

Department Of Planning P. O. Box 628 Covington, LA 70434 Phone: (985) 898-2529 Fax: (985) 898-3003

e-mail: planning@stpgov.org

Kevin Davis Parish President

appeal #12

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: 9/7/07

ZC07-09-052

Existing Zoning: SA (Suburban Agricultural) District

Proposed Zoning:

M-2 (Intermediate Industrial) District

Acres:

Petitioner:

Scalfano Engineering/David Scalfano

Owner:

Pete & Cynthia Penton

Location:

Parcel located on the west side of Krentel Road, north of Interstate 12,

\$18, T8S, R13E, Ward 7, District 7

Council District:

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

PHONE #:

PETE DENTON

CYNTHIA R. PENTON

28710 Krentel Rd

985- 960 - 5996

28710 Krentel Rd.

(SIGNATURE)

LACOM B5, LA 70445 LAcombe, CA 70445

985-882-6576

ZONING STAFF REPORT

Date:

August 24, 2007

Case No.:

ZC07-09-052

Posted:

August 17, 2007

Meeting Date: Sept. 4, 2007

Determination: Denied

GENERAL INFORMATION

PETITIONER:

Scalfano Engineering/David Scalfano

OWNER:

Pete & Cynthia Penton

REQUESTED CHANGE:

From SA (Suburban Agricultural) District to M-2 (Intermediate

Industrial) District

LOCATION:

Parcel located on the west side of Krentel Road, north of Interstate

12; S18, T8S, R13E; Ward 7, District 7

SIZE:

3 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u> North Land Use

Undeveloped

Zoning

South

Interstate 12/Cell Tower

SA (Suburban Agricultural) District

Interstate 12

East

Undeveloped

M-2 (Intermediate Industrial) District

West

Undeveloped

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 M-2 (Intermediate Industrial) District. The site is located on the west side of Krentel Road, north of Interstate 12. The requested zoning request is not consistent with the 2025 Land Use Plan which calls for the area to be developed with residential uses. However, the request is consistent with the trend of industrial development along this portion of Krentel Road.

STAFF RECOMMENDATION:

The staff recommends that the request for a M-2 (Intermediate Industrial) District designation be approved.

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ZC07-09-052

PETITIONER:

Scalfano Engineering/David Scalfano

OWNER:

Pete & Cynthia Penton

REQUESTED CHANGE: From SA (Suburban Agricultural) District to M-2 (Intermediate

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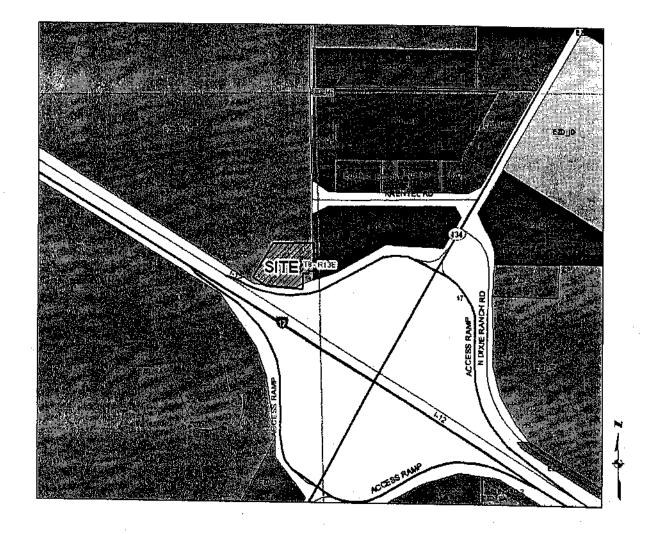
LOCATION:

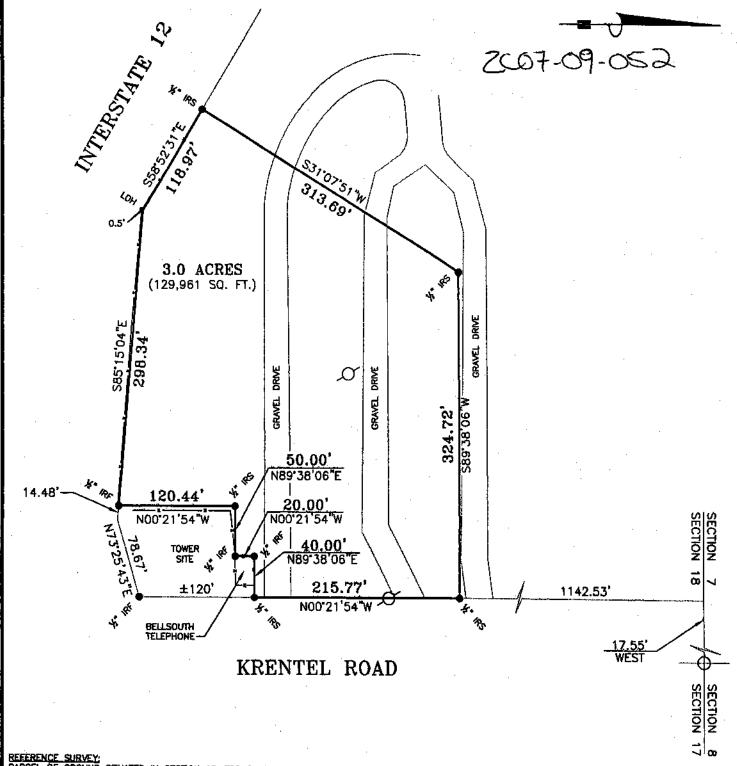
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12; S18, T8S, R13E; Ward 7, District 7

SIZE:

3 acres





REFERENCE SURVEY: PARCEL OF GROUND SITUATED IN SECTION 18, TBS-R13E BY: RANDALL W. BROWN & ASSOCIATES, INC. DATED: AUGUST 28, 1997 SURVEY No.: 97832

NOTE: This is to certify that I have consulted the Federal insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" & "C" with a Base Flood Elevation of ** in accordance with Community Panel No. 225205 0385 C; Revised: OCTOBER 17, 1989

** CONTACT ST. TAMMANY PARISH PERMITTING OFFICE FOR B.F.E.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

SURVEY MAP OF

A 3.0 ACRE PARCEL OF GROUND SITUATED IN SECTION 18. T8S-R13E

St. Tammany Parish, Louisiana

MUELLER, INC.

Survey No. 2007613A Date: JUNE 29, 2007

Drawn by: L.F.R.

Revised: 07/10/07(OFFICE)

Scale: 1" = 100'

This Survey is Gertified

and Correct By

& ASSOCIATES, BONNEAU INC Professional Land Surveyors

Planners and Consultants

John E. Bonneau Professional Land Sulveyor Registration Name 423