



# St. Tammany Parish Government

Department of Development  
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## APPEAL # J

Pat Brister  
Parish President

ZC Recommended Denial :

01/05/10

**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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

### APPEAL REQUEST

DATE: 1/14/2016

**Case Number:**

ZC15-10-071

Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	HC-2A (Highway Commercial District)
Acres:	2.88 acres
Petitioner:	John Bowers, III
Owner:	114 Northpark, L. L. C.
Representative:	David P. Sirera
Location:	Parcel located at the northeast corner of Northpark Blvd. & Park Place, being 114 Northpark Blvd., Covington, S15, T7S, R11E, Ward 3, District 5.
Council District:	5

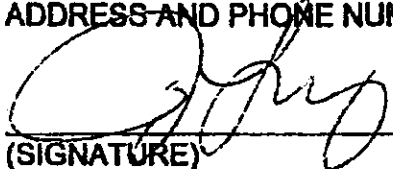
(Referred back from December 4, 2015 Council Meeting)

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 UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

  
\_\_\_\_\_  
(SIGNATURE)

PRINT NAME: Jessica Lacey

ADDRESS: P.O. Box 1979 Hammond

PHONE # 985-365-7563

RECEIVED

JAN 14 2016  
Per H. Odde



**ZONING STAFF REPORT**

**Date:** 12/28/2015  
**Case No.:** ZC15-10-071  
**Prior Action:** Referred back from Council  
**Posted:** 12/16/2015

**Meeting Date:** 1/5/2016  
**Determination:** Denied

**GENERAL INFORMATION**

**PETITIONER:** John Bowers, III

**OWNER:** 114 Northpark, LLC

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to HC-2A Highway Commercial District

**LOCATION:** Parcel located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington, S15, T7S, R11E, Ward 3, District 5

**SIZE:** 2.88acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Private                      **Road Surface:** 2 lane asphalt                      **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Fed Ex & Chevron Buildings	HC-2 Highway Commercial District & PBC-1Planned Business Campus
South	Offices & Fire Station	HC-2 Highway Commercial District
East	Chevron Buildings	PBC-1Planned Business Campus
West	Offices	HC-2 Highway Commercial District & NC-5 Retail Service District

**EXISTING LAND USE:**

**Existing development:** Yes                      **Multi occupancy development:** Yes

**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-2 Highway Commercial District to HC-2A Highway Commercial District. The site is located at the northeast corner of Northpark Blvd & Park Place. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request considering that the site is abutting the Chevron Office Complex on the east side, which is zoned PBC-1 and other commercial uses on the north, south and west sides. Note that the HC-2A would allow to increase the size of the building to a maximum of 75,000 sq. ft.

