



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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 COVINGTON, LA 70434
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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

DATE: 11-12-07

ZC07-10-060
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 1.07 acres
 Petitioner: Edith Burel
 Owner: Succession of Rachel Quave Holliday, widow of/and Ernest Earl Holliday, Sr.
 Location: Parcel located on the north side of West 21st Avenue, east of Pine Air Drive, S32, T6S, R11E, Ward 3, District 3
 Council District: 3
TABLED FROM 10/2/07 MEETING)

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

Edith Burel
 (SIGNATURE)
Edith Burel
P.O. Box 775
Covington, LA. 70434
 PHONE #: 985-892-0018



ZONING STAFF REPORT

Date: October 26, 2007
Case No.: ZC07-10-060
Prior Action: Tabled (10/02/07)
Posted: 10/17/07

Meeting Date: November 6, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Edith Burel
OWNER: Succession of Rachel Quave Holliday, widow of/and Ernest Earl Holliday, Sr.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the north side of West 21st Avenue, east of Pine Air Drive; S32, T6S, R11E; Ward 3, District 3
SIZE: 1.07 acres

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	Residential	Covington City Limits
South	Residential	Covington City Limits
East	Residential	Covington City Limits
West	Residential	Covington City Limits

EXISTING LAND USE:

Existing development? Yes Multi occupancy development? No

COMPREHENSIVE PLAN:

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-1 (Neighborhood Commercial) District. The site is located on the north side of West 21st Avenue, east of Pine Air Drive. The subject property is abutted by residential properties on the all sides. However, the proposed rezoning is consistent with the Parish's 2025 Future Land Use Plan as well as the commercial development trend along this section of West 21st Avenue.

STAFF RECOMMENDATION:

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

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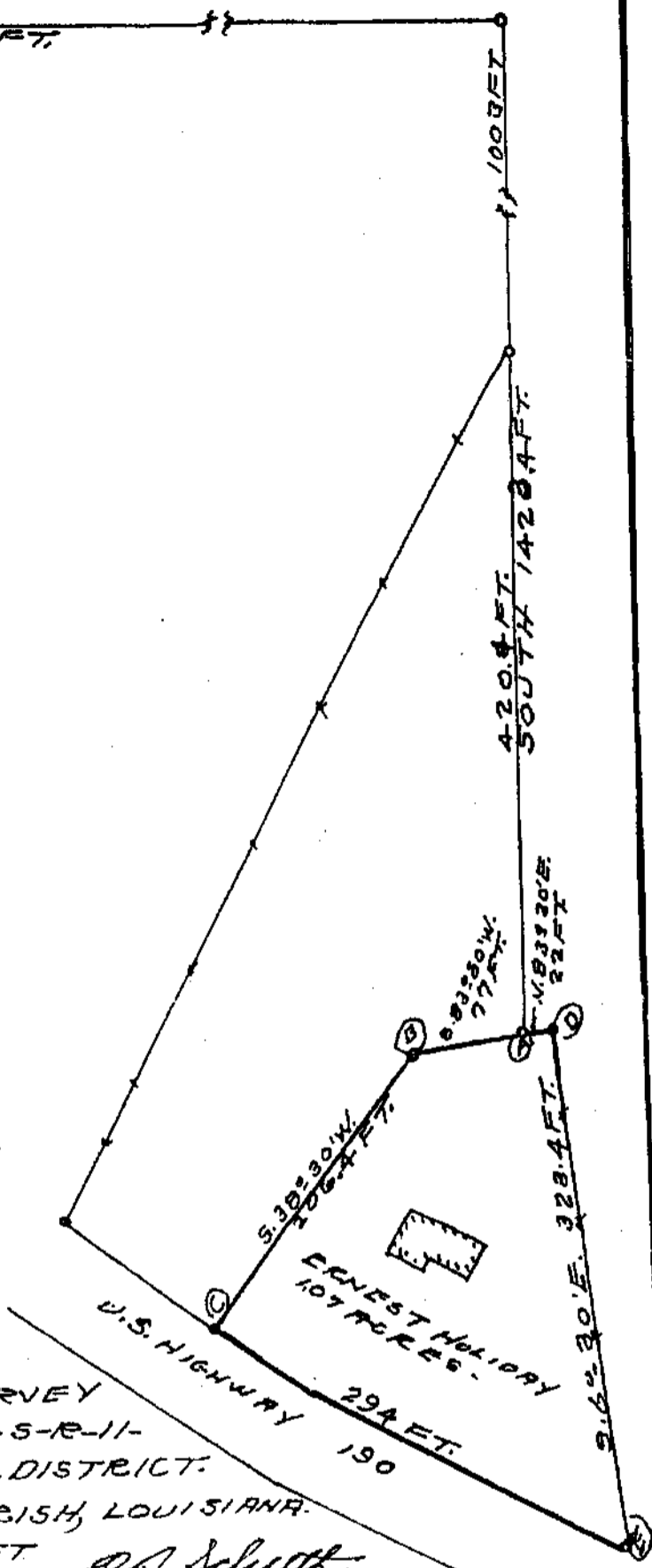


ZC07-10-060 03/77

30 | 29
31 | 32

EAST
2646.8 FT.

N



MAP SHOWING SURVEY
 IN SECTION 32-T-6-S-R-11-
 E-GREENSBURG-DISTRICT.
 ST. TAMMANY PARISH, LOUISIANA.
 SCALE 1-INCH=100 FT
 JUNE-B-1964
 IRON CORNERS

CR Schuch
 SURVEYOR
 COVINGTON LA.