



APPEAL # 2

#

ST. TAMMANY PAF

MICHAEL B. COOPER
PARISH PRESIDENT

ZC DENIED: 04-06-21

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: 04.08.2021



2021-2264-ZC

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Location:	Parcels located on the south side of Louisiana Highway 22 and the east side of Highline Road, north of Koepp Road; being Lots 9 and 10; Fleur de Lorraine Subdivision; Madisonville; S42, T7S, R10E; Ward 1, District 4
Acres:	1.53 acres
Petitioner:	Kim D. Vincent
Owner:	Kim D. Vincent
Council District:	4

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]
(SIGNATURE)

PRINT NAME: James E. Powell, Jr. – Kyle Associates, LLC

ADDRESS: 638 Village Lane North, Mandeville, LA 70471

PHONE #: (225) 802-9845

ZONING STAFF REPORT

Date: March 29, 2021
Case No.: 2021-2264-ZC
Posted: March 26, 2021

Meeting Date: April 6, 2021
Determination: Denied

GENERAL INFORMATION

PETITIONER: Kim D. Vincent

OWNER: Kim D. Vincent

REQUESTED CHANGE: From A-3 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of Louisiana Highway 22 and the east side of Highline Road, north of Koepp Road; being Lots 9 and 10; Fleur de Lorraine Subdivision; Madisonville

SIZE: 1.53 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential and Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	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 classification from A-3 Suburban District to HC-2 Highway Commercial District. The site is located on the south side of Louisiana Highway 22 and the east side of Highline Road, north of Koepp Road; being Lots 9 and 10; Fleur de Lorraine Subdivision; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject site abuts property that is zoned A-3 Suburban District to the north, east, and south and is situated across the street from property that is zoned HC-1 Highway Commercial District to the west. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses. A change in zoning will allow for high intensity commercial uses that abut existing residential dwellings.

The objective of the request is to allow for a restaurant with a drive thru.

Case No.: 2021-2264-ZC

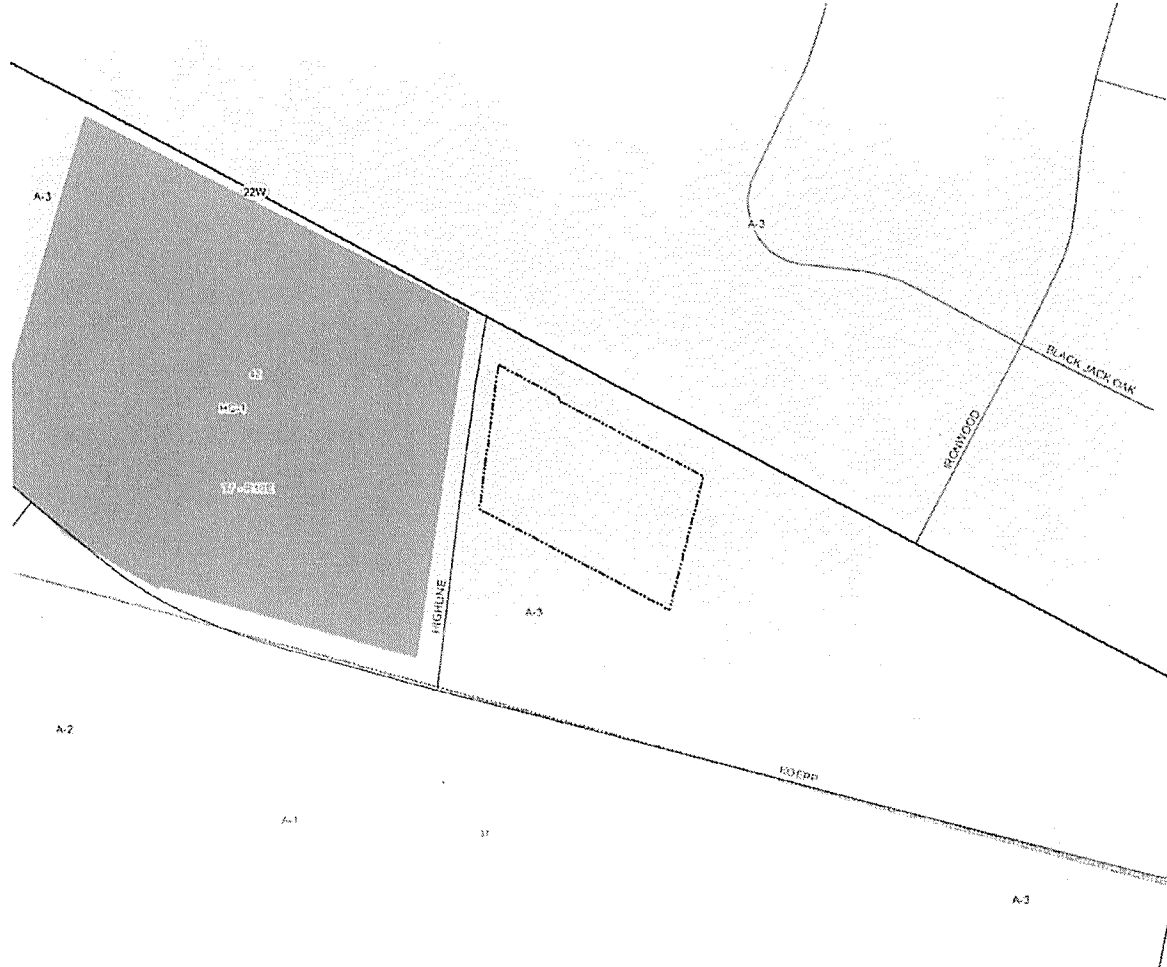
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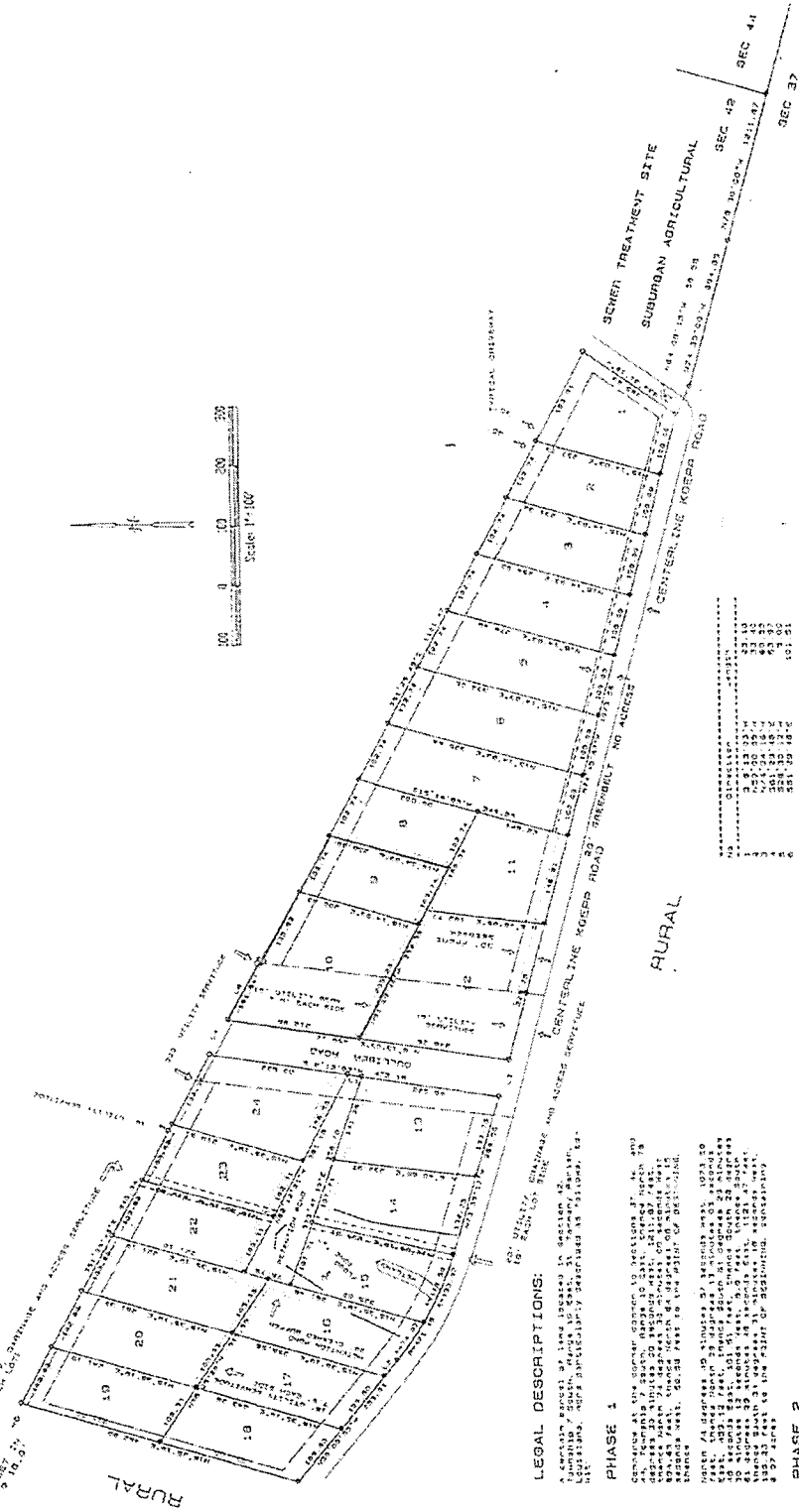
Fleur De Lorraine

