



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

APPEAL # 2

ZC Approved :

11/1/11

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: 11-4-11

ZC11-10-082

Existing Zoning: I-1 (Industrial District)
Proposed Zoning: I-3 (Heavy Industrial District)
Acres: 1.5 acres
Petitioner: Parish Council by Motion 9/6/2011
Location: Parcel located at the northeast corner of Commercial Drive & Brown's Village Road, being lot 25, Brown's Village Industrial Park, S27,T8S,R14E, Ward 8, District 14
Council District: 14

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)

CHARLES WALKER
688 E I-10 SERVICE ROAD
SLIDELL LA 70458
PHONE #: 985-774-6833

ZONING STAFF REPORT

Date: October 24, 2011

Meeting Date: November 1, 2011

Case No.: ZC11-10-082

Determination: Approved

Prior Action: Tabled (10/04/11)

Posted: 10/12/11

GENERAL INFORMATION

REQUESTED CHANGE: From I-1 (Industrial District) to I-3 (Heavy Industrial District)
LOCATION: Parcel located at the northeast corner of Commercial Drive & Brown's Village Road, being lot 25, Brown's Village Industrial Park; S27,T8S,R14E; Ward 8, District 14
SIZE: 1.5 acres

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	Industrial	I-1 Industrial District
South	Residential/Street	A-4A Suburban District
East	Industrial	I-1 Industrial District
West	Industrial	I-1 Industrial District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:

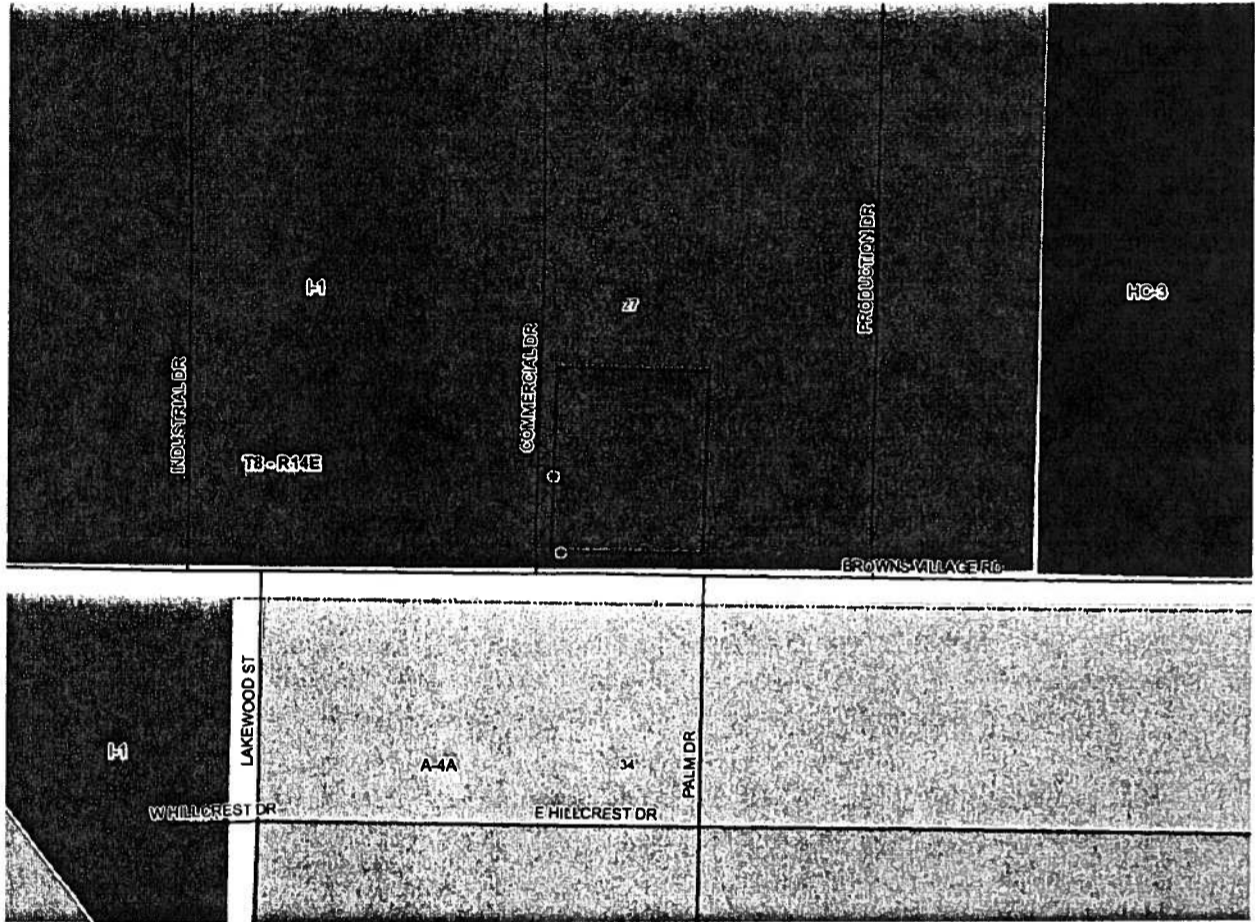
The petitioner is requesting to change the zoning from I-1 (Industrial District) to I-3 (Heavy Industrial District). The site is located at the northeast corner of Commercial Drive & Brown's Village Road, being lot 25, Brown's Village Industrial Park. The 2025 Future Land Use Plan calls for the area to be developed with industrial uses. The area is mostly developed with light and intermediate industrial uses. Staff is concerned with the intensity of the permitted uses listed under I-3 and the effect on the existing residences located across the street from this site.

Note that before the comprehensive rezoning, the site was rezoned to M-3 Heavy Industrial District (ZC08-05-027), which is similar to the current I-3 Heavy Industrial District. The original zoning change to M-3 had been requested in order to develop the site with an industrial, welding and gas supply business.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-3 (Heavy Industrial District) designation be denied.

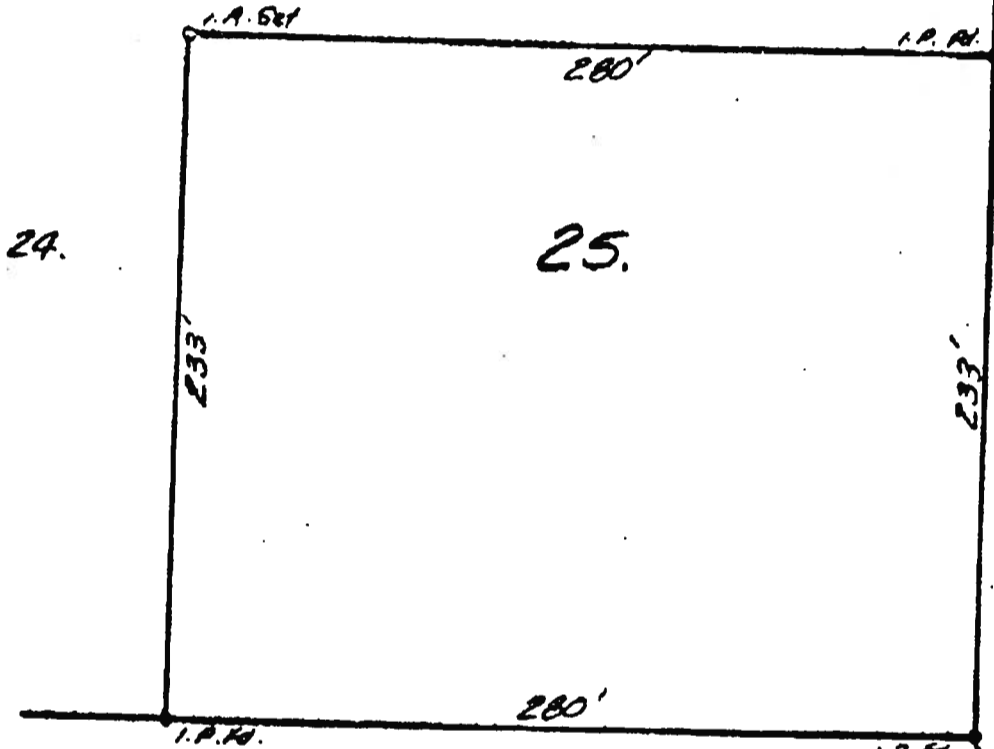
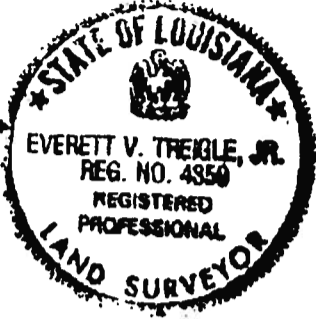
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BROWN'S VILLAGE INDUSTRIAL PARK ST. TAMMANY PARISH, LA.

2011-10-082

PRODUCTION DR. SIDE (Per Plan) (Gravel Roadway)



BROWNS VILLAGE RD.

COMMERCIAL DR. (Per Plan) (Gravel Roadway)

INDUSTRIAL DR. SIDE ST. TAMMANY AVE. SIDE (Dedicated Existing Asphalt Roadway)

1226'±
To St. Tammany Ave.

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATED THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE "A"

All lot angles 90°

Date: January 8, 1996

Scale: 1" = 60'

Surveyed in accordance with the Louisiana "Minimum Standards for property boundary surveys" for a class "C" survey.
Made at the request of F. Joseph Drolla, Jr. (Kearns) 010895

Bilbert, Kelly & Couturie, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001
9600280

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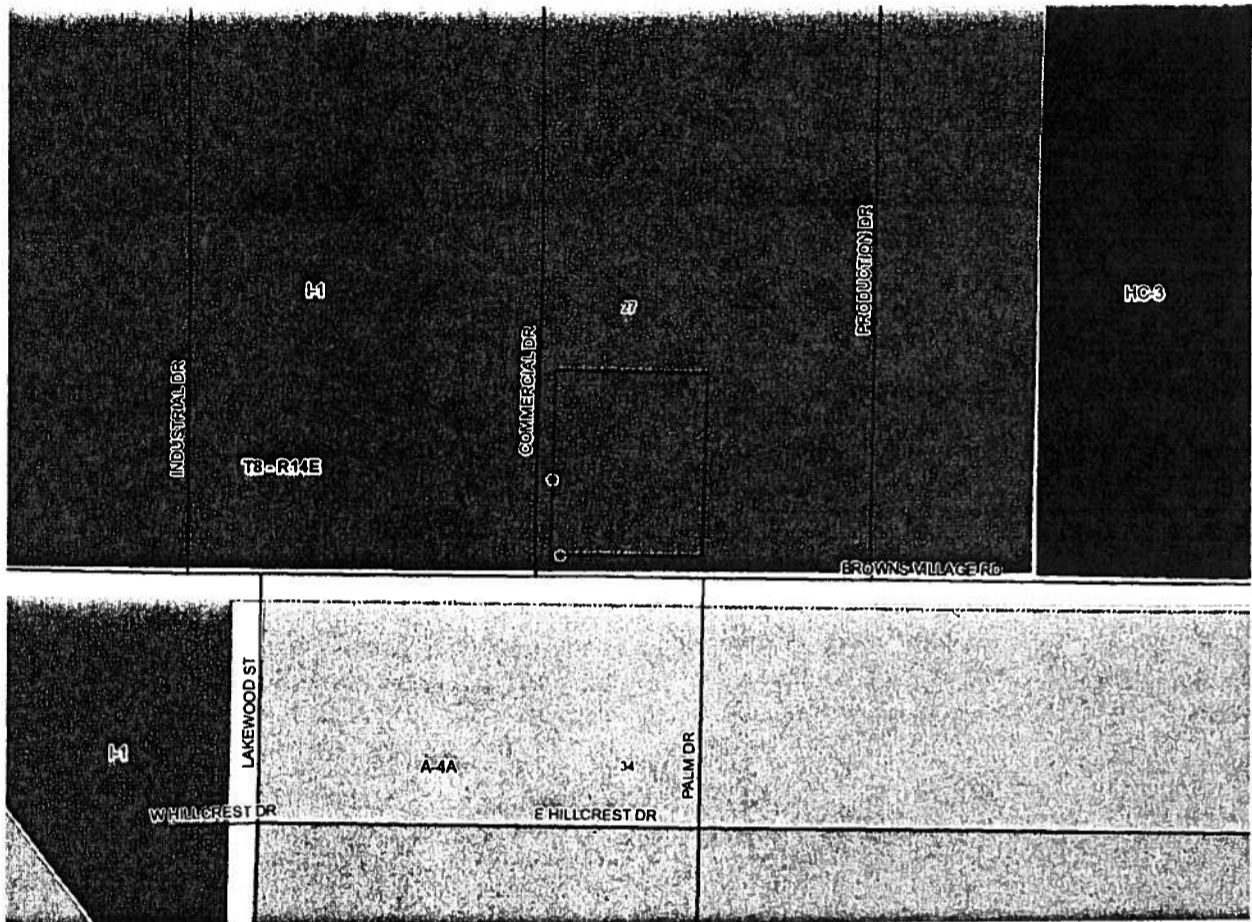


