



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: October 6, 2021

STP Zoning Case No: 2021-2525 ZC
NC-4 and A-4 to I-2
1.9273 Acres on La. Hwy 436
Justin P. Burke + Joshua C. Rick

2021-2525-ZC

Existing Zoning:	NC-4 (Neighborhood Institutional District) and A-4 (Single-Family Residential District)
Proposed Zoning:	I-2 (Industrial District)
Location:	Parcel located on the north side of Louisiana Highway 36, east of Homestead Street, and west of Industry Lane; Abita Springs; S36, T6S, R11E; Ward 3, District 2
Acres:	1.9273 acres
Petitioner:	Jeff Schoen
Owner:	Justin P. Burke and Joshua C. Rick
Council District:	2

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: Jeffrey D. Schoen, Attorney for Petitioners

ADDRESS: P.O. Box 1810 Covington, LA 70434

PHONE #: 985-892-4801

ZONING STAFF REPORT

Date: September 28, 2021
Case No.: 2021-2525-ZC
Posted: August 21, 2021

Meeting Date: October 5, 2021
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: Justin P. Burke and Joshua C. Rick

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District to I-2 Industrial District

LOCATION: Parcel located on the north side of Louisiana Highway 36, east of Homestead Street, and west of Industry Lane; Abita Springs; S36, T6S, R11E; Ward 3, District 2

SIZE: 1.9273 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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-4 Single-Family Residential District
South	Industrial	I-2 Industrial District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Commercial and Residential	HC-2 Highway Commercial District NC-4 Neighborhood Institutional District A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No

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.

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 NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District to I-2 Industrial District. The site is located on the north side of Louisiana Highway 36, east of Homestead Street, and west of Industry Lane; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density as well as various forms of commercial uses.

The subject site is surrounded on the north and a portion of the west side with single family residential uses zoned A-4 Single Family Residential District and NC-4 Neighborhood Institutional District. There is an existing commercial building zoned HC-2 Highway Commercial District along the west side and an undeveloped parcel of land zoned NC-4 to the east. The properties located on the south side of Hwy 36 are developed with industrial uses and are zoned I-2 Industrial District. There is also an existing industrial park located in close proximity to the west. The purpose of I-2 Industrial District is to provide for the location of large-scale and highly intense industrial uses along major collectors.

Note that a reduction in the square footage proposed to be rezoned along the northern rear property line would allow a larger buffer along the north and a portion of the west sides, abutting the single-family residential subdivision.

