



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: 01-04-23

2022-3096-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO Manufactured Housing Overlay
Location: Parcel located on the east side of Broom Road, north of Receiving Station Road, Slidell; S22, T8S, R14E; Ward 9, District 9
Acres: 2 acres
Petitioner: Marina Stevens
Owner: Cinthia Juarez Diaz
Council District: 9

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.

Cinthia Juarez

(SIGNATURE)

PRINT NAME: Cinthia Juarez

ADDRESS: 62302 Broom Slidell LA 70460

PHONE #: 985 710 2007

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3096-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

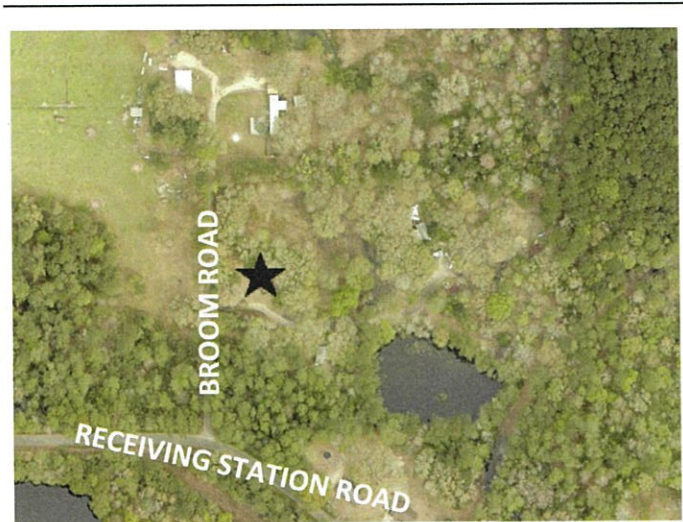
Location: Parcel located on the east side of Broom Road, north of Receiving Station Road, Slidell; S22, T8S, R14E; Ward 9, District 9
Council District: 9

Owner: Cinthia Juarez Diaz
Posted: December 15, 2022

Applicant: Marina Stevens
Commission Hearing: January 3, 2023

Size: 2 acres
Prior Determination: Postponed until January 3, 2022 – December 6, 2022

Determination: Denied



Current Zoning

A-4 Single Family Residential District

Requested Zoning

A-4 Single Family Residential District

MHO Mobile Home Overlay District

Future Land Use

Rural & Agricultural

Flood Zone

Effective Flood Zone A10

Critical Drainage:

Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay. The site is located on the east Side of Broom Road, north of Receiving Station Road; Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-4 Single Family Residential District – Comprehensive Rezoning

2. The 2-acre parcel is currently developed with a stick-built home.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Undeveloped	A-4 Single Family Residential District
East	Undeveloped	A-4 Single-Family Residential District
West	Undeveloped & Residential	A-2 Suburban District

4. There are some large sections of MHO Manufactured Housing Overlay in close proximity to the the east and the south of the subject site, approved through the Comprehensive Rezoning (Council Ordinance No. 09-2087). This area includes developments/subdivisions such as Alton, West Alton, Eagle Lake Development, Belle Gardens, Morgan, W Addition to Morgan, and Browns Village Annex, all of which are zoned residential with MHO Manufactured Housing Overlay.
5. The site's current A-4 Single-Family Residential Zoning District designation allows for a density of 4 units per acre; however, the applicant's request is to be able to place a single mobile home on site in addition to the existing stick-built home.

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
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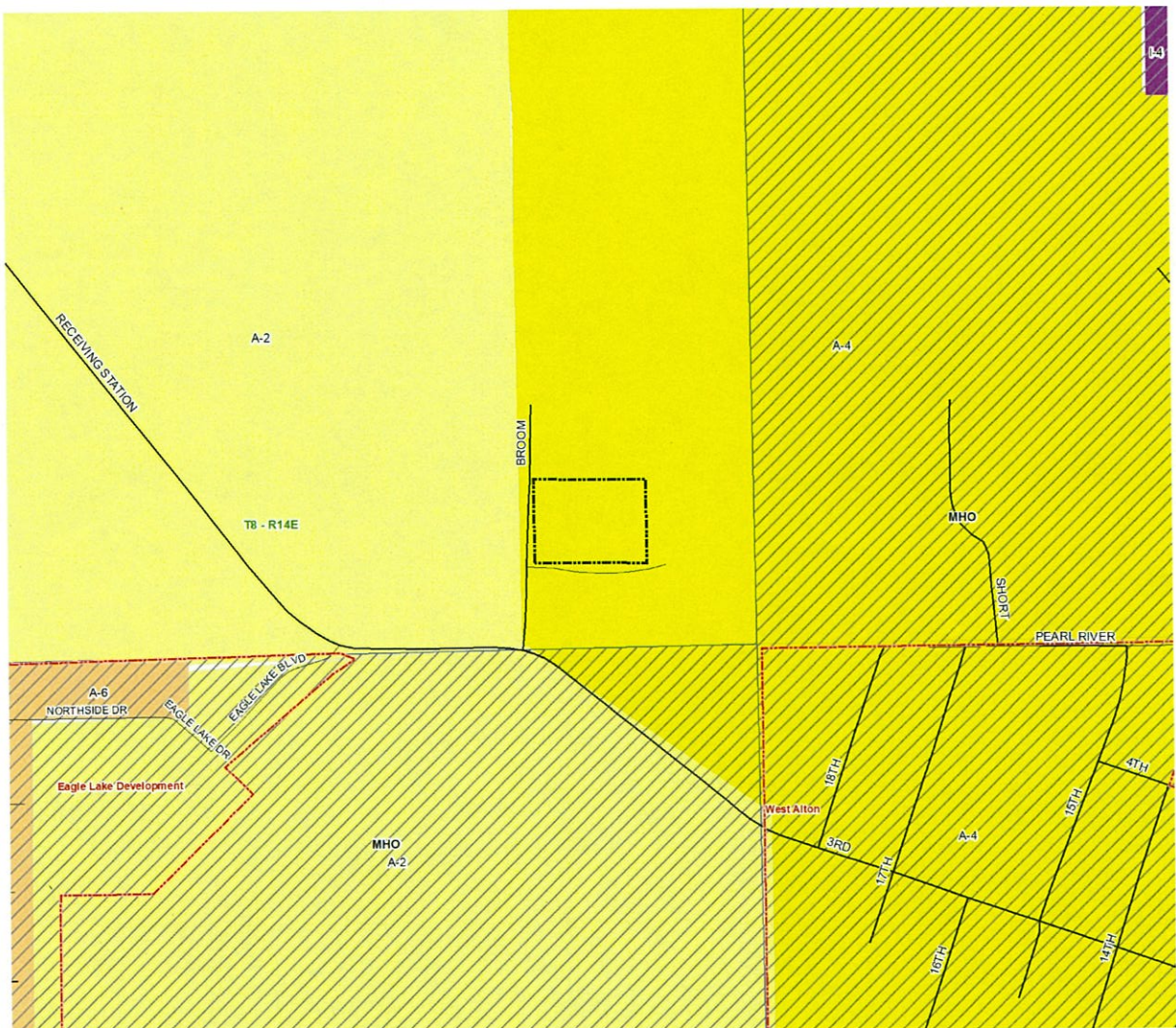
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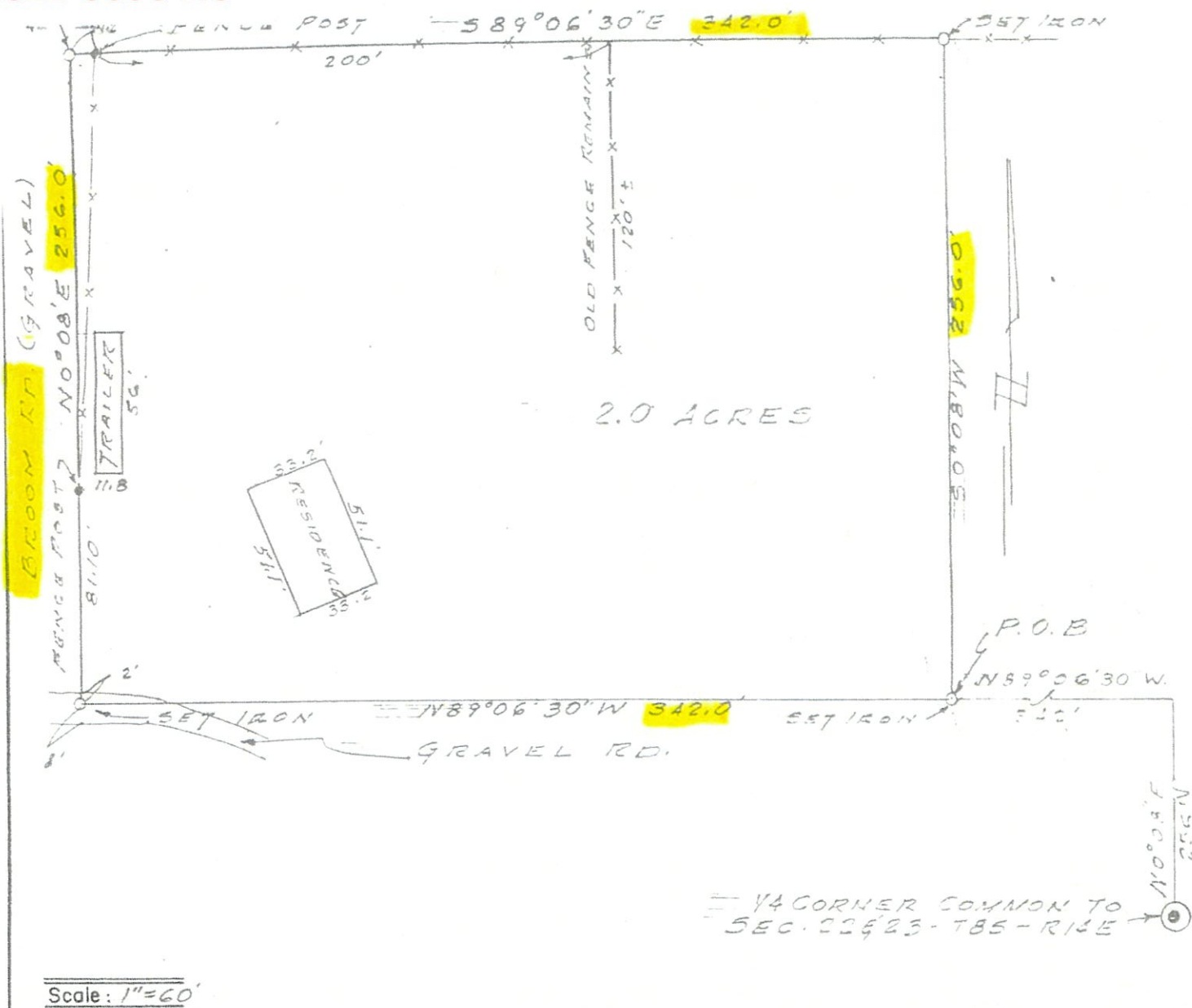
Consistency with New Directions 2040

Rural-Agriculture: areas that include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

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



2022-3096-ZC



Survey Map

of

A CERTAIN PARCEL OF LAND SITUATED IN SEC. 22, T8S-R1E

in

St. Tammany Parish, Louisiana

for

DAUNETTE L. WILLIS



Survey Number: 24719
Date: AUG. 14, 1930
Revision:

This Survey is Certified
True and Correct by

Ivan M. Borgen
No. 686

DRAWN BY: J.M.C. CHK'D BY: L.S.

