



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. BOX 628
 COVINGTON, LA 70434
 PHONE (985) 898-2529
 FAX (985) 898-3003
 e-mail: planning@stp.gov

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: 7/5/11

ZC 11-06-057
7.091 Acres
HC-3 to I-1

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

(SIGNATURE)
JEFFREY D. SCHOEN
P. O. Box 1810
COVINGTON, LA 70434
 PHONE #: 985 892 4801

3. ZC11-06-057
 Existing Zoning: HC-3 (Highway Commercial District)
 Proposed Zoning: I-1 (Industrial District)
 Acres: 7.091 acres
 Petitioner: Reed Ingram
 Owner: CRHGZH, L.L.C.
 Location: Parcel located on the southwest corner of US Highway 11 & Fricke Road, S26,T8S,R14E, Ward 8, District 14
 Council District: 14
 (TABLED FROM ZC 6/7/11 MEETING)

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ZONING STAFF REPORT

Date: June 27, 2011

Case No.: ZC11-06-057

Prior Action: Tabled (06/07/11)

Posted: 06/14/11

Meeting Date: July 5, 2011

Determination: Denied

GENERAL INFORMATION

PETITIONER: Reed Ingram
OWNER: CRHGZH, L.L.C.
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to I-1 (Industrial District)
LOCATION: Parcel located on the southwest corner of US Highway 11 & Fricke Road; S26,T8S,R14E; Ward 8, District 14
SIZE: 7.091 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **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	Commercial/ Residential	HC-3 (Highway Commercial) District
South	Commercial	HC-3 (Highway Commercial) District
East	Rail Road/ Residential	A-4 (Suburban) District
West	Undeveloped	HC-3 (Highway Commercial) 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 HC-3 (Highway Commercial District) to I-1 (Industrial District). The site is located on the southwest corner of US Highway 11 & Fricke Road. The 2025 Future Land Use Plan calls for commercial development in this area. The site is currently undeveloped and surrounded by undeveloped land zoned commercial.

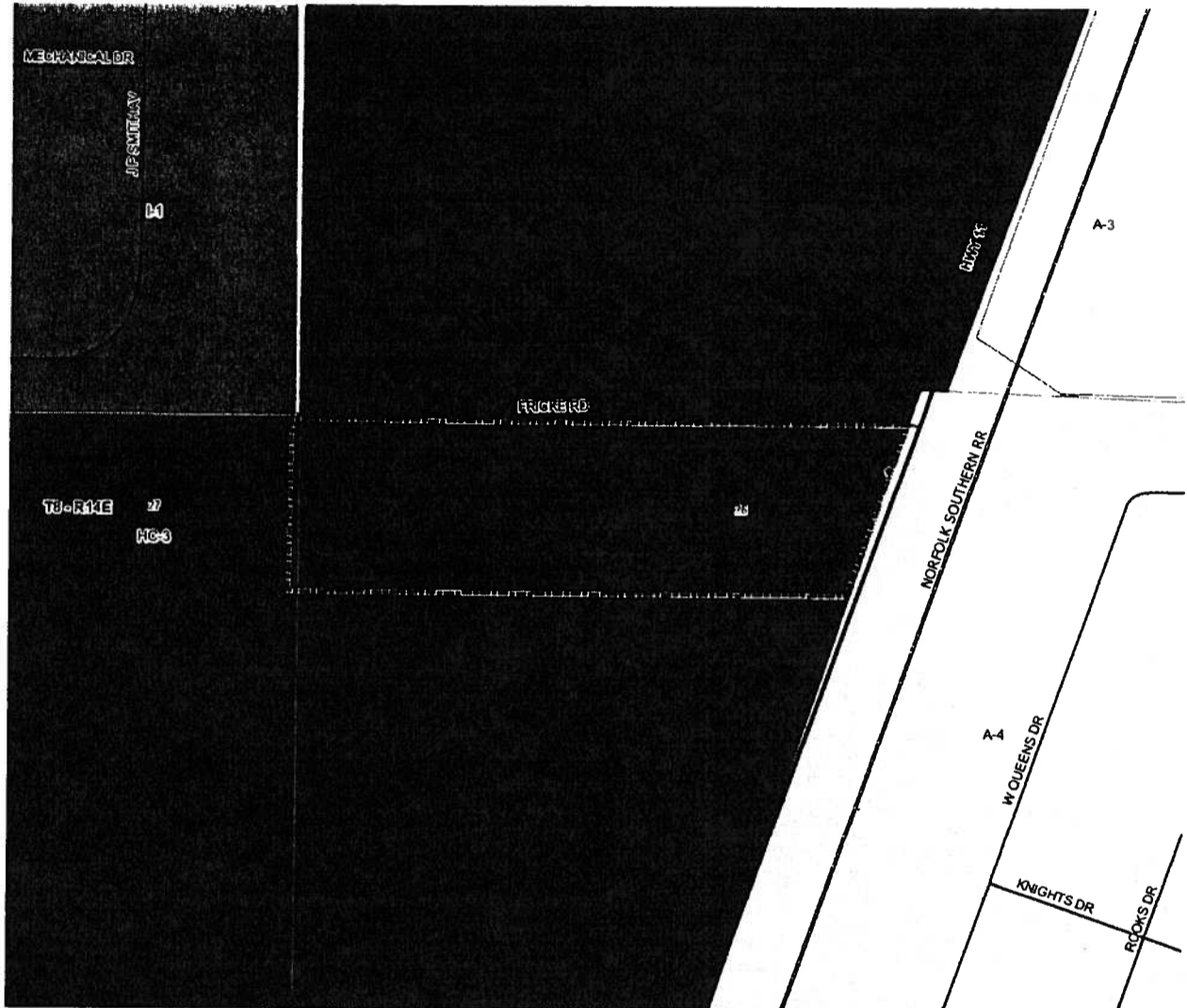
Note that the petitioner submitted a revised survey of the site. The size of the site is being reduced from 7.091 acres to 0.75 acres (see attached survey of parcel B-1).

