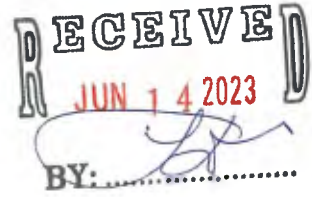


APPEAL # 4



ZC DENIED: 06/14/23

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: 6/14/23

2023-3323-ZC

Existing Zoning: A-5 (Two Family Residential District)
 Proposed Zoning: A-5 (Two Family Residential District), RO Rural Overlay
 Location: Parcel located on the north side of Lakeview Drive, being 214 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13
 Acres: 11,400 sq. ft.
 Petitioner: Derrick Vice
 Owner: Derrick Vice
 Council District: 13

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]
(SIGNATURE)

PRINT NAME: Derrick Vice

ADDRESS: 214 Lake View Dr

PHONE #: 985-778-3514



ZONING STAFF REPORT
2023-3323-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 Lakeview Drive, Lot 47, Eden Isles Subdivision, Unit No. 2, Slidell. S32, T9S, R14E; Ward 9, District 13 **Council District:** 13

Owner: Derrick Vice **Posted:** May 11, 2023

Applicant: Derrick Vice **Commission Hearing:** June 6, 2023

Size: 11,400 sq. ft. **Determination:** Denied



Current Zoning

A-5 Two Family Residential District

Requested Zoning

A-5 Two Family Residential District

RO Rural Overlay

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone V15

Preliminary Flood Zone VE

Critical Drainage:

Yes

FINDINGS

1. The applicant is requesting to rezone the 11,400 sq. ft. parcel from A-5 Two Family Residential District to A-5 Two Family Residential District and RO Rural Overlay. The property located on the north side of Lakeview Drive, being 214 Lakeview Drive, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	A-6 Multi-Family Residential District
22-4766	A-6 Multi-Family Residential	A-5 Two-Family Residential District

Site and Structure Provisions

3. The subject property is identified as Lot 47 of the Eden Isles Subdivision and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	Clipper Estates PUD
South	Undeveloped/Lake Pontchartrain	A-4A Single-Family Residential District
East	Undeveloped	A-5 Two-Family Residential District
West	Residential (Duplex)	A-5 Two Family Residential District

5. The property abuts residential zoning classifications with a duplex to the west, and undeveloped residential classifications on the north, south, and east. There is a variety of dwellings within the vicinity of the site, notably a mix of single-family dwellings and duplexes throughout Lakeview Drive.



ZONING STAFF REPORT
2023-3323-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

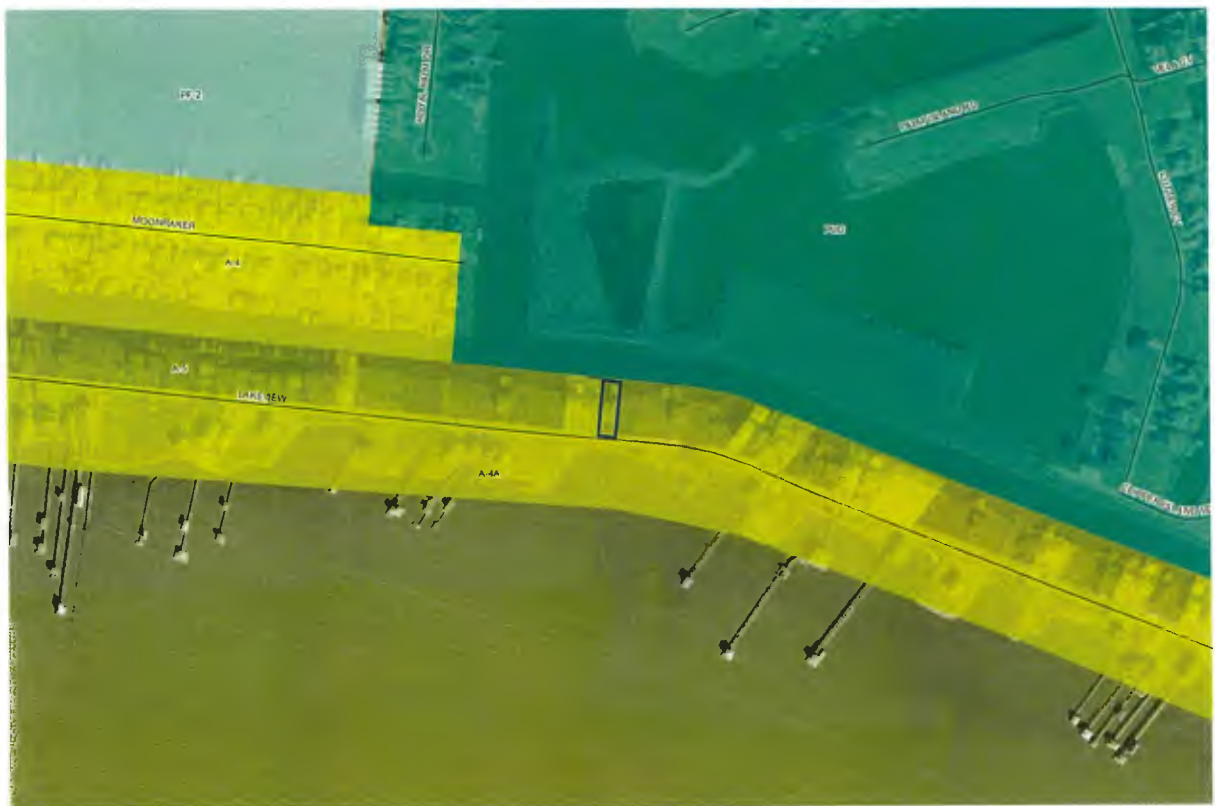
6. The purpose of the requested RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. Uses include farming and any other agricultural use as defined in section 130-5, agricultural buildings, limited commercial and industrial uses supporting the agricultural production limited to buildings no larger than 5,000 sq. ft., wholesale/retail greenhouses and nurseries, roadside farm stands, Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than ten percent of the property. In addition, the RO Rural Overlay designation also allows for the application of a short-term rental.
7. Per the petitioner's application, if approved, the request for RO Rural Overlay would be to construct either a single-family or two-family dwelling and apply for a Short-Term Rental permit.

