



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 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: 7-5-06

ZC06-05-033

Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 2.23 acres
 Petitioner: William M. Magee
 Owner: Samuel R. & Louise Woods
 Location: Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being Part of lot 349, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7
 Council District: 7

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,

SAM WOODS

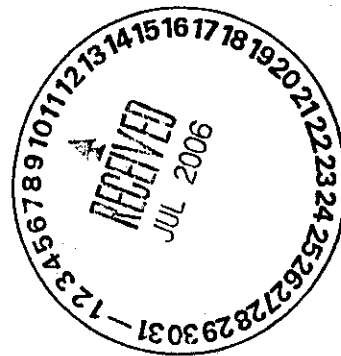
PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Sam Woods

(SIGNATURE)

2193 McDONALD ST
MANDÉVILLE, LA. 70448

PHONE #: 985-674-5007



ZONING STAFF REPORT

Date: June 26, 2006

Case No.: ZC06-05-033

Prior Action: Tabled (06/06/06)

Posted: 06/14/06

Meeting Date: July 5, 2006

Determination: Denied

GENERAL INFORMATION

PETITIONER: William M. Magee
OWNER: Samuel R. & Louise Woods
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being Part of lot 349, North Oaklawn Subdivision; S39, T8S, R13E; Ward 7, District 7
SIZE: 2.23 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal & Parish

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	Undeveloped	C-1 (Neighborhood Commercial) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Single Family Residential	SA (Suburban Agricultural) District
West	Single Family Residential	C-2 (Highway Commercial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

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 southeast corner of US Highway 190 & South Oaklawn Drive, at the entrance to South Oaklawn & Lacombe Harbor Subdivisions.

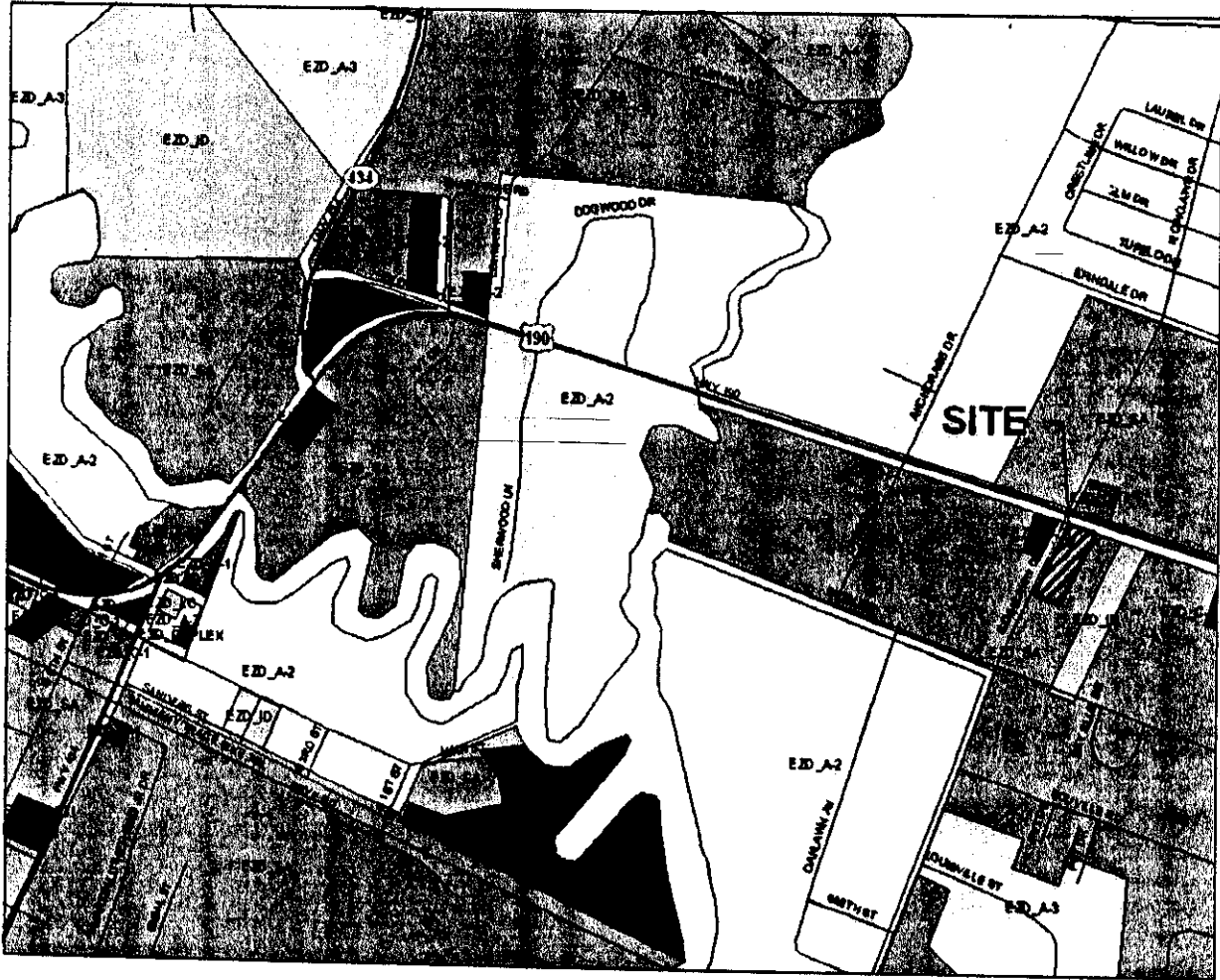
The requested zoning change is inconsistent with the land use plan's vision for this location. The site is mainly surrounded by large single family residential properties and undeveloped lots. The staff feels that the property should remain residential. Since the property is considerably narrow along Hwy 190 and more than 500 feet deep along Oaklawn Drive, it would be possible to create some single family residential lots, along Oaklawn Drive.

Note that a request to rezone the subject property to C-1 (Neighborhood Commercial) District has already been submitted and heard at the December 2004 Zoning Meeting (ZC04-12-098). The petitioner withdrew the request after tabling the case for 2 months. The staff recommended denial of the request at the December 2004 Meeting.

STAFF RECOMMENDATION:

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

CASE NO.: ZC06-05-033
PETITIONER: William M. Magee
OWNER: Samuel R. & Louise Woods
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being Part of lot 349, North Oaklawn Subdivision; S39, T8S, R13E; Ward 7, District 7
SIZE: 2.23 acres



A



1/2" Iron Pipe Found

S71°44'04"E
191.86'

U.S. Hwy. 190

1" Iron Pipe Found

1 LOT

Oaklawn Drive

Part of Lot 349
2.23 Acres

ZONED S.A.

THIS POINT IS N26°43'E,
536.86; FROM THE
SOUTHWEST CORNER
OF LOT 349, NORTH
OAKLAWN SUB-
DIVISION, ST.
TAMMANY PARISH,
LOUISIANA

N26°43'00"E
527.80'

2 LOT

THIS PROPERTY IS LOCATED IN
FLOOD ZONE C, AS PER FEMA FIRM
COMM. PANEL NO. 225205 0358 C,
MAP REVISED 10-17-1980

THIS MAP IS IN ACCORDANCE WITH THE
MINIMUM STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE
ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF
PRACTICE CITED IN LAC 48:101.

3/8" Rebar Found

185.72'
N71°27'02"W

1/2" Rebar Set

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

MAP PREPARED FOR **SAMUEL R. WOODS**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN *Part of resubdivision of Lot 349,
North Oaklawn Subdivision, St. Tammany Parish, Louisiana*

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED ON THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

CERTIFIED CORRECT
Samuel R. Woods
LOUISIANA REGISTERED LAND SURVEYOR
REG NO. 3403

SCALE: 1" = 100' DATE: June 22, 2004 NUMBER: 10,741



DEPARTMENT OF PLANNING
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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

ZC06-08-081

Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: A-4 (Single Family Residential) District
 Acres: 44,477 sq.ft.
 Petitioner: John & Karen Campo
 Owner: John & Karen Campo
 Location: Parcel located on the northwest corner of Little Creek Road & Hiern Drive, S30, T7S, R12E, Ward 4, District 7
 Council District: 7

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)

John T. Campo, Jr.
 11760 Hwy 1078
 Folsom, LA 70437

PHONE #: (985) 796-8285 Home
 (504) 598-4440 Office



ZONING STAFF REPORT

Date: July 21, 2006

Case No.: ZC06-08-081

Posted: 07/13/06

Meeting Date: August 1, 2006

Determination: Denied

GENERAL INFORMATION

PETITIONER: John & Karen Campo
OWNER: John & Karen Campo
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located on the northwest corner of Little Creek Road & Hiern Drive; S30, T7S, R12E; Ward 4, District 7
SIZE: 44,477 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Undeveloped	SA (Suburban Agriculture) District
South	Single Family Residential	SA (Suburban Agriculture) District
East	Undeveloped	SA (Suburban Agriculture) District
West	Undeveloped	SA (Suburban Agriculture) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

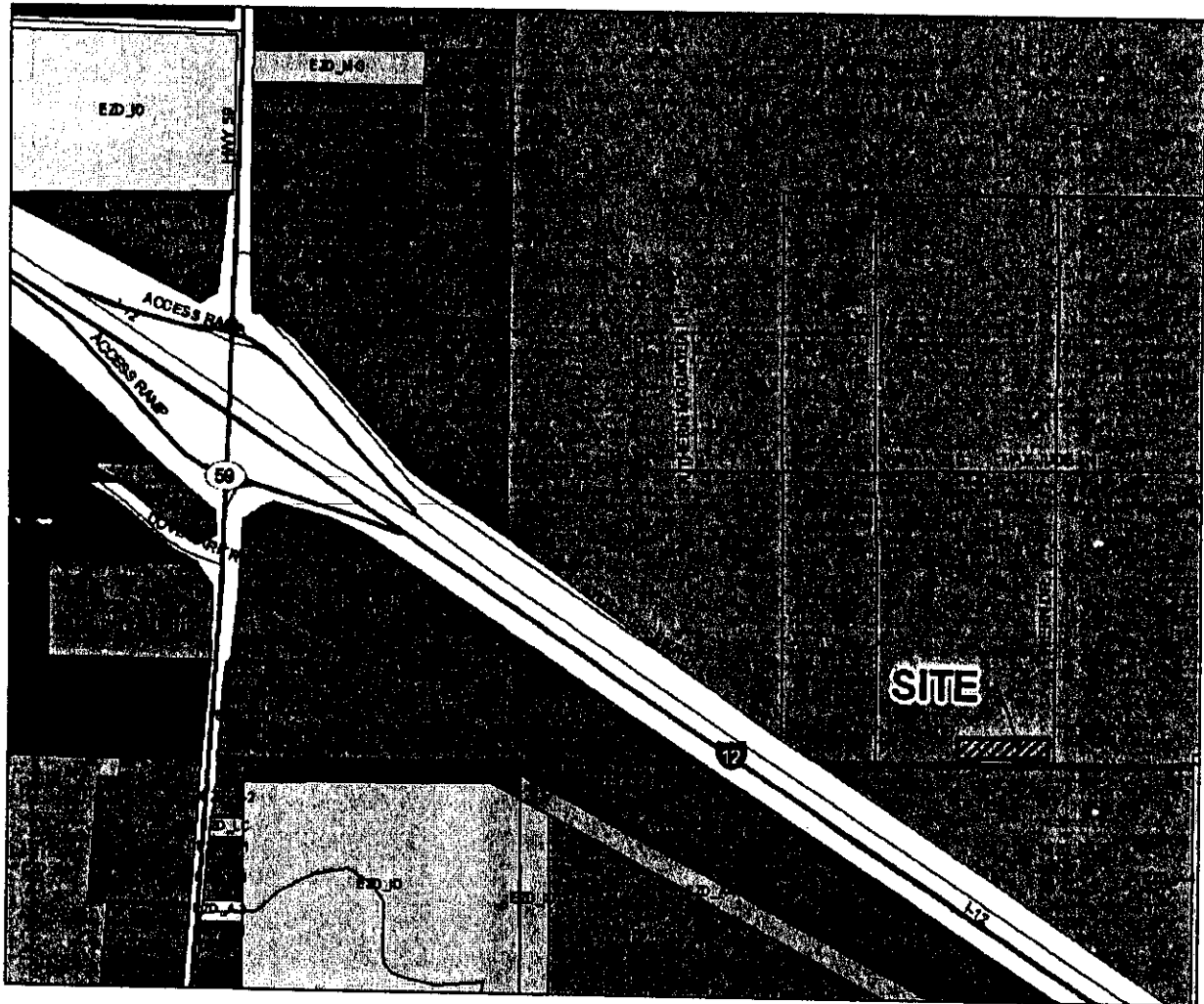
STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to A-4 (Single Family Residential) District. The site is located on the northwest corner of Little Creek Road & Hiern Drive. The request meets the 2025 future land use plan. However, the site is currently surrounded by residential lots zoned SA (Suburban Agricultural) District. Staff is not in favor of the request.

STAFF RECOMMENDATION:

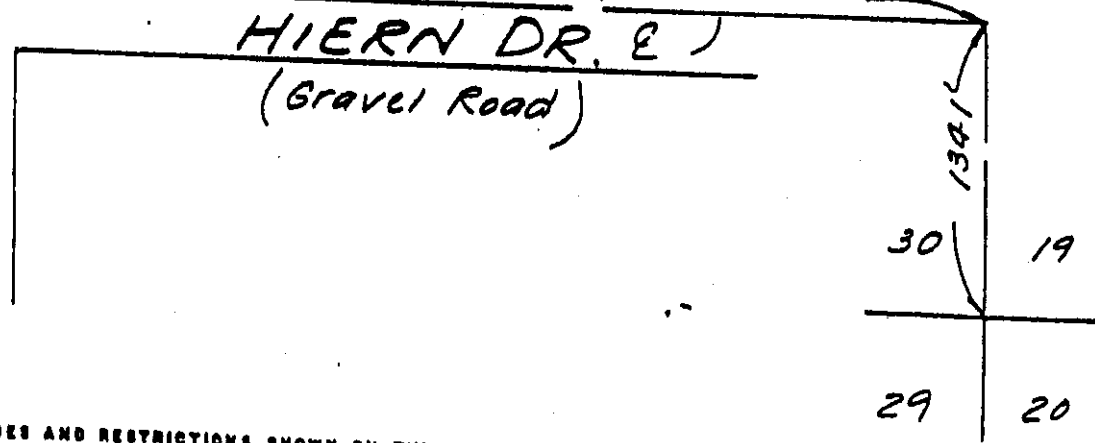
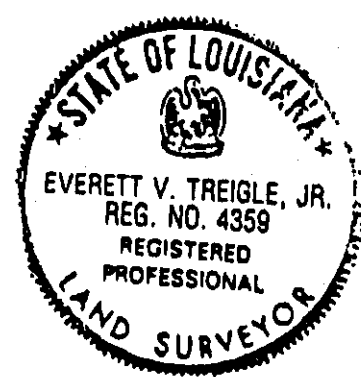
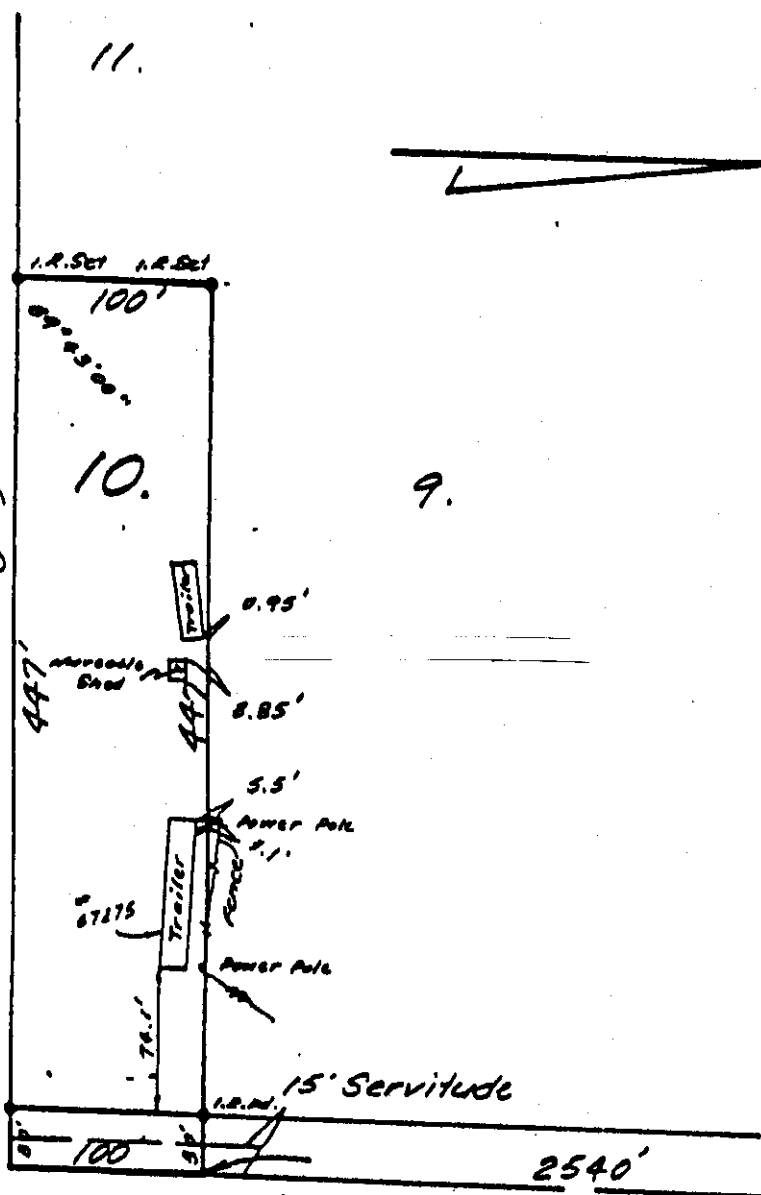
The staff recommends that the request for an A-4 (Single Family Residential) District designation be denied.

CASE NO.: ZC06-08-081
PETITIONER: John & Karen Campo
OWNER: John & Karen Campo
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located on the northwest corner of Little Creek Road & Hiern Drive; S30, T7S, R12E; Ward 4, District 7
SIZE: 44,477 sq. ft.



ST. TAMMANY PARISH, LA. 2006-08-08/1

LITTLE CREEK RD.
(on sign)



THE SERVICUTES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICUTES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE "C"

Date: February 7, 1995

Scale: 1" = 100'

Surveyed in accordance with the Louisiana "Minimum Standards for property boundary surveys" for a class "C" survey.

Made at the request of Karen Loyacano, John T. Campo, Jr., First Bank & First American Title Insurance Co.

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001

Everett V. Treigle, Jr.

