

ZC Recommended Denial: 4/5/11



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 698-2829
FAX: (985) 698-3003
e-mail: planning@stp.gov

APPEAL # 1

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: 4/11/2011

ZC11-04-031

Existing Zoning:
Proposed Zoning:
Acres:
Petitioner:
Owner:
Location:
Council District:

HC-2 (Highway Commercial District)
A-8 (Multiple Family Residential District)
56,959 sq.ft.
John & Rayelyn Cerniglia
The Platinum Holding Group, LLC
Parcel located on the west side of Coffee Street, north of Florida Street, S49.T8S,R11E, Ward 4, District 10
10

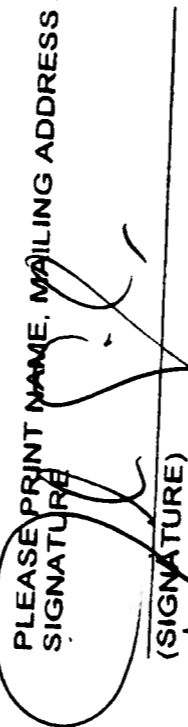
RECEIVED
APR 11 2011
PLANNING DEPT.

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)
JOHN & RAYELYN CERNIGLIA

THE PLATINUM HOLDING GROUP, LLC
21385 MARIAN LANE SUITE E
MANDERVILLE, LA 70471

PHONE #: (985) 893-0063 or (985) 307-1160
(504) 957-6857 (Cell Number - John Cerniglia)

ZONING STAFF REPORT

Date: March 28, 2011
Case No.: ZC11-04-031
Posted: 03/10/11

Meeting Date: April 5, 2011
Determination: Denied

GENERAL INFORMATION

PETITIONER: John & Rayelyn Cerniglia
OWNER: The Platinum Holding Group, LLC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the west side of Coffee Street, north of Florida Street; S49,T8S,R11E; Ward 4, District 10
SIZE: 56,959 sq.ft.

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

SITE ASSESSMENT

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial & Residential	HC-2 (Highway Commercial District)
South	Commercial & Residential	HC-2 (Highway Commercial District)
East	Commercial & Residential	HC-2 (Highway Commercial District)
West	Commercial & Residential	HC-2 (Highway Commercial 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 A-8 (Multiple Family Residential District). The site is located on the west side of Coffee Street, north of Florida Street. The 2025 future land use plan designates the area to be developed with commercial uses with a mix of residential uses such as live work units. The site is currently surrounded by a mix of moderately scaled retail and service commercial uses and existing single family residences. Staff is not opposed to multi family residential development in the area. However, staff is concerned with the high density allowed under A-8 multi family residential district and the potential effect on the existing low density commercial and residential uses, directly abutting the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-8 (Multiple Family Residential District) designation be denied.

CASE NO.:

ZC11-04-031

PETITIONER:

John & Rayelyn Cerniglia

OWNER:

The Platinum Holding Group, LLC

REQUESTED CHANGE:

From HC-2 (Highway Commercial District) to A-8 (Multiple Family Residential District)

LOCATION:

Parcel located on the west side of Coffee Street, north of Florida Street

SIZE:

Street: S49.18S,R11E; Ward 4, District 10
56,959 sq.ft.

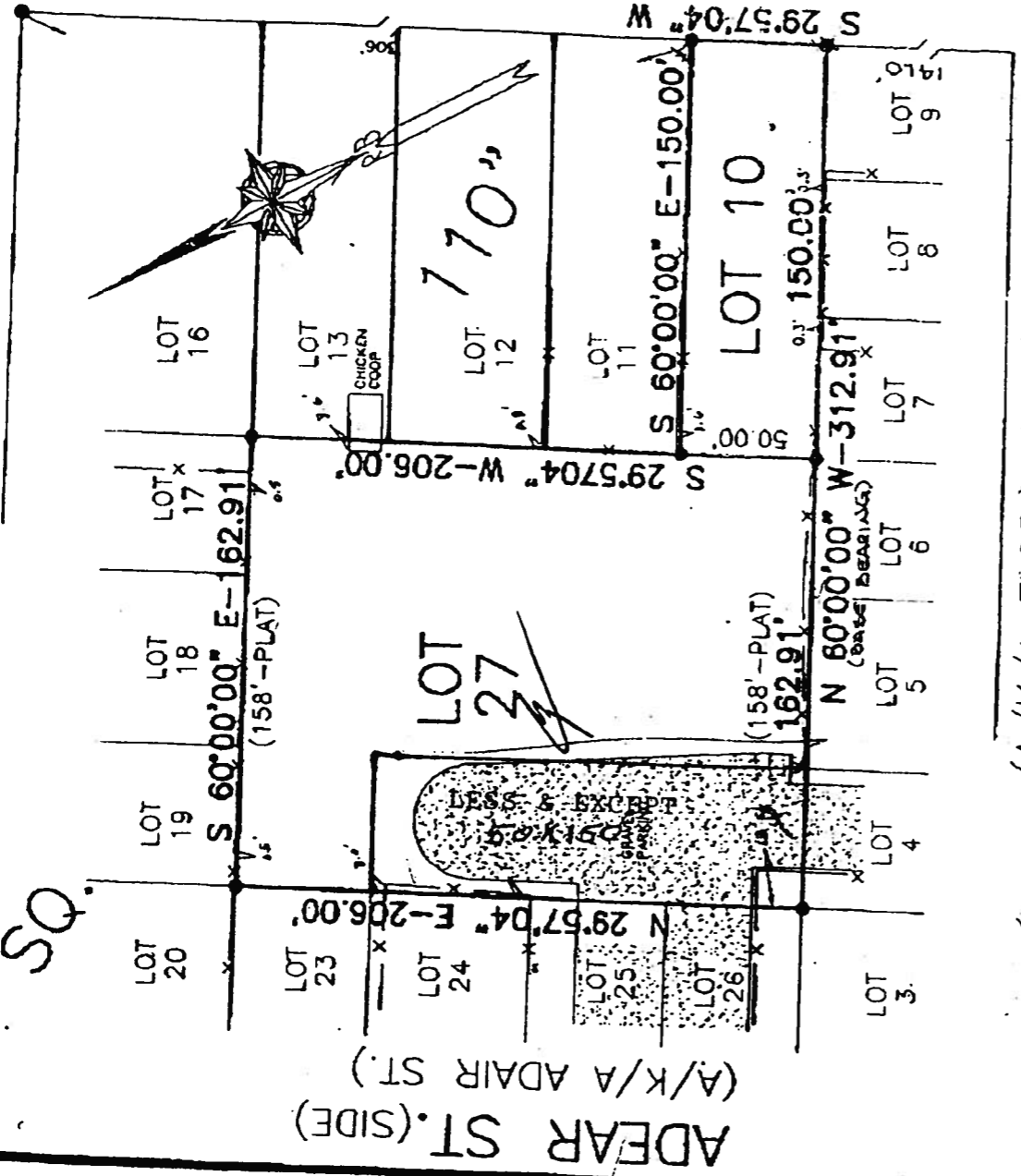


ZC-11-04-031

ORLEANS ST.

"SQ"

3/4" IRON PIPE FND



Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is NO located in a special flood hazard area. If it is located in Flood Zone _____

FIRM Permit# 225-205-0355C Rev. 4-2-81

REFERENCE:
SUBMISSION PLAN BY HOWARD BURNS,
DATED FEBRUARY 16, 1914.

• DENOTES 1/2" IRON PIPE SET
UNLESS OTHERWISE NOTED

Survey of

LOTS 10 & 27 • SQUARE 110 • TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
JOHN MOORE

THE SERVICES 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 RESTRICTIONS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH AND HAS CONDUCTED SEARCH IN COMPLYING THE DATA FOR THIS SURVEY FOR A CLASS C SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS*

Survey Conducted By
Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants

228 W. Causeway App. Mandeville, LA 70448
(504) 624-5368 FAX (504) 624-5309

Date: FEBRUARY 5, 1988
Survey No. 98091

Scale: 1" = 60' ±
Drawn By: LAK
Reviewed:

LA Registration No. 04505