



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 1

ZC DENIED: 02/07/23

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: 2/15/2023



2022-3171-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-2 (Suburban District) and RO (Rural Overlay)
Location:	Parcel located on the west side of Christa Drive, south of US Highway 190, Slidell; S40 & S41, T8S, R13E; Ward 9, District 11
Acres:	1.23 acres
Petitioner:	Jeffrey and Jacqueline Laporte
Owner:	Jeffrey and Jacqueline Laporte
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: Jeffrey Laporte

ADDRESS: 60017 Christa Dr. Slidell, La 70460

PHONE #: 985-960-2282



ZONING STAFF REPORT
2022-3171-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

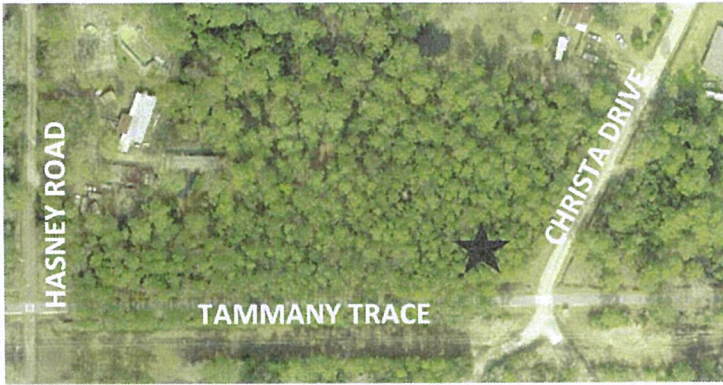
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Christa Drive, south of US Highway 190, Slidell; S40 & S41, T8S, R13E; Ward 9, District 11
Council District: 11

Owner: Jeffrey and Jacqueline Laporte **Posted:** January 23, 2023

Applicant: Jeffrey and Jacqueline Laporte **Commission Hearing:** February 7, 2023

Size: 1.23 acres **Determination:** Denied



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

RO Rural Overlay

Future Land Use

Coastal Conservation Area

Flood Zone

Effective Flood Zone A2

Preliminary Flood Zone X

Critical Drainage: Yes

FINDINGS

1. The 1.23-acre property is located within the Pinewood Park Subdivision currently zoned A-2 Suburban District.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
79-039B	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-2 Suburban District

Site and Structure Provisions

3. The site is zoned A-2 Suburban District and currently occupied with an existing stick-built home. The A-2 Suburban District classification calls for strictly residential uses and has a minimum size requirement of 1 acre and a density of 1 unit per acre.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

5. The purpose of the requested RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life.
6. The subject property abuts residentially-zoned property on all sides, however there are some undeveloped sites zoned HC-2 Highway Commercial to the north of the subject property, along Highway 190.
7. If the site is rezoned to the RO Rural Overlay, the applicant will have the ability to apply for a short-term rental permit.

Consistency with New Directions 2040



ZONING STAFF REPORT
2022-3171-ZC

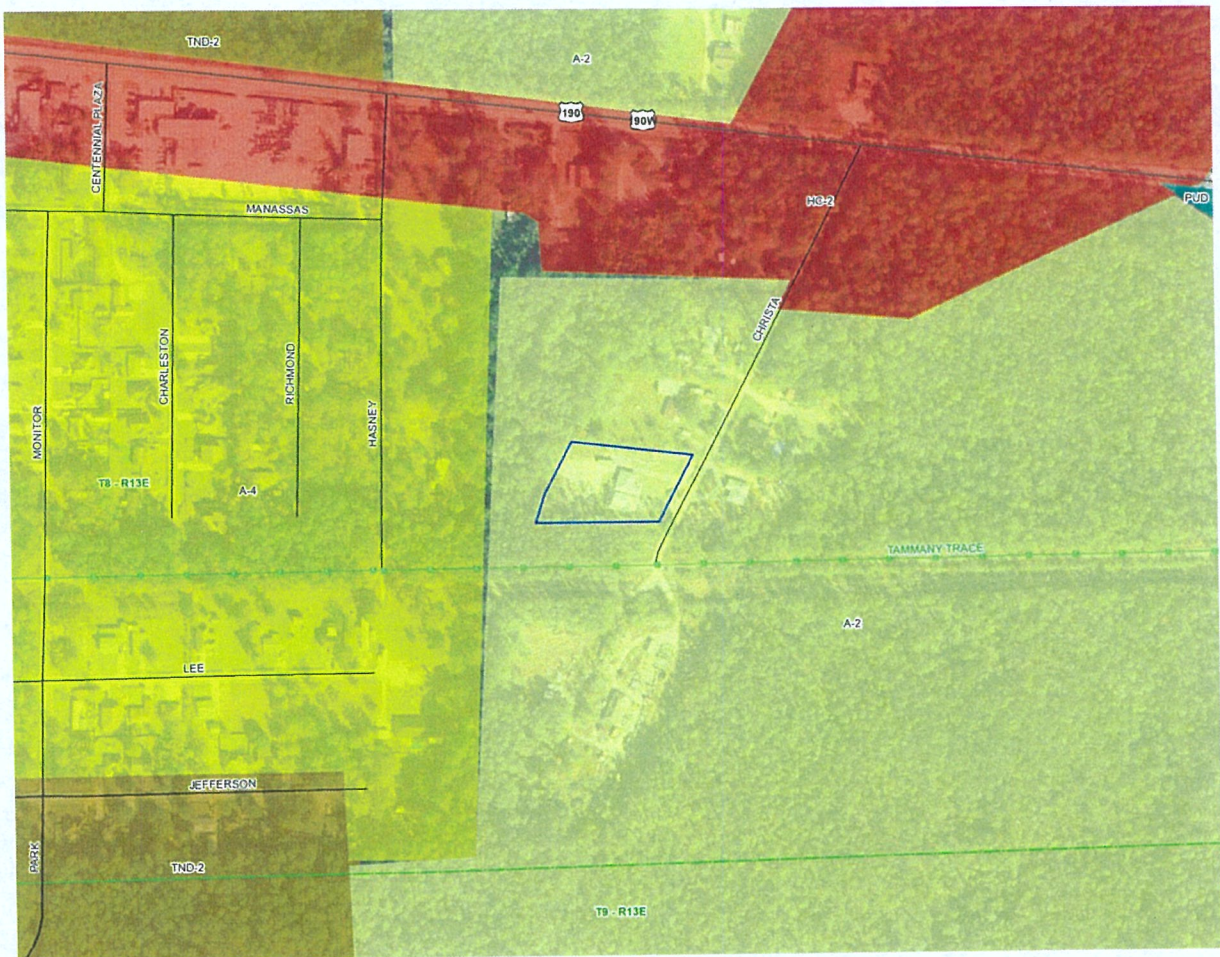
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Coastal Conservation: areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

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



SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE BEARING:
THIS SURVEY IS BASED ON THE SUBDIVISION PLAN LISTED FOR REFERENCE.

ALL ELEVATIONS SHOWN ARE IN FEET NAVD88.

REFERENCE:
PLAN OF PINWOOD PARK SUBDIVISION BY LAND ENGINEERING SERVICES, INC. DATED MAY 8, 1972.

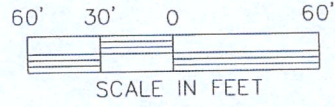
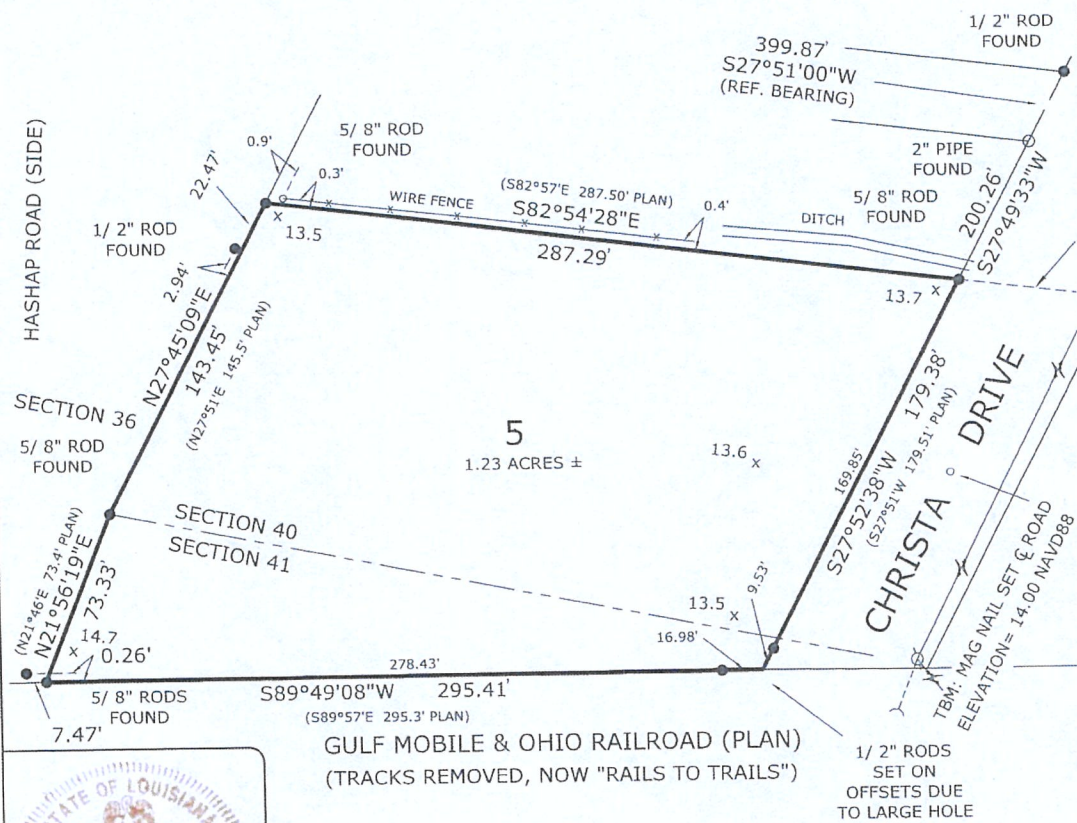
PER FIRM: UNINCORPORATED ST. TAMMANY PARISH, 225205, 0415 C, DATED APRIL 2, 1991, THIS PROPERTY IS IN ZONE A2, EL. 15 NGVD29.

NOTE: THE PRELIMINARY DFIRM ON THE LSUAGCENTER WEBSITE SHOWS THIS PROPERTY IN ZONE X, ELEV. = N/A



U.S. HIGHWAY 190 (SIDE)

- 13.7_x = SPOT ELEVATION
- ⊙ = POWER POLE
- = OVERHEAD LINE
- = ANCHOR



SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

I, LESTER H. MARTIN JR., PROFESSIONAL SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED, COMPUTED AND PLOTTED THE PROPERTY SHOWN HEREON LOCATED IN PINWOOD PARK SUBDIVISION, ST. TAMMANY PARISH, LA. SURVEYED AT THE REQUEST OF JEFF LAPORTE.

WITNESS MY SIGNATURE ON THIS, THE 7TH DAY OF DEC. 2020.

Lester H. Martin Jr.
Lester H. Martin Jr. P.L.S. #4758

SURVEY OF LOT 5
PINWOOD PARK SUBDIVISION
PT. SEC. 40 & 41, T8S, R13E
ST. TAMMANY PARISH, LA

DATE: 12-07-2020 SCALE: 1"=60' DWG. BY: LMJ

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& Associates LLC
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Slidell, Louisiana 70458
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E-mail: LMJSurveyor@gmail.com

TND-2

A-2

190

190W

MANASSAS

HC-2

RICHMOND

CHRISTIA

HASNEY

A-4

TAMMANY TRACE

LEE

A-2

JEFFERSON

TND-2

