



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
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 e-mail: planning@stpgov.org

Kevin Davis
 Parish President

Appeal #6

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: 7/10/06



ZC05-07-044
 Existing Zoning: R (Rural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 5.214 acres
 Petitioner: Michael Saucier
 Owner: BCS, L.L.C.
 Location: Parcel located on the west side of LA Highway 1077, south of I-12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1
 Council District: 1

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

Michael Saucier
 (SIGNATURE)

109 New Camellia Blvd.

Suite 100

Covington, LA 70433

PHONE #: 985-992-4385

ZONING STAFF REPORT

Date: June 26, 2006
Case No.: ZC05-07-044
Prior Action: Tabled (06/06/06)
Posted: 06/14/06

Meeting Date: July 5, 2005
Determination: Denied

GENERAL INFORMATION

PETITIONER: Michael Saucier
OWNER: BCS, L.L.C.
REQUESTED CHANGE: From R (Rural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of LA Highway 1077, south of I-12, north of Brewster Road; S11, T7S, R10E; Ward 1, District 1
SIZE: 5.214 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Land Use</u> | <u>Zoning</u> |
|------------------|-----------------|--|
| North | Commercial | C-2 (Highway Commercial) District |
| South | Undeveloped | R (Rural) District |
| East | Residential | SA (Suburban Agricultural) District |
| West | Residential | A-4 (Single Family Residential) District |

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

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.

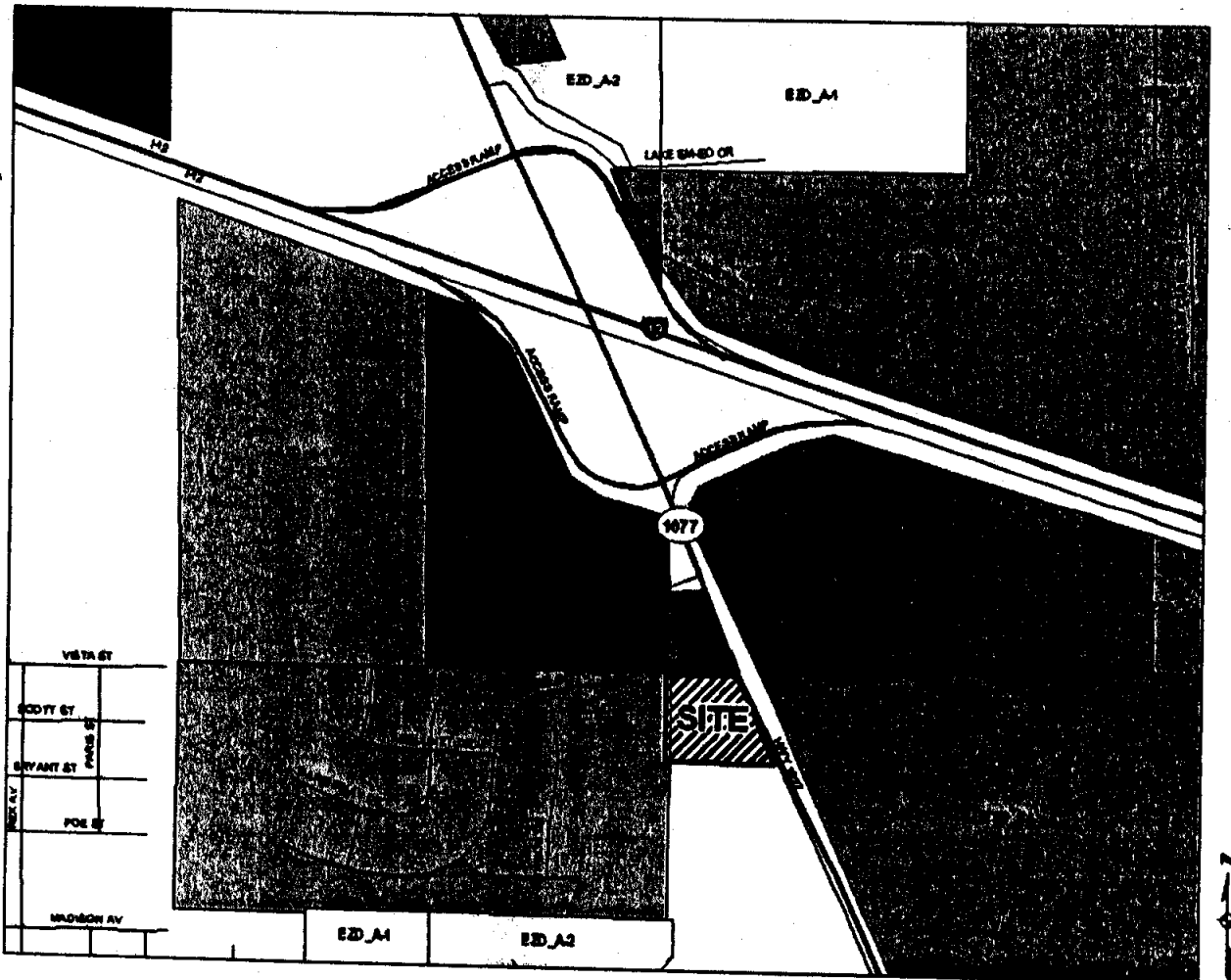
STAFF COMMENTS:

The petitioner is requesting to change the zoning from R (Rural) District to C-2 (Highway Commercial) District. The site is located on the west side of LA Highway 1077, south of I-12, north of Brewster Road. The requested rezoning meets the 2025 future land use plan. Staff is in favor of the proposal considering that it is in close proximity to some commercial and industrial uses. Note that a conditional use permit application CP06-06-110 has been submitted for a 24,473 sq. ft. retail building.

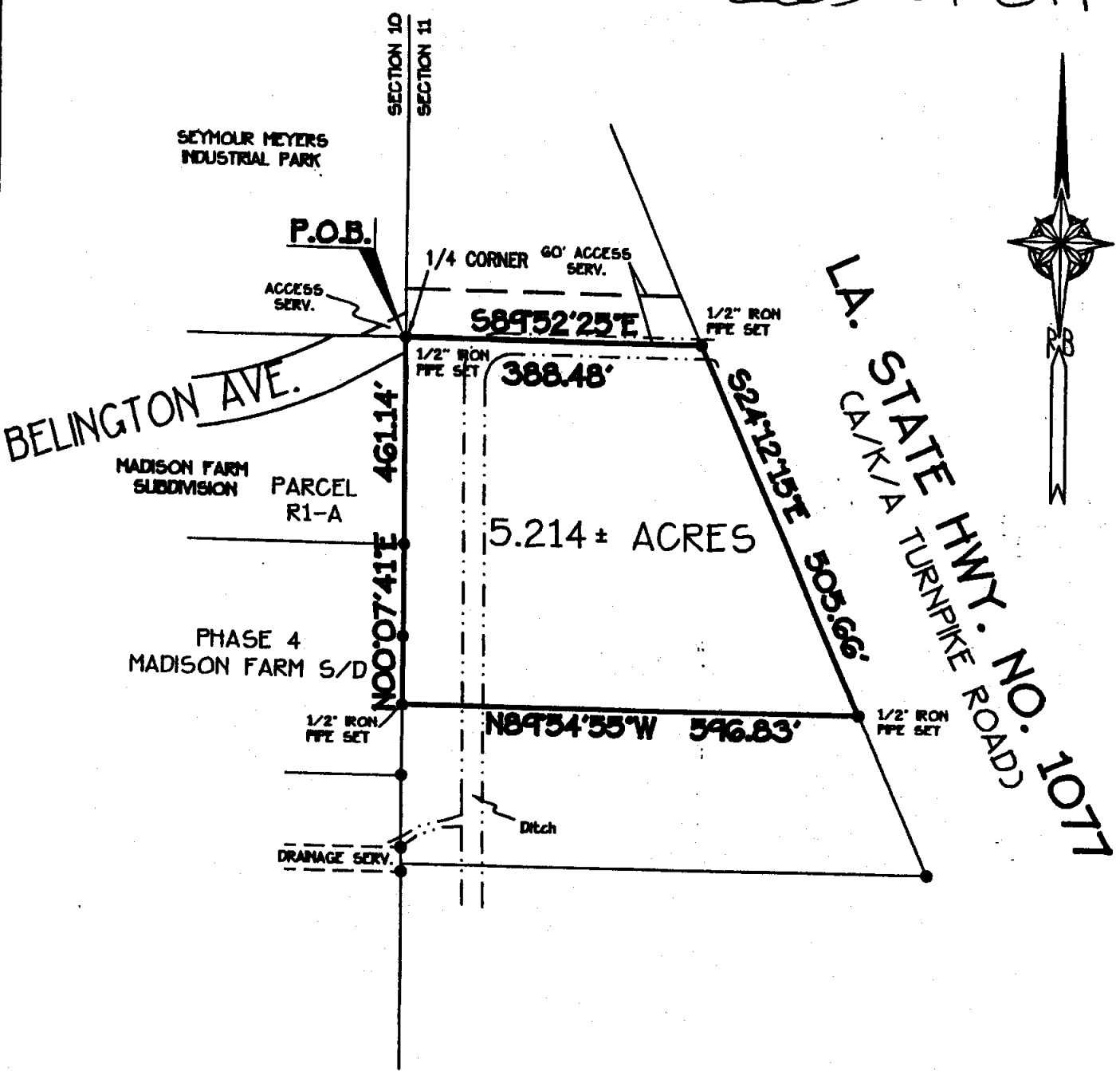
STAFF RECOMMENDATION:

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

CASE NO.: ZC05-07-044
PETITIONER: Michael Saucier
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2005-07-014



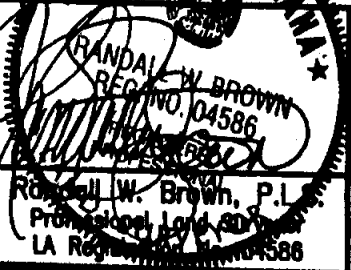
NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON PIPE END
UNLESS OTHERWISE NOTED

Survey of
A PORTION OF GROUND SITUATED IN
SECTION 11, TOWNSHIP 7 SOUTH – RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
SBC, L.L.C.

THE SERVICES AND CONDITIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION PROVIDED TO US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE EASEMENTS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO FIELD SEARCH OF RECORDS NOR SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5388 FAX (985) 624-5309

Date: JUNE 17, 2004
Survey No. 04595
Project No. (CRS) A031164
Scale: 1" = 200' ±
Drawn By: M.F.H./dcw
Revised: