



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 896-2528
 FAX: (985) 896-9909
 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

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.

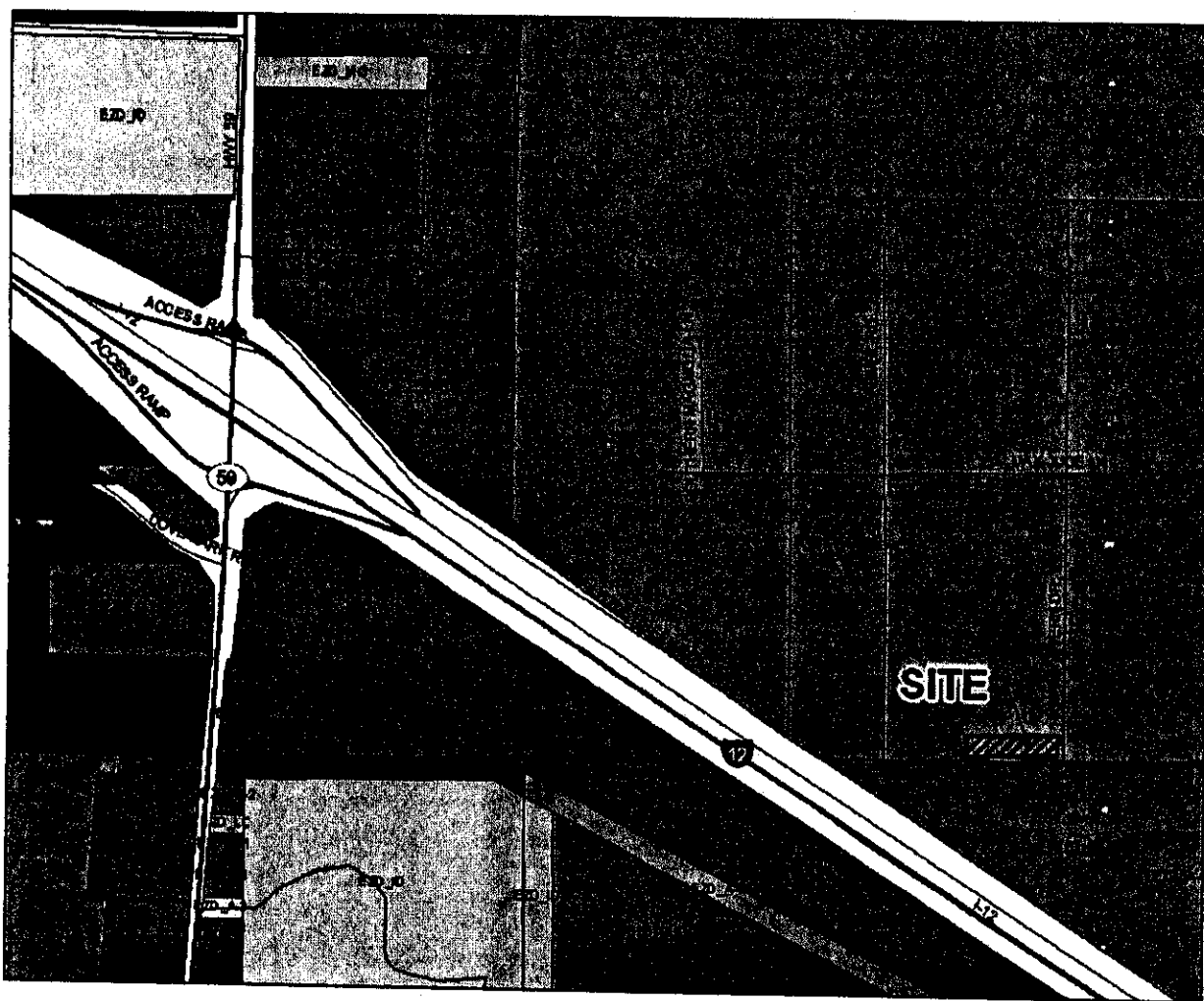
STAFF COMMENTS:

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.

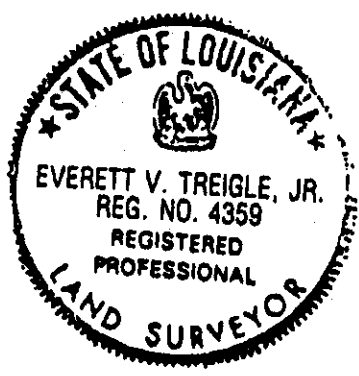
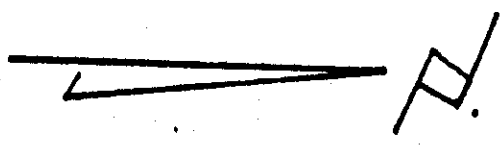
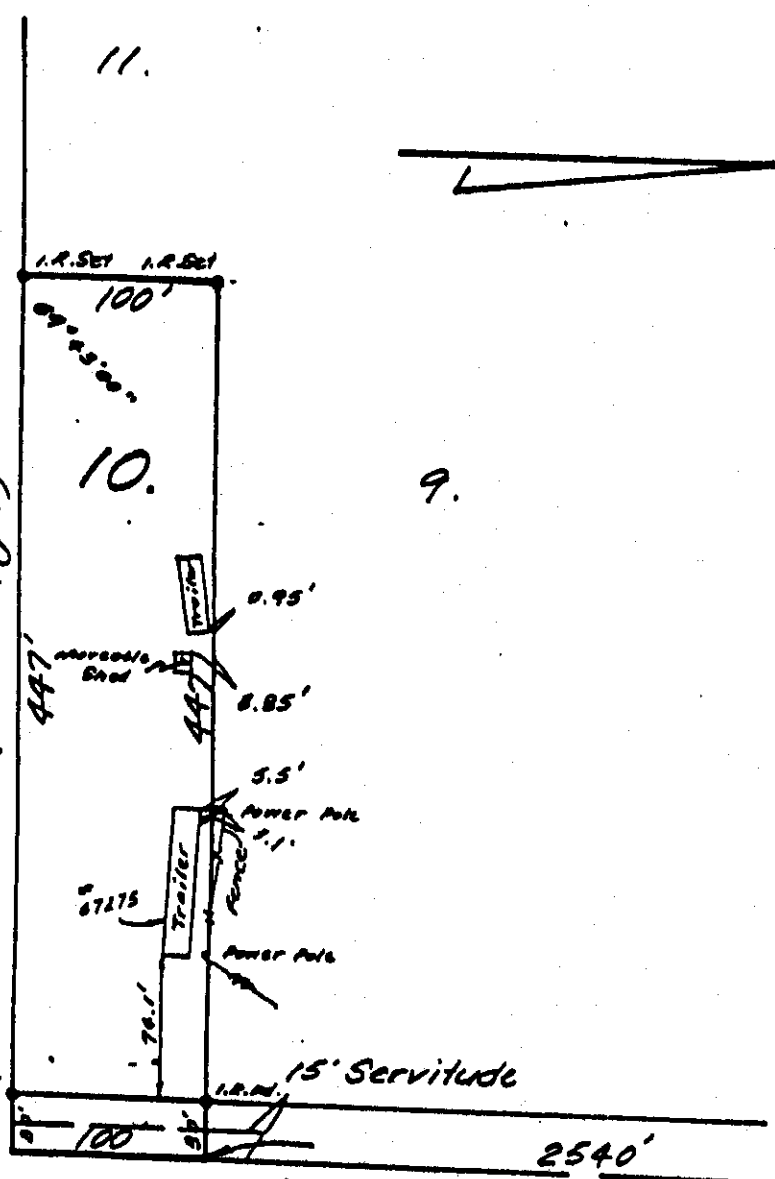
CASE NO.: ZC06-08-081
PETITIONER: John & Karen Campo
OWNER: John & Karen Campo
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located on the northwest corner of Little Creek Road & Hiern Drive; S30, T7S, R12E; Ward 4, District 7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



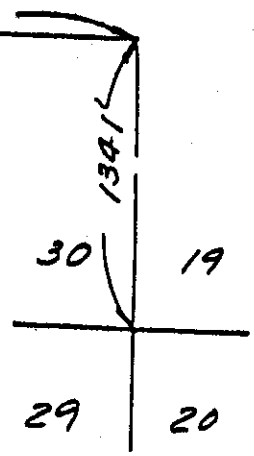
SEC. 30, T7S R12E

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

LITTLE CREEK RD.
(on sign)



HIERN DR. E
(Gravel Road)



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES 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

