

APPEAL # 3

ZC Approved :

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: 12-14-17

2017-805-ZC

Existing Zoning: A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Acres: 2.99 acres
Petitioner: Colin & Eva Shonti Vial
Owner: Colin & Eva Shonti Vial
Location: Parcel located at the end of J Lane, west of LA Highway 40, S13, T5S, R11E, Ward 2, District 6
Council District: 6

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.

Darcee Michele Cacibanda
(SIGNATURE)

PRINT NAME: Darcee Michele Cacibanda

ADDRESS: P.O. Box 4206, Covington, LA 70434

PHONE #: 504-239-1654

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: _____ ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF JANUARY , 2018

(2017-805-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF J LANE, WEST OF LA HIGHWAY 40 AND WHICH PROPERTY COMPRISES A TOTAL OF 2.99 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY), (WARD 2, DISTRICT 6) (2017-805-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-805-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed. SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable. EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE
PARISH COUNCIL ON THE 4 DAY OF JANUARY , 2018 ; AND BECOMES ORDINANCE
COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

Exhibit "A"

2017-805-ZC

FROM THE CORNER COMMON TO SECTIONS 13, 14, 23 AND 24 TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA RUN EAST, 1326.6 FEET; THENCE NORTH 00 DEGREES 15 MINUTES WEST, 1347.7 FEET; THENCE NORTH 89 DEGREES 50 MINUTES EAST, 353.4 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, 703.82 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 09 SECONDS WEST, 30.53 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 15 SECONDS WEST, 49.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES WEST, 60.75 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, 595.47 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 30 SECONDS WEST, 465.64 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 24 SECONDS EAST, 635.93 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE NORTH 00 DEGREES 24 MINUTES 24 SECONDS EAST, 665.70 FEET TO A POINT; THENCE NORTH 80 DEGREES 02 MINUTES 46 SECONDS EAST, 190.38 FEET TO A POINT; THENCE SOUTH 00 DEGREES 20 MINUTES 21 SECONDS EAST, 695.17 FEET TO A POINT; THENCE SOUTH 88 DEGREES 59 MINUTES 15 SECONDS WEST, 195.24 FEET BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND HAS 60' RIGHT OF WAY ACCESS TO LA HIGHWAY 40 AS PER LAND SURVEYING, INC. SURVEY DATED JUNE 18, 2004. THIS TRACT CONTAINS 2.99 ACRES.

