

APPEAL # 3

ZC Approved :
05/02/2023



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: 5-5-2023

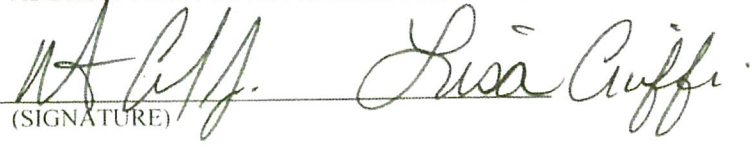
2023-3279-ZC
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the west side of South Tranquility Road, south of US Highway 190, being lot 11, Dixie Pines Subdivision, being 60121 South Tranquility Road, Lacombe: S34, T8S, R13E: Ward 9, District 11
Acres: 11.949 sq. ft.
Petitioner: William and Cara Pearson
Owner: William and Cara Pearson
Council District: 11

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: Robert & Lisa Ciuffi

ADDRESS: 149 Ned Avenue, Slidell, Louisiana 70460

PHONE#: 504-858-7649 or 504-432-7946



ZONING STAFF REPORT
2023-3279-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The subject property is currently occupied by a vacant mobile home and is flanked by A-2 Suburban District on all sides with undeveloped property to the east and west. The Dixie Pines Subdivision is presently developed with a mixture of stick-built single-family residences as well as mobile homes that are considered to be of legal non-conforming use. *

* (Sec 130-162): Legal nonconforming uses shall be 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. Similarly, whenever a use district shall be changed thereafter, then the existing lawful use may be continued.

5. The purpose of the requested MHO Manufactured Housing Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents. In the event that there is currently an unoccupied mobile home / electricity has been turned off for longer than six months, an applicant may apply for the zoning change to turn power back on to the existing mobile home.

Site and Structure Provisions

6. Through the most available and recent data, it appears that there are approximately six (6) mobile homes along S Tranquility Road within the Dixie Pines Subdivision. This information accounts for the structures themselves rather than their current occupancy status.
7. The subject property currently does not meet the minimum size requirements of the A-2 Suburban District as the Dixie Pines Subdivision was changed to the A-2 Suburban District classification through Comprehensive Rezoning. The property measures 50' x 238' which allows the property to be considered as a lot of record.
8. If the change to MHO Manufactured Housing Overlay was to be approved, the applicant may apply for an electrical permit to turn power back on to the existing structure, or replace the current unit with a new mobile home.

Consistency with New Directions 2040

Residential – Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - ii. Goal 1.9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties

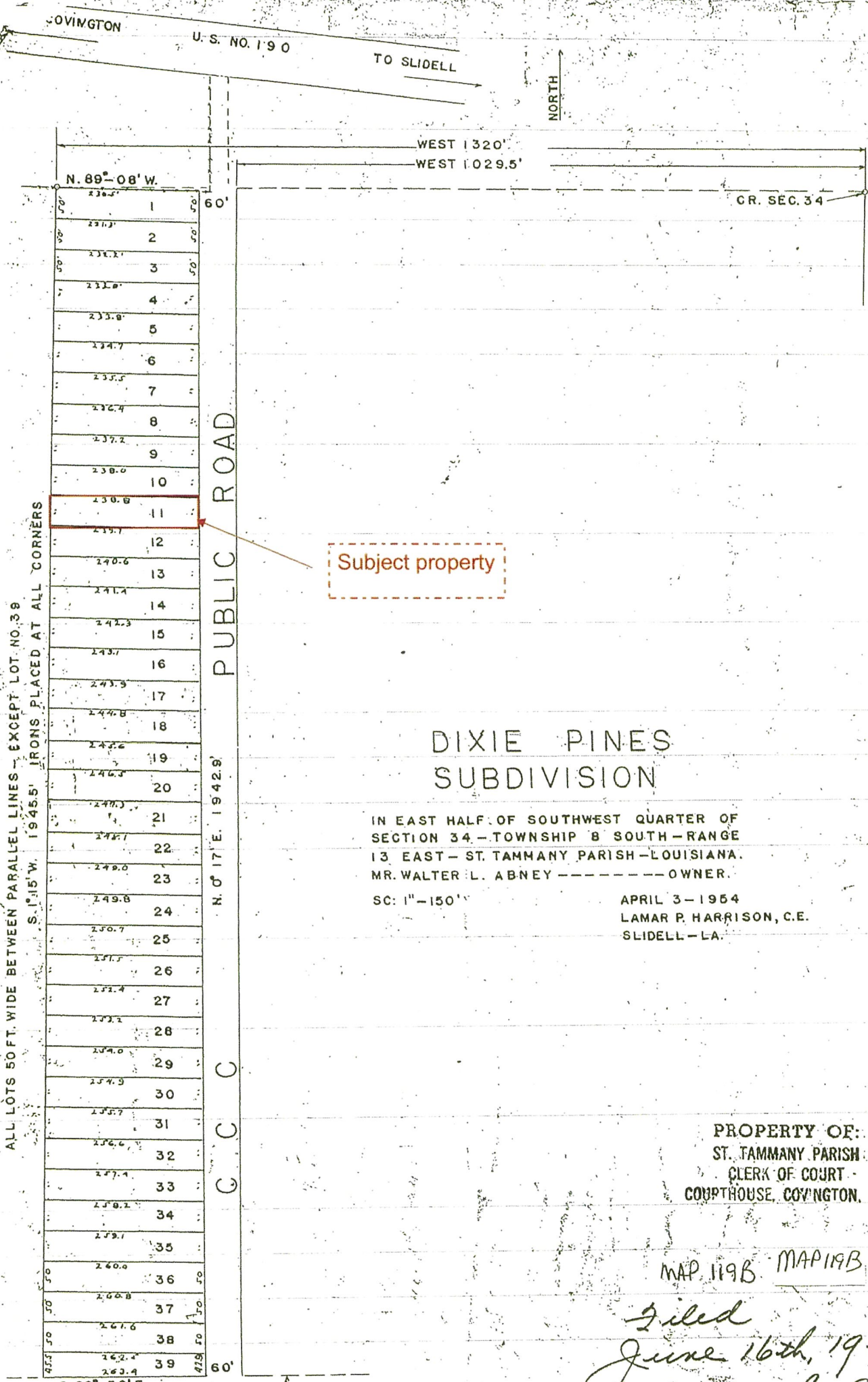


ZONING STAFF REPORT
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Ross Liner
Director





Subject property

DIXIE PINES SUBDIVISION

IN EAST HALF OF SOUTHWEST QUARTER OF SECTION 34 - TOWNSHIP 8 SOUTH - RANGE 13 EAST - ST. TAMMANY PARISH - LOUISIANA. MR. WALTER L. ABNEY ----- OWNER.

SC: 1" = 150'

APRIL 3 - 1954
LAMAR P. HARRISON, C.E.
SLIDELL - LA.

PROPERTY OF:
ST. TAMMANY PARISH
CLERK OF COURT
COURTHOUSE, COVINGTON, LA.

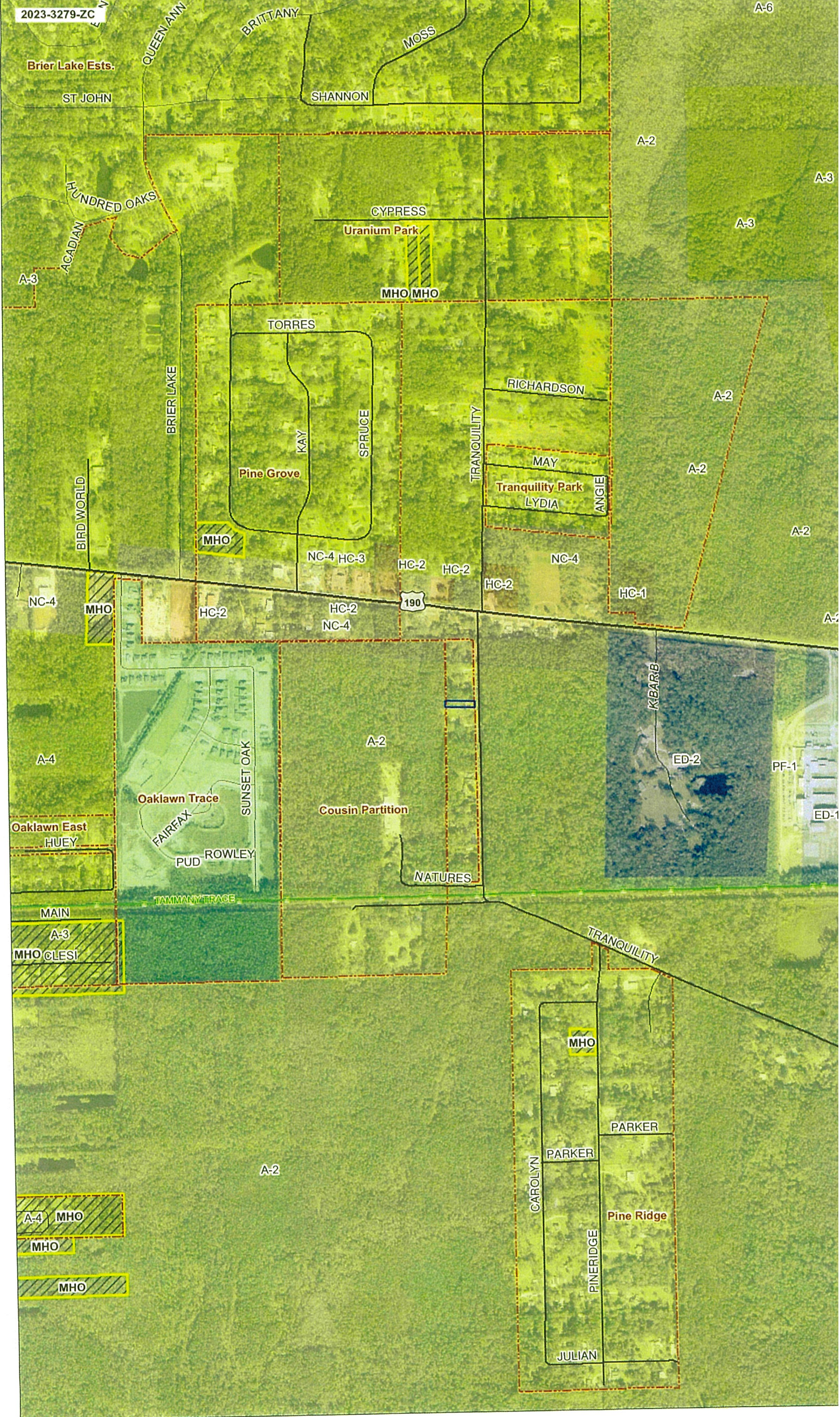
MAP 119B MAP 119B

*Filed
June 16th, 1954
Lamar P. Harrison
Clerk*

G.M. & O.R.R.

TO COVINGTON

TO SLIDELL



Brier Lake Ests.

ST JOHN

SHANNON

HUNDRED OAKS

CYPRESS

Uranium Park

MHO MHO

TORRES

Pine Grove

RICHARDSON

MAY

Tranquility Park

LYDIA

ANGIE

BIRD WORLD

BRIER LAKE

NC-4 HC-3

HC-2

HC-2

HC-2

NC-4

HC-1

NC-4

MHO

HC-2

HC-2

NC-4

190

A-4

A-2

Oaklawn Trace

Cousin Partition

ED-2

PF-1

ED-1

Oaklawn East

HUEY

FAIRFAX

PUD ROWLEY

NATURES

MAIN

TAMMANY TRACE

A-3

MHO CLES1

TRANQUILITY

MHO

PARKER

PARKER

Pine Ridge

CAROLYN

PINERIDGE

JULIAN

A-4

MHO

MHO

MHO

A-2

A-6

A-2

A-3

A-3

A-2

A-2

A-2

A-2