**STAFF RECOMMENDATION:**

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

Case No.: ZC-15-10-071

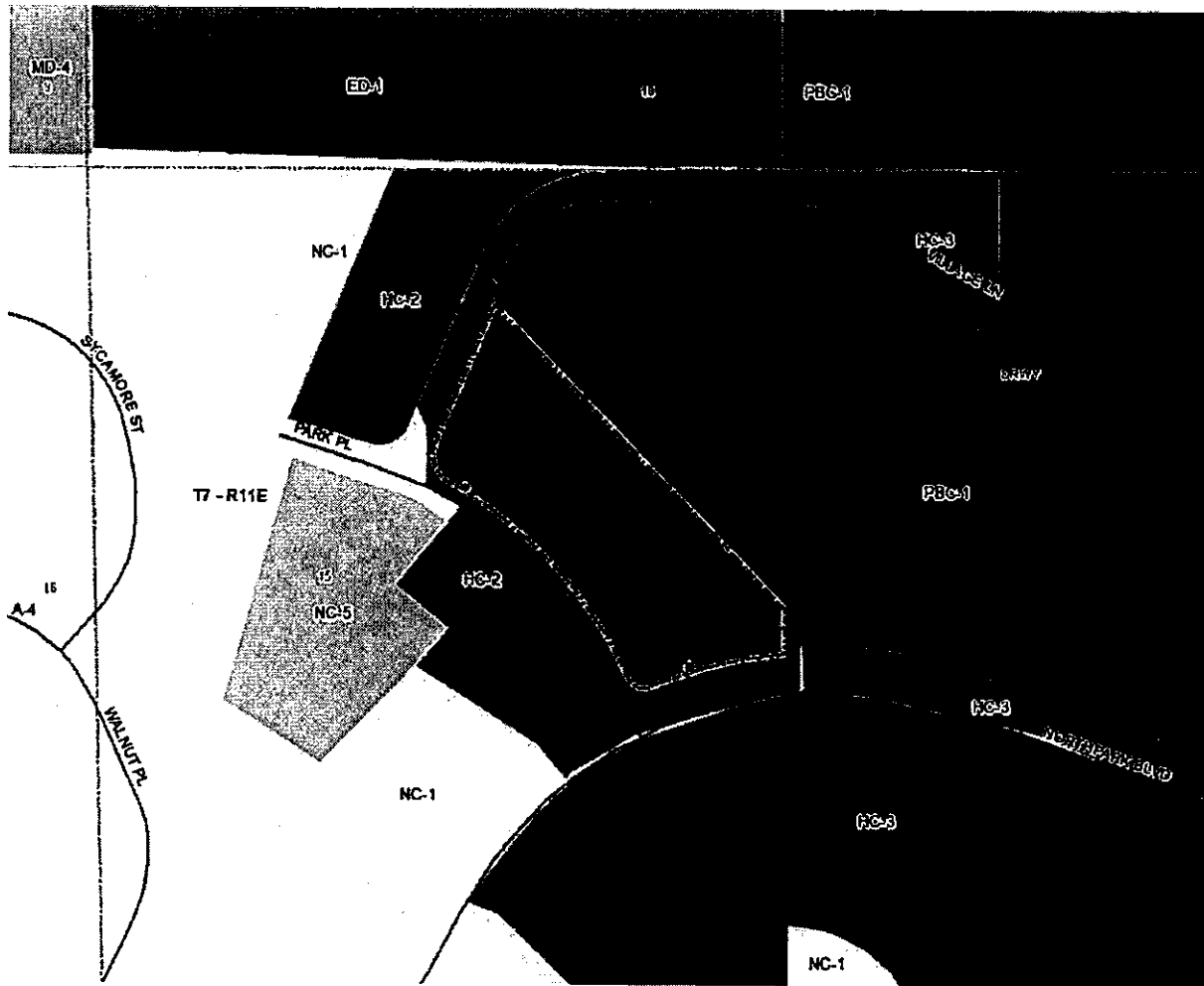
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ZC15-10-071

