

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. TUESDAY, JUNE 5, 2018**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- **Phones and Pagers**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MAY 1, 2018 MINUTES**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

1.    **2018-917-ZC**  
Existing Zoning:       A-3 (Suburban District)  
Proposed Zoning:     PF-1 (Public Facilities District)  
Location:             Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14  
  
Acres:                 3.44 acres  
Petitioner:           Jeffrey Schoen  
Owner:                Faith Bible Church of Slidell - Alfred N. Young  
Council District:     14  
**POSTPONED FROM THE 5/1/2018 MEETING**
  
2.    **2018-1007-ZC**  
Existing Zoning:       A-2 (Suburban District)  
Proposed Zoning:     A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Location:             Parcel located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litolff Subdivision, 23083 Kilgore Street, Mandeville, S18, T7S, R12E, Ward 4, District 7.  
  
Acres                 1.01 acres  
Petitioner:           Amanda Roberts  
Owner:                Amanda Roberts  
Council District:     7

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. TUESDAY, JUNE 5, 2018**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

3.     **2018-1013-ZC**  
Existing Zoning:     A-1 (Suburban District)  
Proposed Zoning:    A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Location:            Parcel located on the north side of Defries Road, east of LA Highway 25, S15, T5S, R10E, Ward 2, District 3.  
  
Acres                 4.1 acres  
Petitioner:          George Rodriguez  
Owner:               George Rodriguez  
Council District:     3
4.     **2018-1016-ZC**  
Existing Zoning:     A-3 (Suburban District)  
Proposed Zoning:    A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
Location:            Parcel located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie, S13, T8S, R14E, Ward 8, District 9.  
  
Acres                 6000 sq. ft.  
Petitioner:          Brenda Gayle Holden  
Owner:               Brenda Gayle Holden  
Council District:     9

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. –TUESDAY, MAY 1, 2018**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE, OFF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm  
Randolph

Absent: Richardson

Staff Present: Helen Lambert, Cara Bartholomew, Tayler Gaines, Carlin Riles

**CALL TO ORDER**

The regular meeting of the St. Tammany Parish Zoning Commission called to order by Chairman, David Mannella.

**INVOCATION**

The Invocation presented by Mr. Randolph.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance presented by Ms. Cazaubon.

**APPROVAL OF THE APRIL 3, 2018 MINUTES**

**Randolph moved, second by Willie.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm  
Randolph

**Nay:**

**POSTPONING OF CASES:**

**2017-727-ZC- Postponed to August 7, 2018**

**2018-917-ZC-Postponed to June 5, 2018**

**2018-974-ZC- Postponed Indefinitely**

**PUBLIC HEARINGS**

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

**1. 2017-727-ZC-Postponed until 8/7/18**

Existing Zoning:	A-3 (Suburban District) & A-4 (Single Family Residential District)
Proposed Zoning:	A-6 (Multiple Family Residential District)
Acres:	17.69 acres
Petitioner:	Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto
Owner:	Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto
Representative:	Paul Mayronne
Location:	Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2, S14, T7S, R11E, Ward 3, District 5.
Council District:	5

**Cazaubon moved, second by Fitzmorris.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm  
Randolph

**Nay:**

## MAY 1, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

### 2. 2017-885-ZC-Approved

Existing Zoning: A-3 (Suburban District), HC-1 (Highway Commercial District) & NC-1 (Professional Office District)  
Proposed Zoning: HC-2A (Highway Commercial District)  
Location: Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road, S15, T7S, R11E, Ward 3, District 5  
Size: 10.44 acres  
Petitioner: Fourth Chukker, LLC - Catherine Alba  
Owner: The Estate of Zeno Alvin Patecek  
Council District: 5

#### **POSTPONED FROM THE 4/3/2018 MEETING**

**Richard moved, second by Randolph.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm  
Randolph

**Nay:**

### 3. 2018-913-ZC – Withdrawn

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-4A (Single-Family Residential District)  
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5  
Acres: 7.11 acres  
Petitioner: Brian Barraco  
Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto  
Council District: 5

### 4. 2018-914-ZC-Approved as Amended

Existing Zoning: A-4 (Single-Family Residential District) & A-3 (Suburban District)  
Proposed Zoning: MD-1 (Medical Residential District-10.58 acres) & A-4A (Single-Family Residential District-7.11 acres)  
Acres: 17.69 acres  
Petitioner: Brian Barraco  
Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto  
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5.  
Council District: 5

#### **POSTPONED FROM THE 3/6/2018 MEETING**

**Randolph moved to approve with amendments, second by Fitzmorris.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm  
Randolph

**Nay:**

### 5. 2018-917-ZC-Postponed until 6/5/2018

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Location: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14  
Acres: 3.44 acres  
Petitioner: Jeffrey Schoen  
Owner: Faith Bible Church of Slidell - Alfred N. Young  
Council District: 14

#### **POSTPONED FROM THE 4/3/2018 MEETING**

**Davis moved to postpone, second by Randolph.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm  
Randolph

**Nay:**



**MAY 1, 2018 ZONING COMMISSION MEETING MINUTES, CONT.**

**6. 2018-918-ZC-Denied**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-7 (Multiple Family Residential District)  
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision, S19, T7S, R12E, Ward 4, District 5  
Acres: 2.988 acres  
Petitioner: Black Oak Holdings, LLC C/O Jeffrey D. Schoen  
Owner: June Barrios Wiley C/O Jeffrey D. Schoen  
Council District: 5

**POSTPONED FROM THE 4/3/2018 MEETING**

**Drumm moved to deny, second by Davis.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm  
Randolph

**Nay:** Doherty

**Cazaubon moved to postpone 1 month, second by Doherty.**

**Yea:** Cazaubon, Lorren, Mannella, Doherty

**Nay:** Richard, Willie, Davis, Fitzmorris, Drumm, Randolph

**7. 2018-919-ZC-Denied**

Existing Zoning: I-2 (Industrial District)  
Proposed Zoning: A-7 (Multiple Family Residential District)  
Acres: 13.6 acres  
Petitioner: Black Oak Holdings, LLC c/o Jeffrey D. Schoen  
Owner: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes  
c/o Jeffrey D. Schoen  
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, S19, T7S, R12E, Ward 4, District 5.  
Council District: 5

**POSTPONED FROM THE 4/3/2018 MEETING**

**Davis moved to deny, second by Lorren.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm  
Randolph

**Nay:** Doherty

**Cazaubon moved to postpone 1 month, second by Doherty.**

**Yea:** Cazaubon, Lorren, Mannella, Doherty

**Nay:** Richard, Willie, Davis, Fitzmorris, Drumm, Randolph

**8. 2018-949-ZC-Approved**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Acres: 14.80 acres  
Petitioner: Adrian Spell  
Owner: Adrian Spell  
Location: Parcel located on the south side of Sidney Spell Road, east of House Creek Road, S6 & 52, T5S, R12E, Ward 2, District 6.  
Council District: 6

**Cazaubon moved, second by Willie.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm  
Randolph

**Nay:**

**MAY 1, 2018 ZONING COMMISSION MEETING MINUTES, CONT.**

**9. 2018-970-ZC-Approved**

Existing Zoning: A-6 (Multiple Family Residential District)  
Proposed Zoning: A-4A (Single-Family Residential District)  
Acres: 11,400 sq. ft.  
Petitioner: David & Brandi Chautin  
Owner: David & Brandi Chautin  
Location: Parcel located on the north side of Lakeview Drive, being lot 45, Eden Isles, Unit 2A & 210 Lakeview Drive, Slidell, Ward 9, District 13.  
Council District: 13

**Davis moved, second by Fitzmorris.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm

**Nay:**

**Absent:** Willie

**10. 2018-971-ZC-Approved**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: 7.25 acres  
Petitioner: Richard H. & Lupita N. Sorensen  
Owner: Richard H. & Lupita N. Sorensen  
Location: Parcel located on the east side of Rick Sorensen Road, north of Rheusaw Crawford Road, S21, T7S, R14E, Ward 6, District 6.  
Council District: 6

**Cazaubon moved, second by Willie.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm

Randolph

**Nay:**

**11. 2018-974-ZC-Postponed Indefinitely**

Existing Zoning: A-2 (Suburban District) & RO (Rural Overlay)  
Proposed Zoning: NC-5 (Retail and Service District)  
Acres: 5.82 acres  
Petitioner: Dawn Park Pekarik & Juraj Pekarik  
Owner: Dawn Park Pekarik & Juraj Pekarik  
Representative: Jeffrey D. Schoen  
Location: Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell, S38, T9S, R14E, Ward 9, District 11.  
Council District: 11

**Richard moved to postpone, second by Cazaubon.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Randolph

**Nay:** Drumm

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**None**

**ADJOURNMENT**

**ZONING STAFF REPORT**

**Date:** 5/25/2018  
**Case No.:** 2018-917-ZC  
**Prior Action:** Postponed 05/01/18  
**Posted:** 05/18/18

**Meeting Date:** 6/5/2018  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Jeffrey Shoen  
**OWNER:** Faith Bible Church of Slidell - Alfred N. Young  
**REQUESTED CHANGE:** From A-3 Suburban District to PF-1 Public Facilities District  
**LOCATION:** Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road , Slidell; S13, T9S, R14E; Ward 8, District 14  
**SIZE:** 3.44 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	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Church	A-3 Suburban District
West	Residential	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes                                      **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 from A-3 Suburban District to PF-1 Public Facilities District. This site is located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection, considering that the objective of the request is to bring the existing use in compliance with the appropriate zoning district.

Note that the site is currently developed with a church, which was originally approved under conditional use permit.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PF-1 Public Facilities District designation be approved.

**Case No.:** 2018-917-ZC

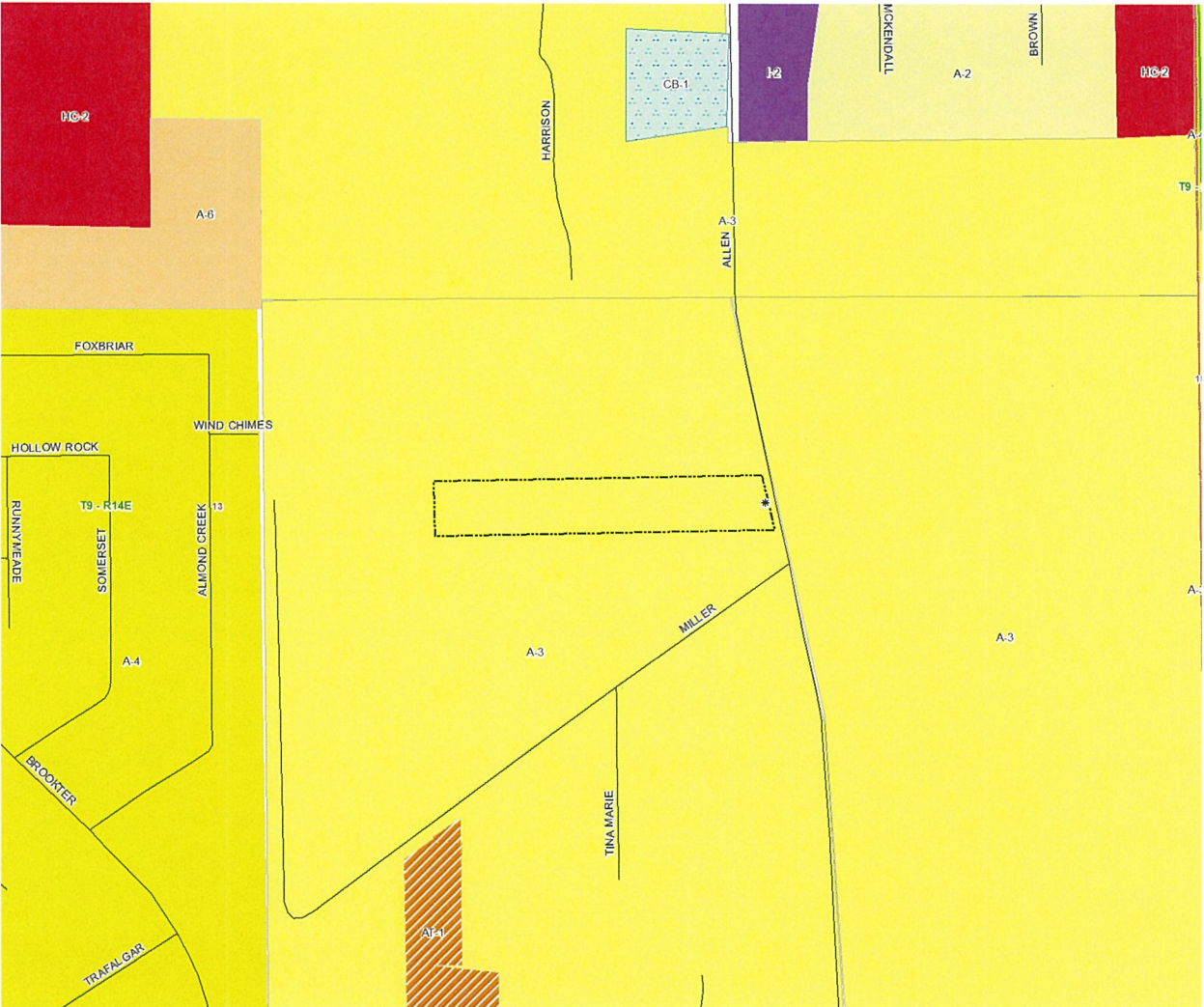
**PETITIONER:** Jeffrey Shoen

**OWNER:** FAITH BIBLE CHURCH of Slidell - Alfred N. Young

**REQUESTED CHANGE:** From A-3 Suburban District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road , Slidell; S13, T9S, R14E; Ward 8, District 14

**SIZE:** 3.44 acres





2018-917-ZC



0 375 Feet





[illegible]

## Survey Map

01

Lot 18-A in WITTEBORG FARMS S/D

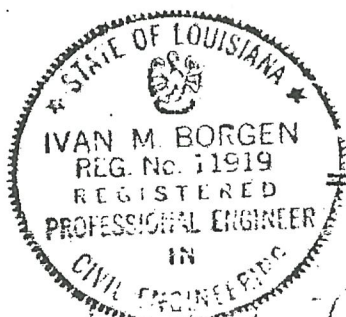
in

St. Tammany Parish, Louisiana

for

DAVID PAIGE

This Survey is Certified  
True and Correct by "



Survey Number: 23318  
Date: FEB. 15, 1980  
Revision:  
DRAWN BY: J.M.C.  
CHK'D BY:

Ivon M. Borgen  
No. 686

**ZONING STAFF REPORT**

**Date:** 5/25/2018  
**Case No.:** 2018-1007-ZC  
**Posted:** 05/21/18

**Meeting Date:** 6/5/2018  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Amanda Roberts

**OWNER:** Amanda Roberts

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litolff Subdivision, 23083 Kilgore Street, Mandeville ; S18, T7S, R12E; Ward 4, District 7

**SIZE:** 1.01 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	Residential & Undeveloped	A-2 Suburban District
South	Residential & Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes                                      **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-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litolff Subdivision, 23083 Kilgore Street, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

Note that the objective of the request is to allow for the placement of a manufactured home under 1000 sq.ft., as a guest house, in the rear of the property.

**STAFF RECOMMENDATION:**  
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.

**Case No.:** 2018-1007-ZC

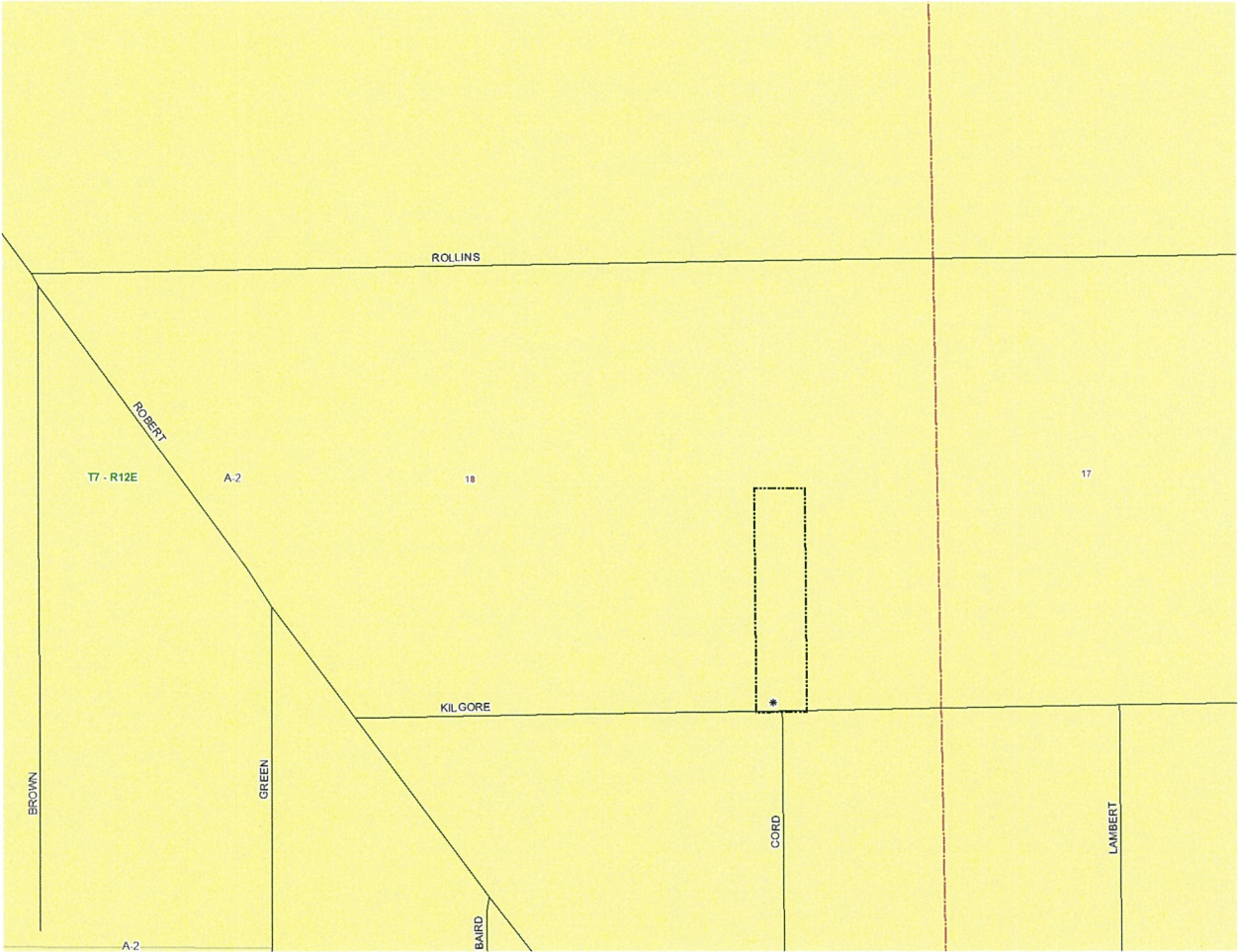
**PETITIONER:** Amanda Roberts

**OWNER:** Amanda Roberts

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litolff Subdivision, 23083 Kilgore Street, Mandeville ; S18, T7S, R12E; Ward 4, District 7

**SIZE:** 1.01 acres





2018-1007-ZC

ROLLINS

T7 - R12E 18

A-2

KILGORE

17

ROBERT

BAIRD

CORD

0 280 Feet





2018-1007-ZC

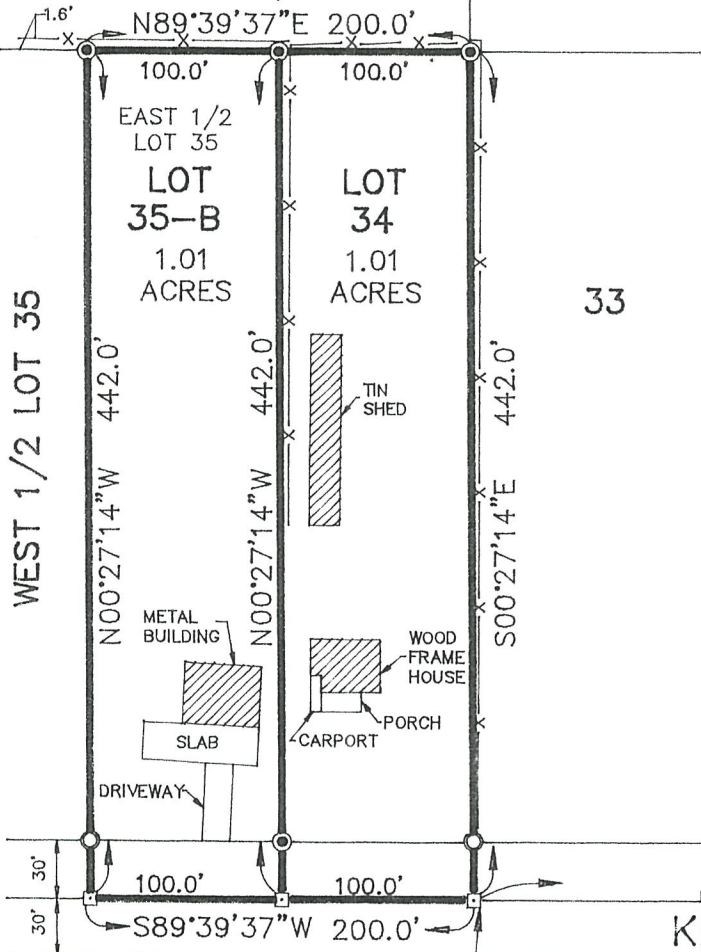
7 8  
18 17

S89°45'E 1313.51 (Title 1313.0')

REFERENCE BEARING

ROLLINS STREET ( side)

SQUARE 3



WEST 1/2 LOT 35

33

(Title S00°25'W 2210.0')

S00°27'E 2194.1'

NORTH

S89°39'37"W 1600.0'  
KILGORE STREET (asphalt)

POB

APPROVAL:

A RESUBDIVISION OF LOTS 34 AND THE EAST 1/2 OF LOT 35 INTO LOTS 34 AND 35-B, SQUARE 3, LITOLFF SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

SECRETARY-PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NO.

- LEGEND—  
○ = 5/8" Iron Rod Found  
● = 1/2" Iron Rod Found  
□ = PK Nail Set

CORE STREET (asphalt)

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

John G. Cummings and Associates

503 N. JEFFERSON AVE.

Professional Land Surveyors

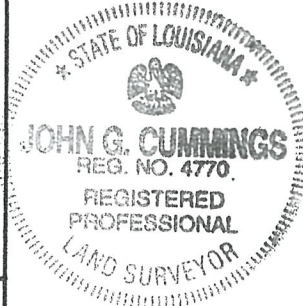
COVINGTON, LA. 70433

PLAT PREPARED FOR: Amanda Roberts

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 34 AND THE EAST 1/2 OF LOT 35, SQUARE 3, LITOLFF SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 96-23

DATE: 3-16-06

REVISED:

ZONING STAFF REPORT

**Date:** 5/25/2018  
**Case No.:** 2018-1013-ZC  
**Posted:** 05/18/18

**Meeting Date:** 6/5/2018  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** George Rodriguez  
**OWNER:** George Rodriguez  
**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the north side of Defries Road, east of LA Highway 25; S15, T5S, R10E; Ward 2, District 3  
**SIZE:** 4.1 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	A-1 Suburban District
South	Residential & Vacant	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	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 to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Defries Road, east of LA Highway 25. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay; however, there is no compelling reason to recommend approval of the zoning change request to A-2 Suburban District, considering that the site is surrounded by A-1Zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied and for the request to MHO Manufactured Housing Overlay designation be approved.

**Case No.:** 2018-1013-ZC

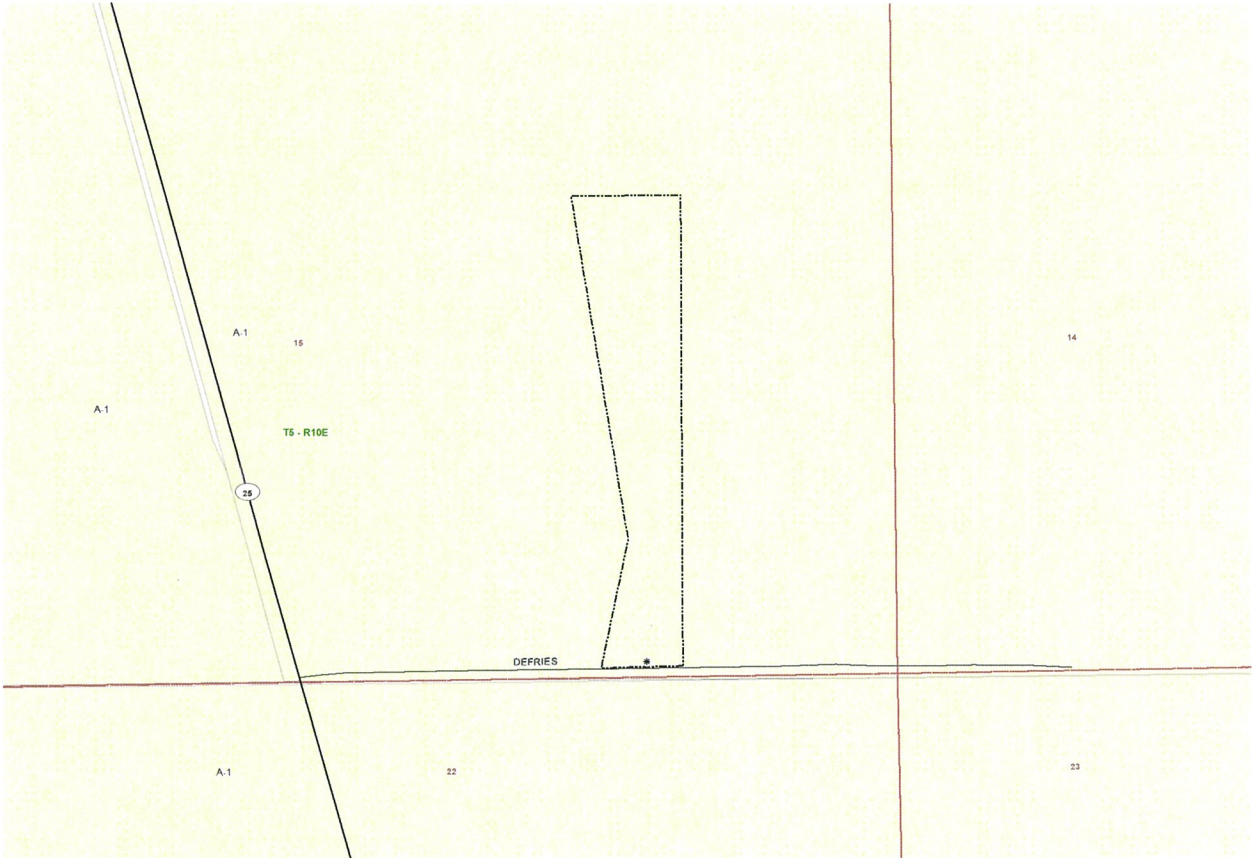
**PETITIONER:** George Rodriguez

**OWNER:** George Rodriguez

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

**LOCATION:** Parcel located on the north side of Defries Road, east of LA Highway 25; S15, T5S, R10E; Ward 2, District 3

**SIZE:** 4.1 acres

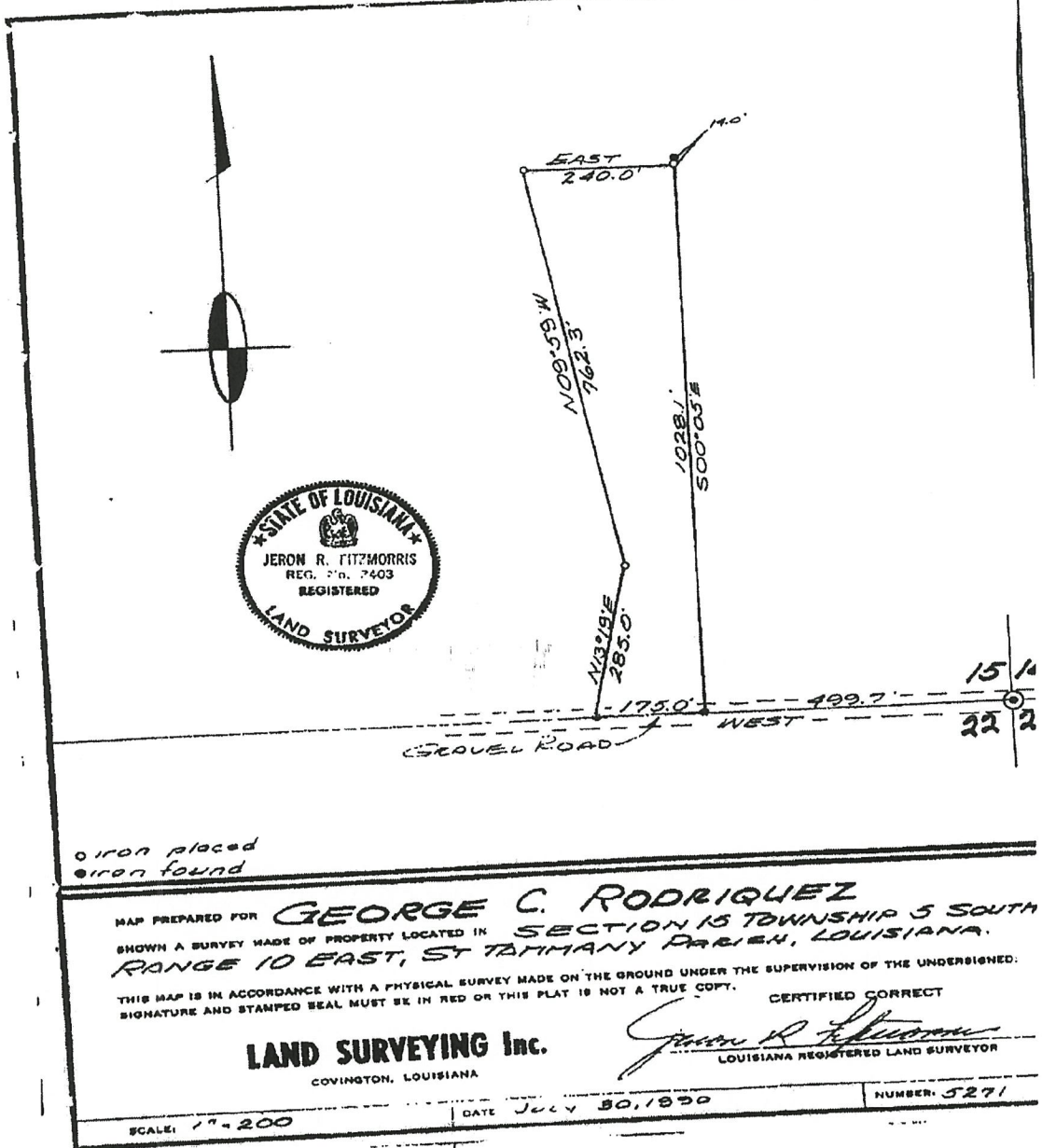








2018-1013-ZC



**ZONING STAFF REPORT**

**Date:** 5/25/2018  
**Case No.:** 2018-1016-ZC  
**Posted:** 05/18/18

**Meeting Date:** 6/5/2018  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Brenda Gayle Holden  
**OWNER:** Brenda Gayle Holden  
**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie; S13, T8S, R14E; Ward 8, District 9  
**SIZE:** 6000 sq.ft.

---

**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	Manufactured Home	A-3 Suburban District
South	Manufactured Home	A-3 Suburban District
East	Manufactured Home	A-3 Suburban District
West	Single Family Residence (Stick Built)	A-3 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 from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.

**Case No.:** 2018-1016-ZC

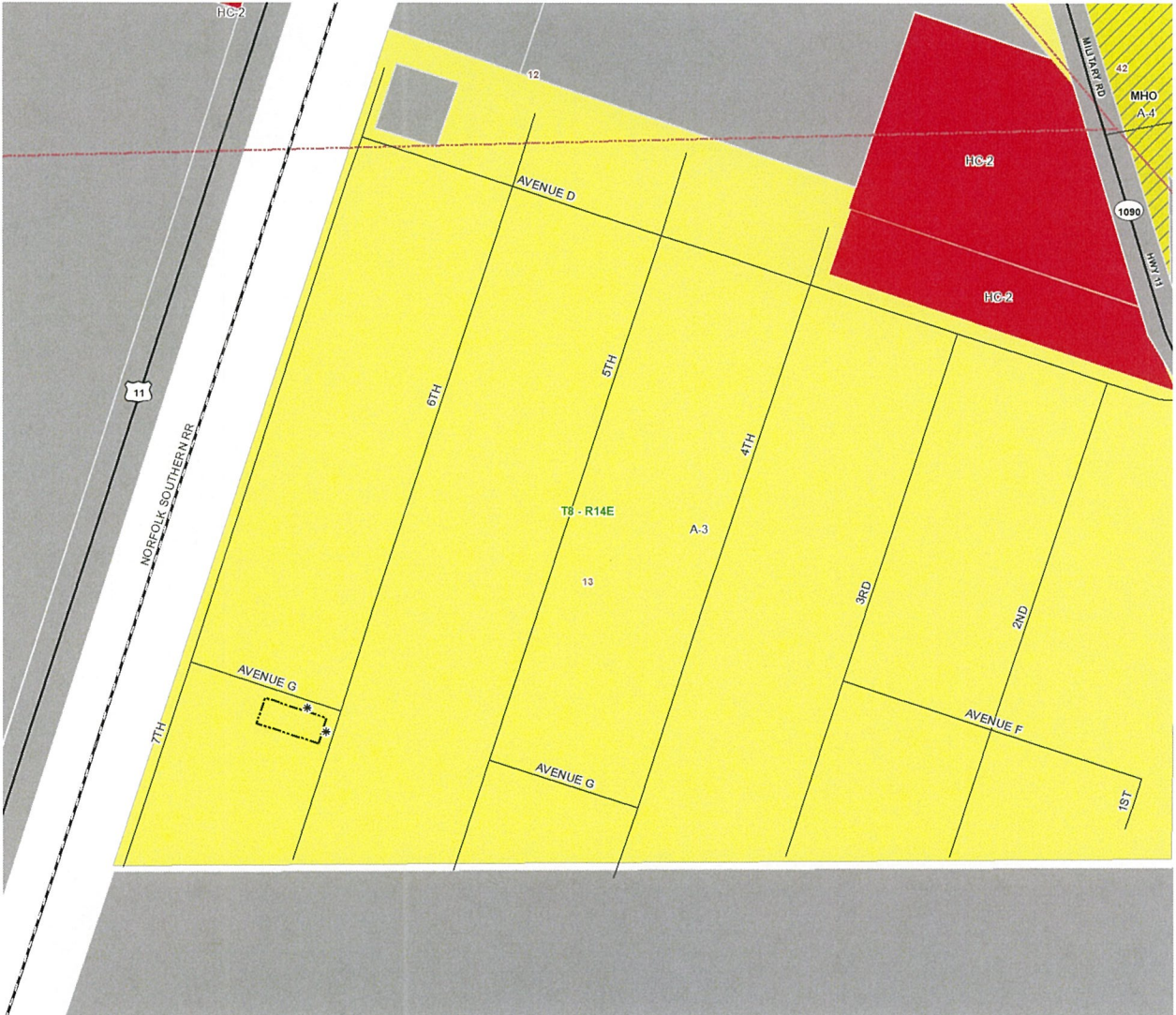
**PETITIONER:** Brenda Gayle Holden

**OWNER:** Brenda Gayle Holden

**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie; S13, T8S, R14E; Ward 8, District 9

**SIZE:** 6000 sq.ft.

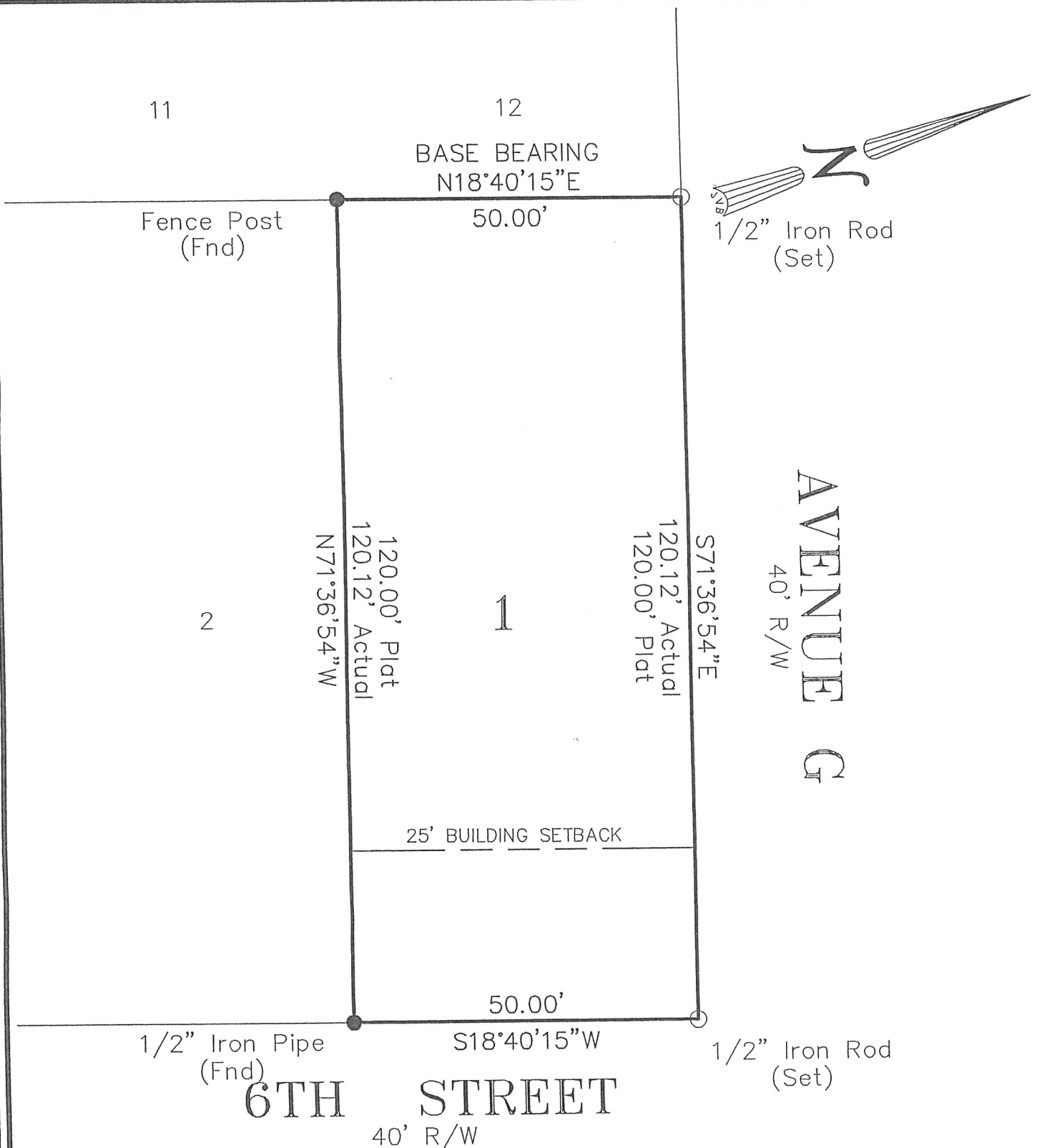






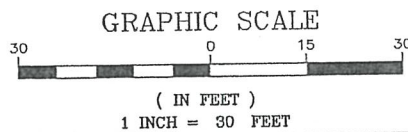


2018-10/6-ZC



LEGEND  
○ 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
⊕ Cross

ADDRESS: 641 6TH STREET



BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....25'  
Side Setback..... \*  
Rear Setback..... \*

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0410 D  
F.I.R.M. Date 4/21/99  
ZN: C B.F.E. NA  
\* Verify prior to construction with Local Governing Body.

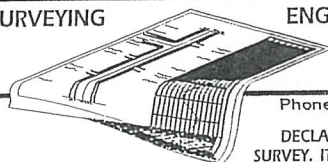
DRAWING NO.  
20072527

DATE:  
10/03/07

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL  
1805 Shortcut HWY.  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com



Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DRAWN BY: BC  
CHECKED BY: MD

SCALE:  
1" = 30'

LOT 1, SQ. 56,  
VILLAGE OF GUTHRIE,  
LOCATED NEAR THE TOWN OF PEARL RIVER  
IN SECTION 13, T-8-S, R-14, E  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: BRENDA HOLDEN

SEAN M. BURKES  
LA REG. No. 4785