Case No.: 2017-805-ZC

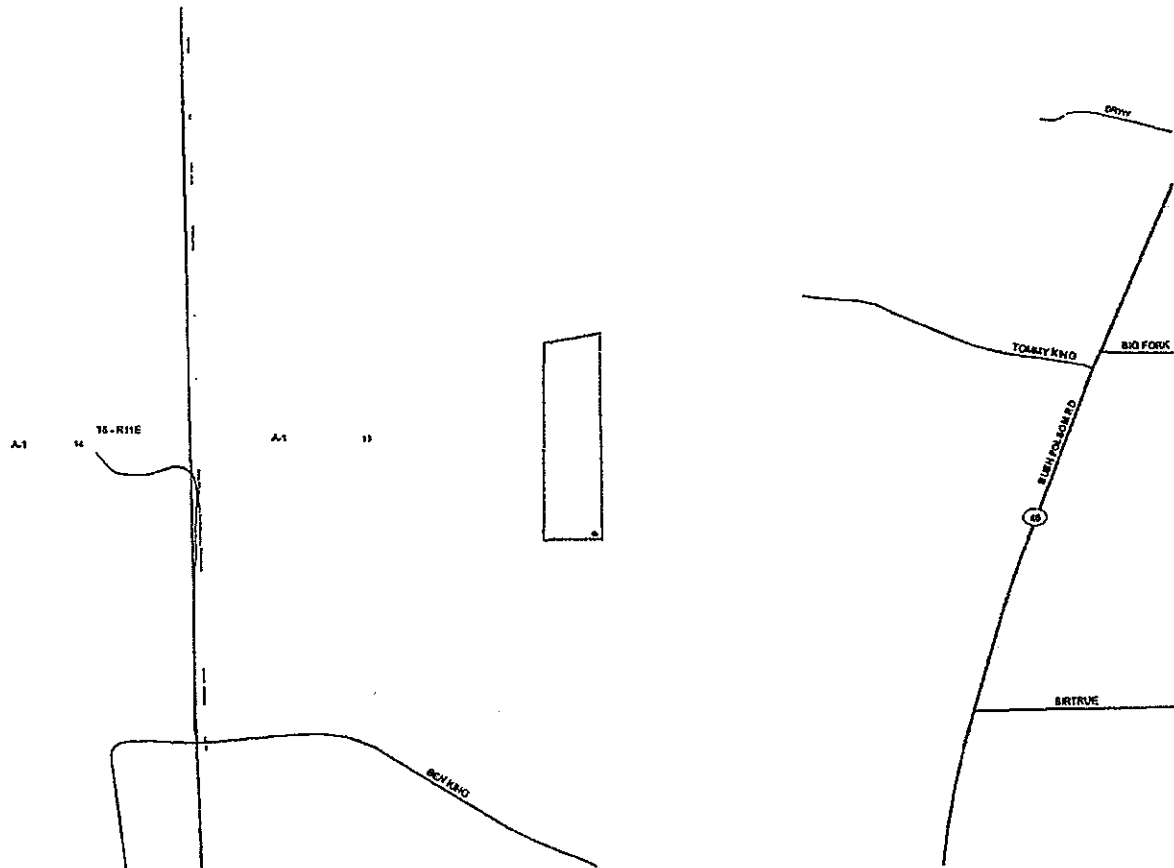
PETITIONER: Colin & Eva Shonti Vial

OWNER: Colin & Eva Shonti Vial

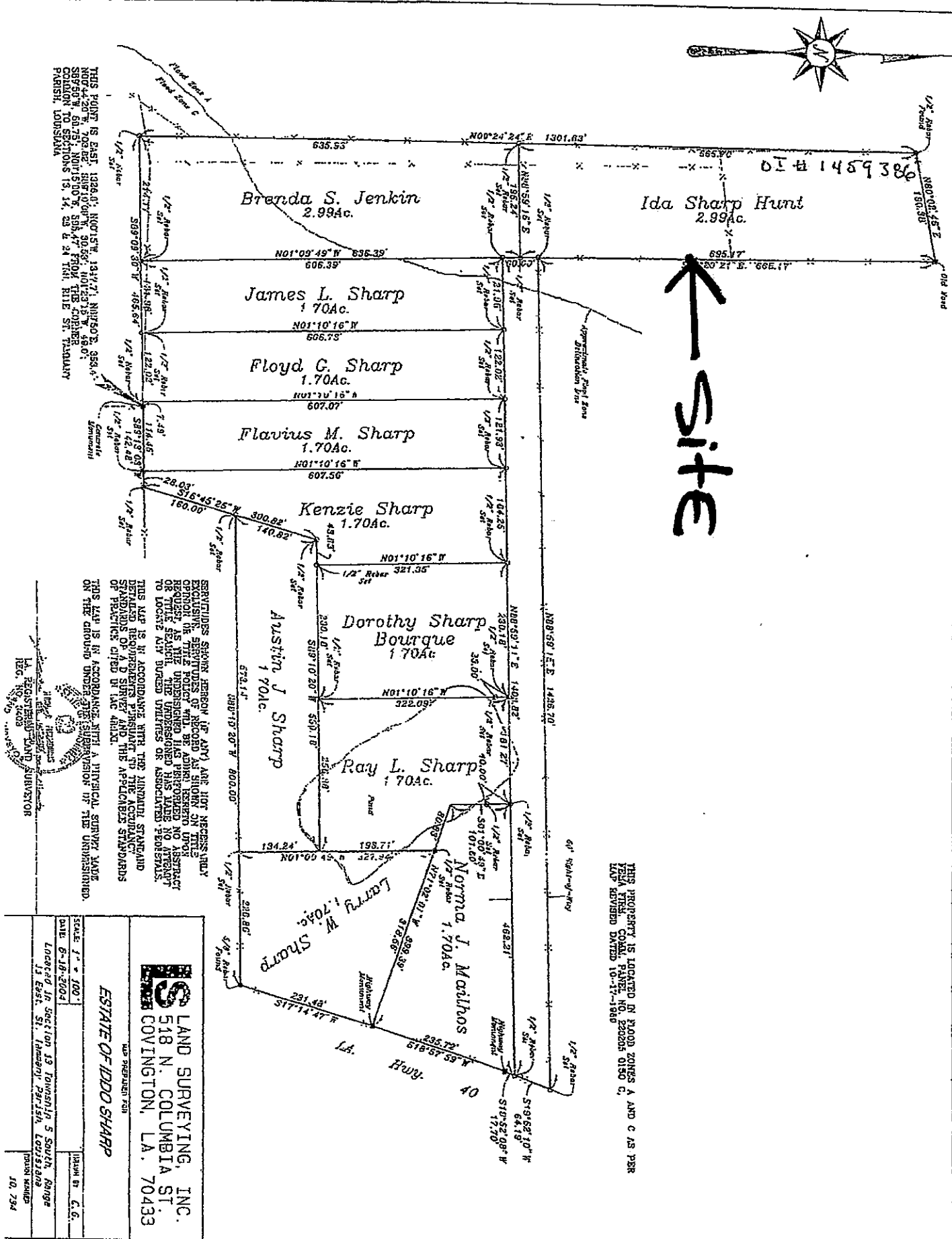
REQUESTED CHANGE: From A-1 Suburban District with RO Rural Overlay, MHO Manufactured Housing Overlay to A-2 Suburban District with RO Rural Overlay & MHO Manufactured Housing Overlay

LOCATION: Parcel located at the end of J Lane, west of LA Highway 40; S13, T5S, R11E; Ward 2, District 6.

SIZE: 2.99 acres



2017-805-2c



2017-805-ZG

FAIRHAVEN

12

TOMMY KING

TS-
RME

13

A-1

BUSHHOLDS RD

BIRCHUE

A-2

BEN KING

MORGAN

0 500 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/27/2017
Case No.: 2017-805-ZC
Posted: 11/15/17

Meeting Date: 12/5/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Colin & Eva Shonti Vial

OWNER: Colin & Eva Shonti Vial

REQUESTED CHANGE: From A-1 Suburban District with RO Rural Overlay & MHO Manufactured Housing Overlay to A-2 Suburban District with RO Rural Overlay & MHO Manufactured Housing Overlay

LOCATION: Parcel located at the end of J Lane, west of LA Highway 40; S13, T5S, R11E; Ward 2, District 6

SIZE: 2.99 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: 1 lane gravel

Condition: Moderate

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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 from A-1 Suburban District with RO Rural Overlay & MHO Manufactured Housing Overlay to A-2 Suburban District with RO Rural Overlay & MHO Manufactured Housing Overlay. This site is located at the end of J Lane, west of LA Highway 40. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval, considering that the site surrounded by large parcels of land zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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