48

NORTH LAAS

80

90

NC-5

HC-2

123

NORTH PARK

REAR RD

112

110

115

A-4

108

112

120

121

PBC-1

HCS

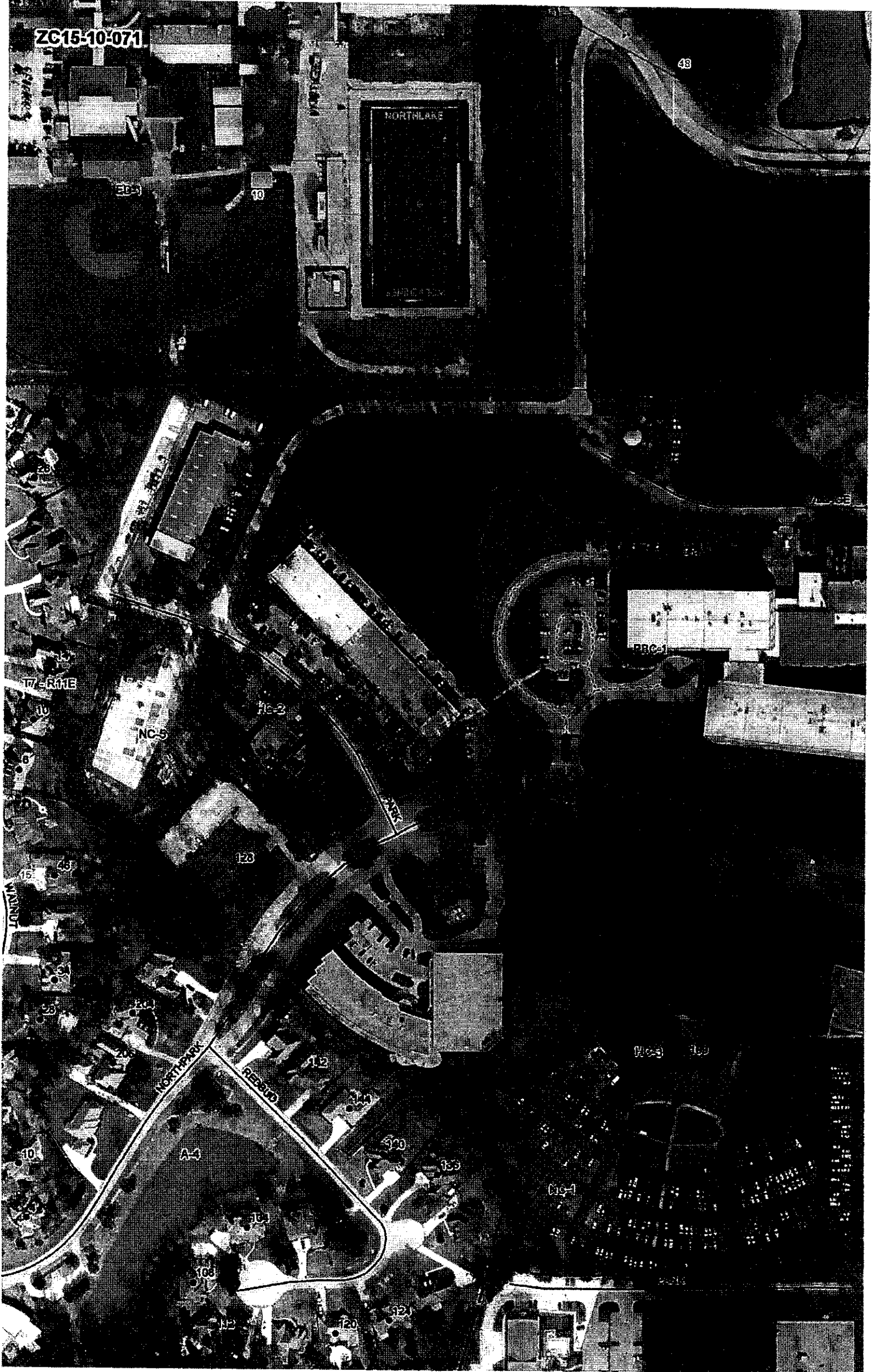
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HC-1

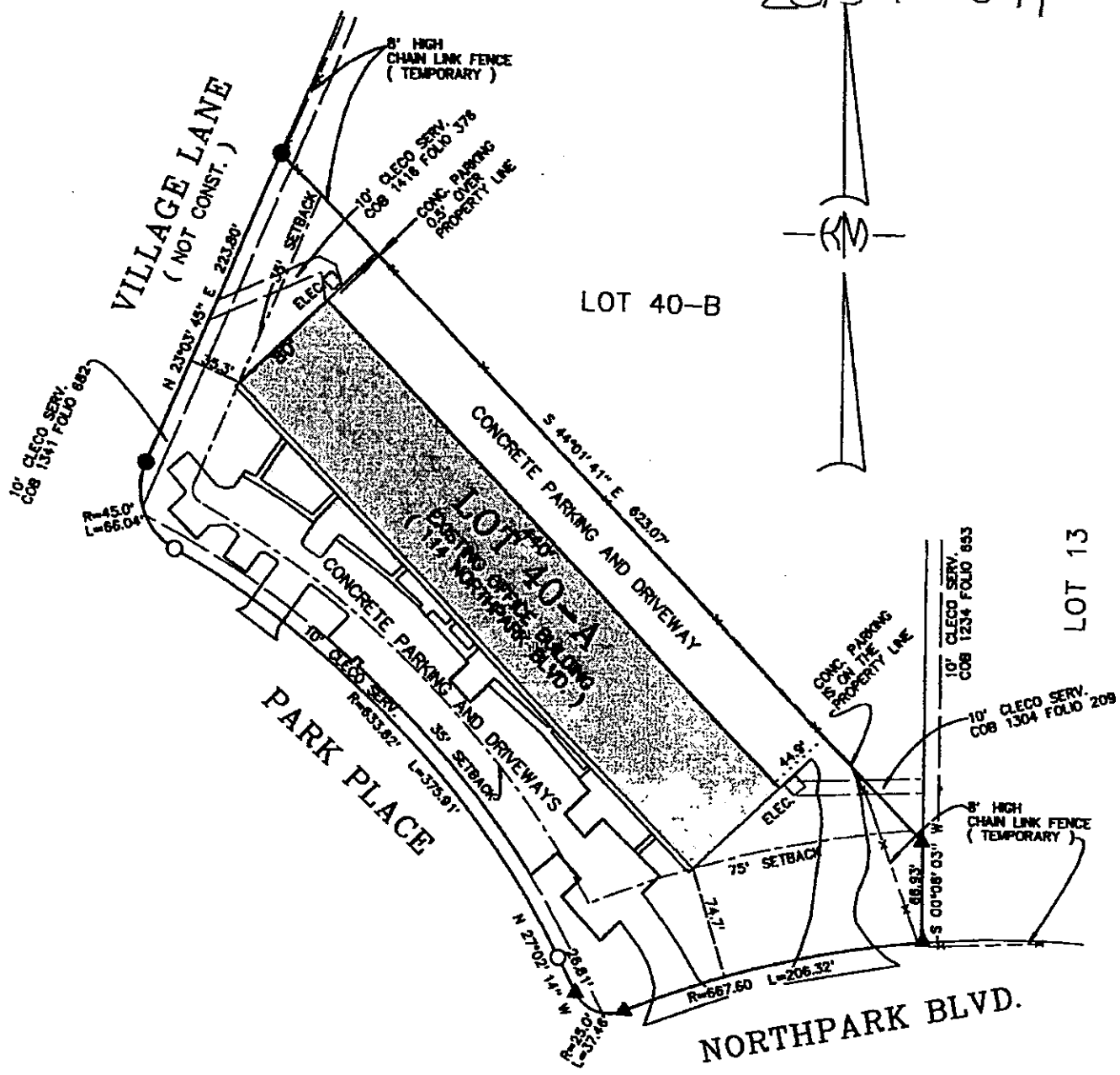
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540 Feet

N



2015-10-07



**BUILDING SETBACKS**  
 75' ON NORTH PARK BLVD.  
 35' ON PARK PLACE  
 35' ON VILLAGE LANE  
 REAR SETBACK NOT SHOWN

**— LEGEND —**

- ▲ = 5/8" IRON ROD FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. NA; F.I.R.M. PANEL NO. 225205 0230 ; REV. 10-17-89

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

**REFERENCES:**

1. PLAT OF NORTH PARK SUBD., PH. II BY WALKER AND AVERY INC. FILED FOR RECORD 8/24/88, MAP NO. 990B FROM WHICH SETBACKS WERE TAKEN.
2. PLAT OF A PREVIOUS SURVEY OF LOT 40-A BY JOHN J. AVERY & ASSOC. INC., DATED JUNE 19, 1995, REV. JUNE 21, 1995 FROM WHICH CLECO SERVITUDES WERE TAKEN.

BOUNDARY SURVEY OF:	
<b>LOT 40-A, NORTH PARK SECTION 15, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.</b>	
PREPARED FOR:	
<b>JSB INTEREST</b>	
<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 100'	DATE: 09-19-07
DRAWN: DRJ	JOB NO.: 07-263
REVISED:	

KELLY J. McHUGH REG. NO. 4443  
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

2015-10-07 10:40-A NORTH PARK.COM