



St. Tammany Parish Government
Department

APPEAL # 1

ZC Approved :
11/7/13

Pat Bristol
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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 11-19-13

CASE NUMBER: ZC 13-11-077

ZC13-11-077 -APPROVED AS AMENDED (1 ACRE)

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 4 acres
Petitioner: Parish Council by motion 9/5/13
Location: Parcel located on the west side of Isabel Swamp Road, north of LA Highway 40, S50,T5S,R12E, Ward 2, 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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Print name here: Aiton Jenkins

83183 Isabel Swamp Rd.
Bush, LA 70431

ZONING STAFF REPORT

Date: November 4, 2013
Case No.: ZC13-11-077
Posted: 10/22/13

Meeting Date: November 12, 2013
Determination: Amended to 1 acre

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Isabel Swamp Road, north of LA Highway 40; S50,T5S,R12E; Ward 2, District 6
SIZE: 4 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **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	A-1 (Suburban District)
South	Undeveloped	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** Yes

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.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

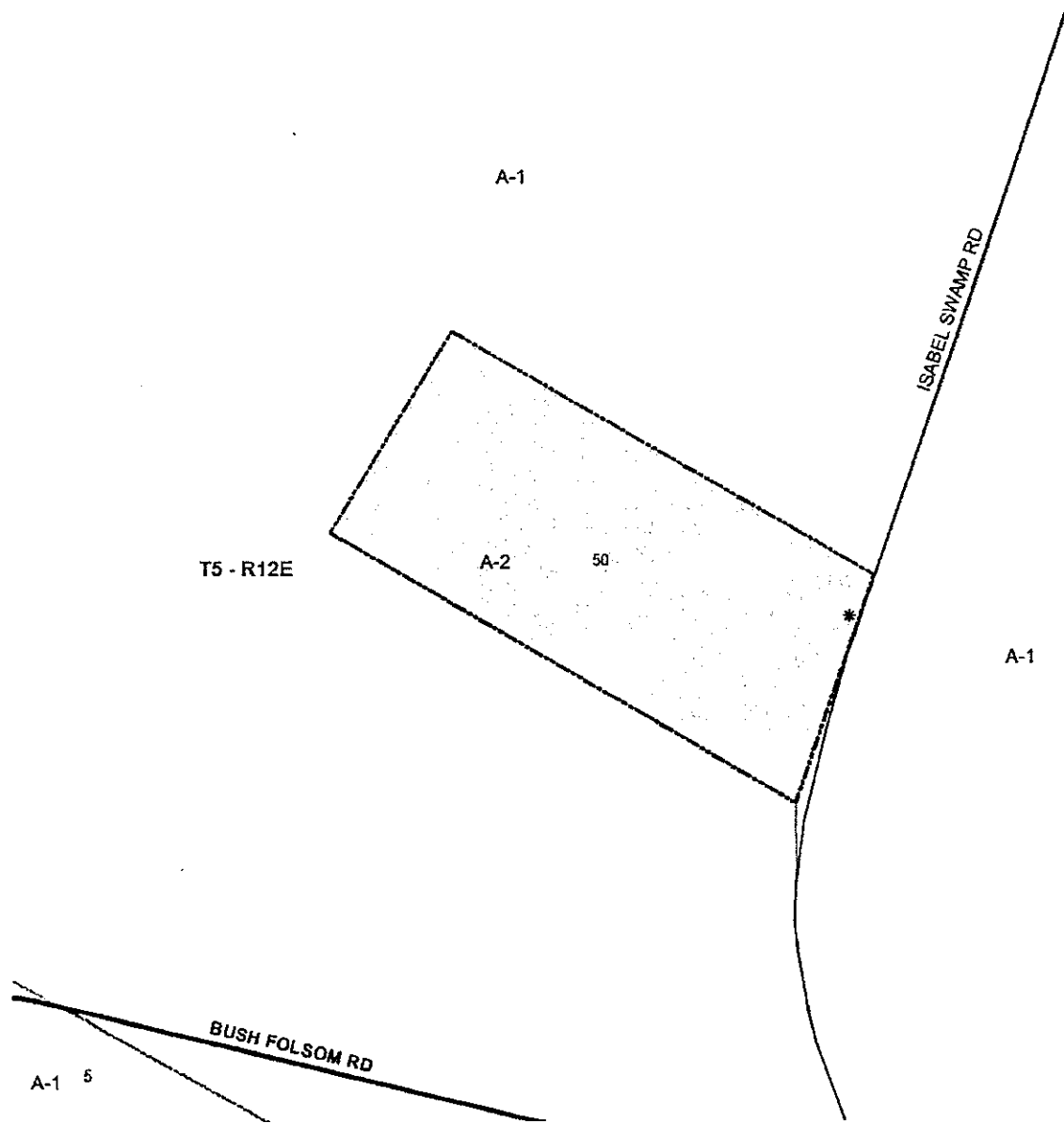
STAFF COMMENTS:

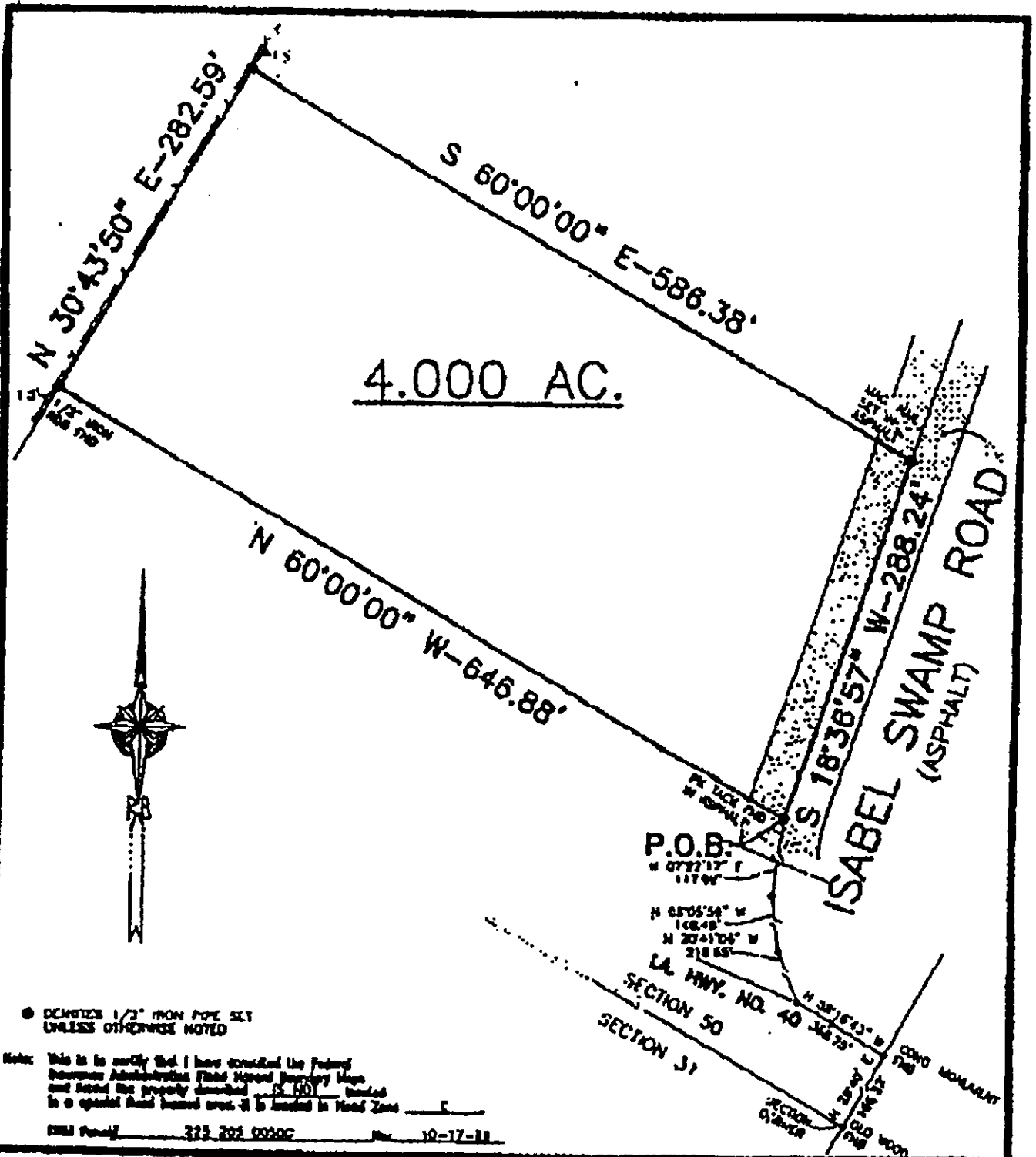
The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Isabel Swamp Road, north of LA Highway 40. The 2025 Future Land Use Plan recommends that the area be developed as a planned district, including single family residences and conservation area. There are multiple mobile homes in the vicinity. Staff does not object to the requested zoning change.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

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SIZE: 4+ acres





Survey of
 A PARCEL OF GROUND SITUATED IN
 SECTION 50 • TOWNSHIP 5 SOUTH • RANGE 12 EAST
 ST. TAMMANY PARISH, LOUISIANA

FOR
 ALTON JENKINS 809-9327 - 96 4-
 32 7A
 83183 Isabel Swamp Rd Bush 70431

THE BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE LISTED TO SHOW THE POINTS IN THE DESCRIPTION PLANNED TO BE MADE IN NO REPRESENTATION THAT ALL APPLICABLE STATUTES AND REGULATIONS ARE FULLY COMPLIED WITH. THE SURVEYOR HAS MADE NO FILE SEARCH OR PUBLIC RECORD SEARCH IN CONDUCTING THE SURVEY FOR THIS SURVEY.

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



Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway App. Mandeville, LA 70448

Date: 11-17-97
 Survey No. 971518
 Scale: 1"=100'
 Drawn By: LAK
 Printed