



DEPARTMENT OF PLANNING
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 COVINGTON, LA 70434
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 FAX (985) 898-3003
 e-mail: planning@stpgov.org

Kevin Davis
 Parish President

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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: 10-15-08

(Reference Case Number)

ZC08-10-055

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)

Phillip Manchester

4309 Bluebonnet Blvd.

Baton Rouge, LA 70809

PHONE #: 225-766-3522

RECEIVED
 OCT 16 2008
 PLANNING
 DEPT.

ZC08-10-055

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	C-1 (Neighborhood Commercial) District
Acres:	1.1 acres
Petitioner:	Phillip Manchester
Owner:	Gary Intravia
Location:	Parcel located on the south side of Lonesome Road, east of US Highway 190, S40, T8S, R11E, Ward 4, District 10
Council District:	10

ZONING STAFF REPORT

Date: September 29, 2008
Case No.: ZC08-10-055
Posted: September 11, 2008

Meeting Date: October 7, 2008
Determination: Denied

GENERAL INFORMATION

PETITIONER: Phillip Manchester
OWNER: Gary Intravia
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel is located on the south side of Lonesome Road, east of U.S. Highway 190; S40, T8S, R11E; Wards 4, District 10
SIZE: 1.1 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish (2-lane VERY narrow & no shoulder) **Road Surface:** Asphalt **Condition:** Fair

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	A-4 (Single-Family Residential) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Commercial Under Development	C-1 (Neighborhood Commercial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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.

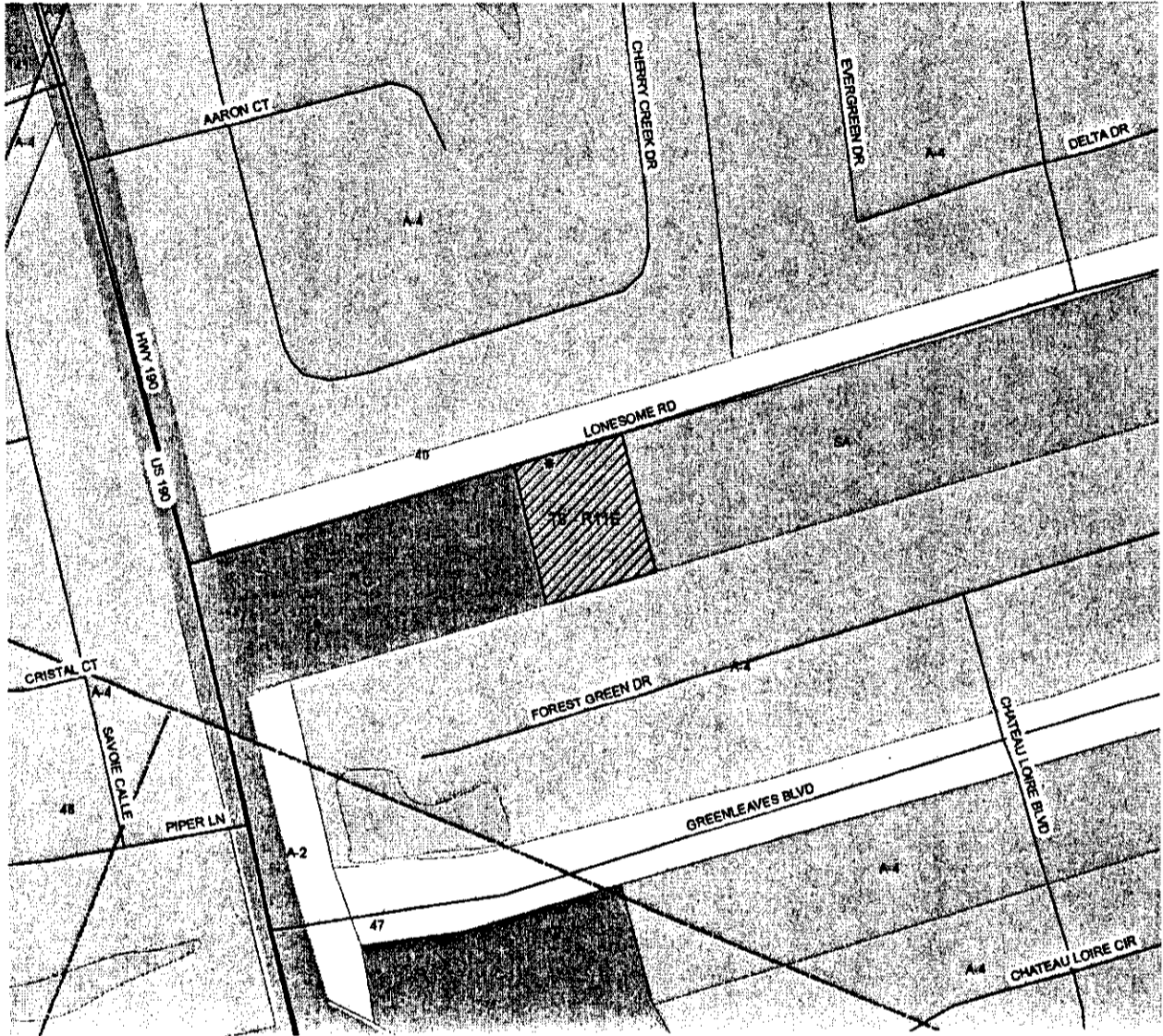
STAFF COMMENTS

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District. The site is located on the south side of Lonesome Road, east of U.S. Highway 190. The 2025 future land use plan designates the area to be developed as Residential Infill. The requested zoning change does not meet the 2025 future land use plan. The site is currently undeveloped, with ongoing commercial construction to the immediate west, single family residences to the north and south and undeveloped land to the immediate east. Staff believes that the subject site could be conducive to a C-1 (Neighborhood Commercial) zoning classification (an add-on to the ongoing construction). However, staff is concerned about Lonesome Road being very narrow and having virtually no shoulders and the additional traffic that the entire commercial development will create on Lonesome Road.

STAFF RECOMMENDATION:

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

CASE NO.: ZC08-10-055
PETITIONER: Phillip Manchester
OWNER: Gary Intravia
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel is located on the south side of Lonesome Road, east of U.S. Highway 190; S40, T8S, R11E; Ward 4, District 10
SIZE: 1.1 acres



