



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 899-2529
FAX: (985) 899-3003
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Kevin Davis
Parish President

ZONING COMMISSION DENIED 9/6/11 APPEAL # 1

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: September 13, 2011

<u>ZC11-06-054</u>	
Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Acres:	4.91 acres
Petitioner:	Michael Saucier
Owner:	Goodbye Land Company, LLC
Location:	Parcel located on the southeast corner of LA Highway 1085 & LA Highway 1077, S3,T7S,R10E, Ward 1, District 1
Council District:	1

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

Michael Saucier
(SIGNATURE)

For: Goodbye Land Company LLC.

109 New Canellia Blvd.
Suite 100
Covington, La. 70433
PHONE #: 985-969-0081

ZONING STAFF REPORT

Date: September 1, 2011
Case No.: ZC11-06-054
Prior Action: Tabled (08/02/11)
Posted: 08/17/11

Meeting Date: September 6, 2011
Determination: Denied

GENERAL INFORMATION

PETITIONER: Michael Saucier
OWNER: Goodbee Land Company, LLC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the southeast corner of LA Highway 1085 & LA Highway 1077; S3,T7S,R10E; Ward 1, District 1
SIZE: 4.91 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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	Park	PF-1 (Public Facilities District)
South	Mini Storage	HC-2 (Highway Commercial District)
East	Undeveloped & Residential	A-1 (Suburban District)
West	Undeveloped	HC-2 (Highway Commercial District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-3 (Highway Commercial District). The site is located on the southeast corner of LA Highway 1085 & LA Highway 1077. The 2025 future land use plan designates the site to be developed with a mix of commercial uses. The purpose of the HC-3 Highway Commercial Zoning District is to provide for the location of larger scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterial roadways. Considering that the site is surrounded by a mix of developed and undeveloped properties zoned HC-2 on the south and west sides and Hannan High School & Coquille sport and recreation park on the north side, and a residential subdivision on the west side, staff feels that there is no compelling reason to allow an increase in the intensity of the commercial zoning in the area.

See attached, revised survey showing the portion of site, identified as Tract 1, requested to be rezoned to HC-3 (Highway Commercial District).

