

3/6/2012



St. Tammany Parish Government

Department of Planning

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

**Pat Brister
Parish President**

APPEAL # 1

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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3-7-12

ZC12-03-018

Existing Zoning:	NC-1 (Professional Office District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	49,210 sq.ft.
Petitioner:	Sam & Louise Woods
Owner:	Sam & Louise Woods
Location:	Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being lot 1, North Oaklawn Subdivision, S39,T8S,R13E, Ward 7, District 7
Council District:	7

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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Sam Woods

Print name here: SAM WOODS

(SIGNATURE)

SAM WOODS

26523 MANDANE DR, LAcombe

PHONE # (985) 882-4979

70445

ZONING STAFF REPORT

Date: February 27, 2012
Case No.: ZC12-03-018
Posted: 02/15/12

Meeting Date: March 6, 2012
Determination: Denied

GENERAL INFORMATION

PETITIONER: Sam & Louise Woods
OWNER: Sam & Louise Woods
REQUESTED CHANGE: From NC-1 (Professional Office District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being lot 1, North Oaklawn Subdivision; S39,T8S,R13E; Ward 7, District 7
SIZE: 49,210 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	NC-1 (Professional Office District)
South	Undeveloped	A-3 (Suburban District)
East	Vacant	NC-1 (Professional Office District)
West	Commercial	NC-1 (Professional Office 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 from NC-1 (Professional Office District) to HC-2 (Highway Commercial District). The site is located on the southeast corner of US Highway 190 & Oaklawn Drive. The 2025 future land use plan call for the area to be developed with residential uses. The site is currently zoned NC-1 and is undeveloped. Staff feels that there is no compelling reason to increase the intensity of the commercial zoning on the site.

STAFF RECOMMENDATION:

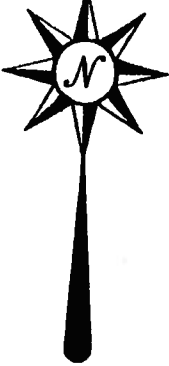
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.

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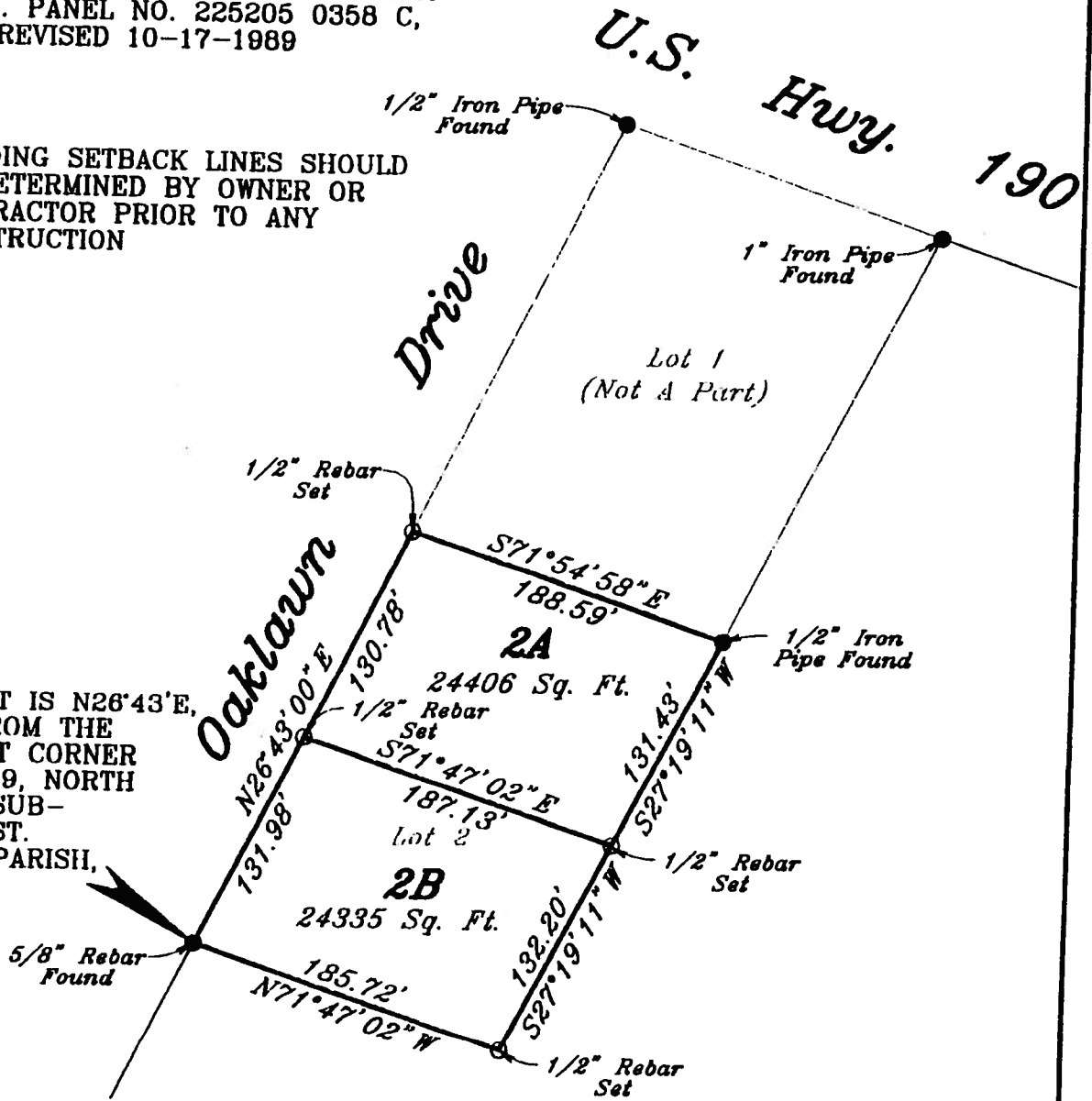
7012-03-018

THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM COMM. PANEL NO. 225205 0358 C, MAP REVISED 10-17-1989



BUILDING SETBACK LINES SHOULD BE DETERMINED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION

THIS POINT IS N26°43'E, 538.85; FROM THE SOUTHWEST CORNER OF LOT 349, NORTH OAKLAWN SUB-DIVISION, ST. TAMMANY PARISH, LOUISIANA



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

RESUBDIVISION MAP OF PROPERTY LOCATED AS LOT 2 PART OF LOT 349 INTO PARCELS 2A AND 2B, NORTH OAKLAWN SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA FOR SAMUEL R. WOODRUFF, JR. ET UX

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM. FILED FOR RECORD

CLERK OF COURT

DATE

FILE NO.



JERON R. SITTZ MORRIS
REG. NO. 2403
LAND SURVEYOR

LS SURVEYING, INC.
COVINGTON, LA.