* Indicates location where property was posted

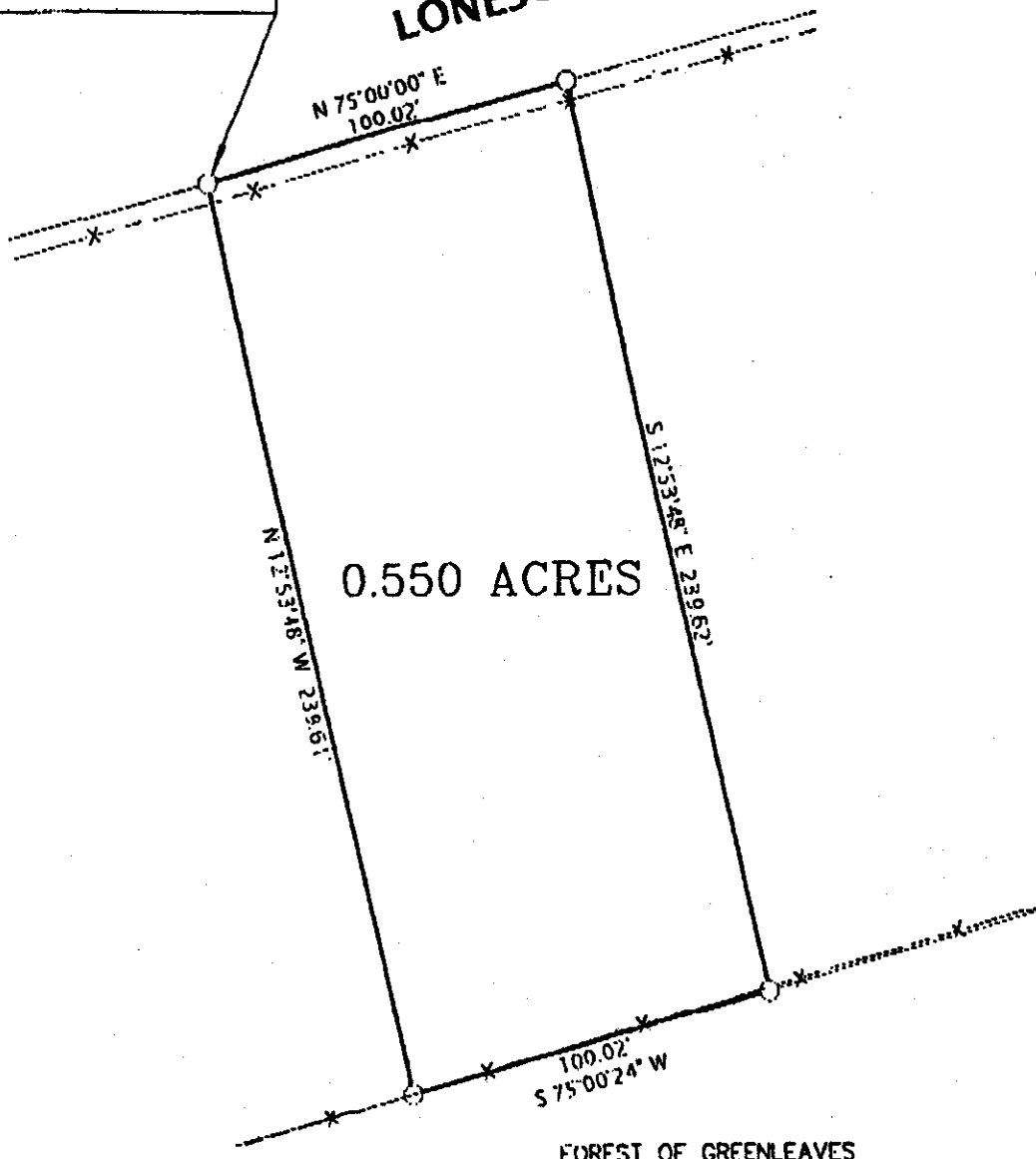
2008-10-055

Exhibit F
(2 of 2)



THIS POINT LOCATED N 82°45' E -
594.00'; THENCE N 75°00' 00" E -
717.43' FROM THE SW CORNER OF
SECTION 40, T-8-S, R-11-E.

LONESOME ROAD



0.550 ACRES

FOREST OF GREENLEAVES

LEGEND

- = 1/2" IRON ROD SET
- = 2" IRON PIPE FOUND

SURVEY BY FONTCUBERTA SURVEYS, INC., JOB NO. 965473.

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0240 E; REV. 8-16-95

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.

