



St. Tammany Parish Government

Department of Planning

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APPEAL # 3

ZC DENIED: 1/3/12

**Pat Brister
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: 6 JANUARY 2012

CASE NUMBER:

ZC12-01-006

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	1.6 acres
Petitioner:	Shawn Breaud, Sr.
Owner:	Shawn D. Breaud, Sr. & Keophouthone Breaud
Location:	Parcel located on the south side of LA Highway 435, west of Par Street, east of Hillcrest Blvd, being lots 1 & 2, Square 9, Hillcrest Country Club Subdivision, S22, 23, 26 & 27, T6S, R12E, Ward 6 & 10, District 6
Council District:	6

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: SHAWN BREAUD, SR.
(SIGNATURE)

~~8301 W. JUDGE PEREZ DR.~~ 8301 W. JUDGE PEREZ DR.
SUITE 209, CHALMETTE, LA

PHONE # 504-278-1863

ZONING STAFF REPORT

Date: December 27, 2011
Case No.: ZC12-01-006
Posted: 12/09/11

Meeting Date: January 3, 2012
Determination: Denied

GENERAL INFORMATION

PETITIONER: Shawn Breaud, Sr.
OWNER: Shawn D. Breaud, Sr. & Keophouthone Breaud
REQUESTED CHANGE: From A-3 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of LA Highway 435, west of Par Street, east of Hillcrest Blvd, being lots 1 & 2, Square 9, Hillcrest Country Club Subdivision; S22, 23, 26 & 27, T6S, R12E; Ward 6 & 10, District 6
SIZE: 1.6 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	PF-2 (Public Facilities District)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Undeveloped & Residential	A-3 (Suburban District)

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

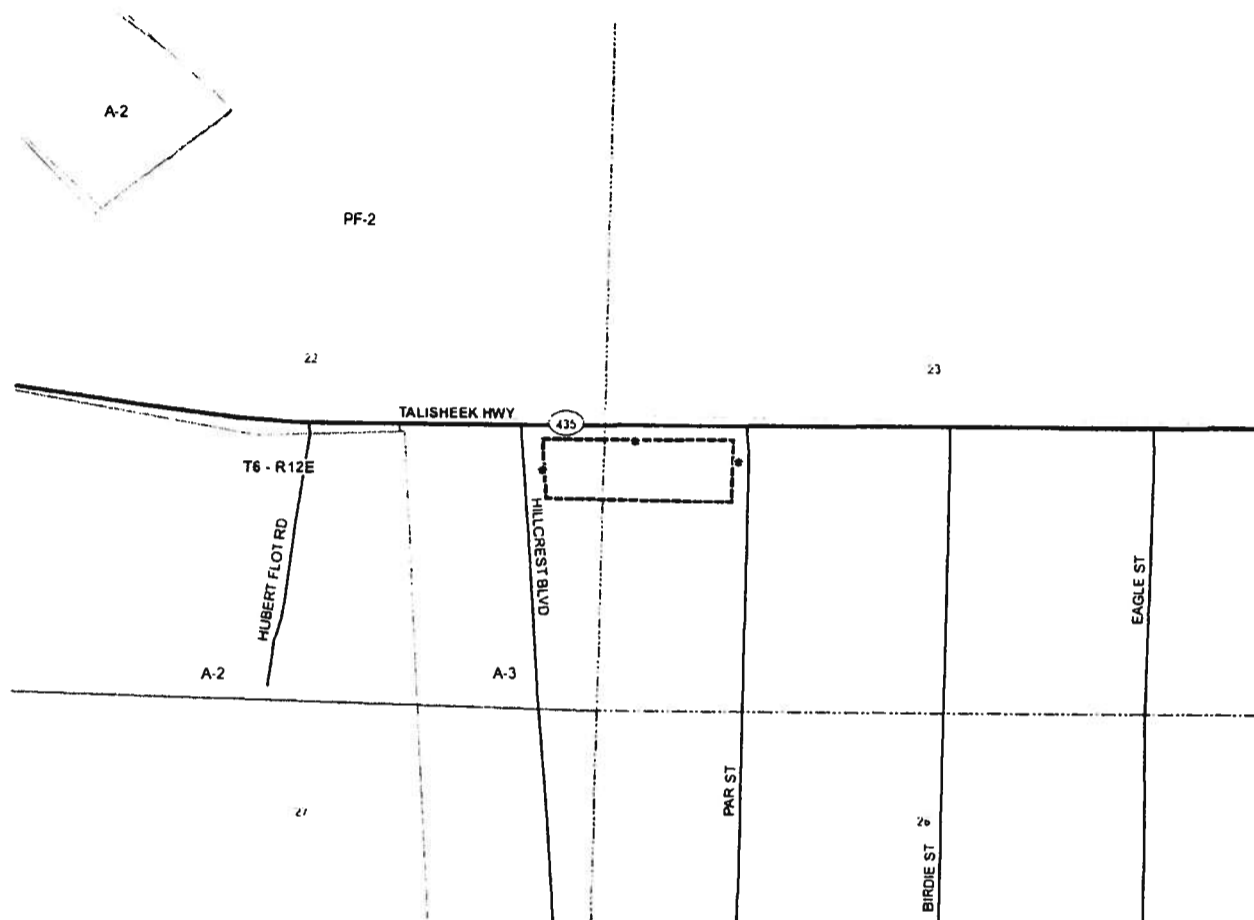
The petitioner is requesting to change the zoning from A-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the south side of LA Highway 435, west of Par Street, east of Hillcrest Blvd, being lots 1 & 2, Square 9, Hillcrest Country Club Subdivision. The 2025 future land use plan designates the area to be developed with uses that would contribute to the preservation of the natural elements of the site. The site is currently surrounded by undeveloped land zoned A-3 Suburban District. Staff feels that there is no compelling reason to recommend approval of the request to change the zoning to HC-2.

Note that the property was zoned C-2 Highway Commercial District (ZC05-06-037) before the Comprehensive Rezoning.

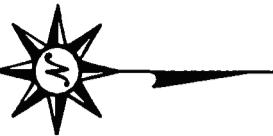
STAFF RECOMMENDATION:

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

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2012-01-006

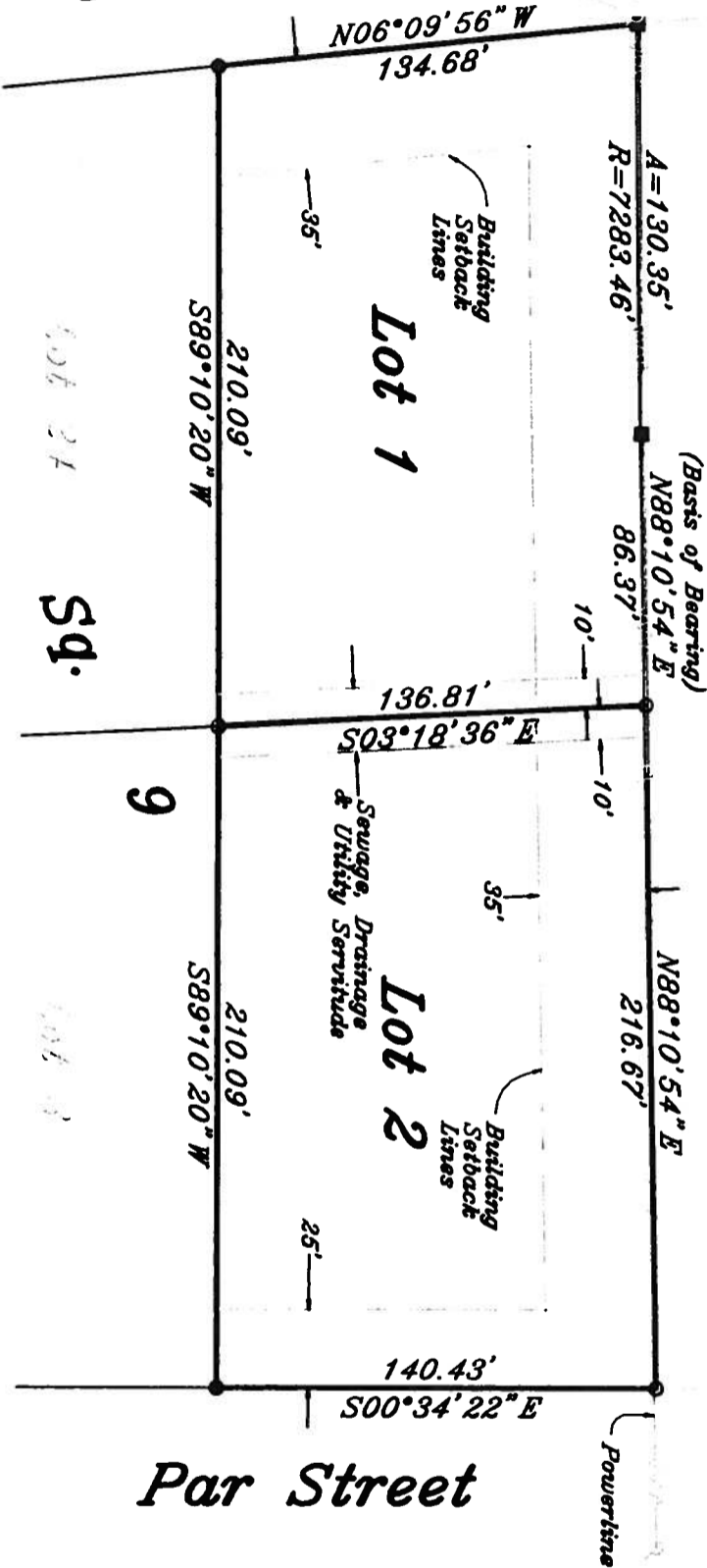


This property is located in Flood Zone A2 as per FEMA FIRM, Comm. Panel No. 225205 0175 C, map dated 10-17-1989 Building setback lines should be determined by owner or contractor prior to any construction

La. Hwy. 435

Dashed lines as per LDOT State Project No. 281-04-0022 Parcel 3-2 recorded in Orig. Instrument No. 1529802, St. Tammany Parish Clerk of Court office

Hillcrest Blvd.



- Legend:
- 1/2" Rebar Set
 - 1/2" Rebar Found
 - LDOT Pin and Cap Found

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

- Reference Survey:
1. Survey prepared by SJB Group Inc. of State Project No. 281-04-0022 Original Instrument No. 1529802, St. Tammany Parish Clerk of Court office (Basis of Bearing)
 2. Survey prepared by Land Engineering Services, Inc. recorded in Extra Map # 2618, St. Tammany Parish Clerk of Court office

MAP PREPARED FOR

Shawn D. Breaud

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Lots 1 and 2 Square 9 Hillcrest Country Club Subdivision and Addition No. 1, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433 (985) 842-6277 office (985) 848-0355 fax

BRUCE CERTIFIED CORRECT

David M. Breud

LOUISIANA PROFESSIONAL LAND SURVEYOR LICENSE NO. 4894

SCALE: 1" = 60'

DATE: November 11, 2011

NUMBER 15442