

ZC Recommended Denial :

4/5/11



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 # _____

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

RECEIVED

APR 11 2011

PLANNING DEPT.

ZC11-04-031

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

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)

JOHN & RAYELYN CERNIGLIA

THE PLATINUM HOLDING GROUP LLC
21385 MARION LANE, SUITE E
MANDEVILLE, 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.

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	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.

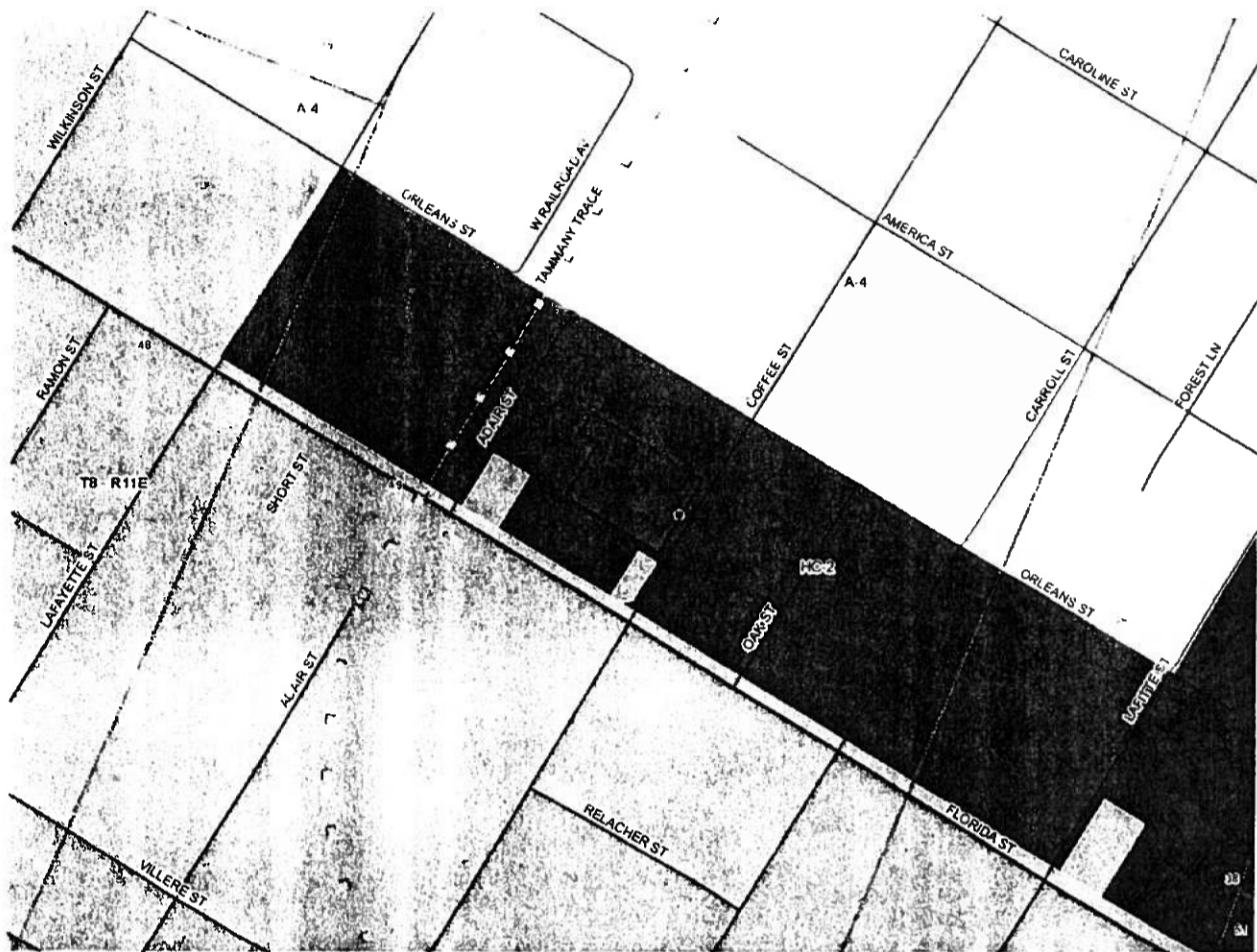
STAFF COMMENTS:

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.

