



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 #9

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: JANUARY 11, 2008

ZC08-01-004

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	LC (Light Commercial) District
Acres:	1,718 acres
Petitioner:	Jeff Schoen
Owner:	Diane M. Cooper, Steven A Meiners, Mary Ann Cucchiara
Location:	Parcel located on the north side of LA Highway 1088, east of LA Highway 59, S1,T8S,R11E, Ward 4, District 5
Council District:	5

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

Carlo Hernandez
(SIGNATURE)

CARLO HERNANDEZ

2818 MESA COURT

MANDEVILLE, LA 70448

PHONE #: 985 626-7578

ZONING STAFF REPORT

Date: December 21, 2007
Case No.: ZC08-01-004
Posted: 12/12/07

Meeting Date: January 2, 2008
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Diane M. Cooper, Steven A Meiners, Mary Ann Cucchiara
REQUESTED CHANGE: From SA (Suburban Agricultural) District to LC (Light Commercial) District
LOCATION: Parcel located on the north side of LA Highway 1088, east of LA Highway 59; S1,T8S,R11E; Ward 4, District 5
SIZE: 1.718 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	A-4 (Single Family Residential) District
South	Residential & Undeveloped	SA (Suburban Agricultural) District
East	Multi Family	A-6 (General Multi Family Residential) District
West	Residential	PUD (Planned Unit Development) 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.

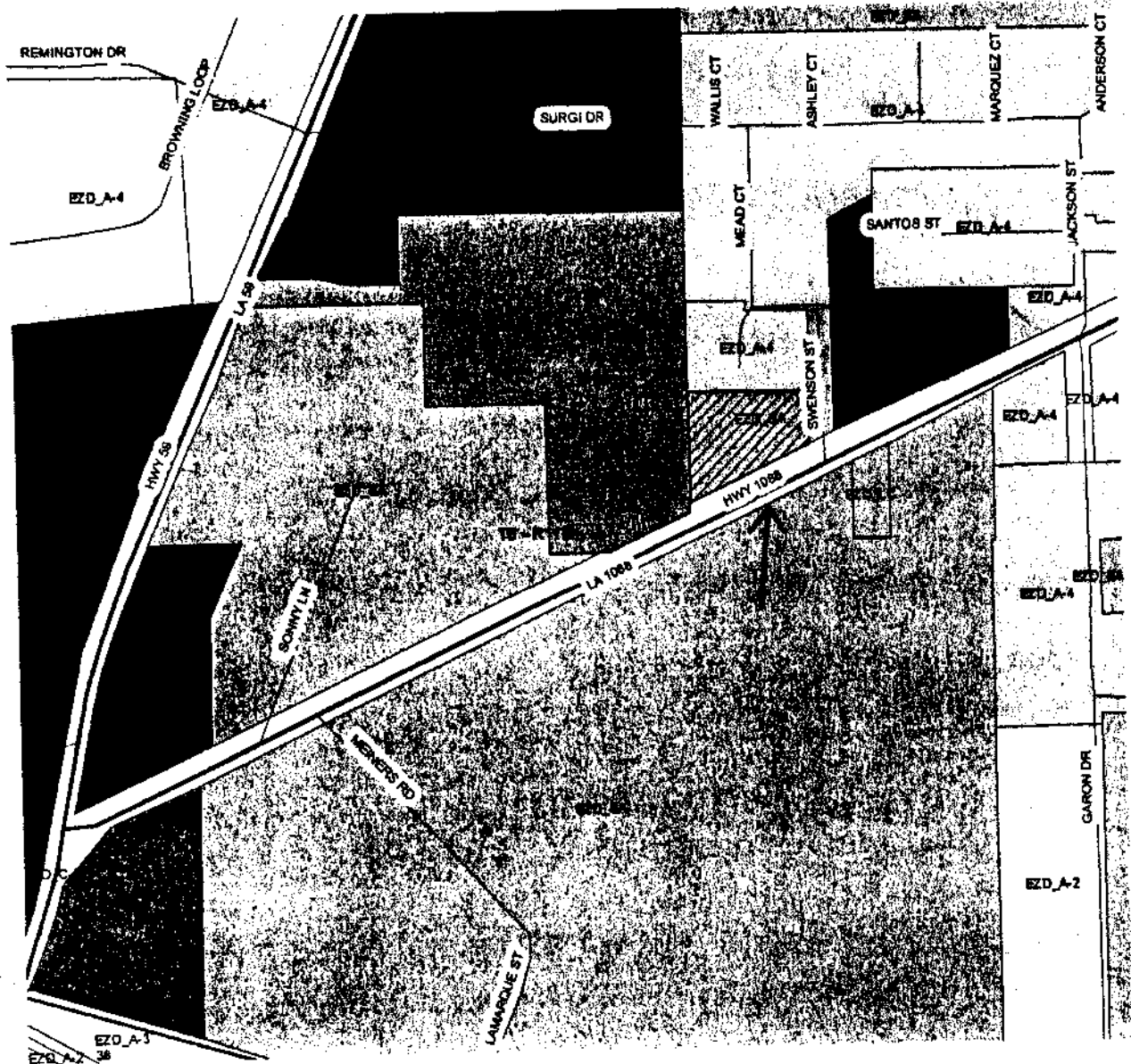
STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to LC (Light Commercial) District. The site is located on the north side of LA Highway 1088, east of LA Highway 59. The 2025 future land use plan calls for the site to be developed with residential uses. The site is abutting an apartment complex on the east side and a townhomes development on the west side. Considering the location of the site and the abutting uses, staff feels that the rezoning of the property to LC would be appropriate.