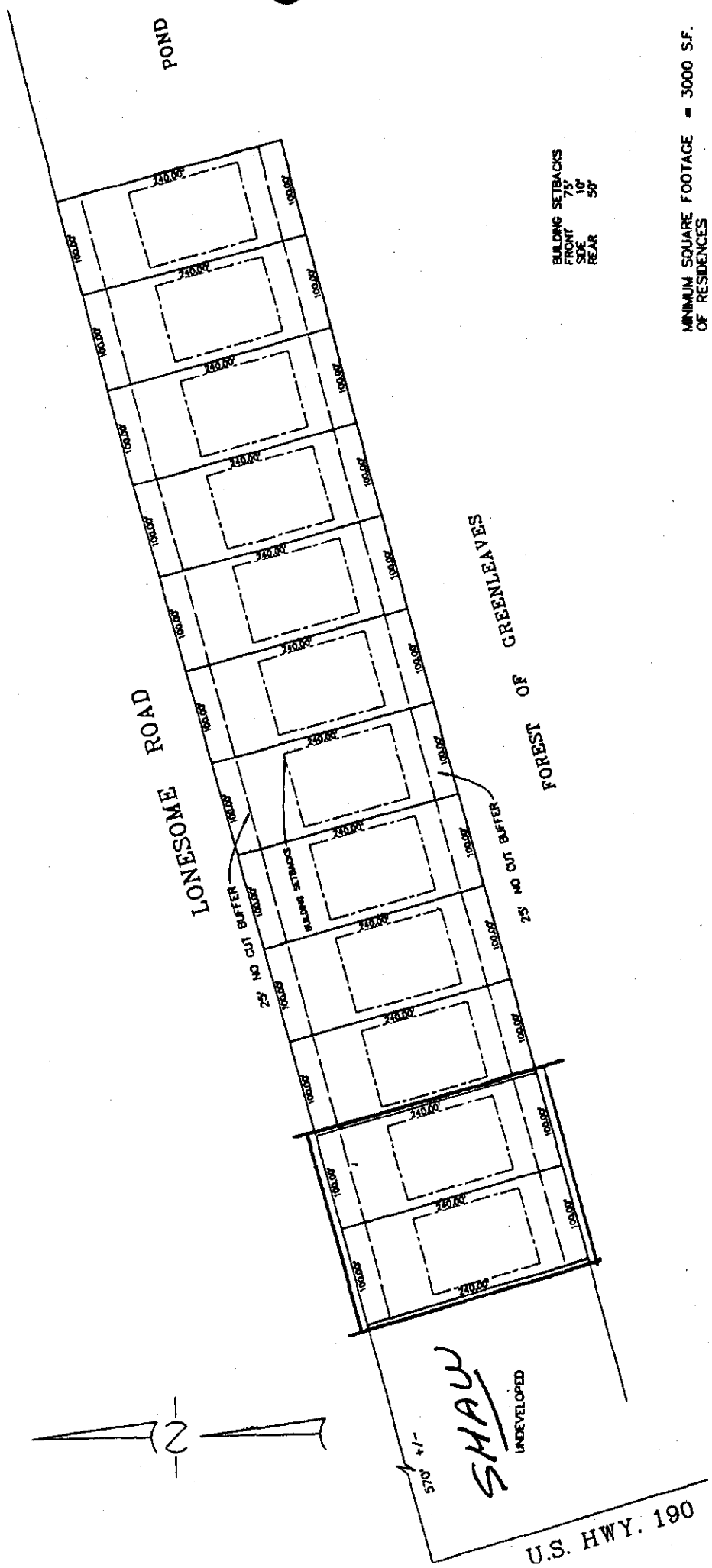


Kelly J. McHugh
7-21-05
Kelly J. McHugh, S.E.C. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF	
0.550 ACRES SECTION 40, T-8-S, R-11-E ST. TAMMANY PARISH, LA	
PREPARED FOR	
LAND HOLDING COMPANY, L.L.C.; & FIRST AMERICAN TITLE INSURANCE CO.	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 70401	
SCALE: 1" = 50'	DATE: 07-18-2005
DRAWN: R.F.U.	JOB NO.: 05-178-2
REVISED:	L.H. lots2005/A05 17B 2.ecj

L.H.

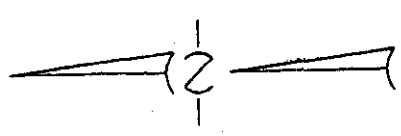


BUILDING SETBACKS
 FRONT 75'
 SIDE 10'
 REAR 50'

MINIMUM SQUARE FOOTAGE = 3000 SF.
 OF RESIDENCES
 RECOMMENDED LOT PRICE = \$125,000.00
 RECOMMENDED SALE PRICE = \$500,000.00

SITE PLAN

SCALE:	1" = 100'	DATE:	08-01-05
DRAWN:	DRJ	JOB NO.:	
REVISED:			

