



Pat Brister  
Parish President

# St. Tammany Parish Government

Department of Development  
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## APPEAL # 3

ZC Recommended Denial :

9/2/14

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: 9/1/14

CASE NUMBER: ZC14-09-084

ZC14-09-084

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	A-4A (Single-family Residential District)
Acres:	6.2 acres
Petitioner:	David P. Miller
Owner:	Denise Miller Young & David P. Miller
Representative:	Darling Design Homes, Inc
Location:	Parcel located on the north side of Destin Street, west of Albert Street, being Square 242, Town of Mandeville, S38,T8S,R11E, Ward 4, District 7.
Council District:	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 PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Bill Magee Print Name Here: Bill Magee  
 (SIGNATURE) Attorney for Darling Homes

207 East Gibson St.  
Covington, La, 70433  
 PHONE #: 985-893-7550

RECEIVED

SEP 12 2014  
RD

# ZONING STAFF REPORT

**Date:** July 25, 2014  
**Case No.:** ZC14-09-084  
**Posted:** 08/15/14

**Meeting Date:** September 2, 2014  
**Determination:** Denied

## GENERAL INFORMATION

**PETITIONER:** David P. Miller  
**OWNER:** Denise Miller Young & David P. Miller  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-4A (Single-family Residential District)  
**LOCATION:** Parcel located on the north side of Destin Street, west of Albert Street, being Square 242, Town of Mandeville; S38, T8S, R11E; Ward 4, District 7  
**SIZE:** 6.2 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

**Type:** Parish                      **Road Surface:** 2 Lanes, Asphalt                      **Condition:** Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban 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.

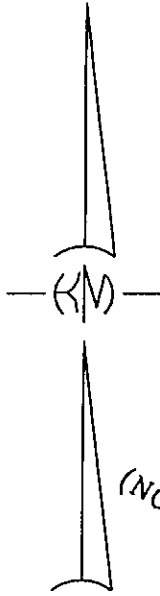
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-4A (Single-family Residential District). The site is located on the north side of Destin Street, west of Albert Street, being Square 242, Town of Mandeville. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to increase the density of the zoning considering that the site is surrounded by A-3 zoned property.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single-family Residential District) designation be denied.

ZC14-09-024



CASTINE OAKS

SQUARE 257

MARIGNY TRACE

(NOT CONST.)

ATALIN ST.  
N 30°00'00" E 506.20'

(NOT CONST.)

(NOT CONST.)  
S 60°00'00" E 532.90'

SQUARE 242

LABARRE ST.

N 60°00'00" W 532.90'  
DESTIN ST.

S 30°00'00" W 506.20'

SQUARE 243

SQUARE 217

ALBERT ST.

MONTEREY

SKETCH OF:	
SQUARE 242 TOWN OF MANDEVILLE (UNINCORPORATED) ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
DARLING DESIGN HOMES	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 200'	DATE: 07-14-14
DRAWN: DRJ	JOB NO.:
REVISED:	

**CASE NO.:** ZC14-09-084  
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