



# 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@stp.gov](mailto:planning@stp.gov)

Pat Brister  
Parish President

ZC DENIED: 7/3/12

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: 7/5/12

Case Number: ZC12-07-063

A-2 to HC-2 (17.32 Acres)

ZC12-07-063

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial) District
Acres:	17.32 acres
Petitioner:	Jeff Schoen
Owner:	Joy D. Hobart
Location:	Parcel located on the northwest corner of LA Highway 21 & LA Highway 1083, S4 & 5, T6S, R12E, Ward 10, 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.

(SIGNATURE)

PRINT NAME: JEFFREY D. SCHOEN, Attorney for Joy D. Hobart

ADDRESS: P.O. Box 1810, Covington, LA

PHONE # 985-892-4801

# ZONING STAFF REPORT

**Date:** June 25, 2012

**Case No.:** ZC12-07-063

**Posted:** 06/14/12

**Meeting Date:** July 3, 2012

**Determination:** Denied

## GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Joy D. Hobart  
**REQUESTED CHANGE:** From A-2 (Suburban District) to HC-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the northwest corner of LA Highway 21 & LA Highway 1083; S4 & 5, T6S, R12E; Ward 10, District 6  
**SIZE:** 17.32 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	Undeveloped	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential & Undeveloped	A-2 (Suburban District)
West	Commercial & Residential	HC-2 (Highway Commercial District) & A-2 (Suburban District)

### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** Yes

### 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.

**Conservation** – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-2 (Highway Commercial) District. The site is located on the northwest corner of LA Highway 21 & LA Highway 1083. The 17.32 acre area to be rezoned to HC-2, is currently developed with a single family residence and a 3000 sq.ft. office building. The office building was originally approved as a conditional use permit (CP99-07-062) under the Rural Zoning District.

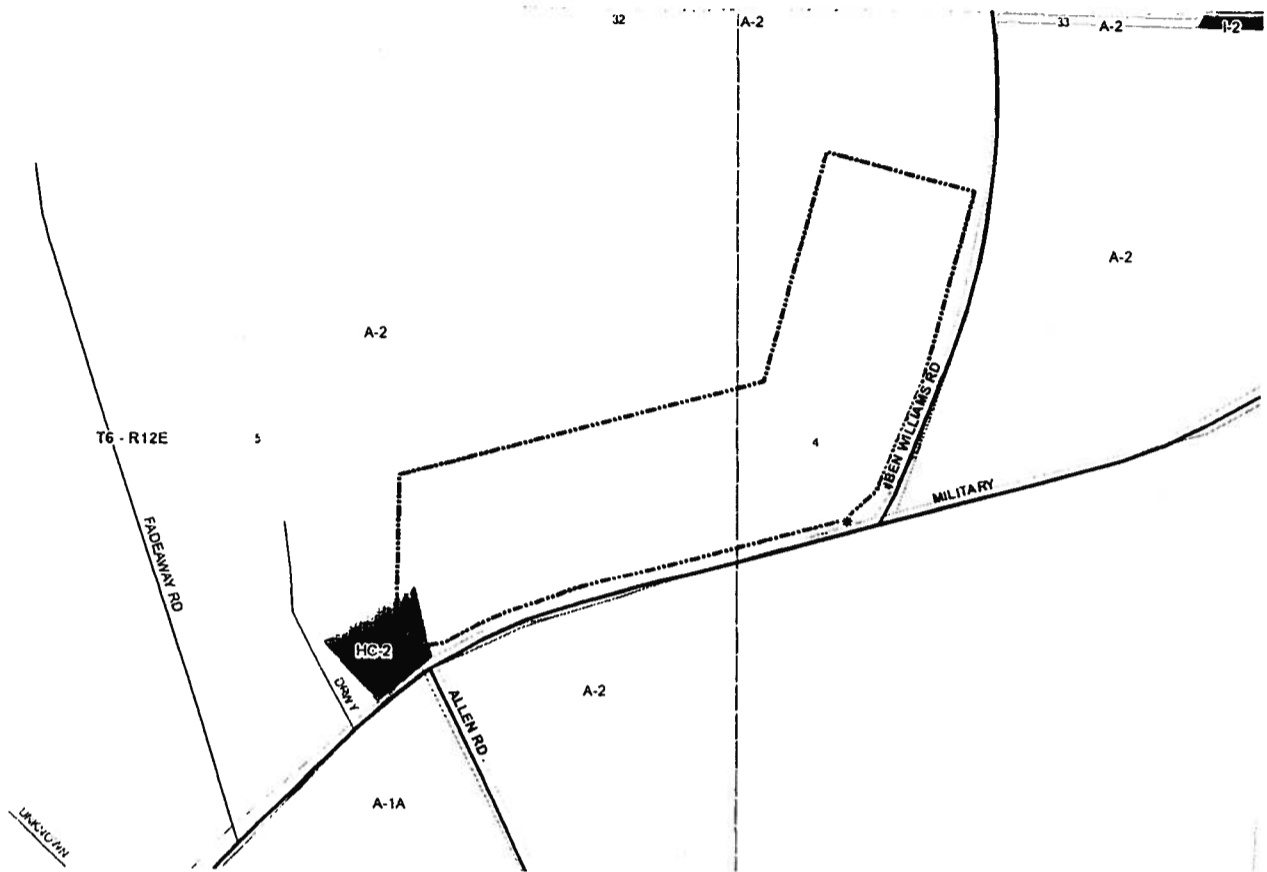
The 2025 future land use plan designates the area to be developed with residential and agricultural uses and conservation area for the preservation of the natural landscape. The site is surrounded by single family residences, undeveloped land, and a commercial business on the west side of the site.

