



DEPARTMENT OF PLANNING
P. O. BOX 828
COVINGTON, LA 70434
PHONE: (985) 898-8229
FAX: (985) 898-8883
e-mail: planning@stpgov.org

Kevin Davis
Parish President

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: 12/5/07
(Reference Case Number)

ZC07-12-079
Existing Zoning:
Proposed Zoning:
Acres:
Petitioner:
Owner:
Location:

R (Rural) District
C-1 (Neighborhood Commercial) District
4.7 Acres
Leroy Cooper
John Yemelos/Aphelion Holdings, L.L.C.
Parcel located on the east side of LA
Highway 1077, South of Motichuck Road,
S38, T7S, R10E, Ward 1, District 1

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

(SIGNATURE)

VINCENT F. WYNNE, JR.
417 N. Thcard Street
Covington, LA 70433
PHONE #: (985) 898-0504

ZC07-12-079

Existing Zoning: R (Rural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 4.70 acres
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, L.L.C./John Yemelos
Location: Parcel located on the west side of LA Highway 1077, south of the
intersection of LA Highway 21 & LA Highway 1077, S38,T7S,R10E,
Ward 1, District 1
Council District: 1

ZONING STAFF REPORT

Date: November 21, 2007
Case No.: ZC07-12-079
Posted: 11/19/07

Meeting Date: December 4, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Leroy Cooper
OWNER: Aphelion Holdings, L.L.C./John Yemelos
REQUESTED CHANGE: From R (Rural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the west side of LA Highway 1077, south of the intersection of LA Highway 21 & LA Highway 1077 ; S38,T7S,R10E; Ward 1, District 1
SIZE: 4.70 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	Undeveloped	R (Rural) District
South	Cemetery	R (Rural) District
East	Industrial	M-2 (Intermediate Industrial) District
West	Residential	R (Rural) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from R (Rural) District to C-1 (Neighborhood Commercial) District. The site is located on the west side of LA Highway 1077, directly across from a large industrially zoned property (Trinity Marine). There are some existing commercial uses located in close proximity, such as such as Young Steak House Restaurant and a flower shop. The restaurant and flower shop have been approved as a conditional use under R (Rural) District. A zoning change (ZC07-06-033) request has been submitted for the same parcel in June 2007. The petitioner withdrew the request and is now resubmitting the request. A conditional use permit application (CP07-12-209) has been submitted for a mini storage.

The requested rezoning is consistent with the 2025 Land Use Plan, which designates the area to be developed with a mix of commercial uses. However, even if rezoning is consistent with 2025 future land use plan, Staff feels that there are no compelling reasons to recommend approval.

STAFF RECOMMENDATION:

The staff recommends that the request for a C-1 (Neighborhood Commercial) District designation be denied.

CASE NO.: ZC07-12-079
PETITIONER: Leroy Cooper
OWNER: Aphelion Holdings, L.L.C./John Yemelos
REQUESTED CHANGE: From R (Rural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the west side of LA Highway 1077, south of the intersection of LA Highway 21 & LA Highway 1077 ; S38,T7S,R10E; Ward 1, District 1
SIZE: 4.70 acres



