



APPEAL # 1
ZC DENIED: 4/6/2021

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: 4-6-21

2021-2266-ZC

2021-2266-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the south side of Louisiana Highway 22, west of Oak Park Road, and east of Guste Island Road; Madisonville; S17, T7S, R10E; Ward 1, District 4
Acres: 1.94 acres
Petitioner: Zachary and Krista Miller
Owner: Zachary and Krista Miller
Council District: 4

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.

Krista Miller
(SIGNATURE)

PRINT NAME: Krista Miller

ADDRESS: 1713 Hwy 22 Madisonville, LA 70447

PHONE #: 985-214-6310



ZONING STAFF REPORT

Date: March 29, 2021
Case No.: 2021-2266-ZC
Posted: March 26, 2021

Meeting Date: April 6, 2021
Determination: Denied

GENERAL INFORMATION

PETITIONER: Zachary and Krista Miller

OWNER: Zachary and Krista Miller

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of Louisiana Highway 22, west of Oak Park Road, and east of Guste Island Road; Madisonville

SIZE: 1.94 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway

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-2 Suburban District
South	Undeveloped	PUD Planned Unit Development
East	Residential	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional 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.

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 classification from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The site is located on the south side of Louisiana Highway 22, west of Oak Park Road, and east of Guste Island Road; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density as well as uses that aim to achieve contiguity among adjoining conservation areas in adjacent developments.

The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which offer neighborhood level services in close proximity to residential development. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses. The abutting properties are zoned NC-4 Neighborhood Institutional District to the east and west, the Guste Island Estates PUD to the south and existing residential development to the north.

The objective of the request is to accommodate a proposed auto repair shop.

Case No.: 2021-2266-ZC

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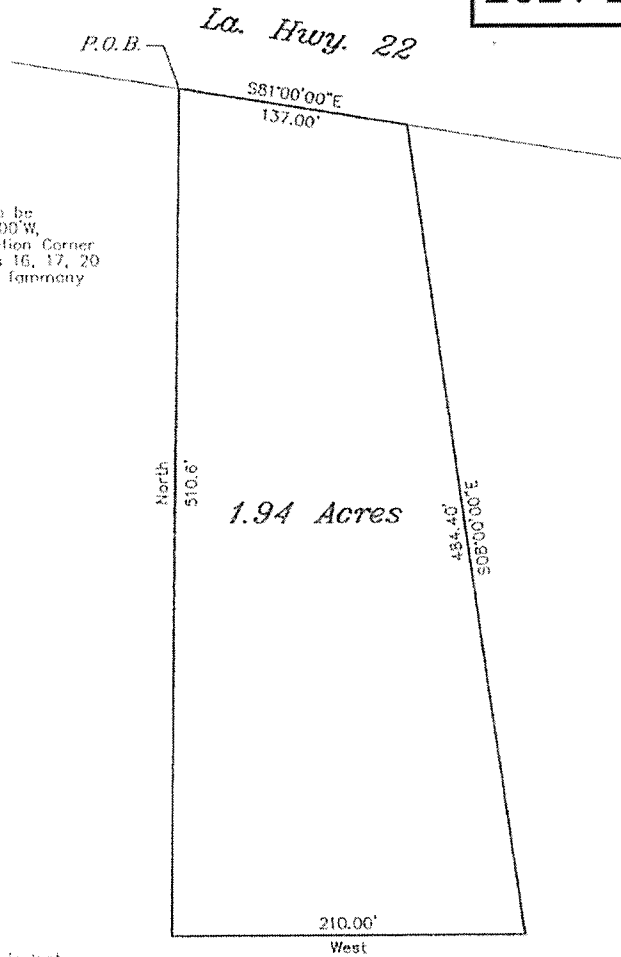
SIZE: 1.94 acres



Sketch Map of Property located in Section 17
Township 7 South Range 10 East, St.
Tammany Parish, Louisiana

This property is located in
Flood Zone C as per FEMA
FIRM, Comm. Panel No.
225205 0215 C, map
dated 04-02-1991

2021-2266-ZC



P.O.B. is reported to be
North, 1062.3', N81°00'W,
658.5' from the Section Corner
common to Sections 16, 17, 20
& 21 T7S R10E, St. Tammany
Parish, Louisiana

Reference:
Act of Sale recorded in Inst.
No. 2180893 Clerk of Court
office, St. Tammany Parish,
Louisiana

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVICES OF RECORD AS SHOWN ON FILE, OPINION OR FILE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:101.

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR *Krista Rhodes Miller wife of/and
Zachary T. Miller*

SHOWS A SKETCH MAP OF PROPERTY LOCATED IN Section 17 Township 7 South Range 10 East,
St. Tammany Parish, Louisiana

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY

LAND SURVEYING LLC

540 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 895-0355 fax
landsurveyingllc@gmail.com

CERTIFIED CORRECT

Bruce M. Butler 10/22/2020

BRUCE M. BUTLER III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 80'

DATE: 10-22-2020

64681 20076

Yours Truly,
Krista Miller

2021-2266-ZC

A-4

PUD

DANA

JACKSON

A-2

T7 - R10E

PONCHATOULA HWY 17

A-3

22W

A-2

NC-4

PUD

16

20

24