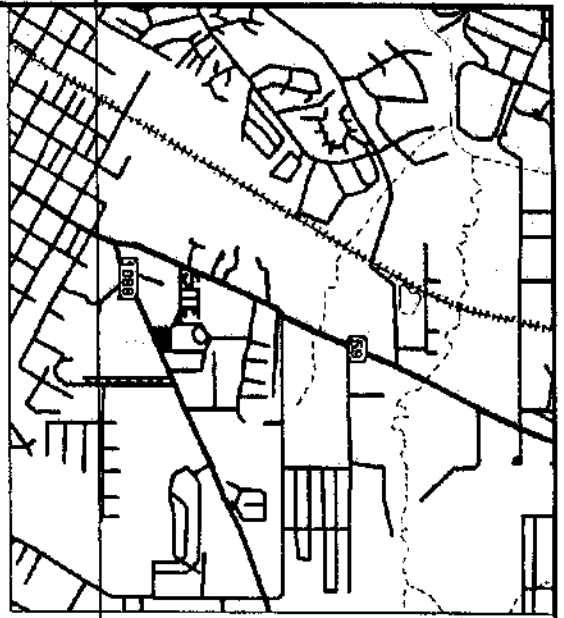
STAFF RECOMMENDATION:

The staff recommends that the request for a LC (Light Commercial) District designation be approved.

CASE NO.: ZC08-01-004
PETITIONER: Jeff Schoen
OWNER: Diane M. Cooper, Steven A Meiners, Mary Ann Cucchiara
REQUESTED CHANGE: From SA (Suburban Agricultural) District to LC (Light Commercial) District
LOCATION: Parcel located on the north side of LA Highway 1088, east of LA Highway 59; S1,T8S,R11E; Ward 4, District 5
SIZE: 1.718 acres

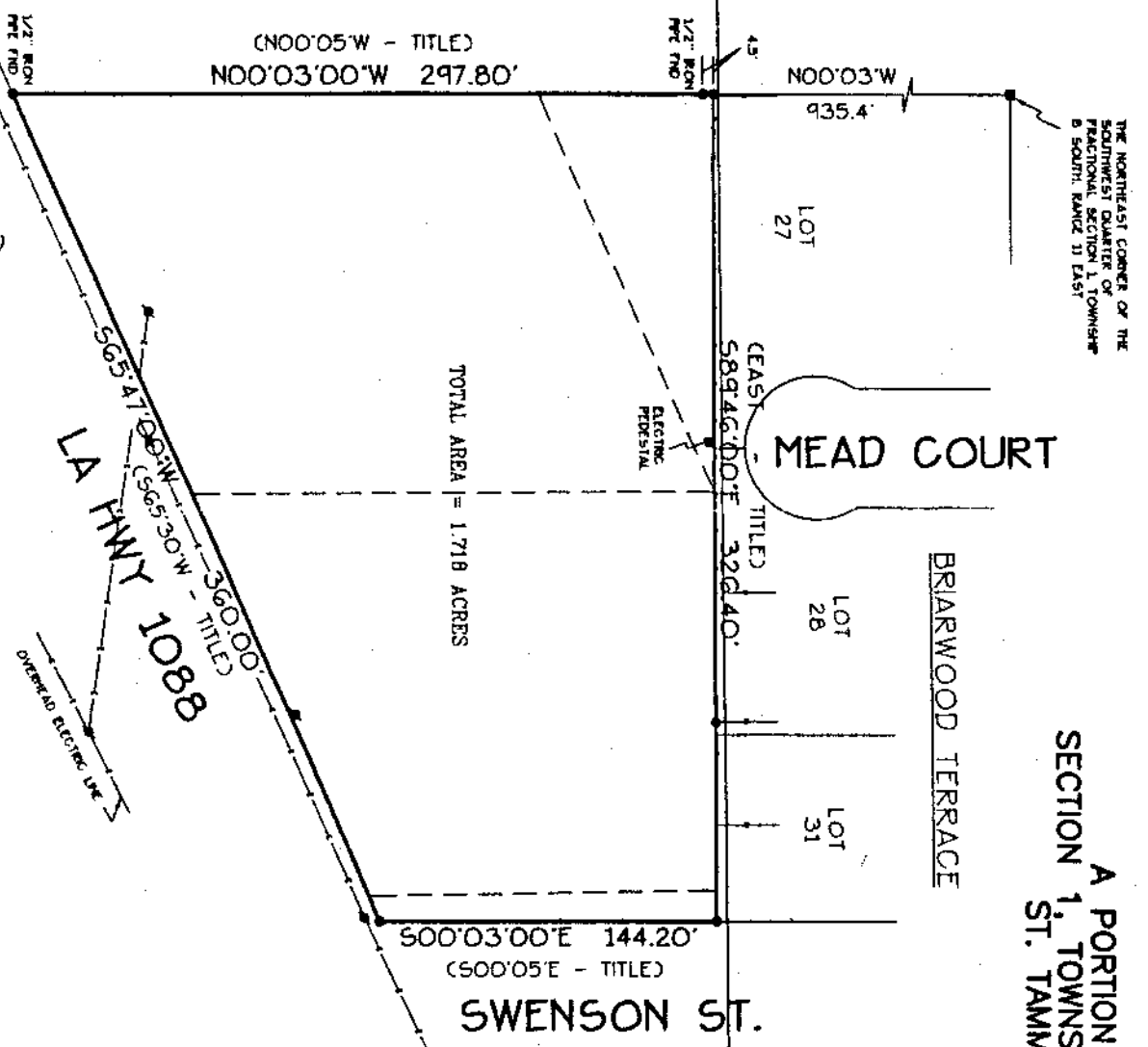


2008-01-004



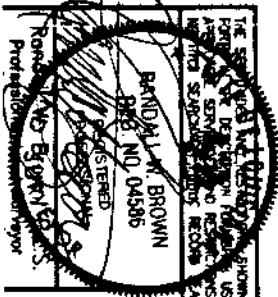
Note: Survey by Neil R. Brown
 Date: 6-3-1981
 Map File: E47221

1,940' ± (0.37 MILES)
 TO LA HWY 59



THE NORTHEAST CORNER OF THE
 SOUTHWEST QUARTER OF
 FRACTIONAL SECTION 1, TOWNSHIP
 8 SOUTH, RANGE 11 EAST

Survey of
 A PORTION OF GROUND SITUATED IN
 SECTION 1, TOWNSHIP 8 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 DIANE COOPER



Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (981) 691 6999 Fax (981) 691 6999

Note: I have compared the Federal Insurance Administration
 Flood Hazard Boundary Maps and found the property
 described is NOT located in a special flood hazard area.
 It is located in Flood Zone C.