



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE (985) 890-2529
FAX: (985) 898-3003
e-mail: planning@stp.gov.org

Appeal 3 + 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: 4/10/07

Appeal 3

ZC07-01-006
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 11.56 acres
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, LLC/John Yermelos
Location: Parcel located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road, S27 & 28, T6S, R10E, Ward 1, District 1
Council District: 1

Appeal 4

GP08-12-224 - Use: Mini Storage
Zoning: SA (Suburban Agricultural) District
Use Size: 246,985 sq. ft.
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, LLC/John Yermelos
Location: Parcel is located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road, S27 & 28, T6S, R10E, Ward 1, 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(s) of an adverse decision of the St. Tammany Parish Zoning Commission.

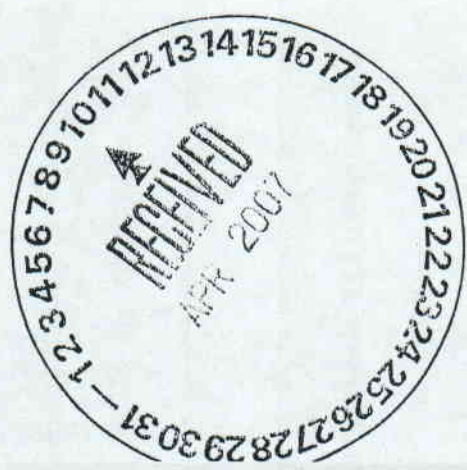
This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

(SIGNATURE)
VINCENT F. WYNNE, JR.
417 N. HEARD STREET
COVINGTON, LA. 70433
PHONE #: 985 898-0504



ZONING STAFF REPORT

Date: March 23, 2007
Case No.: ZC07-01-006
Prior Action: Tabled (02/06/07)
Posted: 03/14/07

Meeting Date: April 3, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Leroy Cooper
OWNER: Aphelion Holdings, LLC/John Yemelos
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road; S27 & 28, T6S, R10E; Ward 1, District 1
SIZE: 11.56 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	SA (Suburban Agricultural) District
South	Residential	SA (Suburban Agricultural) District
East	Residential	SA (Suburban Agricultural) District
West	Residential	R (Rural) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