Case No.: 2021-2525-ZC

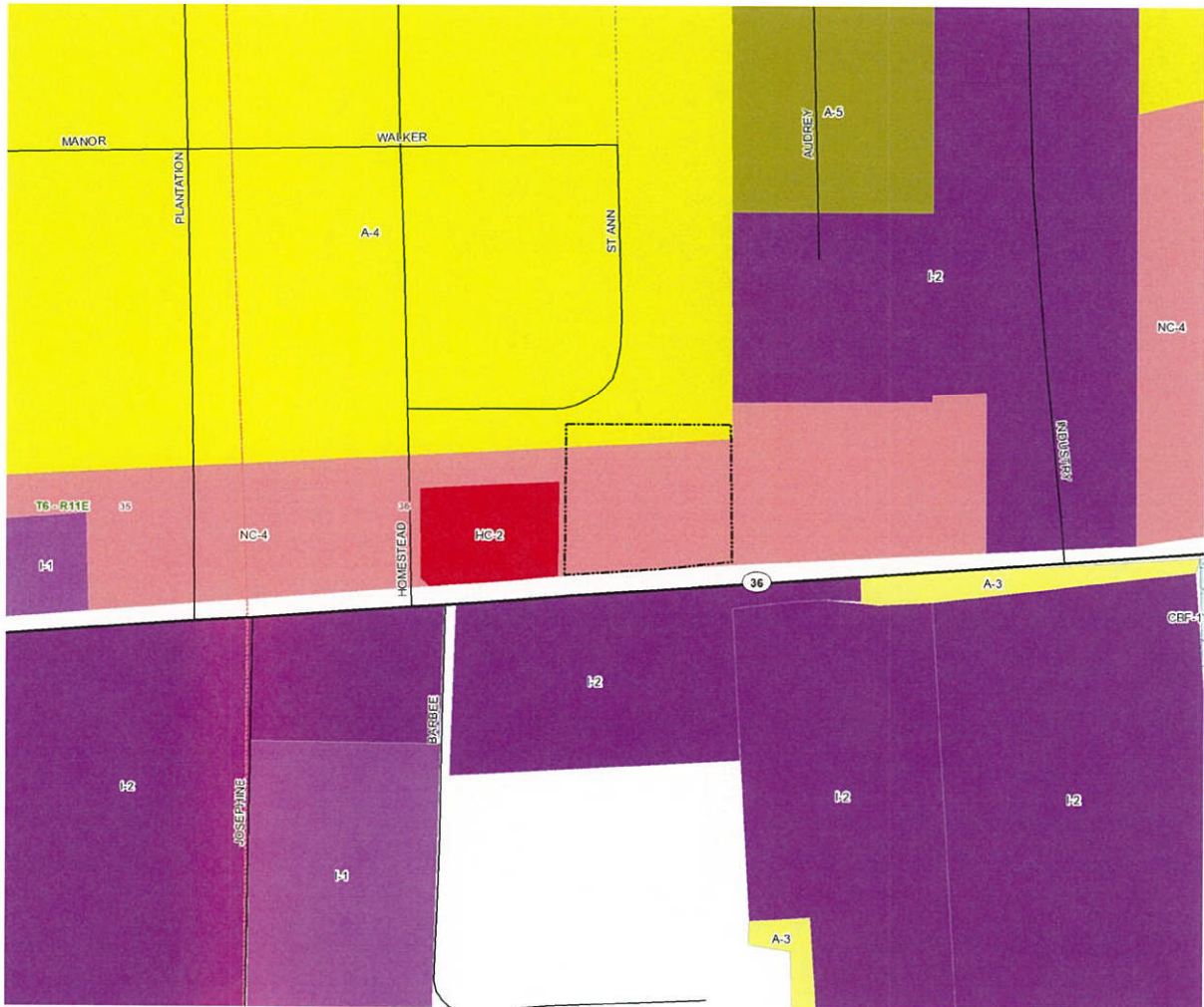
PETITIONER: Jeff Schoen

OWNER: Justin P. Burke and Joshua C. Rick

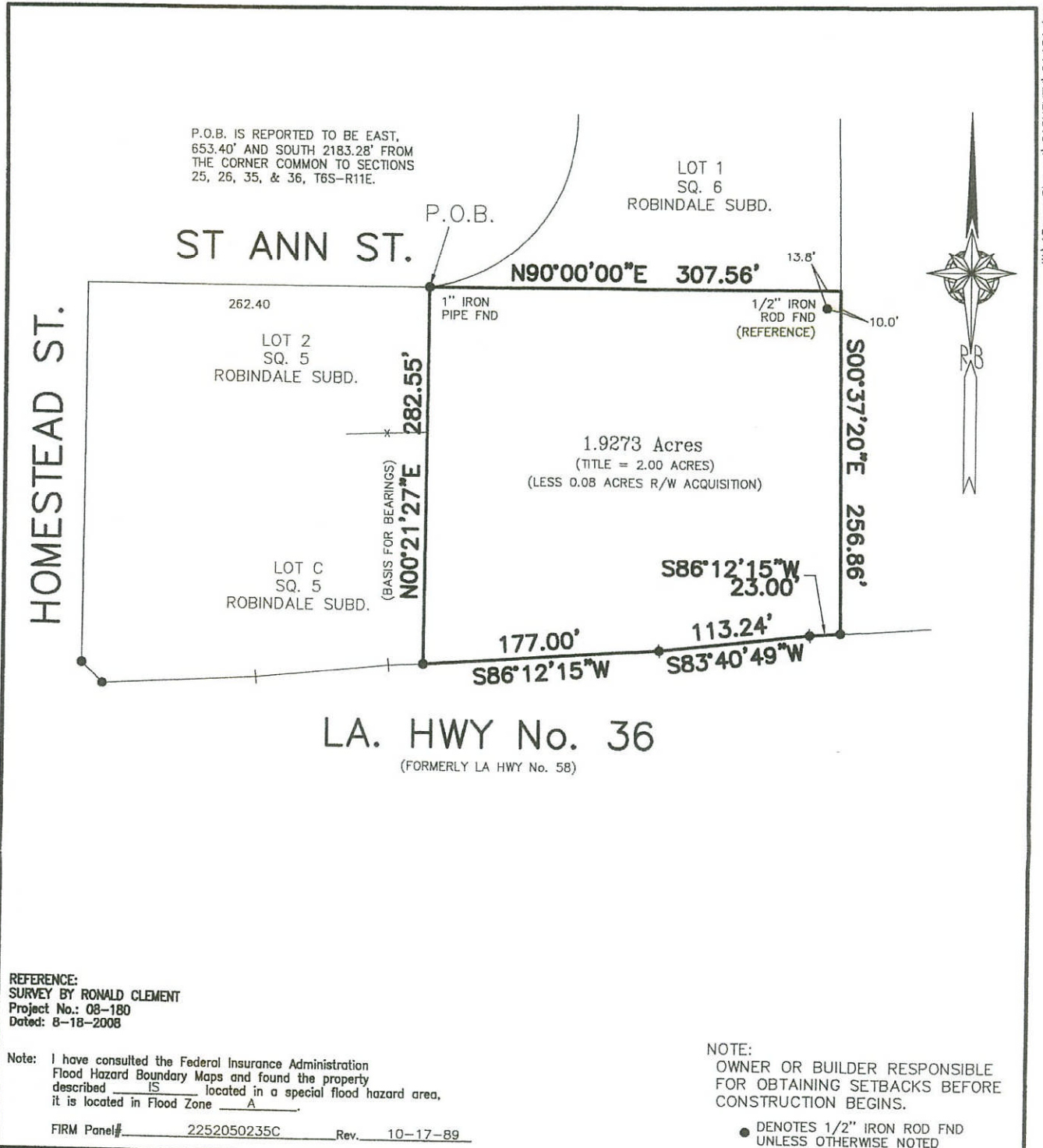
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SIZE: 1.9273 acres



2021-2525-ZC



W:\SurveyShared\21SURVEY\21464.dwg

Survey of
 A 1.9273 ACRE PARCEL OF GROUND SITUATED IN
 SECTION 36, T-6-S, R-11-E
 ST. TAMMANY PARISH, LOUISIANA

Copyright 2021 - Randall W. Brown & Associates, Inc.

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Randall W. Brown
 RANDALL W. BROWN
 REG. NO. 04586
 REGISTERED PROFESSIONAL SURVEYOR

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 info@brownsurveys.com

Date: JULY 1, 2021
 Survey No. 21464
 Project No. (CR5) D21464
 Scale: 1" = 100' ±
 Drawn By: RJB
 Revised:

Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

2021-2525-ZC

HOMESTEAD

ROBINDALE

AUDREY

INDUSTRY

A-4

A-5

WALKER

I-2

STANN

PLANTATION

HOMESTEAD

3
T6 - R11E
NC-4
District 2

36

HC-2

NC-4

ABITA HWY

36

A-3

35

I-2

JOSEPHINE

I-2

I-1

I-2

I-2

BARBEE

A-3

TAMMANY TRACE

MILL

A-4

A-2

HUNTER