



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 7
ZC DENIED: 11/08/21



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: Nov. 8 2021

Case # 2021-2557-ZC

2021-2557-ZC

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	NC-6 (Public, Cultural and Recreational District)
Location:	Parcel located on the south side of US Highway 190, east of Lemieux Boulevard, west of Bremerman Road; Lacombe, S48, T8S, R12E, Ward 4, District 7.
Acres	2.15 acres
Petitioner:	Howard Methvin Jr.
Owner:	Craig Maloney and Sandra Dongieux
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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

[Signature]
(SIGNATURE)

PRINT NAME: Howard Methvin Jr.
 ADDRESS: 2821 Dauterive Drive Chal La 70093
 PHONE #: 504-312-2857

ZONING STAFF REPORT

Date: November 1, 2021
Case No.: 2021-2557-ZC
Posted: October 29, 2021

Meeting Date: November 8, 2021
Determination: Denied

GENERAL INFORMATION

PETITIONER: Howard Methvin Jr.
OWNER: Craig Maloney and Sandra Dongieux
REQUESTED CHANGE: From A-1A Suburban District to NC-6 Public, Cultural and Recreational District
LOCATION: Parcel located on the south side of US Highway 190, east of Lemieux Boulevard, west of Bremerman Road; Lacombe, S48, T8S, R12E, Ward 4, District 7.
SIZE: 2.15 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: US 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 HC-2 Highway Commercial District
South	Undeveloped	A-1A Suburban District
East	Undeveloped	A-1A Suburban District
West	Residential	HC-2 Highway Commercial 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 classification from A-1A Suburban District to NC-6 Public, Cultural and Recreational District. The site is located on the south side of US Highway 190, east of Lemieux Boulevard, west of Bremerman Road; Lacombe. 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is located along US Highway 190, which is zoned to accommodate existing commercial and residential uses. The site is adjacent to property that is zoned HC-2 Highway Commercial District to the west and the north, and is surrounded on all other sides by residential uses and zoning classifications. A change in zoning will allow for the location of public, cultural, and recreational facilities along a state highway.

Zoning		Max Height	Landscaping Requirements	Allowable Uses
Existing	A-1A Suburban District	35 feet	N/A	One single-family dwelling per every three acres; Private garages and accessory structures; Garage apartment or guest house under 1,000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area; Community central water treatment, well, and storage facilities; Household agriculture
Proposed	NC-6 Public, Cultural, and Recreational District	35 feet	In accordance with Landscape and Tree Preservation Regulations in Chapter 130, Article VI, Division 2 and In accordance with the Tammany Trace Overlay Per Sec. 130-1815	All uses permitted within the NC-1, NC-2, NC-3, NC-4, and NC-5 zoning classifications; Golf courses and practice ranges; Community centers; Parks and playgrounds; Sports or gymnasiums; Athletic fields; Convention and conference centers; Marinas; Recreational vehicle parks

Case No.: 2021-2557-ZC

PETITIONER: Howard Methvin Jr.

