



St. Tammany Parish Government

Department of Development

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Covington, LA 70434

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APPEAL # 3

Pat Brister
Parish President

ZC DENIED: 11/7/12

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: 10-9-2012

CASE NUMBER:

RECEIVED
NOV 09 2012
PLANNING
DEPT.

ZC12-11-108

Existing Zoning:	A-4A (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	1.66 acres
Petitioner:	Parish Council by Motion 9/10/12
Location:	Parcel located on the east side of 8th Street & on the west side of 9th Street, south of LA Highway 36, S42,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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

John D. Warner
(SIGNATURE)

Print name here: John D. Warner

20246 Warner Rd

Cov. LA. 70435

PHONE # 985-893-1513

ZONING STAFF REPORT

Date: October 29, 2012
Case No.: ZC12-11-108
Posted: 10/11/2012

Meeting Date: November 7, 2012
Determination: Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-4A (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the east side of 8th Street & on the west side of 9th Street, south of LA Highway 36; S42,T6S,R11E; Ward 3, District 2
SIZE: 1.66 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** Gravel **Condition:** Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	HC-2 Highway Commercial
South	Undeveloped/ Tammany Trace	A-4A Suburban District
East	Commercial/ Undeveloped	HC-2 Highway Commercial & A-4A Suburban Districts
West	Undeveloped	HC-2 Highway Commercial & A-4A Suburban Districts

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas

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-4A (Suburban District) to HC-2 (Highway Commercial District). The site is located on the east side of 8th Street & on the west side of 9th Street, south of LA Highway 36. The 2025 Future Land Use Plan calls for a mix commercial and residential uses in the area. Staff has no objections to the request, considering that the site is partially zoned commercial and surrounded by undeveloped land.

Note that the parcel was zoned C-2 Highway Commercial District prior to the Comprehensive Rezoning.

STAFF RECOMMENDATION:

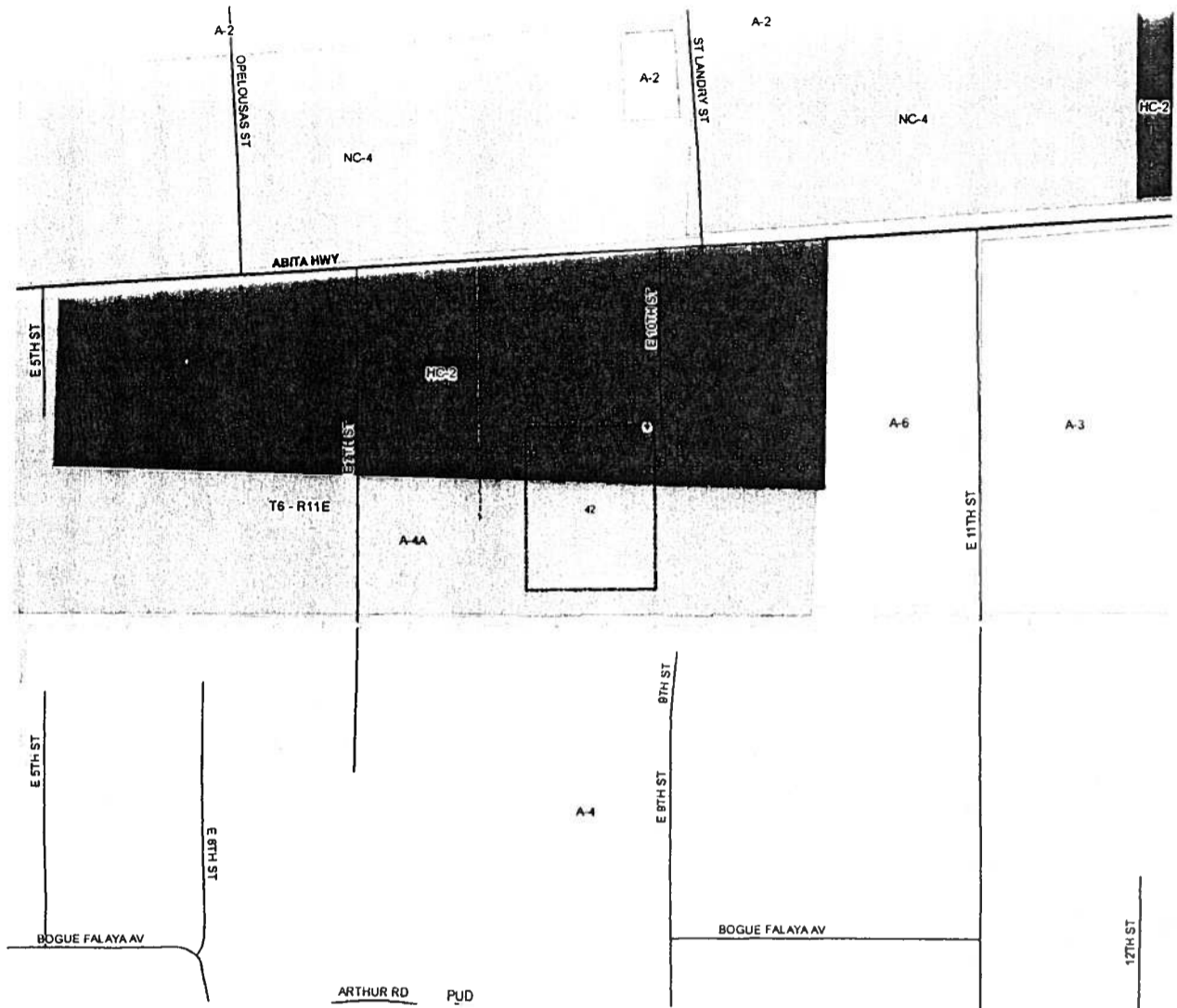
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved.

