



ZC Recommended Denial :

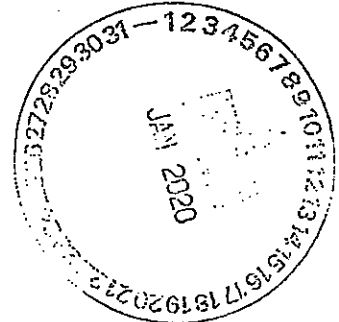
1/7/2020

ST. TAMMANY PARISH

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: 1-10-20



Case Number:

2019-1707-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Acres:	.5 acres
Petitioner:	Bayou Boys Towing - Casey Thonn
Owner:	Barbara Jones
Location:	Parcel located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell, S25, T9S, R14E, Ward 8, 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.



(SIGNATURE)

PRINT NAME: Casey Thonn

ADDRESS: 332 Jacobs ST Slidell LA 70458

PHONE #: 985-788-0032

ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1707-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Bayou Boys Towing - Casey Thonn

OWNER: Barbara Jones

REQUESTED CHANGE: From A-2 Suburban District to HC-3 Highway Commercial District

LOCATION: Parcel located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell, S25, T9S, R14E, Ward 8, District 13

SIZE: .5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped Land	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Commercial	A-2 Suburban District
West	Industrial	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-2 Suburban District to HC-3 Highway Commercial District. The site is located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff is not in favor of the request as the majority of the parcels along Highway 433 are zoned residential.

Case No.: 2019-1707-ZC

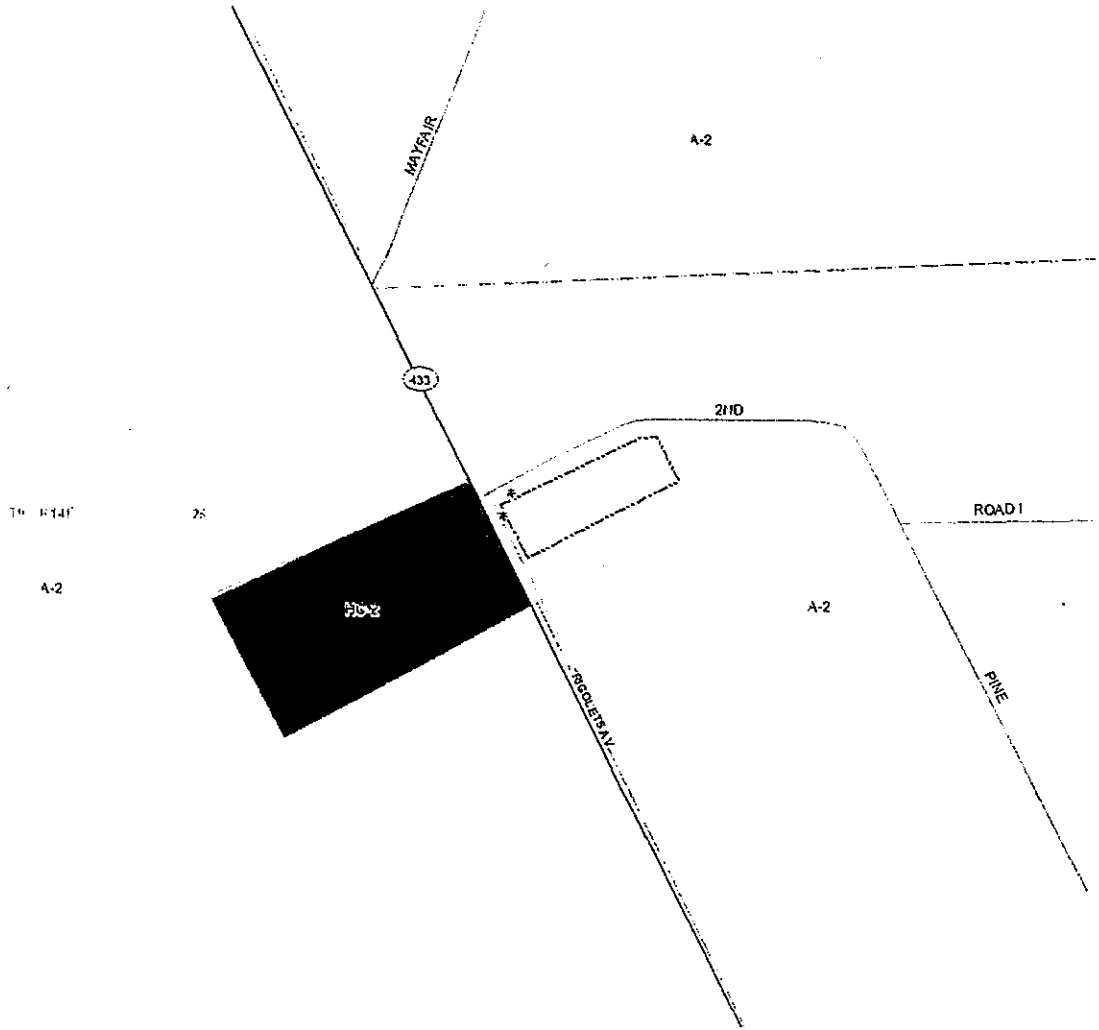
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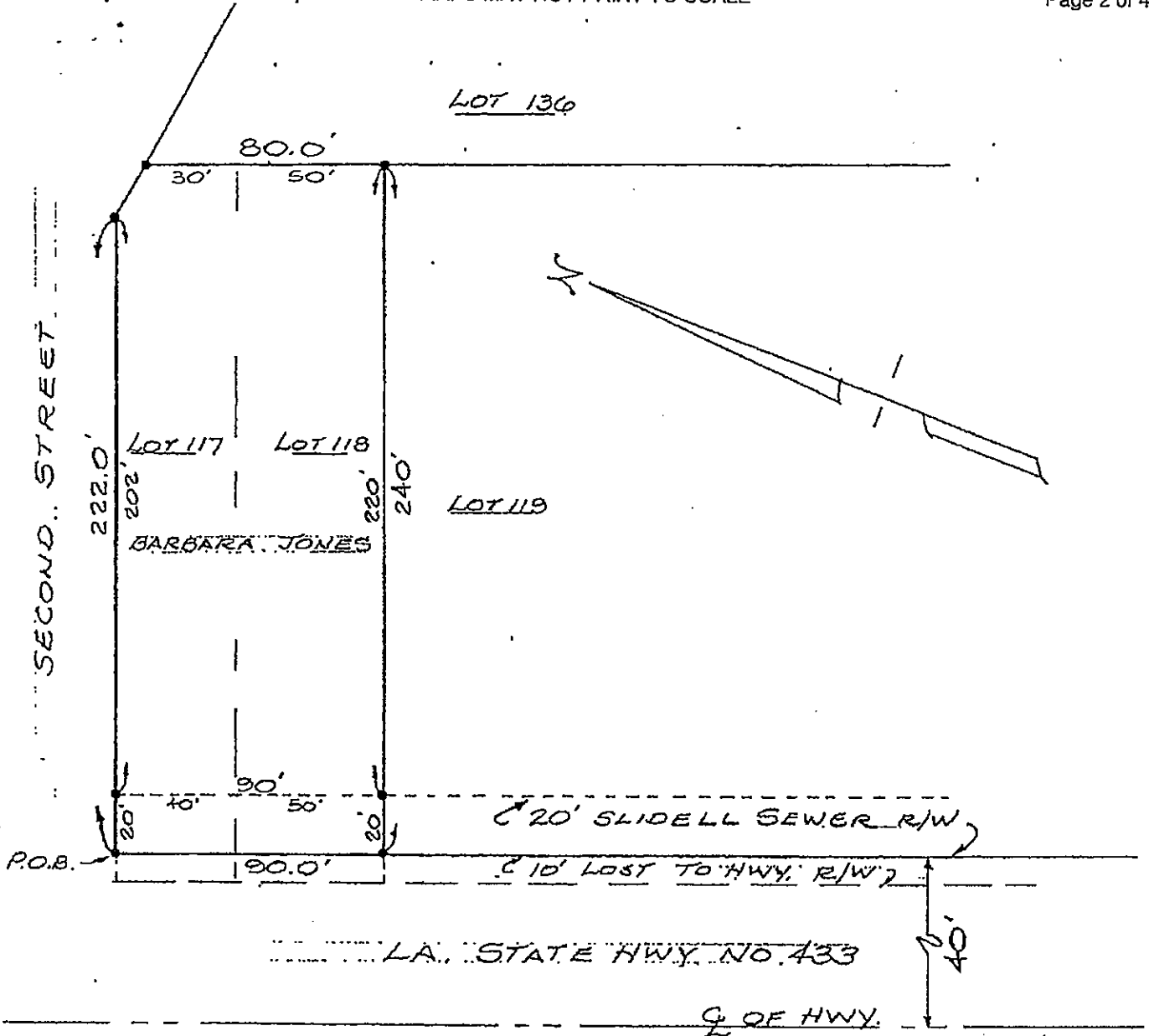
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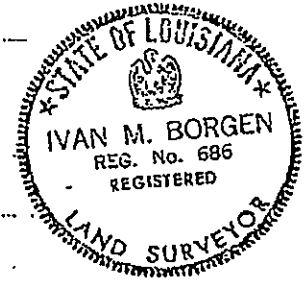
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SIZE: .5 acres





SKETCH OF LOTS 117 & 118 IN
 PINE VILLA SUBDIVISION
 ST. TAMMANY PARISH, LA.
 FOR CITY OF SLIDELL



SKETCH PREPARED BY

[Handwritten Signature]

BORGEN ENG. INC.
 SLIDELL, LA

SKETCH NO. 35,310-34
 DATE: OCT. 28, 1983

SCALE: 1"=50'

2019-1707-ZC

2019-1707-ZC



MAYFAIR

433

2ND

RIGOLETS AV

PINE

ROAD

HC-2

A-2

A-2

A-2

25

T9S-R14E