



**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2528  
 FAX: (985) 898-3003  
 e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

*Appeal 4*  
**Kevin Davis**  
 Parish President

**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: 02-08-07

ZC07-01-005

Existing Zoning: C-1 (Neighborhood Commercial) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 3.306 acres  
 Petitioner: Energy Star Homes  
 Owner: Cline 2001 Revocable Trust  
 Location: Parcel located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane, S15, T7S, R11E, Ward 3, 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

  
 (SIGNATURE)

Paul J. Mayronne

P.O. Box 1810

Covington, LA 70434

PHONE #: 985/892-4801

**ZONING STAFF REPORT**

**Date:** January 26, 2007  
**Case No.:** ZC07-01-005  
**Prior Action:** Tabled (01/03/07)  
**Posted:** 01/17/07

**Meeting Date:** February 6, 2007  
**Determination:** Denied

**GENERAL INFORMATION**

**PETITIONER:** Energy Star Homes  
**OWNER:** Cline 2001 Revocable Trust  
**REQUESTED CHANGE:** From C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane; S15, T7S, R11E; Ward 3, District 1  
**SIZE:** 3.306 acres

**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** Parish    **Road Surface:** 4-lane concrete                              **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	C-2 (Highway Commercial) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Commercial	C-2 (Highway Commercial) District
West	Undeveloped	C-2 (Highway Commercial) District

**EXISTING LAND USE:**

**Existing development?** No    **Multi occupancy development?** Yes

**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.

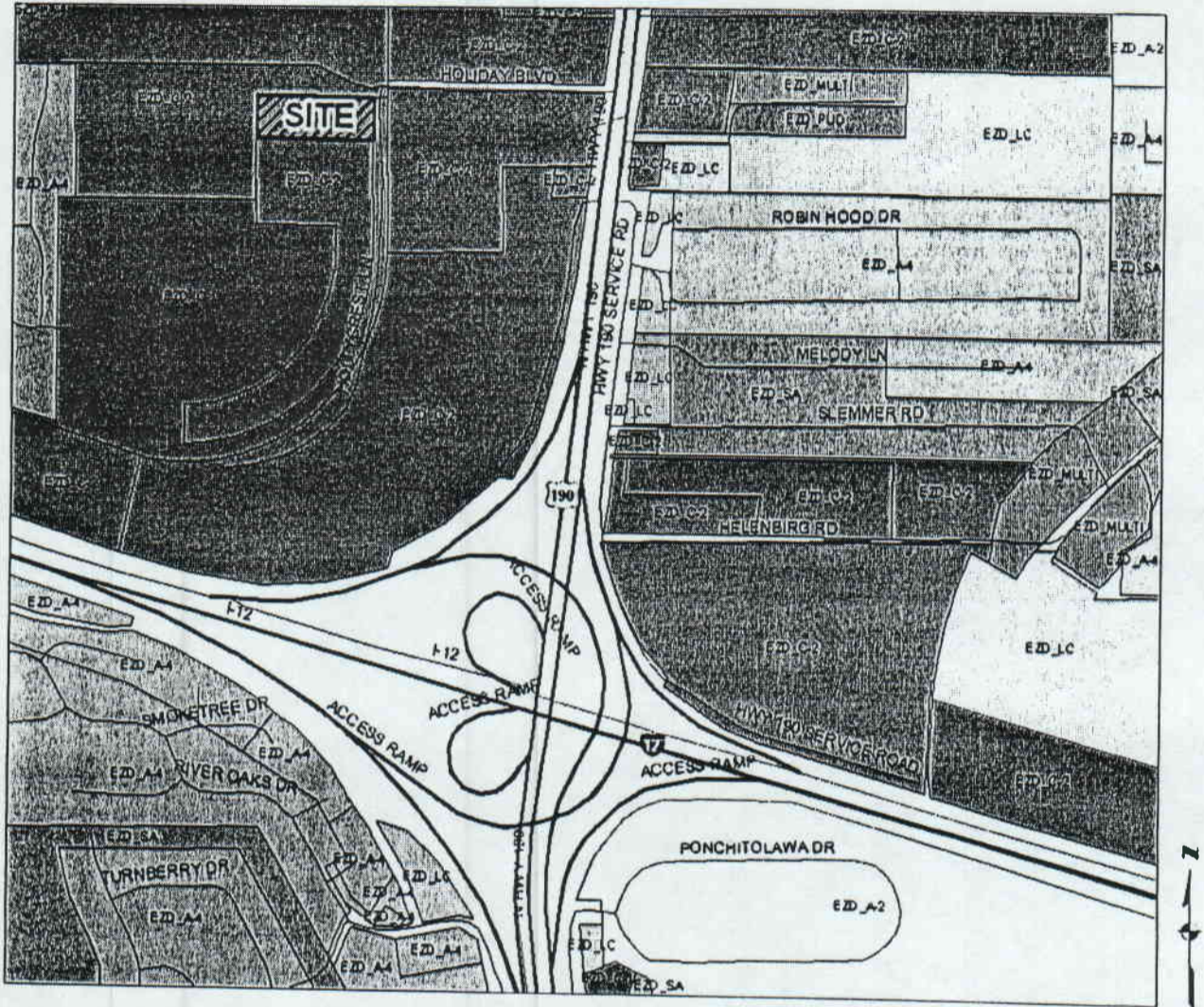
**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District. The site is located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane. The requested rezoning is not consistent with 2025 Future Land Use Plan which designates the area for residential uses. However, staff is in favor of the requested zoning change, considering that the area is entirely surrounded by C-2 zoning. In addition to this rezoning request, the petitioner is also requesting a conditional use permit for a multi family residential development (CP07-01-002).

**STAFF RECOMMENDATION:**

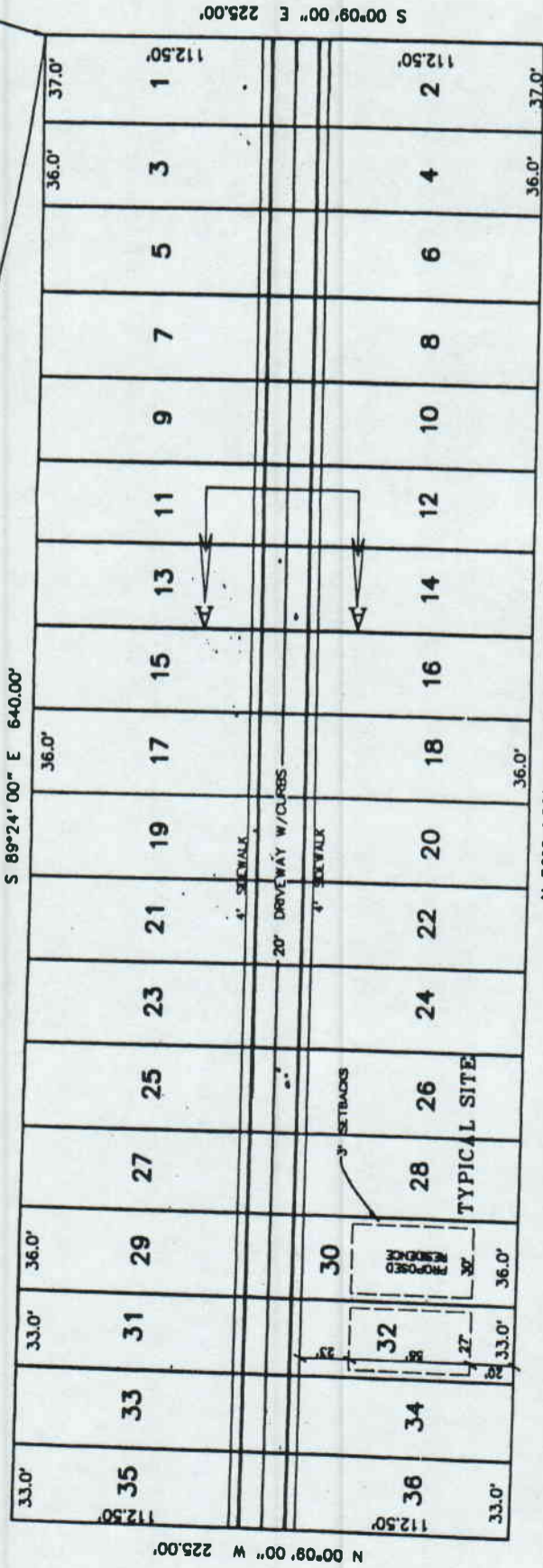
The staff recommends that the request for a C-2 (Highway Commercial) District designation be approved.

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THIS POINT IS DESCRIBED AS BEING  
 S 89° 59' E-1362.7' S 00° 10' W-2056.5',  
 S 00° 09' E-678.2' N 89° 24' W-80.0'  
 FROM THE SECTION CORNER COMMON TO  
 SECTIONS 9, 10, 15, & 16, T-7-S, R-11-E,  
 ST. TAMMANY PARISH, LOUISIANA.

HOLIDAY BLVD.



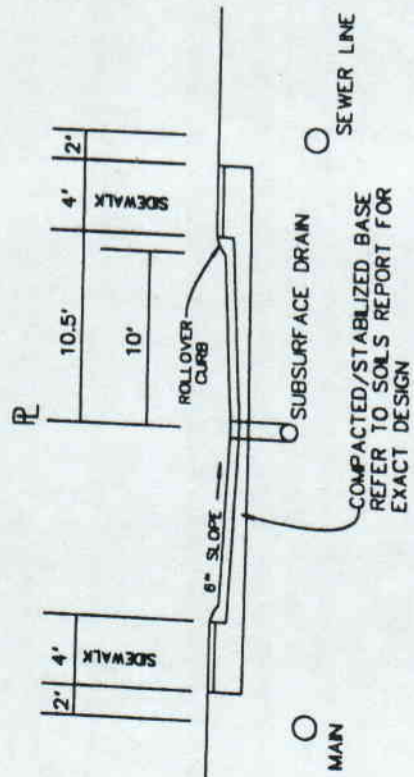
R.O.W.

SITE PLAN

HOLIDAY GARDENS  
 SECTION 15, T-7-S, R-11-E,  
 ST. TAMMANY PARISH, LA.

KELLY J. MCHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANOEUILLE, LA 70330

SCALE: 1" = 60'  
 DRAWN: DRJ  
 DATE: 11-07-06  
 JOB NO.:  
 REVISED:



DRIVEWAY SECTION A-A