



ZC RECOMMENDED DENIAL: 6/7/11

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

APPEAL # 5

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: 6-8-11

(Reference Case on Zoning Commission Agenda)

ZC11-06-051

CASE CAME TO REVIEW AT ZONING MTE ON JUNE 7.

ZC11-06-051

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-1 (Highway commercial District)
Acres: 5.86 acres
Petitioner: Parish Council by Motion 04/07/11
Location: Parcels located on the south side of Surgi Drive, east of LA Highway 59, 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,

RECEIVED
JUN 09 2011
PLANNING DEPT.

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

(SIGNATURE)
CHRISTINE FOSTER of EBS @ 1930 Surgi Dr.
226 CHESTNUT OAK DR.
MANDERVILLE LA 70448

PHONE #: 985-264-1737 cell

on behalf of group of properties listed in above case.



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. Box 628

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Kevin Davis
Parish President

ZONING

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APPEAL REQUEST

DATE: 6/10/11

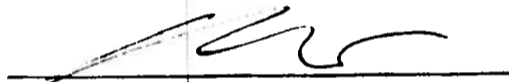
ZC11-06-051 per zoning mtg on June 7th

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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE



(SIGNATURE)

ROBERT L. KUNST

1980 SURGI DR.

MINOEVILLE LA 70448

PHONE #: 626-7378

RECEIVED
JUN 10 2011
PLANNING
DEPT.

ZC11-06-051

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APPEAL REQUEST

DATE: 6/13/11

ZC 11-06-051 PER ZONING MTS. HELD ON JUNE 7th.

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Sincerely,

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SIGNATURE

(SIGNATURE)

HD BAWN CO., INC

CHRISTINE BAWN

1960 SURGI DR, MANDEVILLE, LA 70448

PHONE #: (985) 626-7604

ZC11-06-051

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-1 (Highway commercial District)
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RECEIVED

JUN 13 2011

PLANNING DEPT.



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APPEAL REQUEST

DATE: 6-15-11

ZC11-06-051

per the zoning meeting held on June 7th

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.

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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

CHAD MARCELLO
(SIGNATURE)

CHAD MARCELLO

1744 SURGI DR

MONROEVILLE, LA

PHONE #: 985-237-5768

ZC11-06-051

Existing Zoning: NC-4 (Neighborhood Institutional District)

Proposed Zoning: HC-1 (Highway commercial District)

Acres: 5.86 acres

Petitioner: Parish Council by Motion 04/07/11

Location: Parcels located on the south side of Surgi Drive, east of LA Highway 59, S1,T8S,R11E, Ward 4, District 5

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SIGNATURE

(SIGNATURE)

ROBERT PENDARVIS

P.O. BOX 250

DEUILAM SPRINGS LA 70727

PHONE #: 225-275-5950

ZC11-06-051

Existing Zoning:	NC-4 (Neighborhood Institutional District)
Proposed Zoning:	HC-1 (Highway commercial District)
Acres:	5.86 acres
Petitioner:	Parish Council by Motion 04/07/11
Location:	Parcels located on the south side of Surgi Drive, east of LA Highway 59, S1,T8S,R11E, Ward 4, District 5
Council District:	5

ZONING STAFF REPORT

Date: May 31, 2011

Case No.: ZC11-06-051

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: Parcels located on the south side of Surgi Drive, east of LA Highway 59; S1,T8S,R11E; Ward 4, District 5

SIZE: 5.86 acres

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	Office Warehouse	HC-1 (Highway commercial District)
South	Residential & Office Warehouse	PUD (Planned Unit Development District) & NC-4 (Neighborhood Institutional District)
East	Residential	A-4 (Single Family Residential District)
West	Hwy 59	

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 NC-4 (Neighborhood Institutional District) to HC-1 (Highway commercial District). The parcels are located on the south side of Surgi Drive, east of LA Highway 59. The 2025 future land use plan designates the area to be developed with commercial uses. The parcels of land located on the southern and northern sides of the Surgi Drive are developed with a mix of office warehouses. The zoning change is being requested in order to bring the existing uses into compliance with the appropriate zoning. Staff has no objections to the request.

STAFF RECOMMENDATION:

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

CASE NO.:

ZC11-06-051

REQUESTED CHANGE:

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LOCATION:

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