

APPEAL # 3

ZC DENIED: 4/6/2021



#

ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & 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)

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

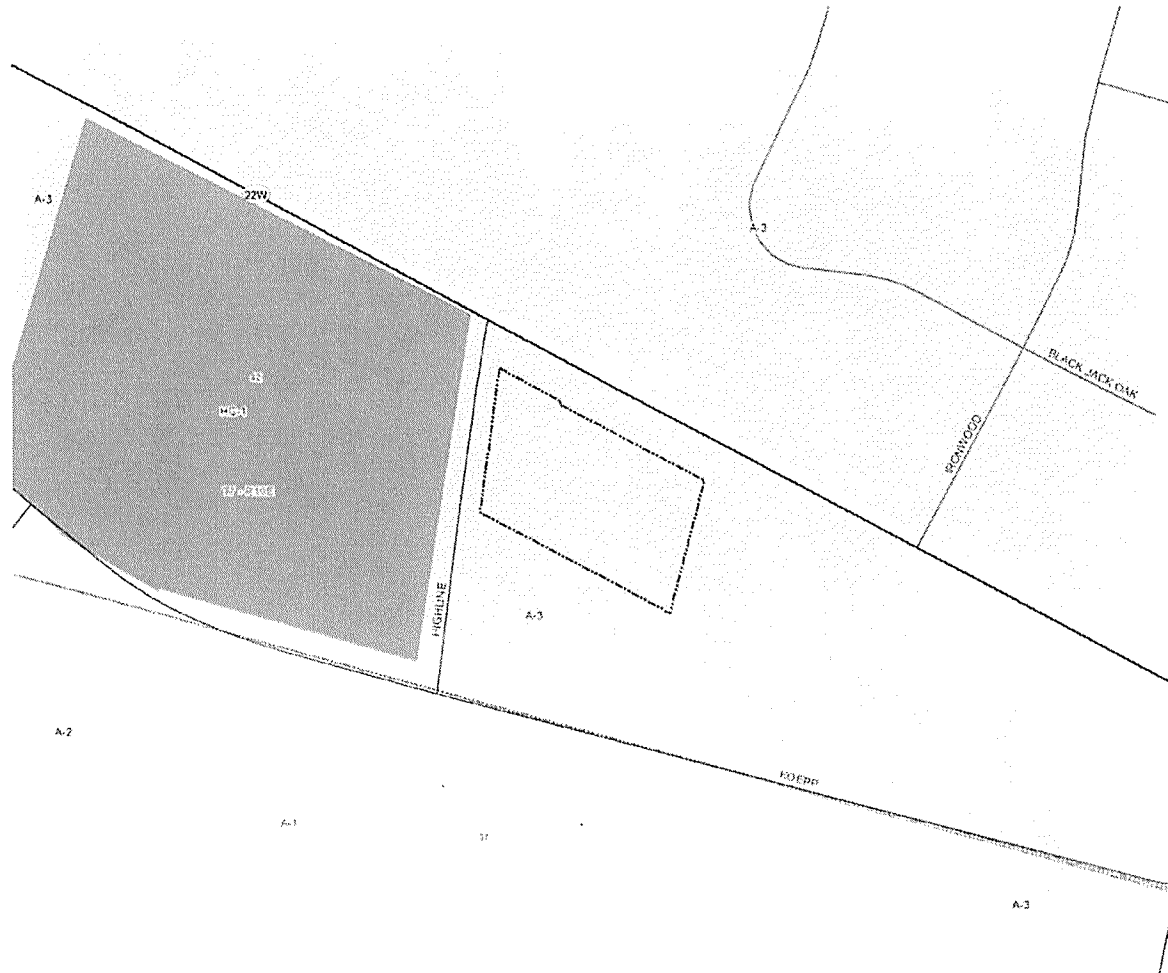
PETITIONER: Kim D. Vincent

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 Koeppe Road; being Lots 9 and 10; Fleur de Lorraine Subdivision; Madisonville

