



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 899-2529
 FAX: (985) 896-3003
 e-mail: planning@stpgov.org

Kevin Davis
 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: September 13, 2011

ZC11-06-054
 Existing Zoning: HC-2 (Highway Commercial District)
 Proposed Zoning: HC-3 (Highway Commercial District)
 Acres: 4.91 acres
 Petitioner: Michael Saucier
 Owner: Goodbee 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 For: Goodbee Land
 (SIGNATURE) Company LLC.
109 New Canellia Blvd.
Suite 100
Covington, La. 70433
 PHONE #: 985-969-0081

ZONING STAFF REPORT

Date: September 1, 2011

Meeting Date: September 6, 2011

Case No.: ZC11-06-054

Determination: Denied

Prior Action: Tabled (08/02/11)

Posted: 08/17/11

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).

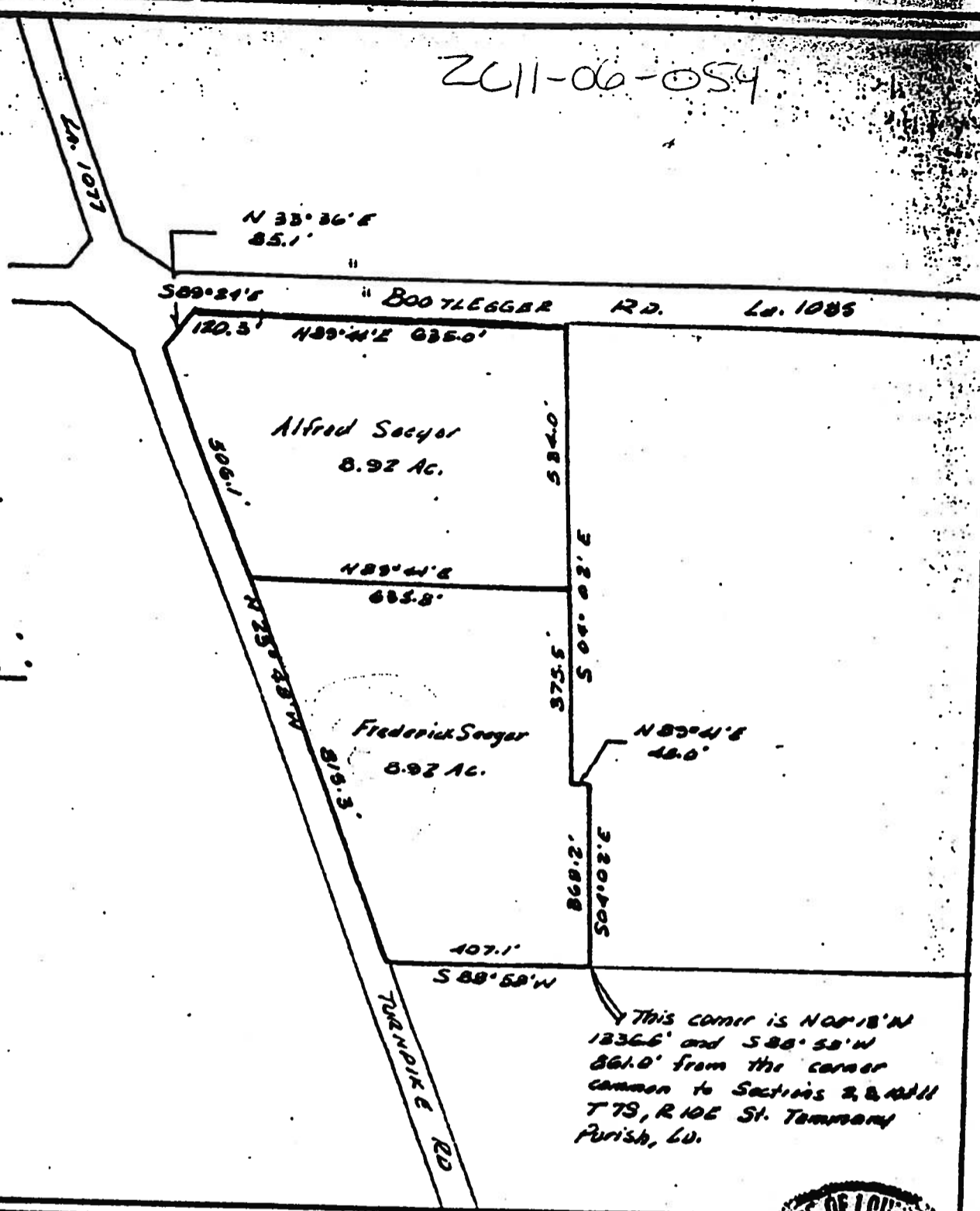
STAFF RECOMMENDATION:

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

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PETITIONER: Michael Saucier
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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

COVINGTON, LA.

