



DEPARTMENT OF PLANNING  
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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: JANUARY 9, 2007

- ZC06-11-111**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 1.147 acres  
 Petitioner: Colon Whitfield  
 Owner: Freddie Jordan, Colon Whitfield, and Paul Lombard  
 Location: Parcel located on the east side of LA Highway 434, south of Phillip Street, S43, 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

*Paul Lombard*  
 (SIGNATURE)

Paul Lombard

127 Hwy 22 E SUITE W-17

MADISONVILLE, LA. 70447

PHONE #: 985-845-4044



# ZONING STAFF REPORT

**Date:** December 22, 2006  
**Case No.:** ZC06-11-111  
**Posted:** 12/14/06

**Meeting Date:** January 3, 2007  
**Determination:** Denied

## GENERAL INFORMATION

**PETITIONER:** Colon Whitfield  
**OWNER:** Freddie Jordan, Colon Whitfield, and Paul Lombard  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the east side of LA Highway 434, south of Phillip Street; S43, T8S, R13E; Ward 7, District 7  
**SIZE:** 1.147 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	Undeveloped	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Residential	SA (Suburban Agricultural) District
West	Residential	A-3 (Suburban) 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:

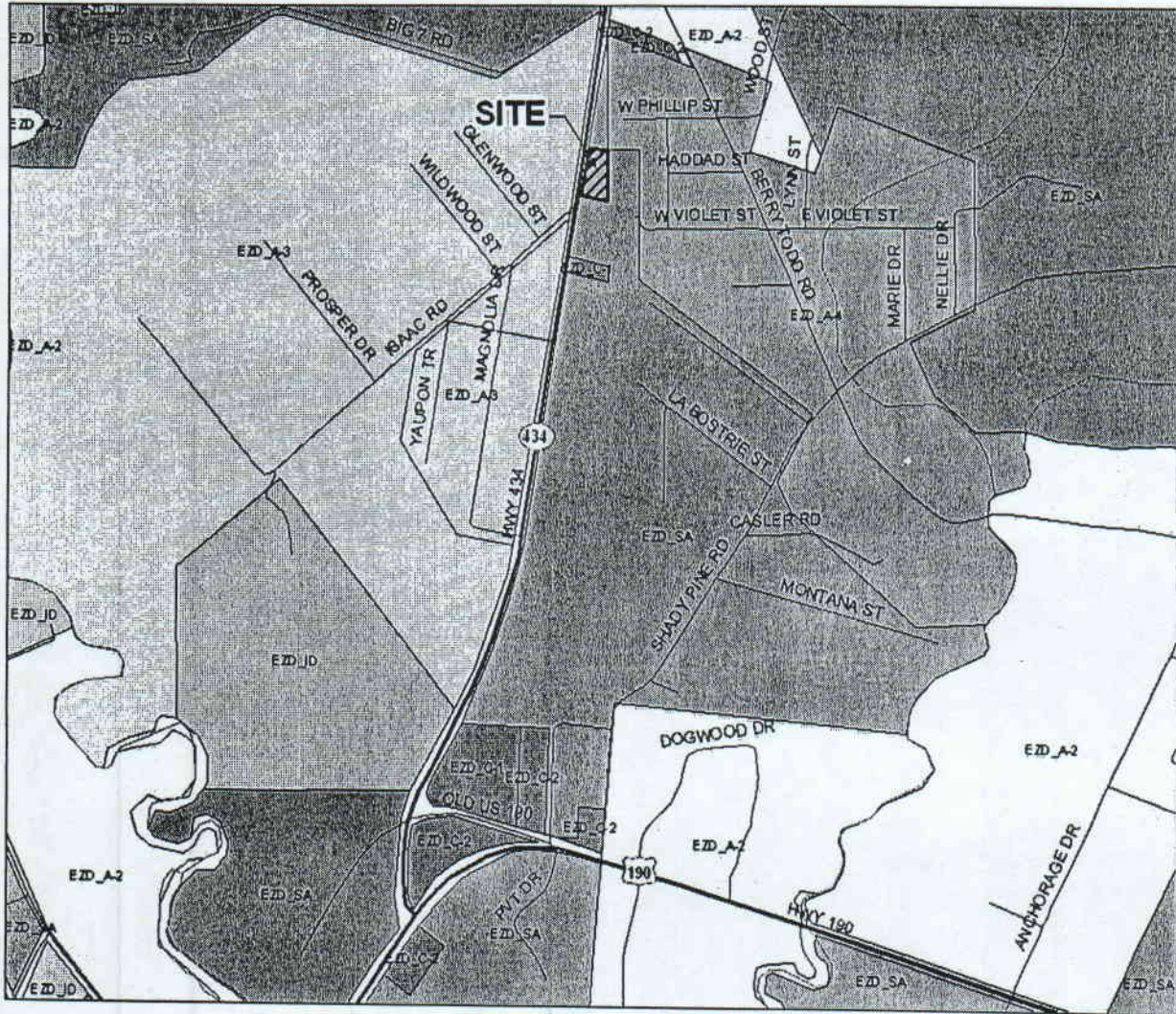
The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is located on the east side of LA Highway 434, south of Phillip Street. The proposed rezoning is not consistent with the 2025 Future Land Use Plan or the adjacent land use character. The subject property is surrounded on all sides by residentially zoned property. Therefore, the Staff does not feel that the proposed rezoning would be appropriate for the area.

#### STAFF RECOMMENDATION:

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



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PHILLIP

NOT TO SCALE

LA 434

434

ELIZABETH

VIOLET



This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.