



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. Box 828
COVINGTON, LA 70434
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Kristin Davis
Parish President

Appeal # 1
70434-828

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: 01/05/08

(Reference Case Number)

ZC08-01-005

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)

LEROY J. COOPER
P.O. BOX 1870
COVINGTON, LA 70434
PHONE #: 985 898-0182

ZC08-01-005

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 13.3 acres
Petitioner: Mr. Leroy J. Cooper
Owner: Marilyn Seifert
Location: Parcel located on the west side of LA Highway 59, north of Walder Road, S1,T8S,R11E, Ward 4, District 10
Council District: 10

ZONING STAFF REPORT

Date: December 21, 2007
Case No.: ZC08-01-005
Posted: 12-13-07

Meeting Date: January 2, 2008
Determination: Denied

GENERAL INFORMATION

PETITIONER: Mr. Leroy J. Cooper
OWNER: Marilyn Seifert
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of LA Highway 59, north of Walder Road; S1,T8S,R11E; Ward 4, District 10
SIZE: 13.3 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 3 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	M-1 (Light Industrial), PUD (Planned Unit Development) & SA (Suburban Agricultural) Districts
East	Commercial	C-2 (Highway Commercial) District
West	Residential	A-4 (Single Family Residential) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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.

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.

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

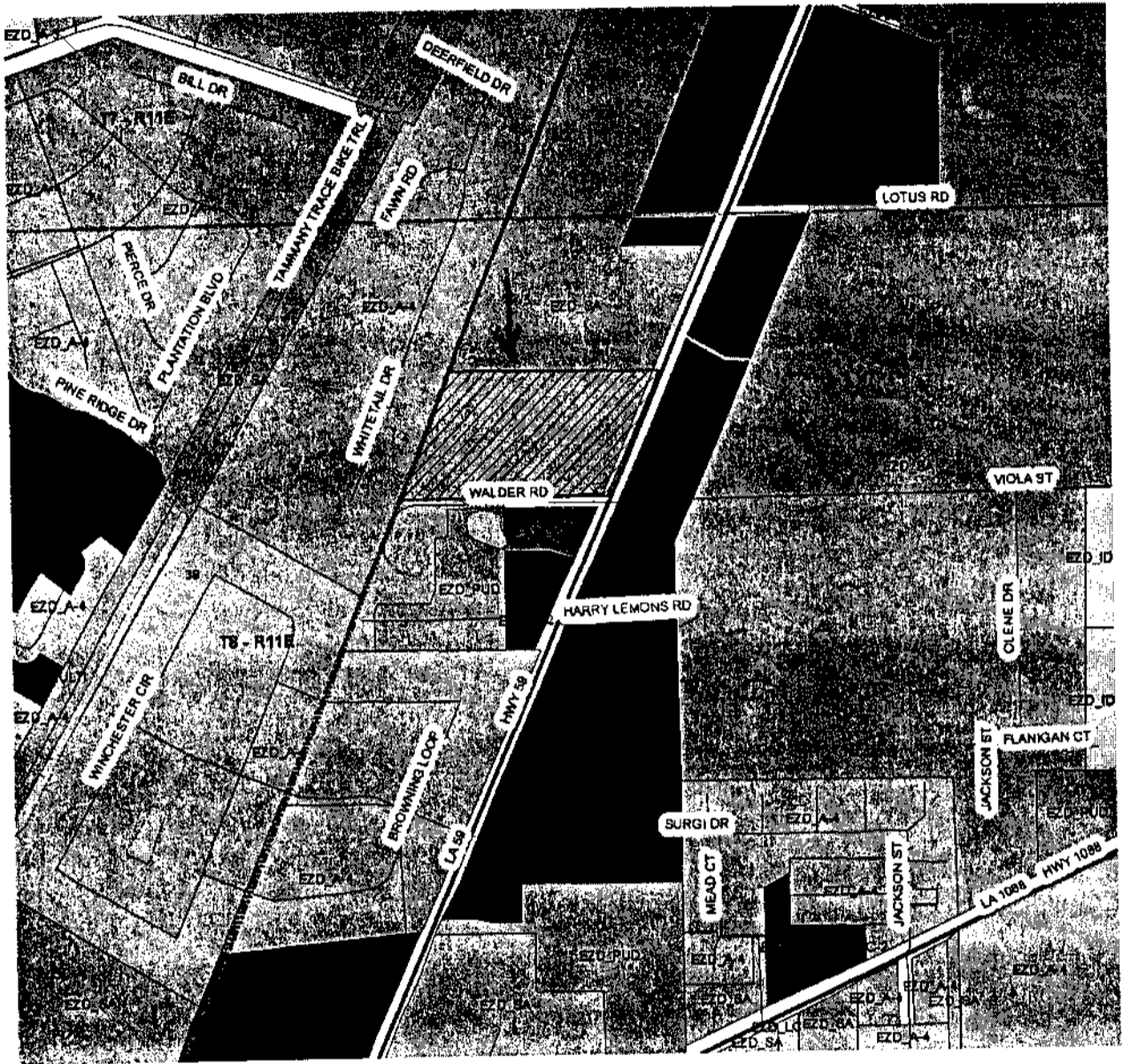
STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is located on the west side of LA Highway 59, north of Walder Road. The 2025 Future Land Use Plan designates the front portion of the subject property abutting Hwy 59 as Mixed Use - Commercial - Conservation and Commercial. The 2025 Plan calls for the rear portion of the property to be developed with residential uses. The staff feels that a C-2 rezoning request is appropriate, considering the trend of development along this portion of Hwy 59. However, the staff has some concerns regarding the rear portion of the subject property that directly abuts the Deerfield subdivision. The staff feels that the rear 50 feet of the subject property should remain SA (Suburban Agricultural).

