St. Tammany Parish Government Department of Planning



APPEAL # 3

P. O. Box 628 Covington, LA 70434 Phone: (985) 898-2529 Fax: (985) 898-3003

e-mail: planning@stpgov.org

Pat Brister Parish President ZC APPROVED: 10/2/12

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

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ULT 6 - 2012

DATE: 10-2-12

Case Number: ZC-10-099

ZC12-10-099

Existing Zoning:

HC-2 (Highway Commercial District) HC-2A (Highway Commercial District)

Proposed Zoning: Acres:

8.901 acres

Petitioner:

Clint L. Pierson, Sr.

Owner:

MMABE, LLC

Location:

Parcel located on the southeast corner of LA Highway 1077 & LA Highway

1085, 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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

<u>PRINT NAME:</u>

PHONE #

ADDRESS: 71/

185-813-1903

St. Tammany Parish Government



Pat Brister Parish President Department of Planning

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APPEAL REQUEST

001 u 2 767

DATE: 10-2-12

Case Number: ZC/2-10-099

ZC12-10-099

Existing Zoning:

HC-2 (Highway Commercial District)

Proposed Zoning:

HC-2A (Highway Commercial District)

Acres:

8.901 acres

Petitioner:

Clint L. Pierson, Sr.

Owner:

MMABE, LLC

Location:

Parcel located on the southeast corner of LA Highway 1077 & LA Highway

1085, S3,T7S,R10E, Ward 1, District 1

Council District:

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Sincerely,

PLEASE **SIGN** YOUR NAME, **PRINT NAME** UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE, NUMBER BELOW PRINTED NAME.

NAME: WILLIAM J. Smith + EMILY C Smith

PRINT NAME: WILLIAM J. Smith + EMILY C SMITH

ADDRESS: 71305 Whiskey Daks Lane, Coverington,
PHONE # 985-892-5441-Home

Pat Brister Parish President

PHONE # 155 AND COLO

St. Tammany Parish Government

Department of Planning P. O. Box 628

Covington, LA 70434 Phone: (985) 898-2529

Fax: (985) 898-3003 e-mail: planning@stpgov.org

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APPEAL REQUEST

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| DATE: | | |
| Case Number: Zina | ا ا نه ا ع | |
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| ZC12-10-099 Existing Zoning: Proposed Zoning: Acres: Petitioner: Owner: Location: Council District: | HC-2 (Highway Commercial District) HC-2A (Highway Commercial District) 8.901 acres Clint L. Pierson, Sr. MMABE, LLC Parcel located on the southeast corner of LA Highway Highway 1085, S3,T7S,R10E, Ward 1, District 1 | / 1077 & LA |
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| PLEASE SIGN YOUR NA ADDRESS AND PHONE | AME, PRINT NAME UNDERNEATH THAT AN NUMBER BELOW PRINTED NAME. | D PUT MAILING |
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| (SIGNATÚRE) | v | |
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| ADDRESS: 1. D. W. I. J. | | |

ZONING STAFF REPORT

Date: September 24, 2012

Case No.: ZC12-10-099

Posted: 09/13/12

Meeting Date: October 2, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER:

Clint L. Pierson, Sr.

OWNER:

MMABE, LLC

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

Commercial District)

LOCATION:

Parcel located on the southeast corner of LA Highway 1077 & LA

Highway 1085; S3,T7S,R10E; Ward 1, District 1

SIZE:

8.901 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction

Land Use

North

School & Rec District

ED-2 Higher Education District & PF-1 Public

Facilities District

South

Mini Storage

HC-2 Highway Commercial District

HC-2 Highway Commercial District

East

Residential & Undeveloped

A-1 Suburban District

West

Undeveloped

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

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-2A (Highway Commercial District). The purpose of HC-2A and the list of permitted uses, are similar to the existing HC-2 zoning. However, the HC-2A zoning district allows for a larger building size (maximum of 75,000 sq.ft). Staff does not have any objection to the request, considering that it meets the 2025 future land use plan, which designates the site to be developed with a mix of commercial uses, typically more intense than the adjoining uses located in the area.

STAFF RECOMMENDATION:

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

CASE NO.:

ZC12-10-099

PETITIONER:

Clint L. Pierson, Sr.

OWNER:

MMABE, LLC

REQUESTED CHANGE:

From HC-2 (Highway Commercial District) to HC-2A (Highway

Commercial District)

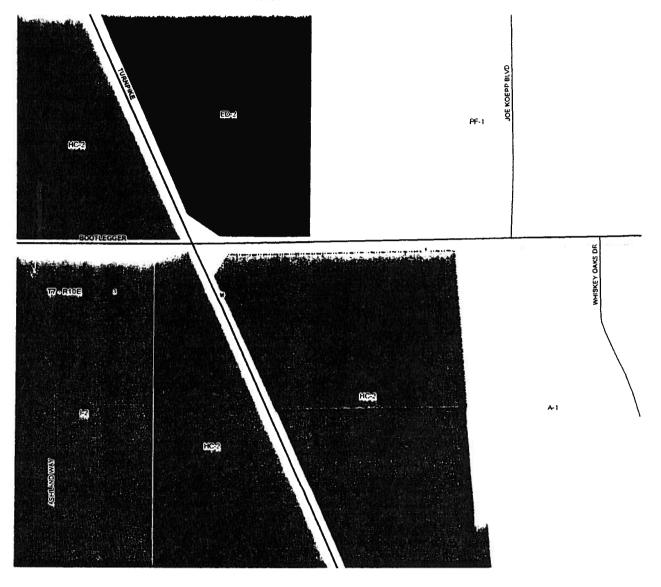
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SECTION 3, T-7-8, R-10-E
ST. TAMMANY PARISH, LA.

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