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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: *9/7/07*

ZC07-09-052

Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: M-2 (Intermediate Industrial) District
 Acres: 3 acres
 Petitioner: Scalfano Engineering/David Scalfano
 Owner: Pete & Cynthia Penton
 Location: Parcel located on the west side of Krentel Road, north of Interstate 12, S18, 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

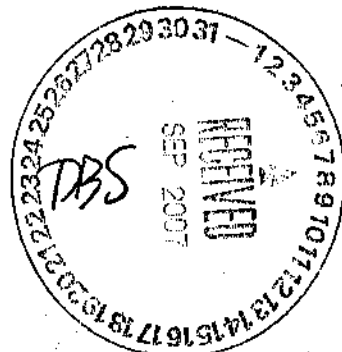
	<i>PETE DENTON</i>	<i>CYNTHIA R. DENTON</i>
	<i>28710 Krentel Rd</i>	<i>28710 Krentel Rd.</i>
(SIGNATURE)	<i>Lacombe, LA 70445</i>	<i>Lacombe, LA 70445</i>

Pete Denton

Cynthia R. Denton

PHONE #: *985-960-5996*

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>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	SA (Suburban Agricultural) District
South	Interstate 12/Cell Tower	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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