2006-01-001



0.873 ACRES

--- LEGEND ---

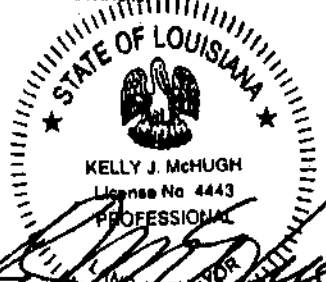
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

REFERENCE 1:
 PLAT OF LAND SURVEYED FOR ROBERSON & WARNING...SQ 117
 MANDEVILLE, BY EDDIE CHAMPAGNE DATED 3/2/71.
 NO SERVITUDES OR SETBACKS SHOWN.

REFERENCE 2:
 MAP OF MANDEVILLE, LA. DATED 5/31/28
 FROM WHICH BASIS OF BEARING WAS SCALED.

THIS PROPERTY IS LOCATED IN FLOOD
 ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
 PANEL NO. 225205-0360C; REV.4/2/91.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
 EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
 OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
 REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
 SEARCH OR ABSTRACT.



[Handwritten Signature]
 KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
 SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
 CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
 "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:	
A PORTION OF THE NORTHEAST 1/4 SQUARE 117 TOWN OF MANDEVILLE ST. TAMMANY PARISH, LA	
PREPARED FOR:	
JIMMY GILL	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 50'	DATE: 10/30/02
DRAWN: B.W.M.	JOB NO.: 02-337
REVISED:	
FILE: SDATA/1-plots/SQ117 MANDEVILLE-ROBERSON	