

APPEAL # 2



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ZC DENIED: 11/04/2023

TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

BY: LA
10:30am

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: 11/08/2023

2023-3562-ZC

2023-3562-ZC

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the north side of Dubuission Road, being Lot 58-A, Slidell Oak Ridge Subdivision, Slidell S38, T9S, R14E; Ward 9, District 12
Acres:	.20 acres
Petitioner:	James D. Maddox
Owner:	Evangelina J. Ussin
Council District:	12

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.

James D. Maddox
(SIGNATURE)

PRINT NAME: James D. Maddox

ADDRESS: 900 Marie Stella Ave, Slidell, La 70468

PHONE #: 985-509-6087

Evangelina J. Ussin



ZONING STAFF REPORT
2023-3562-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Dubuission Road, being Lot 58-A, Slidell Oak Ridge Subdivision, Slidell S38, T9S, R14E; Ward 9, District 12

Council District: 12

Petitioner: James D. Maddox

Posted: October 20, 2023

Owner: Evangelina J. Ussin

Commission Hearing: November 1, 2023

Size: 0.20 acres

Determination: Denied



Current Zoning

A-3 Suburban District

Requested Zoning

A-3 Suburban District

MHO Manufactured Home Overlay

Future Land Use

Coastal Conservation Area

Flood Zone

Effective Flood Zone A7

Preliminary Flood Zone AE

Critical Drainage:

Yes

BFE

ABFE 10' + 1' Freeboard = 11' FFE

FINDINGS

1. The applicant is requesting to rezone the subject .20-acre parcel from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Home Overlay. The property is located on the north side of Dubuission Road, being Lot 58-A, Slidell Oak Ridge Subdivision, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2020	Unknown	A-3 Suburban District

Site and Structure Provisions

3. The subject property is currently undeveloped.
4. The A-3 Suburban District calls for minimum half-acre parcel size with a density of 1 dwelling unit per every half-acre. As the subject property does not meet the size requirements for the A-3 Suburban District, it is considered to be a legal lot of record.



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Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential (Manufactured Home)	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

6. The subject property abuts A-3 Suburban District residential zoning on all sides, with residences to the east and south and undeveloped lots to the west and north.
7. According to the most recent and available data, E Dubuission Road has six residential structures. Five of those structures are manufactured houses. Staff cannot confirm whether these structures are vacant or occupied. This is shown in Figure 1 below.
8. The surrounding manufactured houses would be considered to be legal non-conforming uses which are defined “as any use lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as a legal nonconforming use even though such use does not conform to the provisions of these regulations for the zoning district in which it is located.”



Figure 1: Numbered above are the location of existing manufactured houses along E Dubuission Road– with the subject property shown as a red star (Google Earth).

9. A parcel within 500 feet of the subject property was approved for an MHO Manufactured Housing Overlay in January of 2018 (Council Ord. 18-3865). This is shown in Figure 2 below.



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Figure 2: Area shown in bright Green was similarly rezoned by Council Ordinance 18-3865 to include an MHO Manufactured Housing Overlay (Google Earth).

- 10. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can apply for a building permit to place a manufactured house on the property.

Consistency with New Directions 2040

Coastal Conservation areas: are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute §49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

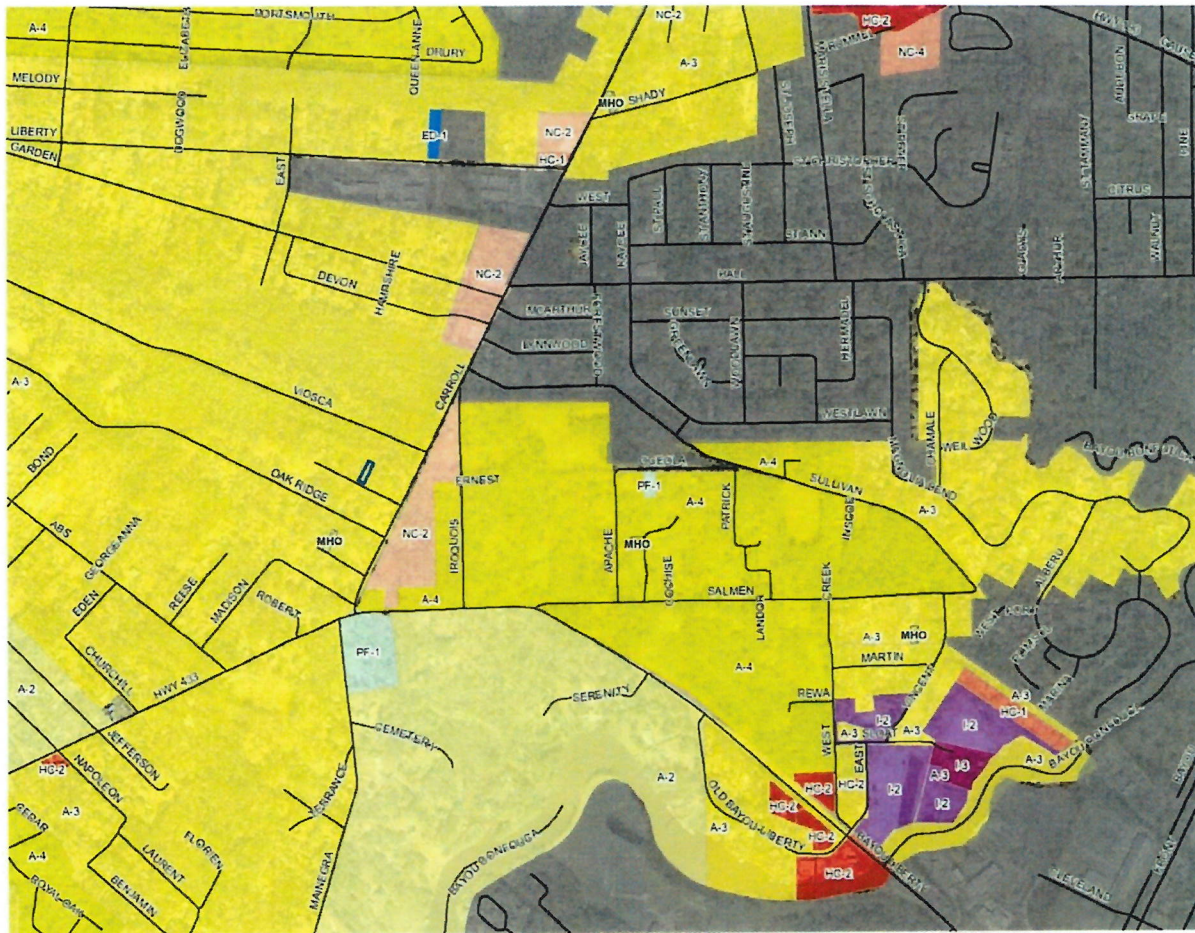
- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



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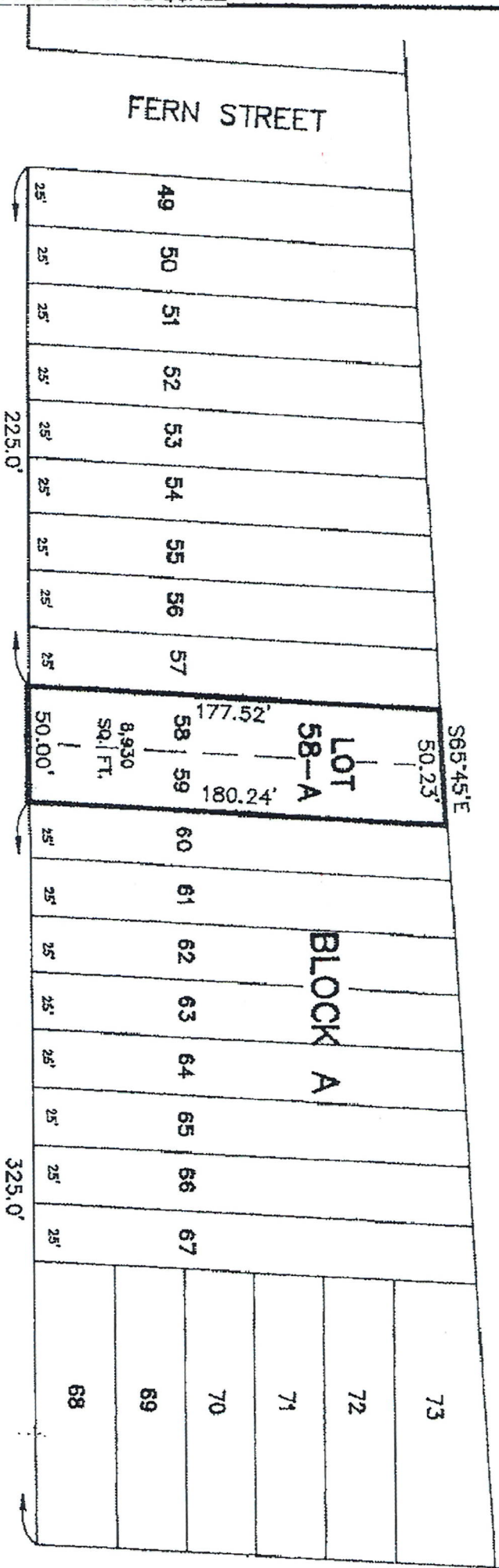
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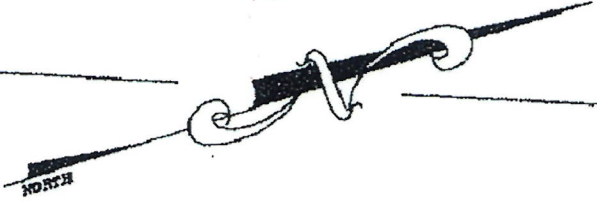
THIS IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION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

2023-3562-ZC



DUBUISSOU STREET (ASPHALT)

CARROLL ROAD



A RESUBDIVISION OF LOTS 58 AND 59, BLOCK A, INTO LOT 58-A, BLOCK A, SUDDELL OAK RIDGE SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

NOTE: This property is located in Flood Zone A7, per F.E.M.A. Map No. 225205 0420 D, dated April 2, 1991.

SECRETARY - ST. TAMMANY PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NUMBER



PLAT PREPARED FOR: **Magae Team, L.L.C.**

DATE: JULY 9, 2001
 SCALE: 1" = 60'
 THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION, AND COMPARES TO ALL APPLICABLE STANDARDS ENFORCED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND BEARS CLASS C SURVEY.

REMARKS:
 A RESUBDIVISION OF LOTS 58 AND 59, BLOCK A, INTO LOT 58-A, BLOCK A, SUDDELL OAK RIDGE SUBDIVISION, IN SECTION 38, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES
 Professional Land Surveyors
 WASHINGTON, LOUISIANA
 JOB NO. 01128
 (504) 992-1549

