

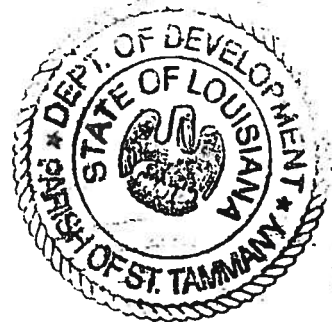


ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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: 5-11-2016



2016-147-ZC

Existing Zoning: CB-1 (Community Based Facilities District) & RO (Rural Overlay) & A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & NC-6 (Public, Cultural and Recreational District)
Acres: 4.547 acres
Petitioner: Council Motion
Owner: Chuck & Candice Hickman
Location: Parcel located on the south side of Galatas Road, west of C.S. Owens Road, S14, T7S, R10E, Ward 1, District 1
Council District: 1

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.

Thaddeus Baham

(SIGNATURE)

PRINT NAME: THADDEUS BAHAM

ADDRESS: 110 GALATAS RD. HIAWASSEEVILLE, LA 70447

PHONE # 504-799-5442

A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

RECEIVED

X:\Planning Shared\Zoning\APPEALS\APPEALZC

MAY 11 2016
Per R. Baker

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-147-ZC
Posted: 04/18/2016

Meeting Date: 5/3/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Chuck & Candice Hickman
REQUESTED CHANGE: From CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to NC-6 Public, Cultural and Recreational District
LOCATION: Parcel located on the south side of Galatas Road, west of C.S. Owens Road ; S14, T7S, R10E; Ward 1, District 1
SIZE: 4.547 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **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	Residential	A-2 Suburban District
South	Residential	A-3 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:
Existing development: No **Multi occupancy development:** Yes

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 CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to NC-6 Public, Cultural and Recreational District. This site is located on the south side of Galatas Road, west of C.S. Owens Road. The 2025 future land use plan calls for the area to be developed with residential uses.

While staff did not recommend approval of the zoning change request to CB-1 (ZC15-04-039), staff has no objections to the zoning change request to NC-6, considering that the 3.22 acre parcel in question is located in the rear of the site and the commercial activities (proposed baseball facility) will create less impact on the adjacent residential uses.

Also, staff has no objections to the zoning change request to A-2, considering that it will allow for the portion of the site currently zoned CB-1 & RO to return to its original zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District & NC-6 Public, Cultural and Recreational District designation be approved.

Case No.: 2016-147-ZC

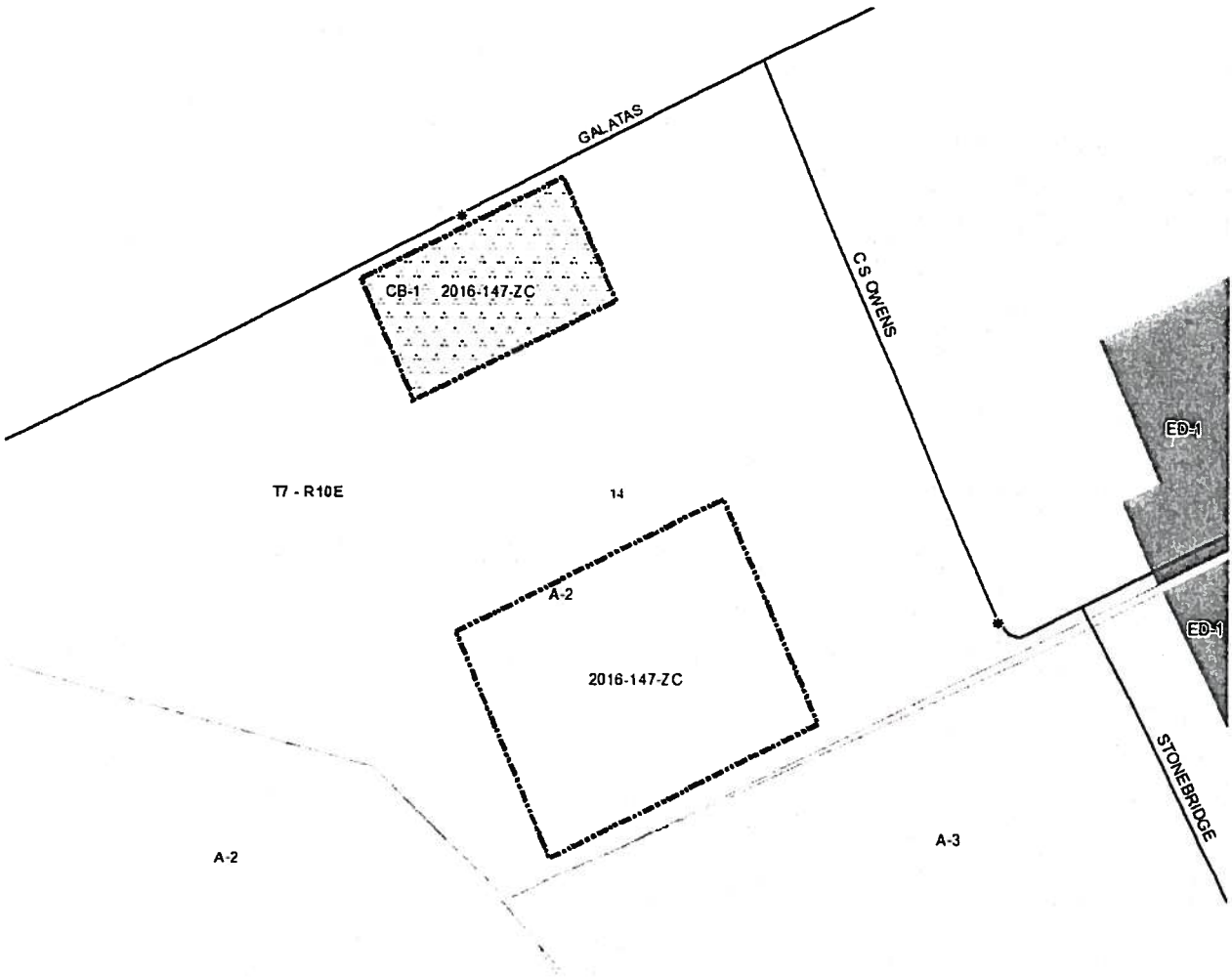
PETITIONER: Council Motion

OWNER: Chuck & Candice Hickman

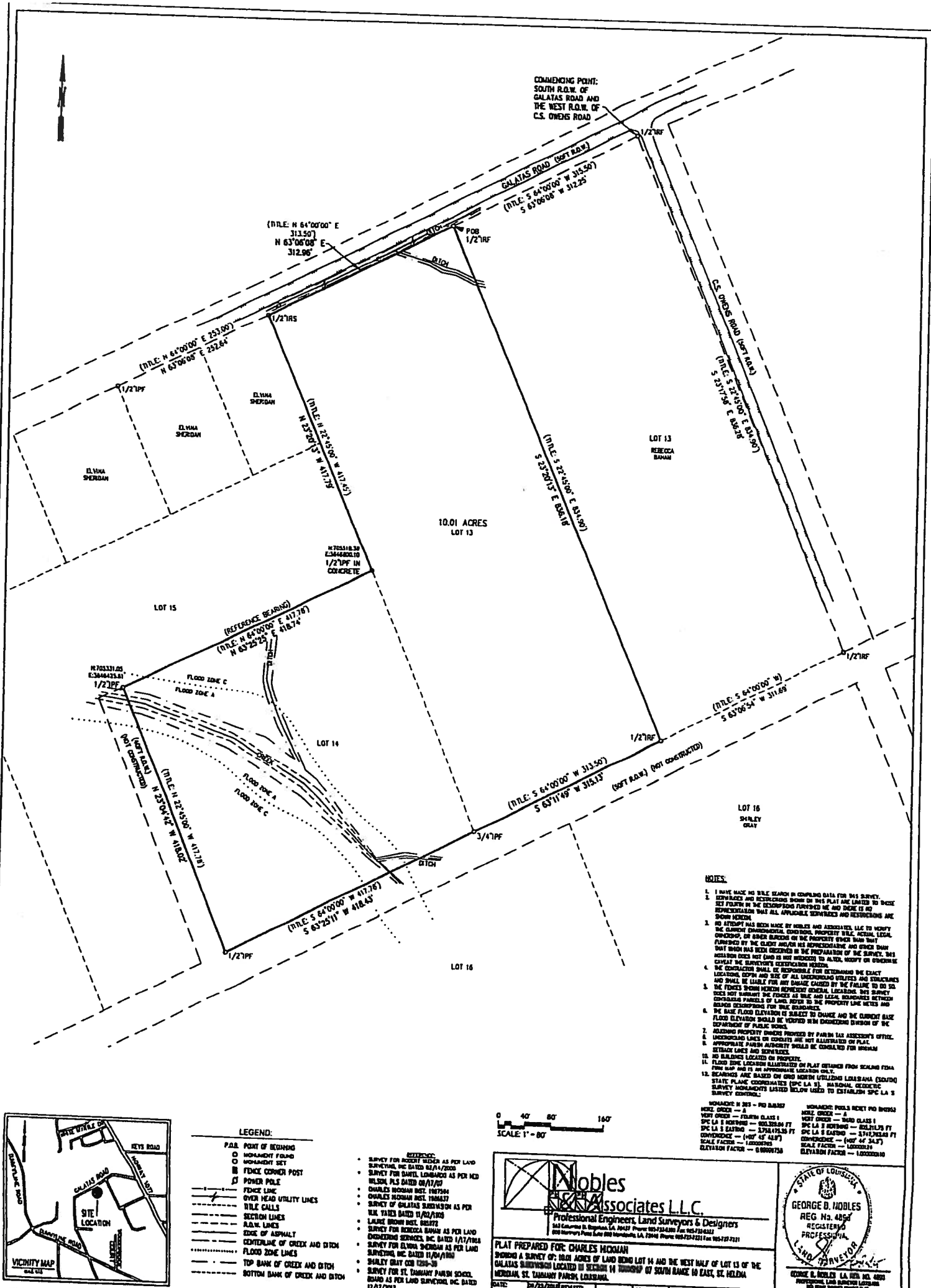
REQUESTED CHANGE: From CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the south side of Galatas Road, west of C.S. Owens Road ; S14, T7S, R10E; Ward 1, District 1

SIZE: 4.547 acres



2016-147-ZC



N
▲