



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 1
ZC Recommended Denial :
3/3/2020

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: 3/4/2020

Case Number:

12. 2020-1782-ZC
- | | |
|-------------------|---|
| Existing Zoning: | A-3 (Suburban District) |
| Proposed Zoning: | CBF-1 (Community Based Facilities District) |
| Location: | Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell, S15, T9S, R15E, Ward 8, District 13. |
| Acres: | .24 acres |
| Petitioner: | Allen Walker |
| Owner: | Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus |
| 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,

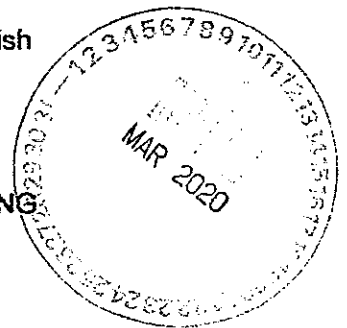
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Allen Walker
(SIGNATURE)

PRINT NAME: Allen Walker

ADDRESS: 1811 E. Lakeshore Dr. Carrriere MS 39426

PHONE #: 504-710-2950





ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3/8/2020

Case Number:

12. 2020-1782-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell, S15, T9S, R15E, Ward 8, District 13.
Acres: .24 acres
Petitioner: Allen Walker
Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
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,

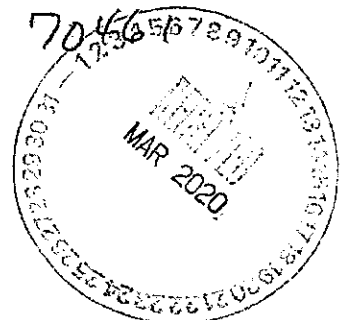
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Alana M. Peltier
(SIGNATURE)

PRINT NAME: Alana M. Peltier

ADDRESS: 41081 Huckleberry Lane Slidell, LA 70456

PHONE #: 985-290-1208





ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & DEVELOPMENT.
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3-9-20

Case Number:

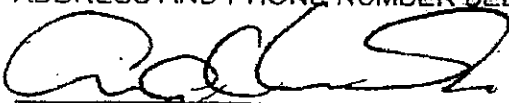
12. 2020-1782-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell, S15, T9S, R15E, Ward 8, District 13.
Acres: .24 acres
Petitioner: Allen Walker
Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
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,

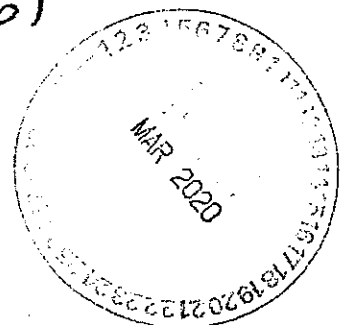
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.


(SIGNATURE)

PRINT NAME: Amos A. McManus Sr.

ADDRESS: 30 EAST PEARL DR. SLIDELL LA. 70461

PHONE #: 985-502-3575





ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & DEVELOPMENT.
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3/8/20

Case Number:

12. 2020-1782-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell, S15, T9S, R15E, Ward 8, District 13.
Acres: .24 acres
Petitioner: Allen Walker
Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
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.

Durwin M McManus
(SIGNATURE)

PRINT NAME: Durwin M McManus

ADDRESS: 114 South Bayou

PHONE #: 985-290-4118





ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & DEVELOPMENT.
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3/8/2020

Case Number:

12. 2020-1782-ZC
- | | |
|-------------------|---|
| Existing Zoning: | A-3 (Suburban District) |
| Proposed Zoning: | CBF-1 (Community Based Facilities District) |
| Location: | Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell, S15, T9S, R15E, Ward 8, District 13. |
| .Acres | .24 acres |
| Petitioner: | Allen Walker |
| Owner: | Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus |
| 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.

Sonya McManus Mayo
(SIGNATURE)

PRINT NAME: Sonya McManus Mayo

ADDRESS: 305 Michael Dr. Pearl River, La. 70452

PHONE #: 985-503-4132





ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3/8/2020

Case Number:

12. 2020-1782-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell, S15, T9S, R15E, Ward 8, District 13.
Acres: .24 acres
Petitioner: Allen Walker
Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
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,

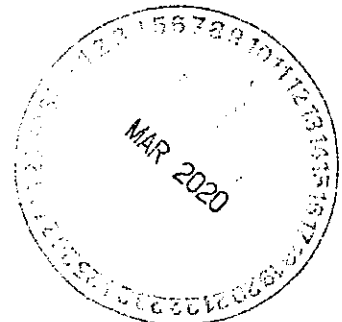
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Rosemary McManus
(SIGNATURE)

PRINT NAME: Rosemary McManus

ADDRESS: 56300 McManus Rd.

PHONE #: 985-643-7118





ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3/8/2020

Case Number:

12. 2020-1782-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell, S15, T9S, R15E, Ward 8, District 13.
Acres: .24 acres
Petitioner: Allen Walker
Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
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,

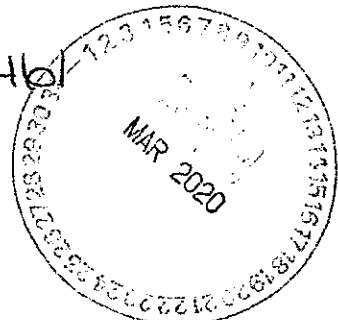
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Lauren McManus
(SIGNATURE)

PRINT NAME: Lauren McManus

ADDRESS: 57362 Lillian Dr. Slidell, LA 70461

PHONE #: 985-445-8133





ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & DEVELOPMENT.
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3-8-20

Case Number:

12. 2020-1782-ZC

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	CBF-1 (Community Based Facilities District)
Location:	Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell, S15, T9S, R15E, Ward 8, District 13.
Acres	.24 acres
Petitioner:	Allen Walker
Owner:	Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
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,

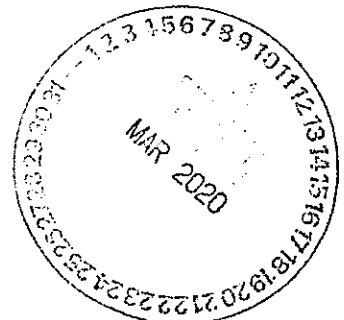
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Patricia Peltier Mahnke
(SIGNATURE)

PRINT NAME: Patricia Peltier Mahnke

ADDRESS: 3013 Meadow Lake Dr E

PHONE #: 504-610-9528





ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 3/9-20

Case Number:

12. 2020-1782-ZC
- | | |
|-------------------|---|
| Existing Zoning: | A-3 (Suburban District) |
| Proposed Zoning: | CBF-1 (Community Based Facilities District) |
| Location: | Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell, S15, T9S, R15E, Ward 8, District 13. |
| Aeres | .24 acres |
| Petitioner: | Allen Walker |
| Owner: | Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus |
| 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.

David Peltier
(SIGNATURE)

PRINT NAME: David Peltier

ADDRESS: 56320 McManus rd 70461

PHONE #: 985-640-4668



ZONING STAFF REPORT

Date: 2/21/2020
Case No.: 2020-1782-ZC
Posted: 2/21/2020

Meefing Date: 3/3/2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Allen Walker
OWNER: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
REQUESTED CHANGE: From A-3 Suburban District to CBF-1 Community Based Facilities District
LOCATION: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell
SIZE: .24 acres

GENERAL INFORMATION

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	A-3 Suburban Residential
South	Undeveloped	CBF-1 Community Based Facilities District
East	Undeveloped and the Pearl River	A-3 Suburban Residential
West	Undeveloped and Residential	A-3 Suburban Residential

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-3 Suburban District to CBF-1 Community Based Facilities District. The site is located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential units that vary in site design and density.

The objective of the request is to allow for the site to be developed with a swamp tour business.

Staff is not opposed to the request considering that the subject site is adjacent to a parcel currently zoned CBF-1 to the south. The request meets the objective of the CBF-1 zoning which is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. These uses include recreational facilities, churches, fraternal and religious institutions. However, the small size of the site brings concerns regarding the possibility to meet the required setbacks and other Parish requirements.

Case No.: 2020-1782-ZC

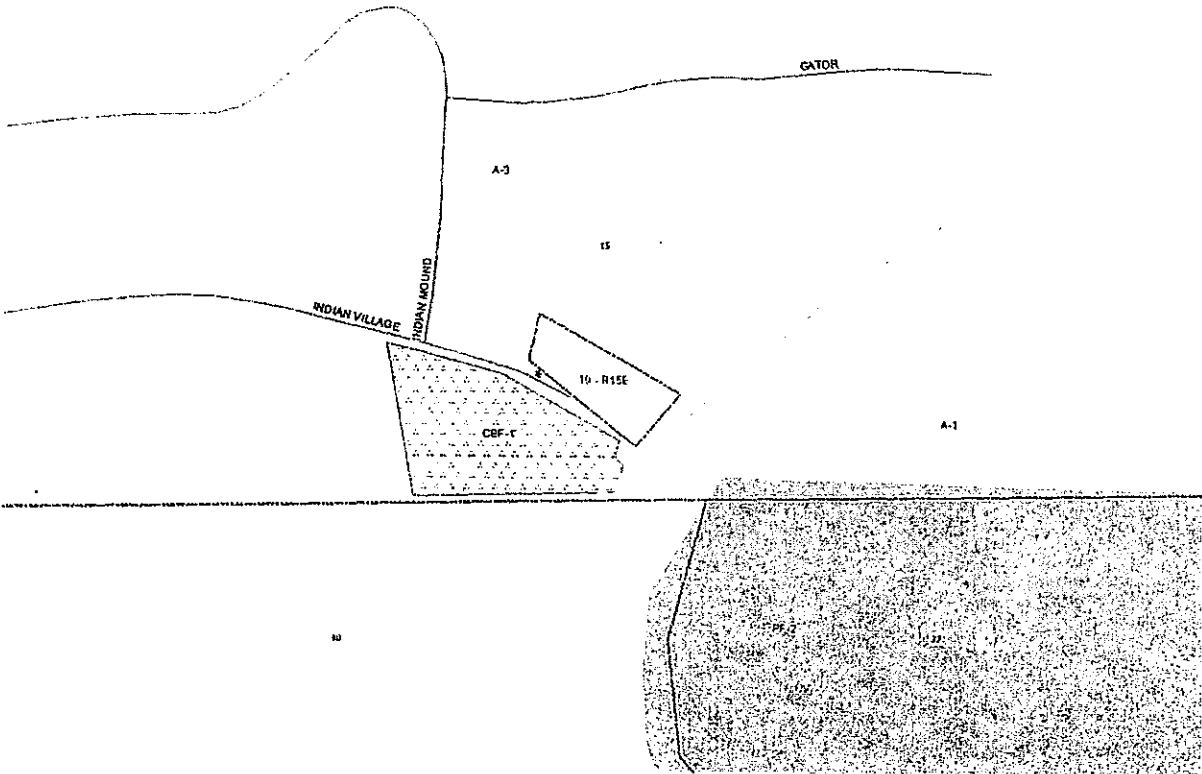
PETITIONER: Allen Walker

OWNER: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus

REQUESTED CHANGE: From A-3 Suburban District to CBF-1 Community Based Facilities District

LOCATION: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell

SIZE: .24 acres



2020-1782-ZC

