



ST. TAMMANY PARISH  
PATRICIA P. 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: 4-15-16

Case Number: 2016-148-ZC

2016-148-ZC

Existing Zoning: HC-2 Highway Commercial District  
Proposed Zoning: I-1 Industrial District  
Acres: 30,000 Sq.ft  
Petitioner: Covington Kitchen & Bath - Zhiyu Yu  
Owner: Clay Prieto  
Location: Parcel located at the southwest corner of LA Highway 59 & Casril Drive, being 21530 Casril Drive, Mandeville, S13, T7S, R11E, Ward 3, District 5  
Council District: 5

**POSTPONED FROM 03/01/2016 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.

Matthew J. Organ  
(SIGNATURE)

PRINT NAME: MATTHEW J. ORGAN

ADDRESS: 71344 Riverside Dr., Covington, LA 70433

PHONE #: 985-246-9715



RECEIVED

APR 15 2016

Per Karina Miller

**ZONING STAFF REPORT**

**Date:** 03/28/16  
**Case No.:** 2016-148-ZC  
**Prior Action:** Postponed (03/01/16)  
**Posted:** 03/17/16

**Meeting Date:** 4/5/2016  
**Determination:** Denied

**GENERAL INFORMATION**

**PETITIONER:** Covington Kitchen & Bath - Zhiyu Yu

**OWNER:** Clay Prieto

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to I-1 Industrial District

**LOCATION:** Parcel located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville; S13, T7S, R11E; Ward 3, District 5

**SIZE:** 30,000 sq. ft.

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish & State                      **Road Surface:** 2 & 3 lane asphalt      **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Restaurant	HC-2 Highway Commercial District
South	Undeveloped & Retail	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Commercial/Office Warehouse	HC-2 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** Yes

**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 HC-2 Highway Commercial District to I-1 Industrial District. This site is located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objections to the request, considering that the Highway 59 Corridor is developed with a mix of retail uses, office warehouses and outdoor storage yards.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an I-1 Industrial District designation be approved

**Case No.:** 2016-148-ZC

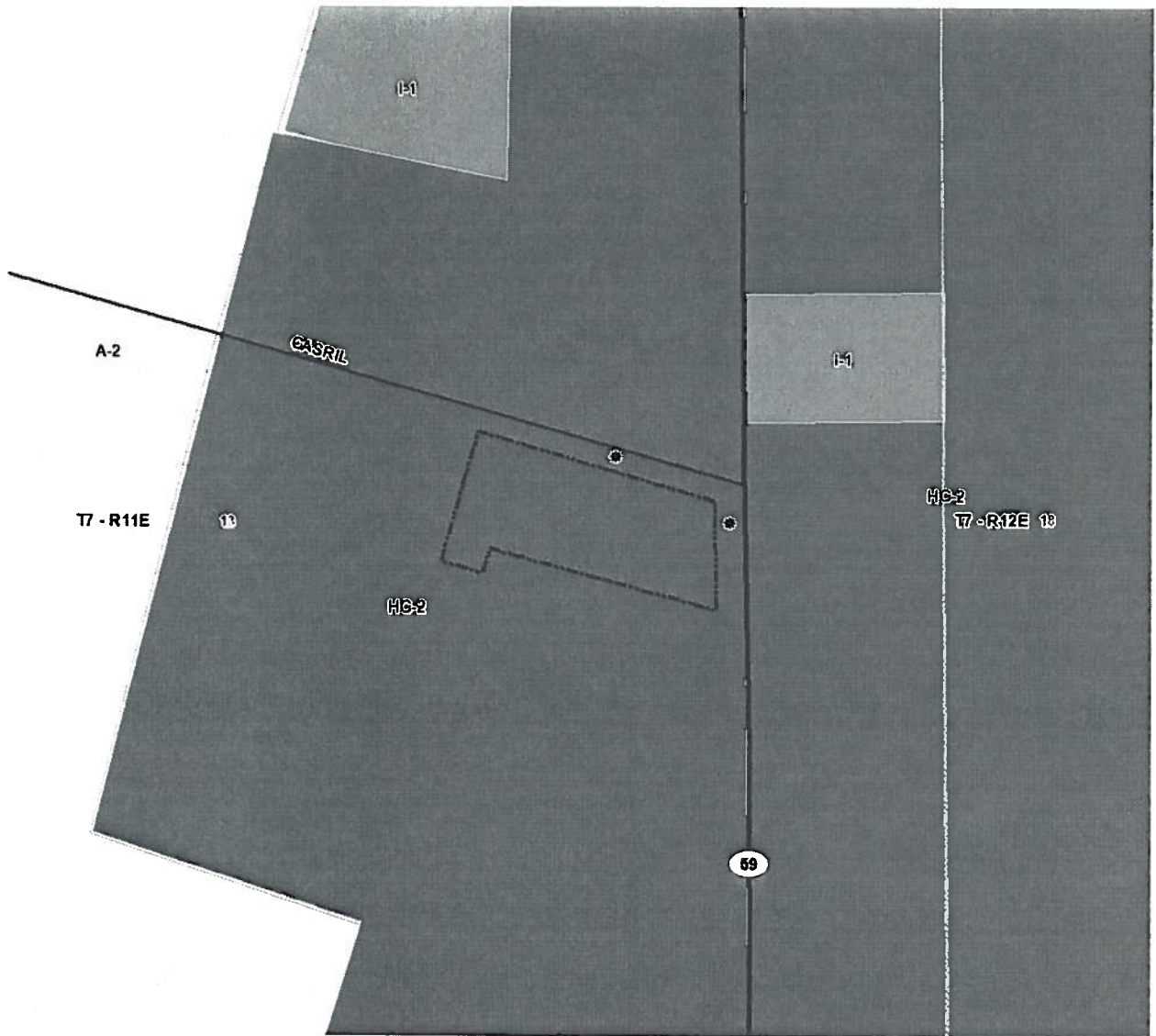
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2016-148-ZC

