



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: 3/6/19

Case Number: 2019-1343-ZC

Petitioner: John D. Moores, Jr

Owner: Ann P. Moores

Proposed zoning: I-1

2019-1343-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)

Proposed Zoning: I-1 (Industrial District)

Acres: 32,338 Sq. Ft.

Petitioner: John D. Moores

Owner: Ann P. Moores

Location: Parcel located on the north side of LA Highway 36, east of Manor Street, west of Plantation Street, being lots A & B, Square 2, Robindale Subdivision, S35, T6S, R11E, Ward 3, District 2.

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.

[Handwritten Signature]
(SIGNATURE)

PRINT NAME: John D. Moores, Jr

ADDRESS: 427 N. Heard St., Covington, LA 70433

PHONE #: 985-630-8053

ZONING STAFF REPORT

Date: 2/25/2019
Case No.: 2019-1343-ZC
Posted: 02/13/19

Meeting Date: 3/6/2019
Determination: Denied

GENERAL INFORMATION

PETITIONER: John D. Moores

OWNER: Ann P. Moores

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District

LOCATION: Parcel located on the north side of LA Highway 36, east of Manor Street, west of Plantation Street, being lots A & B, Square 2, Robindale Subdivision; S35, T6S, R11E; Ward 3, District 2

SIZE: 32,338 sq.ft.

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	NC-4 Neighborhood Institutional District
South	Outdoor Storage Yard	I-2 Industrial District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Vacant/Residential	NC-4 Neighborhood Institutional 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to I-1 Industrial District. This site is located on the north side of LA Highway 36, east of Manor Street, west of Plantation Street, being lots A & B, Square 2, Robindale Subdivision. The 2025 future land use plan calls for the site to be developed with commercial uses. Although, the Highway 36 Corridor is developed with a variety of commercial, industrial and residential uses, Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is abutting residential uses on the north side and some undeveloped and vacant land zoned NC-4 on the east and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 Industrial District designation be denied.

Case No.: 2019-1343-ZC

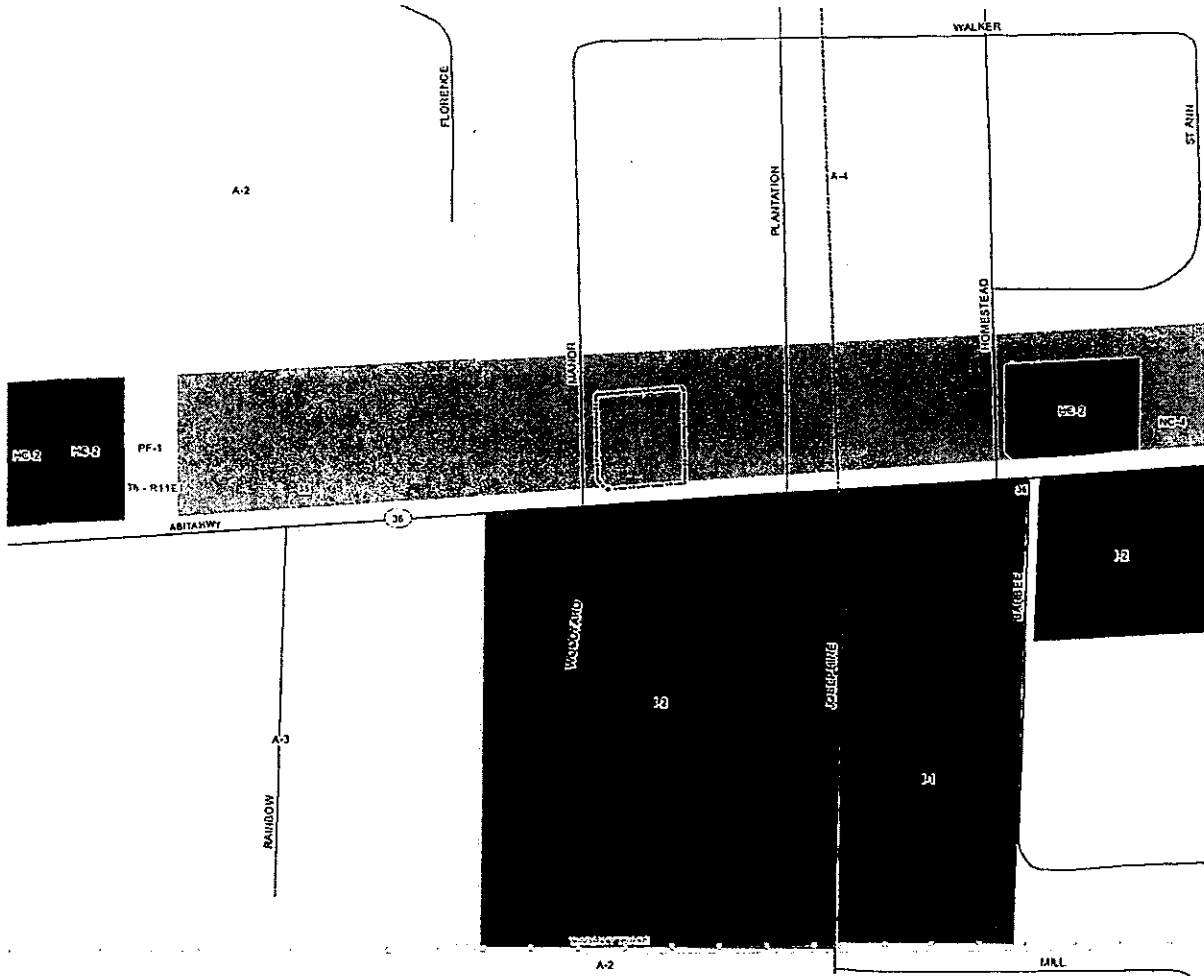
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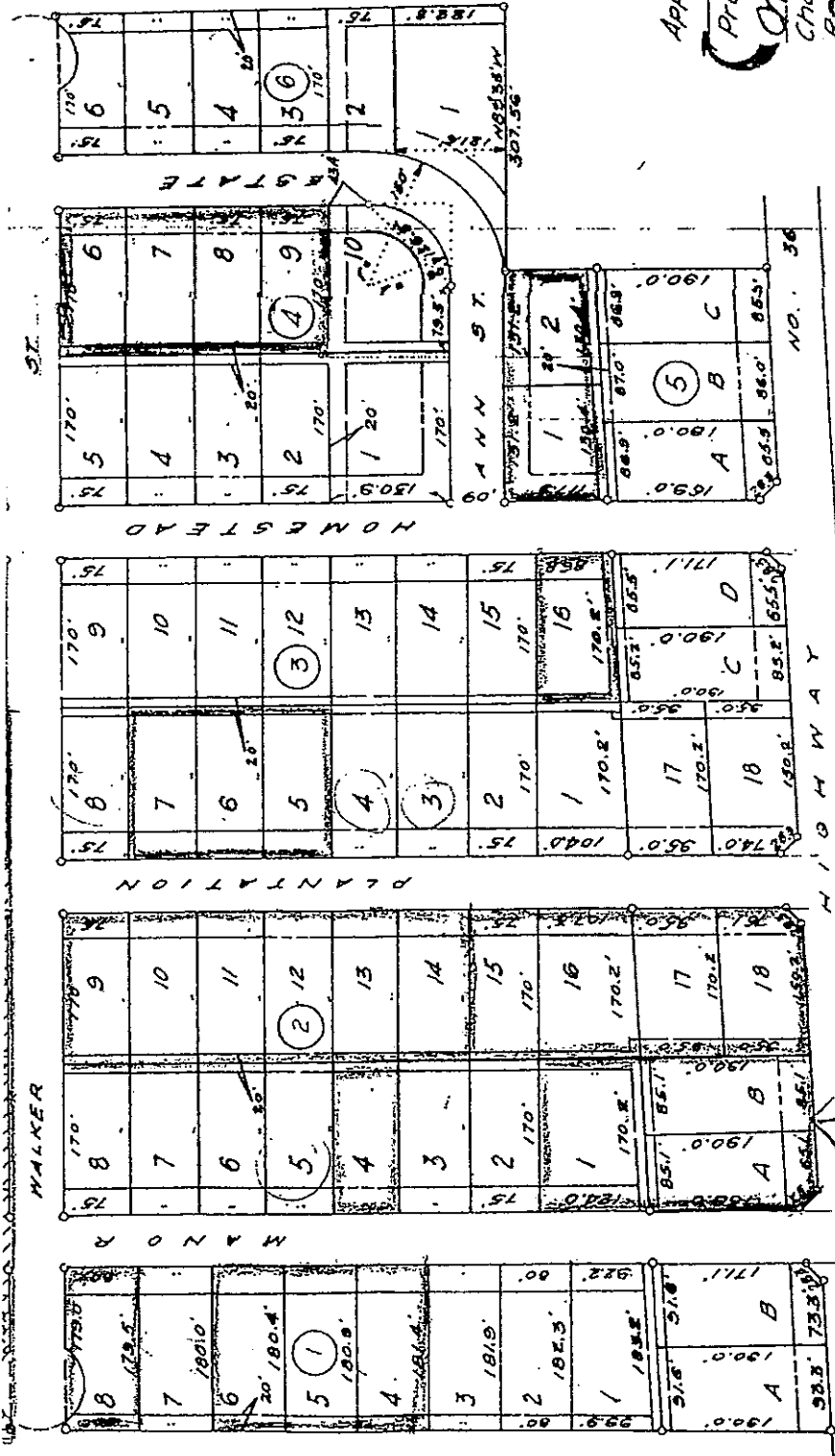
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2019-1343-ZC

Approved *George A. Brown*
 President, Police Jury
Malcolm St. Allison
 Chairman, Subdivision
 Regulatory Committee
John M. [unclear]
 Adm. Engineer

File: 146-B



KIRBY

2019-1343-ZC

MANOR

WALKER

FLORENCE

PLANTATION

A-2

A-4

T6-R1E

N6-4

35

38

ABTARHWY

36

WOODYARD

JOSEPHINE

A-3

I-2

I-4

TAMMANY TRACE