EXHIBIT "A"

ZC11-10-082

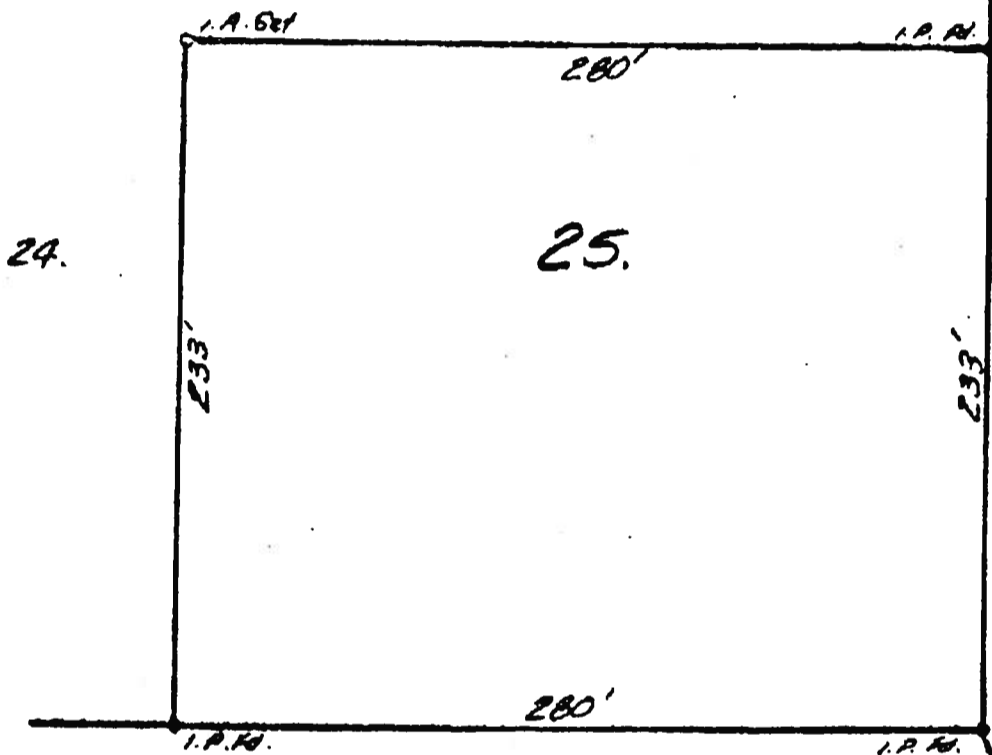
ON CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes appurtenances and advantages hereunto belonging or in anywise appertaining, situated in the PARISH OF ST. TAMMANY STATE OF LOUISIANA, in that part thereof known as BROWNS' VILLAGE INDUSTRIAL PARK, bounded by Browns Village Road (dedicated existing asphalt roadway), Commercial Drive (gravel roadway), Industrial Drive, St. Tammany Avenue (dedicated existing asphalt roadway) and Production Drive (gravel roadway), designated as LOT 25 forms the corner of Browns Village Rive and Commercial Drive (gravel roadway) and measures 233 feet front on Browns Village Road, same width in the rear, by a depth and front on Cmmercial Drive (gravel roadway) of 280 feet, by a depth of 280 feet on the opposite sideline, between equal and parallel lines; and more fully described as follows:

Commencing at the intersection of the easterly right of way line fo St. Tammany Avenue (dedicated existing asphalt roadway) and the northerly right of way line of Browns Village Road (dedicated existing asphalt roadway), thence run in an easterly direction along the northern right of way line of Browns Village road (dedicated existing asphalt roadway) a distance of 1,226 feet, more or less, to the easterly right of way line of a gravel roadway(Commercial Drive) to the point of beginning; thence in a northerly direction along said gravel roadway right of way a distance fo 80 feet to a point; thence in an easterly direction a distance of 233 feet to a point; thence in a southerly direction a distance of 280 feet to a point on the norther right of way line of Browns Village Road; thence in a westerly direction along the northen right of way line of Browns Village Road a distance of 233 feet to the point of beginning.

BROWN'S VILLAGE INDUSTRIAL PARK ST. TAMMANY PARISH, LA.

2011-10-082

PRODUCTION DR. SIDE (Per Plan) (Gravel Roadway)



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