# St. Tammany Parish Government



ZC DENIED: 9412

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
il: planning@stpgov.org

Pat Brister Parish President

# APPEAL#4

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:_	Sept	7	2012
	•		

Case Number: 2012 -09-090

ZC12-09-090

Existing Zoning: Proposed Zoning:

A-3 (Suburban District)
I-1 (Industrial District)

Acres:

1.19 acres

Petitioner:

Parish Council by Motion 8/4/2012

Location:

Parcel located on the east side of LA Highway 41, north of Bill Stoltz

Road, south of Jack Crawford Road, being 67296 Hwy 41, Pearl River,

S38,T7S,R14E, Ward 6, District 6

Council District:

6

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.

(SIGNATUŔÉ)

PRINT NAME: Scoff

H Jordan

ADDRESS: 39362 I-59 Service Rd, Pearl River 70452

PHONE # (ell 985 290 7441 W 925 863 3888

### ZONING STAFF REPORT

Date:

August 27, 2012

Case No.:

ZC12-09-090

Meeting Date: September 4, 2012

**Determination:** Denied

**Posted:** 08/16/12

#### GENERAL INFORMATION

REQUESTED CHANGE: From A-3 (Suburban District) to I-1 (Industrial District)

LOCATION:

Parcel located on the east side of LA Highway 41, north of Bill Stoltz Road, south of Jack Crawford Road, being 67296 Hwy 41, Pearl

River; S38,T7S,R14E; Ward 6, District 6

SIZE:

1.19 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

Zoning

North Residential/Commercial

HC-2 (Highway Commercial District)

South

Undeveloped

A-3 (Suburban District)

East Residential

A-2 (Suburban District)

West Commercial

HC-2 (Highway Commercial District)

#### **EXISTING LAND USE:**

Existing development? Yes

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

#### **STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-3 (Suburban District) to 1-1 (Industrial District). The site is located on the east side of LA Highway 41, north of Bill Stoltz Road, south of Jack Crawford Road, being 67296 Hwy 41, Pearl River. The 2025 future land use plan calls for the area to be developed with commercial uses.

Staff does not have any objection to the requested zoning change considering that there is an existing office warehouse located on the site.

Note that the site was zoned C-2 Highway Commercial District (ZC85-07-092A) before the Comprehensive Rezoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 (Industrial District) designation be approved.

**CASE NO.:** 

ZC12-09-090

**REQUESTED CHANGE:** From A-3 (Suburban District) to I-1 (Industrial District)

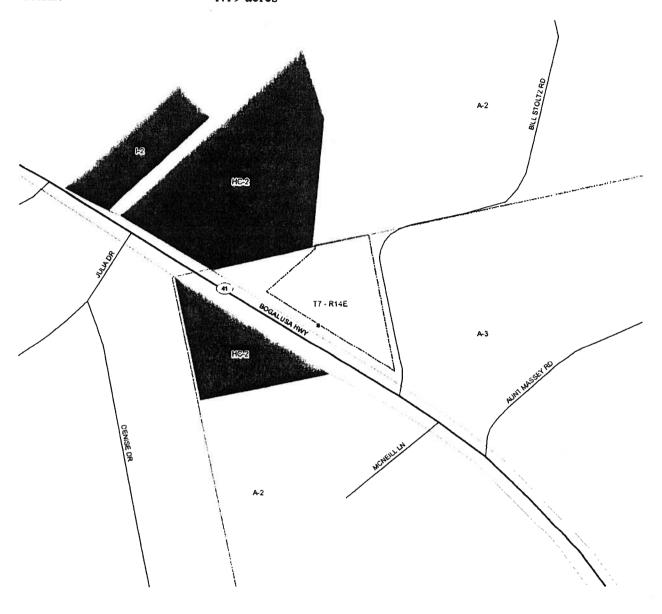
**LOCATION:** 

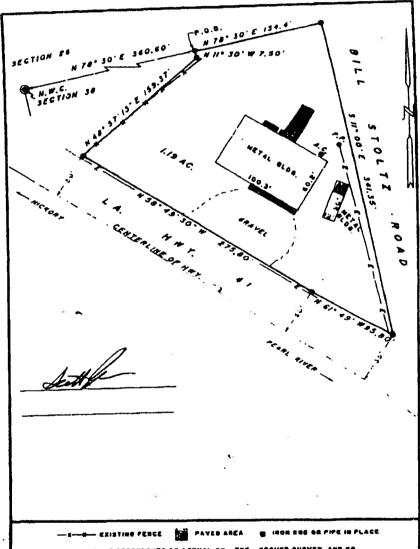
Parcel located on the east side of LA Highway 41, north of Bill Stoltz Road, south of Jack Crawford Road, being 67296 Hwy 41, Pearl

River; S38,T7S,R14E; Ward 6, District 6

SIZE:

1.19 acres





JORDAN INVESTMENTS

A CERTAIN PARCEL OF LAND SITUATED IN

SCALE: 1 . 50

100

DATE AUG. IB. 1398