



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 4

ZC Approved :
04/05/22



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: 4-11-2022

2022-2747-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-2 (Suburban District) and RO (Rural Overlay)
Location:	Parcel located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville; S7 & S8, T7S, R10E; Ward 1, District 1
Acres:	2.4 acres
Petitioner:	Joanna Evans
Owner:	Roseanne Douglas Blackwell
Council District:	1

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.

Angela Douglas - Songer
(SIGNATURE)

PRINT NAME: Angela Douglas - Songer

ADDRESS: 142 Douglas Rd.

PHONE #: 985-351-1795

ZONING STAFF REPORT

Date: March 29, 2022
Case No.: 2022-2747-ZC
Posted: March 16, 2022

Meeting Date: April 5, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Joanna Evans

OWNER: Roseanne Douglas Blackwell

REQUESTED CHANGE: A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville; S7 & S8, T7S, R10E; Ward 1, District 1

SIZE: 2.4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Asphalt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential and Undeveloped	A-2 Suburban District
West	Residential	A-1A Suburban District

EXISTING LAND USE:

Existing development: Yes

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 to A-2 Suburban District and RO Rural Overlay. The site located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville. The 2025 Future Land Use plan designates the site to be developed as a residential district with the prospect of agricultural amenities to be used within the area.

The subject property is currently developed with an existing single-family residence and is surrounded by residential zoning classifications that allow single-family residential uses. The purpose of the existing A-2 Suburban District zoning classification is to provide single-family uses at a density level of one residential structure per acre. The purpose of the requested RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life.

The reason for this request is to establish a neighborhood scale wholesale/retail greenhouse and nursery on the subject property.

