



APPEAL # 1

ST. TAMMANY PAR
PATRICIA P. BRISTER
PARISH PRESIDENT

ZC APPROVED: 3/6/18

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: 3/8/18

2018-902-ZC

Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Location:	Parcel located on the southeast corner of Indian Village Road & US Highway 190 East, being 467 Indian Village Road, Slidell, S20, T9S, R15E, Ward 8, District 13
Acres:	1.515 acres
Petitioner:	Joe H. & Judy A. Malone
Owner:	Joe H. & Judy A. Malone
Council District:	13

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: Jerry E. Whitman, Vice-President, River Oaks Homeowners Assoc.

ADDRESS: 190 E. Pearl Drive, Slidell, LA 70461

PHONE #: 985-649-2244; 985-774-5021

ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-902-ZC
Posted: 02/21/18

Meeting Date: 3/6/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Joe H. & Judy A. Malone

OWNER: Joe H. & Judy A. Malone

REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the southeast corner of Indian village Road & US Highway 190 East, being 467 Indian Village Road, Slidell; S20, T9S, R15E; Ward 8, District 13

SIZE: 1.515 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal & Parish 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	Undeveloped	NC-4 Neighborhood Institutional District
South	Residential	A-3 Suburban District
East	Residential	HC-2 Highway Commercial District
West	Residential	A-4A Single Family Residential District

EXISTING LAND USE:

Existing development: Yes 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 HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the southeast corner of Indian village Road & US Highway 190 East, being 467 Indian Village Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. There is an existing gas station/convenience store located on the site. Staff feels that there is no compelling reason to recommend approval of the request, considering that the HC-3 zoning district allows for more intense uses than the existing HC-2 zoning district.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 Highway Commercial District designation be denied.

Case No.: 2018-902-ZC

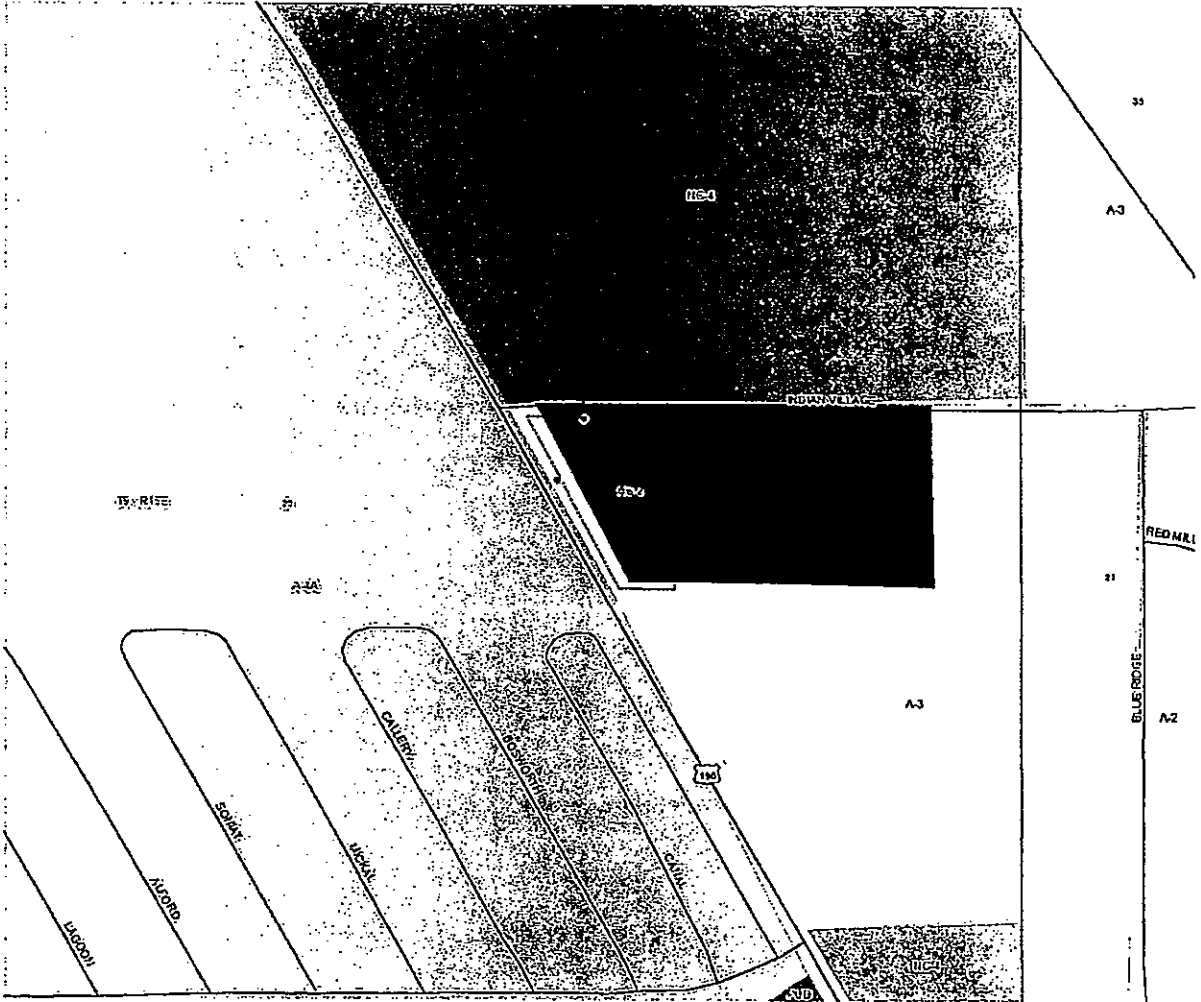
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2018-902-2C

INDIAN VILLAGE ROAD



173.00'(REF#1)
171.02'(ACTUAL)

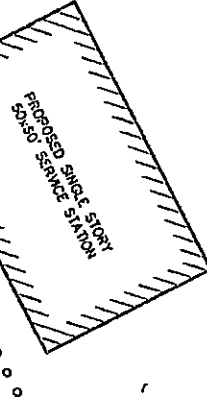
205.00'
S09°11'00"E

590.10'(REF#2)
501.48'(ACTUAL)

A/K/A
LA HIGHWAY 190 ROAD
SALT BAYOU ROAD

START
NE 50° 00' 00" W

Proposed
CANOPY



1.515 ACRE
PARCEL

28.726'
A.O.O. 22.105

0.7'
5/8" Iron Rod
(End Bent)

113.70'(REF #1&2)

NOTE: P.O.B. BY
OTHERS AND NOT
FIELD VERIFIED BY
THIS FIRM.

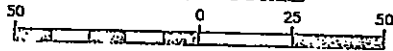
108.00'
N08°58'00"W

P.O.B.

LEGEND

- 1/2" Iron Rod Set
- 5/8" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

ADDRESS: 2915 Highway 190

I CERTIFY THAT THIS PLAT DOES REPRESENT 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.

PROPERTY IS NOT SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS." BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

DRAWING NO.
20090791PP

DATE:
7/30/2009

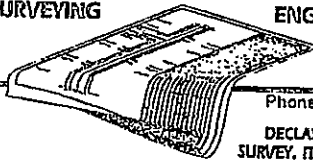
J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING & ENVIRONMENTAL
1805 Shortcut HWY.
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

DRAWN BY: DLT
CHECKED BY: JDL

SCALE:
1" = 50'

REVISED: 8/27/2009 \ CANOPY SIZE



Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SKETCH OF 1.515 ACRE
PARCEL OF LAND
SECTION 20, T9S-R15E
ST. TAMMANY PARISH
LOUISIANA

CERTIFIED
TO: MS BUILDERS