

APPEAL # 2

ZC Recommended Denial :

12/5/17



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: 12-7-17



2017-827-ZC


Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	A-2 (Suburban District)
Acres:	3.1 acres
Petitioner:	Jimmy R. Rogers Jr. & Denise Hurstell
Owner:	Jimmy R. Rogers Jr. & Denise Hurstell
Location:	Parcel located on the northeast corner of Dove Park Road & Buras Ranch Road, S23, T7S, R11E, Ward 4, District 5.
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.


(SIGNATURE)

PRINT NAME: Denise Hurstell

ADDRESS: P.O. Box 8903
Mandeville, La 70470

PHONE #: 504-382-8589

ZONING STAFF REPORT

Date: 11/28/2017
Case No.: 2017-827-ZC
Posted: 11/14/17

Meeting Date: 12/5/2017
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jimmy R. Rogers Jr. & Denise Hurstell
OWNER: Jimmy R. Rogers Jr. & Denise Hurstell
REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District
LOCATION: Parcel located on the northeast corner of Dove Park Road & Buras Ranch Road ; S23, T7S, R11E; Ward 4, District 5
SIZE: 3.1 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	Undeveloped/CLECO servitude	A-1A Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-1A Suburban District

EXISTING LAND USE:

Existing development: No 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-1A Suburban District to A-2 Suburban District. This site is located on the northeast corner of Dove Park Road & Buras Ranch Road. The 2025 future land use plan calls for the area to be developed residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by A-1A zoning on the north, east and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied.

Case No.: 2017-827-ZC

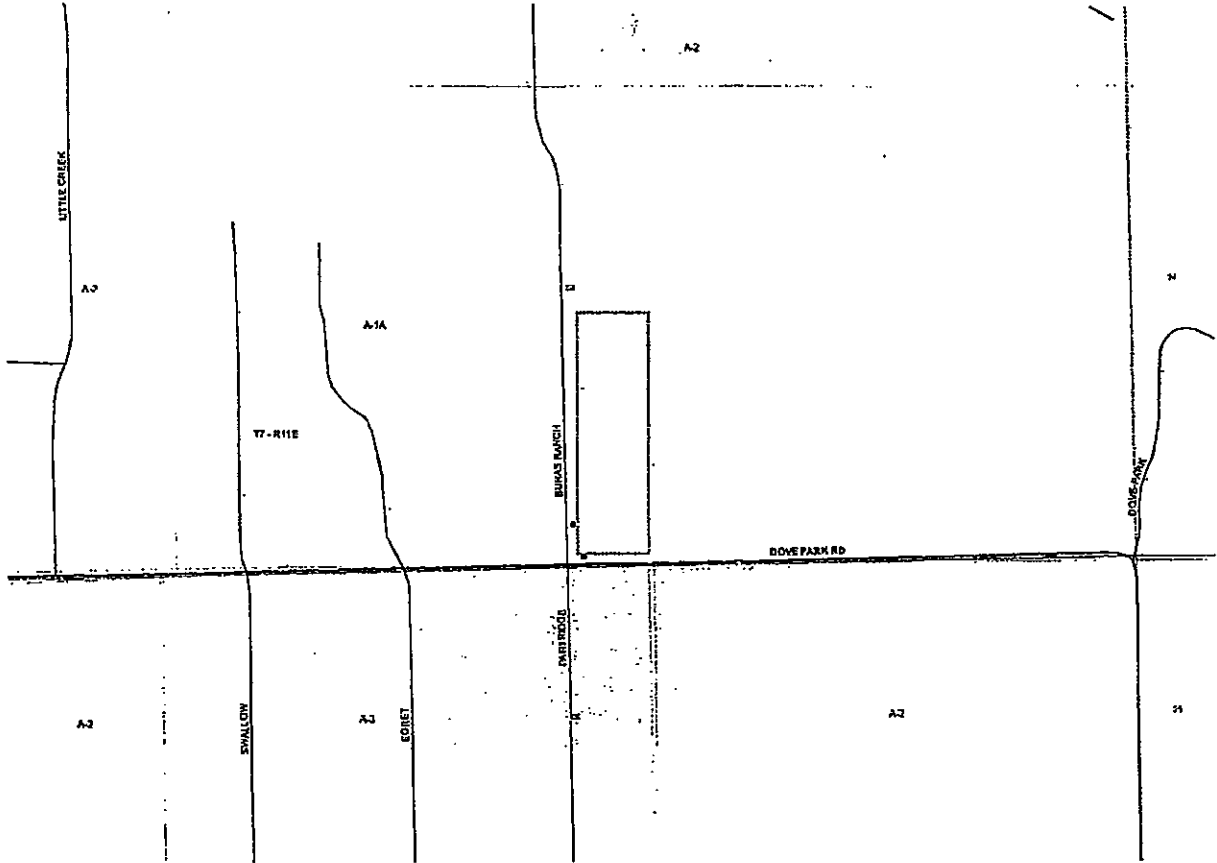
PETITIONER: Jimmy R. Rogers Jr. & Denise Hurstell

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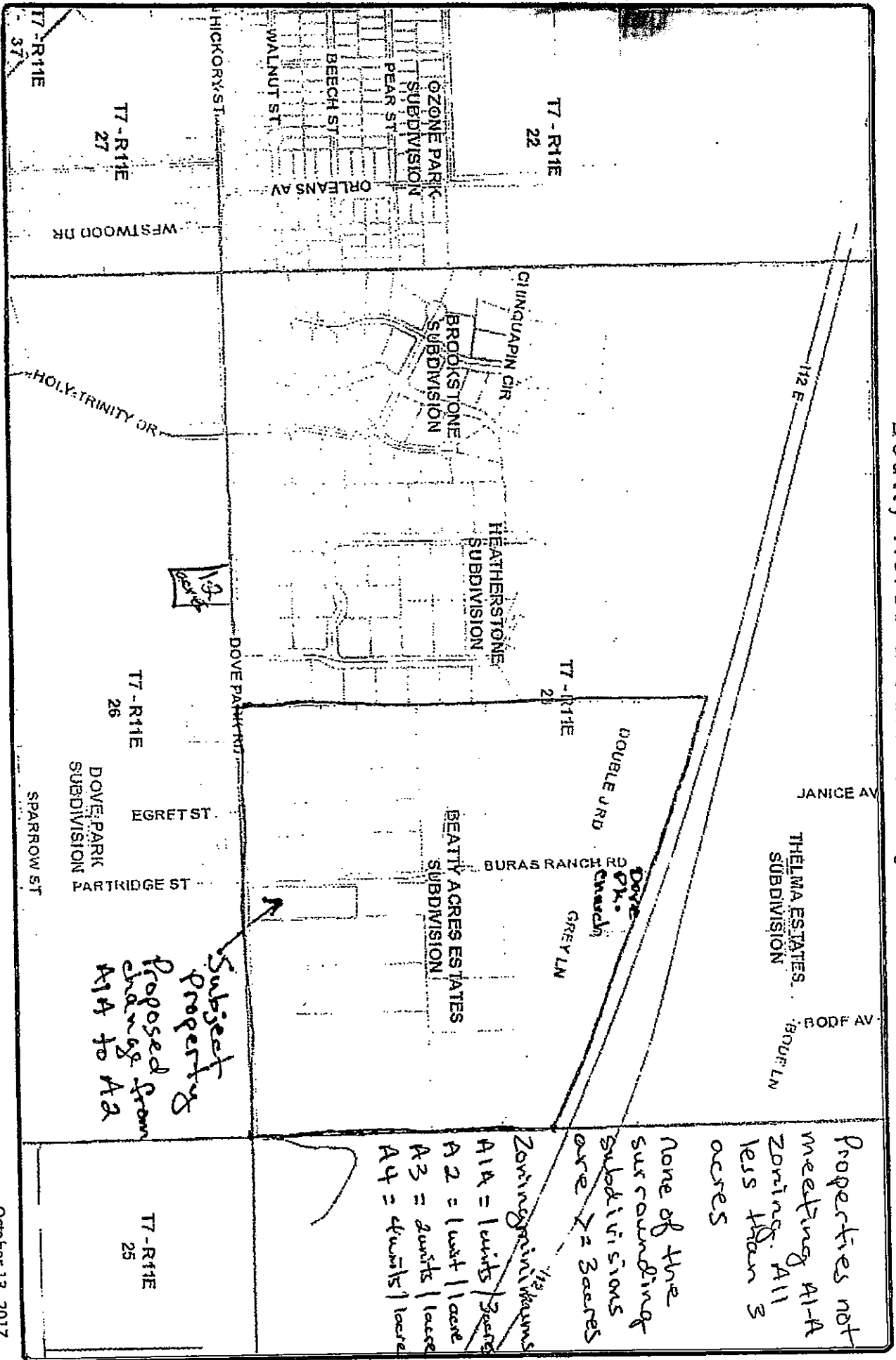
REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District

LOCATION: Parcel located on the northeast corner of Dove Park Road & Buras Ranch Road ; S23, T7S, R11E; Ward 4, District 5

SIZE: 3.1 acres



Beatty Acres & Surrounding Area

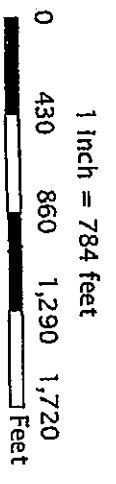


*Subject Property
Proposed from
change from
A14 to A2*

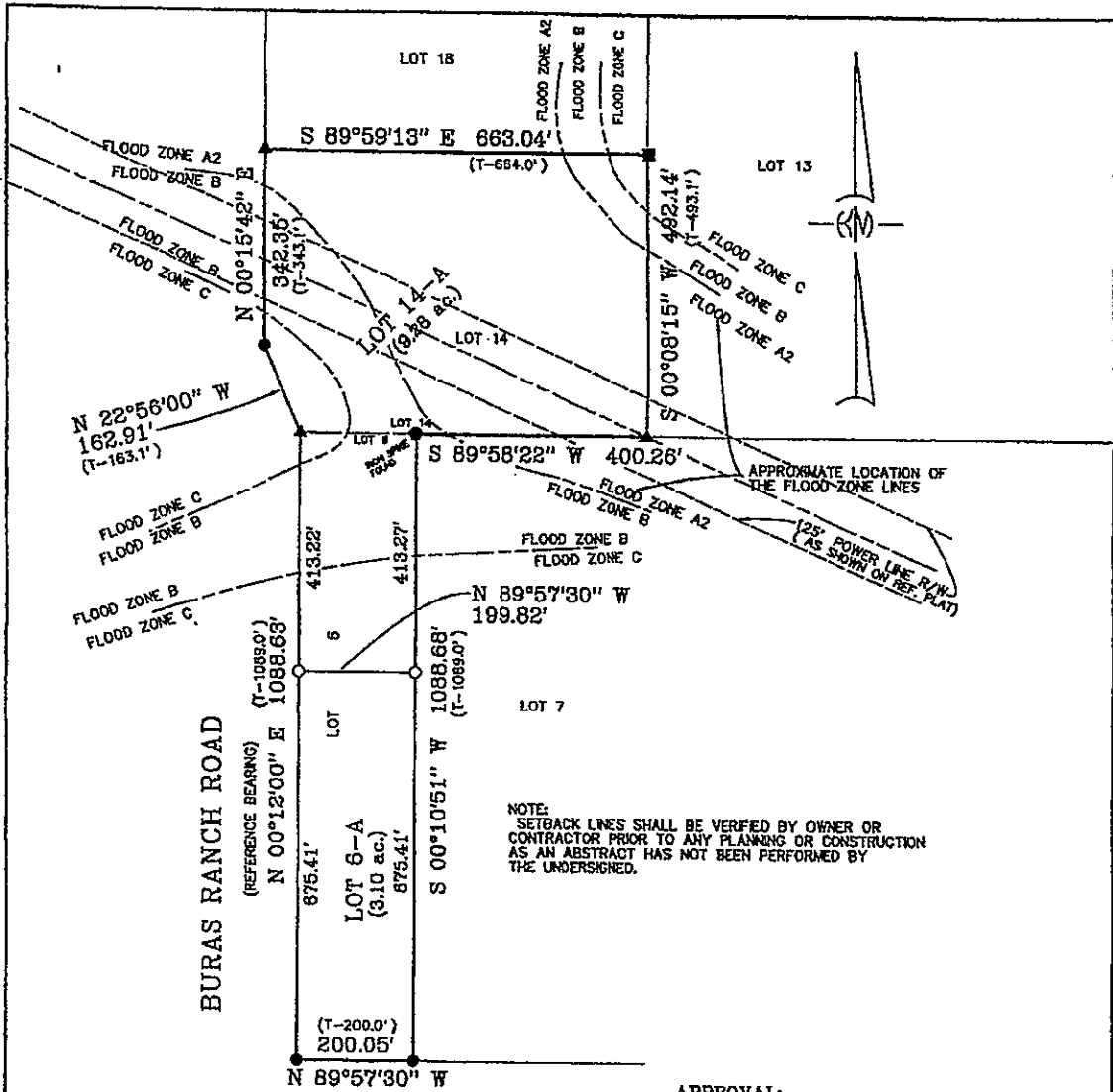
*Properties not meeting A1-A zoning. All less than 3 acres
None of the surrounding subdivisions are 2-3 acres
Zoning in the area
A14 = 1 units | 3 acres
A2 = 1 unit | 1 acre
A3 = 2 units | 1 acre
A4 = 4 units | 1 acre*

22-708-712

DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in Franklin Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.



October 13, 2017



NOTE:
 SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY PLANNING OR CONSTRUCTION AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.

- LEGEND:**
- = 1/2" IRON ROD FOUND
 - ▲ = 1/2" IRON PIPE FOUND
 - = 1" IRON PIPE FOUND
 - ⊙ = IRON SPIKE FOUND
 - = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONES A2, B, & C (BFE 14.0')
 RE: FIRM PANEL NO. 225205 0245 C
 LAST REVISION OCTOBER 17, 1989

NOTE:
 NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



Kelly J. McHugh 3-13-13
 Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

APPROVAL:
Ron Keller
 SECRETARY PLANNING COMMISSION

 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 4-2-2013 5158 D
 DATE FILED FILE NO.
Melissa Henry
 CLERK OF COURT

REFERENCE: PLAT OF BEATTY ACRES ESTATES BY E. J. CHAMPAGNE DATED 3-1-1968 RECORDED AS MAP FILE NO. 242A.

NOTE: NO BUILDING SETBACKS ARE SHOWN.

A RESUBDIVISION OF LOTS 6 & 14 INTO LOTS 6-A & 14-A, BEATTY ACRES ESTATES, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:
 SAM CAMP

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 70481-5611

SCALE	1" = 100'	DATE	03-18-13
DRAWN	DRJ	JOB NO.	13-023
REVISION			

2017-827-2C