SCALE: 1" = 300'

DATE: May 31, 1993

NUMBER:

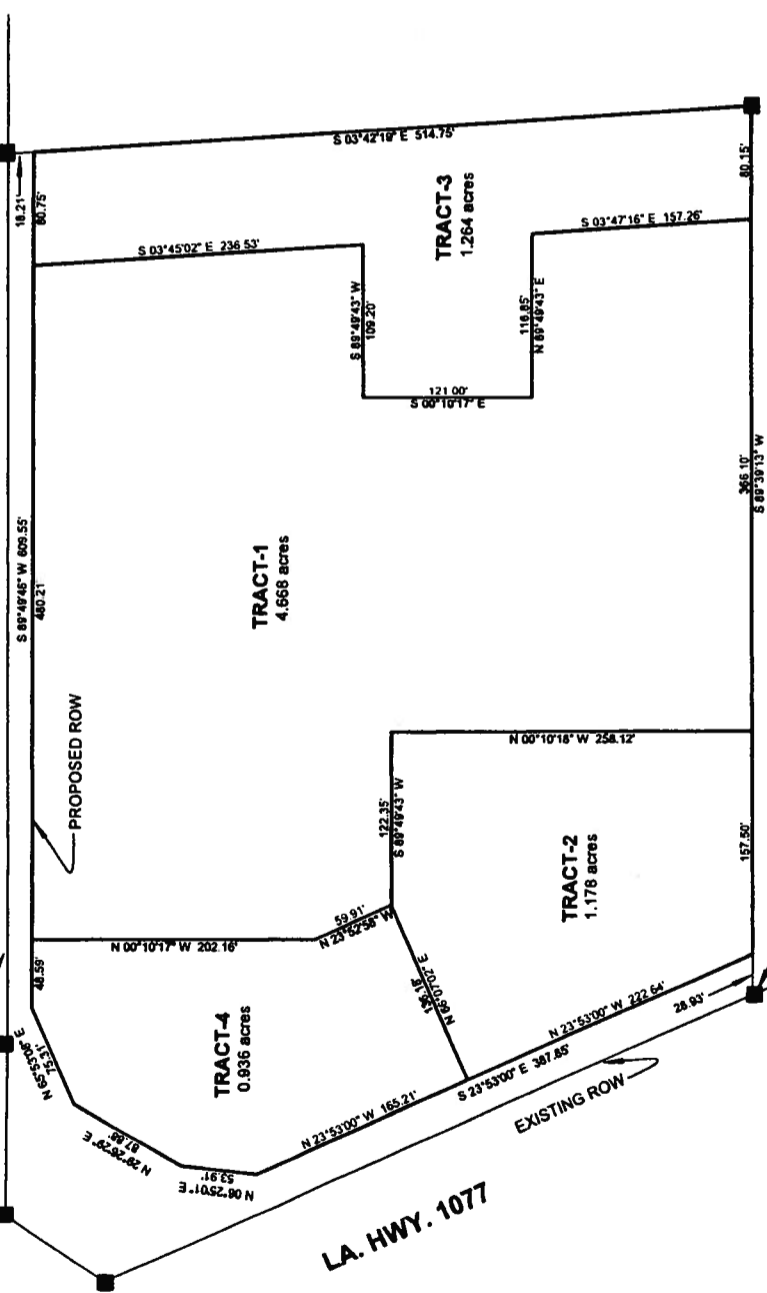
LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA

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

EXISTING ROW



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. 70481-5611

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

NOTE: TEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO VERIFY THE ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, UTILITIES, TIE LINES, ETC., FOR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

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.

--- 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

This point described as being North 00 degrees 13 minutes West 1336.6 feet thence South 88 degrees 58 minutes West 1268.1 feet, thence North 23 degrees 48 minutes West 615.3 feet from the corner common to Sections 2, 3, 10 and 11, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana