

APPEAL # 2



RECEIVED
JUL 15 2024
BY: [Signature]

PC DENIED: July 09, 2024 TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS IN WHICH TO FILE AN APPEAL REGARDING A DECISION OF THE PLANNING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF DEVELOPMENT ON OR BEFORE THE TENTH DAY.

(NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

APPEAL REQUEST LETTER

DATE: July 15, 2024

TO: ST. TAMMANY PARISH COUNCIL

RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH
PLANNING COMMISSION

I, David Carrasco hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decision made by the St. Tammany Parish Planning Commission at their July 9, 2024 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

2024-3857-MSP

Minor subdivision of 0.80 acre & 5.095 acres into Parcels 2, 3 & 4

Owner & Representative: David M. & Debra Carrasco and Daniel Carrasco

Surveyor: J.V. Burkes & Associates, Inc. Parish Council District Representative: Hon. David Cogle

General Location: The property is located on the east side of P. Kennedy Road, north of Clifford Singletary Road, Pearl River, Louisiana. Ward 6, District 9.

I therefore, respectfully request that the St. Tammany Parish Council consider my appeal at their next appropriate regularly scheduled meeting.

This letter shall suffice as official notice to be placed on the docket of the next appropriate regularly scheduled meeting of the St. Tammany Parish Council; whereby, I shall give truthful testimony and present evidence to support my appeal request.

(PLEASE PRINT THE FOLLOWING INFORMATION)

[Signature]
SIGNATURE

PRINT NAME: DAVID CARRASCO

MAILING ADDRESS:

66169 HICKORY DRIVE
PEARL RIVER, LA 70452

EMAIL ADDRESS: Davidcarrasco@bellsouth.net

PHONE #: 985-640-1904



PLANNING STAFF REPORT
2024-3857-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: July 9, 2024

Posted: June 26, 2024

Location: The property is located on the east side of P. Kennedy Road, north of Clifford Singletary Road, Pearl River, Louisiana. Ward 6; District 9

Owners & Representative: David M. & Debra Carrasco and Daniel Carrasco

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Type of Development: Residential

Current Zoning

A-2 Suburban District

Total Acres

5.895 acres

Of Lots/Parcels

Minor subdivision of .80 acres and
5.095 acres into Parcels 2, 3, & 4

Surrounding Land Uses:

Residential & Undeveloped

Flood Zone:

Effective Flood Zone C; Preliminary
Flood Zone AE

Critical Drainage: Yes



STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from an existing .80-acre tract of land and a 5.095-acre tract of land, as Parcel 2, which is proposed to be 1-acre, Parcel 3, which is proposed to be 1.738 acres, and Parcel 4, which is proposed to be 3.151 acres.

The minor subdivision request requires a public hearing due to:

- Parcels 2 and 3 do not meet the minimum lot width of 150 ft. as required per the A-2 Suburban District zoning designation, thus requiring a waiver to the Unified Development Code Section 125-188(b)(1)(c).

Planning Commission
July 9, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3857-MSP



PLANNING STAFF REPORT
2024-3857-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

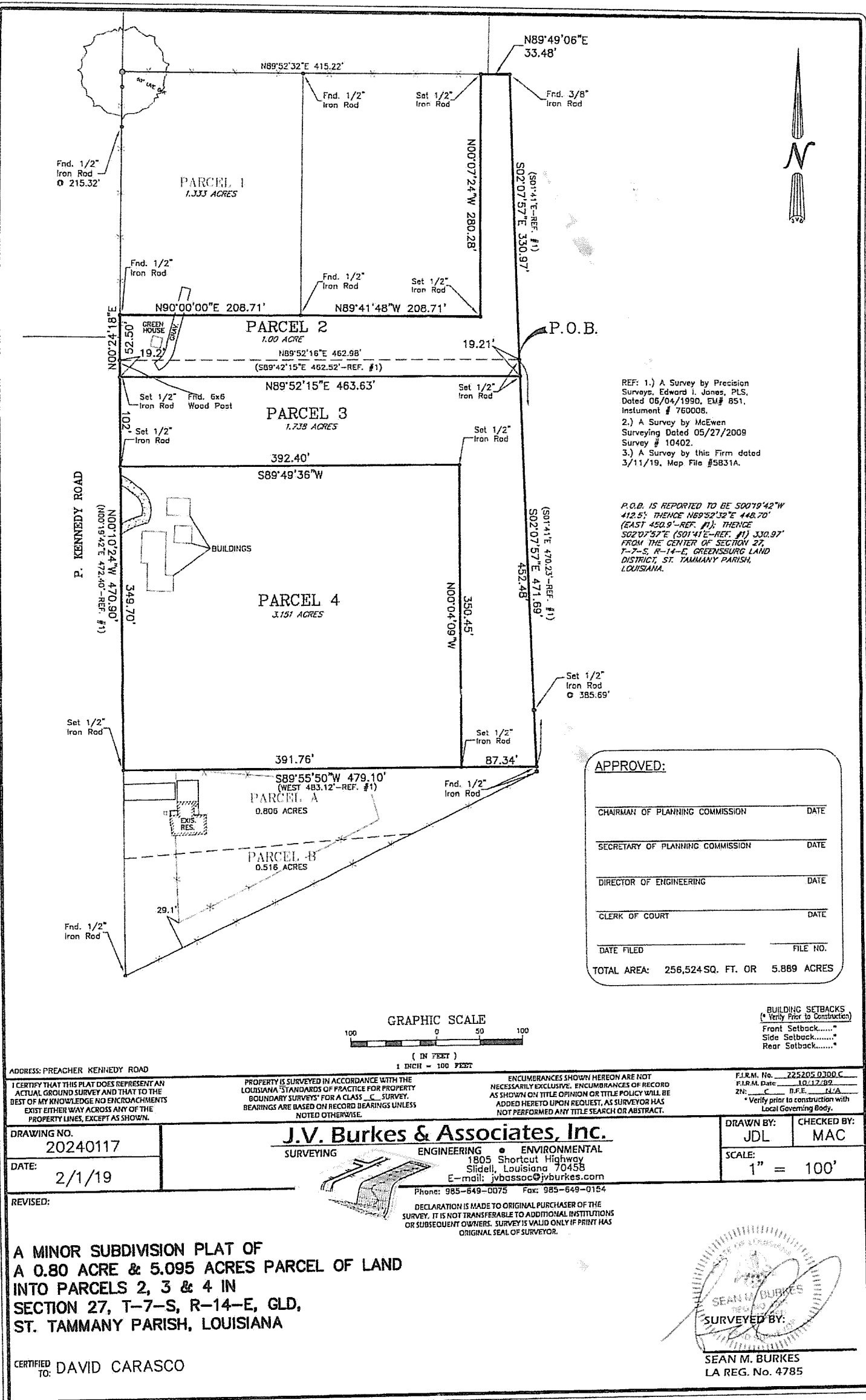
The request shall be subject to the above and below comments:

1. Provide a formal access for the benefit of Parcel 1 which crosses Parcel 2.
2. Provide call outs and leader lines to demonstrate the original parcel configurations.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 Subdivision Regulations.

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.



CHARLES ANDERSON RD

P KENNEDY RD

RAY RD

YUPON DR

CLIFFORD SINGLETARY RD

DUMMY LINE RD

LAVER