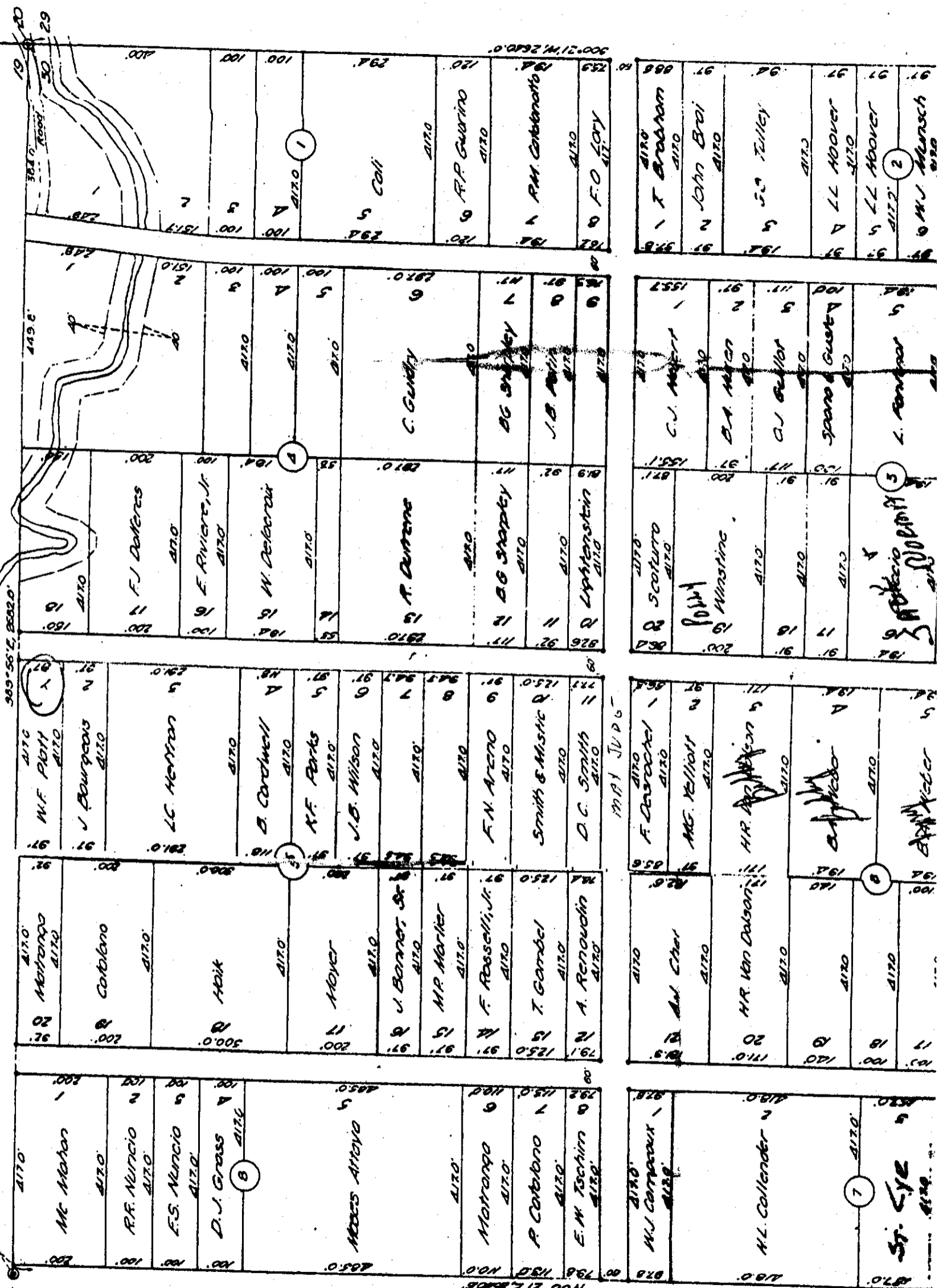
Scale: 1" = 100'

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

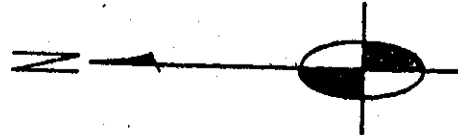
Made at the request of Karen Loyacano, John T. Campo, Jr., First Bank & First American Title Insurance Co.

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

Emory J. Miller



4 Sec. Co.



MAY 1956

19 20
300' 21' 2680.0'

180.0'
259.0'
294.0'
120.0'
180.0'
180.0'

300' 56' 2, 8000.0'

493.0'

300' 21' 2680.0'

300' 21' 2680.0'