



DEPARTMENT OF PLANNING
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Kevin Davis
 Parish President

Appeal # 2

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: 12.8.06

ZC06-12-115

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	C-2 (Highway Commercial) District
Acres:	2.24 acres
Petitioner:	Stephen C. Aertker, Jr.
Owner:	Brian Cappy and Aimee Cappy
Location:	Parcel located at the southeast corner of the intersection of Transmitter Road and U.S. Highway 190, S33, T8S, R13E, Ward 7, 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

Dawn M. Kahl
 (SIGNATURE)

Dawn M. Kahl

30201 Nina Drive

LaCombe, LA 70445

PHONE #: 985.882.6331-hm

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ZONING STAFF REPORT

Date: November 21, 2006
Case No.: ZC06-12-115
Posted: 11/15/06

Meeting Date: December 5, 2006
Determination: Amended to C-2 & LC

GENERAL INFORMATION

PETITIONER: Stephen C. Aertker, Jr.
OWNER: Brian Cappy and Aimee Cappy
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located at the southeast corner of the intersection of Transmitter Road and U.S. Highway 190; S33, T8S, R13E; Ward 7, District 7
SIZE: 2.24 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	Residential/Commercial	C-2 (Highway Commercial) District
South	Residential	SA (Suburban Agricultural) District
East	Residential	SA (Suburban Agricultural) District
West	Undeveloped	C-2 (Highway Commercial) 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 at the southeast corner of the intersection of Transmitter Road and U.S. Highway 190. The requested zoning change does not meet the 2025 future land use plan which designates the area to be developed with residential uses. However, the is located in close proximity to some commercially zoned parcels. Staff is not opposed to the proposed rezoning, but only of the front portion of the site, along Hwy 190, should be rezoned to C-2.

STAFF RECOMMENDATION:

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

CASE NO.: ZC06-12-115
PETITIONER: Stephen C. Aertker, Jr.
OWNER: Brian Cappy and Aimee Cappy
REQUESTED CHANGE: From SA (Suburban Agricultural) District to LC (Light Commercial) & C-2 (Highway Commercial) Districts
LOCATION: Parcel located at the southeast corner of the intersection of Transmitter Road and U.S. Highway 190; S33, T8S, R13E; Ward 7, District 7
SIZE: 2.24 acres

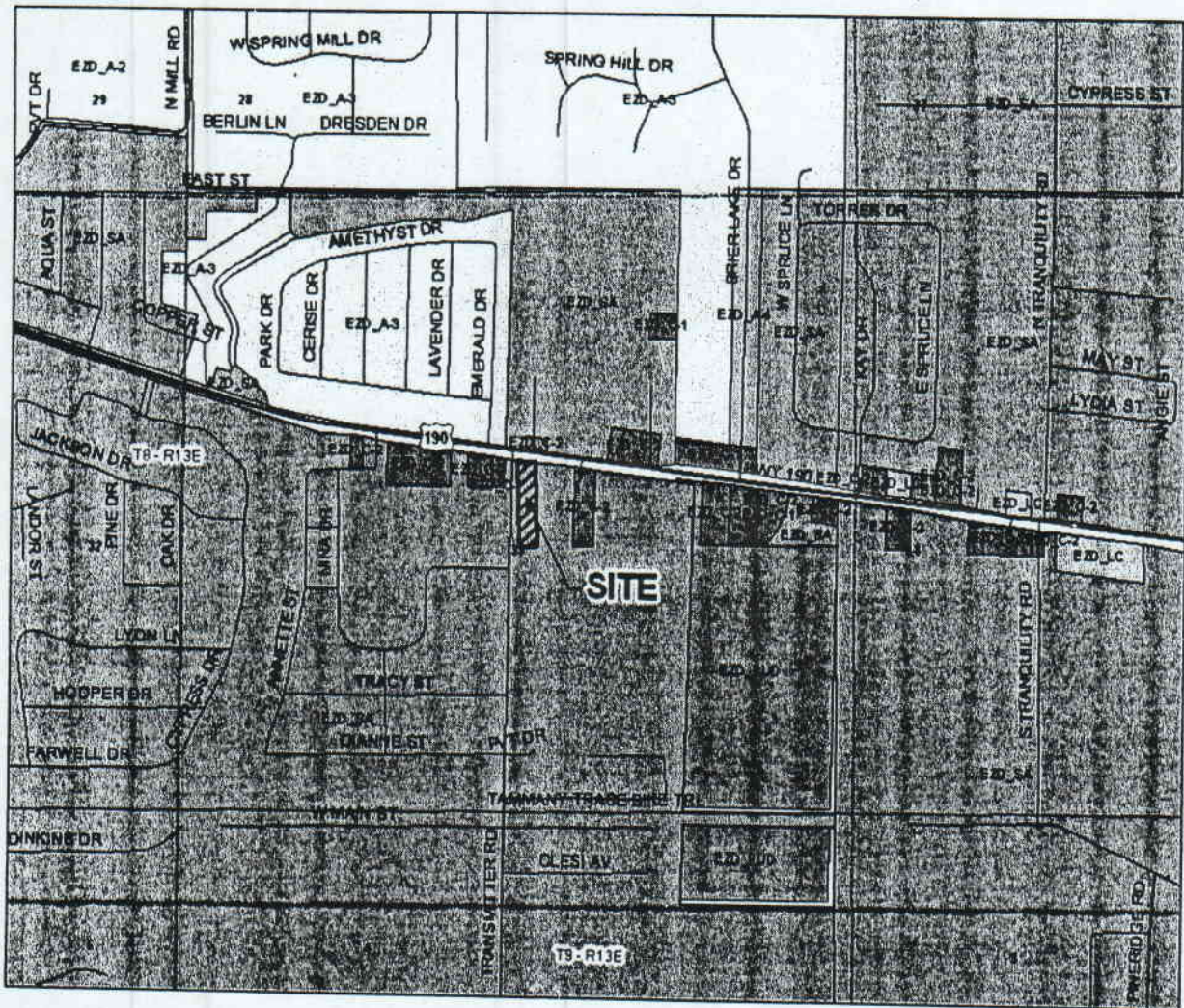


EXHIBIT "A"

ZC06-12-115

Revised Legal Description to be provided

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