SIZE: 1.53 acres



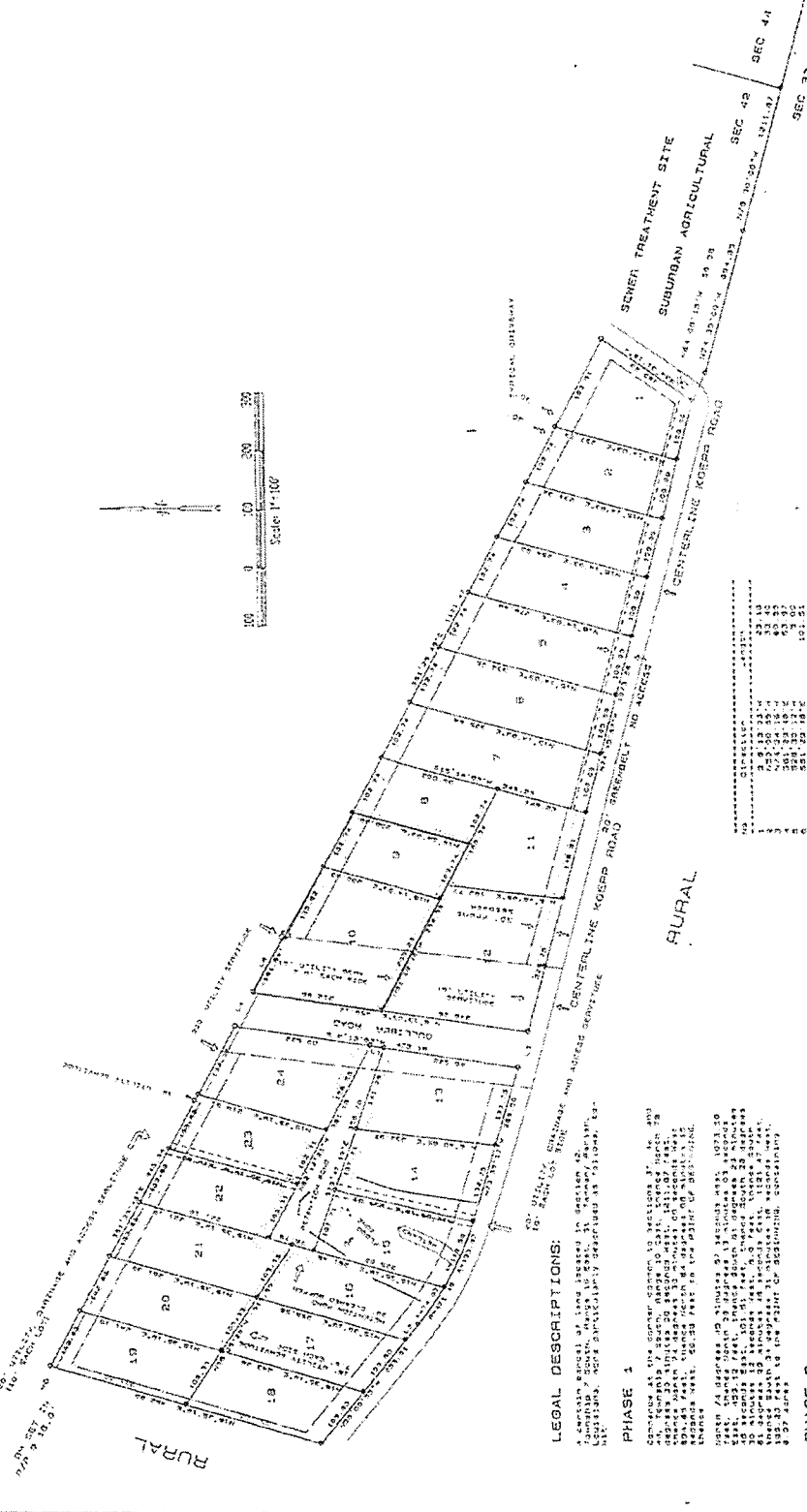
2021-2264-ZC

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:

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 1

Commence at the corner between Sections 42 and 43, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana; thence S89°52'00\"/>

PHASE 2

Commence at the corner between Sections 42 and 43, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana; thence S89°52'00\"/>

NOTES:

1. A portion of Lots 17, 19, 20 are located in Flood Zone X-1, base flood 11.0 feet MSL.
2. Sewer water facilities are located on all lots.
3. The sewer water facilities were installed under the supervision of the St. Tammany Parish Public Works Department.
4. Lots 17, 19, 20, use 19' diversions.
5. Lots remaining L.S. 22, described by MDP.

As shown on the site plan, the lots shown on this plan are subject to the restrictions and conditions herein. The purchaser of any lot shown on this plan is deemed to have been notified of the restrictions and conditions herein. The purchaser of any lot shown on this plan is deemed to have been notified of the restrictions and conditions herein. The purchaser of any lot shown on this plan is deemed to have been notified of the restrictions and conditions herein.

RESTRICTIVE COVENANTS

1. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
2. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
3. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
4. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
5. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
6. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
7. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
8. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
9. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
10. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
11. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
12. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
13. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
14. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
15. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
16. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
17. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
18. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
19. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
20. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
21. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
22. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
23. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.
24. The restriction herein shall be binding on the heirs, assigns and devisees of the grantor and shall run with the land and bind the same.

DEDICATION:

As it resolved by the undersigned owner of the land shown hereon that this is a true and accurate plat of Fleur De Lorraine (as indicated hereon and no restrictions or conditions shall be placed thereon) and that the same shall be dedicated to the Parish of St. Tammany.

AREA	24	N/A	GENERAL SEWER SYSTEM
ST. LOT	100	40	GENERAL
AVERAGE SIZE	100	STREET FRONT	1227
CURB CUT	200	STREET FRONT	1227
ROAD SURFACE	120	ZONING	
CURB DEPTH			
			MAX BLOCK LENGTH

CERTIFICATION:

This plat is certified to be correct and in accordance with a physical survey made of the land shown hereon and the same being located within the Parish of St. Tammany, Louisiana.

WILSON - POPE, INC., U.S.A. REGISTERED SURVEYORS
MID R. WILSON
REG. NO. 423
179 SHIVERS
NO. 4370

TRUSTEES:

JAMES H. CHAMBERLAIN, TRUST OFFICER TRUST FIRST NATIONAL BANK OF COMMERCIAL TRUST
310 Poydras Street, New Orleans, Louisiana 70112-2700

APPROVAL: St. Tammany Parish Planning Commission
CHAIRMAN: ST. TAMMANY PARISH PLANNING COMMISSION
SECRETARY: ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING
1-24-2000
DATE FILED: 1-23-2000

ST. TAMMANY PARISH CLERK OF COURT
MAY 18 2000

REVISED 15 MAR 21, REVISED 7 JAN 28, REVISED 3 FEB 03
FLUOR DE LORRAINE

Station 42, Townships 7 South, Range 10 East

BOOK	111-112	ORIGIN BY	W.P.
DATE	10-20-00	REVISION	1-23-2000
BY	W.P.	PREPARED BY	W.P.
TEXT	1-23-2000	PLAT NO.	2021-2264
PAGE NO.	1/1	DATE	1-23-2000

WILSON-POPE, INC.
A PROFESSIONAL CORPORATION
MONROE, LOUISIANA 70134
161 EAST CANAL / SUITE 200 NEW ORLEANS
PAGE 1 OF 1

