



**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](mailto:planning@stpgov.org)**

*Kevin Davis*

*Parish President*

*Appeal #3*

**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: 5-6-08

**ZC08-05-026**

Existing Zoning: M-1 (Light Industrial) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 8.5 acres  
Petitioner: Gary Bourgeois  
Owner: North Pointe Business Park, LLC  
Location: Parcel located on the west side of LA Highway 1077, south of Northpointe Court, S3, T7S, R10E, Ward 1, District 1  
Council District: 1

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

*Kevin Davis*  
(SIGNATURE)

BILL SMITH

71205 WHISKEY OAKS LAKE

COVINGTON LA 70433

PHONE #: 985-892-5741

# ZONING STAFF REPORT

**Date:** April 25, 2008  
**Case No.:** ZC08-05-026  
**Posted:** 04/16/08

**Meeting Date:** May 6, 2008  
**Determination:** Approved

## GENERAL INFORMATION

**PETITIONER:** Gary Bourgeois  
**OWNER:** North Pointe Business Park, LLC  
**REQUESTED CHANGE:** From M-1 (Light Industrial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the west side of LA Highway 1077, south of Northpointe Court; S3, T7S, R10E; Ward 1, District 1  
**SIZE:** 8.5 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	M-2 (Intermediate Industrial) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Industrial Subdivision	M-2 (Intermediate Industrial) 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.

**Commercial – Industrial – Conservation** – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as 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 from M-1 (Light Industrial) District to C-2 (Highway Commercial) District. The site is located on the west side of LA Highway 1077, south of Northpointe Court. The 2025 future land use plan designates the area to be developed with commercial and industrial uses at a varying densities, as well as conservation area. Staff is in favor of the requested zoning change.

#### STAFF RECOMMENDATION:

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