



St. Tammany Parish Government

Department of Development
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Covington, LA 70434
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APPEAL # 1

Pat Brister
Parish President

ZC Recommended Denial :

01/05/16

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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 1/14/2016

Case Number:

ZC15-10-071

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-2A (Highway Commercial District)
Acres: 2.88 acres
Petitioner: John Bowers, III
Owner: 114 Northpark, L. L. C.
Representative: David P. Sirera
Location: Parcel located at the northeast corner of Northpark Blvd. & Park Place, being 114 Northpark Blvd., Covington, S15, T7S, R11E, Ward 3, District 5.

Council District: 5

(Referred back from December 4, 2015 Council Meeting)

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 UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

[Handwritten Signature]
(SIGNATURE)

PRINT NAME: Jessica Lacey

ADDRESS: P.O. Box 1979 Hammond

PHONE # 985-305-7563

RECEIVED

JAN 14 2016
Per K. Jolley



ZONING STAFF REPORT

Date: 12/28/2015
Case No.: ZC15-10-071
Prior Action: Referred back from Council
Posted: 12/16/2015

Meeting Date: 1/5/2016
Determination: Denied

GENERAL INFORMATION

PETITIONER: John Bowers, III

OWNER: 114 Northpark, LLC

REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-2A Highway Commercial District

LOCATION: Parcel located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington, S15, T7S, R11E, Ward 3, District 5

SIZE: 2.88acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Fed Ex & Chevron Buildings	HC-2 Highway Commercial District & PBC-1Planned Business Campus
South	Offices & Fire Station	HC-2 Highway Commercial District
East	Chevron Buildings	PBC-1Planned Business Campus
West	Offices	HC-2 Highway Commercial District & NC-5 Retail Service 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 HC-2A Highway Commercial District. The site is located at the northeast corner of Northpark Blvd & Park Place. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request considering that the site is abutting the Chevron Office Complex on the east side, which is zoned PBC-1 and other commercial uses on the north, south and west sides. Note that the HC-2A would allow to increase the size of the building to a maximum of 75,000 sq. ft.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2A Highway Commercial District designation be approved.

Case No.: ZC-15-10-071

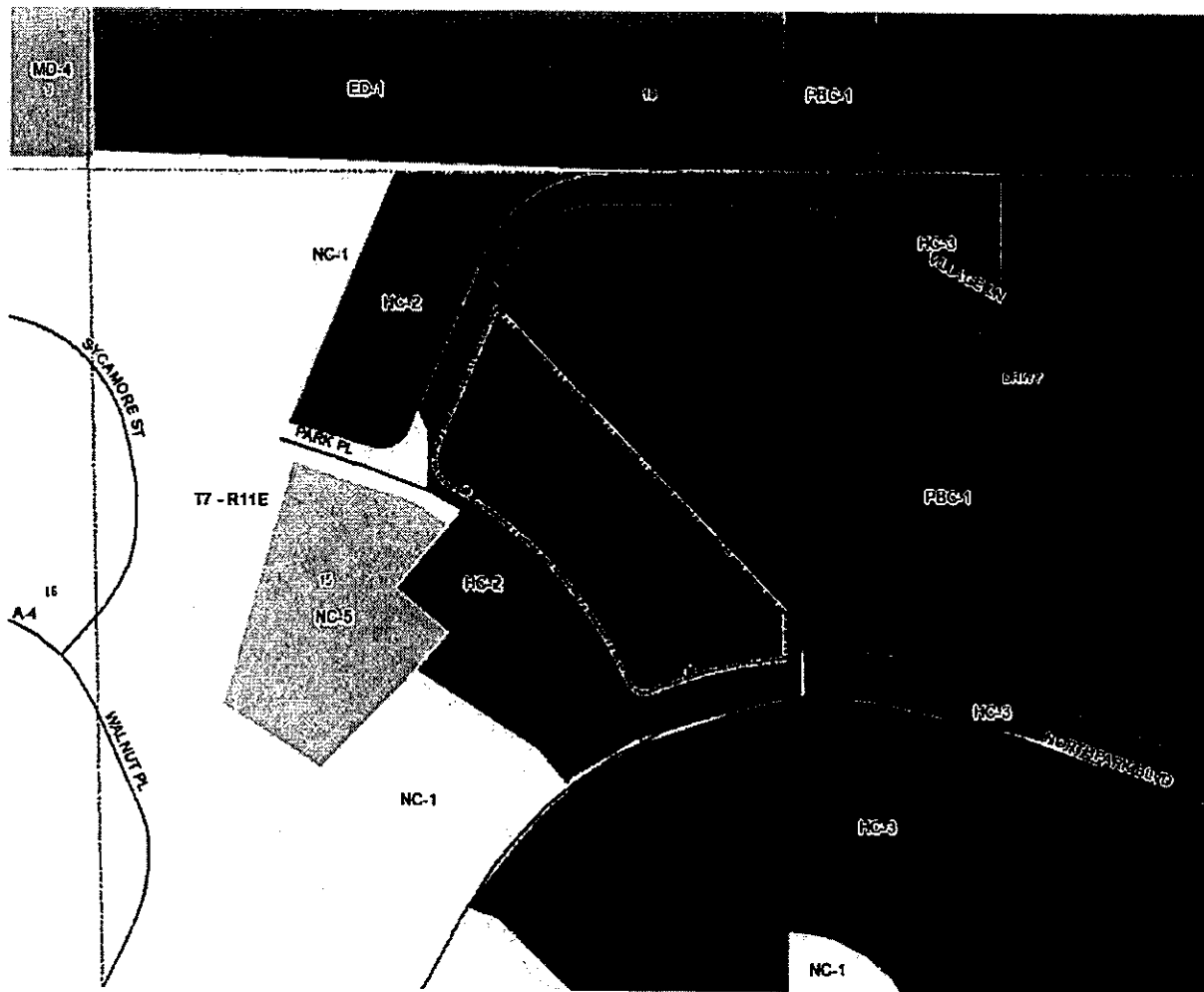
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ZC15-10-071

