



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 # 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

DATE: 7/10/07

8. ZC07-07-040

Existing Zoning:	LC (Light Commercial) District
Proposed Zoning:	C-1 (Neighborhood Commercial) District
Acres:	4.78 acres
Petitioner:	Barbara and Charles Hasselbeck
Owner:	Barbara and Charles Hasselbeck
Location:	Parcel located at the southeast corner of LA Highway 22 and Mitcham Road, west of Indian Trace Boulevard, S18, T7S, R10E, 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

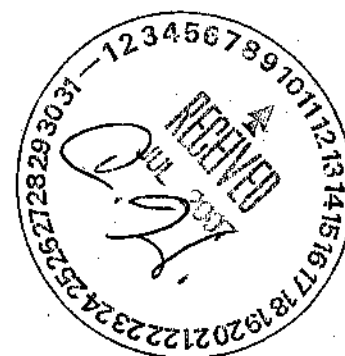
Barbara + Charles Hasselbeck
(SIGNATURE)

BARBARA AND CHARLES HASSELBECK

1957 HWY 22 W.

MADISONVILLE, LA.

PHONE #: 985-845-4920



ZONING STAFF REPORT

Date: June 22, 2007
Case No.: ZC07-07-040
Posted: June 13, 2007

Meeting Date: July 3, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Barbara and Charles Hasselbeck
OWNER: Barbara and Charles Hasselbeck
REQUESTED CHANGE: From LC (Light Commercial) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located at the southeast corner of LA Highway 22 and Mitcham Road, west of Indian Trace Boulevard; S18, T7S, R10E; Ward 1, District 1
SIZE: 4.78 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State (Hwy 22)
Parish (Mitcham Road)

Road Surface: 2 lane asphalt
2 lane asphalt

Condition: Good
Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R (Rural), C-1 (Neighborhood Commercial), C-2 (Highway Commercial) Districts
South	Residential	R (Rural) District
East	Residential	R (Rural) District
West	Residential	R (Rural) District

EXISTING LAND USE:

Existing development? Yes

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 LC (Light Commercial) District to C-1 (Neighborhood Commercial) District. The site is located at the southeast corner of LA Highway 22 and Mitcham Road, west of Indian Trace Boulevard. The site is mostly surrounded by single family residential uses. The comprehensive plan calls for the property to be developed with residential uses. The Zoning Commission denied a previous request (ZC06-04-025) to rezone the subject property to C-1 (Neighborhood Commercial) District on April 4, 2006.

STAFF RECOMMENDATION:

The staff recommends that the request for a C-1 (Neighborhood Commercial) District designation be denied.

CASE NO.: ZC07-07-040
PETITIONER: Barbara and Charles Hasselbeck
OWNER: Barbara and Charles Hasselbeck
REQUESTED CHANGE: From LC (Light Commercial) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located at the southeast corner of LA Highway 22 and Mitcham Road, west of Indian Trace Boulevard; S18, T7S, R10E; Ward 1, District 1
SIZE: 4.78 acres