STAFF RECOMMENDATION:

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

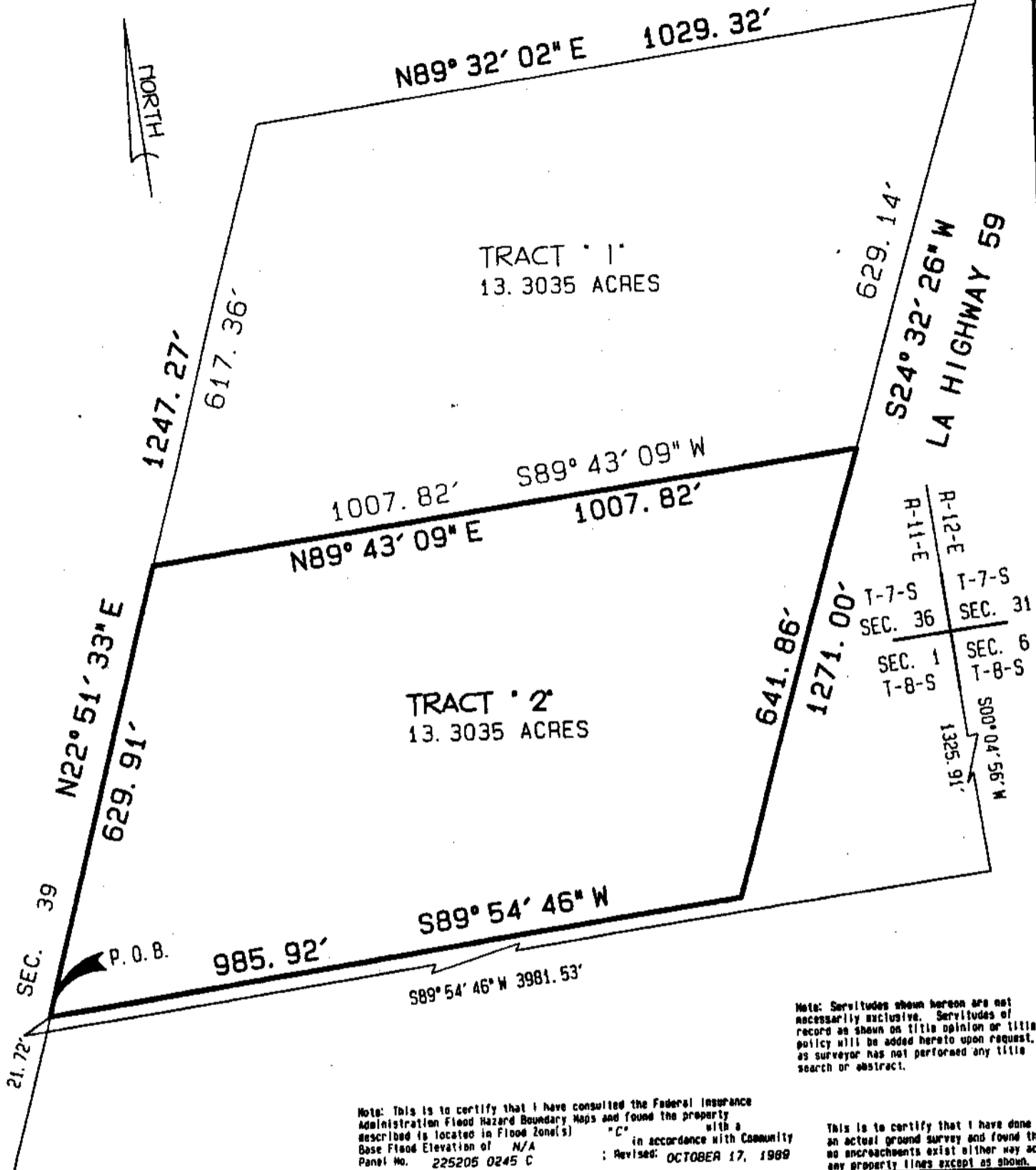
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2008-01-005

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF ACTUAL FIELD MEASUREMENTS.



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.

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) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0245 C. Revised: OCTOBER 17, 1989

This is to certify that I have done an actual ground survey and found that no encroachments 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 OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

SURVEY MAP OF
TRACT "2" BEING 13.3035 ACRES
 in
SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST
St. Tammany Parish, Louisiana
 for
STOESSELL FAMILY

Survey No. 2003 278 2
Date: APRIL 26, 2003

Drawn by: JEB
Revised:

Scale: 1" = 150'

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