



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

APPEAL # 2

ZC Approved :

11/13/19

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: 11/15/19



2019-1650-ZC

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: .75 acres  
Petitioner: Danny Collins  
Owner: Danny Collins  
Location: Parcel located on the west side of Tower Lane, north of N. Pontchartrain Drive, Lacombe, S23, T8S, R12E, Ward 7, District 7.  
Council District: 7

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.

Paula C. Faciano  
(SIGNATURE)

PRINT NAME: Paula Faciano

ADDRESS: 62331 N Pontchartrain Lacombe, LA  
70445

PHONE #: 985 502 5912

**ZONING STAFF REPORT**

Date: 11/4/2019  
Case No.: 2019-1650-ZC  
Posted: 10/28/2019

Meeting Date: November 13, 2019  
Determination: Approved

**GENERAL INFORMATION**

**PETITIONER:** Danny Collins  
**OWNER:** Danny Collins  
**REQUESTED CHANGE:** A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the west side of Tower Lane, north of N. Pontchartrain Drive, Lacombe ; S23, T8S, R12E; Ward 7, District 7  
**SIZE:** .75 acres

**FINDINGS**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 1 Lane Asphalt                                      **Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	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:** 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 A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Tower Lane, north of N. Pontchartrain Drive, Lacombe. The 2025 future land use plan calls for the site to be developed with residential uses that vary in site design and density, including manufactured homes.

Staff has no objection to the request as it adheres to the site’s future land use plan designation.

Case No.: 2019-1650-ZC

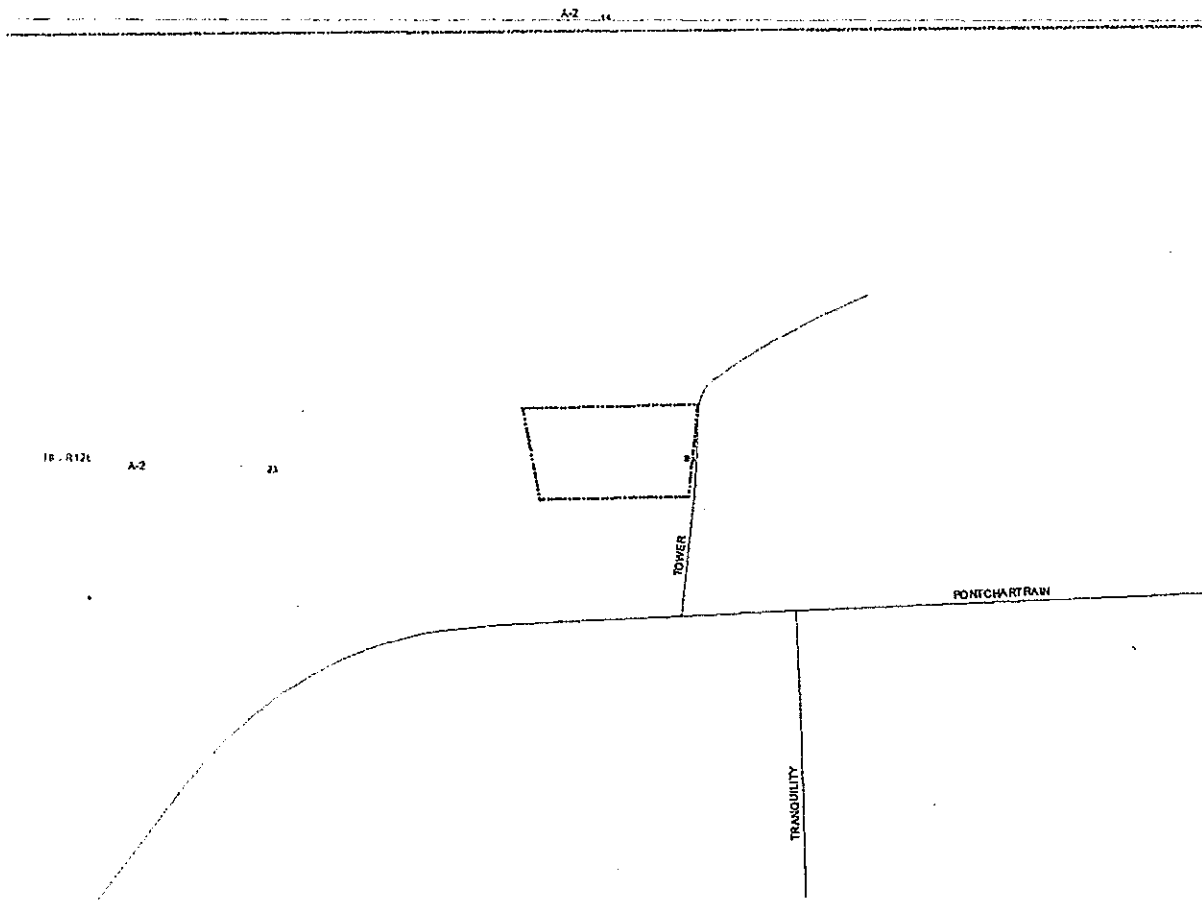
PETITIONER: Danny Collins

OWNER: Danny Collins

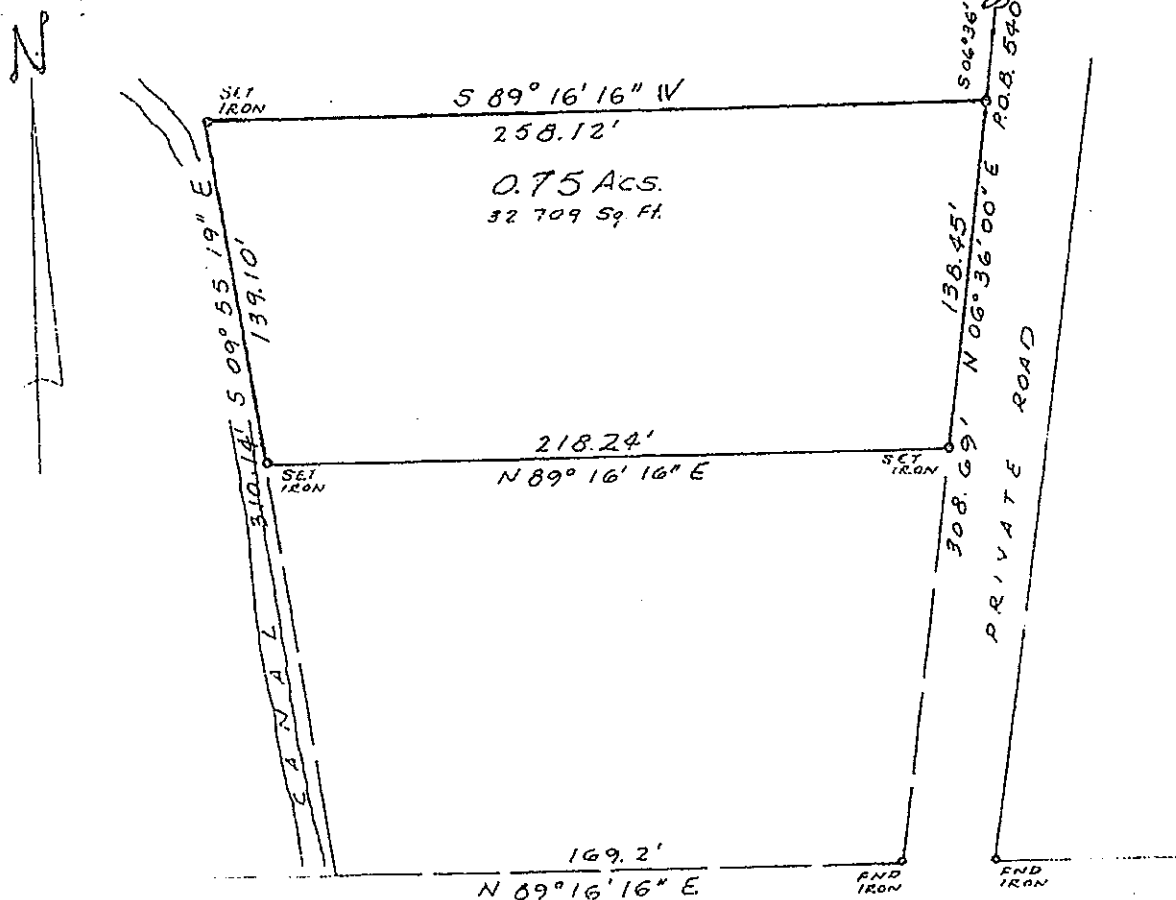
REQUESTED CHANGE: A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of Tower Lane, north of N. Pontchartrain Drive, Lacombe ; S23, T8S, R12E; Ward 7, District 7

SIZE: .75 acres



58° 18' 00" W  
1423.62' SEC 14 13  
SEC 23 24



PONTCHARTRAIN DR

Scale: 1"=50'

N.T.S.

Survey Map

of  
A PARCEL OF LAND IN SECTION 23, T-8-S, R-12-E

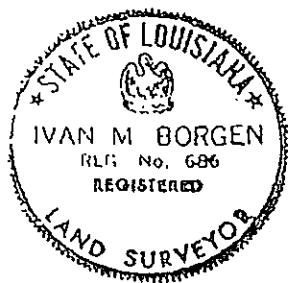
In

St. Tammany Parish, Louisiana

for

DANNY COLLINS

This Survey is Certified  
True and Correct by



Survey Number: 49,688,49700  
Date: 10 OCT. 1989  
Revision: 2 NOV. 1989 *[Signature]*

*[Signature]*  
Ivan M. Borgen  
No. 686

2018-1650-ZC

A-2

14

T8S - R12E

A-2

23

PONTCHARTRAIN

TOWER

TRANQUILITY

SUNRISE LAKE

A-3