

3/6/2012



St. Tammany Parish Government

Department of Planning

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**Pat Brister
Parish President**

APPEAL # 2

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: 3-06-2012

ZC12-03-022

Existing Zoning:	NC-2 (Indoor Retail and Service District)
Proposed Zoning:	NC-5 (Retail and Service District)
Acres:	1 acre
Petitioner:	William Michael Sims
Owner:	William Michael Sims & Janice Wood Sims
Location:	Parcel located at the southwest corner of Carroll Road & Devon Street, being 58255 Carroll Road, Slidell, S38,T9S,R14E, Ward 9, District 12
Council District:	12

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

W.M. Sims
(SIGNATURE)

Print name here W. M. Sims

W.M. Sims

206 VALLEY LN Slidell LA 70458

PHONE # (985) 781-7157

ZONING STAFF REPORT

Date: March 6, 2012

Case No.: ZC12-03-022

Posted: 02/15/12

Meeting Date: March 6, 2012

Determination: Denied

GENERAL INFORMATION

PETITIONER: William Michael Sims
OWNER: William Michael Sims & Janice Wood Sims
REQUESTED CHANGE: From NC-2 (Indoor Retail and Service District) to NC-5 (Retail and Service District)
LOCATION: Parcel located at the southwest corner of Carroll Road & Devon Street, being 58255 Carroll Road, Slidell; S38,T9S,R14E; Ward 9, District 12
SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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-2 (Indoor Retail and Service District)
South	Undeveloped	A-3 (Suburban District)
East	Residential	NC-2 (Indoor Retail and Service District)
West	Residential	A-3 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

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-2 (Indoor Retail and Service District) to NC-5 (Retail and Service District). The site is located at the southwest corner of Carroll Road & Devon Street, being 58255 Carroll Road, Slidell. The 2025 future land use plan designates the area to be developed with residential uses. The site is currently zoned NC-2 and developed with a commercial building. Considering that the site is surrounded by residential uses, staff feels that there is no compelling reason to increase the intensity of the commercial zoning.

Note that the property was zoned C-1 Neighborhood Commercial District before the Comprehensive Rezoning.

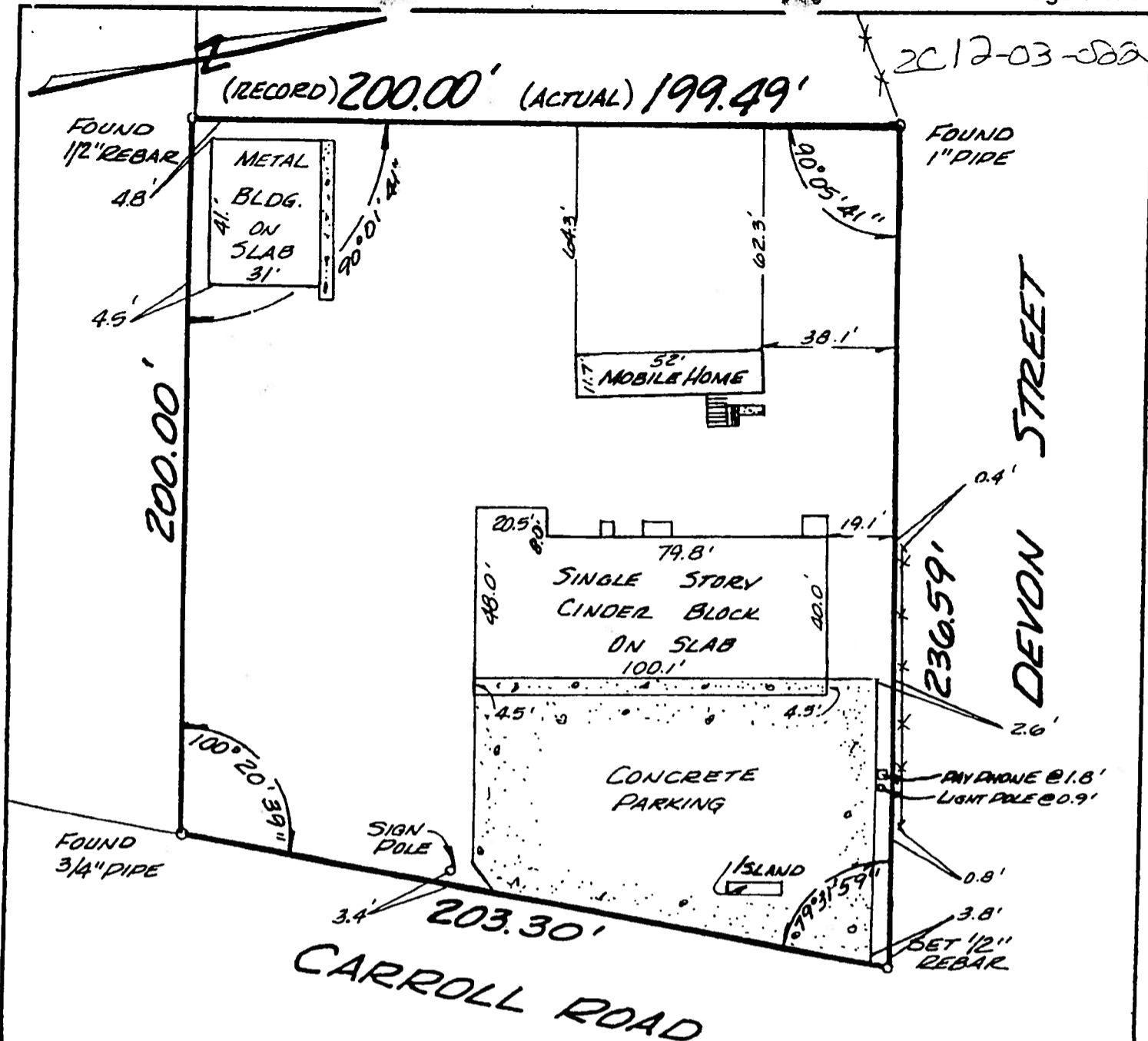
STAFF RECOMMENDATION:

The staff recommends that the request for a NC-5 (Retail and Service District) designation be denied.

CASE NO.: ZC12-03-022
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SIZE: 1 acre



2012-03-08a



ADDRESS: 58255 CARROLL ROAD

<p>I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.</p>	<p>SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.</p>	<p>ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.</p>
		<p>F.I.R.M. <u>2252050420 E</u> <u>4-21-99</u> ZONE <u>A-7</u> B.F.E. <u>9.0'</u> *Verify prior to Construction with Local Governing Body</p>

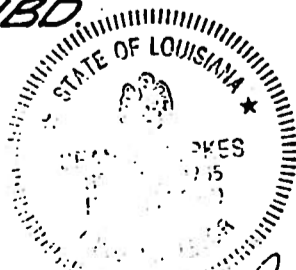
SURVEY NO. <u>1013172</u> DATE: <u>12-4-01</u>	J. V. BURKES & ASSOC., INC. 2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461 985-649-0075 FAX 985-649-0154	DRAWN BY: <u>KP</u> SCALE: <u>1"=40'</u>
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REVISED:

SURVEY MAP OF: LOTS 20 & 21 SQUARE K

LOCATED IN: BAYOU LIBERTY GARDENS SUBD
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: MIKE SIMS



SURVEYED BY:
Sean M. Burkes
SEAN M. BURKES
 .LA. REG. NO. 4785