



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL #8

ZC DENIED: 12/07/21



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: December 13, 2021

Case Number: 2021-2354-ZC

Zoning Request: TND-2 to A-4A

Property: 275.33 Acres on U.S. Hwy. 190 near Slidell

Owner/Petitioner: Honeybee Holdings, LLC

2021-2354-ZC

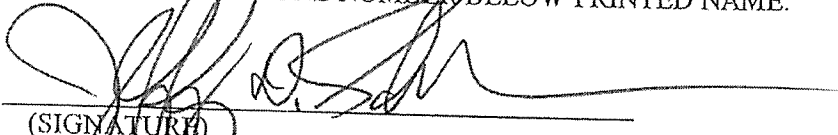
Existing Zoning:	TND-2 (Traditional Neighborhood Development Zoning District)
Proposed Zoning:	A-4A (Single-Family Residential District)
Location:	Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11
Acres:	275.33 acres
Petitioner:	George Kurz
Owner:	Honeybee Holdings, LLC
Council District:	11

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)

PRINT NAME: Jeffrey D. Schoen of Jones Fussell, L.L.P.

ADDRESS: P.O. Box 1810, Covington, LA 70434

PHONE #: 985-892-4801

ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2354-ZC
Posted: November 18, 2021

Meeting Date: December 7, 2021
Prior Determination: Postponed – June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Prior Determination: Postponed – October 19, 2021
Determination: Denied

GENERAL INFORMATION

PETITIONER: George Kurz
OWNER: Honeybee Holdings, LLC
REQUESTED CHANGE: From TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District
LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway190; Slidell; S35, T8S, R13E; Ward 9, District 11
SIZE: 275.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

US Highway 190 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
Honeybee Road -	Type: Parish	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	TND-2 Traditional Neighborhood Development District
East	Undeveloped	TND-2 Traditional Neighborhood Development District
West	Residential	A-2 Suburban District and A-3 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District. The site is located on the east and west sides of Honeybee Road, north of US Highway 190, Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family and mixed commercial uses and conservation areas.

The subject property is adjacent to residentially zoned property to the north and west, and undeveloped property that is zoned TND-2 Traditional Neighborhood Development District to the east and south. The property was rezoned from SA Suburban Agriculture to TND-2 through the 2009 comprehensive rezoning process in an effort to formally designate large tracts of land to provide residential, recreational, and shopping needs of citizens within a cohesive development pattern.

The applicant is requesting to rezone the subject property to A-4A Single-Family Residential District. This zoning classification allows the highest single-family residential density available within the Unified Development Code: six units per acre. The reason for this request is to establish the allowable density for the proposed Honeybee Subdivision PUD (Case No. 2021-2355-ZC).

Case No.: 2021-2354-ZC

PETITIONER: George Kurz

OWNER: Honeybee Holdings, LLC

REQUESTED CHANGE: From TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District

LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11

SIZE: 275.33 acres



PBC-1
2021-2354-ZC

A-6

GREEN

POITEVENT

27

HONEYBEE

26

A-2

A-3

T8 - R13E

PARKER

A-2

A-2

A-2

84

TND-2

85

TND-2

190 190W

HC-2

ED-1

MANASSAS

MERRIMAC

MONITOR

A-4

TAMMANY TRACE

LEE

JEFFERSON

A-2

8

T9 - R13E

2

PARK

A-2

A-2

40