



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 7

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: June 12, 2006

10. **ZC06-06-041**
 Existing Zoning: LC (Light Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 1.7 acres
 Petitioner: David Hardin
 Owner: D & G Properties Inc.
 Location: Parcel located on the north side of LA Highway 21, east of Highway 1085 & Bricker Road, S46, T7S, R11E, 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
 SIGNATURE

David Hardin
 (SIGNATURE)

David Hardin

165 N. Military Rd

Slidell, LA. 70461

PHONE #: *985-781-3102*



ZONING STAFF REPORT

Date: May 30, 2006
Case No.: ZC06-06-041
Posted: 05/18/06

Meeting Date: June 6, 2006
Determination: Denied

GENERAL INFORMATION

PETITIONER: David Hardin
OWNER: D & G Properties Inc.
REQUESTED CHANGE: From LC (Light Commercial) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the north side of LA Highway 21, east of Highway 1085 & Bricker Road; S46, T7S, R11E; Ward 1, District 1
SIZE: 1.7 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

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.

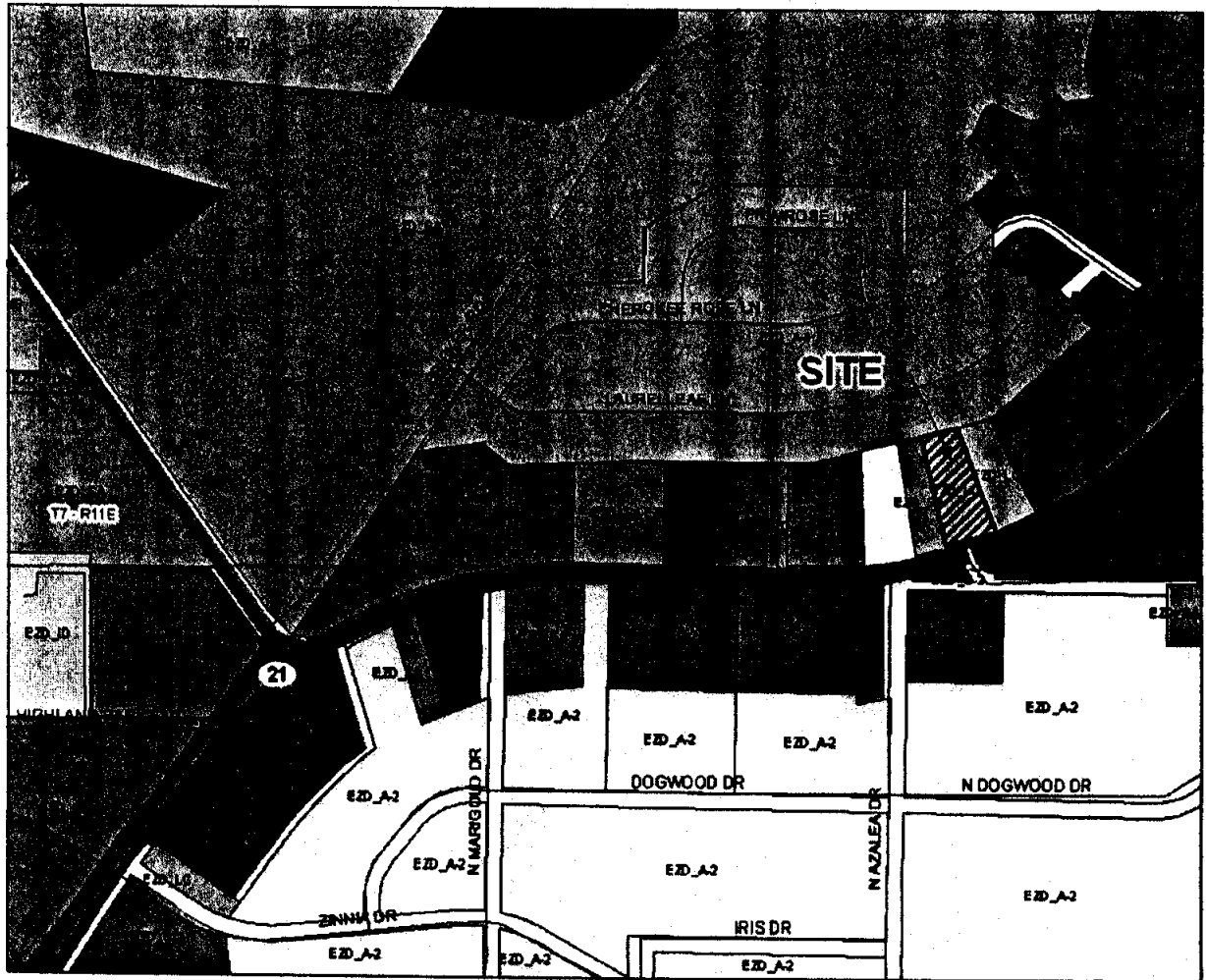
STAFF COMMENTS:

The petitioner is requesting to change the zoning from LC (Light Commercial) District to C-2 (Highway Commercial) District. The site is located on the north side of LA Highway 21, east of Highway 1085 & Bricker Road. The site is surrounded by commercial uses and meet the 2025 future land use plan. Note that a site and landscape plan has been provided for further review considering that the site is located in the Highway 21 Planned Corridor (PR06-06-003).

STAFF RECOMMENDATION:

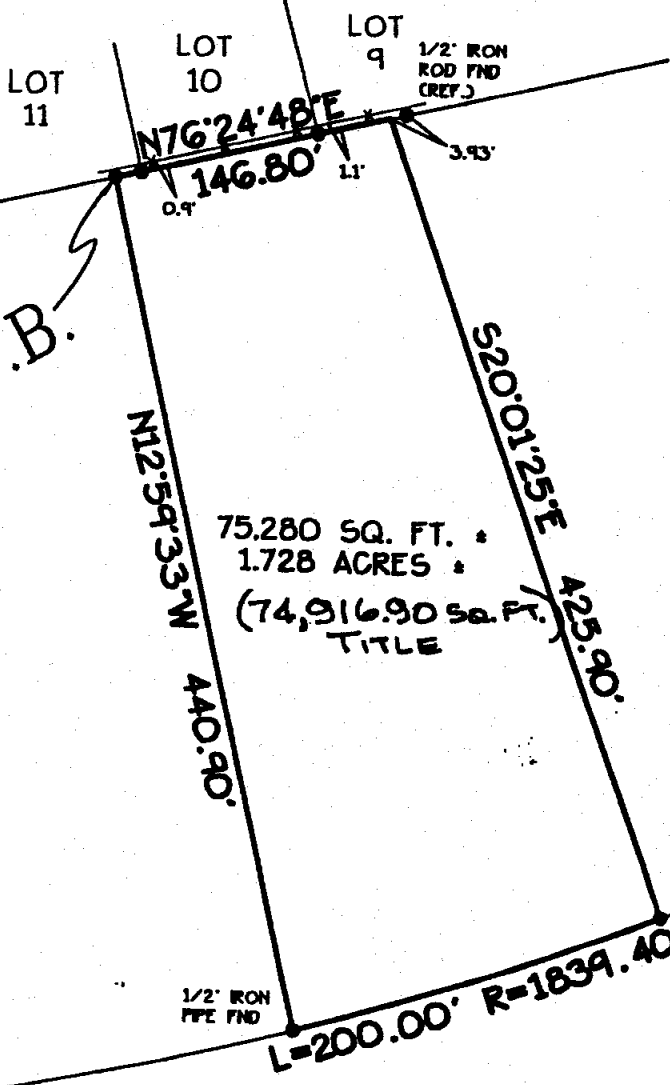
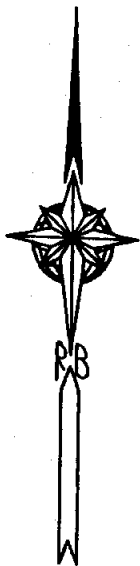
The staff recommends that the request for a C-2 (Highway Commercial) District designation be approved.

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2006-06-041

TIMBER BRANCH
PHASE 7



P.O.B.

P.O.B. IS REPORTED TO BE 58°22'Z,
6021.46', N00°55'E, 442.00',
58°10'E, 100.00' AND N76°24'48'E,
426.04' FROM THE N.W. CORNER OF
SECTION 46, T7S, R10E, 5T,
TAMMANY PARISH, LOUISIANA.

75.280 SQ. FT. •
1.728 ACRES •
(74,916.90 SQ. FT.)
TITLE

LA. HWY NO. 21

REF.: Plat by Land Surveying, Inc.
Dated: 01/17/00 No. 8704

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS NOT located in a special flood hazard area.
It is located in Flood Zone C.

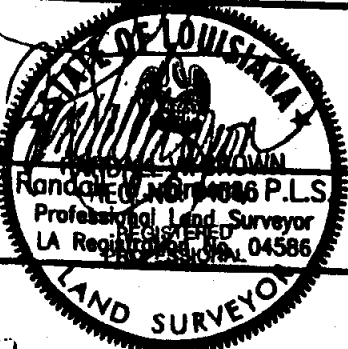
FIRM Panel # 225205 0230 C Rev. 10/17/89

• DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

Survey of
A PORTION OF GROUND SITUATED IN SECTION 46,
TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
D & G PROPERTIES, INC.
PARISH NATIONAL BANK, MAHONY TITLE SERVICES, L.L.C.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL
APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREDON. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD 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) 624-5368 FAX (985) 624-5309

Date: MARCH 9, 2006
Survey No. 06278
Project No. D06278

Scale: 1"=100'±
Drawn By: dcw
Revised: