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ST. TAMMANY PARISH DEPARTMENT OF PLANNING P. O. BOX 628 COVINGTON, LA 70434 PHONE: (985) 898-2529 FAX: (985) 898-3003 6-mail: planning@stpgov.org

I CHIMITING

Kevin Davis Parish President

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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

12/9/10 DATE:

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ZC10-12-149 Existing Zoning: Proposed Zoning: Acres: Petitioner: Location:

Council District:

A-3 (Suburban District)
HC-2 (Highway Commercial District)
0.16 acre
Parish Council by Motion 11/4/10
Parcel located on the west side of East street, south of Sloat Road, north of Bayou Liberty Road, S9, T9S, R14E, Ward 9, District 14
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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) CAPOLYN BEATHELOT 58049 EAST St. SLIDELL, LA. 70460 PHONE # (985) 643-7522



# **ZONING STAFF REPORT**

Date: November 29, 2010		Meeting Date: December 7, 2010
Case No.:	<u>ZC10-12-149</u>	Determination: Denied
Posted:	11/04/2010	

### **GENERAL INFORMATION**

<b>REQUESTED CHANGE:</b>	From A-3 (Suburban District) to HC-2 (Highway Commercial District)	
LOCATION:	Parcel located on the west side of East street, south of Sloat Road, north of Bayou Liberty Road; S9, T9S, R14E; Ward 9, District 14	
SIZE:	0.16 acre	

### SITE ASSESSMENT

ACCESS ROAD INFORMATION					
Туре:	Parish	<b>Road Surface:</b>	2 Lane, Asphalt		

**Condition:** Fair

# LAND USE CONSIDERATIONS

### SURROUNDING LAND USE AND ZONING:

<b>Direction</b>	Land Use	Zoning
North	Residential	A-3 (Suburban) District
South	Undeveloped	A-3 (Suburban) District
East	East Street/Industrial	A-3 (Suburban) District
West	Undeveloped	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.

#### **STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the west side of East street, south of Sloat Road, north of Bayou Liberty Road. The 2025 Future Land Use Plan calls for residential development in the area. The site is surrounded by a mix of undeveloped land, residential uses and an industrial site across the street. There is an existing warehouse on the site, where a drapery & curtain store is currently being operated. The site was previously zoned C-1 (Neighborhood Commercial District) (ZC78-12-095B) before the comprehensive rezoning. Considering the existing commercial use located on the property, and the existing industrial use located across from the subject site, staff has no objection to the requested rezoning.

### **STAFF RECOMMENDATION:**

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

## <u>ZC10-12-149</u>

# CASE NO.: REQUESTED CHANGE: From A-3 (Suburban District) to HC-2 (Highway Commercial

## **LOCATION:**

District) Parcel located on the west side of East street, south of Sloat Road, north of Bayou Liberty Road; S9, T9S, R14E; Ward 9, District 14

SIZE:

A-2

0.16 acre REWALN ×2,  $\square$ Hœe T9 - R14E

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