



St. Tammany Parish Government

Department of Planning

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APPEAL # 2

Pat Brister
Parish President

ZC DENIED: 9/4/12

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

DATE: 9-4-2012

Case Number:

ZC 12-09-086

RECEIVED
SEP 05 2012
PLANNING
DEPT.

ZC 12-09-086

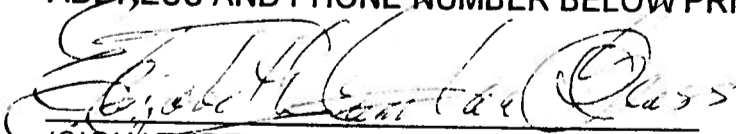
Existing Zoning:	NC-1 (Professional Office District)
Proposed Zoning:	NC-2 (Indoor Retail and Service District)
Acres:	49,503 sq.ft.
Petitioner:	Elizabeth L. Cumbaa Glass
Owner:	Elizabeth L. Cumbaa Glass
Location:	Parcel located on the southeast corner of US Highway 190 & South Oaklawn Drive, S39,T8S,R13E, Ward 7, District 7
Council District:	7

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)

ZONING STAFF REPORT

Date: August 27, 2012
Case No.: ZC12-09-086
Posted: 7/16/2012

Meeting Date: September 4, 2012
Determination: Denied

GENERAL INFORMATION

PETITIONER: Elizabeth L. Cumbaa Glass
OWNER: Elizabeth L. Cumbaa Glass
REQUESTED CHANGE: From NC-1 (Professional Office District) to NC-2 (Indoor Retail and Service District)
LOCATION: Parcel located on the southeast corner of US Highway 190 & South Oaklawn Drive; S39,T8S,R13E; Ward 7, District 7
SIZE: 49,503 sq.ft.

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	Residential	NC-1 Professional Office District
South	Undeveloped	A-3 Suburban District
East	Residential	A-2 Suburban District
West	Residential	NC-1 Professional Office District

EXISTING LAND USE:

Existing development? No **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 NC-1 (Professional Office District) to NC-2 (Indoor Retail and Service District). The site is located on the southeast corner of US Highway 190 & South Oaklawn Drive. The 2025 Future Land Use Plan calls for residential development in the area. The parcel is abutting NC-1 (Professional Office District) on the north and west sides and residential zoning (A-2 & A-3 Suburban District) on the south and east sides. Staff sees no compelling reason to increase the intensity of the commercial zoning in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-2 (Indoor Retail and Service District) designation be denied.

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