

APPEAL # 1

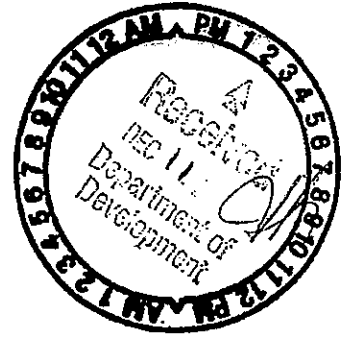
ZC Recommended Denial:

12/4/18



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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 12-7-18

2018-1251-ZC

Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 6.873 acres
Petitioner: The Millennium Group - Guy W. Olano
Owner: The Millennium Group - Guy W. Olano
Location: Parcel located on the west side of Harbor View Court, north of Lakeview Drive being lots 16, 17, 18, 19, 20, 21 & 24, Oak Harbor Boat Service Area, S33, T9S, R14E, Ward 9, District 13
Council District: 13


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.

THE MILLENNIUM GROUP I, LLC


(SIGNATURE) MANAGING MEMBER

PRINT NAME: GUY W. OLANO

ADDRESS: P.O. BOX 51586
NEW ORLEANS, LA 70151

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1251-ZC
Posted: 11/15/18

Meeting Date: 12/4/2018
Determination: Denied

GENERAL INFORMATION

PETITIONER: The Millennium Group - Guy W. Olano
OWNER: The Millennium Group - Guy W. Olano
REQUESTED CHANGE: From A-6 Multiple Family Residential District to PUD Planned Unit Development Overlay
LOCATION: Parcel located on the west side of Harbor View Court, north of Lakeview Drive being lots 16, 17, 18, 19, 20, 21 & 24, Oak Harbor Boat Service Area; S33, T9S, R14E; Ward 9, District 13
SIZE: 6.873 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	Commercial	HC-2 Highway Commercial District
South	Sewer Treatment Plant	PUD Planned Unit Development Overlay
East	Vacant	A-5 Two Family Residential District
West	Canal/Residential	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

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-6 Multiple Family Residential District to PUD Planned Unit Development Overlay. This site is located on the west side of Harbor View Court, north of Lakeview Drive being lots 16, 17, 18, 19, 20, 21 & 24, Oak Harbor Boat Service Area. The 2025 future land use plan calls for the site to be developed with residential uses.

The site was originally part of the Oak Harbor PUD and allowed to be developed with permitted uses listed under the Commercial Boater Service Area zoning designation. It was rezoned to A-5 Two Family Residential District in 1996, and subsequently rezoned to A-6 General Multiple Family Residential District in 1998.

The objective of the request is to rezone the site to the PUD designation, to allow for the site to be developed with any of the permitted uses listed under the Commercial Boater Service Area zoning designation. Note that the allowable uses listed under the Commercial Boater Service Area are: Fuel Dock, Boat Launch, Boat Sales, Boat Repair, Boat Storage, Marina Restaurant and Marina Related Commercial Uses.

Staff does not have any objection to the request considering that the site is directly abutting a navigable canal and is located in close proximity to an existing marina and boat launch.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.

