



ZONING COMMISSION DENIED 12/6/11

ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
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COVINGTON, LA 70434
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APPEAL # 4

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: 12, 6, 2012

CASE NUMBER: ZC11-12104

ZC11-12-104

Existing Zoning:	NC-4 (Neighborhood Institutional District) & A-3 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial) District
Acres:	34,813 sq.ft.
Petitioner:	Kenney J. Clark
Owner:	Kenney J. Clark
Location:	Parcels located on the west side of Military Road and on the east side of Walnut Street, north of Brownswhich Road, being lots 9, 10, 39 & 40, Square 1, Ozone Pines Subdivision, S31, T8S, R15E, Ward 8, District 9
Council District:	9

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

Kenneth J. Clark Print name here: Kenneth J. Clark
(SIGNATURE)

4119 Walnut St Sugar 70461

960
PHONE # 780 1354

ZONING STAFF REPORT

Date: November 28, 2011
Case No.: ZC11-12-104
Posted: 11/10/11

Meeting Date: December 6, 2011
Determination: Denied

GENERAL INFORMATION

PETITIONER: Kenney J. Clark
OWNER: Kenney J. Clark
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial) District
LOCATION: Parcels located on the west side of Military Road and on the east side of Walnut Street, north of Brownswhich Road, being lots 9, 10, 39 & 40, Square 1, Ozone Pines Subdivision; S31, T8S, R15E; Ward 8, District 9
SIZE: 34,813 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State & Residential **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	NC-4 Neighborhood Institutional District & A-3 Suburban District
South	Commercial & Residential	NC-4 Neighborhood Institutional District & A-3 Suburban District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development? Yes **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.

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:

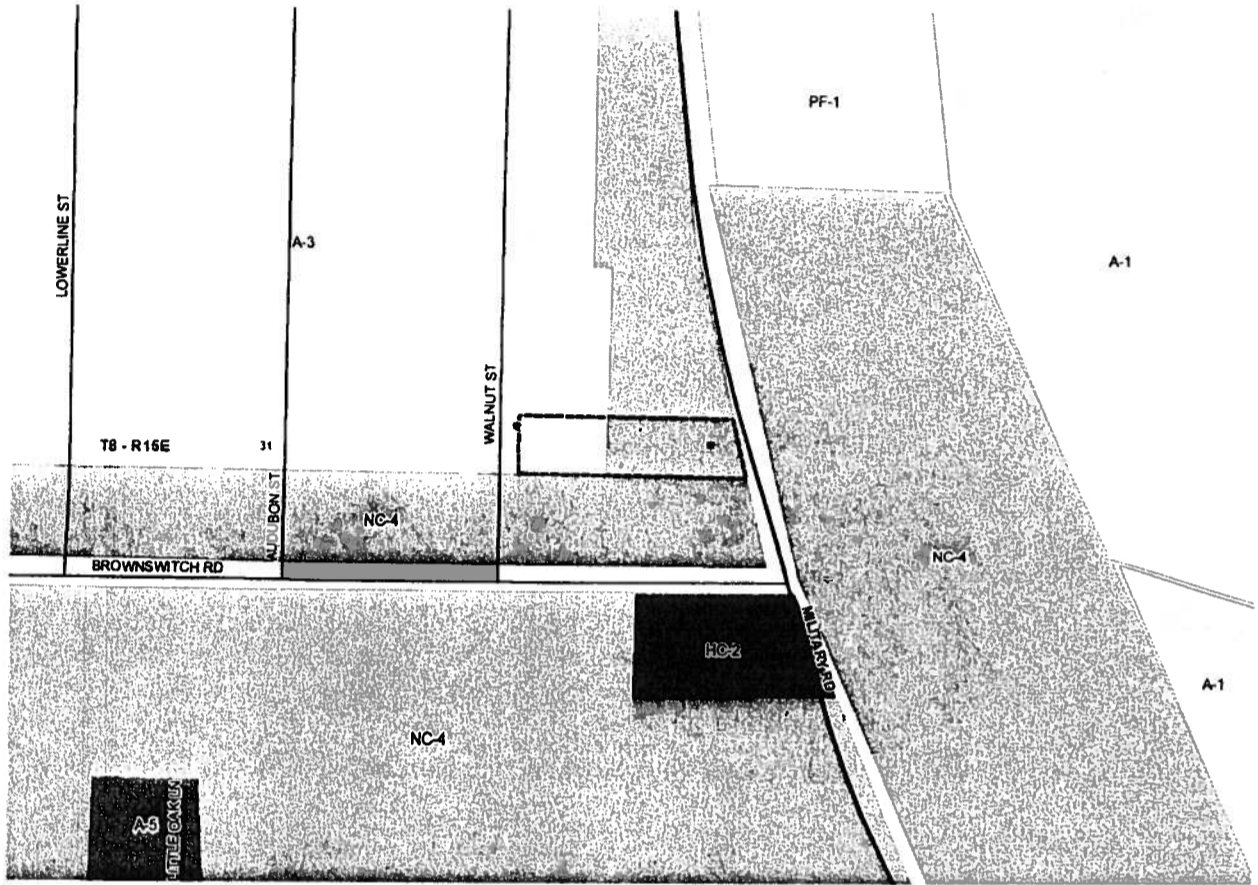
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial) District. The parcels are located on the west side of Military Road and on the east side of Walnut Street, north of Brownswhich Road, being lots 9, 10, 39 & 40, Square 1, Ozone Pines Subdivision. The site is currently developed with a boat repair shop, an outdoor storage yard and a mobile home. The zoning change is being requested to bring the existing use into compliance with the appropriate zoning. Note that the portion of the site, fronting on Military Road, was previously zoned C-2 Highway Commercial before the comprehensive zoning.

Staff does not have any objections to the request to rezone the portion of property, facing Military Road, to HC-2, in order to bring the existing use into compliance with the appropriate zoning. However, the portion of the site facing Walnut Street, should remain zoned residential, considering that Walnut Street is developed with residential uses.

STAFF RECOMMENDATION:

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

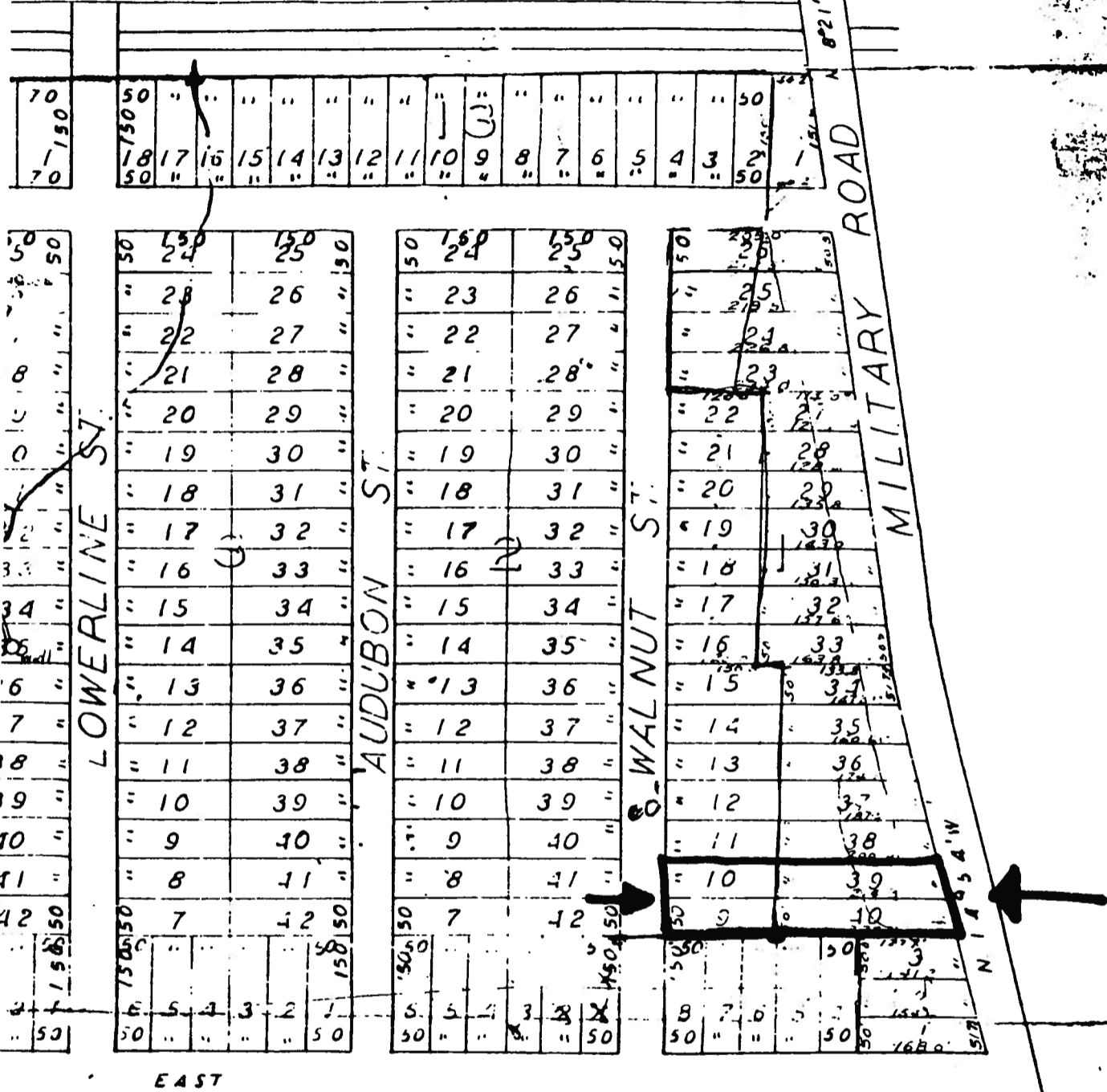
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ZC11-12-104

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EAST



APPROVED BY ST TAMMANY
RISH POLICE JURY

George A. Brown
SUBDIVISION REC. COMMITTEE *Healingall*

DATE
10-20-55

President