

APPEAL # 3



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

ZC DENIED: 6/24/2020



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: 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]
(SIGNATURE)

PRINT NAME: Eric Penton

ADDRESS: 67163 Chry Kennedy Rd
Pearl River LA

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

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