



ST. TAMMANY PARISH
 PATRICIA P. BRISTER
 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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 1-10-18

2017-851-ZC

EXISTING ZONING:	A-2 (Suburban District)
PROPOSED ZONING:	A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the south side of Wilson Road, east of Plantation Street, west of Rangeline Road, being 21312 Wilson Road, Covington, S25, T6S, R11E, Ward 10, District 2.
ACRES:	0.74 acres
PETITIONER:	Michael D. Fletcher
OWNER:	Michael D. Fletcher
COUNCIL DISTRICT:	2

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.

Michael D Fletcher
 (SIGNATURE)

PRINT NAME: MICHAEL FLETCHER

ADDRESS: 21314 WILSON RD

COVINGTON LA 70435

PHONE #: 985 201 5304

ZONING STAFF REPORT

Date: 12/29/2017
 Case No.: 2017-851-ZC
 Posted: 12/21/17

Meeting Date: 1/9/2018
 Determination: Denied

GENERAL INFORMATION

PETITIONER: Michael D. Fletcher

OWNER: Michael D. Fletcher

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Wilson Road, east of Plantation Street, west of Rangeline Road, being 21312 Wilson Road, Covington; S25, T6S, R11E; Ward 10, District 2

SIZE: 0.74 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	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development:

Multi occupancy development:

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 from A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Wilson Road, east of Plantation Street, west of Rangeline Road, being 21312 Wilson Road, Covington. The 2025 future land use plan call for the area to be developed with residential uses, including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.

Case No.: 2017-851-ZC

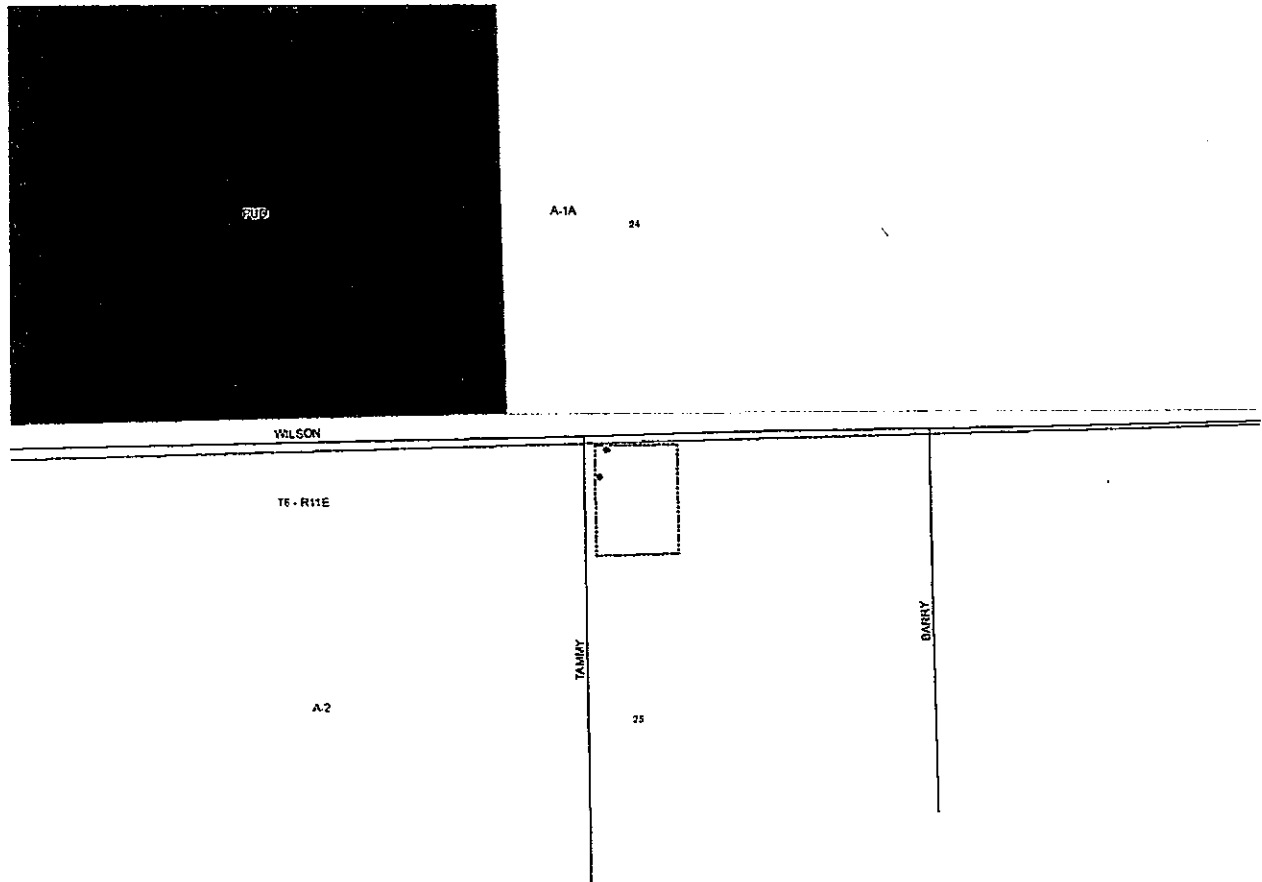
PETITIONER: Michael D. Fletcher

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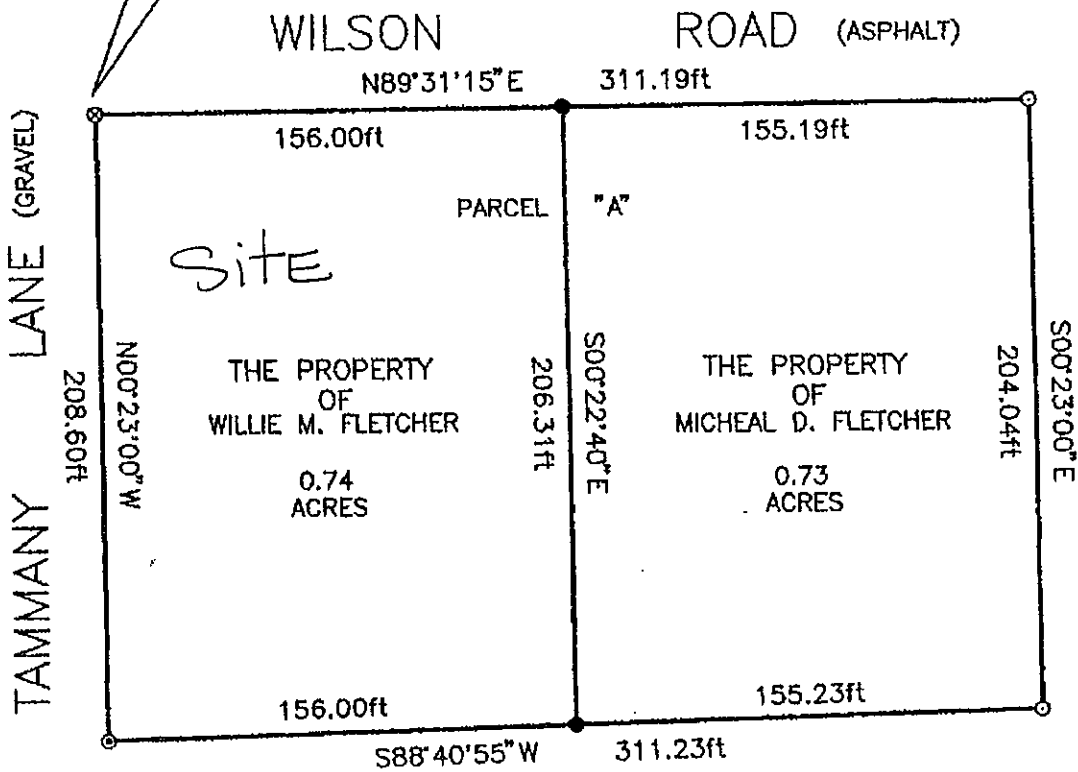


2017-851-2C



A SURVEY OF THE PROPERTY
OF
WILLIE M. FLETCHER
AND
MICHEAL D. FLETCHER

THE POINT OF BEGINNING is described to be N89°13'E 183.4ft;
thence S00°21'E 20.0ft from the 1/4 Section corner common
to Sections 24 & 25, T6S, R11E, St. Tammany Parish, La.



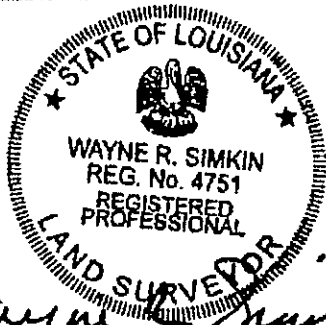
LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ⊗ 1-1/2" IRON PIPE FOUND

Reference: 1) Survey for Yvonne Rooney, et al by H. C. Sanders & Assoc. dated Jan. 26, 1995, Job #ST-95-4. Said Survey was used as the basis of bearings shown.

NOTE: Said property is located in Flood Zone "A" per the Flood Insurance Rate Map for St. Tammany Parish, Community Panel #2252050150C, map revised October 17, 1989.

I certify that this plat represents an actual ground survey performed in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a "D" survey classification.



Wayne R. Simkin
WAYNE R. SIMKIN P.L.S. #4751

A PORTION OF GROUND SITUATED IN SECTION 25,
TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.



D & S SURVEYORS, INC.

PROFESSIONAL LAND SURVEYORS

2401 N. HWY. 190 SUITE 203, COVINGTON, LA. 70433
OFFICE 892-2847 FAX 892-2806

JOB NO. 0083	DRAWN W.R.S. CHECK'D W.R.S.	DATE JULY 05, 2000 SCALE 1"=60'	SHEET NO. 1 of 1
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