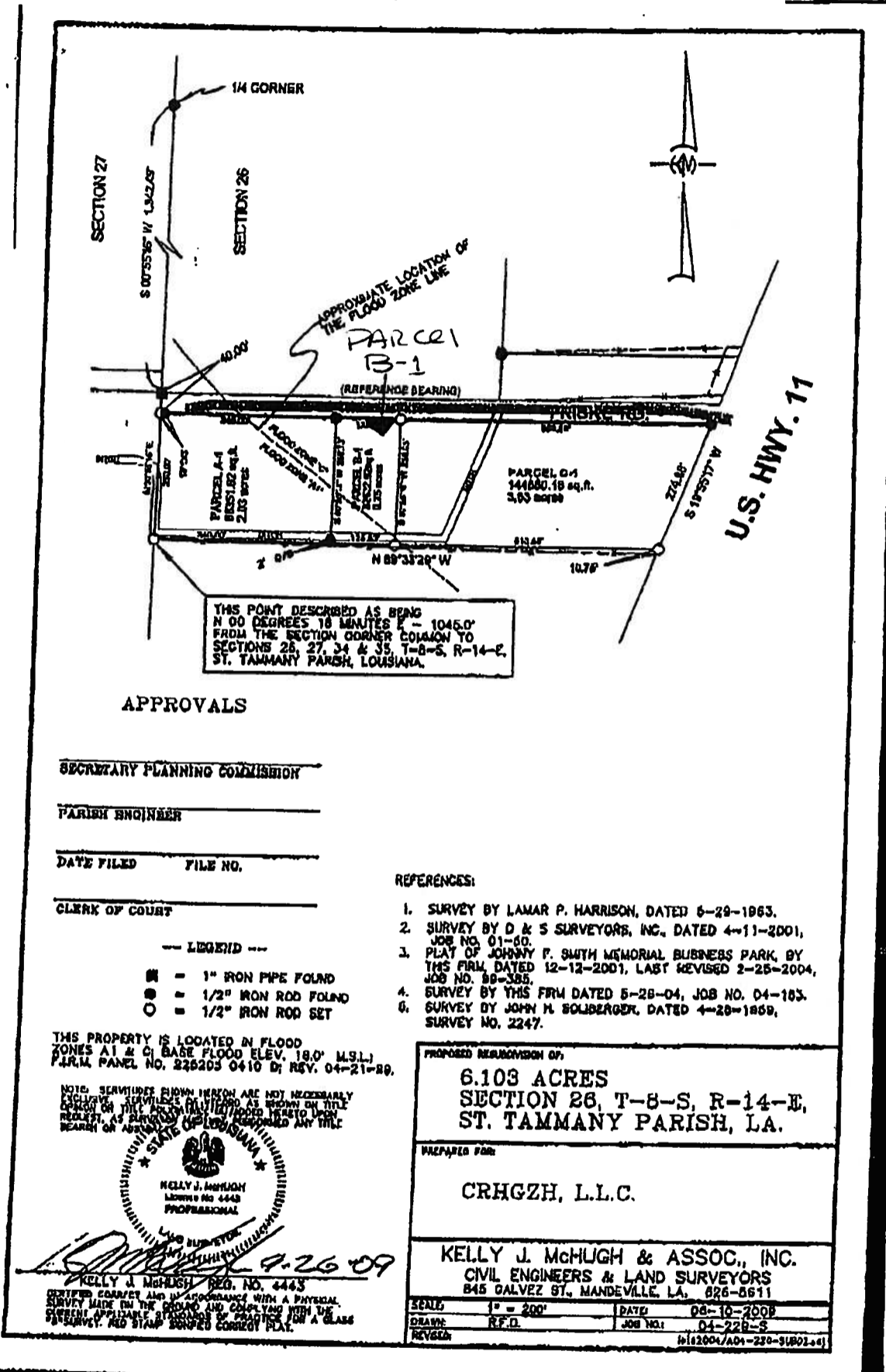
Staff's recommendation remains the same and feels that the current zoning of HC-3 is appropriate for the site.

STAFF RECOMMENDATION:

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

CASE NO.: ZC11-06-057
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APPROVALS

SECRETARY PLANNING COMMISSION

PARISH ENGINEER

DATE FILED FILE NO.

CLERK OF COURT

--- LEGEND ---

- = 1" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONES A1 & C1 BASE FLOOD ELEV. 18.0' M.S.L. P.J.R.M. PANEL NO. 226203 0410 D; REV. 04-21-89.

NOTE: SIGNATURES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE SERVICES RENDERED AS SHOWN ON THIS DRAWING OR THIS PLAN. ANY ADDITIONAL SERVICES RENDERED AS SHOWN ON THIS DRAWING OR THIS PLAN ARE NOT SHOWN ON THIS DRAWING OR THIS PLAN.



Kelly J. McHugh 9-26-09
 KELLY J. McHUGH REG. NO. 4443
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE IN THE FIELD AND COMPLYING WITH THE CURRENT APPLICABLE STATE AND FEDERAL REQUIREMENTS FOR A CLASS SURVEY. AND STAMP BEING CORRECT PLAN.

REFERENCES:

1. SURVEY BY LAMAR P. HARRISON, DATED 6-29-1863.
2. SURVEY BY D & S SURVEYORS, INC., DATED 4-11-2001, JOB NO. 01-60.
3. PLAT OF JOHNNY P. SMITH MEMORIAL BUSINESS PARK, BY THIS FIRM, DATED 12-12-2001, LAST REVISED 2-25-2004, JOB NO. 88-385.
4. SURVEY BY THIS FIRM DATED 5-28-04, JOB NO. 04-103.
5. SURVEY BY JOHN H. SOLDSBERGER, DATED 4-28-1859, SURVEY NO. 2247.

PROPOSED REBUNDON OF:	
6.103 ACRES SECTION 26, T-8-S, R-14-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
CRHGZH, L.L.C.	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 70155-5611	
SCALE: 1" = 200'	DATE: 08-10-2008
DRAWN: R.F.D.	JOB NO: 04-228-S
REVISED:	6162001/AD-230-31802-01

