



APPEAL # 3

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

ZC Recommended Denial :

11/1/11

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: November 2, 2011

CASE NUMBER: ZC11-11-092

ZC11-11-092

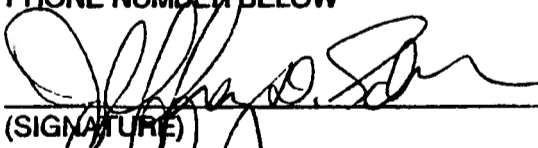
Existing Zoning: A-4 (Single Family Residential District)
Proposed Zoning: NC-1 (Professional Office District)
Acres: 6.5982 acres
Petitioner: Jeff Schoen
Owner: Ernie Nagim Construction Company, Inc, Gary M. Intravia, Kelly & Pattie McHugh, Land Holding Company, LLC
Location: Parcel located on the south side of Lonesome Road, east of US Highway 190, S40, T8S, R11E, Ward 4, District 10
Council District: 10

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 SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

 Print name here: JEFFREY D. SCHOEN

(SIGNATURE)

P.O. Box 1810, Covington, LA 70434

PHONE # 985-892-4801

ZONING STAFF REPORT

Date: September 24, 2011

Meeting Date: November 1, 2011

Case No.: ZC11-11-092

Determination: Denied

Posted: 10/12/2011

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Ernie Nagim Construction Company, Inc, Gary M. Intravia, Kelly & Patti McHugh, Land Holding Company, LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the south side of Lonesome Road, east of US Highway 190; S40,T8S,R11E; Ward 4, District 10
SIZE: 6.5982 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Residential	A-4 (Suburban District)
South	Residential	A-4 (Suburban District)
East	Residential	A-4 (Suburban District)
West	Commercial	HC-1 (Highway Commercial District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

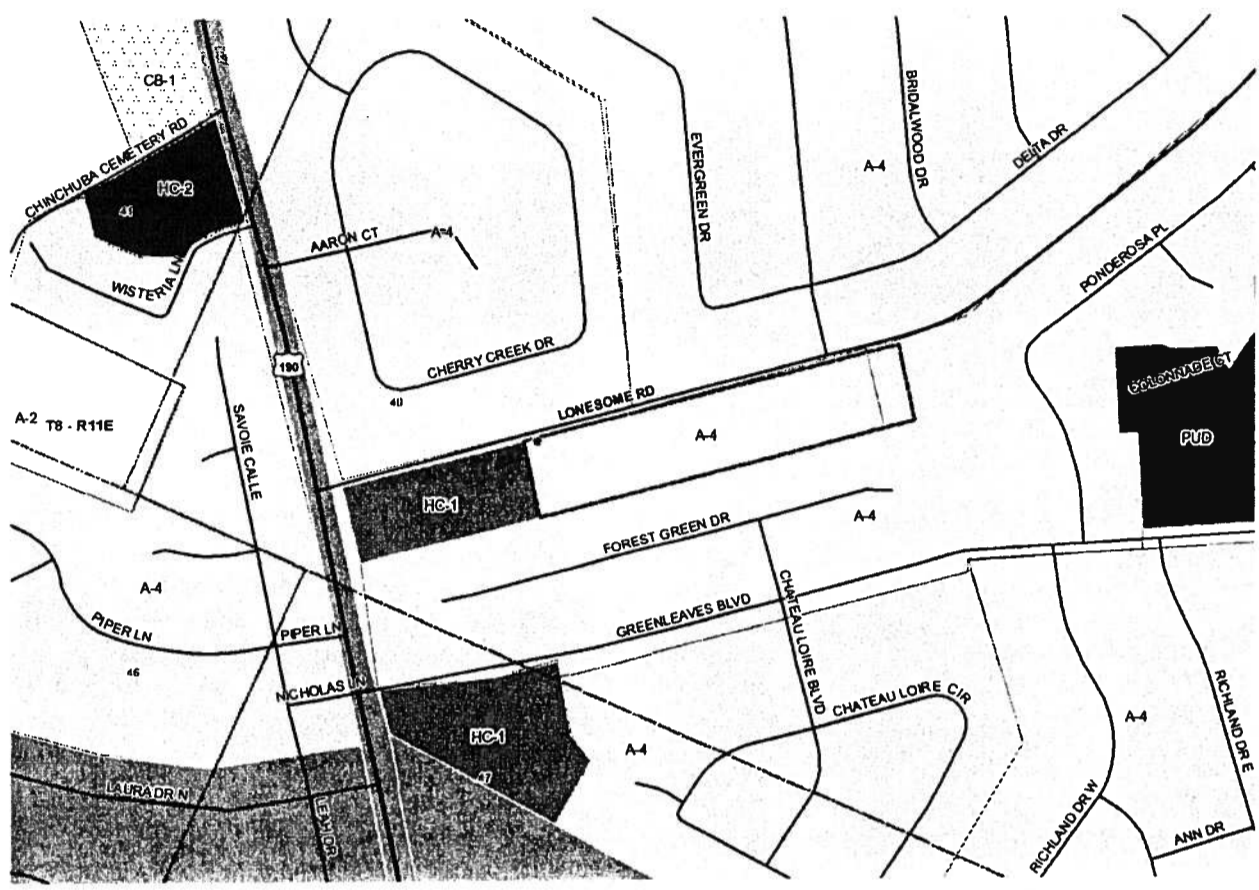
STAFF COMMENTS:

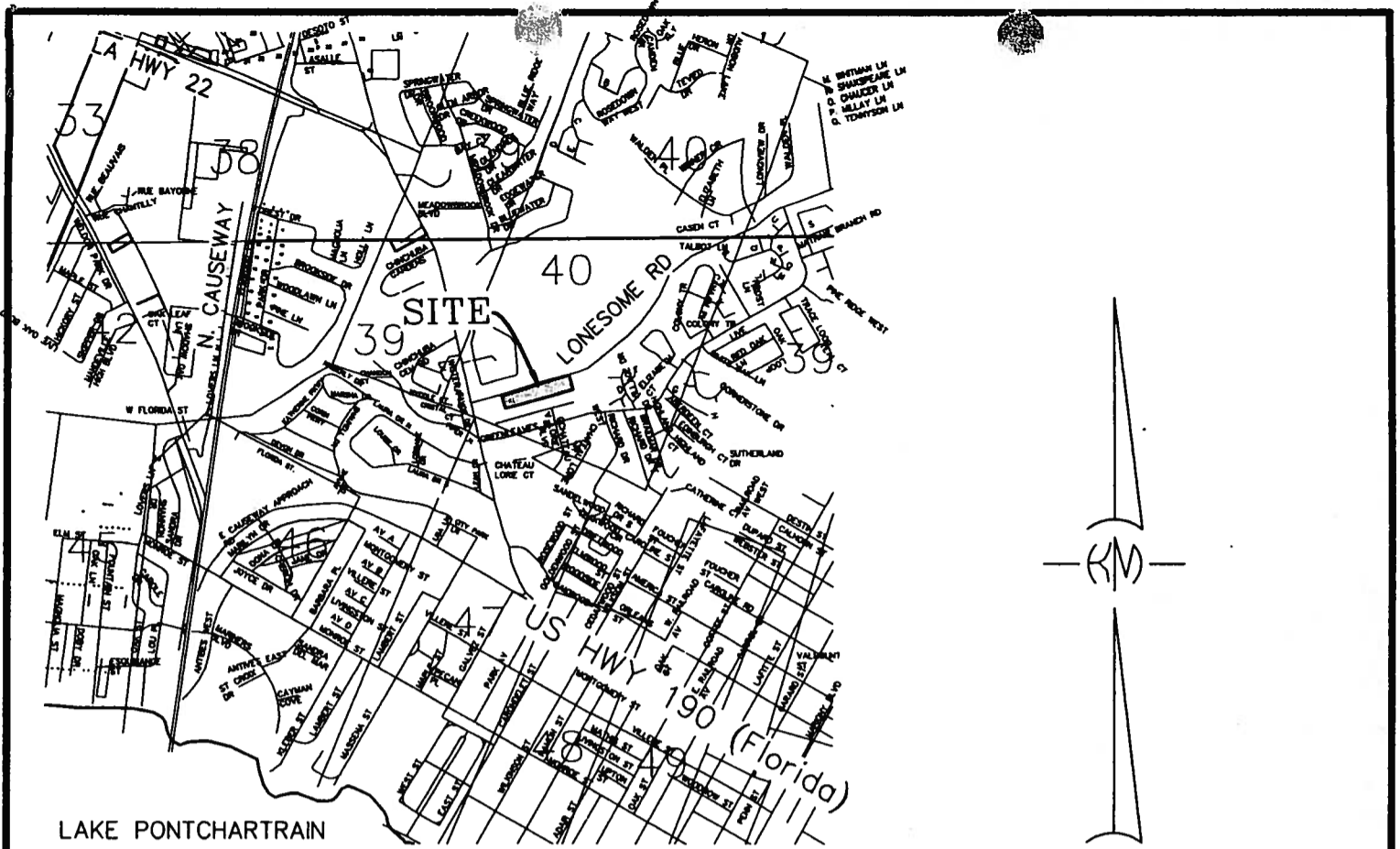
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to NC-1 (Professional Office District). The site is located on the south side of Lonesome Road, east of US Highway 190. The 2025 Comprehensive Plan calls for the site to be developed with residential uses. The site is mostly surrounded by residential uses, except on the west side, where the site is developed with an office complex. Staff is in favor of the requested zoning change considering that the original recommendation, under the comprehensive rezoning, was to rezone the subject site to NC-1. Note that the purpose of the NC-1 district is to provide for the location of small professional office in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.

STAFF RECOMMENDATION:

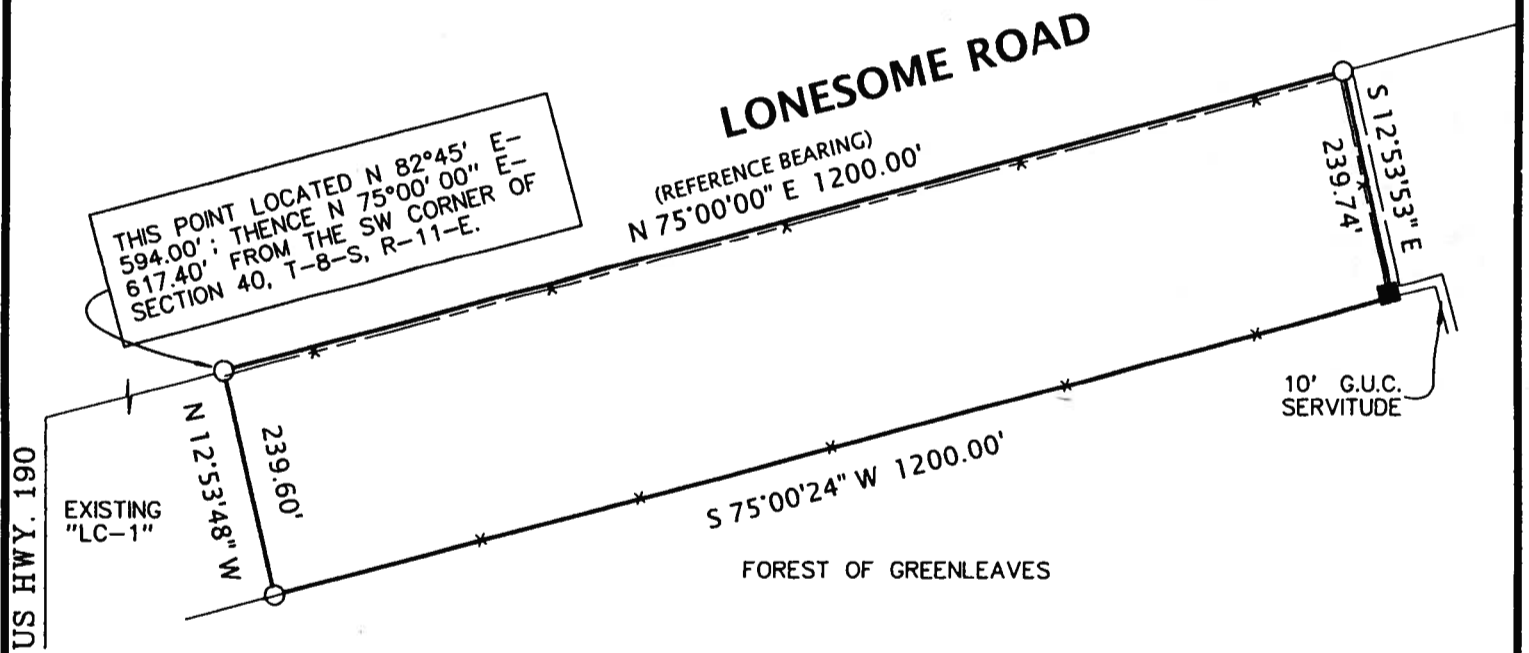
The staff recommends that the request for a NC-1 (Professional Office District) designation be approved.

CASE NO.: ZC11-11-092
PETITIONER: Jeff Schoen
OWNER: Ernie Nagim Construction Company, Inc, Gary M. Intravia, Kelly & Patti McHugh, Land Holding Company, LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the south side of Lonesome Road, east of US Highway 190; S40,T8S,R11E; Ward 4, District 10
SIZE: 6.5982 acres





VICINITY MAP



REQUESTED ZONING
" NC-1 PROFESSIONAL OFFICE DISTRICT "

SKETCH OF:

6.5982 ACRES
SECTION 40, T-8-S, R-11-E
ST. TAMMANY PARISH, LA

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 200'	DATE:	07-30-08
DRAWN:	DRJ	JOB NO.:	05-178
REVISED:			