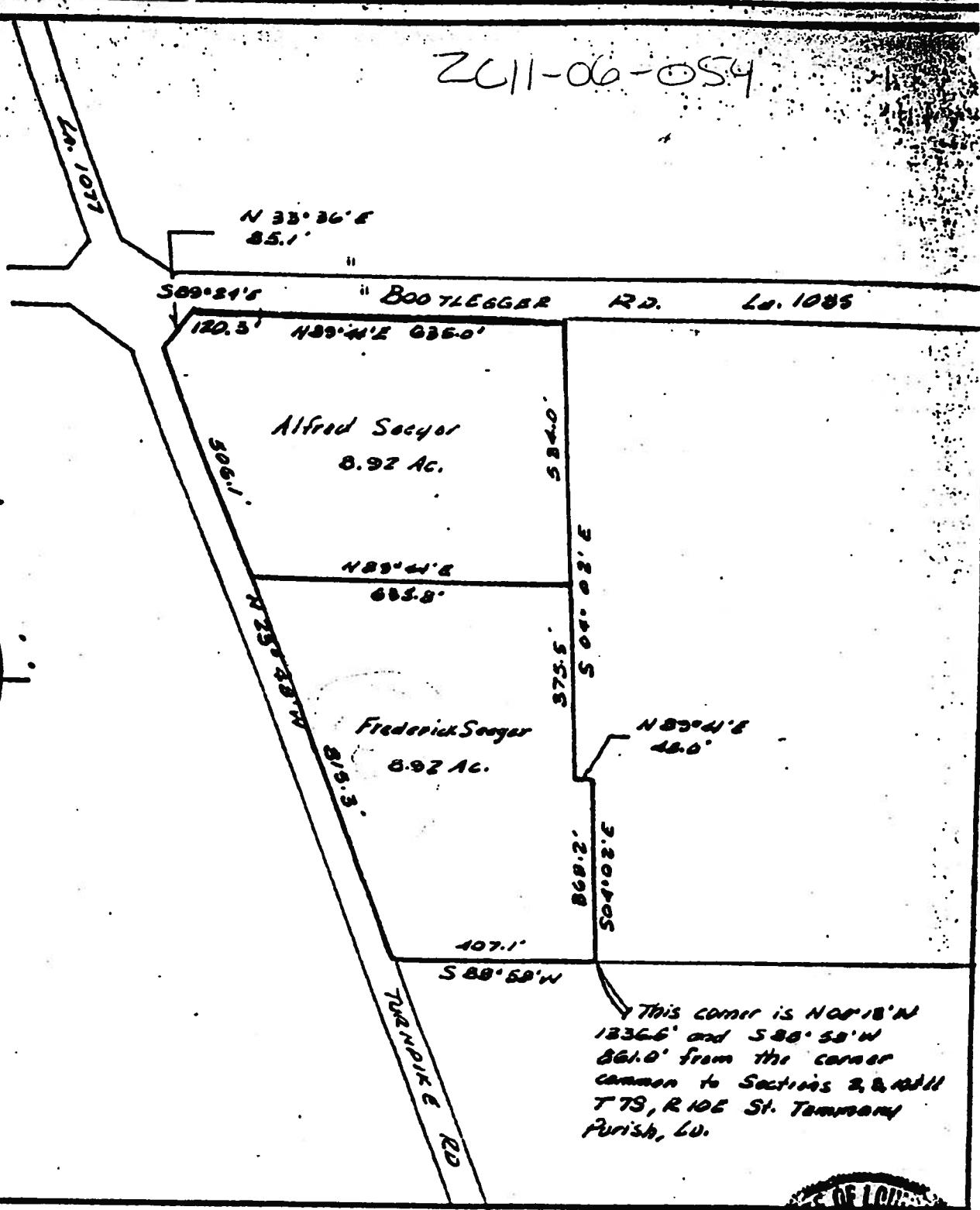
STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 (Highway Commercial District) designation be denied.

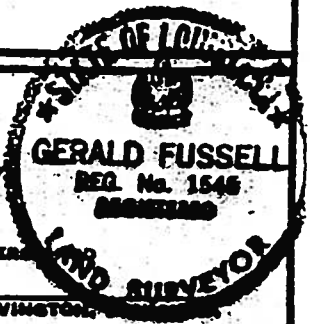
CASE NO.: ZC11-06-054
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SIZE: 4.91 acres



2011-06-054



MAP PREPARED FOR THE EXCLUSIVE USE OF
ALFRED & FREDERICK SEEGER
 SHOWING A SURVEY MADE OF PROPERTY LOCATED IN
 Section 3, Township 7 South, Range 10 East
 St. Tammany Parish, Louisiana
 THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE
 WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED
Gerald Fussell
 LOUISIANA REGISTERED LAND SURVEYOR



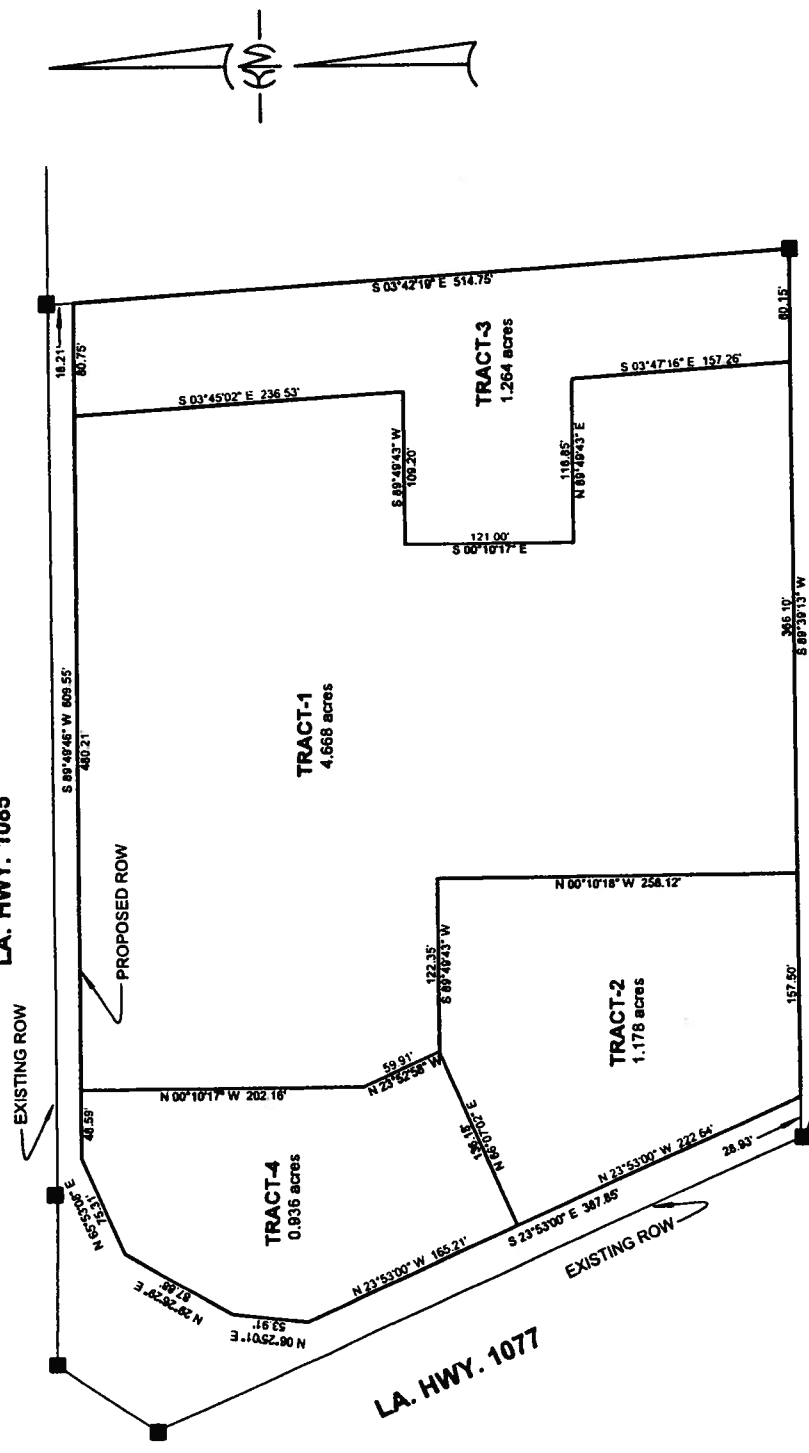
SCALE: 1" = 300'	DATE: May 31, 1998	NUMBER:
LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA		

4.1 The interest of the beneficiary of this Trust shall be held subject to the maximum restraint on alienation, voluntary and involuntary, allowed under the Louisiana Trust Code.

2011-06-054

LA. HWY. 1085

LA. HWY. 1077



APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE: SURVEY BY GERALD FUSSELL, DATED MAY 31, 1983. FROM WHICH THE POB & BASIS OF BEARINGS WAS TAKEN.

NOTE: NO BUILDING SETBACKS OR SERVITUDES SHOWN.

MINOR SUBDIVISION OF:
7.235 ACRES
SECTION 3, T-7-S, R-10-E
ST. TAMMANY PARISH, LA.

PREPARED FOR:
GULF STATES REAL ESTATE SERVICES, L.L.C.

KELLY J. MCHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 70404

SCALE: 1" = 100'
 DRAWN: R.F.D.
 DATE: 08/31/2011
 JOB NO.: 11-124-SUBD

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

--- LEGEND ---
 ■ = 1/2" IRON PIPE FOUND

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0210 C; REV. 10/17/1989

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.

2011/11/21 11-124-MINOR-SUBD.ec