Staff feels that the requested zoning change to HC-2 is too intense for the area. However, considering that there is an existing office building located on the site, a less intense zoning classification should be considered, for that particular site.

### STAFF RECOMMENDATION:

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

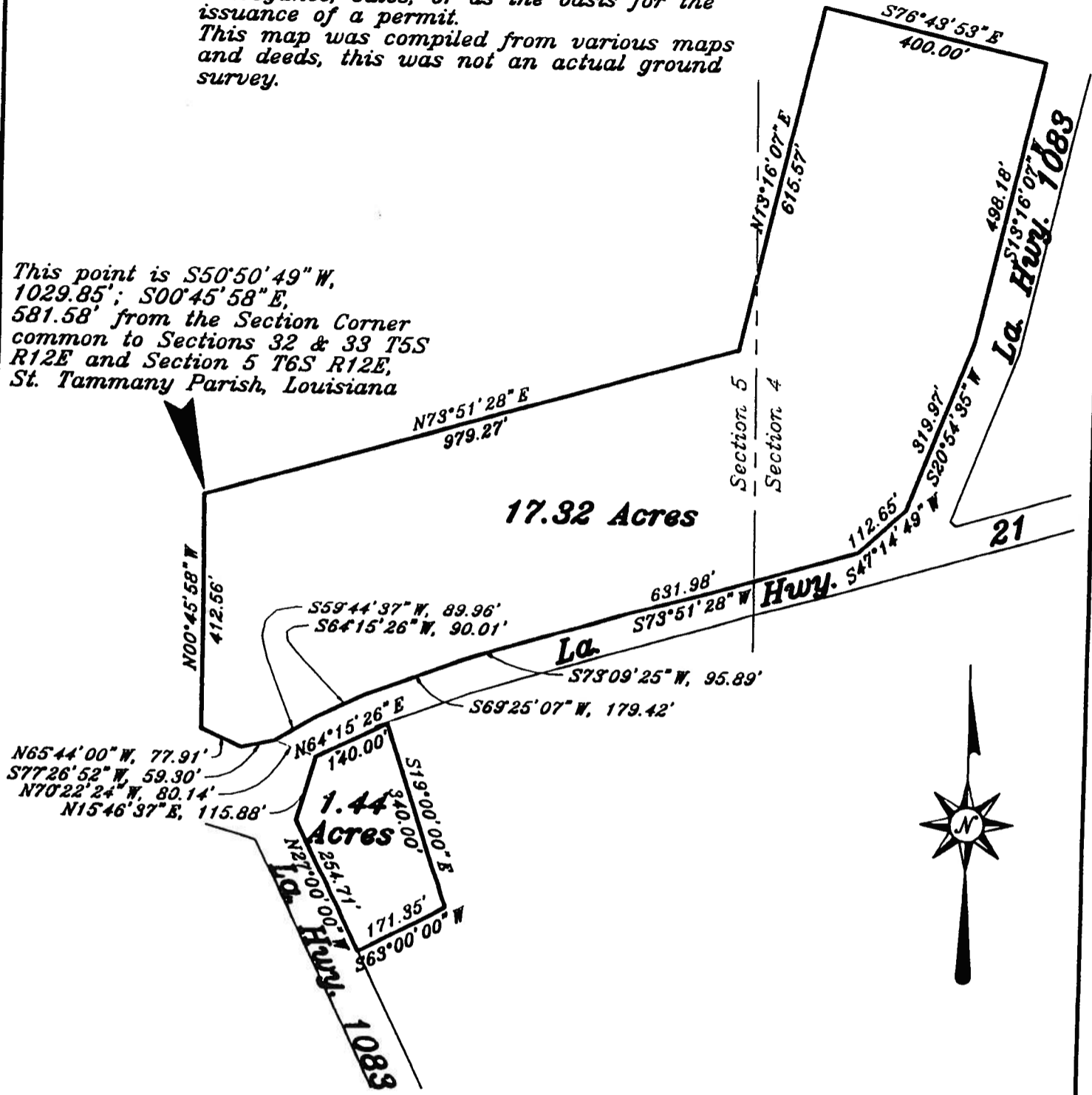
**CASE NO.:** ZC12-07-063  
**PETITIONER:** Jeff Schoen  
**OWNER:** Joy D. Hobart  
**REQUESTED CHANGE:** From A-2 (Suburban District) to HC-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the northwest corner of LA Highway 21 & LA Highway 1083; S4 & 5, T6S, R12E; Ward 10, District 6  
**SIZE:** 17.32 acres



ZC12-07-063

This is not a property boundary survey. The sole purpose of this map is for zoning purposes only and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit. This map was compiled from various maps and deeds, this was not an actual ground survey.

This point is S50°50'49"W, 1029.85'; S00°45'58"E, 581.58' from the Section Corner common to Sections 32 & 33 T5S R12E and Section 5 T6S R12E, St. Tammany Parish, Louisiana



BUILDING SETBACK LINES SHOULD BE DETERMINED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

MAP PREPARED FOR **Joy Hobart**  
SHOWN PROPERTY LOCATED IN **Sections 4 and 5 Township 6 South Range 12 East, St. Tammany Parish, Louisiana**

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax