



ZC RECOMMENDED DENIAL: 6/7/11

ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
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APPEAL # 3

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: June 9, 2011

(Reference Case on Zoning Commission Agenda)

Re: ZC11-06-048 (1933 Surgi Drive, Mandeville, Louisiana 70448)

ZC11-06-048

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: 19,633.95 sq.ft.
Petitioner: Parish Council by Motion 04/07/11
Location: Parcel located on the north side of Surgi Drive, east of LA Highway 59, west of Carmen Lane, being 1933 Surgi Drive, Mandeville, S1,T8S,R11E, Ward 4, District 5
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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

(SIGNATURE)

David F. Waguespack, counsel for
Succession of Richard S. Waguespack and Henryetta R. Waguespack

Carver Darden
1100 Poydras Street, Suite 3100
New Orleans, LA 70163

PHONE #: 504-585-3800

RECEIVED

JUN 10 2011

**PLANNING
DEPT.**

ZONING STAFF REPORT

Date: May 31, 2011
Case No.: ZC11-06-048
Posted: 05/10/11

Meeting Date: June 7, 2011
Determination: Denied

GENERAL INFORMATION

REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the north side of Surgi Drive, east of LA Highway 59, west of Carmen Lane, being 1933 Surgi Drive, Mandeville; S1,T8S,R11E; Ward 4, District 5
SIZE: 19,633.95 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	NC-4 (Neighborhood Institutional District)
South	Commercial	NC-4 (Neighborhood Institutional District)
East	Residential	A-4 (Single Family Residential District)
West	Commercial	HC-1 (Highway Commercial District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

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 NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District). The site is located on the north side of Surgi Drive, east of LA Highway 59, west of Carmen Lane, being 1933 Surgi Drive, Mandeville. The 2025 future land use plan designates the area to be developed with commercial uses. There is an existing office warehouse located on the site. The zoning change request is an attempt to bring the property into compliance with the appropriate zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-1 (Highway Commercial District) designation be approved.

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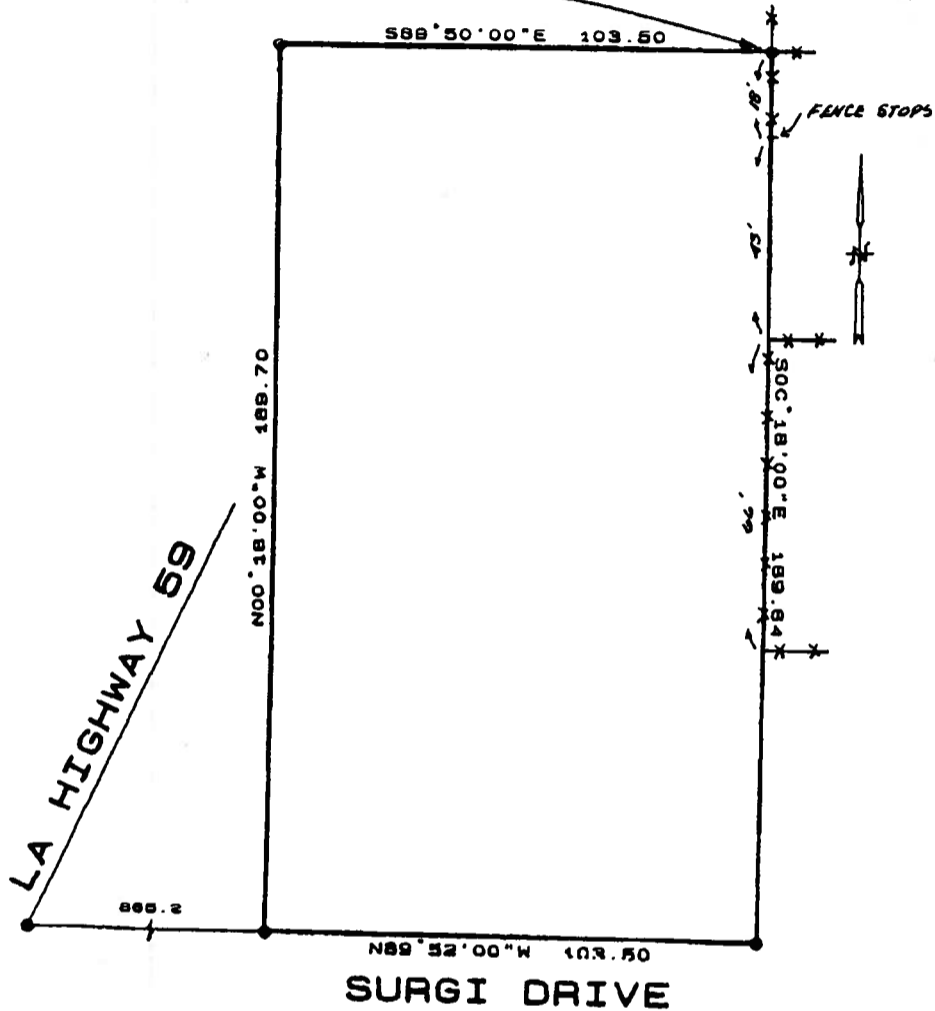


2011-06-048

LEGAL DESCRIPTION:

A parcel of land located in SECTION 1, TOWNSHIP 8 SOUTH RANGE 11 EAST, St. Tammany Parish, Louisiana as shown hereon.

This point is described as being the Northeast corner of the Southwest Quarter of Fractional Section 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana.



CERTIFIED TO:
RON RHODES

LEGEND:

- O SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- ⊗ FOUND OLD WOOD
- FENCE ---X---
- BEARINGS: RECORD
- SETBACK LINES ---
- FRONT SIDES
- REAR STREET

SETBACK LINES ARE IN ACCORDANCE WITH APPROPRIATE ZONING

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NSVD 1928 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of practice and that the applicable laws must be in NSVD and sealed by the appropriate authority. Signature of the Surveyor must be certified.

CLASS/TYPE	"C"	CPN: 225205 0248 C
BOUNDARY	11 DEC 98	FIRM DATE: 17 OCT 99
SETBACKS		FIRM ZONE: "C"
TIE		BASE FLOOD:
PLT		REVISED:
	5200	SCALE: 1 inch = 30 ft

BRUCE W. POPE, S
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REGISTERED
PROFESSIONAL
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