



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

Kevin Davis

Parish President

Appeal 3

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: 06-08-06

ZC06-06-036

Existing Zoning:	C-3 (Planned Commercial Center) District
Proposed Zoning:	A-6 (General Multi-Family Residential) District
Acres:	10 acres
Petitioner:	Rich Mauti
Owner:	Franciso & Rebecca D. Cando
Representative:	Paul C. Knowlton
Location:	Parcel located on the east side of I-10 Service Road, north of Oak Harbor Blvd., S34, T9S, R14E, Ward 9, District 13
Council	District:13

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

Wayne A. Collier
(SIGNATURE)

WAYNE A. COLLIER

1137 MARINA DRIVE

SLIDERS, LA 70458

PHONE #: 985-788-1704



ZONING STAFF REPORT

Date: May 30, 2006
Case No.: ZC06-06-036
Posted: 05/17/06

Meeting Date: June 6, 2006
Determination: Approved

GENERAL INFORMATION

PETITIONER: Rich Mauti
OWNER: Franciso & Rebecca D. Cando
REQUESTED CHANGE: From C-3 (Planned Commercial Center) District to A-6 (General Multi-Family Residential) District
LOCATION: Parcel located on the east side of I-10 Service Road, north of Oak Harbor Blvd. ; S34, T9S, R14E; Ward 9, District 13
SIZE:

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

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	Vacant	PUD (Planned Unit Development) District
South	Vacant	PUD (Planned Unit Development) District
East	residential	PUD (Planned Unit Development) District
West	I-10	PUD (Planned Unit Development) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial 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 C-3 (Planned Commercial Center) District to A-6 (General Multi-Family Residential) District. The site is located on the east side of I-10 Service Road, north of Oak Harbor Blvd. The site is currently surrounded by undeveloped land and by Lakeshore Estates, Marina Villa and the Mansions which are approved single family residential and multi family subdivisions. The proposed use does not meet the 2025 comprehensive plan which classify the site to be developed with high density commercial uses. However, staff is in favor of the requested zoning change, considering that the location of the site and the proximity of approved existing and future multi family uses.

STAFF RECOMMENDATION:

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

EXHIBIT "A"

ZC06-06-036

ALL THAT CERTAIN PARCEL OF LAND, together with all buildings and improvements thereon, situated in Section 34, Township 9 South, Range 14 East, near the City of Slidell, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the corner common to Sections 23, 24, 25 and 26, go South 42 degrees 57 minutes 58 seconds West 11,188.35 feet; thence go North 41 degrees 48 minutes 33 seconds East 317.79 feet; thence along the easterly right-of-way of a service road in a northerly direction along a curve to the left having a radius of 810.0 feet an arc length of 639.0 feet, a chord bearing of North 19 degrees 12 minutes 33 seconds East, a chord length of 622.56 feet; thence go North 03 degrees 23 minutes 28 seconds West 1,107.61 feet to the point of beginning.

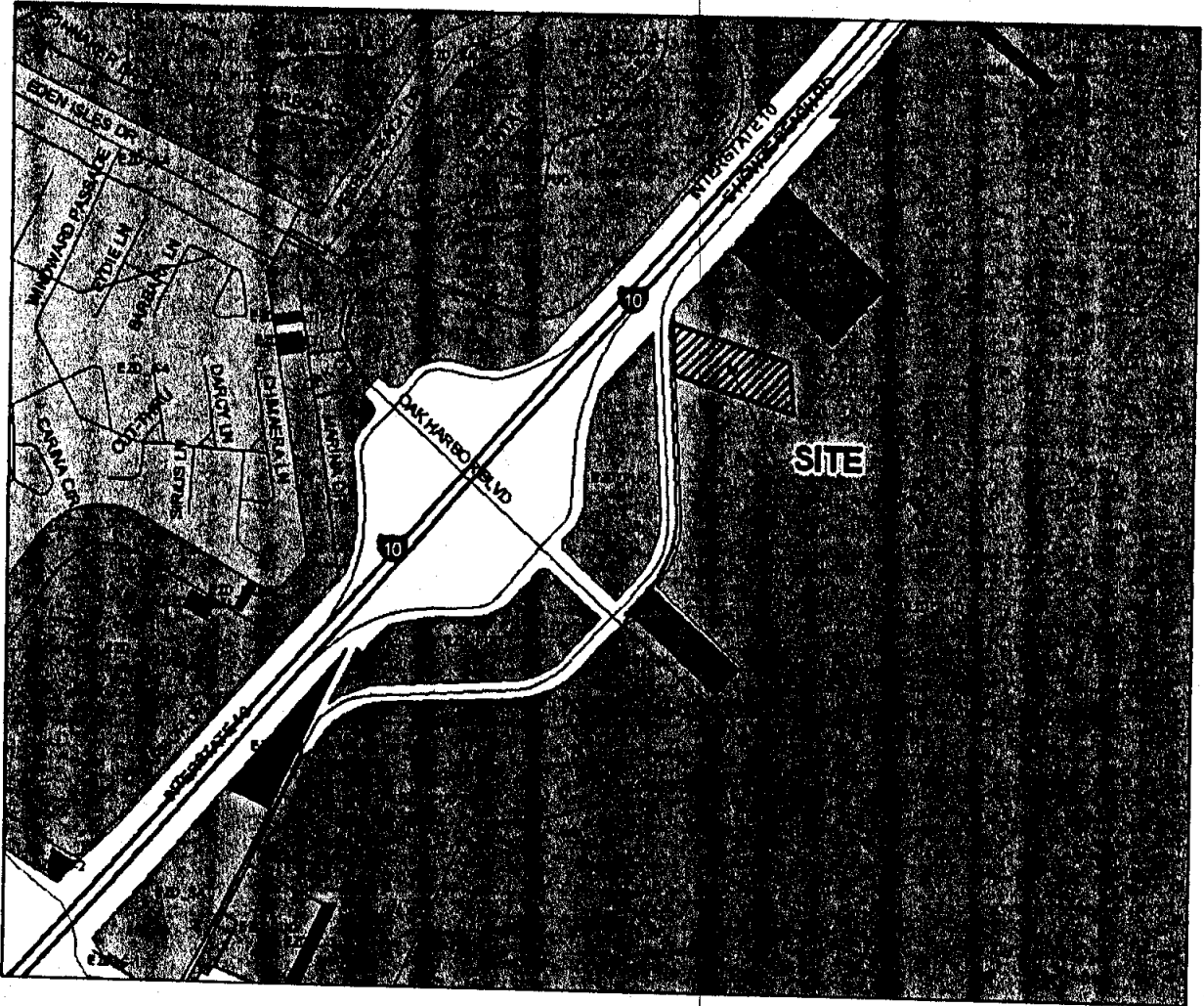
Thence from the point of beginning, continue North 03 degrees 23 minutes 28 seconds West 435.60 feet to a point; thence go South 72 degrees 55 minutes 29 seconds East 1,067.37 feet to a point; thence go South 03 degrees 23 minutes 28 seconds East 435.60 feet to a point; thence go North 72 degrees 55 minutes 29 seconds West 1,067.37 feet back to the point of beginning.

Containing 10.0 acres of land.

All in accordance with survey by J. V. Burkes & Assoc., Inc. dated August 18, 1997, Survey No. 971803.

Being part of the property acquired by J.A.B.T.F., Inc. from Tammany Holding Corporation by act dated August 30, 1996 as recorded in the conveyance office of St. Tammany Parish, Louisiana as Instrument #1015170.

CASE NO.: ZC06-06-036
PETITIONER: Rich Mauti
OWNER: Franciso & Rebecca D. Cando
REQUESTED CHANGE: From C-3 (Planned Commercial Center) District to A-6 (General Multi-Family Residential) District
LOCATION: Parcel located on the east side of I-10 Service Road, north of Oak Harbor Blvd. ; S34, T9S, R14E; Ward 9, District 13
SIZE:



I CERTIFY THAT THIS PLAN IS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

NORTH

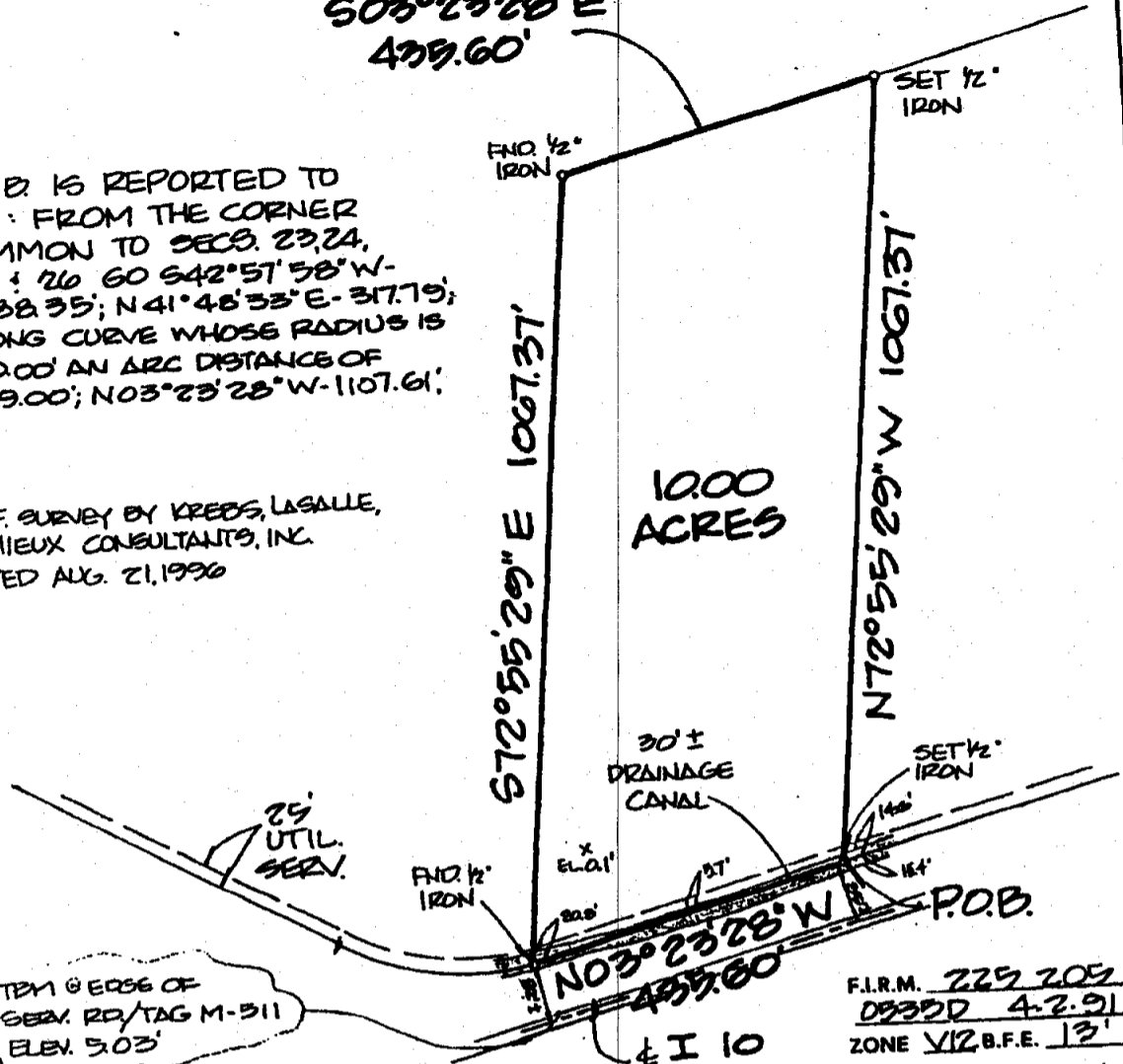
BOUNDARY SURVEYS* FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

2006-06-036

S03°23'28" E
439.60'

P.O.B. IS REPORTED TO BE: FROM THE CORNER COMMON TO SECS. 23, 24, 25 & 26 GO S42°57'58" W-11,182.35'; N41°48'33" E-317.79'; ALONG CURVE WHOSE RADIUS IS 810.00' AN ARC DISTANCE OF 639.00'; N03°23'28" W-1107.61';

REF. SURVEY BY KREBS, LASALLE, LEMIEUX CONSULTANTS, INC. DATED AUG. 21, 1996



10.00 ACRES

TEM @ EDGE OF SERV. RD/TAG M-311 ELEV. 503'

F.I.R.M. 225 209
09390 4-2-91
ZONE V12.B.F.E. 13'
*Verify prior to Construction with Local Governing Body

ADDRESS:		DRAWN BY: CAD	
SURVEY No. 971803	J. V. BURKES & ASSOC., INC. 2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461 504 • 649 • 0075		SCALE: 1"=200'
DATE: 8-18-1997			

REVISED: TEM 427-01 NO. 1011010

SURVEY MAP OF: A PARCEL OF LAND

LOCATED IN: SECTION 34. T9S. R14E
NEAR SLIDELL IN
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: FRANCISCO J. CANDAL,
REBECA DELVALLE CANDAL,
FIRST NATIONAL BANK OF COMM.

SURVEYED BY:
J. V. BURKES III
I & AFFL NO 840