48

NORTHLAKE

EB-1

10

RBC-1

17-R4HB

10

NC-5

HC-2

15

43

123

WALNUT

23

NORTHPARK

REBDD

12

HC-3

133

10

A-4

120

133

HC-1

108

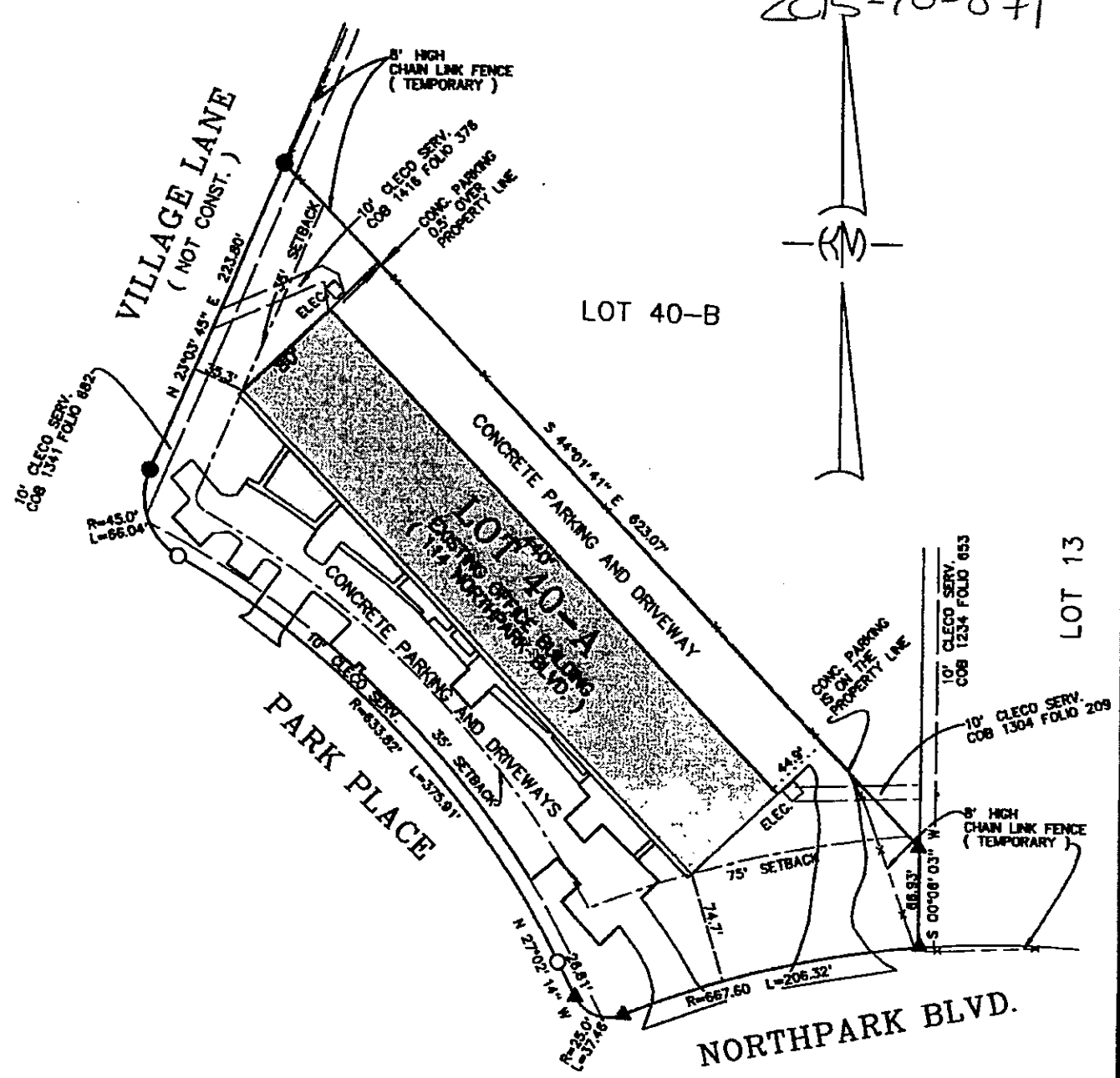
H2

120

121



2015-10-07



BUILDING SETBACKS
 75' ON NORTH PARK BLVD.
 35' ON PARK PLACE
 35' ON VILLAGE LANE
 REAR SETBACK NOT SHOWN

--- LEGEND ---

- ▲ = 5/8" IRON ROD FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. NA; F.I.R.M. PANEL NO. 225205 0230 ; REV. 10-17-89

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

REFERENCES:

1. PLAT OF NORTH PARK SUBD., PH. II BY WALKER AND AVERY INC. FILED FOR RECORD 8/24/88, MAP NO. 990B FROM WHICH SETBACKS WERE TAKEN.
2. PLAT OF A PREVIOUS SURVEY OF LOT 40-A BY JOHN J. AVERY & ASSOC. INC., DATED JUNE 19, 1995, REV. JUNE 21, 1995 FROM WHICH CLECO SERVITUDES WERE TAKEN.

BOUNDARY SURVEY OF:	
LOT 40-A, NORTH PARK SECTION 15, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
JSB INTEREST	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 100'	DATE: 09-19-07
DRAWN: DRJ	JOB NO: 07-263
REVISED:	

Kelly J. McHugh
 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 "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

012007A 01040-A NORTH PARK COMM.