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HC-2

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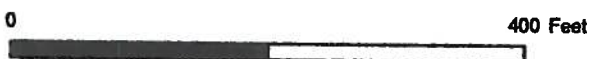
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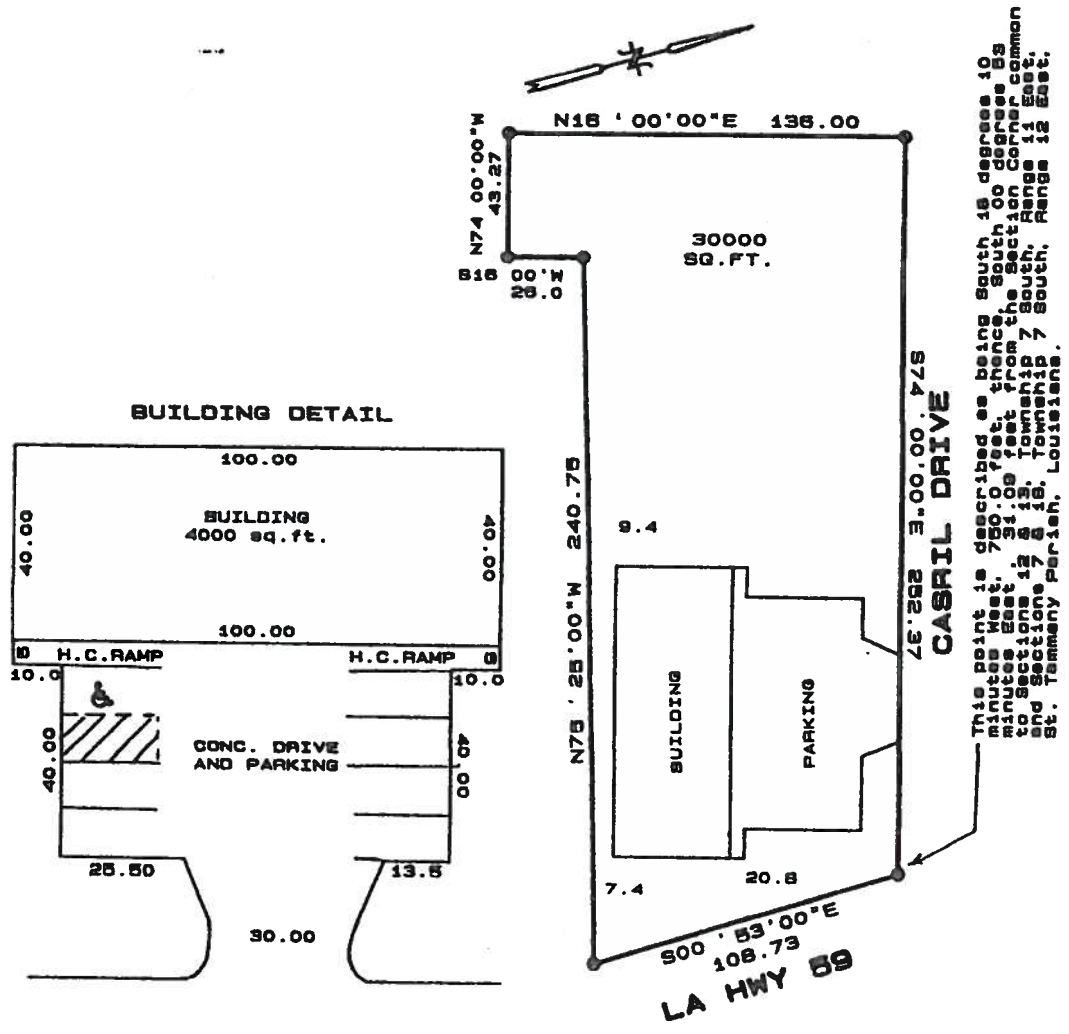
MIRE



2016-148-ZC

**LEGAL DESCRIPTION:**

A Parcel of land located in Section 13, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana as shown hereon.



**CERTIFIED TO:**  
 STATE INVESTORS BANK, LENDER  
 ERNEST PRIETO, BORROWER  
 PRIETO FAMILY TRUST, BORROWER

**LEGEND:**  
 ○ SET 1/2" IRON ROD  
 ● FOUND IRON ROD  
 ■ FOUND OLD WOOD  
 --- X--- FENCE  
 BEARINGS: RECORD  
 --- SETBACK LINES  
 FRONT SIDES REAR STREET

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 where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a Surveyor and the applicable standards of practice of the State of Louisiana. Signature must be in RED and placed by the Surveyor on this plat to be certified.

CLASS/TYPER	"C"	CPN: 225205 0235 C
BOUNDARY	16 OCT 01	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	5695A	SCALE: 1 inch= 50 ft

**BRUCE W. POPE, II**  
 REG. No. 472  
 REGISTERED PROFESSIONAL SURVEYOR  
**WILSON & POPE, INC.**  
 LOUISIANA REGISTERED SURVEYORS NO. 388  
 1990 SURGI DRIVE  
 MANDEVILLE, LOUISIANA 70448  
 TEL: (504) 626-5551 FAX: (504) 626-5626