Consistency with New Directions 2040

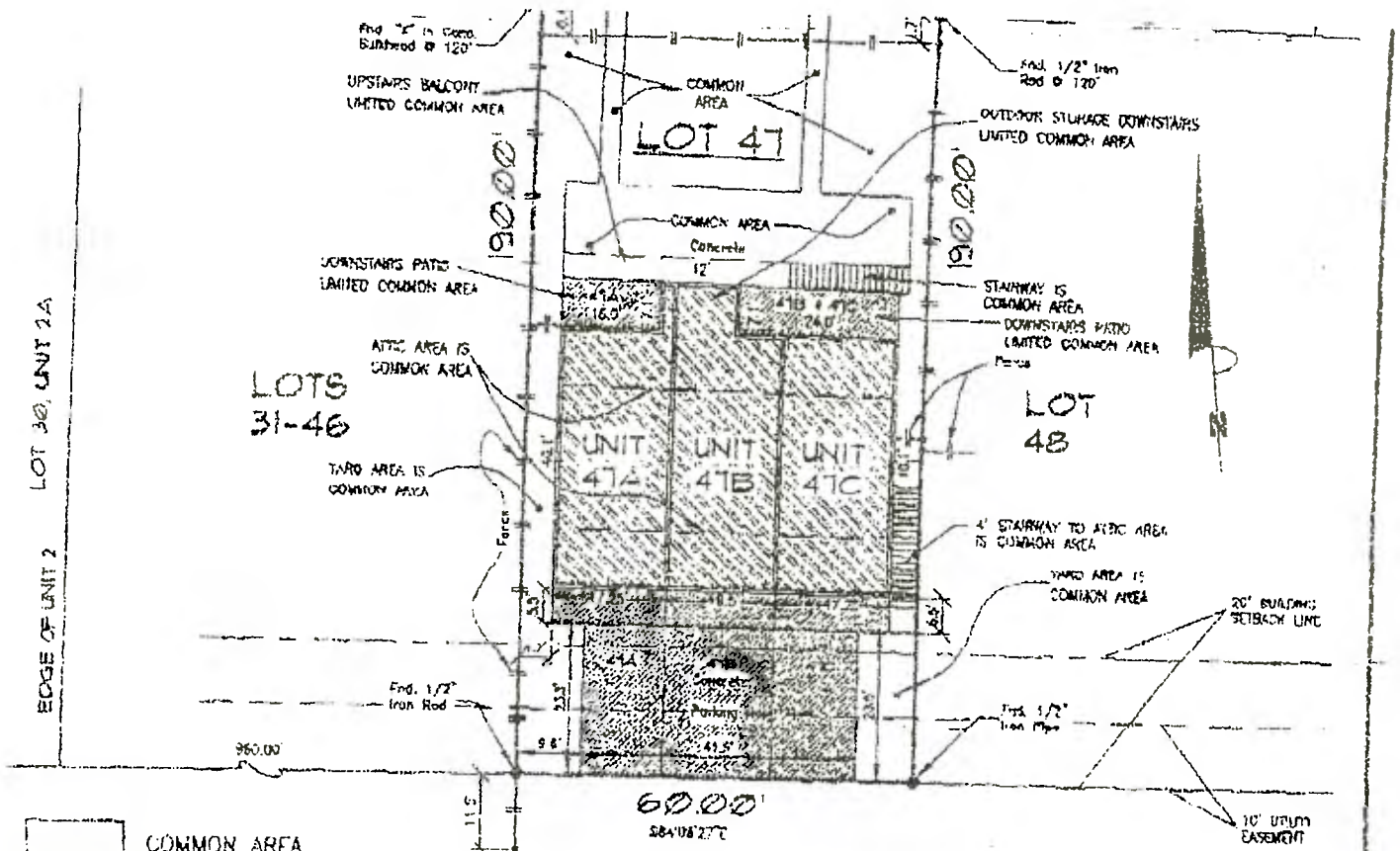
Residential Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

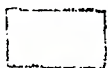


- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



2023-3323-ZC



EDGE OF UNIT 2 LOT 30, UNIT 2A

-  COMMON AREA
-  LIMITED COMMON AREA
-  THE "UNIT"

214 LAKEVIEW DRIVE
(NORTH SHORE DRIVE)

Nevertheless, for identification with an Act of deposit and Act of Correction passed before me, Notary, this 28th day of July, 2000.
Donell V. Williams Donell V. Williams, N.F.

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

WITNESSE:
BY: ISAN M. BACHEN FOR JOHN CALZADA, SURVEY NO. 76 DATED JUNE 18, 1977, REVISED SHEET 15, 1988.

SURVEY MAP OF
214 LAKEVIEW DRIVE, A CONDO LOCATED ON
LOT 47, EDEN ISLES SUBDIVISION, UNIT NO. 2
St. Tammany Parish, Louisiana
for
PAB LAND DEVELOPMENT COMPANY, L.C.

This is to certify that I have consulted the Federal Flood Administration Flood Hazard Boundary Maps and found property described is located in Flood Zone (A) and Base Flood Elevation of _____ in accordance with Municipality Panel No. ____.

2023-3323-ZC

ROYAL PALM

PUD

PUD

MOONRAKER

A-4

A-5

A-5

A-4A

A-4A

A-4A

A-5

LAKEVIEW

A-4A

A-5

A-4A

