



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. Box 628

COVINGTON, LA 70434

PHONE: (985) 898-2529

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Karin 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: 7/2/08

ZC08-07-041

Existing Zoning: C-1 (Neighborhood Commercial) District

Proposed Zoning: C-2 (Highway Commercial) District

Acres: 2 acres

Petitioner: Daniel Haydel & Bobby Lischman

Owner: Daniel & Lisa Haydel

Location: Parcel located on the south side of Highway 190, east of 16th Street and west of 15 Street, being lots 1-12, Square 80, Oaklawn Subdivision, S40, T8S, R12E, 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

[Handwritten Signature]

(SIGNATURE)

John Taylor

P.O. Box 842

Lacombe, LA 70445

PHONE #: 985-290-7589

*Received
7/8/08
ave*

ZONING STAFF REPORT

Date: June 23, 2008

Case No.: ZC08-07-041

Posted: June 11, 2008

Meeting Date: July 1, 2008

Determination: Approved

GENERAL INFORMATION

PETITIONER: Daniel Haydel and Bobby Lischman
OWNER: Daniel and Lisa Haydel
REQUESTED CHANGE: From C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District
LOCATION: Parcel is located on the south side of Highway 190, east of 16th Street and west of 15th Street, being Lots 1-12, Square 80, Oaklawn Subdivision; S40, T8S, R12E; Ward 7, District 7
SIZE: 2 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Highway 190
Parish (15th Street)

Road Surface: Asphalt
Asphalt

Condition: Good
Poor

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 - Trace | SA (Suburban Agricultural) District |
| East | Commercial | C-2 (Highway Commercial) District |
| West | Residential | C-1 (Neighborhood Commercial) District |

EXISTING LAND USE:

Existing development? No Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS

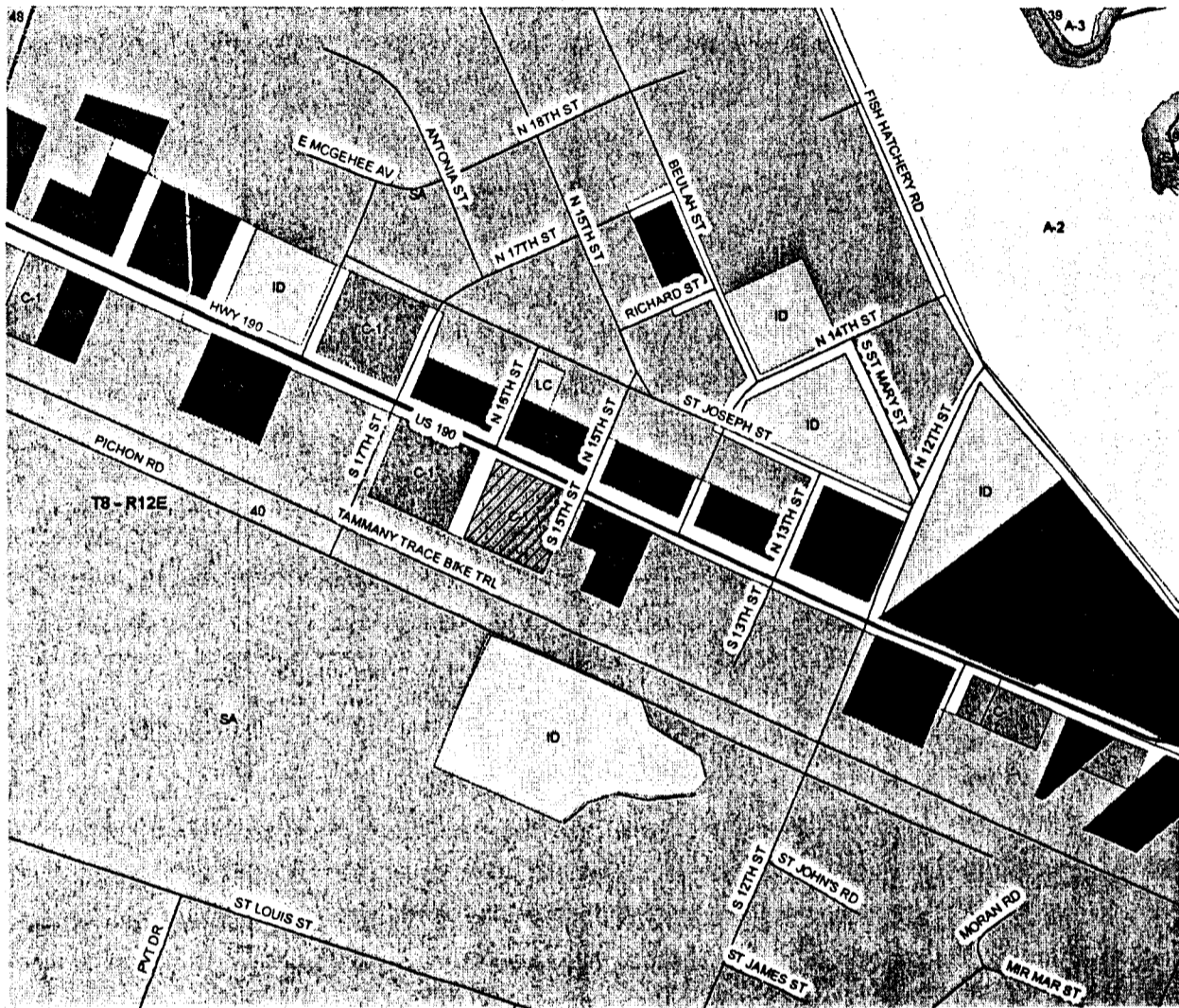
The petitioner is requesting to change the zoning from C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District. The site is located on the south side of Hwy 190 between 15th and 16th Streets in Lacombe. The 2025 future land use plan designates the area to be developed as Commercial. The requested zoning change meets the 2025 future land use plan.

The site is currently surrounded by a mix of commercial uses. Directly to the north and east of this site are commercial businesses and directly to the west is a single family residence with a land use zoning of C-1 (Neighborhood Commercial) District and the Trace being located directly to the south. Staff believes that the zoning would be appropriate for this site and has no objections.

STAFF RECOMMENDATION:

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

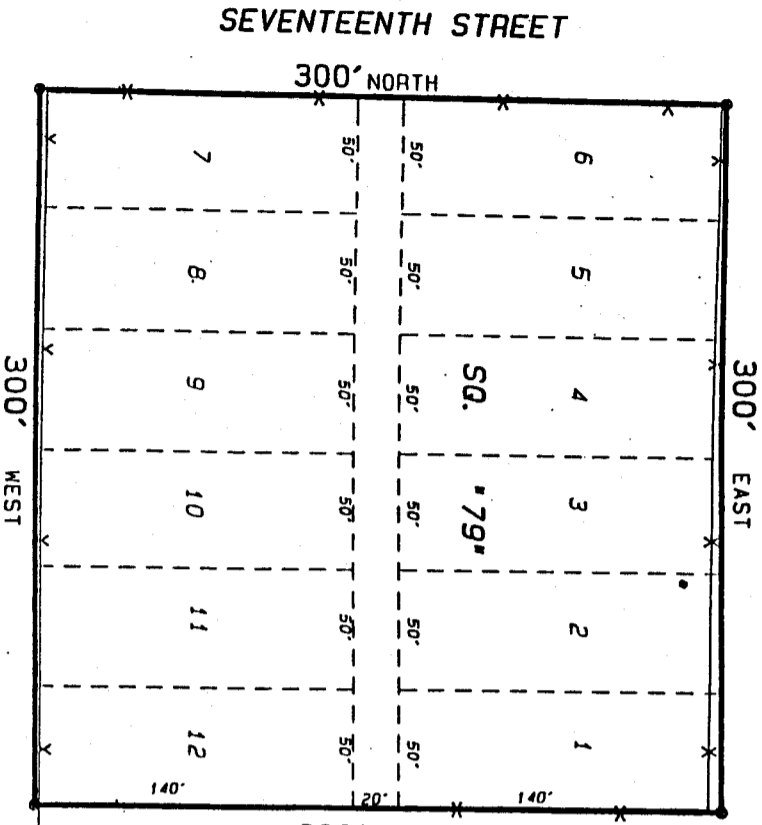
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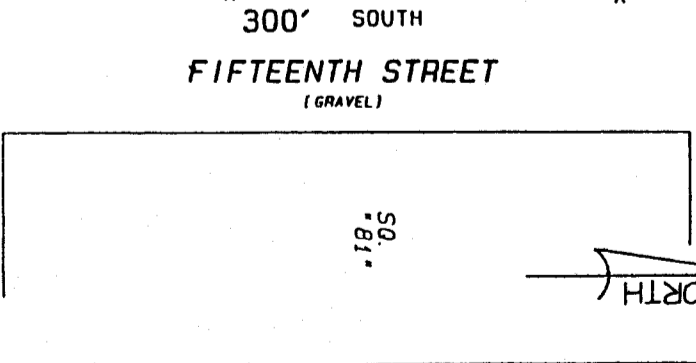
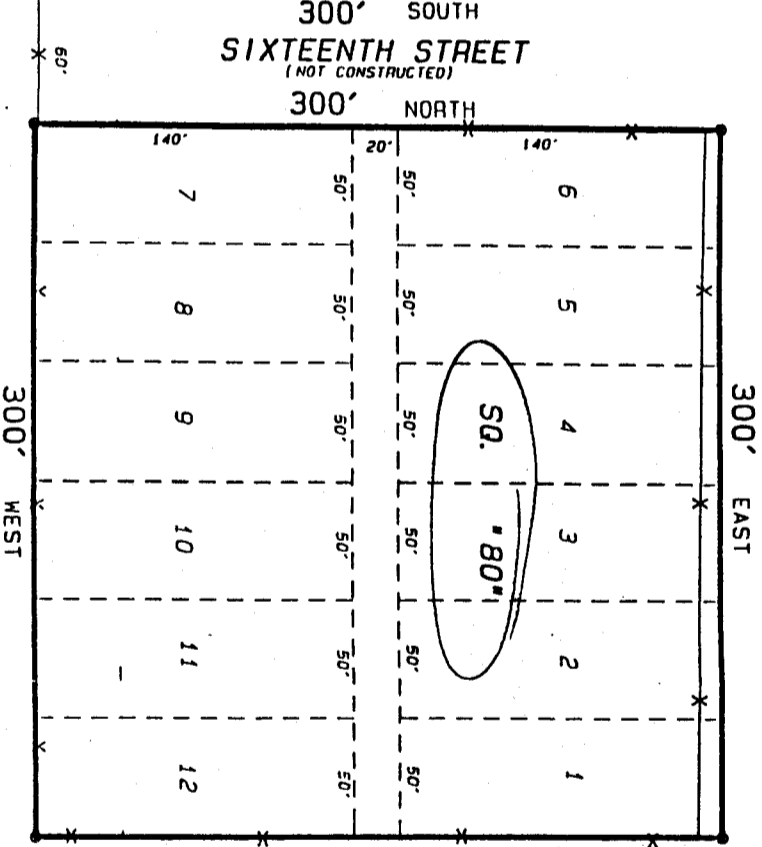
**NOTE: IMPROVEMENTS NOT SHOWN (TO BE TOWN DOWN)

MAIN STREET (U.S. HIGHWAY 190)

14070-8022
SQ. 78



TAMMANY TRACE
(NEW ORLEANS GREAT NORTHERN RAILROAD)



SURVEY MAP OF
SQ. 79 & SQ. 80, OAKLAWN a.k.a.
LACOMBE PARK SUBDIVISION

St. Tammany Parish, Louisiana
for
GEORGE GAMBINO

LEGEND
Set 1/2" Iron Rod

NOTE: Subject lines shall be verified by owner or contractor prior to any construction. An abstract has not been prepared by the undersigned.

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) _____ with a Base Flood Elevation of _____ in accordance with Community Panel No. 225205 0380 C Revised: April 2, 1991

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 or gaps 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 BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

Survey No. 2004 471 Date: JULY 20, 2004
Drawn by: JG. Revised:
Scale: 1" = 50'

JOHN E. BONNEAU & ASSOCIATES, INC.
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John E. Bonneau
Professional Land Surveyor
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