CASE NUMBER: 2022-2747-ZC

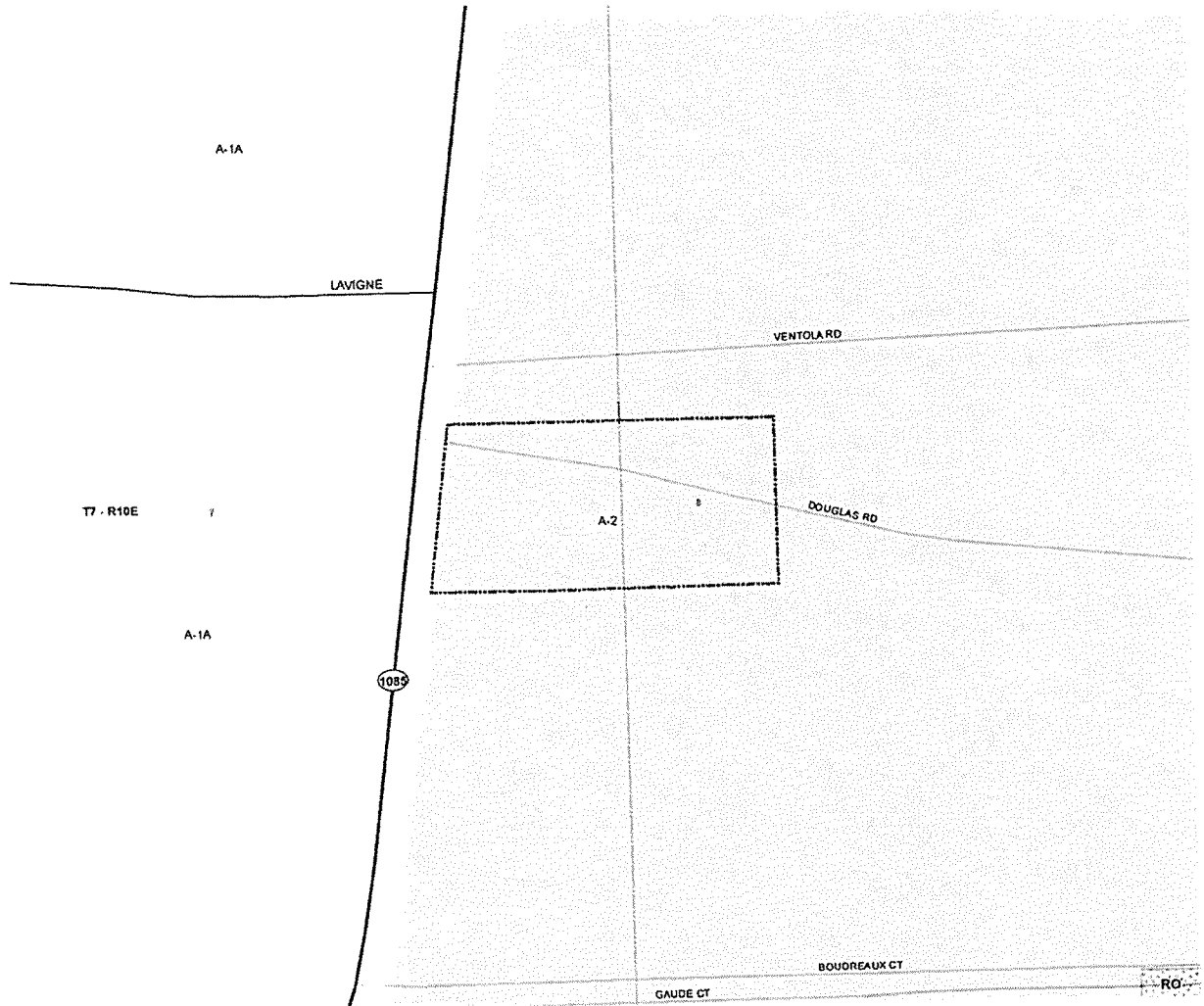
PETITIONER: Joanna Evans

OWNER: Roseanne Douglas Blackwell

REQUESTED CHANGE: A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

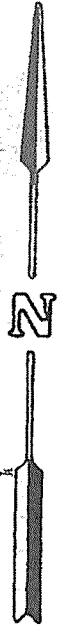
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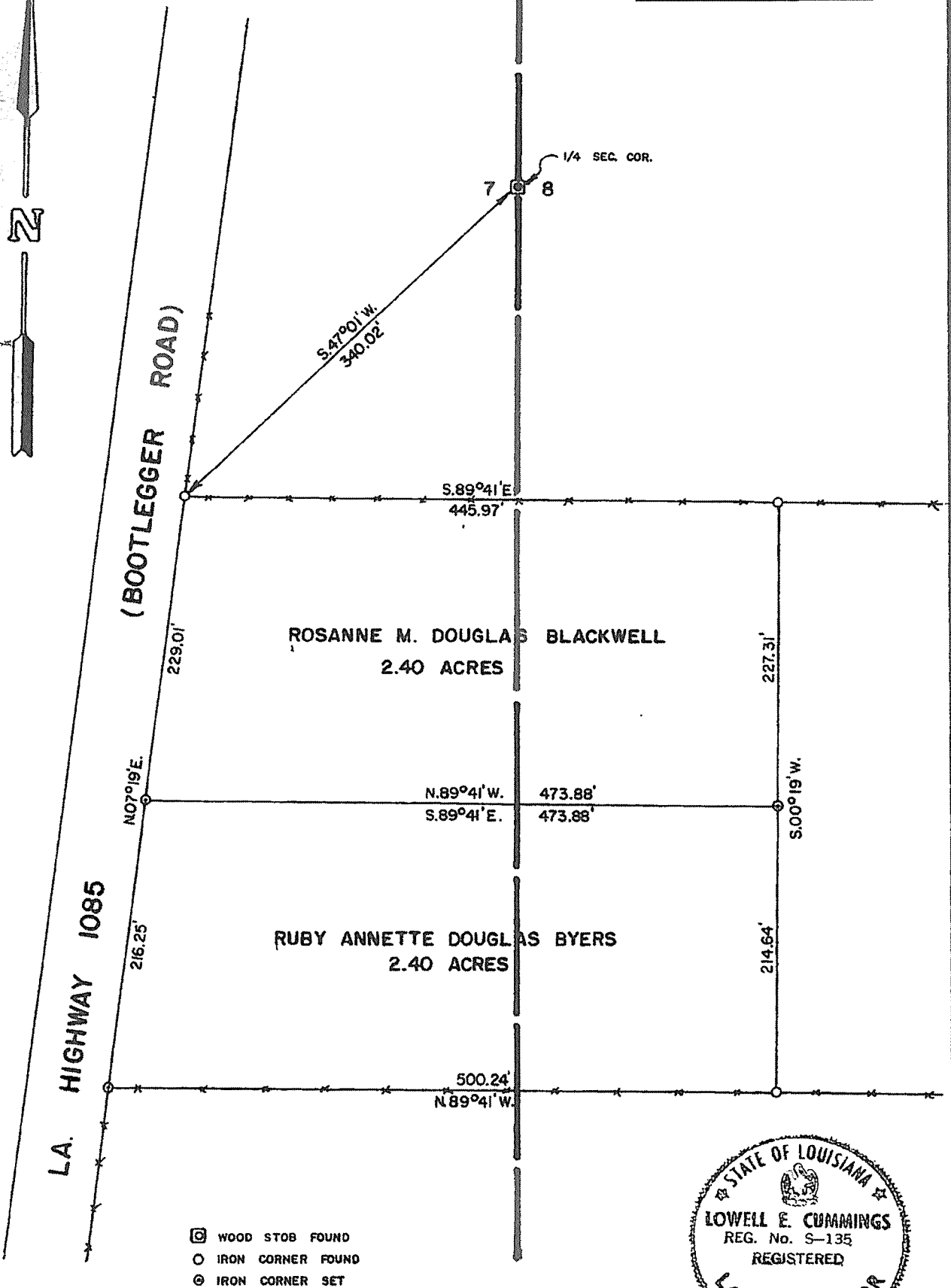


R. 10 E.

2022-2747-ZC



T. 7 S.



PLAT

showing a survey for

ROSANNE M. DOUGLAS BLACKWELL & RUBY ANNETTE DOUGLAS BYERS

LOCATED IN SECTIONS 7&8, TOWNSHIP 7 SOUTH,
RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

Certified Correct By *Lowell E. Cummings*

DATE: JUNE 27, 1985
DRAWING NO. 85-53

SCALE 1"=100'

REG. SURVEYOR "S-135"
RT. 6 BOX 788
COVINGTON, LA. 70433
692-1549

