



DEPARTMENT OF PLANNING  
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Kevin Davis  
 Parish President

*appeal 7*

**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: 11/14/07

(Reference Case) ZC07-11-061  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 2.79 acres  
 Petitioner: Donald Geier  
 Owner: Donald & Carol Geier & Tom & Rebecca Hutchinson  
 Location: Parcel located on the north side of US Highway 190, east of North Oaklawn Drive, west of North Mill Road, S39, T8S, R13E, Ward 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

*Donald I. Geier* *Donald I. Geier*

(SIGNATURE)

DONALD I. GEIER  
229 CAROLYN DR.  
HARRAHAN, LA, 70123  
 PHONE #: (504) 737-7617



# ZONING STAFF REPORT

Date: October 26, 2007  
Case No.: ZC07-11-061  
Posted: October 17, 2007

Meeting Date: November 6, 2007  
Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Donald Geier  
**OWNER:** Donald & Carol Geier & Tom & Rebecca Hutchinson  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the north side of US Highway 190, east of North Oaklawn Drive, west of North Mill Road; S39, T8S, R13E; Ward 7, District 7  
**SIZE:** 2.79 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Federal

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 Agricultural) District
South	Residential	SA (Suburban Agricultural) District
East	Undeveloped	C-2 (Highway Commercial) District
West	Residential	SA (Suburban Agricultural) 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 north side of US Highway 190, east of North Oaklawn Drive, west of North Mill Road. The proposed rezoning is not consistent with the 2025 Future Land Use Plan, which calls for the property to be developed with residential uses. However, considering the subject property's close proximity to several other commercially zoned properties, staff is not opposed to the rezoning request.

#### STAFF RECOMMENDATION:

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



ERINDALE DRIVE

S70°30'E

153.57' 153.57'

A

B

D

C

1383.9'

983.9'

971.2'

1371.2'

N26°30'E

6.84 ACRES

363

362

S26°30'W

153.95' 153.95'

LOT 364

LOT 361

LOT

LOT

2.79 ACRES

400'

400'

153.8' 153.8'

642.4'

N72°30'W

N. MILL ROAD



U.S. HWY. 190

NOTE: NO ACTUAL FIELD WORK HAS BEEN DONE.

REFERENCE SURVEY: LOTS 362 & 363 NORTH OAKLAWN, ST. TAMMANY PARISH, LOUISIANA BY EDDIE J. CHAMPAGNE DWG. NO. 3163. DATED JUNE 24, 1970.

RE-ZONING MAP OF  
 A PORTION OF LOTS 362 AND 363, NORTH OAKLAWN  
 in  
 SECTION 39, T-8-S, R-13-E  
 St. Tammany Parish, Louisiana  
 for  
 DONALD GEIER

Survey No. 2007 698 A  
 Date: JULY 18, 2007

Drawn by: SPH  
 Revised:

Scale: 1" = 200'

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants

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