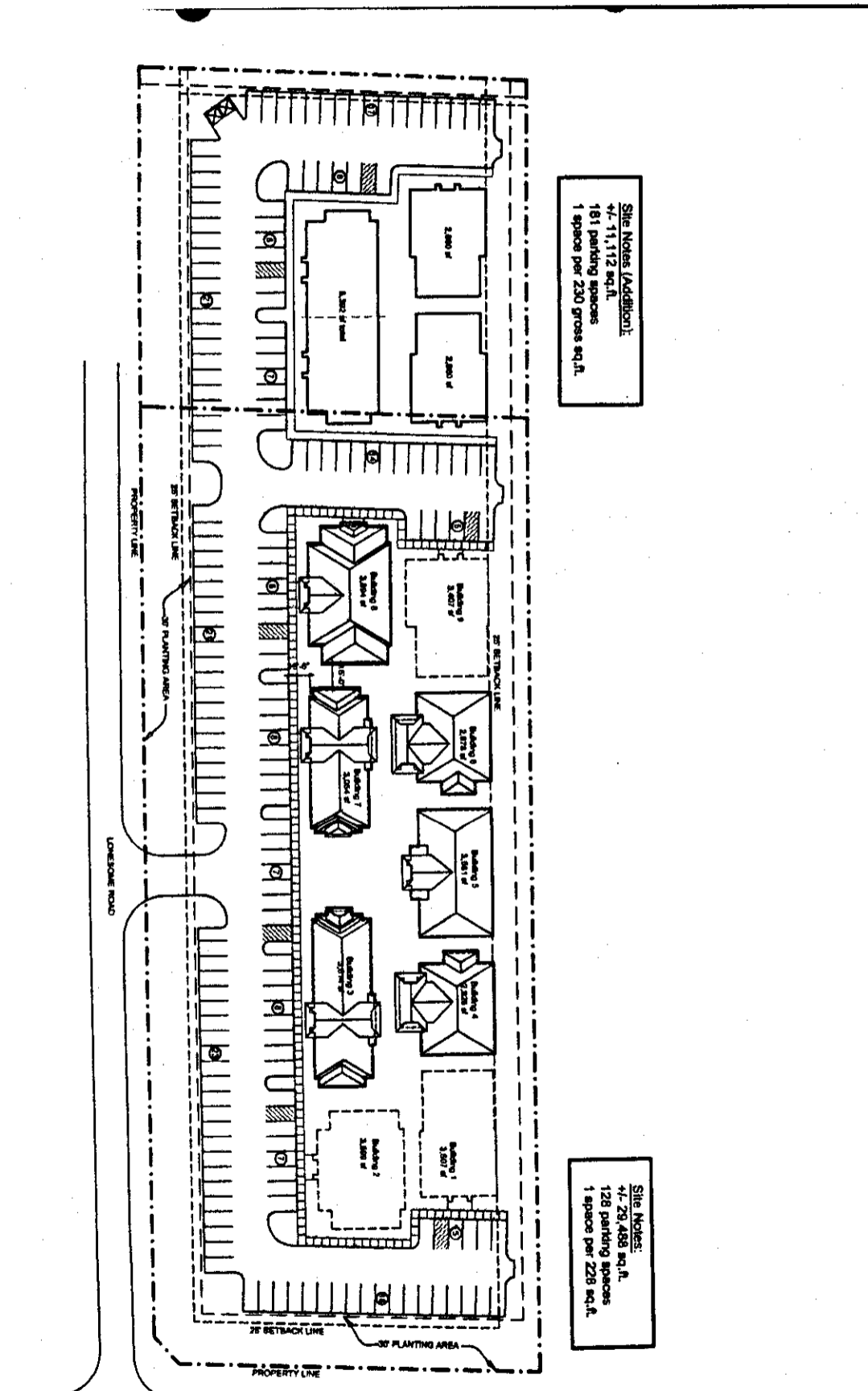


570' ±
SHAW
 UNDEVELOPED

U.S. HWY. 190

2008-10-05

1
SK 01
REVISED FLOOR PLAN
SCALE: 1/8"=1'-0"



SK 01
07.17.08

Lonesome Road
Office Park Development
Lonesome Road and US Hwy 190
Mandeville, LA

07.51
adc

RITTER MAHER
ARCHITECTS

A Limited Liability Company
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