



ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

APPEAL # 4

ZC Approved :

01/05/21

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: January 11, 2021



2020-2139-ZC

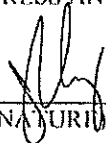
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the north side of Louisiana Highway 22, east of Louisiana Highway 1085; Madisonville; S17, T7S, R10E; Ward 1, District 1  
Acres: 7 acres  
Petitioner: John Crosby  
Owner: Crosby Development Company, LLC – John Crosby  
Council District: 1

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 UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

  
\_\_\_\_\_  
(SIGNATURE)

PRINT NAME: John Crosby

ADDRESS: 1 Sanctuary Blvd., Mandeville, LA 70471

PHONE #: 985-674-7500

**ZONING STAFF REPORT**

**Date:** December 28, 2020  
**Case No.:** 2020-2139-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Crosby Development Company – John Crosby

**OWNER:** Crosby Development Company – John Crosby

**REQUESTED CHANGE:** From A-2 Suburban District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the north side of Louisiana Highway 22, east of Louisiana Highway 1085; Madisonville

**SIZE:** 7 acres

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State Highway

**Road Surface:** 2 Lane Asphalt

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Residential	PUD Planned Unit Development
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban 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 classification from A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the north side of Louisiana Highway 22, east of Louisiana Highway 1085, Madisonville. The 2025 Future Land Use Plan designated the site to be developed with residential uses that vary in site design and density.

The petitioned property is currently developed with a single-family residence and is flanked on all sides by property that is zoned to accommodate residential development. The purpose of the requested HC-2 zoning designation is to allow for the location of intense retail, office, and service uses located along collectors and arterials. Although the subject property is located along a state highway, staff is not in favor of the request as a change in zoning would allow intense commercial uses around existing residential development.

Case No.: 2020-2139-ZC

PETITIONER: Crosby Development Company – John Crosby

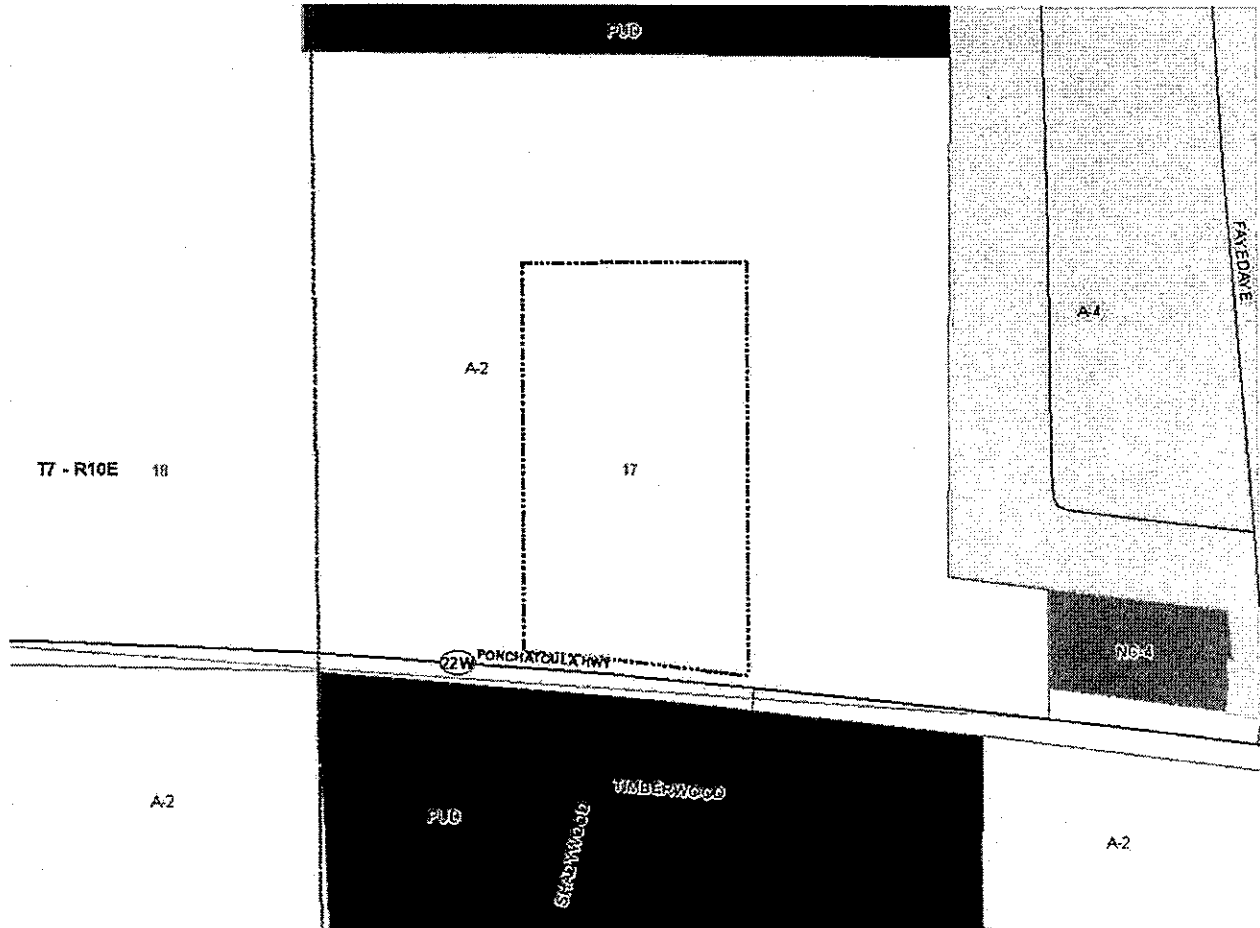
OWNER: Crosby Development Company – John Crosby

REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District

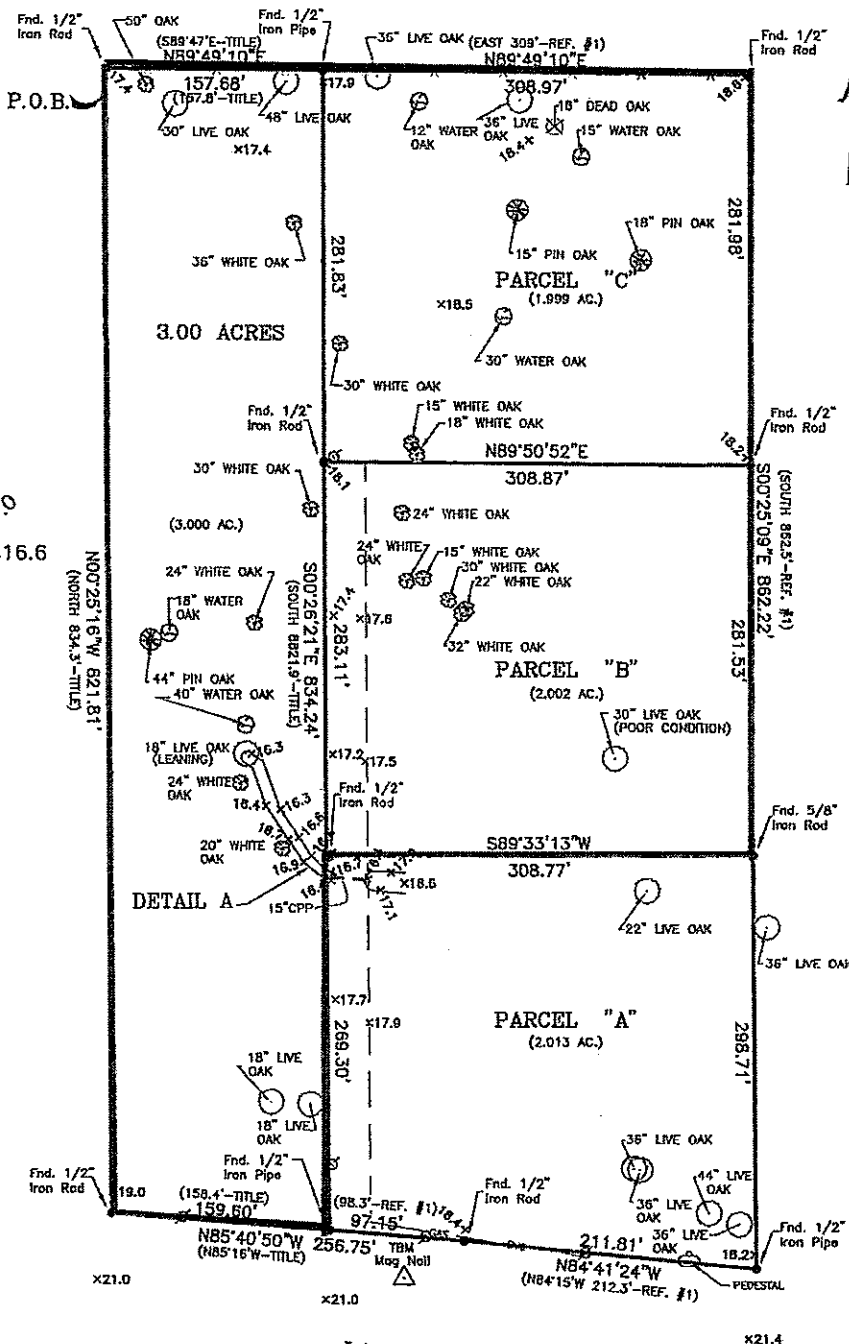
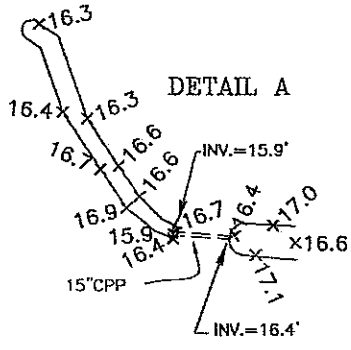
LOCATION: Parcel located on the north side of Louisiana Highway 22, east of Louisiana Highway 1085;

Madisonville

SIZE: 7 acres



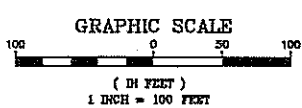
P.O.B. IS REPORTED TO BE EAST 1333.86'; THENCE SOUTH 2840.0'; THENCE WEST 736.0' FROM THE NORTHWEST CORNER OF SECTION 17, T-7-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.



**Subject Property**

TREE KEY	
DEAD OAK	☒
WATER OAK	⊕
PEN OAK	⊗
LIVE OAK	⊙
WHITE OAK	⊛

REF: A Survey by EDWARD MURPHY Dated 01/25/1995.  
 NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LA SOUTH 1702).



**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)  
 Front Setback.....  
 Side Setback.....  
 Rear Setback.....

ADDRESS: LA HWY 22

I CERTIFY THAT THIS PLAN DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.L.R.M. No. 226205.0215.C  
 F.L.R.M. Date 3/2/21  
 ZN: C B.F.E. N/A  
 \*Verify prior to construction with Local Governing Body.

DRAWING NO. **20190553**  
 DATE: **09/10/2019**

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL  
 1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: [jvbosoc@jvburkes.com](mailto:jvbosoc@jvburkes.com)  
 Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: **VLL** CHECKED BY: **JDL**  
 SCALE: **1" = 100'**

REVISED: TREES 07/17/2020  
 CONDITION OF TREES 09/21/2020

**A SURVEY MAP OF 3.00 ACRES & PARCELS A, B & C LOCATED IN SECTION 17, T-7-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: **CROSBY DEVELOPMENT CO., LLC**

DECLARATION 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.

STATE OF LOUISIANA  
  
**SEAN M. BURKES**  
 REG. NO. 4705  
 REGISTERED  
 LAND SURVEYOR  
 SURVEYED BY:  
  
**SEAN M. BURKES**  
 LA REG. No. 4785

