

# APPEAL # 3

ZC APPROVED: 5/1/18



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: 05/10/2018

2017-885-ZC

Existing Zoning:	A-3 (Suburban District), HC-1 (Highway Commercial District) & NC-1 (Professional Office District)
Proposed Zoning:	HC-2A (Highway Commercial District)
Location:	Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road, S15, T7S, R11E, Ward 3, District 5
Size:	10.44 acres
Petitioner:	Fourth Chukker, LLC - Catherine Alba
Owner:	The Estate of Zeno Alvin Patecek
Council District:	5

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.

Rochelle A. Swanson  
(SIGNATURE)

PRINT NAME: Rochelle A. Swanson

ADDRESS: 114 Robinhood Dr., Covington, LA 70433

PHONE #: 504-908-1677

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 4/23/2018  
**Case No.:** 2017-885-ZC  
**Prior Action:** Postponed 04/03/18  
**Posted:** 04/20/18

**Meeting Date:** 5/1/2018  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Fourth Chukker, LLC - Catherine Alba

**OWNER:** The Estate of Zeno Alvin Patecek

**REQUESTED CHANGE:** From A-3 Suburban District, HC-1 Highway Commercial District & NC-1 Professional Office District to HC-2A Highway Commercial District

**LOCATION:** Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road; S15, T7S, R11E; Ward 3, District 5

**SIZE:** 10.44 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Federal

**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-4 Single Family Residential District
South	Residential/Commercial	A-3 Suburban District
East	Undeveloped	A-3 Suburban & NC-1 Professional Office Districts
West	Hwy 190 Service Road	

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-3 Suburban District, HC-1 Highway Commercial District & NC-1 Professional Office District to HC-2A Highway Commercial District. This site is located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road. The 2025 future land use plan calls for the site to be developed with commercial uses along Hwy 190 Service Road and residential uses in the rear portion of the site. Although, a portion of the site is currently zoned commercial (HC-1 & NC-1), Staff does not see any compelling reason to increase the intensity of the zoning in the area. Note that most of the site is abutting residential uses on the north and south sides.

**STAFF RECOMMENDATION:**

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

Case No.: 2017-885-ZC

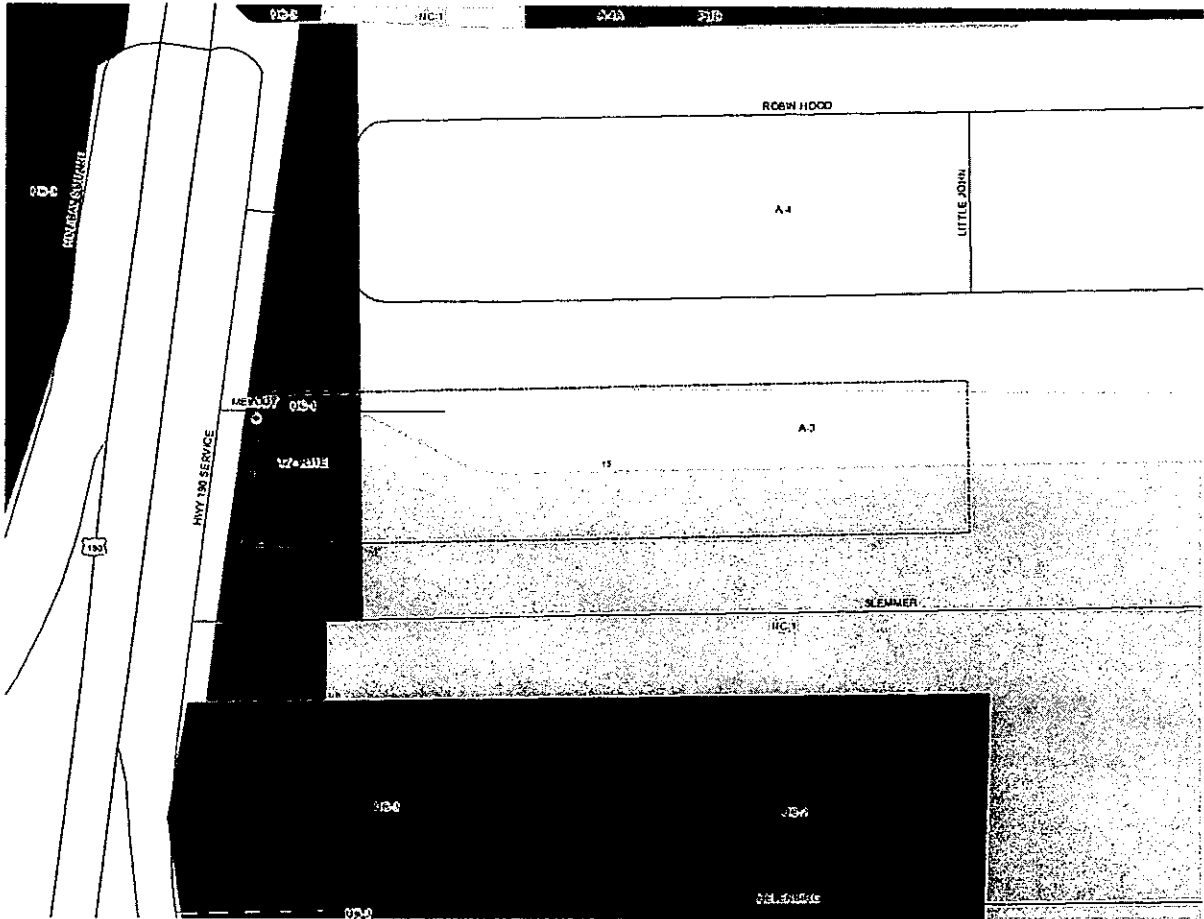
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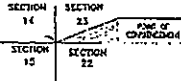




3116

2017-885-20

### VICINITY MAP (NOT TO SCALE)



### LEGAL DESCRIPTION

A CERTAIN UNDESIGNATED TRACT OF LAND SITUATED IN SECTION 15, T7S-R11E, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

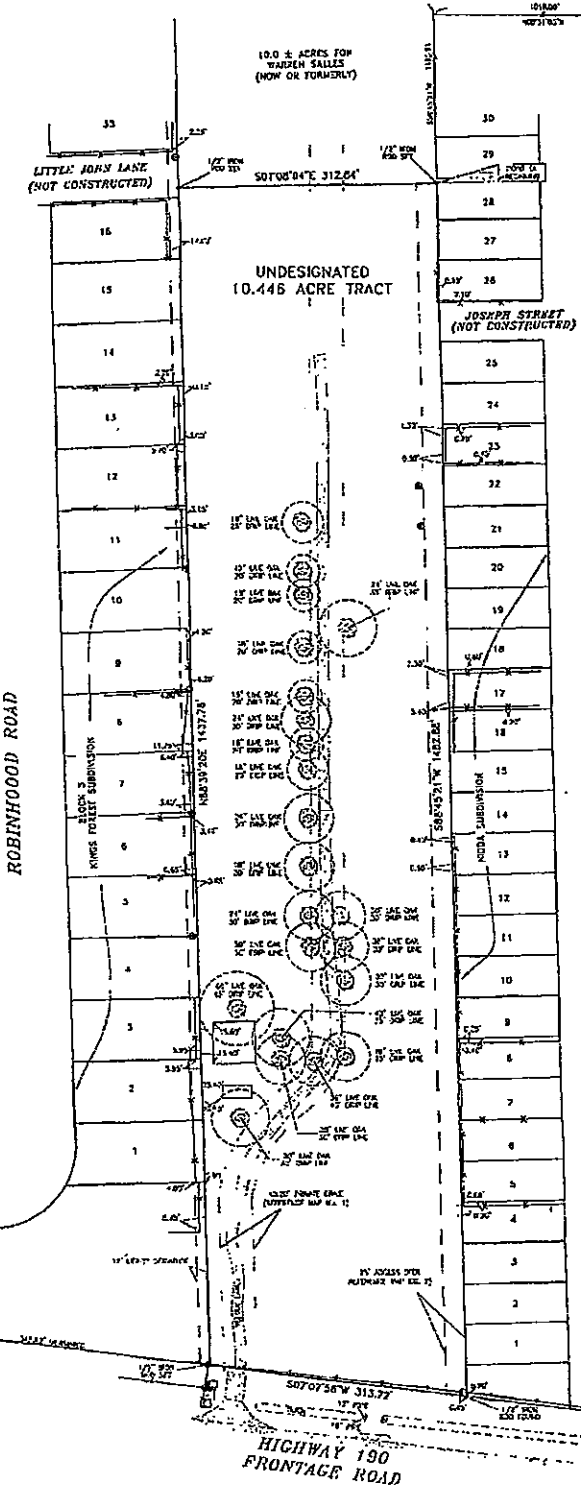
COMMENCING AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23 AND MEASURE N00°51'00"W A DISTANCE OF 1046.0 FEET TO A POINT ON THE NORTH LINE OF NIDDA SUBDIVISION, THENCE MEASURE ALONG SAID NORTH LINE S88°45'21"W A DISTANCE OF 1196.91 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S89°45'21"W A DISTANCE OF 1487.88 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 190 FRONTAGE ROAD, THENCE ALONG SAID RIGHT OF WAY LINE MEASURE N07°07'55"E A DISTANCE OF 313.72 FEET TO THE NORTH BOUNDARY LINE (BEING THE SOUTH LINE OF KINGS FOREST SUBDIVISION), THENCE LEAVING SAID EAST RIGHT OF WAY LINE MEASURE ALONG THE SOUTHERN LINE OF KINGS FOREST SUBDIVISION N88°39'28"E A DISTANCE OF 1437.78 FEET, THENCE LEAVING SAID SOUTH LINE OF KINGS FOREST SUBDIVISION MEASURE S01°08'14"E A DISTANCE OF 312.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.446 ACRES.

### SURVEY REFERENCE

- 1) SURVEY OF 21.09 ACRE PARCEL FOR AUGUST PATACEK BY ROBERT A. BERLIN DATED MARCH 31, 1959.
- 2) SURVEY PLOT OF 10.0 ACRE PARCEL IN SECTIONS 14 & 15 T7S-R11E ST. TAMMANY PARISH, LOUISIANA BY EDWARD J. MURPHY DATED FEBRUARY 10, 1972.
- 3) RIGHT OF WAY MAP (STATE PROJECT NO. 454-04-05) LOUISIANA DEPARTMENT OF HIGHWAYS BY J. ALVIN BARBAY JR. DATED FEBRUARY 4, 1970.
- 4) PLAT OF NIDDA SUBDIVISION BY RUSSELL P. MORGAN DEPUTY PARISH SURVEYOR DATED JULY 27, 1954.
- 5) PLAT OF KINGS FOREST SUBDIVISION BY ROBERT A. BERLIN DATE OF FILING JUNE 20, 1962.

### BASIS OF BEARING

REFERENCE PLAT NO. 3



STEAMER ROAD

- LEGEND**
- = CURB WIRE
  - = UTILITY POLE
  - = OVERHEAD UTILITY LINE
  - ⊙ = SERVICE MANHOLE
  - = FENCE
  - = ELEVATION MARK
  - = CATCH BASIN
  - = TRUCK BOX

SURVEY OF EMBODIMENTS  
10.446 ACRE TRACT  
SHOWING SECTION 15, T7S-R11E  
ST. TAMMANY PARISH, LOUISIANA.

MADE AT THE REQUEST OF:  
GOLF STATES REAL ESTATE SERVICES, LLC.

DADING, MARQUES &  
ASSOCIATES, LLC



P.O. BOX 790  
METairie, LA 70004  
(504) 884-0280

SCALE  
approximately 1" = 100' as shown  
on this drawing. The dimensions shown  
control over scale.

*[Signature]*  
CODY A. DIMARCO  
P.L.C. No. 121,847

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

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND CONFORMS WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARD OF PRACTICE FOR SURVEYING SERVICES" FOR A CLASS "B" SURVEY.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
12/14/2017	1" = 100'	JH	C.A.B.	28453	1 of 1

