



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 2

ZC Approved :
4/6/2021

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: 4-6-21

*Case # 2021-2275-ZC
I would like to appeal
the decision on the above cited
case due to impact on property
values*

2021-2275-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 Highway Commercial District
Location: Parcel located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville; S41, T8S, R11E; Ward 4, District 10
Acres: 2.55 acres
Petitioner: BB Mini Storage, LLC – Matthew Bennett
Owner: BB Mini Storage, LLC – Matthew Bennett
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 UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Carolyn Jones
(SIGNATURE)

PRINT NAME: Carolyn Jones

ADDRESS: 156 Wisteria Ln 70448

PHONE #: 214 533-0310



ZONING STAFF REPORT

Date: March 29, 2021
Case No.: 2021-2275-ZC
Posted: March 26, 2021

Meeting Date: April 6, 2021
Determination: Approved As Amended

GENERAL INFORMATION

PETITIONER: BB Mini Storage, LLC – Matthew Bennett
OWNER: BB Mini Storage, LLC – Matthew Bennett
REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District
LOCATION: Parcel located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville
SIZE: 2.55 acres/Amended to .8904 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: US Highway **Road Surface:** 4 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Civic	CBF-1 Community Based Facility District
South	Residential	A-4 Single Family District
East	Residential	A-4 Single Family District
West	Residential	A-4 Single Family District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial to HC-3 Highway Commercial District. The site is located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville. The 2025 Future Land Use Plan designates the site to be developed with several forms of commercial structures.

The subject property is currently developed with a self-storage facility. While this use is permitted within the existing HC-2 Highway Commercial District, the applicant would like to increase the size of the buildings.

The purpose of the current HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses. As such, the maximum building size allowable within this district is 40,000 sq. ft. The purpose of the requested HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial, retail, office, and service uses. The maximum building size allowable within the HC-3 District is 250,000 sq. ft.

The site is adjacent to residential uses on the east, south, and west, and adjoins a church to the north. The requested HC-3 Highway Commercial District will create an increase in the intensity of the allowable uses in the area.

Case No.: 2021-2275-ZC

PETITIONER: BB Mini Storage, LLC – Matthew Bennett

OWNER: BB Mini Storage, LLC – Matthew Bennett

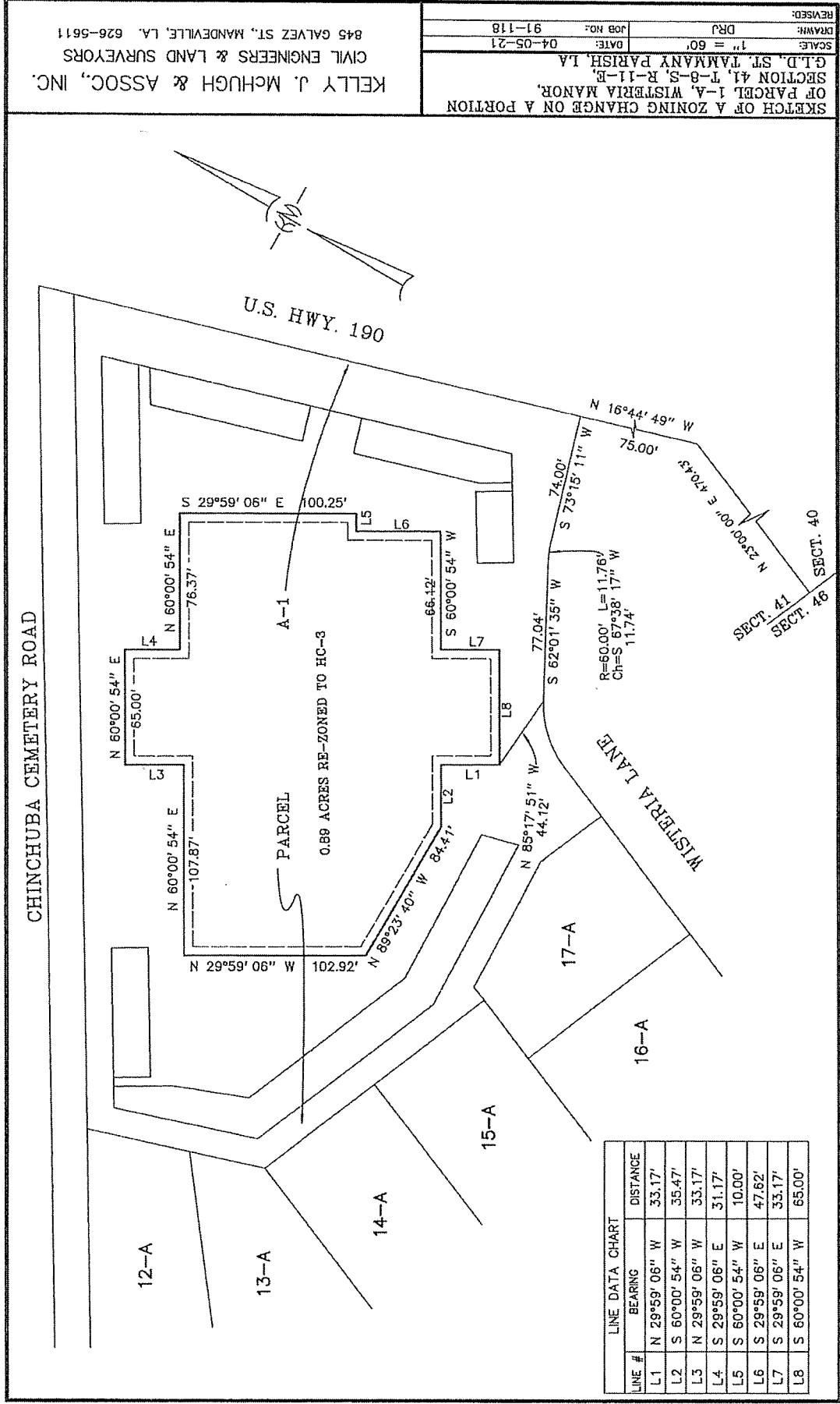
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2021-2275-ZC



LINE DATA CHART		
LINE #	BEARING	DISTANCE
L1	N 29°59' 06" W	33.17'
L2	S 60°00' 54" W	35.47'
L3	N 29°59' 06" W	33.17'
L4	S 29°59' 06" E	31.17'
L5	S 60°00' 54" W	10.00'
L6	S 29°59' 06" E	47.62'
L7	S 29°59' 06" E	33.17'
L8	S 60°00' 54" W	65.00'

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70401-5611

SKETCH OF A ZONING CHANGE ON A PORTION
OF PARCEL 1-A, WISTERIA MANOR,
SECTION 41, T-8-S, R-11-E,
G.T.D. ST. TAMMANY PARISH, LA.
SCALE: 1" = 60'
DATE: 04-05-21
JOB NO.: 91-118
DRAWN: DRJ
REVISED:

2021-2275-ZC

HC-1

HC-1

CBF-1

41

A-2

T8 - R11E

190

A-4

CHINCHUBA CEMETERY

LOBEL
CHERRY CREEK

HC-2

AARON

WISTERIA

A-4

40

SAVOIE DR

NICOLE

