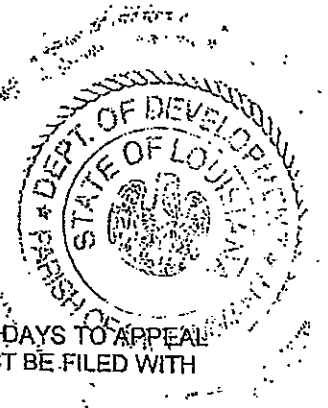


ZC Recommended Denial :**3/7/17**

ST. TAMMANY PARISH
PATRICIA P. BRISTER
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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE:

3/8/17Case Number:**2017-545-ZC****From: NC-6 + A-2****To: NC-6**

**2.879 Acres on LA Hwy 435
(Less Lots 8-12 in Square 15)**

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

ADDRESS:

P.O. Box 1810 Covington, LA 70434

PHONE #:

985-892-4801

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
WWW.STPGOV.ORG

2017-545-ZC

Existing Zoning:

NC-6 (Public, Cultural & Recreational District) & A-2 (Suburban District)

Proposed Zoning:

NC-6 (Public, Cultural & Recreational District)

Acres:

2.879 acres

Petitioner:

Jeff Schoen

Owner:

Hazel Fogg

Location:

Parcel located on the south side of Hwy 435, east of Murphy Singletary Road, S38, T6, R13, Ward 6, District 6

Council District:

6

ZONING STAFF REPORT

Date: 2/24/2017
Case No.: 2017-545-ZC
Posted: 02/13/17

Meeting Date: 3/7/2017
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: Hazel Fogg

REQUESTED CHANGE: From NC-6 Public, Cultural and Recreational District, A-2 Suburban District to NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the south side of LA Highway 435, east of Murphy Singletary Road ; S38, T6S, R13E; Ward 6, District 6

SIZE: 2.879 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	Vacant Commercial Building	NC-6 Public, Cultural and Recreational District
South	Undeveloped	A-2 Suburban District
East	Commercial & Residential	NC-6 Public, Cultural and Recreational District & A-2 Suburban District
West	Undeveloped & Residential	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-6 Public, Cultural and Recreational District, A-2 Suburban District to NC-6 Public, Cultural and Recreational District. This site is located on the south side of LA Highway 435, east of Murphy Singletary Road. The 2025 future land use plan calls for the area to be developed with agriculture and residential uses. Staff does not completely object to the request; however, the rear portion of the property should remain zoned A-2, considering the rural character of the area and the proximity to some existing residences.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-6 Public, Cultural and Recreational District designation be denied.

Case No.: 2017-545-ZC

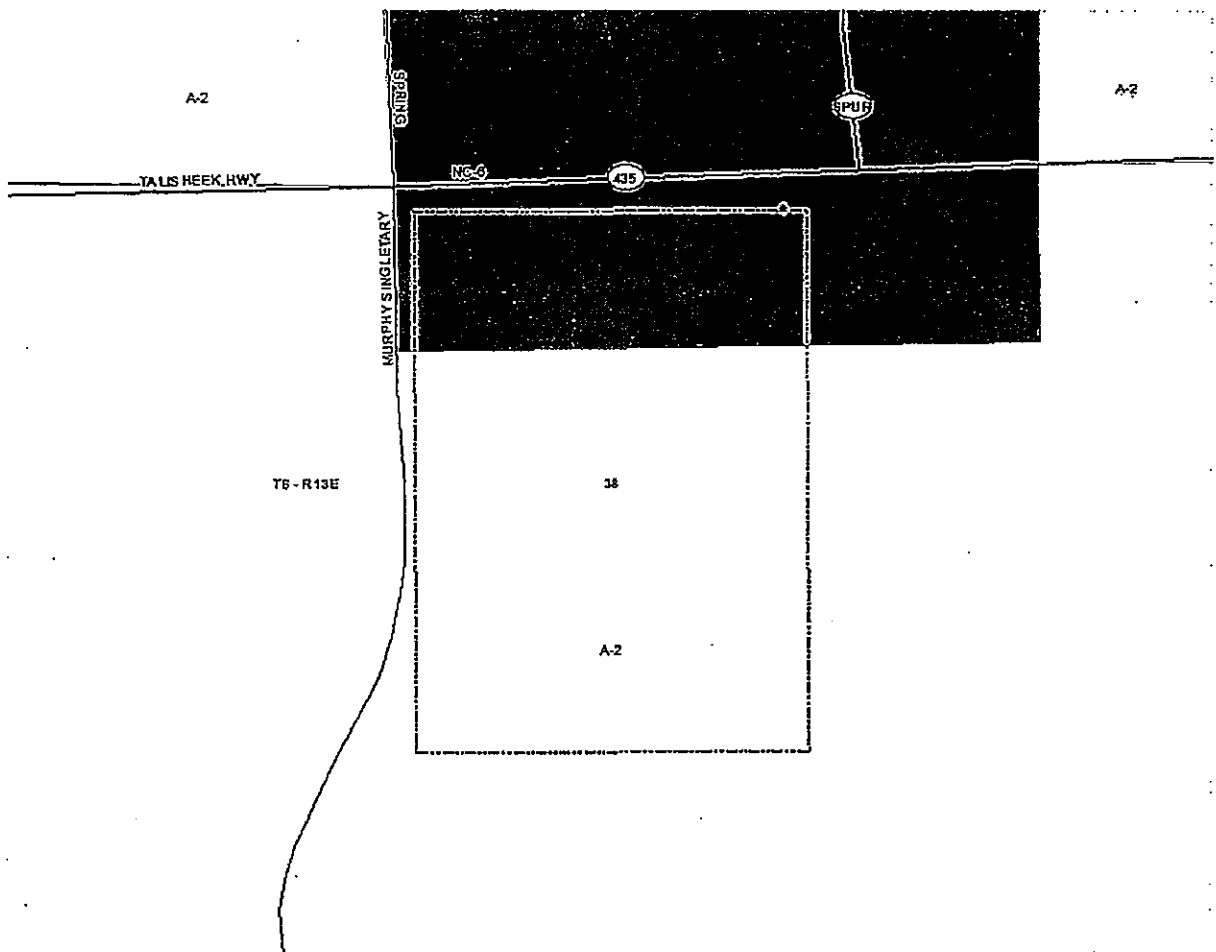
PETITIONER: Jeff Schoen

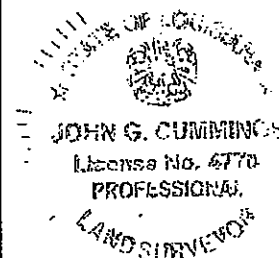
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SIZE: 2.879 acres





2017-545-ZC

SPRING

NC-6

TALISHEEK HWY

MURPHY SINGLETARY

38

T6-R13E

A2

15

0 200 Feet

N