



DEPARTMENT OF PLANNING
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COVINGTON, LA 70434
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Kevin Davis
Parish President

Appeal # 5

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: MARCH 14, 2007

ZC07-03-012

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 21.211 acres
Petitioner: Jeffrey D. Schoen
Owner: Church of the King
Location: Parcel located on the north side of Little Creek Road, east of LA Highway 59, 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

Carlo Hernandez
(SIGNATURE)

CARLO HERNANDEZ

2818 MESA COURT

MANDEVILLE, LA 70448-8479

PHONE #: 985 626-7578



ZONING STAFF REPORT

Date: February 23, 2007
Case No.: ZC07-03-012
Posted: 02/16/07

Meeting Date: March 6, 2007
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Church of the King
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the north side of Little Creek Road, east of LA Highway 59; S30, T7S, R12E; Ward 4, District 7
SIZE: 21.211 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane concrete Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential/Undeveloped	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Residential/Undeveloped	SA (Suburban Agricultural) District
West	Commercial/Residential/ Undeveloped	C-2 (Highway Commercial) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

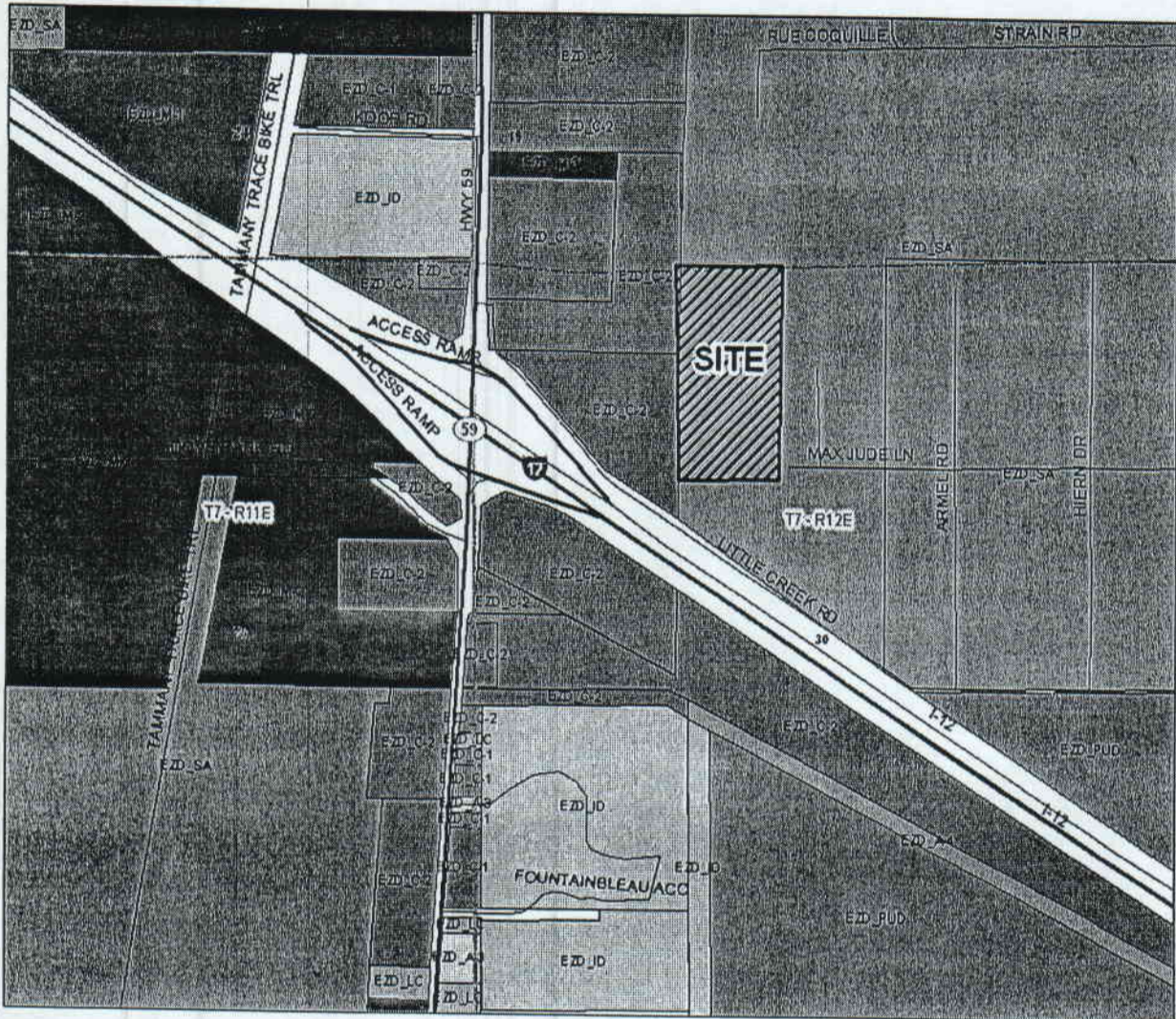
STAFF COMMENTS:

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 north side of Little Creek Road, east of LA Highway 59. Staff is in favor of the requested zoning change, considering that it meets the 2025 future lands use plan. Note that the proposed development should preserve the more sensitive and desirable environmental features of the site as called for by the Conservation designation.

STAFF RECOMMENDATION:

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

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2007-03-012

SEC. 19

FENCE ON PROPERTY LINE

N 89°13'14" E 670.32'

1/4 SEC. CORNER

S 88°55'36" W 671.28'
(BASIS OF BEARING)

SEC. 30

N 01°34'19" W

CL. DITCH

COMMERCIAL BLVD.

589.40'

I-12 & HWY. 59 COMMERCIAL BUSINESS PARK

PORTION OF OLD FENCE DESTROYED

2.45'

20.376 ACRES

UNDEVELOPED

S 00°41'03" E 1334.91'

N 00°25'07" W 748.54'

664.67'

N 88°57'55" E 441.31'

S 44°34'53" W 156.68'

S 88°57'55" W

S 88°57'55" W 409.04'

N 57°49'03" W 109.53'
Little Creek Road

- LEGEND
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - = 5/8" IRON ROD FOUND
 - ▲ = 3/4" IRON PIPE FOUND

*NOTE:
C.I.E.C.O. RIGHT-OF-WAY, RECORDED AT COB 1303, folio 795 (INST. #654248) DOES NOT AFFECT SUBJECT PROPERTY.

REFERENCE:
SURVEY OF A 20.376 ACRES BY THIS FIRM DATED 5-14-87. NO SERVITUDE OR SETBACKS SHOWN.

THIS PROPERTY IS LOCATED IN FLOOD ZONE B & C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205-0245 C; REV.10-17-1989.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.



Kelly J. McHugh
4-28-03
KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:

20.376 ACRES-WESTERN HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, T-7-S R-12-E, ST. TAMMANY PARISH, LA

PREPARED FOR:

INNOVATIVE CONSTRUCTION

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 200'	DATE: 3-26-03
DRAWN: B.W.M.	JOB NO.: 03-042
REVISED:	FILE: lots2003/03-042 20AC-LLOYD.S90