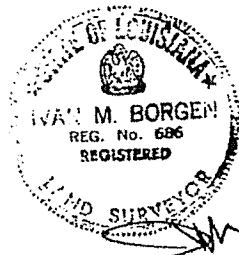
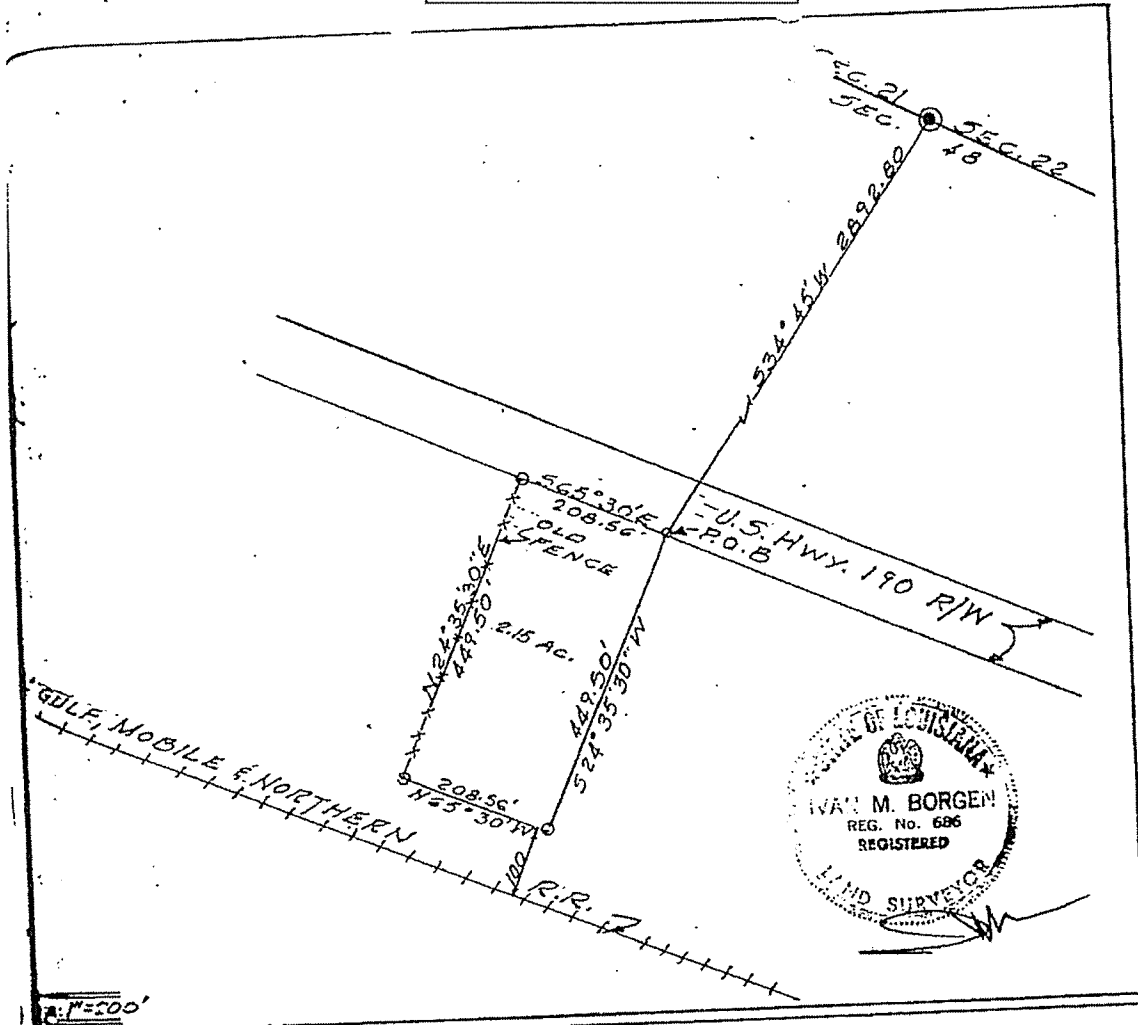
OWNER: Craig Maloney and Sandra Dongieux

REQUESTED CHANGE: From A-1A Suburban District to NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the south side of US Highway 190, east of Lemieux Boulevard, west of Bremerman Road; Lacombe, S48, T8S, R12E, Ward 4, District 7.

SIZE: 2.15 acres





1" = 200'

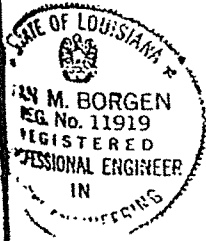
Survey Map

of
Lot _____ in A PARCEL OF LAND IN SEC. 48, T85-R12E
in

St. Tammany Parish, Louisiana

for

ANTHONY G. D'ANTONIO



Survey Number: 22971
Date: DEC. 26, 1979
Revision:
DRAWN BY: J.N.C.
CHKD. BY:

This Survey is Certified
True and Correct by

Ivan M. Borgen
Ivan M. Borgen
No. 686

2021-2557-ZC

HC-2

CULLORY

A-2

HC-2

190

SNOW

A-4

HC-2

HC-2

T8-R12E 4

48

District 7

A-1A

MILLER

TAMMANY TRACE

A-1A

MCCALLUM