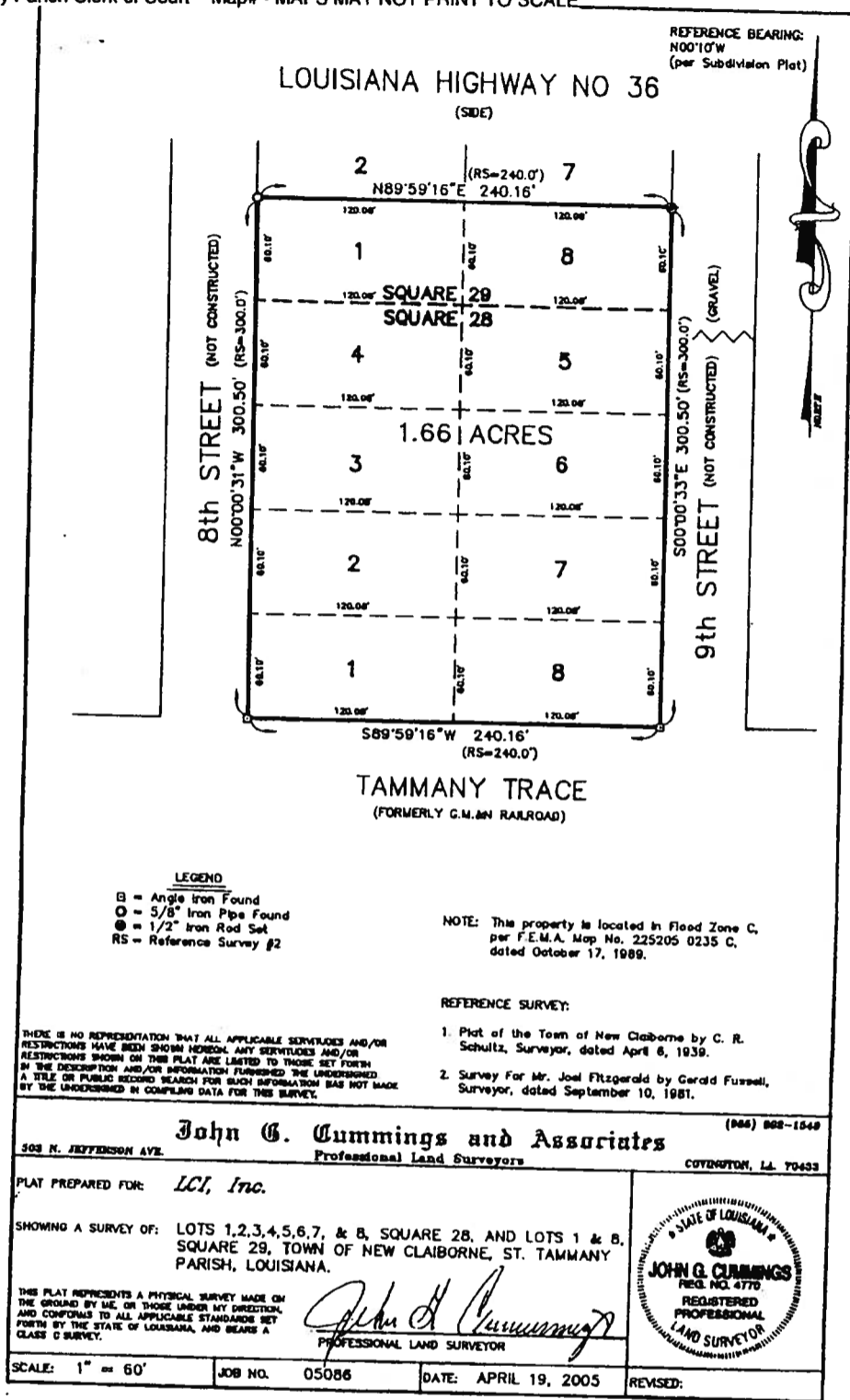
CASE NO.: ZC12-11-108

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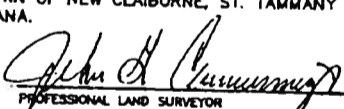



LEGEND
 □ = Angle Iron Found
 ○ = 5/8" Iron Pipe Found
 ⊙ = 1/2" Iron Rod Set
 RS = Reference Survey #2

NOTE: The property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.

- REFERENCE SURVEY:**
1. Plat of the Town of New Claiborne by C. R. Schultz, Surveyor, dated April 6, 1839.
 2. Survey For Mr. Joel Fitzgerald by Gerald Fussell, Surveyor, dated September 10, 1981.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICEDS AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICEDS AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

John G. Cummings and Associates Professional Land Surveyors		(984) 882-1548
503 N. JEFFERSON AVE. COVENINGTON, LA. 70433		
PLAT PREPARED FOR: <i>LCI, Inc.</i>		
SHOWING A SURVEY OF: LOTS 1,2,3,4,5,6,7, & 8, SQUARE 28, AND LOTS 1 & 8, SQUARE 29, TOWN OF NEW CLAIBORNE, ST. TAMMANY PARISH, LOUISIANA.		
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS D SURVEY.  PROFESSIONAL LAND SURVEYOR		
SCALE: 1" = 60'	JOB NO. 05086	DATE: APRIL 19, 2005
		REVISED: