



APPEAL # 4

ZC APPROVED: 6/23/2020

ST. TAMMANY
MICHAEL B. COOPER
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 06-24-20

Case Number: ZC 01-03-028

MAJOR AMENDMENT TO THE PUD PLANNED UNIT DEVELOPMENT OVERLAY

16. ZC01-03-028

Major Amendment to the PUD Planned Unit Development Overlay

Location: Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville; S33, T7S, R12E, Ward 4, Districts 5 and 7

Acres: 161 acres

Petitioner: Jones Fussell, LLP - Paul Mayronne

Owner: The Azby Fund

Council District: 5 and 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.

Carlo Hernandez
(SIGNATURE)

PRINT NAME: CARLO HERNANDEZ

ADDRESS: 2818 MESA COURT MANDEVILLE, LA 70448

PHONE #: 985 626-7578

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: ZC01-03-028
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP - Paul Mayronne
OWNER: The Azby Fund
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville, S33, T7S, R12E, Ward 4, Districts 5 and 7
SIZE: 161 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped Land	A-2 Suburban Residential
South	Undeveloped Land and I-12	HC-2 Highway Commercial
East	Undeveloped Land	A-3 Suburban District
West	Undeveloped Land	A-4 Single-Family Residential

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD (Planned Unit Development Overlay). The original PUD plan was approved in 2001 for the site to be developed as a commercial, residential and institutional PUD. The PUD was reconfigured in 2014 to be developed as a commercial and industrial subdivision. The applicant is currently requesting to add “Transportation Terminal (bus, truck or other)” and “Warehouse and Distribution Center” to the list of permitted uses for Parcels 2, 3, 4, and 5.

The applicant is also requesting to reconfigure the previously approved greenspace. The request will remove the 2.85 acre/ 50 ft. buffer along the interstate on-ramp and provide the required space along the eastern, northern and western property lines.

The site’s comprehensive plan designation calls for the area to be developed with a mix of commercial uses at varying densities, including open spaces and the preservation of the natural environment. The proposed development meets the comprehensive plan by proposing a variety of commercial and industrial uses and open space, which will allow for diversity through the subdivision. As such, staff does not object to the request for a major amendment to the Planned Unit Development Overlay (PUD).

Case No.: ZC01-03-028

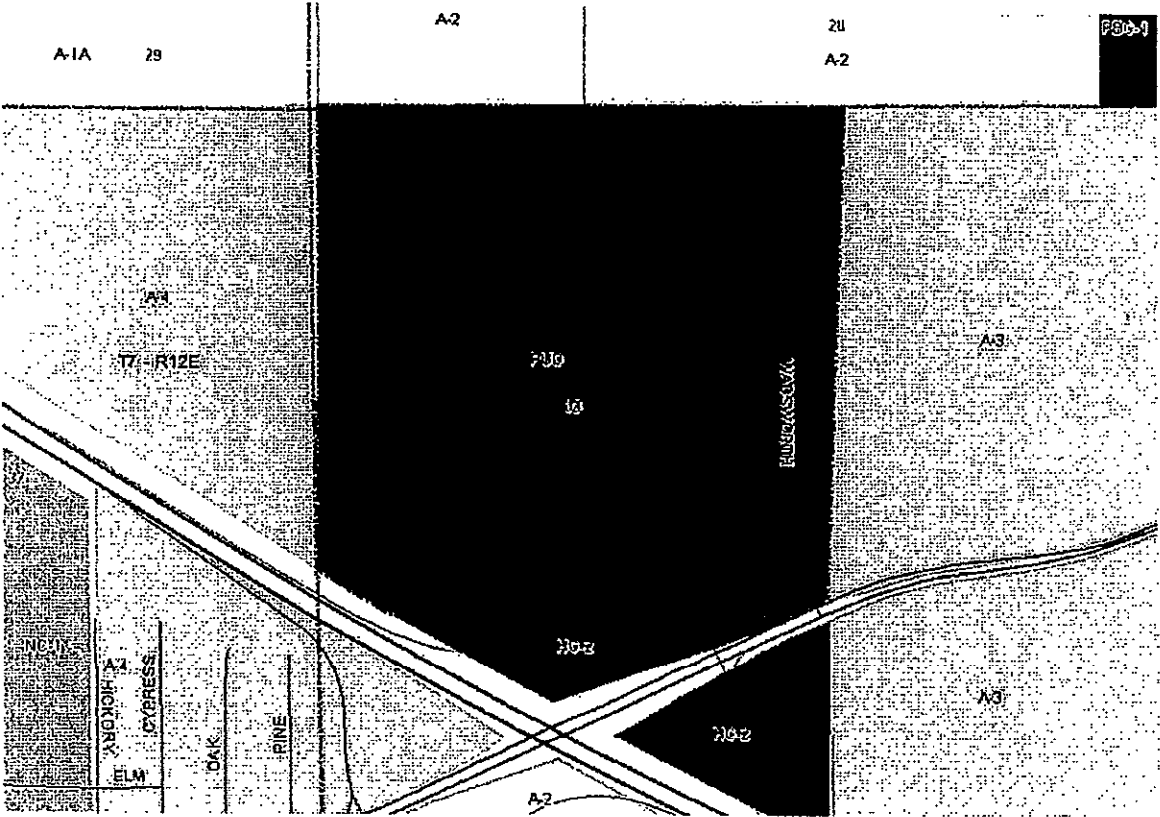
PETITIONER: Jones Fussell, LLP - Paul Mayronne

OWNER: The Azby Fund

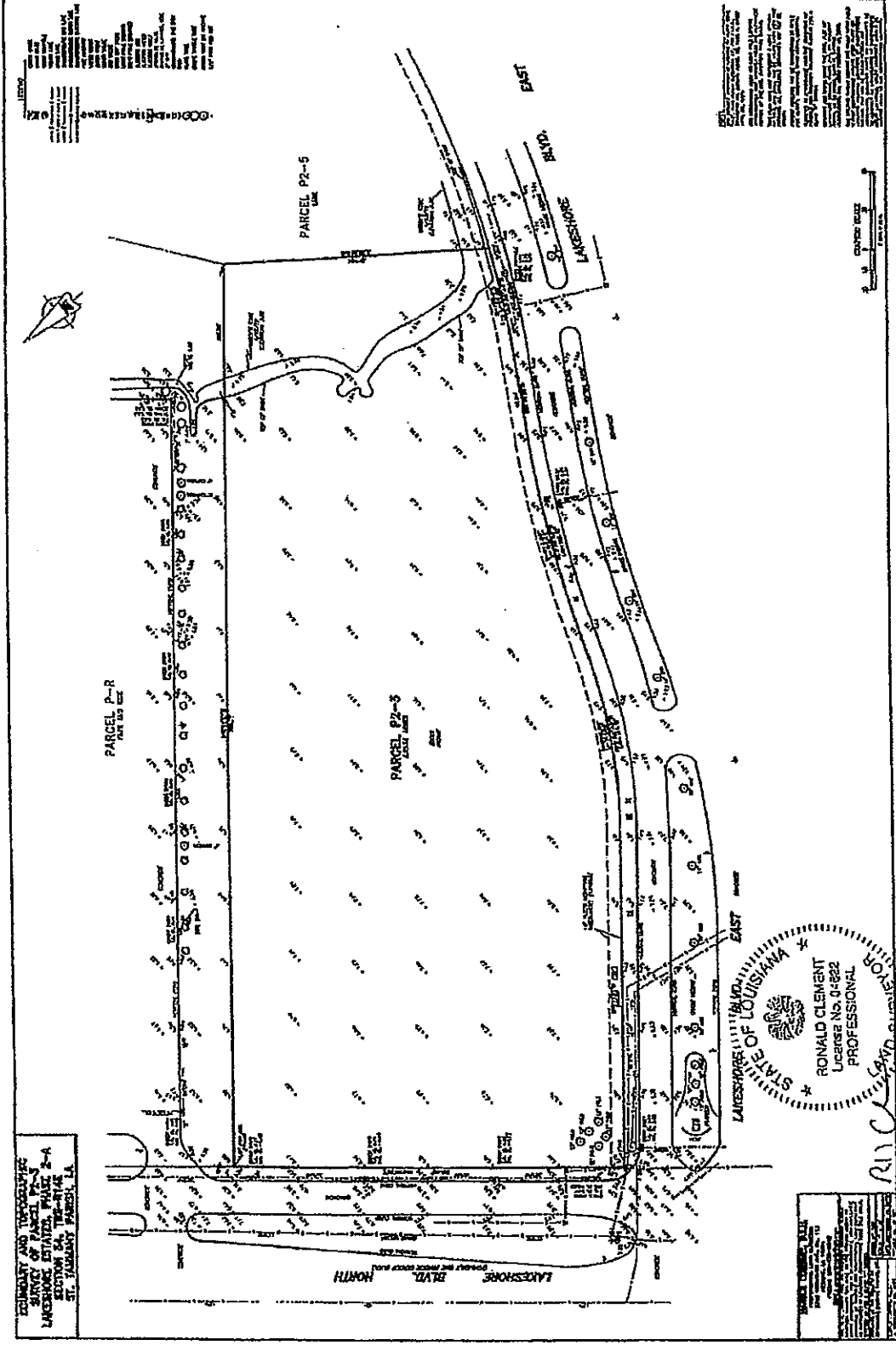
REQUESTED CHANGE: PUD Planned Unit Development Overlay

LOCATION: Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville, S33, T7S, R12E, Ward 4, Districts 5 and 7

SIZE: 161 acres



ZC01-03-028





APPEAL # 5



ZC Recommended Denial :

6/24/2020

ST. TAMMANY PARISH
MICHAEL B. COOPER
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 6/24/20

Case Number:

2020-1849-ZC

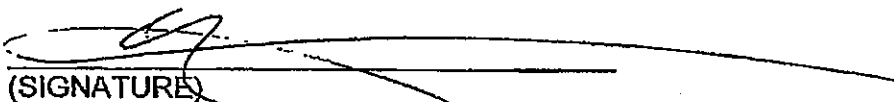
7. 2020-1849-ZC
- | | |
|------------------|---|
| Existing Zoning: | A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) |
| Proposed Zoning: | A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) |
| Location: | Parcel located on the east side of Blueberry Loop, north of Archie Singletary Road, Pearl River; S17, T7S, R14E, Ward 6, District 6 |
| Acres | 1.38 acres |
| Petitioner: | Eric Penton |
| Owner: | Eric Penton |
| 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: Eric Penton

ADDRESS: 67163 Lora Kennedy Rd
Pearl River MS

PHONE #: _____

905-710-3773

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1849-ZC
Posted: 6/12/2020

Meeting Date: June 24, 2020
Determination: Denied
Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: Eric Penton
OWNER: Eric Penton
REQUESTED CHANGE: From A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
LOCATION: Parcel located on the east side of Blueberry Loop, north of Archie Singletary Road, Pearl River
SIZE: 1.38 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: No **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 classification from A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Housing Overlay, and Rural Overlay. The site is located on the east side of Blueberry Loop, north of Archie Singletary Road, Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The subject site is flanked on all sides by property that is zoned A-2 Suburban District. The applicant is proposing to rezone the existing 1.38 acre lot from A-2, which allows for one unit per acre to A-3, which allows for two units per acre. A change in the site's zoning will allow for a higher density in the immediate area. As such, staff objects to the requested A-3 Suburban District designation.

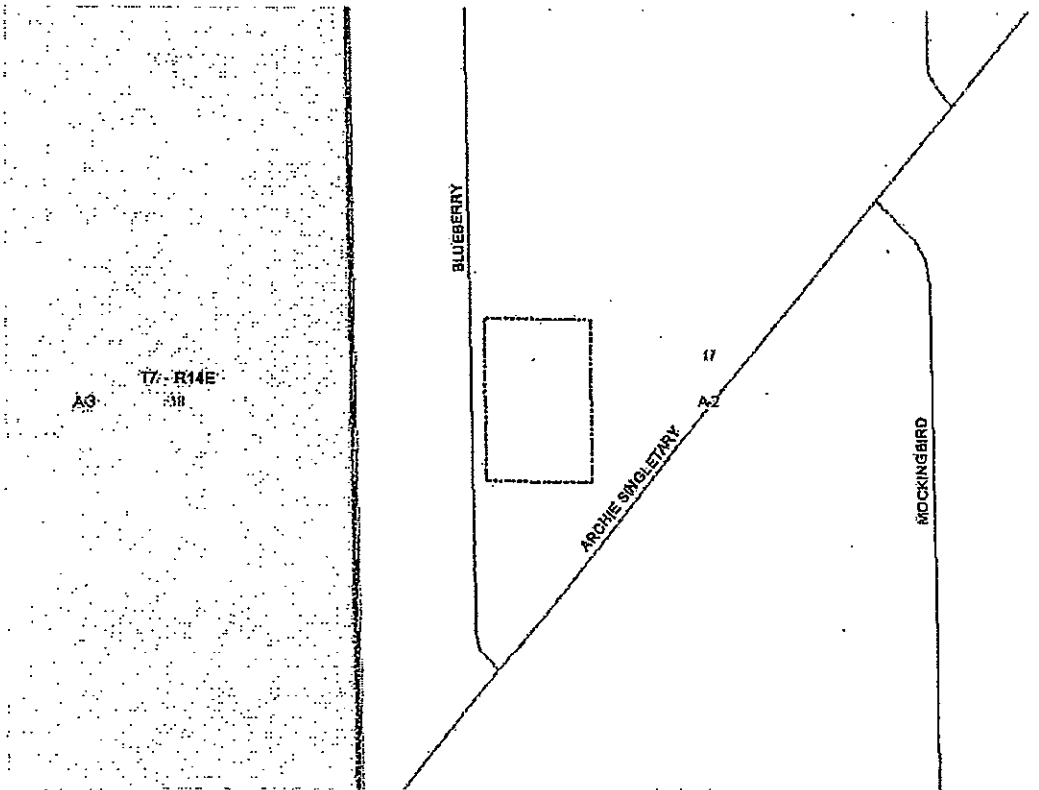
Case No.: 2020-1849-ZC

PETITIONER: Eric Penton

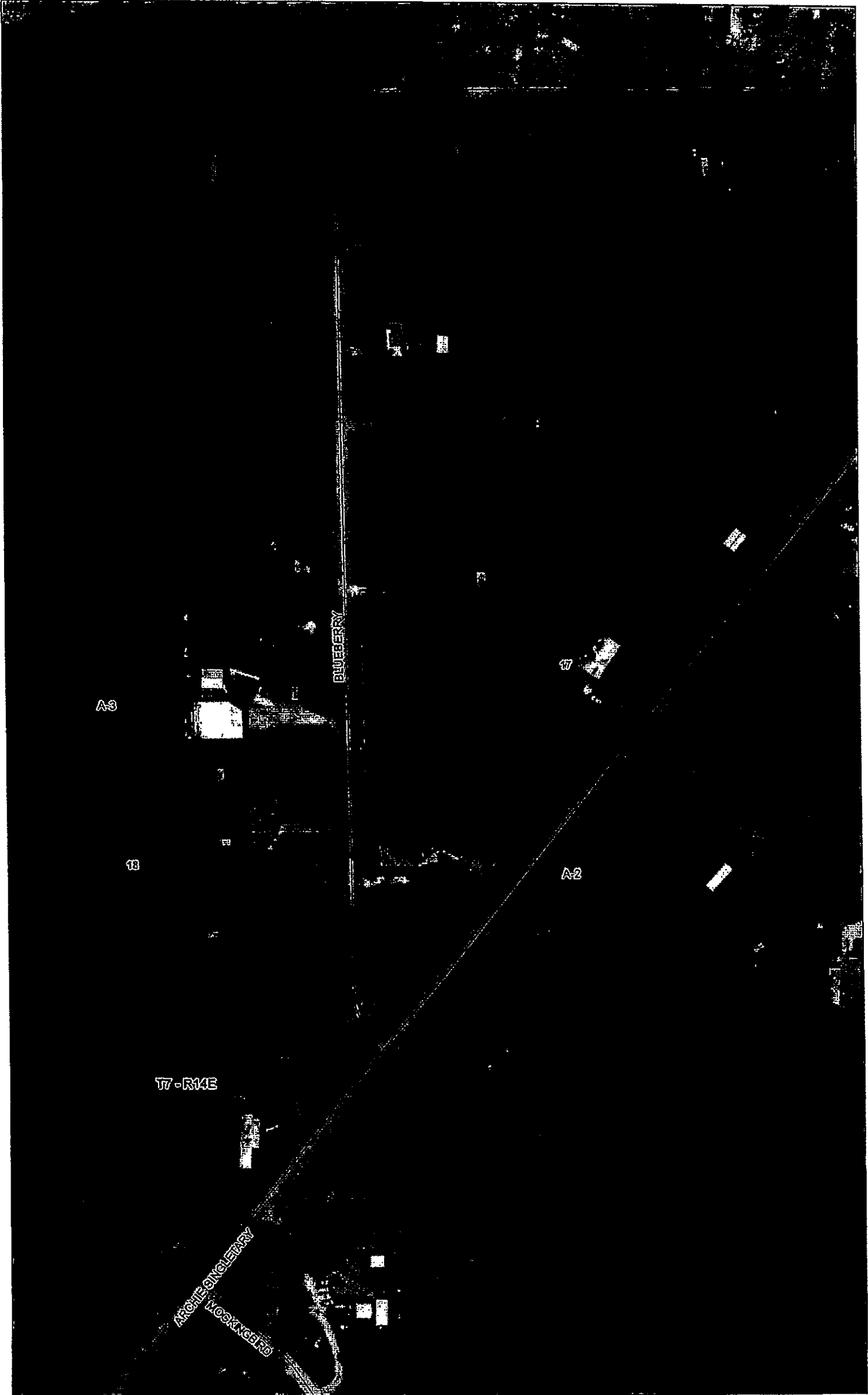
OWNER: Eric Penton

REQUESTED CHANGE: From A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay

SIZE: 1.38 acres









ST. TAMMANY PAR
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # Q

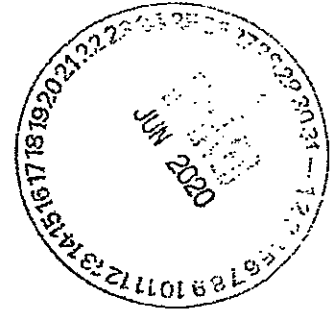
ZC Recommended Denial :

6/23/20

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 6-24-2020



11. 2020-1813-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe; S33, T7S, R13E, Ward 6, District 11
Acres: .85 acres
Petitioner: Beverly & Donald Hayes
Owner: Beverly & Donald Hayes

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.

Don Hayes
(SIGNATURE)

PRINT NAME: Don HAYES

ADDRESS: 30214 Titus Smith Rd.

PHONE #: (985) 882-6201

Case No.: 2020-1813-ZC

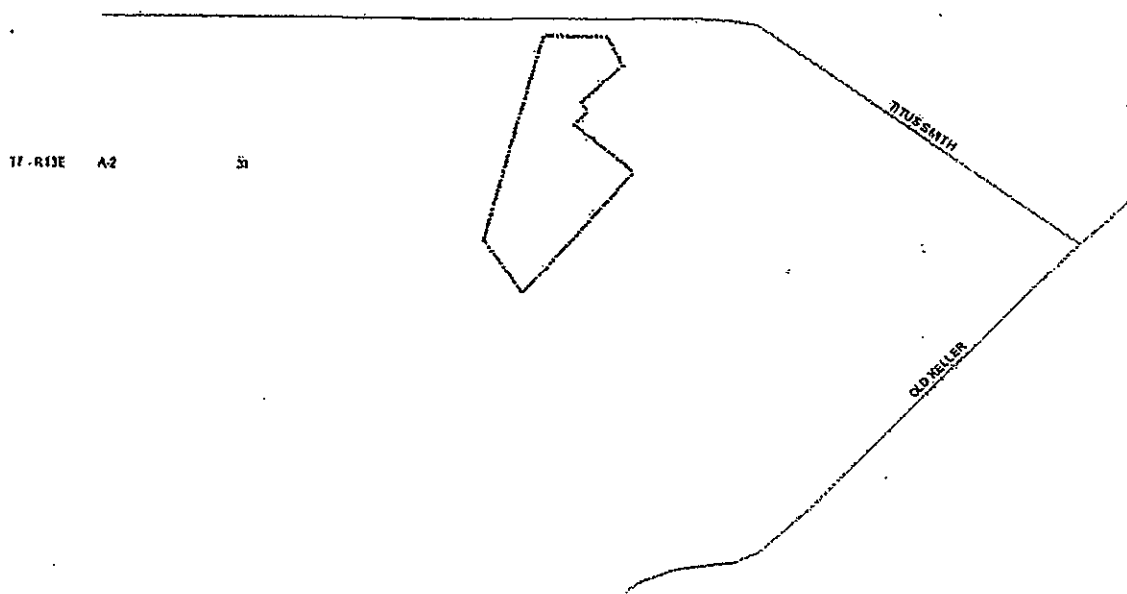
PETITIONER: Beverly & Donald Hayes

OWNER: Beverly & Donald Hayes

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

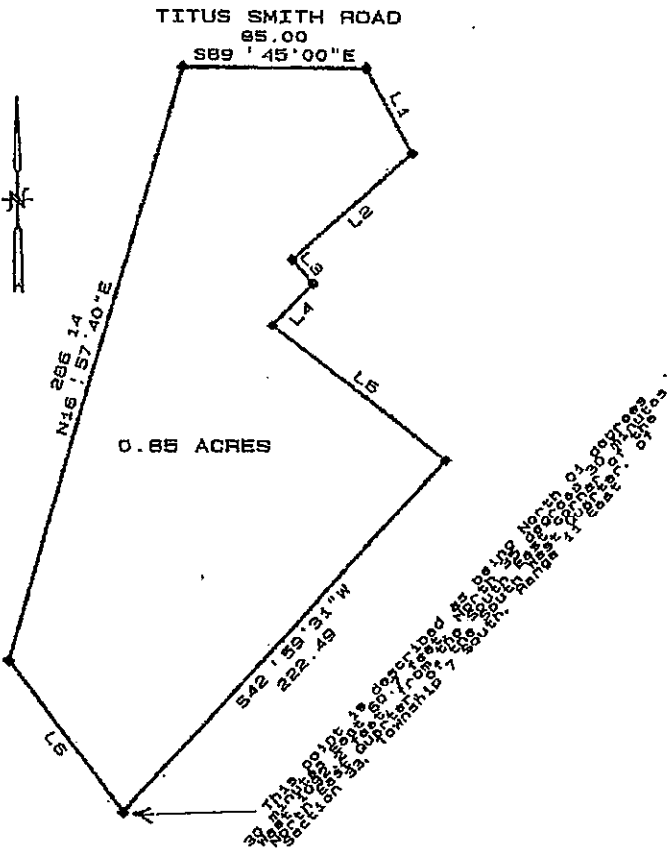
LOCATION: Parcel located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe

SIZE: .85 acres



LEGAL DESCRIPTION:

A Parcel of land located in Section 33, Township 7 South, Range 11 East St. Tammany Parish, Louisiana as shown hereon.



No.	Direction	Length
1	S28°19'00\"E	44.00
2	S48°22'00\"W	75.00
3	S40°103'00\"E	14.90
4	S44°100'00\"W	27.30
5	S51°42'14\"E	101.13
6	N35°43'29\"W	88.31

2020-1813-ZC

CERTIFIED TO:
DON HAYES

LEGEND:
O SET 1/2\" IRON ROD
F FOUND IRON ROD
F FOUND OLD WOOD
FENCE ---X---X---
BEARINGS: RECORD
SETBACK LINES ---
FRONT SIDES
REAR STREET

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY
SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE
APPROPRIATE ST. TAMMANY PARISH GOVERNING OFFICIALS.

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground in accordance with the standards of a Registered Professional Surveyor and the applicable standards of practice listed in the Louisiana Surveyors' Manual. Signature must be in red ink and the signature of the undersigned for this plat to be certified correct.

CLASS/TYPE	"D"	CPN: 225205 0275 C
BOUNDARY	1 APR 02	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	4948A	SCALE: 1 inch= 50 ft

BRUCE W. POPE, II
REG. No. 4872
REGISTERED
PROFESSIONAL
WILSON POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO 388
1990 SURGE DRIVE
HANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5551 FAX: (504) 626-5626

TITUS SMITH

A-2

17-R13E

33

OLD KELLER

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1813-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 -- Postponed

GENERAL INFORMATION

PETITIONER: Beverly & Donald Hayes

OWNER: Beverly & Donald Hayes

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe

SIZE: .85 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped Land	A-2 Suburban Residential District
South	Undeveloped Land	A-2 Suburban Residential District
East	Residential	A-2 Suburban Residential District
West	Residential	A-2 Suburban Residential 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 classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing. The site is located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff does not object to the request as it adheres to the subject property's comprehensive plan designation.



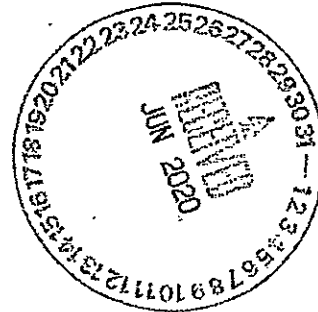
ST. TAMMANY PAR
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 7

ZC DENIED: 6/23/2020

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST



DATE: June 30, 2020

Case Number: 2020-1816-ZC

A-3 to A-4

47.43 Acres on Carroll Road

2020-1816-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell; S38 T9S R14E, Ward 9, District 12
Acres: 47.43 acres
Petitioner: CKB Development, LLC – Kyle Bratton
Owner: Lynnwood Ennis
Council District: 12

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

ADDRESS: P.O. Box 1810, Covington, LA 70434

PHONE #: 985-892-4801

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1816-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: CKB Development, LLC – Kyle Bratton
OWNER: Lynnwood Ennis
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell
SIZE: 47.43 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban Residential
South	Undeveloped	A-3 Suburban Residential
East	Residential	A-4 Single-Family Residential, NC-2 Indoor Retail and Service District and Slidell City Limits
West	Residential and Undeveloped	A-1 Suburban Residential

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-4 Single-Family Residential District. The site is located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that are compatible with the surrounding area.

The zoning change is being requested to establish the underlying zoning designation and density for concurrent application submitted for the Planned Unit Development Overlay (Case No. 2020-1817-ZC).

The petitioned site is flanked by property that maintains the A-3 Suburban Residential Designation. Staff is concerned that rezoning the property to the requested A-4 Single-Family Residential zoning designation would significantly increase the allowable density in the area. As such, staff objects to the requested A-4 Single-Family Residential zoning designation.

Case No.: 2020-1816-ZC

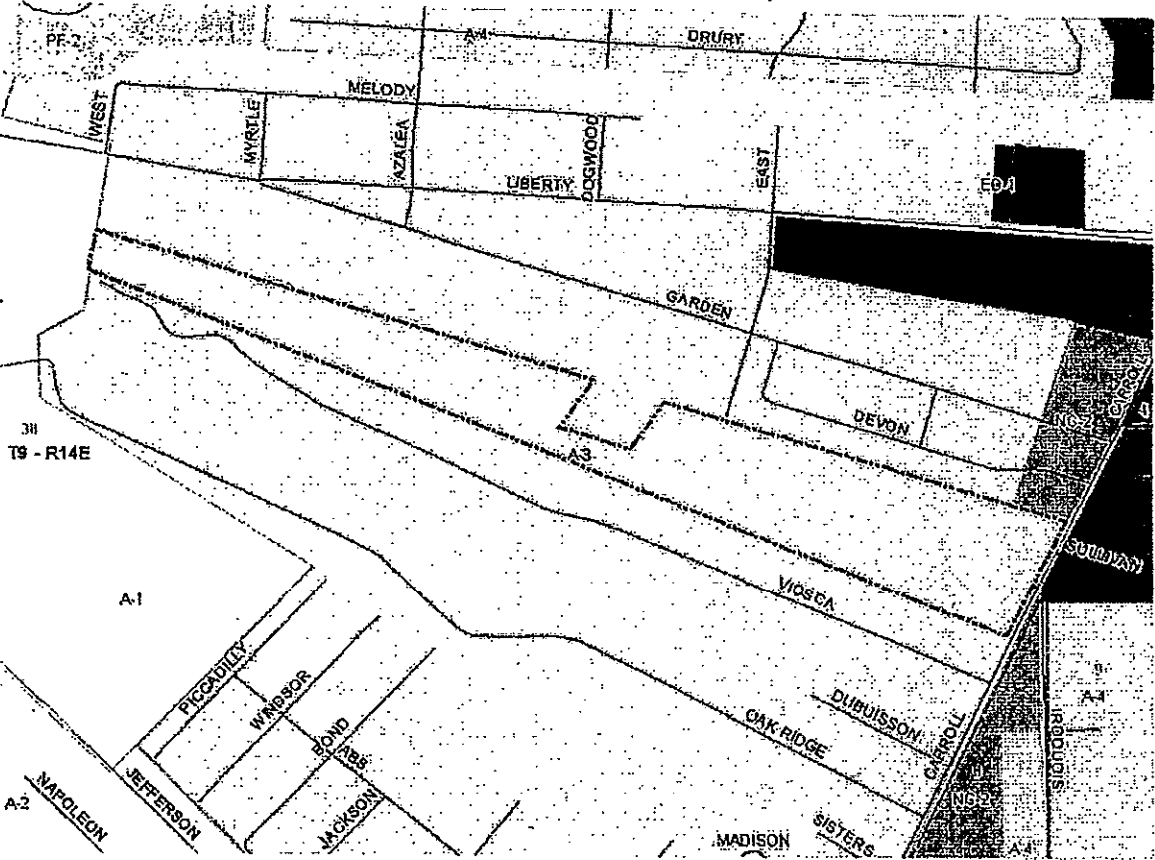
PETITIONER: CKB Development, LLC – Kyle Bratton

OWNER: Lynnwood Ennis

REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell

SIZE: 47.43 acres



Legend

- Surveyed Area
- Unsurveyed Area
- Right of Way
- Easement

Section Numbers and Acres

Section Number	Acres
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
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92	1.00
93	1.00
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95	1.00
96	1.00
97	1.00
98	1.00
99	1.00
100	1.00

E. E. ABRAHAM, III & VIRGINIA ABRAHAM
MY PARISH, STATE OF LOUISIANA
3, TOWNSHIP 8 SOUTH, RANGE 14 EAST

