



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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APPEAL # 2

ST. TAMMANY PARISH

ZC11-07-062

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: 7-5-2011

APPEALS ZONING COMMISSION
 DENIAL OF ZC11-07-062

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

Lillian Johnson
 (SIGNATURE)

LILLIAN JOHNSON

62143 N 13TH ST

SLIDELL, LA

PHONE #: 504-606-2222 ext 201-3787

RECEIVED
 JUL 06 2011
 PLANNING
 DEPT.

ZC11-07-062

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	NC-2 (Indoor Retail and Service District)
Acres:	20,000 sq. ft.
Petitioner:	Parish Council by Motion 5/5/2011
Location:	Parcels located on the west side of 13th Street and on the east side 14th Street, south of 3rd Avenue, being lots 3,4, 10 & 11, Square 13, Alton, S23,T8S,R14E, Ward 8, District 14
Council District:	14

ZONING STAFF REPORT

Date: June 27, 2011
Case No.: ZC11-07-062
Posted: 06/14/11

Meeting Date: July 5, 2011
Determination: Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-4 (Single-Family Residential District) to NC-2 (Indoor Retail and Service District)
LOCATION: Parcels located on the west side of 13th Street and on the east side 14th Street, south of 3rd Avenue, being lots 3,4, 10 & 11, Square 13, Alton; S23,T8S,R14E; Ward 8, District 14
SIZE: 20,000 sq. ft.

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	A-4 (Single-Family Residential District)
South	Residential	A-4 (Single-Family Residential District)
East	Undeveloped	A-4 (Single-Family Residential District)
West	Residential	A-4 (Single-Family Residential District)

EXISTING LAND USE:

Existing development? No **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 A-4 (Single-Family Residential District) to NC-2 (Indoor Retail and Service District). The parcels are located on the west side of 13th Street and on the east side 14th Street, south of 3rd Avenue. The 2025 future land use plan designates the area to be developed with residential uses. There is no compelling reason to recommend approval to the request to rezoned to site to commercial, considering that the site is surrounded by single family residences and undeveloped properties.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-2 (Indoor Retail and Service District) designation be denied.

CASE NO.: ZC11-07-062

REQUESTED CHANGE: From A-4 (Single-Family Residential District) to NC-2 (Indoor Retail and Service District)

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ZC11-07-062

