



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: 10/2/18

Case Number:

2018-974-ZC
A-2 +RO to NC-5

2018-974-ZC

Existing Zoning: A-2 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: NC-5 (Retail and Service District)
Acres: 5.82 acres
Petitioner: Dawn Park Pekarik & Juraj Pekarik
Owner: Dawn Park Pekarik & Juraj Pekarik
Representative: Jeffrey D. Schoen
Location: Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell, S38, T9S, 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 UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.


(SIGNATURE) *Individually and as Attorney for Dawn and Juraj Pekarik*

PRINT NAME: Jeffrey D. Schoen

ADDRESS: P.O. Box 1810 Covington, LA 70434

PHONE #: 985 892 4801

ZONING STAFF REPORT

Date: 9/24/2018
Case No.: 2018-974-ZC
Prior Action: Postponed Indefinitely (5/1/2018)
Posted: 9/24/18

Meeting Date: 10/2/18
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Shoen

OWNER: Dawn Park Pekarik & Juraj Pekarik

REQUESTED CHANGE: From A-2 Suburban District & RO Rural Overlay to NC-5 Retail and Service District

LOCATION: Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell ; S38, T9S, R14E; Ward 9, District 11

SIZE: 5.82 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State 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	Undeveloped/Bayou	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

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 & RO Rural Overlay to NC-5 Retail and Service District. This site is located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Although there are some existing commercial uses along Hwy 433/Bayou Liberty Road, such as the Bayou Liberty Marina, an industrial warehouse and a gas station/convenience store, staff feels that there is no compelling reason to recommend approval of the request zoning change, considering that the site is surrounded by residential uses. Moreover, the NC-5 zoning district allows for a variety of retail & service uses that would create a significant increase in the intensity of the commercial activities within the existing residential setting of this area.

Note that the site is currently developed with a single family residence, and a bed and breakfast approved as an administrative permit under the RO Rural Overlay.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-5 Retail and Service District designation be denied.

Case No.: 2018-974-ZC

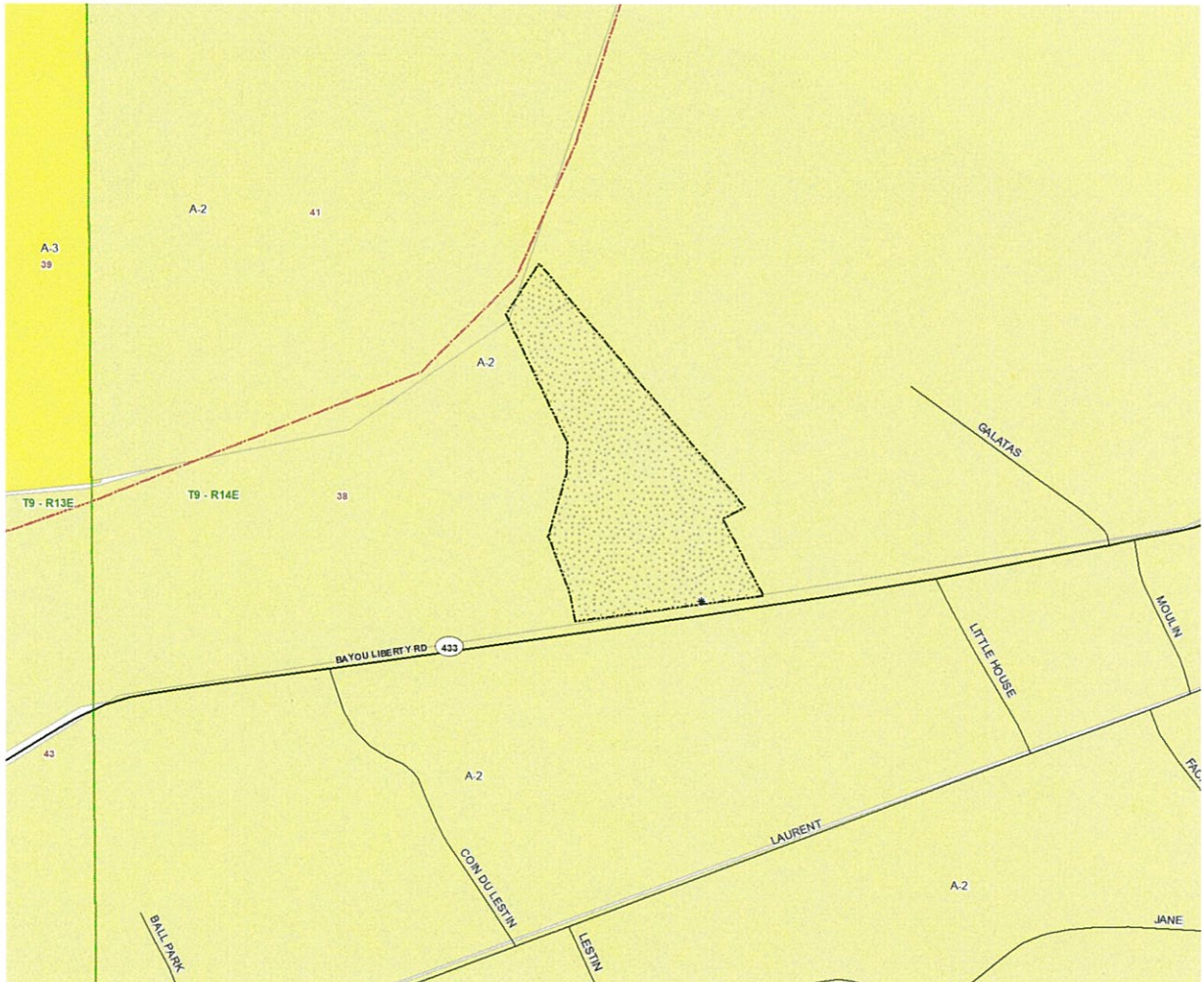
PETITIONER: Jeffrey D. Shoen

OWNER: Dawn Park Pekarik & Juraj Pekarik

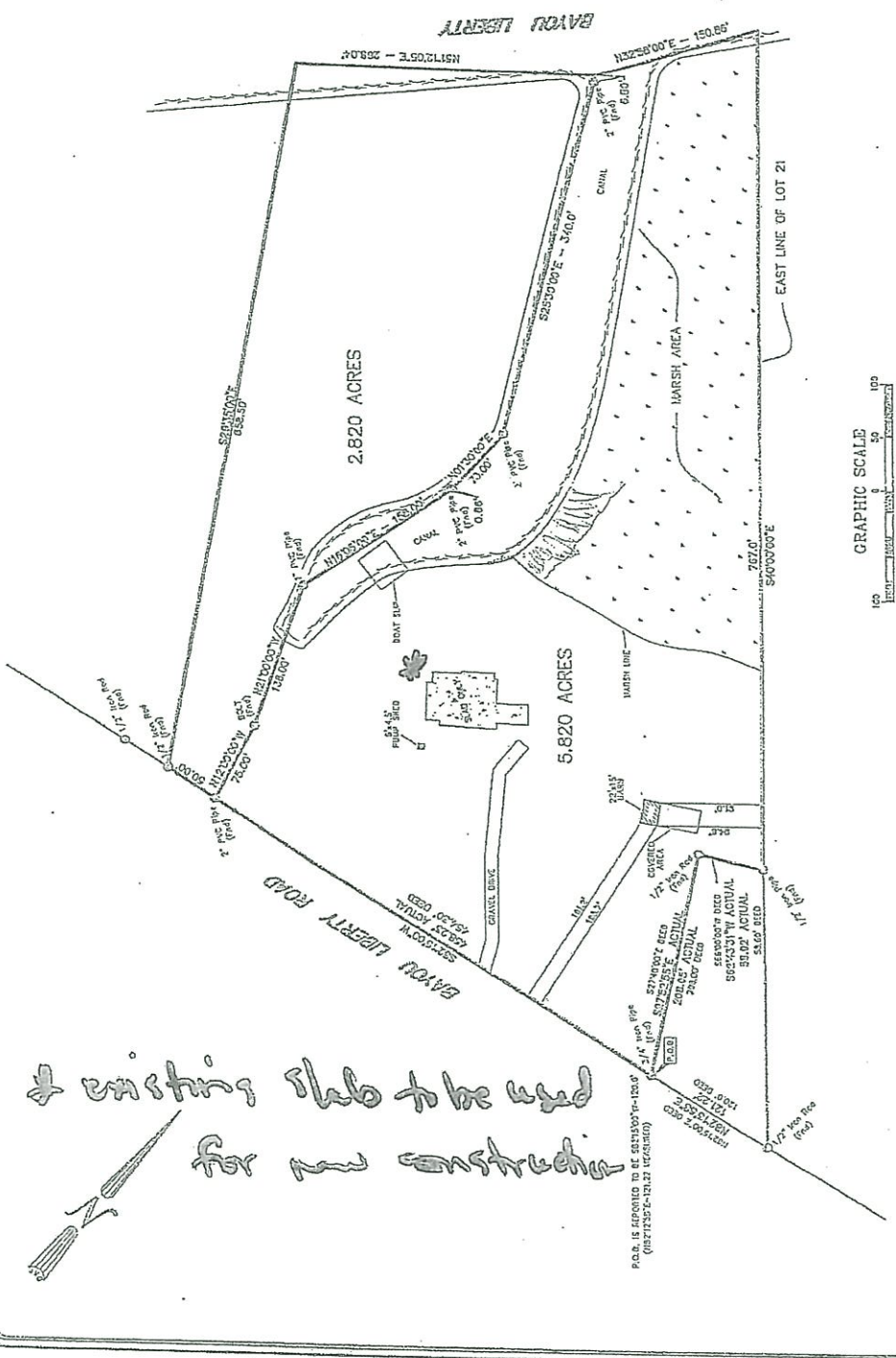
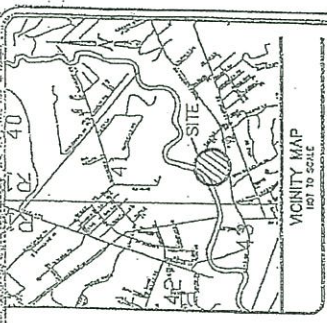
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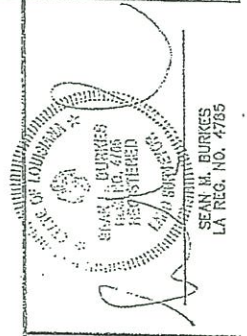
SIZE: 5.82 acres



2018-974-2C



** existing slab to be used for new construction*



J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL
 1000 Hwy. 100 East
 Slidell, Louisiana 70458
 Phone: 985-649-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5800

**SURVEY OF A
 5.82 ACRE PIECE OF LAND
 SECTION 38, T9S -- R14E
 NEAR THE CITY OF SLIDELL
 ST. TAMMANY PARISH, LOUISIANA**

Preparation of this map was based on a field survey conducted on 06/02/1951. The survey was conducted in accordance with the Louisiana Uniform Standards for Property Boundary Surveys for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

RONALD FRANCIS

I have compiled the field measurements into this plat. I have compared the field measurements with the actual ground survey and find to the best of my knowledge no discrepancies exist, either way across any of the property lines, except as shown on this plat. Encumbrances of record are shown on this plat. This plat will be added hereto upon request, at surveyor's expense. I have compiled the field measurements into this plat. I have compared the field measurements with the actual ground survey and find to the best of my knowledge no discrepancies exist, either way across any of the property lines, except as shown on this plat. Encumbrances of record are shown on this plat. This plat will be added hereto upon request, at surveyor's expense.

FILE NO. 255205 0415 C
 DATE: 06/02/1951
 ZONE: A/O
 S.P.L. = 10.0'

SCALE: 1" = 100'
 DATE: 12/02/2009
 DRAWN BY: BPT
 CHECKED BY: JDL
 DWG. NO.: 20091064
 SHEET:

2018-974-ZC

OWRY

41

A-2

T9 - R14E

38

GALATAS

LITTLE HOUSE

LAURENT

COIN DU LESTIN

JANE

MARINA

LESTIN

0 470 Feet

