



ST. TAMMANY PARISH
 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 #4

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: 1-8-08

(Reference Case Number) ZC07-12-076

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

Paul A. Lea, Jr. FOR TRUSTEES
 (SIGNATURE) *FOR TRUSTEES*
ESTATES

PAUL A. LEA, Jr.
527 E. BOSTON - Suite 201
COVINGTON LA 70433
PHONE #: 985-292-3500

ZC07-12-076

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	C-2 (Highway Commercial) District
Acres:	2.223 acres
Petitioner:	Patrick Hodgins or Paul Hodgins
Owner:	Maurmont Properties, LLC
Location:	Parcel located at the end of East Brewster Road, east of LA Highway 21, south of I-12, S47, T7S, R11E, Ward 1, District 1
Council District:	1

ZONING STAFF REPORT

Date: December 21, 2007
Case No.: ZC07-12-076
Prior Action: Tabled (12/04/07)
Posted: 12/21/07

Meeting Date: January 2, 2008
Determination: Approved

GENERAL INFORMATION

PETITIONER: Patrick Hodgins or Paul Hodgins
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located at the end of East Brewster Road, east of LA Highway 21, south of I-12; S47, T7S, R11E; Ward 1, District 1
SIZE: 2.223 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish 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	Undeveloped	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Shopping Center	C-2 (Highway Commercial) 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.

Mixed Use - Commercial - Conservation - These planned districts would include mixed uses, except for residential uses, - at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

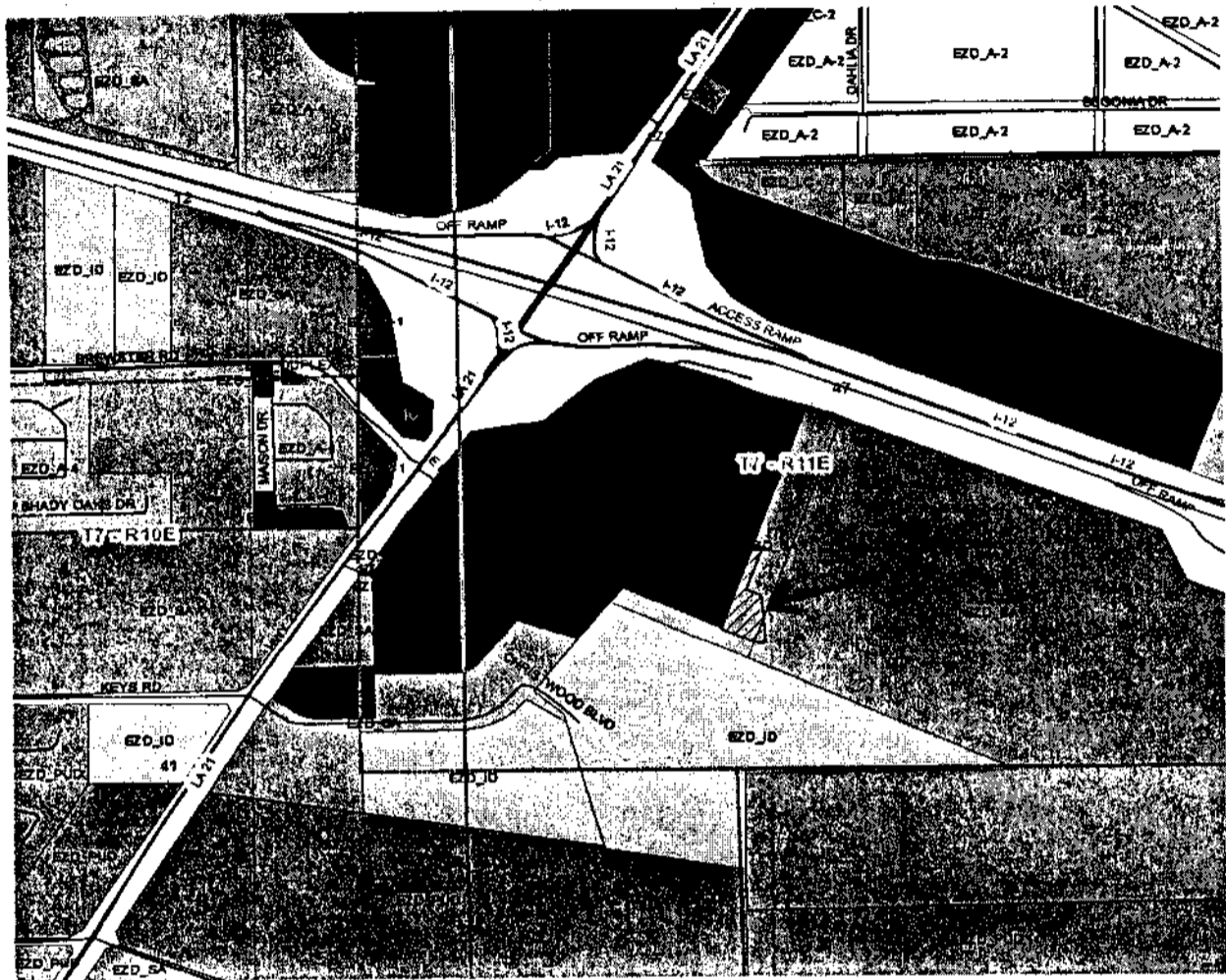
The petitioner is requesting to change the zoning of a 2.223 acre portion of a 14.965 acre parcel, from SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is proposed to be developed with an apartment complex. A conditional use permit (CP08-01-009) has been submitted, for review.

The requested zoning change meets the 2025 future land use plan, which designates the area as Planned District, for higher density commercial or residential developments. However, the mix use -commercial - conservation designation indicates that the site should be developed with commercial uses at a variety of density, except for residential uses. Staff is in favor of the requested zoning change considering that a large portion of the site is already zoned C-2.

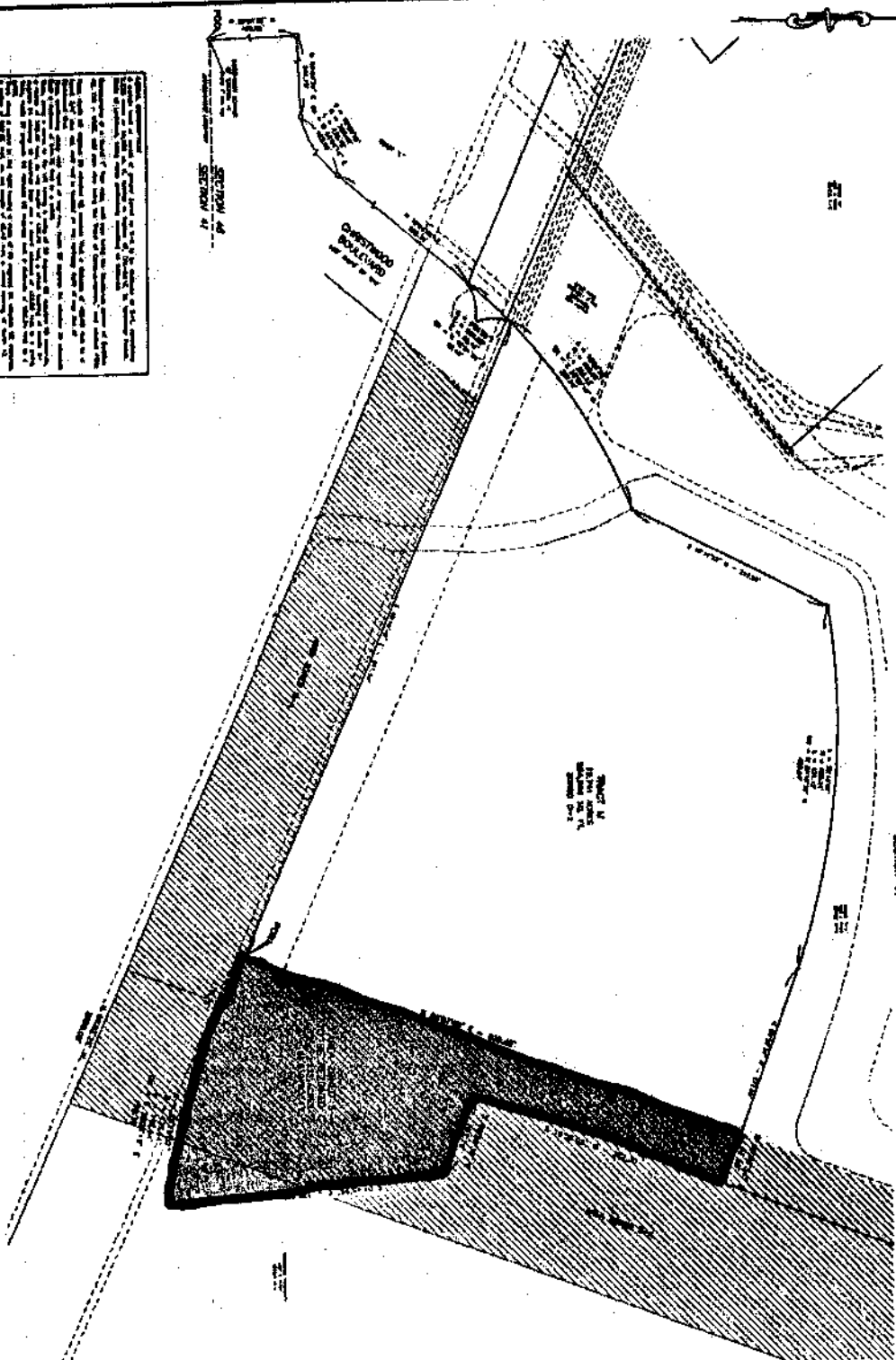
STAFF RECOMMENDATION:

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

CASE NO.: ZC07-12-076
PETITIONER: Patrick Hodgins or Paul Hodgins
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located at the end of East Brewster Road, east of LA Highway 21, south of I-12; S47, T7S, R11E; Ward 1, District 1
SIZE: 2.223 acres



THIS SURVEY WAS MADE BY THE ACADIA LAND SURVEYING, L.L.C. ON BEHALF OF THE ACADIA LAND SURVEYING, L.L.C. CLIENTS. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MISSISSIPPI SURVEYING BOARD. THE SURVEY WAS MADE ON THE 15th DAY OF APRIL, 2011. THE SURVEY WAS MADE BY THE ACADIA LAND SURVEYING, L.L.C. SURVEYOR: [Name].



T7S-R11E
SECTION 27

ACADIA LAND SURVEYING, L.L.C.
1000 [Address]
[City, State, Zip]
[Phone Number]
[Email Address]



ACADIA
LAND SURVEYING, L.L.C.
[Address]
[City, State, Zip]
[Phone Number]
[Email Address]

1. [Text]
2. [Text]
3. [Text]
4. [Text]
5. [Text]
6. [Text]
7. [Text]
8. [Text]
9. [Text]
10. [Text]
11. [Text]
12. [Text]
13. [Text]
14. [Text]
15. [Text]
16. [Text]
17. [Text]
18. [Text]
19. [Text]
20. [Text]
21. [Text]
22. [Text]
23. [Text]
24. [Text]
25. [Text]
26. [Text]
27. [Text]
28. [Text]
29. [Text]
30. [Text]
31. [Text]
32. [Text]
33. [Text]
34. [Text]
35. [Text]
36. [Text]
37. [Text]
38. [Text]
39. [Text]
40. [Text]
41. [Text]
42. [Text]
43. [Text]
44. [Text]
45. [Text]
46. [Text]
47. [Text]
48. [Text]
49. [Text]
50. [Text]

MAP SHOWING SURVEY AREA TO BE REZONED FROM S-4 TO C-2 AREA BEING REZONED IS A PORTION OF TRACT M AND A 188 ACRE TRACT LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH - RANGE 11 EAST 25 THIRDS PASTEN, LOUISIANA.

