



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

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: 8-14-08

(Reference Case Number)

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

Donna Nevels
(SIGNATURE)

Donna Nevels
131 W. Howze Beach
Slidell LA 70458
PHONE #: 504-606-2185

RECEIVED
AUG 14 2008
PLANNING
DEPT.

2. ZC08-07-040

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	C-1 (Neighborhood Commercial) District
Acres:	15,000 sq.ft.
Petitioner:	Donna Nevels
Owner:	Donna Nevels
Location:	Parcel located on the northeast corner of Howze Beach Road & Rio Street, being lots 5, 6, 7 & 8, Square 39, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 12
Council District:	12

(TABLED FROM 7/1/08 MEETING)

ZONING STAFF REPORT

Date: July 28, 2008

Case No.: ZC08-07-040

Prior Action: Tabled 07/01/08

Posted: 07/18/08

Meeting Date: August 5, 2008

Determination: Denied

GENERAL INFORMATION

PETITIONER: Donna Nevels
OWNER: Donna Nevels
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel is located on the northwest corner of Howze Beach Road and Rio Street, being Lots 5, 6, 7, and 8, Square 39, Spanish Trail Highlands; S44, T9S, R14E; Ward 9, District 12
SIZE: 15,000 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish (Howze Beach Rd.)
Parish (Howze Beach Blvd.)
Parish (Rio St.)

Road Surface: Asphalt
Asphalt
Asphalt

Condition: Good
Fair
Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Commercial - City of Slidell	Incorporated City of Slidell
West	Vacant (fenced)	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? Yes

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

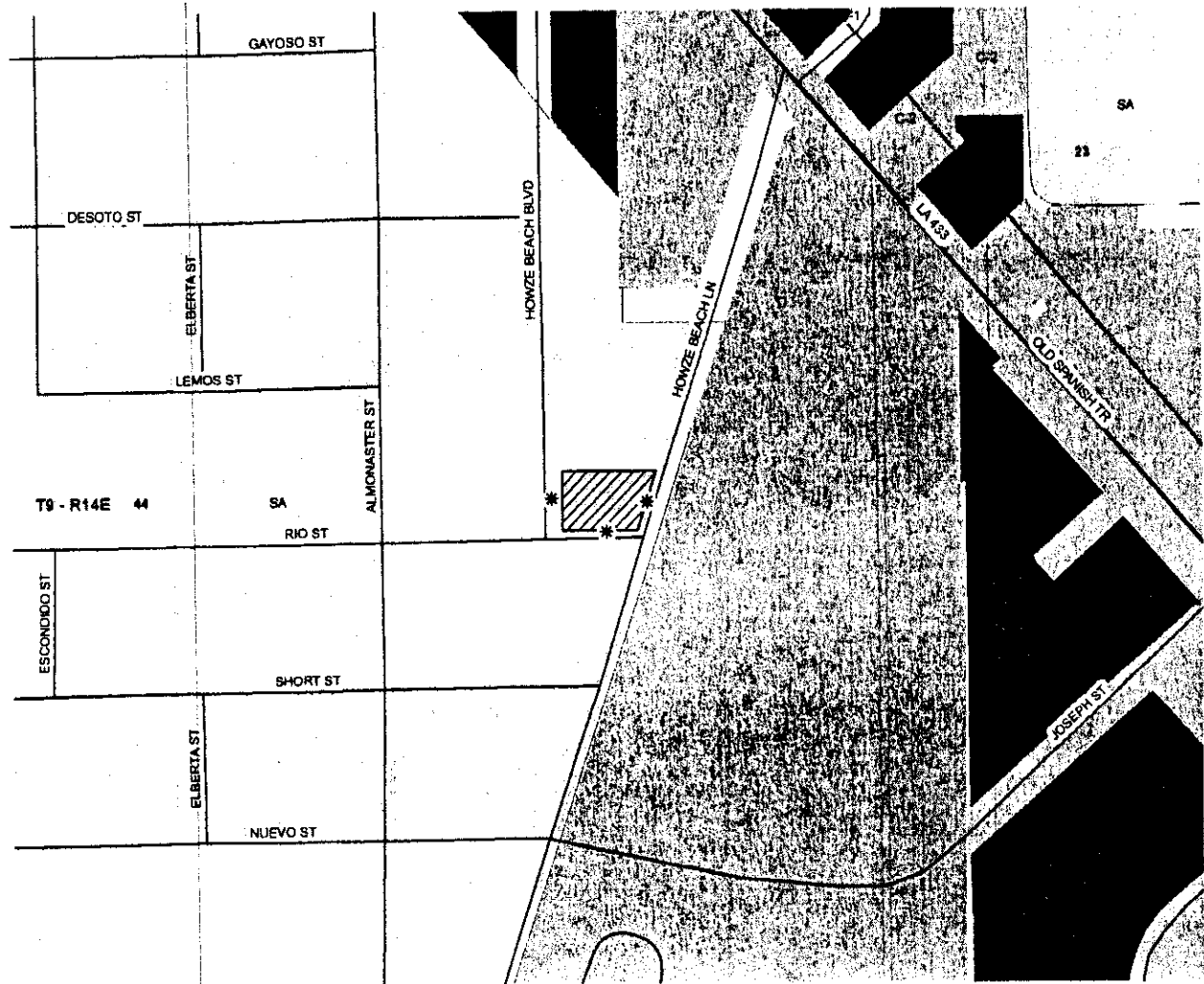
The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District. The site is located south of Hwy 433 (Old Spanish Trail) and fronts Howze Beach Road (east side), backs up to Howze Beach Blvd (west side) with the side running along Rio Street. 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 surrounded by a mix of commercial and residential uses. Directly to the north and east of this site are commercial businesses leading down from Old Spanish Trail. These businesses are all in the incorporated City of Slidell. Directly to the south on Rio Street is a single family residence and to the west is a residential neighborhood with the two closest lots (west and north) being vacant. Staff believes there is no compelling reason for the rezoning.

STAFF RECOMMENDATION:

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

CASE NO.: ZC08-07-040
PETITIONER: Donna Nevels
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SIZE: 15,000 sq. ft.



* Indicates location where property was posted

PRECEDENCE SURVEYS:

SURVEY NO. 102394
BY: ROBERT LOVELL
DATED 06/24/1996

SURVEY NO. 5670/25702
BY: VAN BORGEN
DATED 01/21/1976
REVISED 03/27/1980

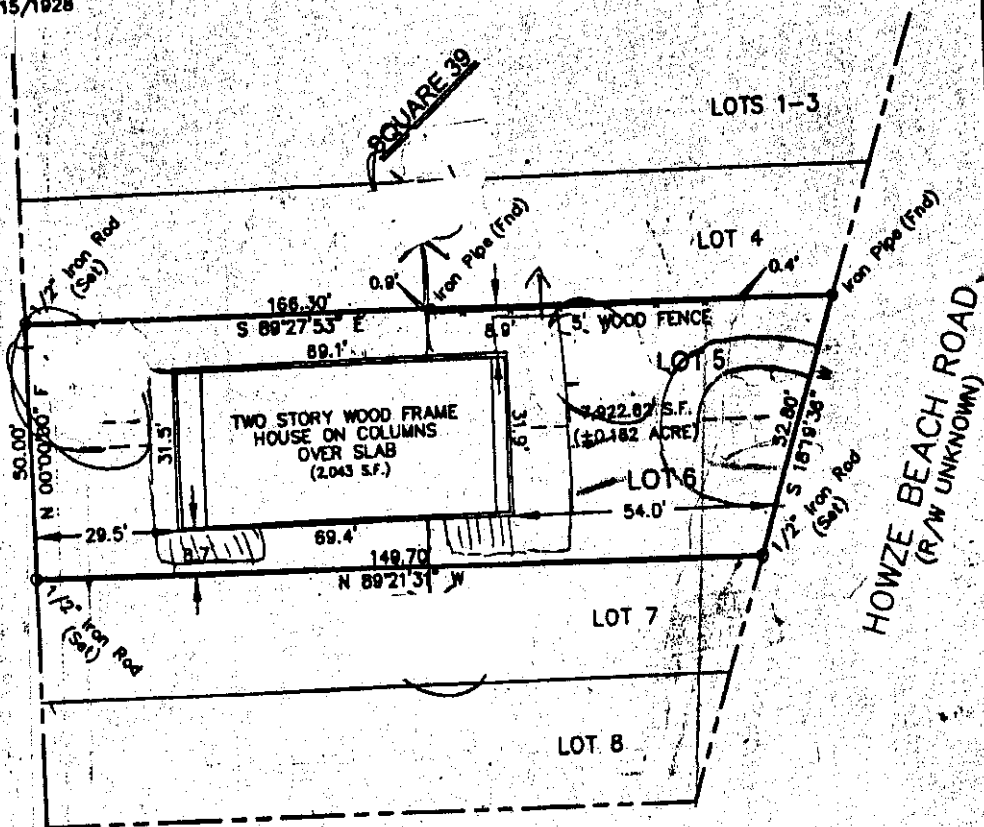
SUBDIVISION SURVEY NO. 670
BY: H.G. FRITCHE
DATED 03/15/1928

NOTE:

THE PARISH OF ST. TAMMANY
REQUIRES THE MINIMUM FINISHED
FLOOR ELEVATION IN THIS AREA
TO BE AT ABFE.

ZONE: A5
ABFE: AE 10.0'
PANEL: LA-LL41
DATE: 01/18/2006

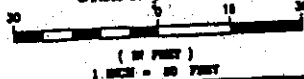
HOWZE BEACH BLVD.
(60' R/W)



RIO STREET
(40' R/W)

LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊙ Cross

GRAPHIC SCALE



BUILDING SETBACKS
Front Setback.....
Side Setback.....
Rear Setback.....

ADDRESS: 210 W. HOWZE BEACH ROAD.

I CERTIFY THAT THIS PLAT DOES NOT DEPEND ON ANY
ACTUAL SURVEY AND THAT TO THE
BEST OF MY KNOWLEDGE NO ENCUMBRANCES
EXIST EITHER WAY AFFECTS ANY OF THE
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE
LOUISIANA 'MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEY' FOR A CLASS 'C' SURVEY.
BOUNDARIES ARE BASED ON RECORDED DEEDS UNLESS
NOTED OTHERWISE.

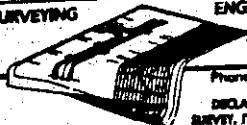
ENCUMBRANCES SHOWN HEREON ARE NOT
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE
ADDED HEREON UPON REQUEST, AS SURVEYOR HAS
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PLAT NO. 225305 DEELS II
PLAT DATE 06/02/1991
BY: AS, S.F.A., S.F.
* Verify prior to construction with
Local Surveying Body.

DRAWING NO.
20071458
DATE
05/24/2007

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
1805 HWY. 190 EAST
Slidell, Louisiana 70458
E-mail: jvburkes@jvburkes.com

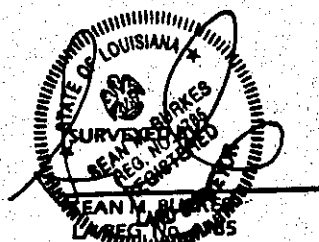


Phone: 855-649-0075 Fax: 855-649-0184
Mississippi Phone: 228-433-5800
DISCLAIMER: THIS SURVEY IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

DRAWN BY: DGH
CHECKED BY: MD
SCALE: 1" = 30'

SURVEY IN SUBDIVISION
LOTS 5 & 6, SQ. 39, SPANISH TRAIL HIGHLANDS
IN SECTION 44, T-9-S, R-14-E
NEAR THE CITY OF SLIDELL,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: DONNA NEVELS-RHODY



REVISION: 05/24/2007 LOT SURVEY OF SPANISH TRAIL HIGHLANDS SQUARE 39 LOTS 5 & 6, 20071458, DONNA NEVELS-RHODY