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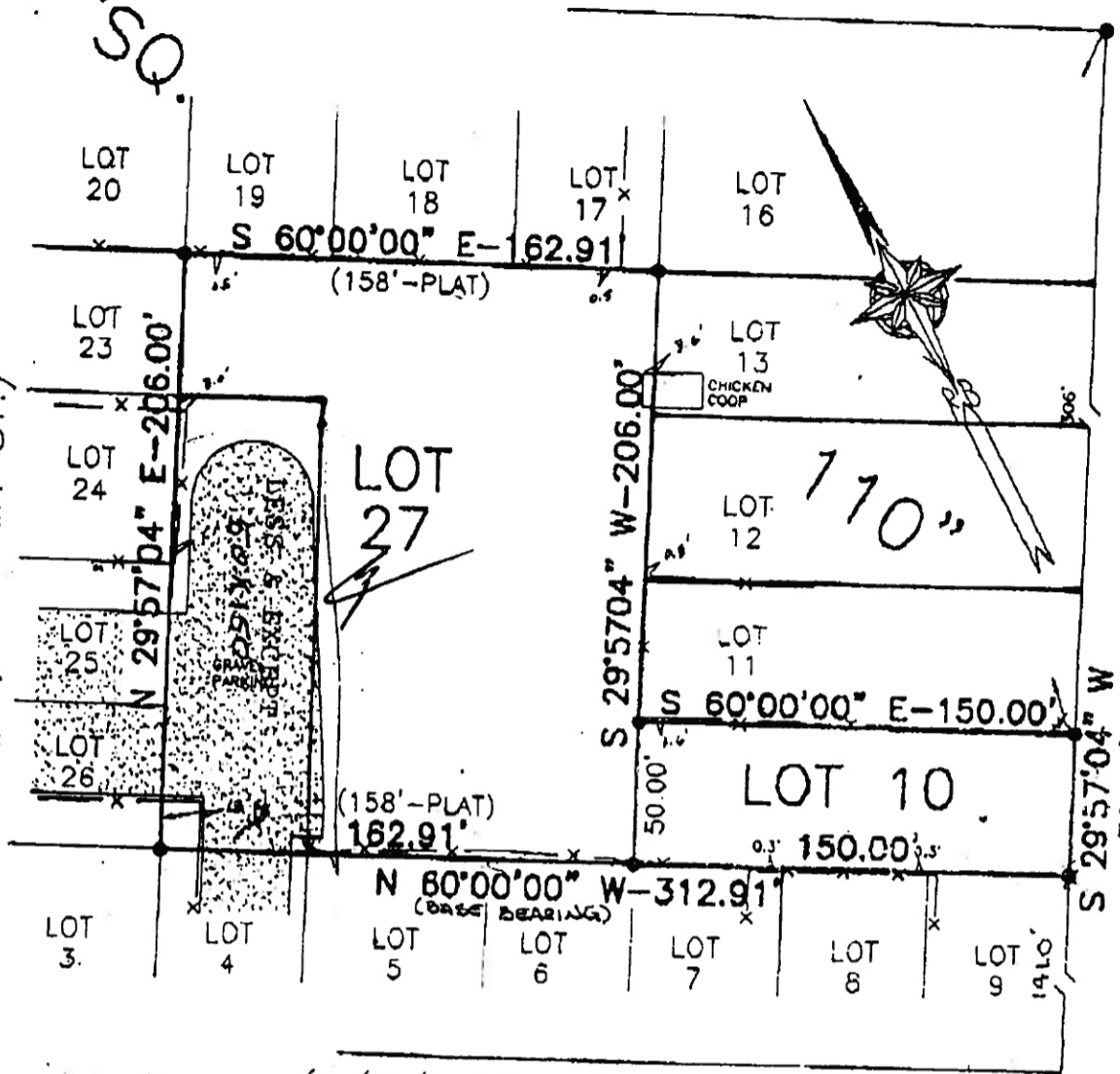


ZC11-044-031

ORLEANS ST.

ADEAR ST. (SIDE)
(A/K/A ADAIR ST.)

3/4" IRON
PIPE END



COFFEE ST.

(A/K/A FLORIDES ST)
U.S. HWY NO. 190
FLORIDA STREET

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone C

FIRM Panel: 225 209 0358C Rev. 4-2-91

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 SERVITUDES 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 SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Survey Certified
By
Randall W. Brown
Professional Land Surveyor
LA Registration No. 04506

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, 1998
Survey No. 98091
Scale: 1"=60'±
Drawn By: LAK
Revised: