

APPEAL # 3

ZC Approved :
04/04/2023



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: 4/04/23 2023-3254-ZC

2023-3254-ZC

| | |
|-------------------|--|
| Existing Zoning: | A-2 (Suburban District) |
| Proposed Zoning: | A-2 (Suburban District) and MHO (Manufactured Housing Overlay) |
| Location: | Parcel located on the north side of Ned Avenue, west of Sunrise Street; Slidell S40, T9S, R13E; Ward 9, District 11 |
| Acres: | 1.7 acres |
| Petitioner: | Ryan McDonald |
| Owner: | Ryan McDonald |
| 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.

Dionne Cuevas-Stiede
(SIGNATURE)

PRINT NAME: Dionne Cuevas Stiede

ADDRESS: 134 Ned Avenue, Slidell, LA 70460

PHONE #: (905) 290-2802



ST. TAMMANY PARISH

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PARISH PRESIDENT

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APPEAL REQUEST

DATE: 4-6-2023



2023-3254-ZC

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Lisa Ciuffi
(SIGNATURE)

PRINT NAME: LISA CIUFFI

ADDRESS: 149 NED AVENUE

PHONE #: 504-432-7946



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT



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APPEAL REQUEST

DATE: 12 April 2023

2023-3254-ZC

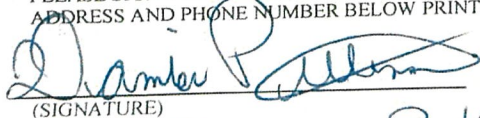
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(SIGNATURE)

PRINT NAME: DAMIAN PITTMAN
ADDRESS: 109 NED Ave Slidell, LA 70460
PHONE #: 504-344-1263



ZONING STAFF REPORT
2023-3254-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 north side of Ned Avenue, west of Sunrise Street, Slidell; S40, T9S, R13E; Ward 9, District 11
Council District: 11

Owner: Ryan McDonald

Posted: March 24, 2023

Applicant: Ryan McDonald

Commission Hearing: April 4, 2023

Size: 1.7 acres

Determination: Approved

Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Residential – Low Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone AE

Critical Drainage: Yes



Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of Ned Avenue, west of Sunrise Street, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

| Ordinance | Prior Classification | Amended Classification |
|-----------|----------------------|------------------------|
| 09-2020 | Suburban Agriculture | A-2 Suburban District |

2. The subject site consists of 1.7 acres and is known as Lot 8, Chateau Estates Subdivision – Phase 1 which was created and recorded with the Clerk of Court in 1973 (Map File No. 1634). The neighborhood was rezoned from Suburban Agriculture to A-2 Suburban District during the 2009-2010 Comprehensive Rezoning.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

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

4. The petitioned property is currently undeveloped and is flanked by existing residential development zoned A-2 Suburban District on all sides.
5. The purpose of the site's existing A-2 Suburban District zoning is to provide single-family residential environments on parcels with a minimum lot size of one acre. The purpose of the requested MHO Manufactured Housing Overlay is to allow for the placement of manufactured homes on sites zoned for residential uses.



ZONING STAFF REPORT
2023-3254-ZC

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Director

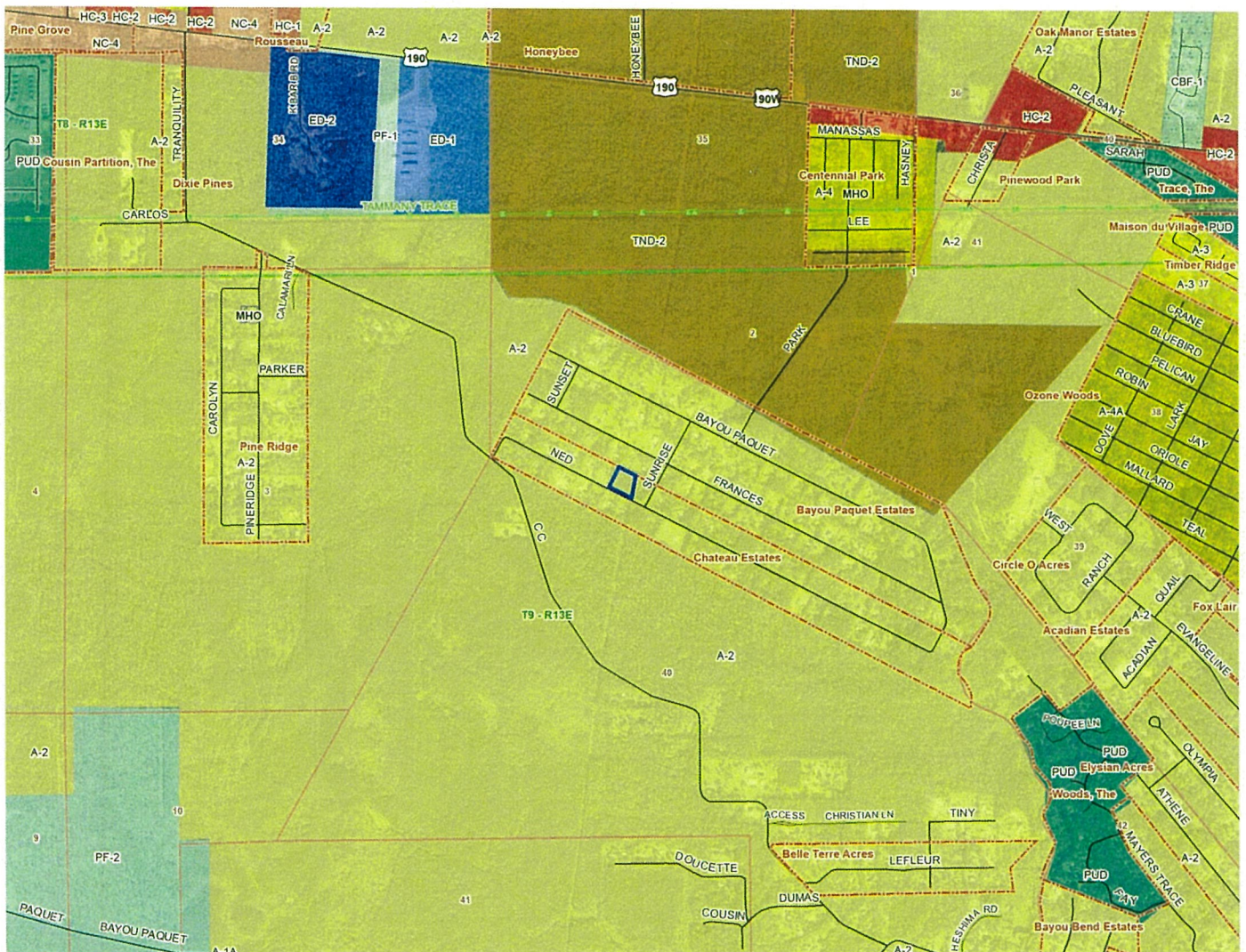
6. The Chateau Estates neighborhood is developed with existing stick-built dwellings and mobile homes, none of which have the mobile home overlay and all of which are considered legal non-conforming uses.

| Previous Conditional Use Permits | | |
|----------------------------------|-------------|---|
| Case No. | Request | Zoning Commission/Council Decision |
| CP03-050 | Mobile Home | Withdrawn |
| CP06-02-020 | Mobile Home | Denied |
| CP06-02-021 | Mobile Home | Denied |
| CP08-10-167 | Mobile Home | Approved with a two-year stipulation Applicant has since constructed a stick-built home per 2019-43924 |

Consistency with 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.

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.



2023-3254-ZC

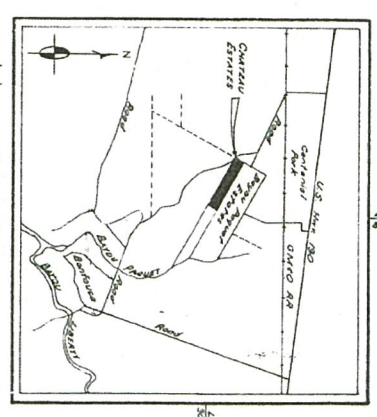
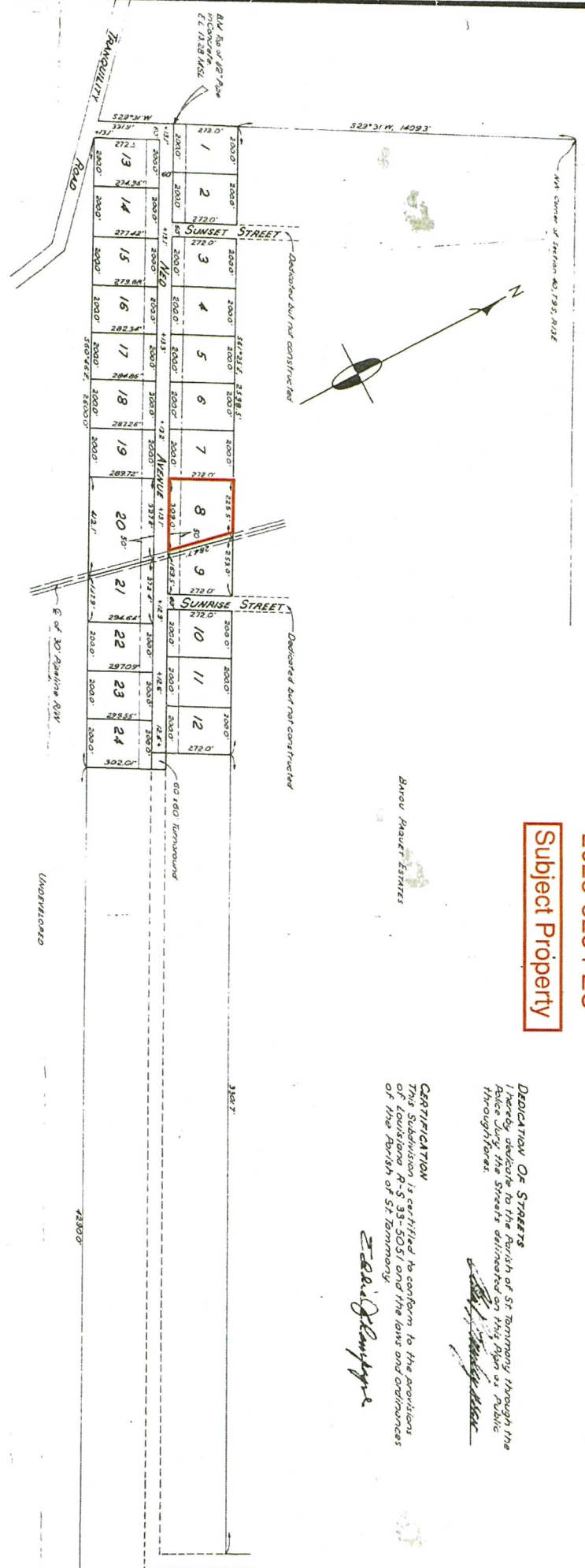
Subject Property

DEDICATION OF STREETS
I hereby dedicate to the Parish of St. Tammany through the Police Jury the streets delineated on this plan as Public thoroughfares.

CERTIFICATION
This Subdivision is certified to conform to the provisions of Louisiana R-S-35-5051 and the laws and ordinances of the Parish of St. Tammany.

E. D. D'Ambray

BAYOU FRONT ESTIMES



CHATEAU ESTATES
SUBDIVISION

Being located in Section 40, Township 9 South, Range 13 East,
St. Tammany Parish, Louisiana.

PROPERTY OF:
ST. TAMMANY PARISH
C E R T I F I E D
COURTHOUSE COVINGTON, LA

Note: All lots are not subject to
inundation under normal conditions.

FINAL APPROVAL

Ralph R. Pinnett
President, Police Jury
Markus R. Steink
Ordinary, St. Tammany Parish
Comptroller
Michael A. Burt
Secretary, Parish Planning
William H. Brown, CE
Parish Engineer

FILED FOR RECORD

November 28, 1973
W. J. G. Gaudin
Notary Public for Court
1634
File Number

Number of Lots: 24
Number of Blocks: 0
Number of Alleys: 0
Roadway: 1/2 x 2320 Feet
Area in Acres: 31.439 Ac.

MAP 100A

Owner and Developer: Oaks Inc.
Officers: Ly Hagan, Pres; Harold Hagan, Sec.
1201 St. Charles Avenue, New Orleans, Louisiana
Survey By: Eddie J. Champagne, Surveyor, October 26, 1973
Scale: 1" = 300' Dwg. No. 3427
E. D. D'Ambray

RESTRICTIVE COVENANTS TO RUN WITH EACH TITLE

1. No lot shall be used for any purpose other than residential.
2. No lot may be re-subdivided for residential purposes.
3. No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot of any time as a residence either temporarily or permanently.
4. No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 30 feet to any side street line. No building shall be located nearer than 20 feet to an interior lot line.
5. No parking may be occupied before sewer and water systems are installed, and approved by the Louisiana State Board of Health.
6. Construction of any nature is prohibited in parish drainage or street easements.
7. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood.
8. No lot shall be used or maintained as dumping ground for refuse, garbage or other waste shall not be kept abroad in any form on any lot.
9. No driveway culvert will be installed until the easement is specified by the Parish Department of Planning and Engineering or Police Jury.

