

ST. TAMMANY PARISH

DEPARTMENT OF PLANNING P. O. Box 628

COVINGTON, LA 70434

PHONE: (985) 898-2529 FAX: (985) 898-3003 e-mail: planning@stpgov.org APPEAL # 2

ZC Recommended Denial:

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: 10-24-2011

RESPECTFULLY REQUEST APPEAL FOR ZC11-10-083.

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.

SIGNATURE	NAME. MAILING	ADDRESS A	AND PHONE	MINADED	
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PHONE #: 985-781-2990

ZC11-10-083

Existing Zoning:

A-I (Suburban District) I-2 (Industrial District)

Proposed Zoning: Acres:

9375 sq.ft.

Petitioner:

Charles J. Ross, III

Owner:

Charles J.Ross, III

Location:

Parcels located on the south side of Ann Street, east of Apple Pie Ridge

Road, being lots 24, 25 & 26, Block 5, Blue Haven Subdivision, 42472

Ann Street, Slidell, S33,T9S,R15E, Ward 8, District 13

Council District:

13

ZONING STAFF REPORT

Date: September 26, 2011 Case No.:

ZC11-10-083

Meeting Date: October 4, 2011 **Determination:** Denied

Posted:

09/14/2011

GENERAL INFORMATION

PETITIONER:

Charles J. Ross, III

OWNER:

Charles J.Ross, III

LOCATION:

REQUESTED CHANGE: From A-1 (Suburban District) to I-2 (Industrial District)

Parcels located on the south side of Ann Street, east of Apple Pie Ridge Road, being lots 24, 25 & 26, Block 5, Blue Haven Subdivision, 42472 Ann Street, Slidell; S33,T9S,R15E; Ward 8,

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District 13

SIZE:

9375 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Land Use Zoning Direction A-1 Suburban District Residential North A-1 Suburban District Undeveloped South A-1 Suburban District Undeveloped East

Undeveloped West

PF-2 Public Facilities 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 A-1 (Suburban District) to I-2 (Industrial District). The parcels are located on the south side of Ann Street, east of Apple Pie Ridge Road, being lots 24, 25 & 26, Block 5, Blue Haven Subdivision, 42472 Ann Street, Slidell. The 2025 Future Land Use Plan calls for residential development in this area. Staff does not support the request to rezone the property from A-1 suburban to I-2 industrial. The I-2 zoning is too intense for the area, which is developed with residential uses and undeveloped land.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 (Industrial District) designation be denied.

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ZC11-10-083

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