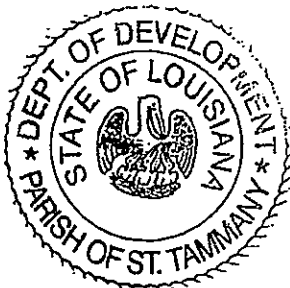


APPEAL # 2



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

RECEIVED

AUG 08 2016

ZC Approved :

8/2/16

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: 07-05-2016

Case Number:

4. **2016-314-ZC**
- | | |
|-------------------|--|
| Existing Zoning: | MD-1 Medical Residential District |
| Proposed Zoning: | HC-2 Highway Commercial District |
| Acres: | 1.199 acres |
| Petitioner: | Frank D. Lamier |
| Owner: | Alexander Milne Development Services - Frank D. Lamier |
| Location: | Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21, S5, T6S, R12E, Ward 5, 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.

Jay P. Lozes
(SIGNATURE)

PRINT NAME: Jay P. Lozes

ADDRESS: 77065 Highway 21

PHONE #: 817 304 3438

ZONING STAFF REPORT

Date: 7/25/2016
Case No.: 2016-314-ZC
Posted: 7/20/2016

Meeting Date: 8/2/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Frank D. Lamier

OWNER: Alexander Milne Development Services - Frank D. Lamier

REQUESTED CHANGE: From MD-1 Medical Residential District to HC-2 Highway Commercial District

LOCATION: Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21; S5, T6S, R12E; Ward 5, District

SIZE: 1.199 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Concrete

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	MD-1Medical Residential
East	Residential	MD-1Medical Residential
South	Undeveloped	MD-1Medical Residential
West	Commercial / Office	MD-1Medical Residential

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential / Agricultural – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from MD-1 Medical Residential District to HC-2 Highway Commercial District. This site is located on Milne Circle, east of Alexander Drive & LA Highway 21. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The site is currently developed as residential assisted living facility for residents who are intellectually and physically challenged in their daily activities. Staff does not have any compelling reason to recommend approval to the request considering that there are no parcel of land zoned HC-2 Highway Commercial Zoning District and/or commercial uses in the immediate vicinity of the site.

Note that the objective of the request is to allow for the operation of a restaurant to be open to the general public.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.

Case No.: 2016-314-ZC

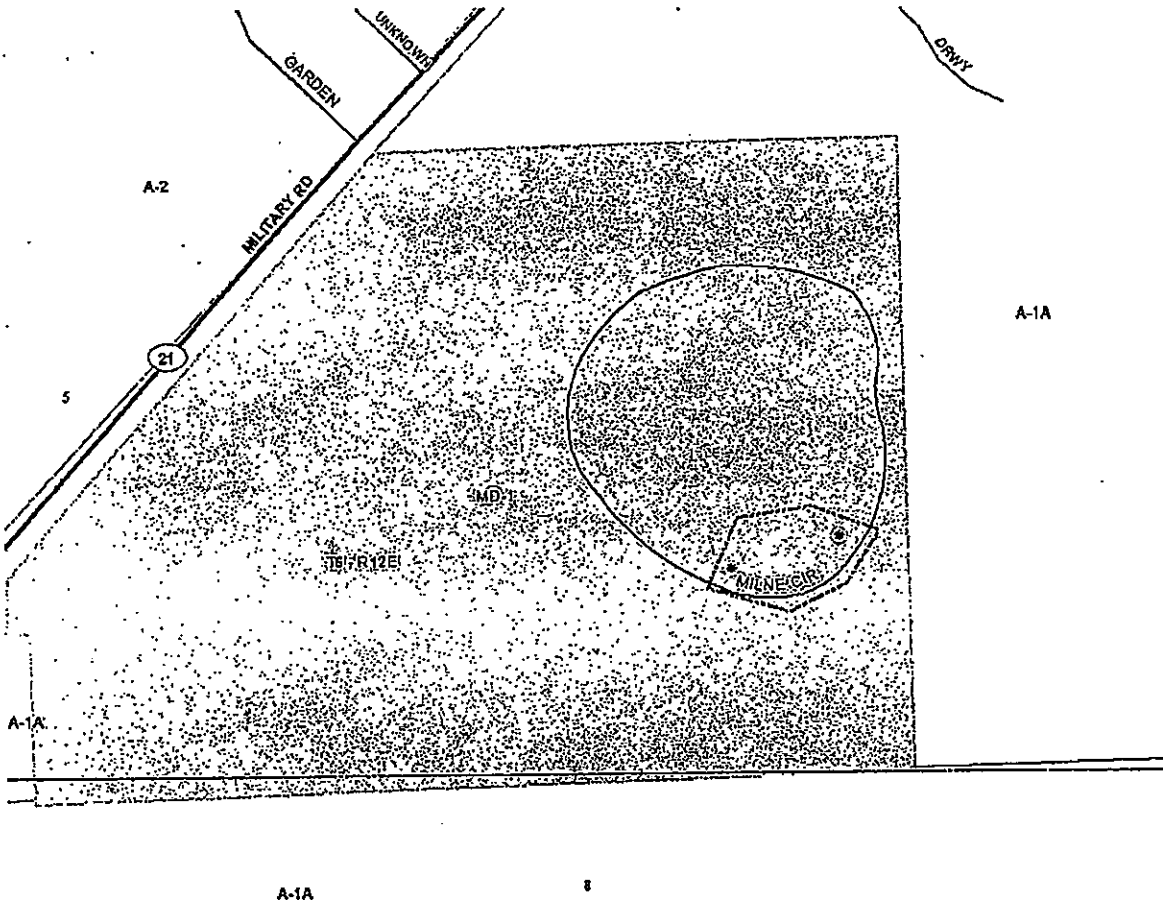
PETITIONER: Frank D. Lamier

OWNER: Alexander Milne Development Services - Frank D. Lamier

REQUESTED CHANGE: From MD-1 Medical Residential District to HC-2 Highway Commercial District

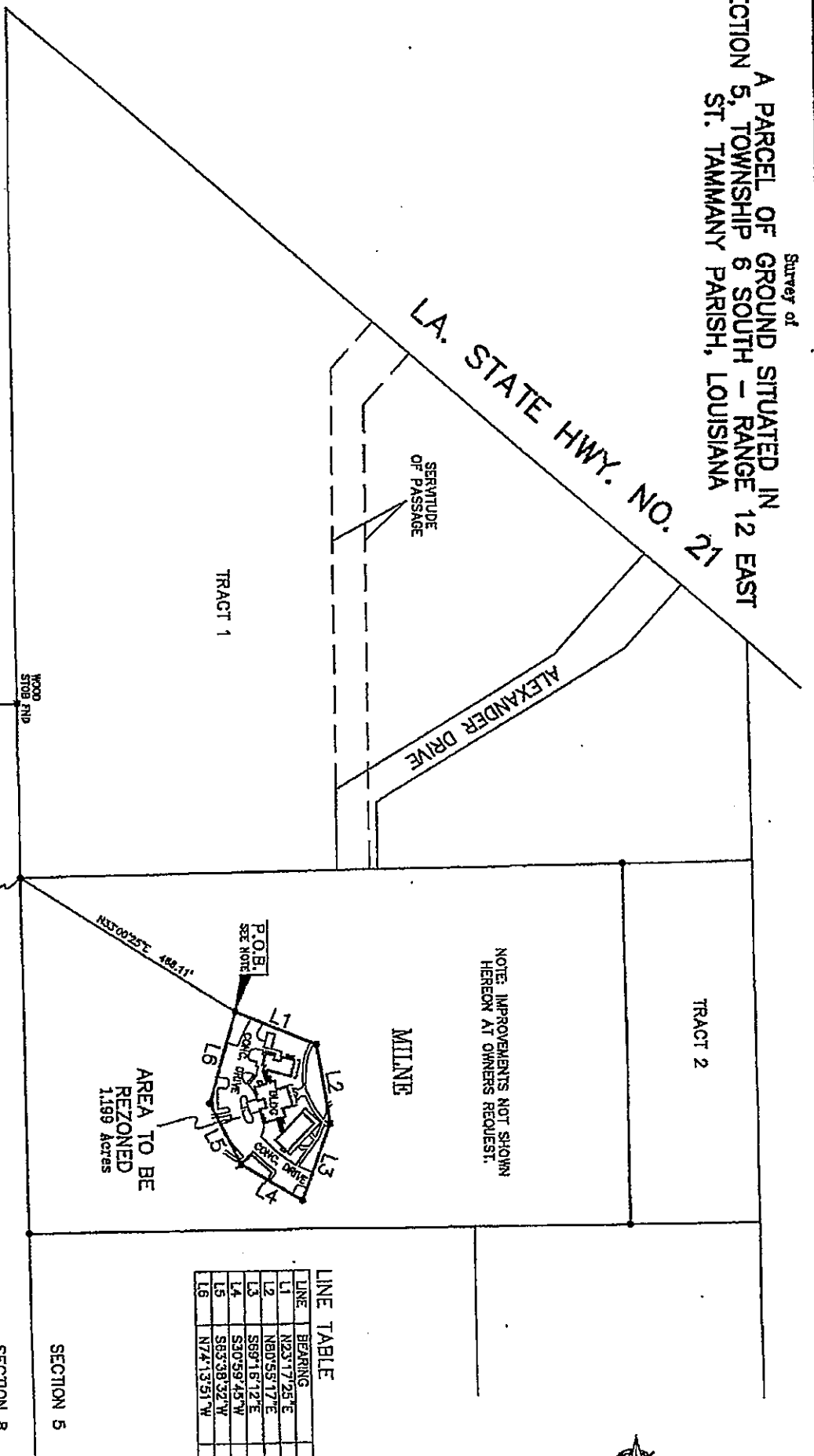
LOCATION: Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21; S5, T6S, R12E; Ward 5, District

SIZE: 1.199 acres



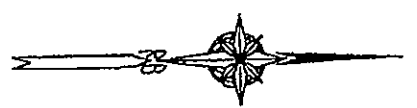
2016-314-ZC

Survey of
 A PARCEL OF GROUND SITUATED IN
 SECTION 5, TOWNSHIP 6 SOUTH - RANGE 12 EAST
 ST. TAMMANY PARISH, LOUISIANA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N25°17'28"E	163.88'
L2	N60°55'17"E	161.04'
L3	S69°16'12"E	151.42'
L4	S70°59'45"W	131.63'
L5	S85°38'32"W	128.11'
L6	N74°13'51"W	179.78'



NOTE:
 P.O.B. IS DESCRIBED AS BEING NORTH 33 DEGREES 00 MINUTES
 25 SECONDS EAST, 488.11 FEET FROM THE 1/4 SECTION CORNER
 OF SECTIONS 5 & 8.
 B" WOOD POST FOUND WITH 1/2" IRON ROD INSIDE

THE SPANISH ADJUSTMENTS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
 FORTH IN THE DESCRIPTION FURNISHED AS AND THERE IS NO REPRESENTATION THAT ANY
 APPLICABLE SPANISH ADJUSTMENTS ARE SHOWN HEREON. THE SURVEYOR HAS MADE
 NO TITLE SEARCH OR RECORD SEARCH IN COMPLYING WITH THE MVA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS
 FOR A CLASS C SURVEY.

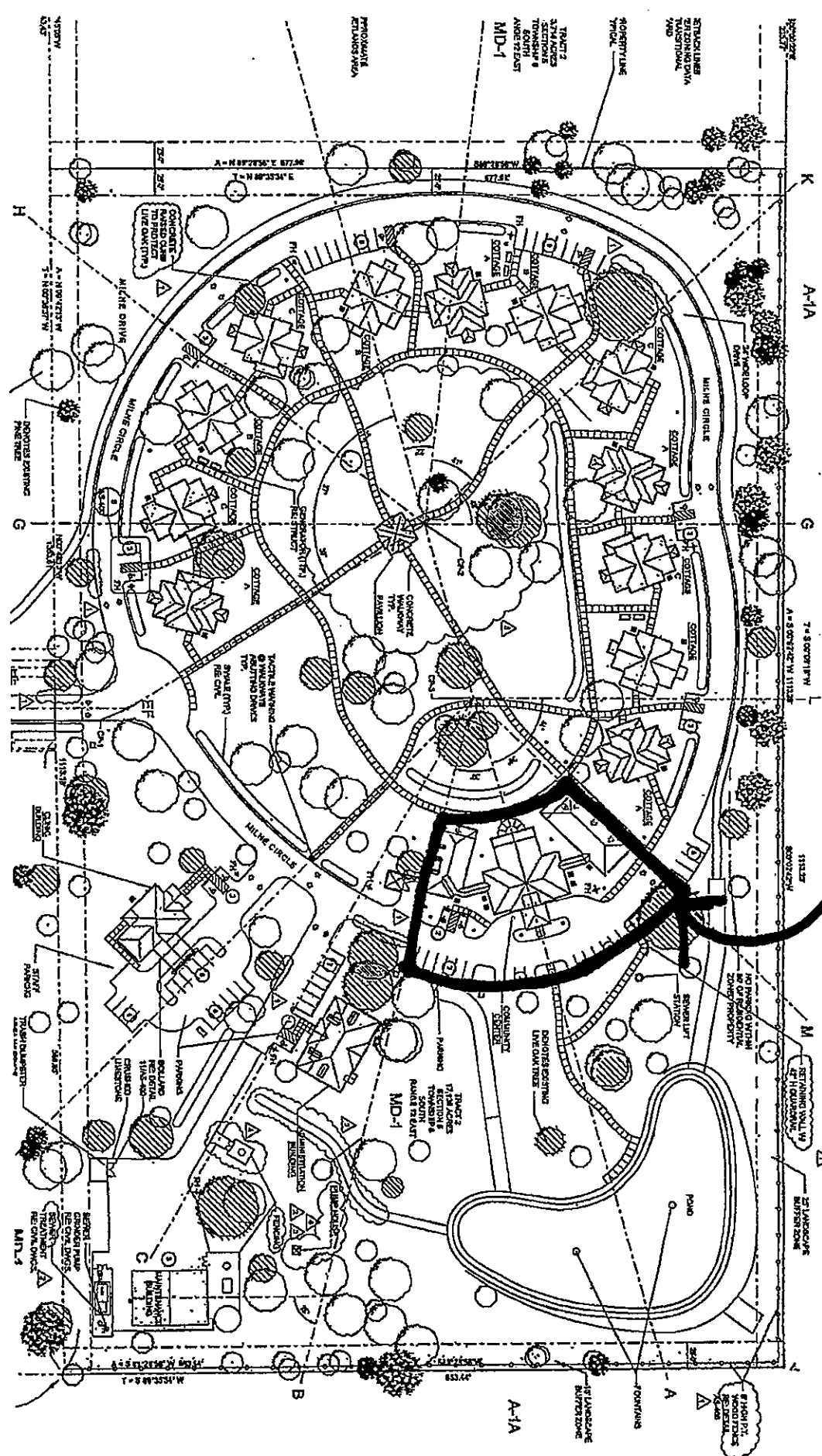
Professional Land Surveyors
 Geodetic • Forensic • Consultants

Randall W. Brown & Associates, Inc.
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 824-5588 FAX (985) 824-6809
 E-MAIL: info@brownandsurveyors.com

Date: JUNE 9, 2018
 Survey No. 16509
 Project No. _____
 Scale: 1"=200'
 System: NAD 83
 Method: _____

Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04596

2016-314-2C



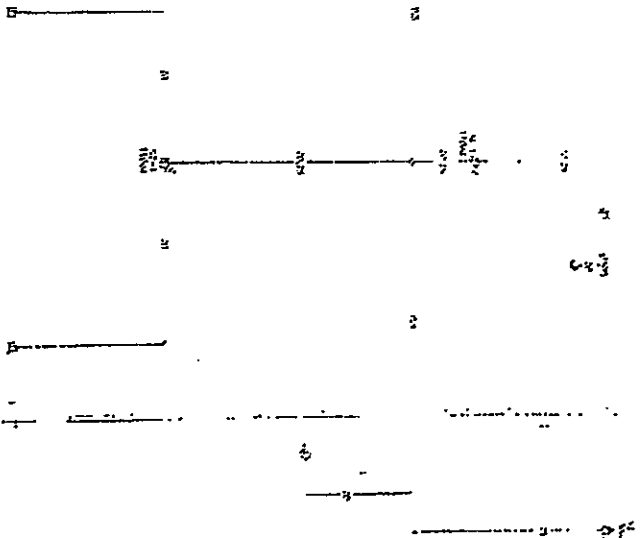
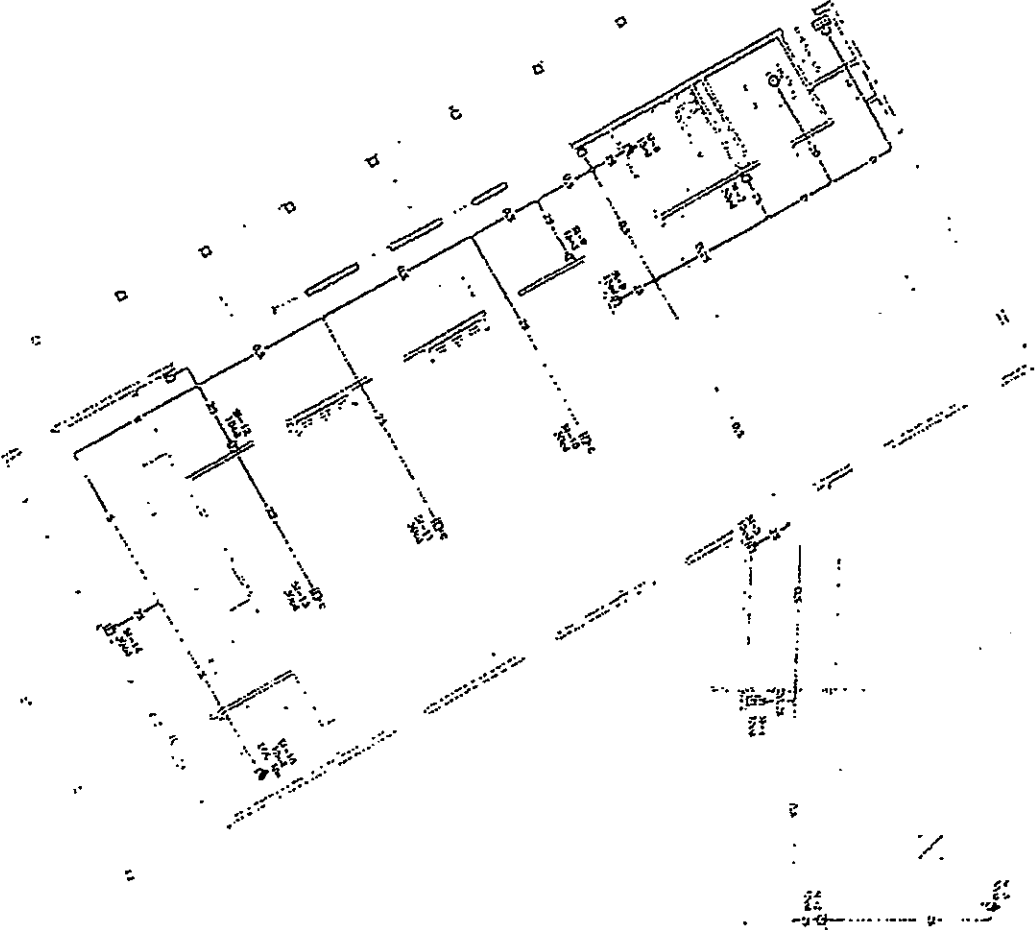
site

INSULATION

TRACT #	ACRES	ESTIMATED SQUARE FEET	NO. OF SQ. FT. OF INSULATION REQUIRED PER LINEAL FOOT
TRACT 1	17.50	17,432	17,432
TRACT 2	17.50	17,432	17,432
TOTAL	35.00	34,864	34,864

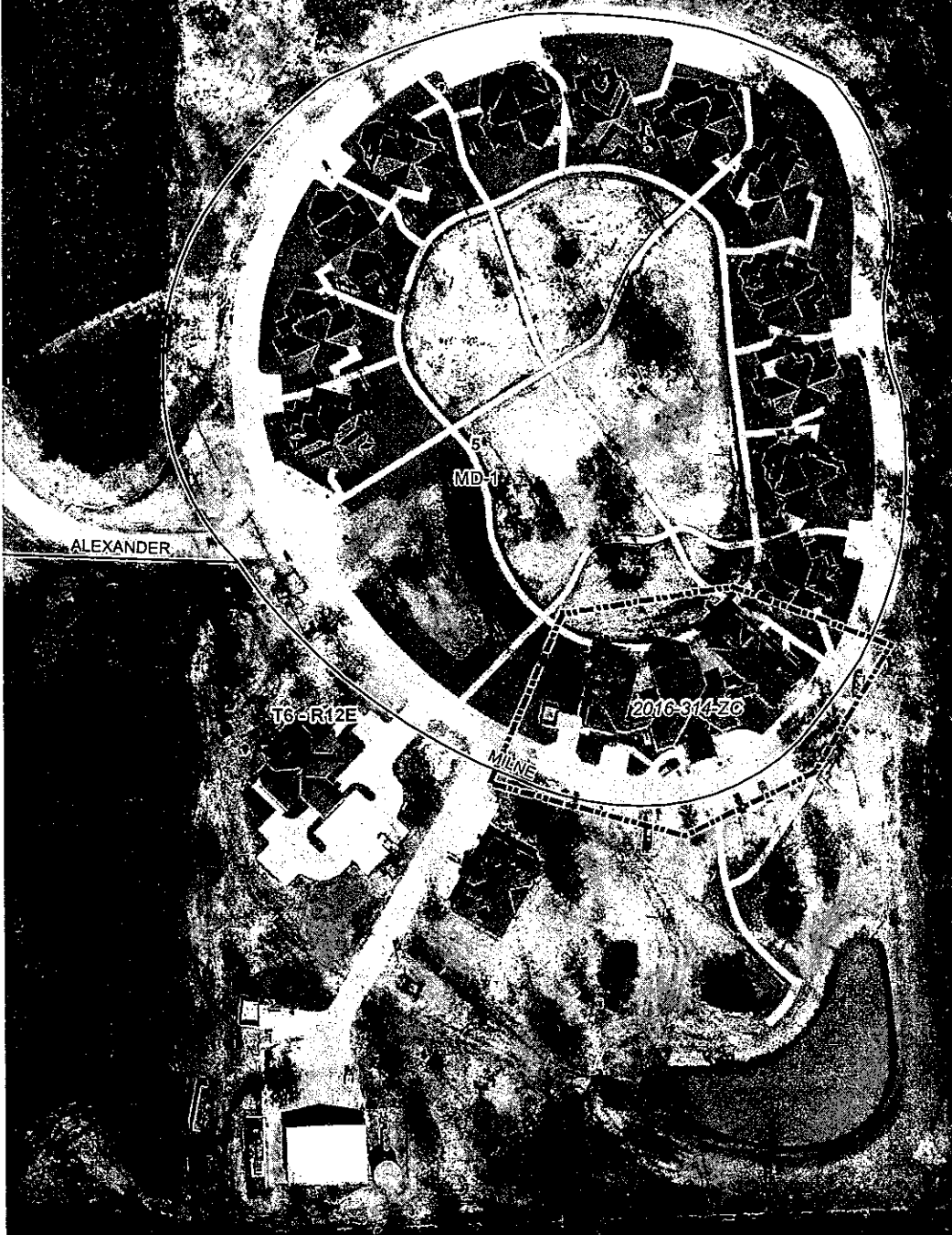
NOTES TO LANDSCAPE DRAWINGS:
 1. INSULATION TO BE INSTALLED AS SHOWN ON THIS DRAWING.

2016-314-2C



COMMUNITY CENTER
 ALL HANDS MEETING ROOM FOR WOMEN
 SCALE 1/8" = 1'-0"

2016-314-ZC



A-1A

8

