



# ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

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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: 5-9-06

### ZC06-05-032

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 39,000 sq. ft.  
Petitioner: Greg Lebeuf  
Owner: Greg Lebeuf  
Location: Parcel located on the west side of US Highway 11, north of Carr Drive,  
S32, 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

*Greg Lebeuf*  
(SIGNATURE)

Greg Lebeuf  
4791 Pontchartrain Dr  
Slidell LA 70458

PHONE #: 985 956-6070



## ZONING STAFF REPORT

Date: April 24, 2006

Case No.: ZC06-05-032

Posted: 04/11/06

Meeting Date: May 2, 2006

Determination: Denied

### GENERAL INFORMATION

**PETITIONER:** Greg Lebeuf  
**OWNER:** Greg Lebeuf  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the west side of US Highway 11, north of Carr Drive; S32, T9S, R14E; Ward 9, District 13  
**SIZE:** 39,000 sq. ft.

### 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	Canal	SA (Suburban Agricultural) District
South	Multi Family Residential	A-6 (General Multi Family Residential) District
East	Camp	C-2 (Highway Commercial) District
West	Vacant	SA (Suburban Agricultural) District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Conservation** – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

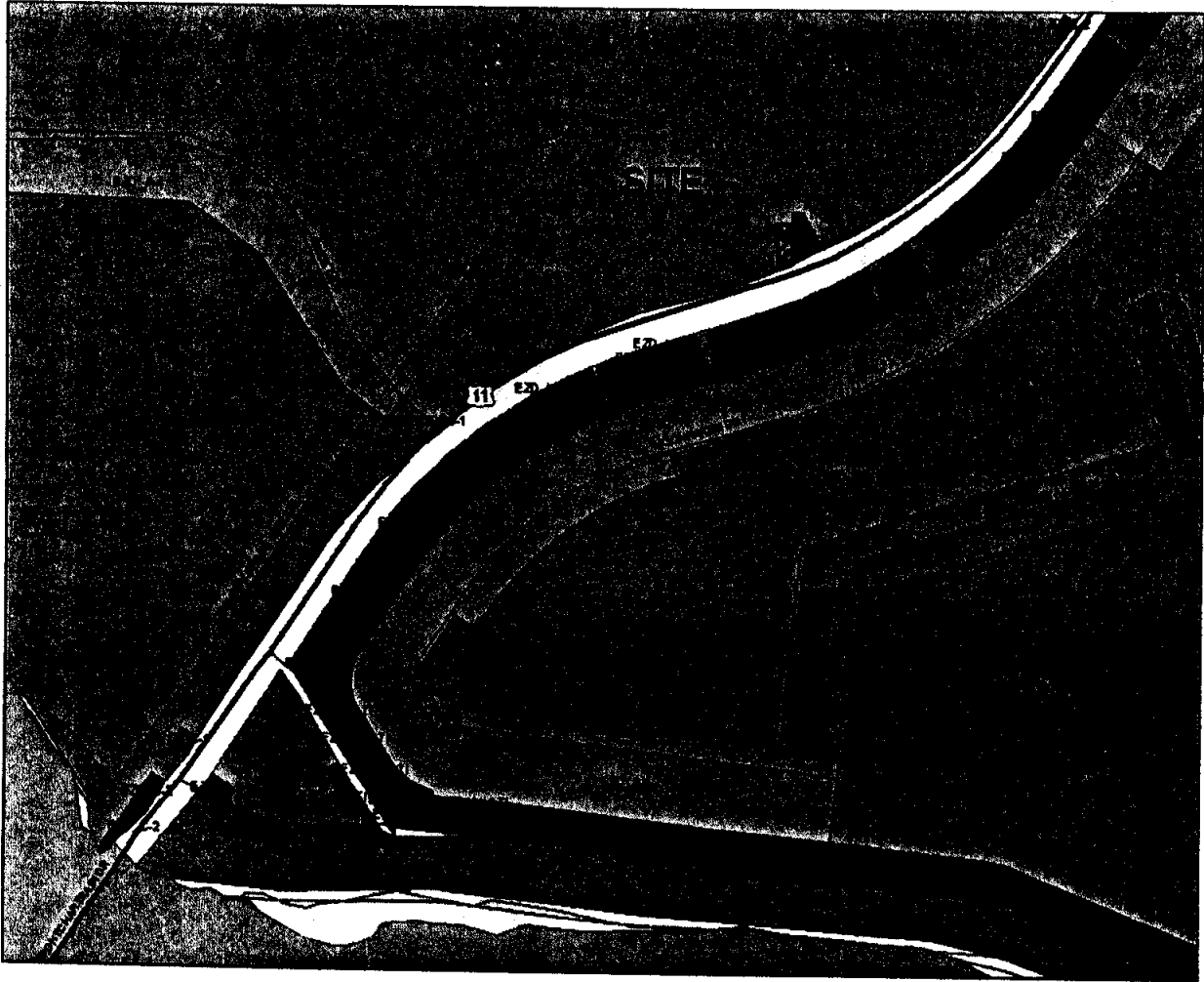
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is located on the west side of US Highway 11, north of Carr Drive. The proposed zoning change does not meet the 2025 land use plan which designates the site as a conservation area. Staff is concerned with the limited square footage of land available for the placement of the future commercial building and the required number of parking spaces for a commercial operation. Note that according to the survey only 6362 square feet of land is available along Highway 11.

#### STAFF RECOMMENDATION:

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

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NOTE: ACCORDING TO H.U.D. F.I.A. FLOOD HAZARD BOUNDARY MAP H-01. 78  
THIS PROPERTY IS:

NOT IN A FLOOD PRONE AREA.

IS LOCATED IN FLOOD ZONE

(BASE BEARING)

WEST

SEC. 29

SEC. 32



NOW OR FORMERLY  
LLOYD J. STRAIN  
(COS 210/430)

C.W.F.R.  
ON PILES

WELL

WOOD WALK  
ON PILES

(CALLED HUNTER HILL DIST.)

C

A

N

A

L

NOTE: EAST LINE OF STRAIN PROPERTY  
WAS CONVEYED AT 314.4'. WEST  
LINE OF MCLOSKEY PROPERTY WAS  
CONVEYED AT 75.0'. REMAINING  
IS 246.4'.

(CALL EASTERLY 80')  
N 70° 30' E 84.82'

WD. FR. BLDG.

NOW OR FORMERLY  
LAWRENCE C. MCLOSKEY  
(COS 130/291)  
N 70° 30' E 84.82'

HWY 11 R/W

P.O.B.  
M.C.  
PROB.

SCALE 1" = 40'

- SET IRON
- FOUND IRON
- NAIL IN BOTTLE CAP (SET)

MAP SHOWING SURVEY OF A PARCEL OF LAND LOCATED  
IN THE NW 1/4 OF THE NE 1/4 OF SECTION 32.  
T9S - R14E, G.L.D., NEAR THE CITY OF SLIDELL,  
ST. TAMMANY PARISH, LOUISIANA.

FOR **BOBBIE DENNIS**



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:  
I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIP-  
TION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS  
MAY BE NOTED ABOVE.

SLIDELL, LOUISIANA

DATE 15 OCTOBER 1981

15 1981 94600

*Albert A. Lovell*  
ALBERT A. LOVELL & ASSOCS., INC.  
CONSULTING ENGINEERS