



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: May 3, 2022

2022-2800-ZC

2022-2800-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-6 (Multiple Family Residential District)
Location: Parcel located on the east side of Fuchsia Street, south of Harrison Avenue; Abita Springs; S12, T7S, R11E; Ward 3, District 5
Acres: .84 acres
Petitioner: Phillip Moore
Owner: Karen and Frankie Amador
Council District: 5

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.

Phillip R Moore
(SIGNATURE)

PRINT NAME: Phillip R Moore
ADDRESS: 22066 Palmer Street Abita Springs 70420
PHONE #: 985 634 1025

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2800-ZC
Posted: April 18, 2022

Meeting Date: May 3, 2022
Determination: Denied

GENERAL INFORMATION

PETITIONER: Phillip Moore
OWNER: Karen and Frankie Amador
REQUESTED CHANGE: A-2 Suburban District to A-6 Multiple Family Residential District
LOCATION: Parcel located on the east side of Fuchsia Street, south of Harrison Avenue; Abita Springs; S12, T7S, R11E; Ward 3, District 5
SIZE: .84 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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	Fire Station	PF-1 Public Facilities District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Multi-Family Residential	A-2 Suburban 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:

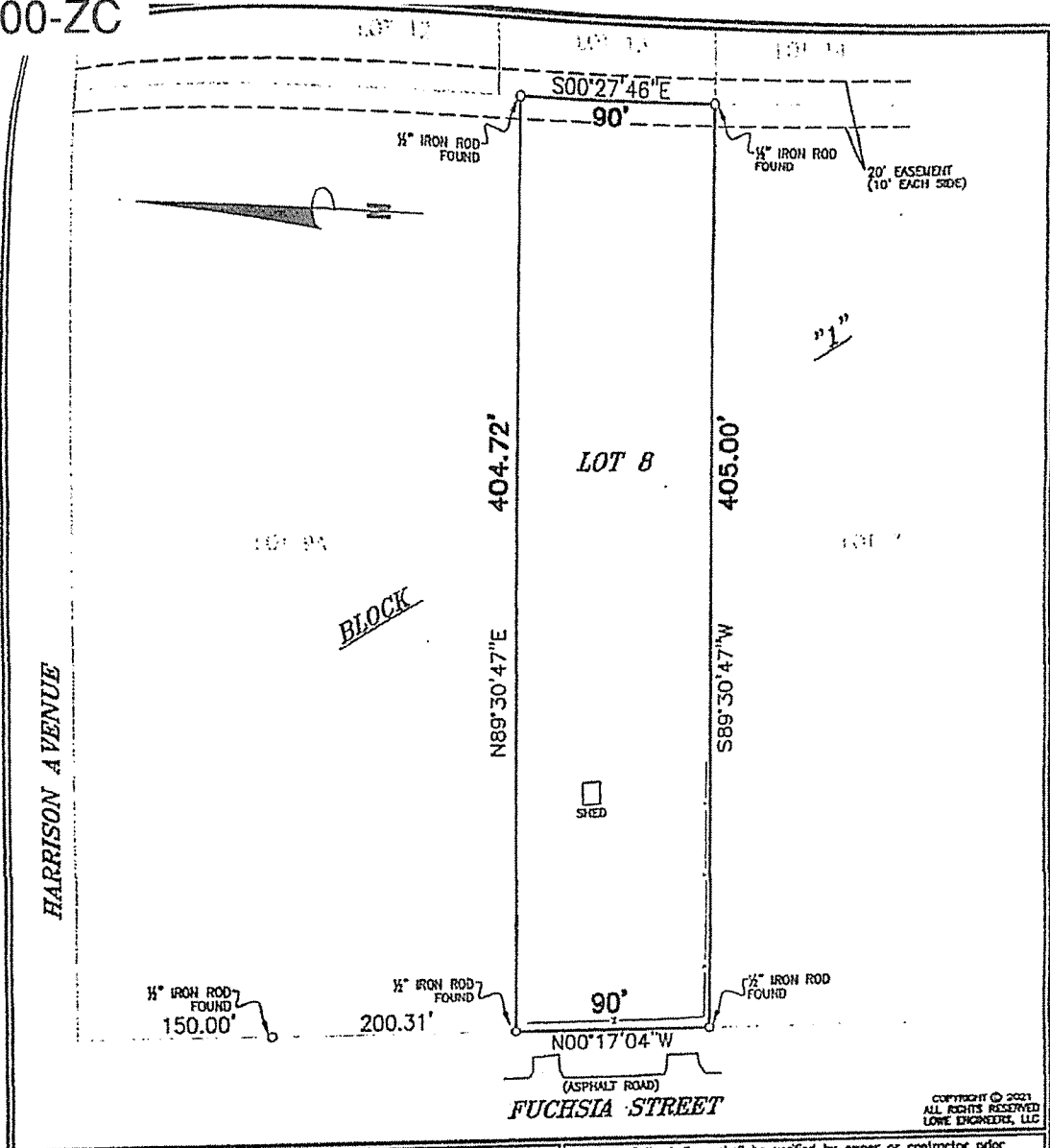
The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-6 Multiple-Family Residential District. The site is located on the east side of Fuchsia Street, south of Harrison Avenue; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property abuts an existing single-family residence to the south, a fire station that is zoned PF-1 Public Facilities District to the north, undeveloped property to the east, and an existing multi-family residential development to the west. Although there are existing multi-family residential developments on Fuchsia Street just south of Harrison Avenue, they do not conform with the current A-2 Suburban District zoning classification and are therefore considered legal non-conforming. The large majority of the existing development in the area is single-family residential development and a change in zoning will increase the density and intensity within the neighborhood.

