



**ST. TAMMANY PARISH**

**DEPARTMENT OF PLANNING**

**P. O. BOX 685**

**COVINGTON, LA 70434**

**PHONE: (504) 833-2222**

**FAX: (504) 833-2222**

**e-mail: [planning@stgov.org](mailto:planning@stgov.org)**

**Kevin Davis**

**Parish President**

*Appeal #1*

**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: 12-12-06

2. ZC06-10-093 ZC06-10-093

Existing Zoning:	R (Rural) District
Proposed Zoning:	A-4 (Single Family Residential) District
Acres:	8.08 acres
Petitioner:	Rick Perez
Owner:	Mildred & Ricardo Perez
Location:	Parcel located on the west side of Galatas Cemetery Road, north of LA Highway 22, south of Dumyrline, S44, T78, R10E, Ward 1, District 1
Council District:	1

(TABLED FROM 11/8/06 MEETING)

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, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

(SIGNATURE)

ALEJANDRO FLORES KREBS, LASALLE, LEMIRUX, CONSULTANTS, INC

3013 27th. STREET

METAIRIE, LA. 70002

PHONE #: 504-831-9470



# ZONING STAFF REPORT

**Date:** November 21, 2006  
**Case No.:** ZC06-10-093  
**Prior Action:** Tabled (11/08/06)  
**Posted:** 11/15/06

**Meeting Date:** December 5, 2006  
**Determination:** Denied

## GENERAL INFORMATION

**PETITIONER:** Rick Perez  
**OWNER:** Mildred & Ricardo Perez  
**REQUESTED CHANGE:** From R (Rural) District to A-4 (Single Family Residential) District  
**LOCATION:** Parcel located on the west side of Galatas Cemetery Road, north of LA Highway 22, south of Dummyline; S44, T7S, R10E; Ward 1, District 1  
**SIZE:** 8.06 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	R (Rural) District
South	Residential	R (Rural) District
East	Residential	A-2 (Suburban) District
West	Residential	R (Rural) 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.

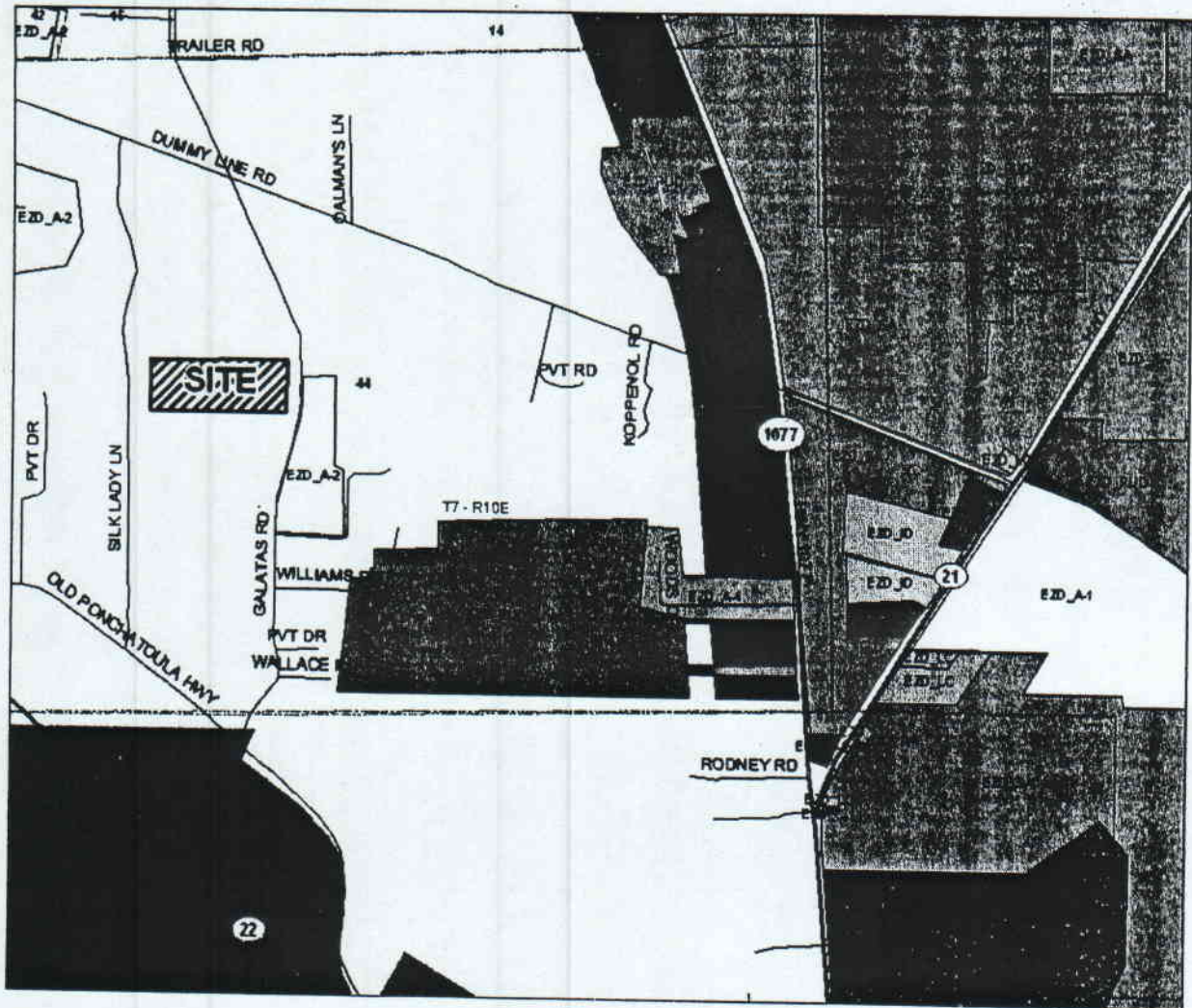
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from R (Rural) District to A-4 (Single Family Residential) District. The site is located on the west side of Galatas Cemetery Road, north of LA Highway 22, south of Dummyline. The proposed rezoning meets the guidelines set forth in the 2025 Comprehensive Plan. However, the density created by the A-4 (Single Family Residential) District is considerably higher than the surrounding residential areas. Nearby zoning districts call for 22,500 square foot lots (Rural District) and 40,000 square foot lots (A-2 Suburban District). The proposed A-4 zoning requires lots of 12,500 square feet.

#### STAFF RECOMMENDATION:

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

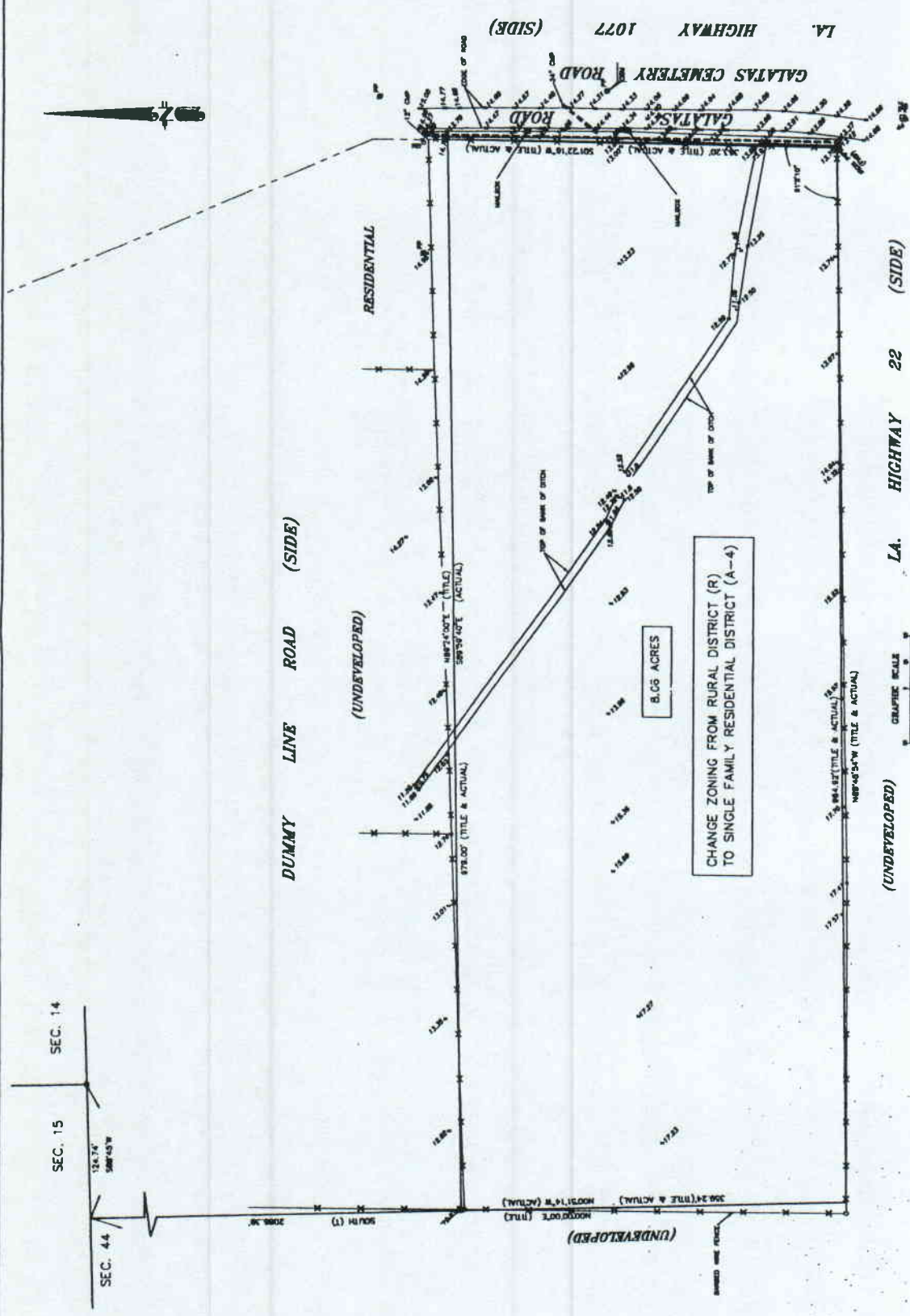
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ZC06-10-093



**ZONING PLAN**  
 SURVEY OF  
 SECTION 44, T7S, R10E  
 GREENSBURG DISTRICT  
 ST. TAMMANY PARISH, LA.  
**KREBS, LABAJE, LAMOREUX CONSULTANTS, INC.**  
 ENGINEERING - PLANNING - SURVEYING - HYDROLOGY - ENVIRONMENTAL  
 3013 27TH ST. METairie, LA 70002 (504)837-9470  
 1380 W. CALDERWOOD APPROACH, STE. 1, WABEKA, LA 70781 (866)831-3125  
 SCALE: 1" = 30'  
 DATE: JULY 22, 2008  
 DRAWN BY: D.M.E.  
 CHECKED BY: C.A.S.  
 JOB NO. A08-0047



SEC. 15  
 SEC. 14  
 SEC. 44

CHANGE ZONING FROM RURAL DISTRICT (R)  
 TO SINGLE FAMILY RESIDENTIAL DISTRICT (A-4)

8.66 ACRES



DUMMY LINE ROAD (SIDE)  
 (UNDEVELOPED)  
 LA. HIGHWAY 22 (SIDE)  
 (UNDEVELOPED)

GALATAS CEMETERY ROAD  
 LA. HIGHWAY 1077 (SIDE)  
 (UNDEVELOPED)

RESIDENTIAL

DUMMY LINE ROAD (SIDE)  
 (UNDEVELOPED)

(UNDEVELOPED)