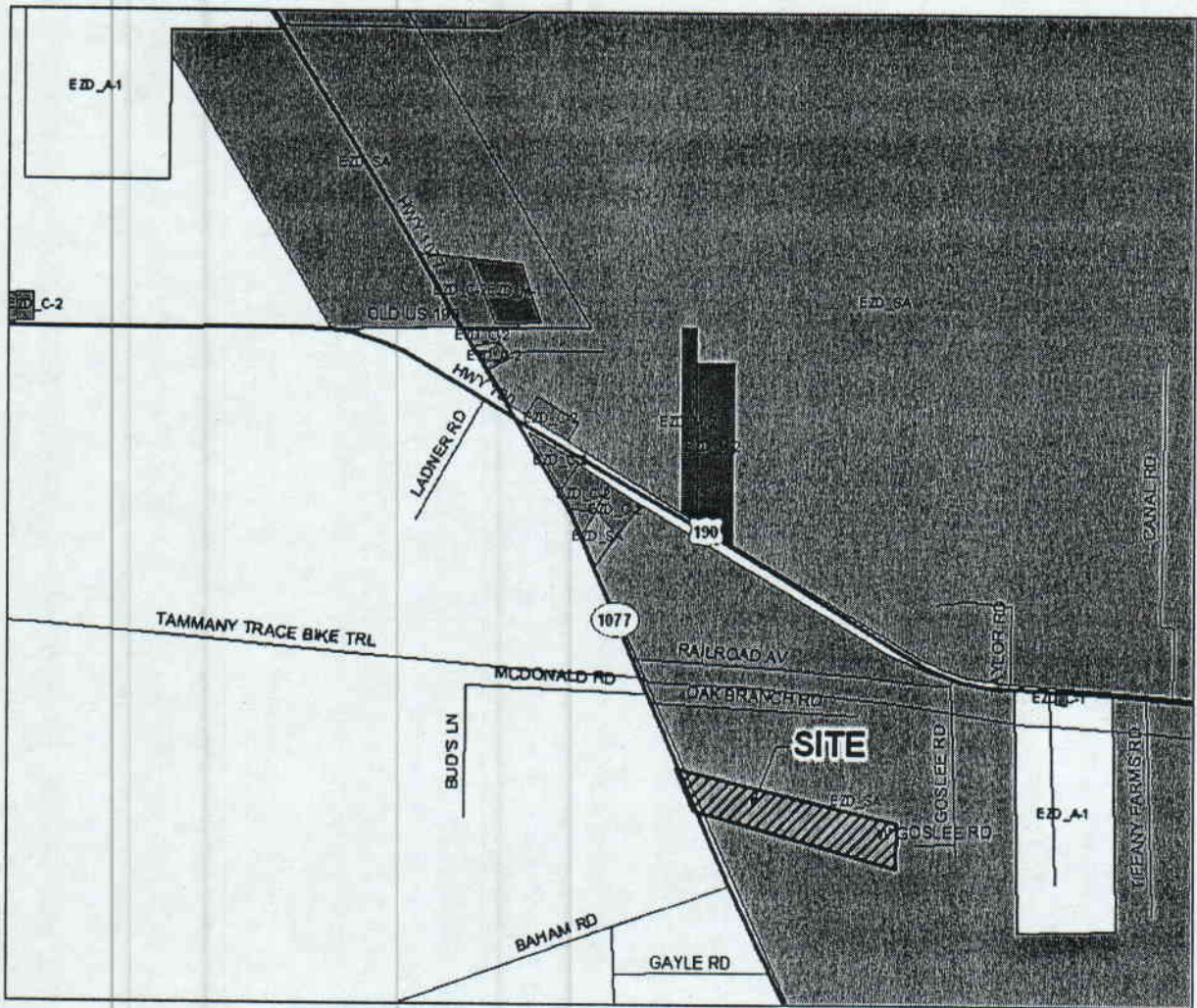
STAFF COMMENTS:

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 east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road. The requested zoning change does not meet the 2025 future land use plan, which designates the area to remain residential in use. The site is currently surrounded by rural single family residences on large parcels of land. Note that a conditional use permit application (CP06-12-224) has been submitted for a new mini storage on the site.

STAFF RECOMMENDATION:

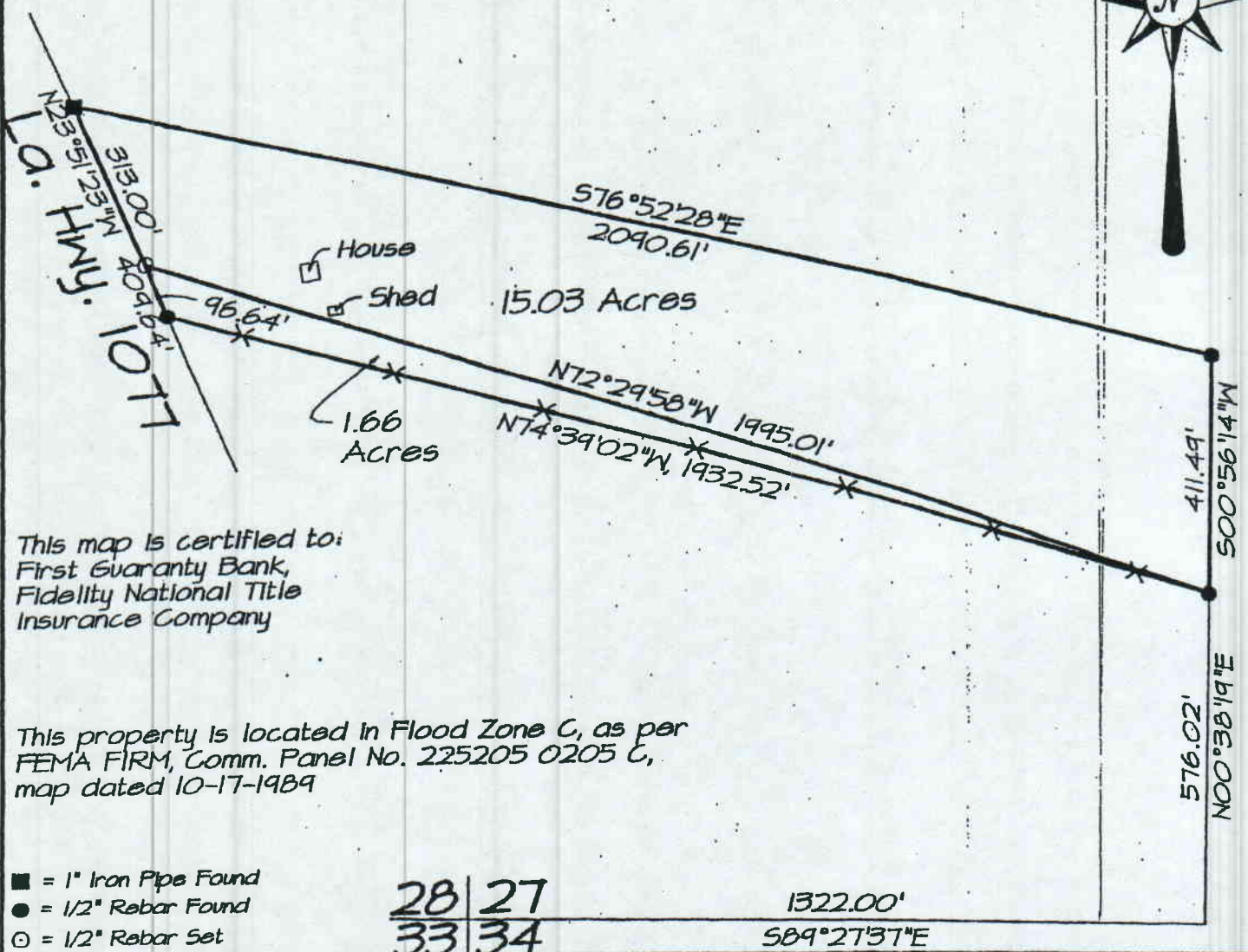
The staff recommends that the request for a C-1 (Neighborhood Commercial) District designation be denied.

CASE NO.: ZC07-01-006
PETITIONER: Leroy Cooper
OWNER: Aphelion Holdings, LLC/John Yemelos
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road; S27 & 28, T6S, R10E; Ward 1, District 1
SIZE: 11.56 acres



SERVICES WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.



This map is certified to:
 First Guaranty Bank,
 Fidelity National Title
 Insurance Company

This property is located in Flood Zone C, as per
 FEMA FIRM, Comm. Panel No. 225205 0205 C,
 map dated 10-17-1989

- = 1" Iron Pipe Found
- = 1/2" Rebar Found
- ⊙ = 1/2" Rebar Set

28	27
33	34

1322.00'
 N00°27'37"E

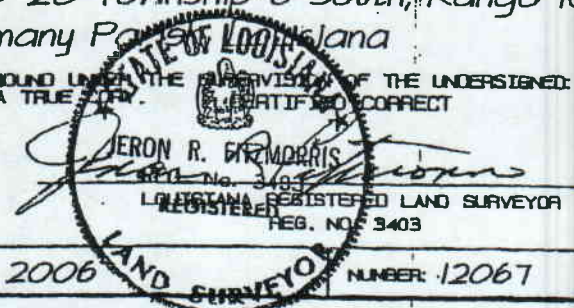
MAP PREPARED FOR

Aphellon Holdings, LLC

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Sections 27 & 28 Township 6 South, Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.
 COVINGTON, LOUISIANA



SCALE: 1" = 300'

DATE: August 25, 2006

NUMBER: 12067

2007-01-006

CASE NO.: CP06-12-224
PETITIONER: Leroy Cooper
OWNER: Aphelion Holdings, LLC/John Yemelos
PROPOSED USE: Mini Storage
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 246,985 sq. ft.
GROSS AREA LOT SIZE: 11.56 acres
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel is located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road; S27 & 28, T6S, R10E; Ward 1, District

