



St. Tammany Parish Government

Department of Planning

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Pat Brister
Parish President

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: 2-13-12

ZC12-02-011

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	6.171 acres
Petitioner:	Parish Council by Motion 12/8/2011
Location:	Parcel located at the northwest corner of US Highway 190 & Dixie Ranch Road, S39,T8S,R14E, Ward 9, District 11
Council District:	11

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 SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Print name here:

Maria (Mick) Mustafa

(SIGNATURE)

540 Belle Pointe Loop
Madisonville LA 70447

PHONE #

985-960-6704

RECEIVED
FEB 13 2012
PLANNING
DEPT.

ZONING STAFF REPORT

Date: January 30, 2012
Case No.: ZC12-02-011
Posted: 1/13/2012

Meeting Date: February 7, 2012
Determination: Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the northwest corner of US Highway 190 & Dixie Ranch Road; S39,T8S,R14E; Ward 9, District 11
SIZE: 6.171 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	Residential	A-1 (Suburban District)
South	Commercial	HC-2 (Highway Commercial District)
East	Residential	HC-2 (Highway Commercial District)
West	Vacant	HC-2 (Highway Commercial District)

EXISTING LAND USE:

Existing development? No

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:

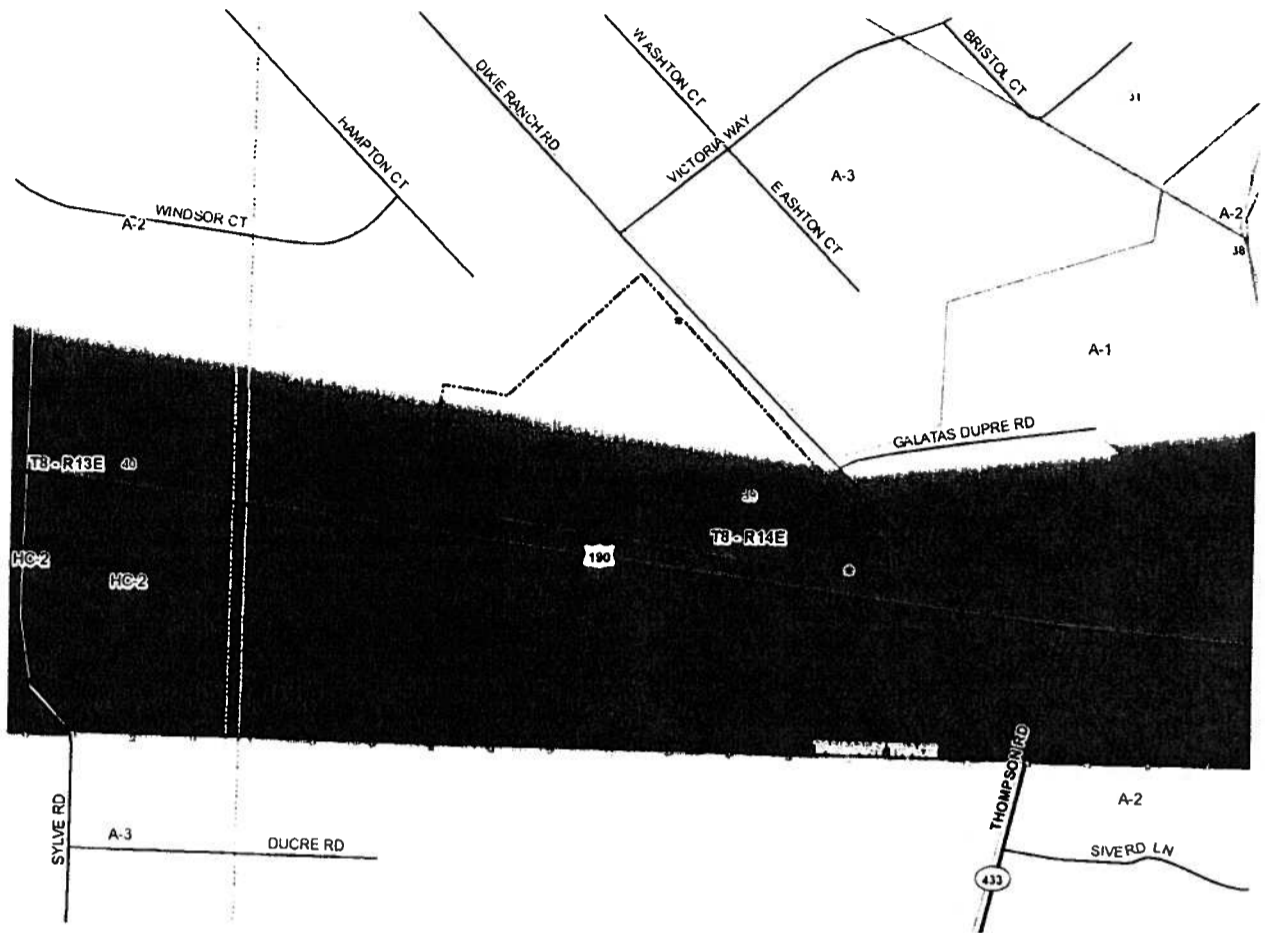
The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-2 (Highway Commercial District). The site is located at the northwest corner of US Highway 190 & Dixie Ranch Road. The 2025 Future Land Use Plan calls for residential development in the area. Staff feels that the HC-2 Commercial zoning is to intense for the site, considering that the site is directly abutting a single family residential subdivision (Huntington Estates).

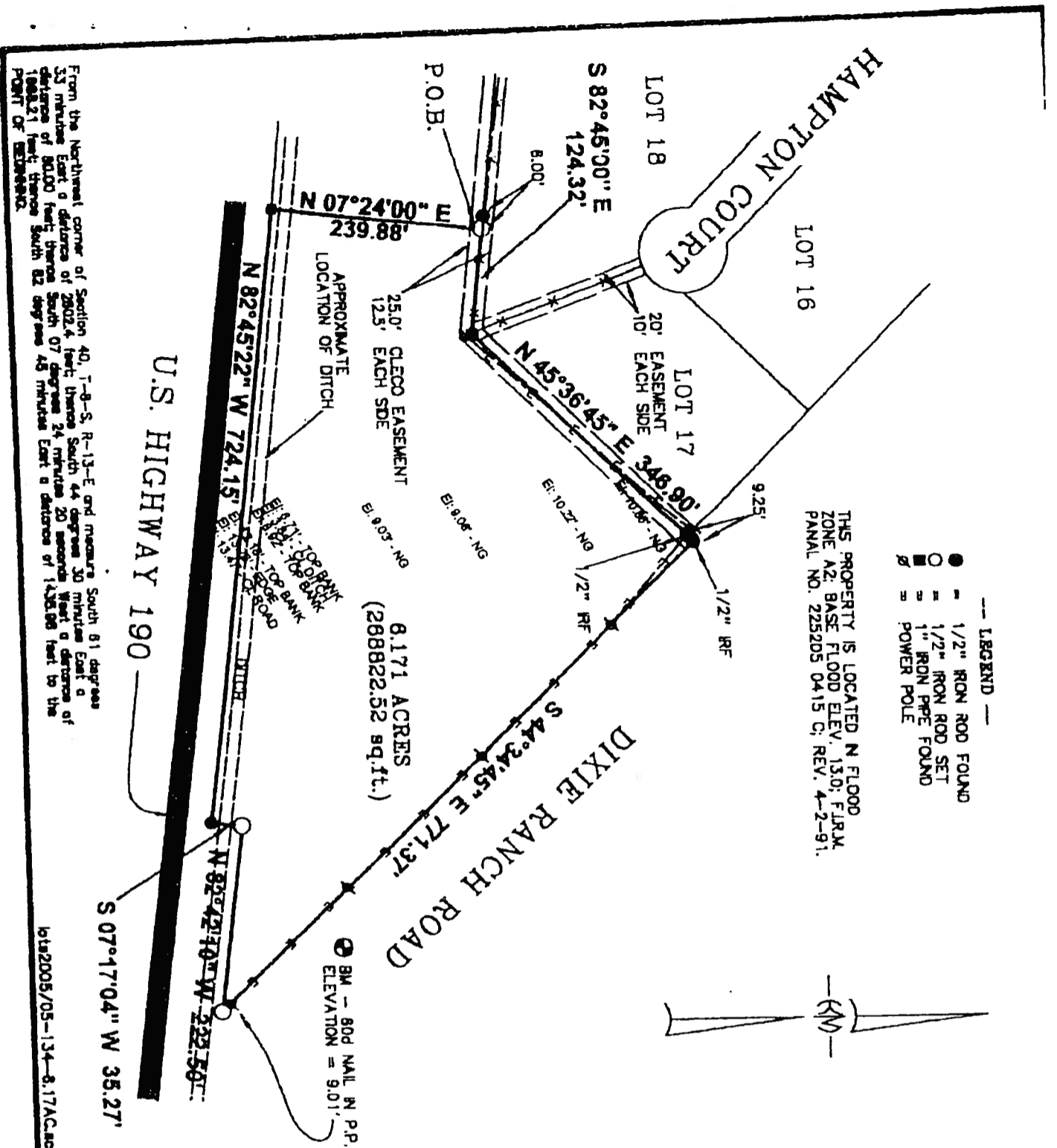
Note that the property was originally zoned C-2 Highway Commercial District prior to the comprehensive rezoning.

STAFF RECOMMENDATION:

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

CASE NO.: ZC12-02-011
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EXCLUSIVE SERVICES OF RECORD AS SHOWN ON THIS PLAN OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

STATE OF LOUISIANA
 KELLY J. McHUGH
 License No. 4443
 PROFESSIONAL

KELLY J. McHUGH REG. NO. 4443
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "B" SURVEY, RED STAMP STATES CORRECT PLAT.

REFERENCE:

1. A SURVEY MAP OF A PARCEL OF LAND IN SECTION 39, T-8-S, R-14-E, BY J. V. BURKES & ASSOC., INC. DATED 4-1-2002 SURVEY NO. 1020805, FROM WHICH BASIS OF BEARING WERE TAKEN.
2. PLAT OF HUNTINGTON ESTATES BY JERON R. FITZMORRIS, LAND SURVEYOR, MAP FILE NO. 794A MAP FILE DATE 10-3-83, FROM WHICH SERVITUDES WERE TAKEN.
3. INSTRUMENT NO. 516745 (CLECO SERVITUDE).

2012-02-01