

APPEAL # 10

ZC DENIED: 07/05/2022



T. 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: 7-11-22

2022-2872-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the south side of LA Highway 22,
west of Timberwood Court, east of Bootlegger Road;
Madisonville; S18, T7S, R10E, Ward 1 District 4
Acres: .35 acres
Petitioner: Tim Miletello
Owner: Tim and Barbara Miletello
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.

Timothy Miletello
(SIGNATURE)

PRINT NAME: Timothy Miletello

ADDRESS: 1433 TOULOUSE DRIVE MADISONVILLE, LA 71201

PHONE #: 985-969-9177

ZONING STAFF REPORT

Date: June 28, 2022
Case No.: 2022-2872-ZC
Posted: June 10, 2022

Meeting Date: July 5, 2022
Determination: Denied

GENERAL INFORMATION

PETITIONER: Tim Miletello
OWNER: Tim and Barbara Miletello
REQUESTED CHANGE: A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Bootlegger Road; Madisonville; S18, T7S, R10E, Ward 1 District 4
SIZE: .35 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway LA-22 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-2 Suburban District
South	Residential	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: 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-2 Suburban District to HC-2 Highway Commercial District. The site is located on the south side of LA Highway 22, west of Timberwood Court, east of Bootlegger Road; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with single-family residential & agricultural uses that vary in site design and density.

The subject property is flanked on all sides by property that is zoned A-2 Suburban District and is adjacent to existing single-family residences to the east, west, and south, and undeveloped land to the north. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses.

A change in zoning will allow the applicant to operate any of the following permitted commercial uses:

All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

It should be noted that the property is currently developed with a warehouse and a small office building. If rezoned, the 0.35-acre property will be subject to parish landscaping, parking, and drainage requirements and all other applicable regulations.

Case No.: 2022-2872-ZC

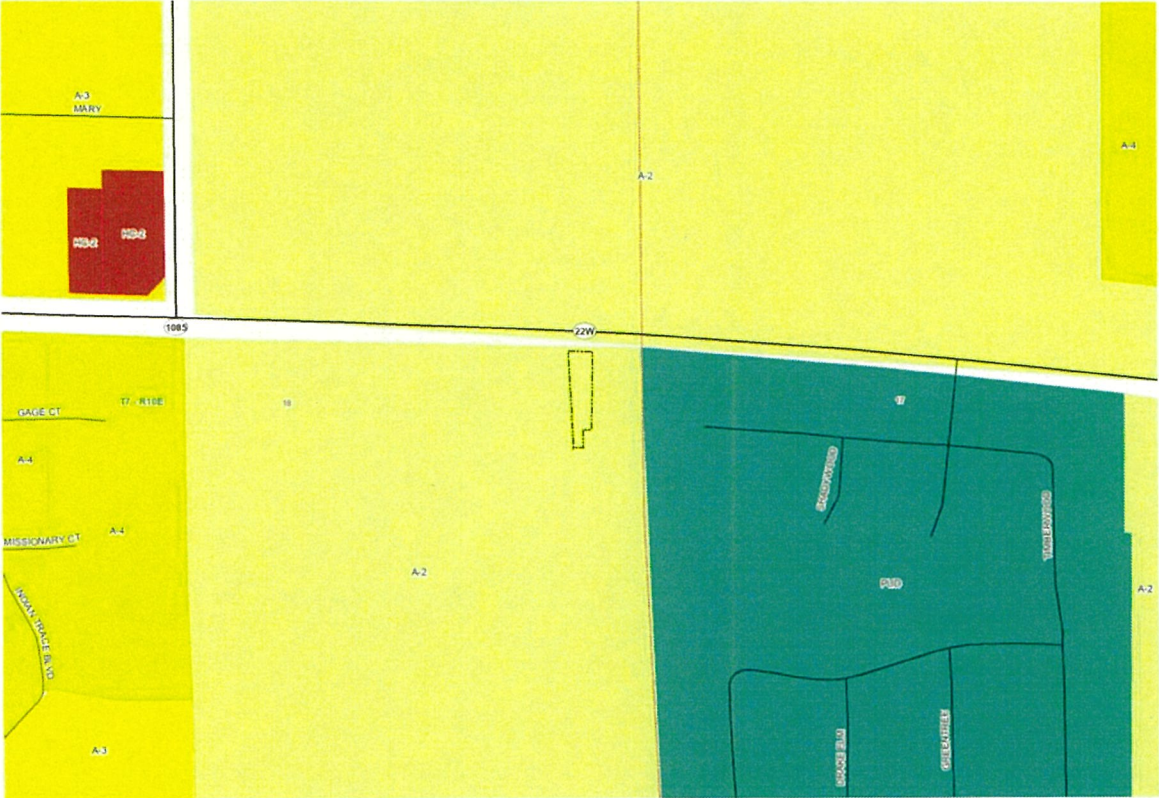
PETITIONER: Tim Miletello

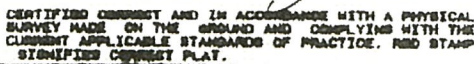
OWNER: Tim and Barbara Miletello

REQUESTED CHANGE: A-2 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Bootlegger Road; Madisonville; S18, T7S, R10E, Ward 1 District 4

SIZE: .35 acres





2022-2872-ZC

La. Hwy. 22



S87°22'30"E
69.09'

N02°45'00"W
279.90'

0.35
Acres

222.97'
S01°11'20"W

Sketch Map for Zoning on
property located in
Section 18 Township 7 South
Range 10 East, St. Tammany
Parish, Louisiana

P.O.B.

28.35'
S87°14'31"W

51.80'
S00°38'13"W

S89°09'01"W, 22.06'

P.O.B. is N02°45'W, 1174.60';
N87°30'W, 208.0'; N02°45'W,
344.10' from the Section Corner
common to Sections 17, 18, 19 & 20
T7S R10E, St. Tammany Parish,
Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR

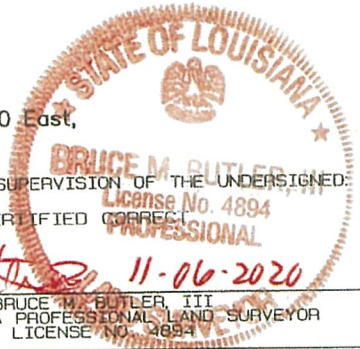
**Timothy Miletello and
Barbara Jo Messina Miletello**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN

Section 18 Township 7 South Range 10 East,
St. Tammany Parish, Louisiana

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com



BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 40'

DATE: 11-5-2020

NUMBER: 20098

2022-2872-ZC

STRAWBERRY LN

PUD

A-2

22W

PONCHATOULA HWY

T7-R10E

18

17

TIMBERWOOD DR

SHADYWOOD LN

A-2

PUD

DRAKE ELM CT

TIMBERWOOD LOOP

A-4

19

A-0 Data provided to DOTD by a commercial vendor.