Subject Property

A SUBDIVISION LOCATED IN

SECTION 42, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA.

VICINITY MAP



LEGAL DESCRIPTIONS:

PHASE 1
A certain parcel of land located in Section 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit:

PHASE 2
A certain parcel of land located in Sections 43 and 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit:

NOTES
1. A portion of lots 14, 15 & 16 are located in Flood Zone "A", made ALBSS 11.9 feet MSL.
2. Sewer facilities are located on site and to be installed by SUBDIVISION WATER AND SEWER COMPANY.
3. EASEMENTS:
a. Lots 11 - 18, use 30' easements.
b. Lots including L1-22, easements of 20'.

See Subdivision's Survey/Plat No. 2021-2264-ZC
This plat is subject to the conditions and covenants contained therein.
Approved: _____
Notary Public
St. Tammany Parish, Louisiana

RESTRICTIVE COVENANTS

1. All restrictions in this subdivision shall be binding on the heirs, assigns, personal representatives, executors, administrators, assigns, devisees, legatees, and assigns of the grantor and the grantee.

- No certificate of occupancy and no building shall be erected on any lot within this subdivision until the same shall have been approved by the Planning Commission of St. Tammany Parish.
- Each building shall conform to the minimum standards set forth in the Comprehensive Zoning Ordinance of St. Tammany Parish, Louisiana.
- No building shall be erected on any lot within this subdivision until the same shall have been approved by the Planning Commission of St. Tammany Parish.
- The minimum elevation for the lowest floor of all buildings shall be as indicated on the subdivision plat.
- Each building shall conform to the minimum standards set forth in the Comprehensive Zoning Ordinance of St. Tammany Parish, Louisiana.
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DEDICATION:

As it is provided by the undersigned owner of the land shown hereon that this is a true and accurate plat of the subdivision of the land shown hereon for use and purposes as indicated herein and no restrictions or easements shall be placed on the same, the undersigned owner of the land shown hereon does hereby dedicate to the public the following:

AREA	NO. OF LOTS	NO. OF ACRES	NO. OF ACRES PER LOT	NO. OF ACRES PER SECTION	NO. OF ACRES PER TOWNSHIP	NO. OF ACRES PER RANGE	NO. OF ACRES PER SECTION
10.57 ACRES	24	0.44	0.0183	10.57	10.57	10.57	10.57
22.000 - 21.48	100	22.000	0.22000	22.000	22.000	22.000	22.000
22.000	100	22.000	0.22000	22.000	22.000	22.000	22.000
22.000	100	22.000	0.22000	22.000	22.000	22.000	22.000
22.000	100	22.000	0.22000	22.000	22.000	22.000	22.000

CERTIFICATION:

THIS PLAT IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH THE PROVISIONS OF THE PLAT ACT OF THE STATE OF LOUISIANA AND THE PROVISIONS OF THE PLAT ACT OF THE STATE OF LOUISIANA AND THE PROVISIONS OF THE PLAT ACT OF THE STATE OF LOUISIANA.

WILSON - POPE, INC., INC. REGISTERED PROFESSIONAL ENGINEER
1837 S. HENRI BOULEVARD, SUITE 200
MONROE, LOUISIANA 70130

APPROVED BY: _____
CHIEF ENGINEER, PLANNING COMMISSION

APPROVED BY: _____
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

APPROVED BY: _____
ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

APPROVED BY: _____
NOTARY PUBLIC

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2021-2264-ZC