Case No.: 2018-1251-ZC

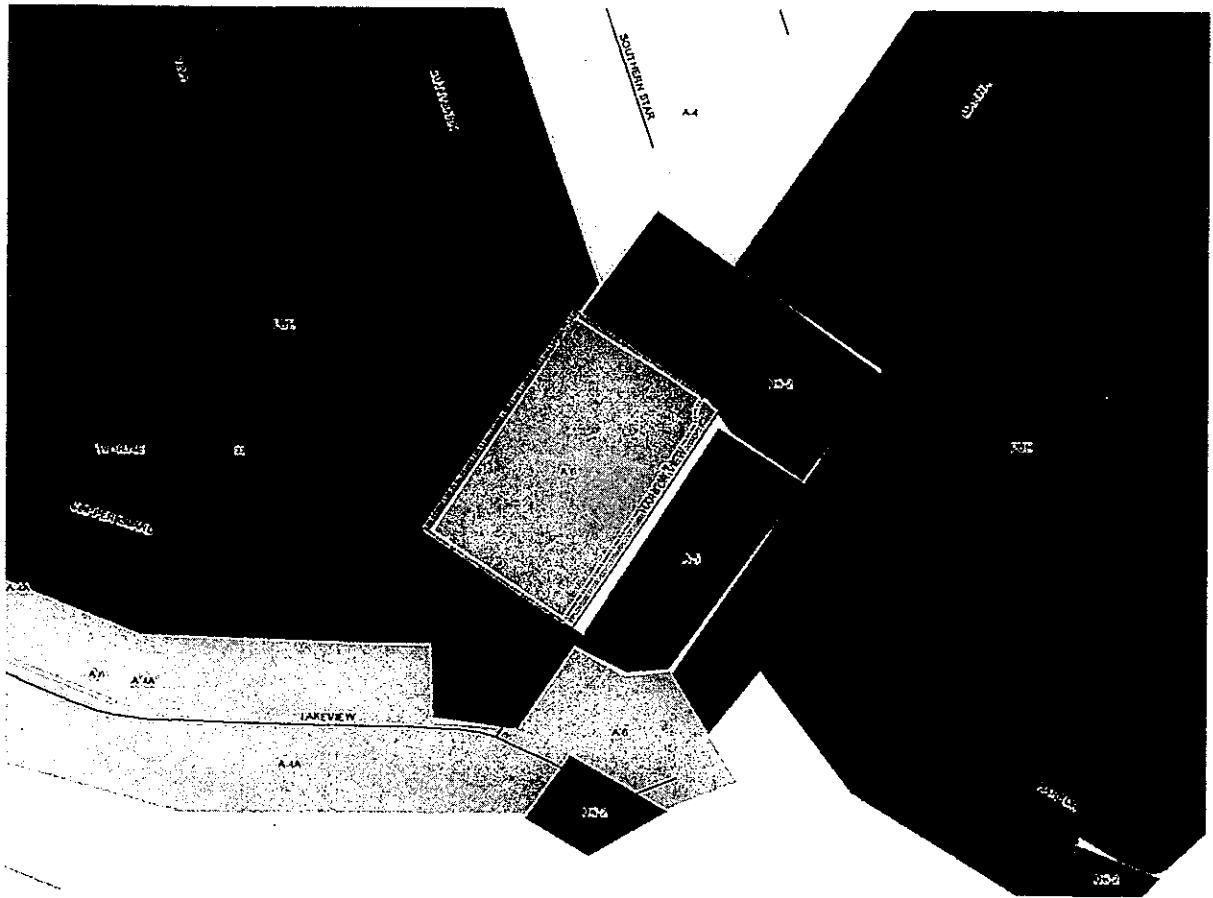
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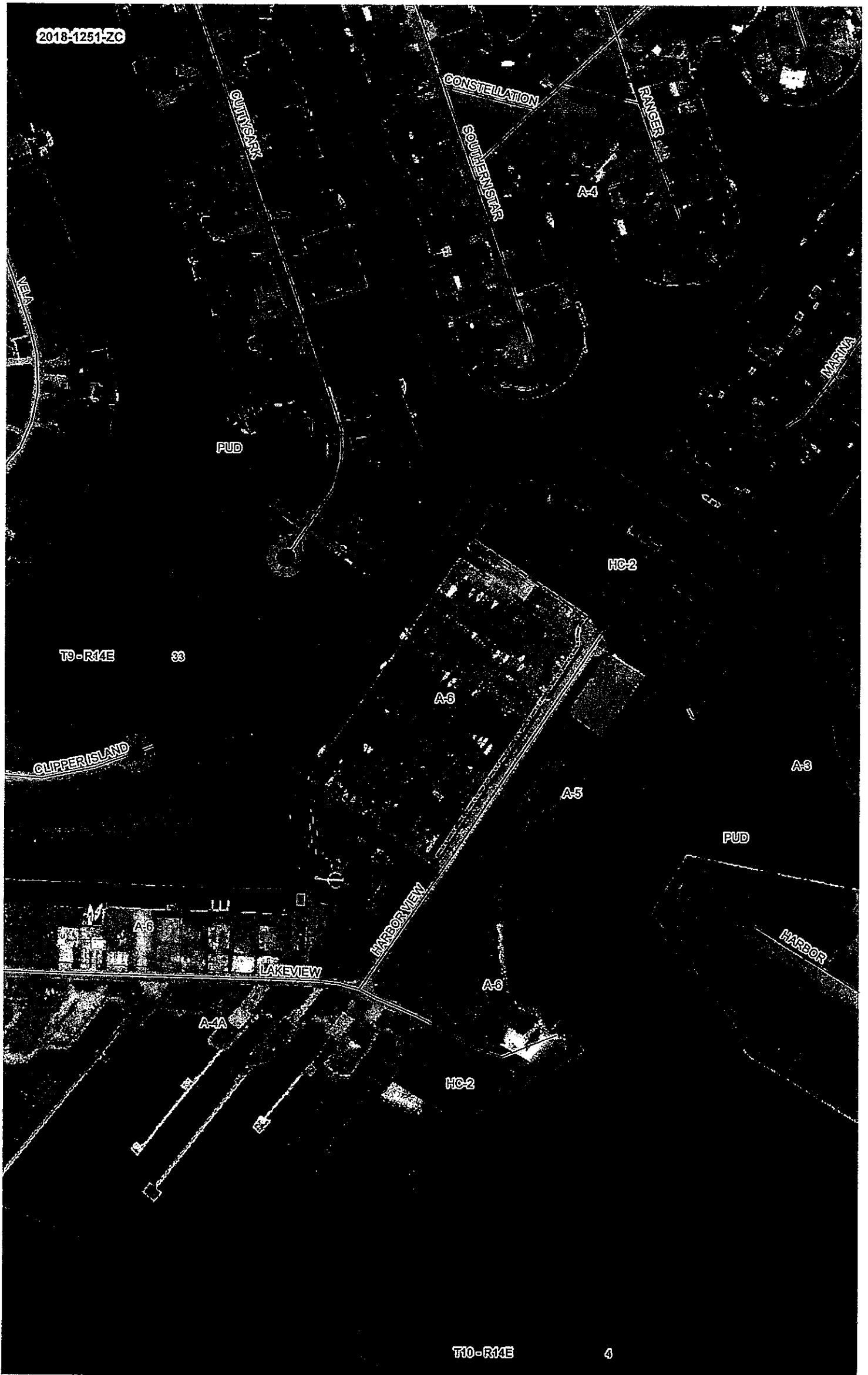
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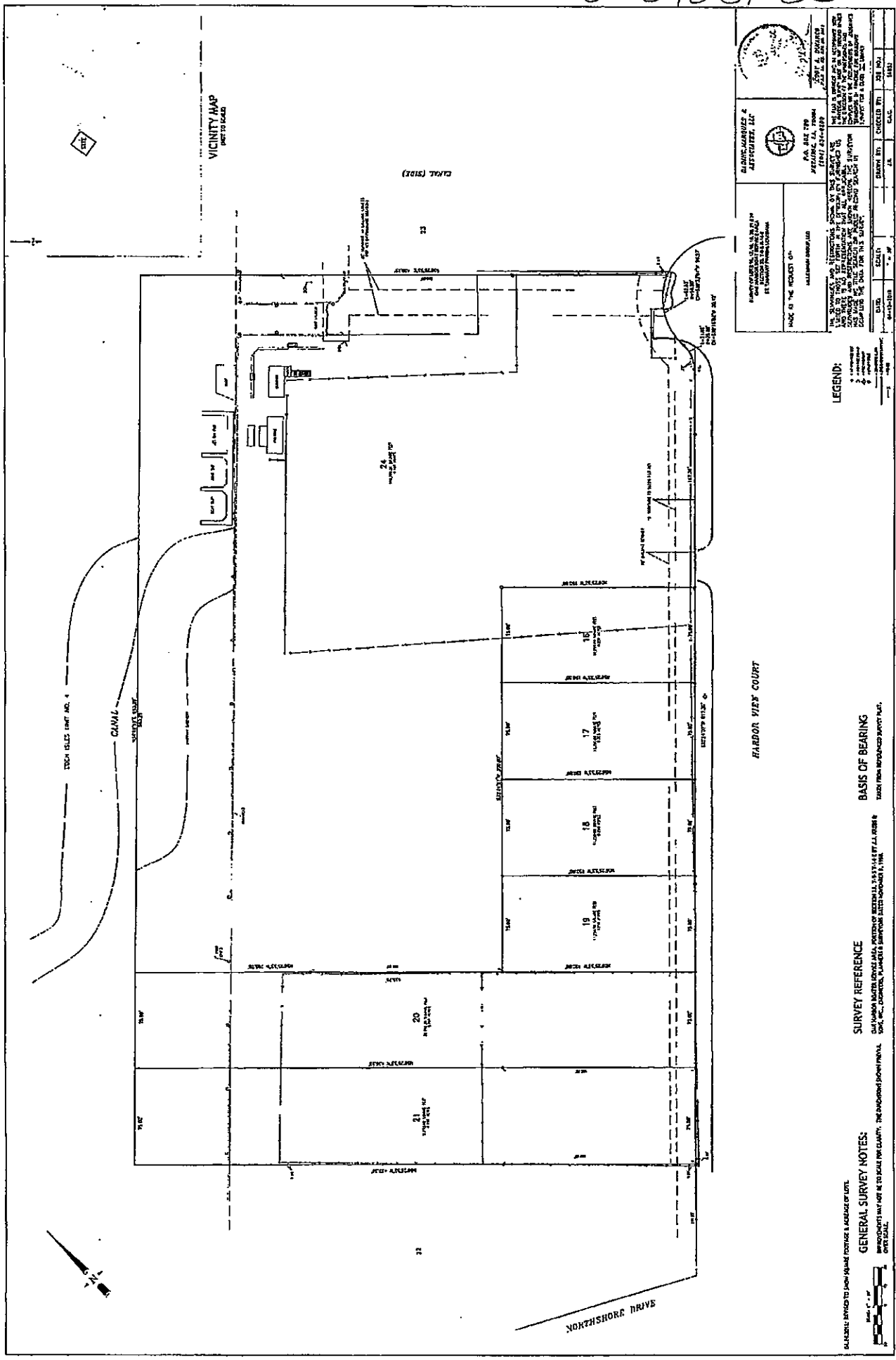
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SIZE: 6.873 acres





208-251-20



LEGEND:

- 1. Surveyed
- 2. Proposed
- 3. Easement
- 4. Easement

SURVEY REFERENCE

ALL DIMENSIONS SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY JAMES W. HARRIS, SURVEYOR, ON 4-11-10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS, STATE OF MISSISSIPPI.

GENERAL SURVEY NOTES:

1. ALL DIMENSIONS SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY JAMES W. HARRIS, SURVEYOR, ON 4-11-10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS, STATE OF MISSISSIPPI.

ALDRIDGE SURVEYORS & APPRAISERS, L.P.
 1000 N. GULF BLVD., SUITE 100
 DALLAS, TEXAS 75242
 PHONE: 214-424-8888
 FAX: 214-424-8889
 WWW.ALSURV.COM

MADE IN THE UNITED STATES OF AMERICA

DATE: 4-11-10
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1
 JOB NO. 208-251-20

