

APPEAL # 2

ZC Approved :

5/2/17



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.

RECEIVED

MAY 12 2017

Per CWC

APPEAL REQUEST

DATE: 5/12/17

2017-582-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District), & CB-1 (Community Based Facilities District)  
Proposed Zoning: A-4 (Single Family Residential District)  
Acres: 15.503 acres  
Petitioner: Frank H. Walk, Jr.  
Owner: Frank H. Walk, Jr.  
Location: parcels located on the west side and at the end of Marina Blvd, north of Mako Nako Drive, S54, T7, R11, Ward 4, District 4  
Council District: 4

2017-583-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District) & CB-1 (Community Based Facilities District)  
Proposed Zoning: A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)  
Acres: 15.503 acres  
Petitioner: Frank H. Walk, Jr.  
Owner: Frank H. Walk, Jr.  
Location: Parcels located on the west side and at the end of Marina Blvd, north of Mako Nako Drive, S54, T7S, R11E, Ward 4, District 4  
Council District: 4

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]  
(SIGNATURE)

PRINT NAME: MOSES SWENT REPRESENTING: MARINA BEAU CHENE BOATHOUSE C.O.D.

ADDRESS: 959 MARINA BLVD MANDEVILLE, LA 70471

PHONE #: 504-908-7347



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

DATE: May 12, 2017

(Case Number)

2017-582-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District), & CB-1 (Community Based Facilities District)

Proposed Zoning: A-4 (Single Family Residential District)

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2017-583-ZC

Existing Zoning: A-6 (Multi-Family Residential District), A-2 (Suburban District) & CB-1 (Community Based Facilities District)

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Sincerely,

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.

BY: Cristina Donovan  
CRISTINA DONOVAN, CAO

104 Beau Chene Blvd., Suite 100

Mandeville, LA 70471

PHONE #: 985-231-6285

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/24/2017  
Case No.: 2017-582-ZC  
Prior Action: postponed (04/04/17)  
Posted: 04/12/17

Meeting Date: 5/2/2017  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Frank H. Walk

OWNER: Frank H. Walk

REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4

SIZE: 15.503 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private                                      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	Tchefunte River	
South	Single Family Residential	A-4A Single Family Residential District
East	Marina	CB-1 Community Based Facilities District
West	Single Family Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: No                                      Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District. This site is located on the west side and at the end of Marina Blvd, north of Mako Nako Drive. The 2025 future land use plan calls for the area to be developed with uses that would allow for the preservation of the natural landscape of the site. The zoning change is being requested to allow for the site to be developed with residential uses.

Note that a zoning change to PUD Planned Unit Development Overlay (2017-583-ZC) has been submitted for the same site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District designation be approved.

Case No.: 2017-582-ZC

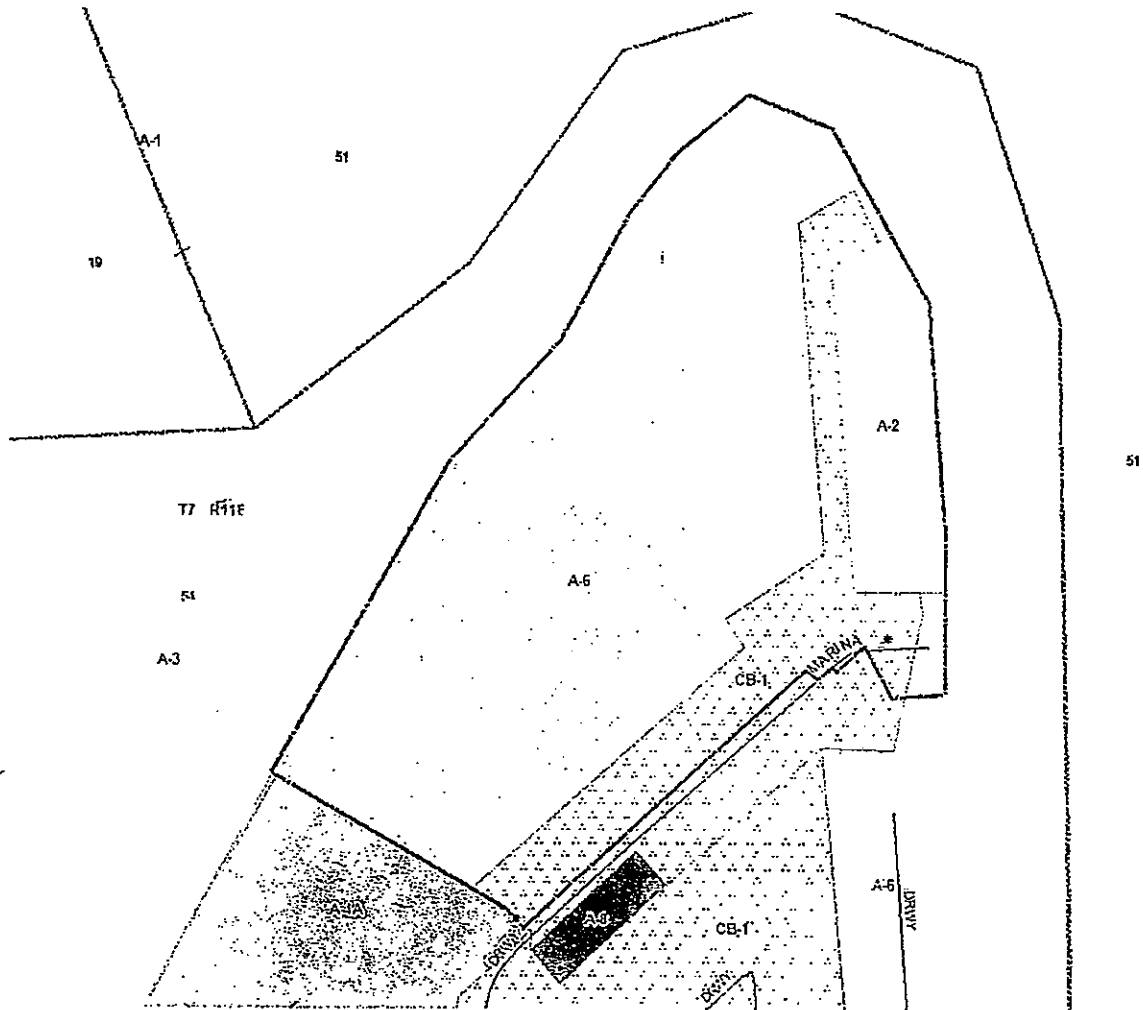
PETITIONER: Frank H. Walk

OWNER: Frank H. Walk

REQUESTED CHANGE: From A-6 Multiple Family Residential District, A-2 Suburban District & CB-1 Community Based Facilities District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side and at the end of Marina Blvd, north of Mako Nako Drive ; S54, T7S, R11E; Ward 4, District 4

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2017-582-ZC

A-4

51

19

A-2

T7-R1E

A-6

A-3

51

A-8

A-1A

WATERWAY

WATERWAY

WATERWAY

0 400 Feet