Zoning District Site and Structure Comparison

	Max Density	Allowable Uses	Purpose
A-2 Suburban District	1 unit per acre <hr/> .84 acres x 2 = 1 unit allowed	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area. Community central water treatment, well and storage facilities. Household agriculture.	To provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services.
A-6 Multi-Family Residential District	1 unit per 4,000 sq. ft. <hr/> .84 acres/4,000 = 9 units allowed	Multiple-Family dwellings; Townhouses and condominiums; Nursing Homes; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area; Community central water treatment, well and storage facilities; Household agriculture.	To provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments

2022-2800-ZC



<p>BUILDING SETBACKS: FRONT: N/A SIDE: N/A SIDE STREET: N/A REAR: N/A</p> <p>FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0236 C; Revised: OCTOBER 17, 1989</p>	<p>REFERENCE SURVEY: A survey by Land Surveying, LLC Number 18588 dated Nov. 03, 2014.</p> <p>BASE FOR BEARINGS: The Reference Survey.</p>	<p>NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.</p> <p>NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on the caption or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.</p> <p>NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.</p>
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THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS D SURVEY.

SURVEY MAP OF
LOT 8, BLOCK 1, RED GAP ACRES SUBDIVISION
 situated in
SECTION 12, T-7-S, R-11-E
 St. Tammany Parish, Louisiana
 for
FRANKIE J. AMADOR & KAREN S. AMADOR

<p>Survey No. 21-140467 Date: JULY 29, 2021</p>	<p>Drawn by: SPH Revised:</p>	<p>Scale: 1" = 60'</p>	<p>This Survey is Certified True and Correct by</p>
<p>LOWE ENGINEERS Professional Land Surveyors Planners and Consultants 1011 NORTH CAUSEWAY BLVD., SUITE 34 MANDEVILLE, LA 70471 OFFICE NO. (985)845-1012 FAX NO. (985)845-1778 www.loweengineers.com e-mail: MandevilleTeam@loweengineers.com</p>			<p>JOHN E. BONNEAU LICENSE No. 4423 PROFESSIONAL JOHN E. BONNEAU Professional Land Surveyor Registration No. 4423</p>

Case No.: 2022-2800-ZC

PETITIONER: Phillip Moore

OWNER: Karen and Frankie Amador

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IROQUOIS

NAVAJO

A-4

HARRISON

PF-1

PF-1

T7-R11E

FUCHSIA

A-2

