



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: 12-9-2022

2022-3112-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 Riverbend Lane, west of Tantela Ranch Road, being Lot 17, Phases 2-A and 2-B, Tantela Ranch Estates Subdivision, Folsom; S4, T6S, R10E; Ward 1, District 3
Acres:	6 acres
Petitioner:	Leslie Anne Mackenroth
Owner:	Leslie Mackenroth
Council District:	3

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.

Leslie Anne Mackenroth

(SIGNATURE)

PRINT NAME: Leslie Anne Mackenroth

ADDRESS: 15227 Hwy 1078 #2 Folsom, LA 70437

PHONE #: (985) 789-3532

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3112-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: located on the west side of Riverbend Lane, west of Tantela Ranch Road, being Lot 17, Phases 2-A and 2-B, Tantela Ranch Estates Subdivision, Folsom; S4, T6S, R10E; Ward 1, District 3
Council District: 3

Owner: Leslie Anne Mackenroth **Posted:** November 10, 2022
Applicant: Leslie Mackenroth **Commission Hearing:** December 6, 2022
Size: 6 acres **Determination:** Denied



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Mobile Home Overlay District

Future Land Use

Rural & Agriculture

Flood Zone

Effective Flood Zone A4

Critical Drainage:

Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Riverbend Lane, west of Tantela Ranch Road, being Lot 17, Phases 2-A and 2-B, Tantela Ranch Estates Subdivision, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District – Comprehensive Rezoning

2. The subject property is a vacant 6-acre parcel in the Tantela Ranch Estates Subdivision, Phases 2-A & 2-B. There are approximately 3 existing stick-built homes within this subdivision (per the latest available Google Earth aerial: November 2019).

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

4. The entire Tantela Ranch Subdivision is zoned A-2 Suburban District and is surrounded by properties zoned A-1 Suburban District on all sides.
5. The A-2 Suburban District has a lot size requirement of 1 acre providing a density of 1 residential unit per acre. If approved, the applicant will be permitted to apply for a maximum of 6 dwelling units on the subject property, with three being mobile homes.
6. The purpose of the request is to allow for the placement of a mobile home on the property.

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT

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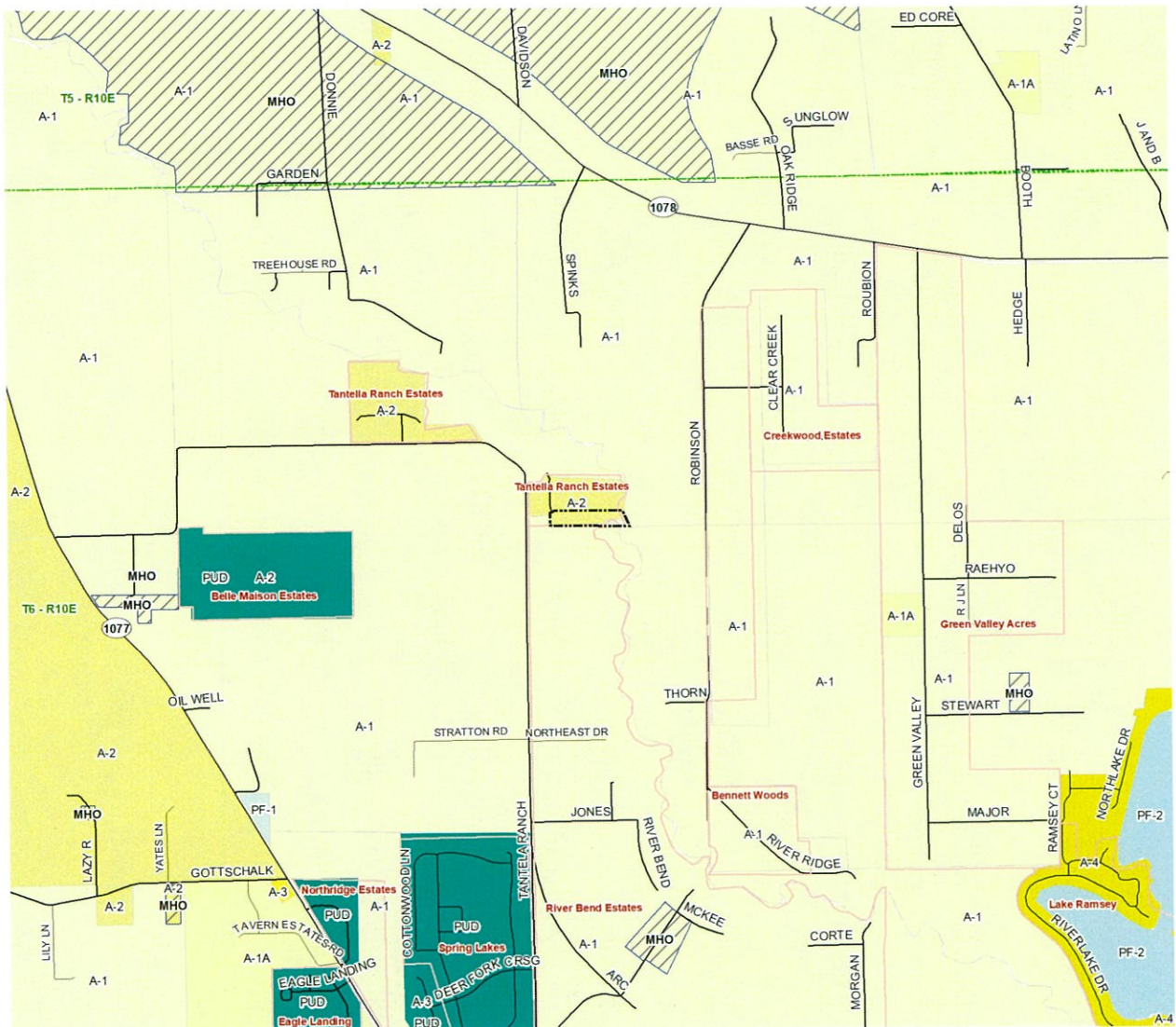
PLANNING & DEVELOPMENT

Ross Liner
Director

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. 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.

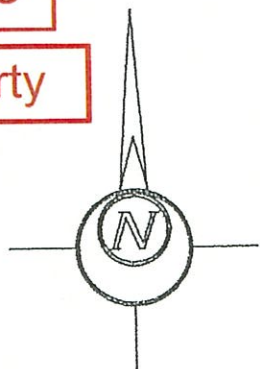


ESTATES
2-B

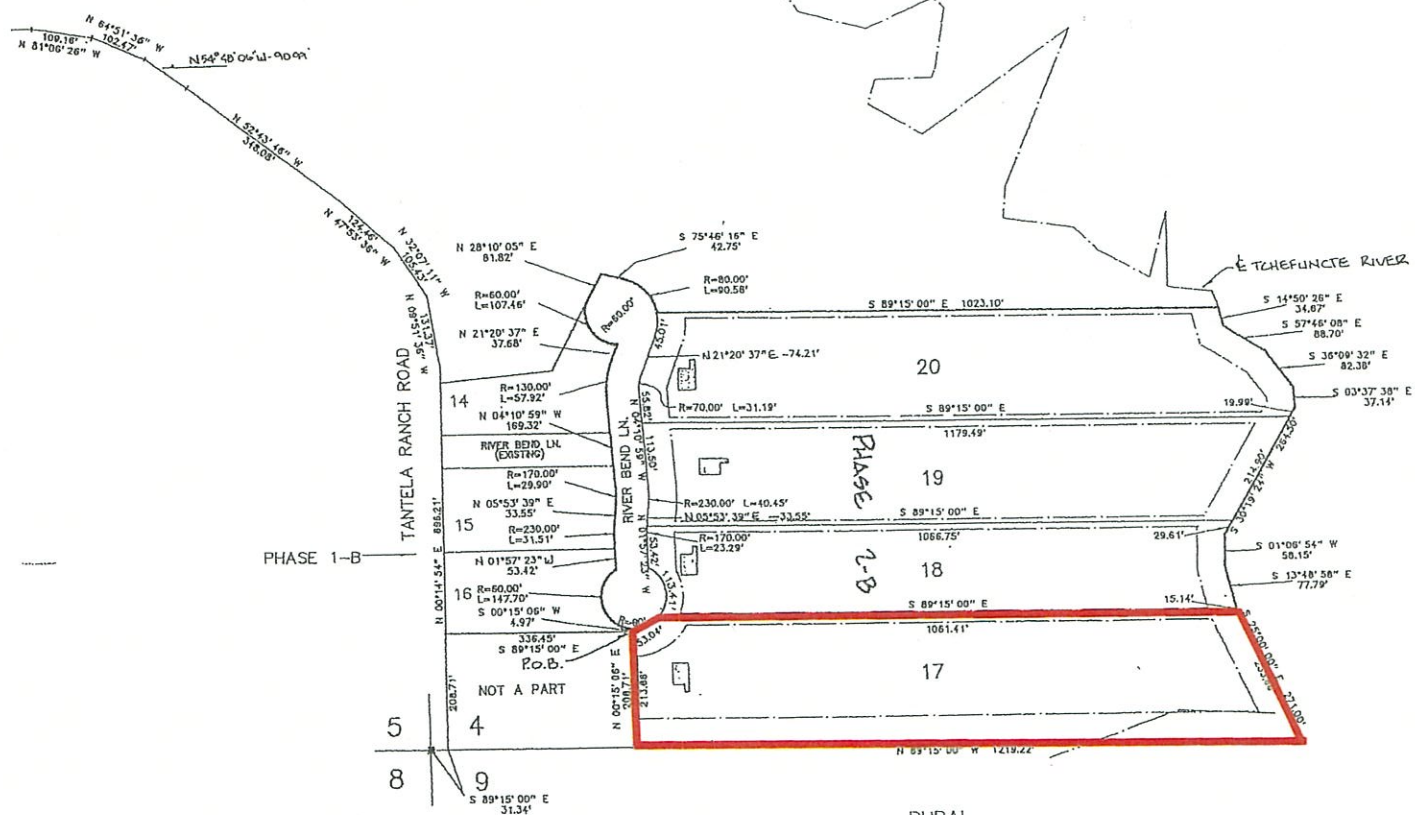
10-E

2022-3112-ZC

Subject Property



NOT A PART
RURAL



NOTES

- NOTES
1. ALL LOT CORNERS TO BE MARKED WITH 1/2" IRON RODS
 2. BENCHMARK NAIL IN POWER POLE ELEV. 93.72
 3. PHASE 2-A IS LOCATED IN FLOOD ZONE A-2
RE: F.I.R.M. PANEL NO. 22505 0125 C REV. 10-17-89
PHASE 2-B IS LOCATED IN FLOOD ZONE A-4
RE: F.I.R.M. PANEL NO. 22505 0125 C REV. 10-17-89

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