

APPEAL # 4

ZC Approved :
11/01/2023



TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

RECEIVED
NOV 06 2023
BY: *[Signature]*

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: 11/6/2023

2023-3532-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the north side of Rouville Road, east of South Oaklawn Drive being Lots 14C and 14D, Rouville Subdivision, Lacombe S39, T8S, R13E; Ward 7, District 7
Acres:	2.52 acres
Petitioner:	Bayou Lacombe Investments, Inc. - Al Hamauei
Owner:	Bayou Lacombe Investments, Inc. and Daniel & Melanie Hamauei
Council District:	7

*ONLY APPEALING THE A-2 TO A3 ZONING
NOT THE MOBILE HOME OVERLAY*

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.

[Handwritten Signature]

(SIGNATURE)

PRINT NAME: AL HAMAUEI

ADDRESS: 60162 OAKLAWN AVE, LACOMBE, LA

PHONE #: (985) 789-0412



ZONING STAFF REPORT
2023-3532-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 Rouville Road, east of South Oaklawn Drive being Lots 14C and 14D, Rouville Subdivision, Lacombe S39, T8S, R13E; Ward 7, District 7 **Council District:** 7

Petitioner: Bayou Lacombe Investments, Inc. - Al Hamauei

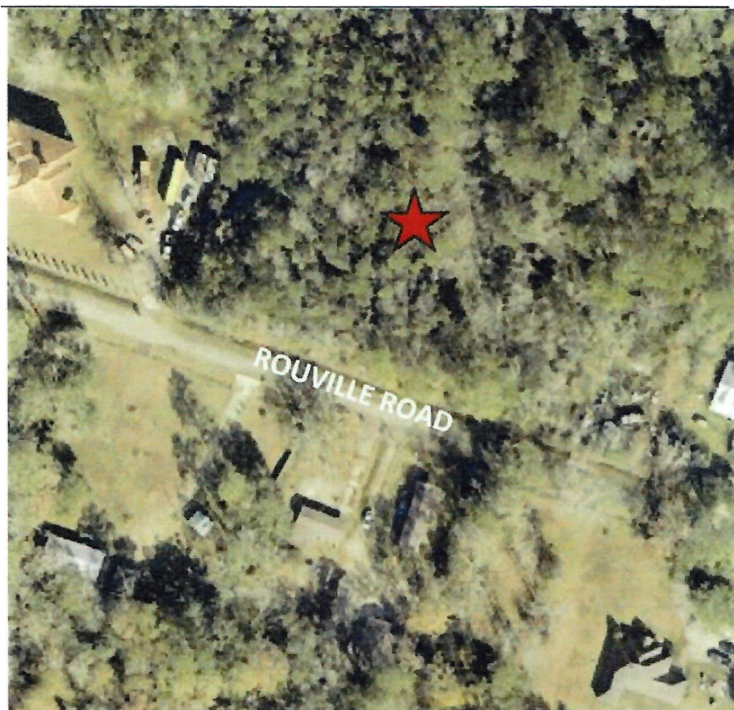
Posted: October 12, 2023

Owner: Bayou Lacombe Investments, Inc.
and Daniel & Melanie Hamauei

Commission Hearing: November 1, 2023

Determination: Denied

Size: 2.52 acres



Current Zoning

A-2 Suburban

Requested Zoning

A-3 Suburban

MHO Manufactured Housing Overlay

Future Land Use

Residential Low Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

Yes - Parish Determined

BFE

FFE is 12" above crown of street elevation

FINDINGS

- The applicant is requesting to rezone the 2.52-acre parcel from A-2 Suburban to A-3 Suburban District and MHO Manufactured Home Overlay. The property is located on the north side of Rouville Road, east of South Oaklawn Drive being Lots 14C and 14D, Rouville Subdivision, Lacombe.

Zoning History

- Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-2 Suburban District

Site and Structure Provisions

- The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-4 Single Family Residential District, MHO Manufacturing Housing Overlay
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District



ZONING STAFF REPORT
2023-3532-ZC

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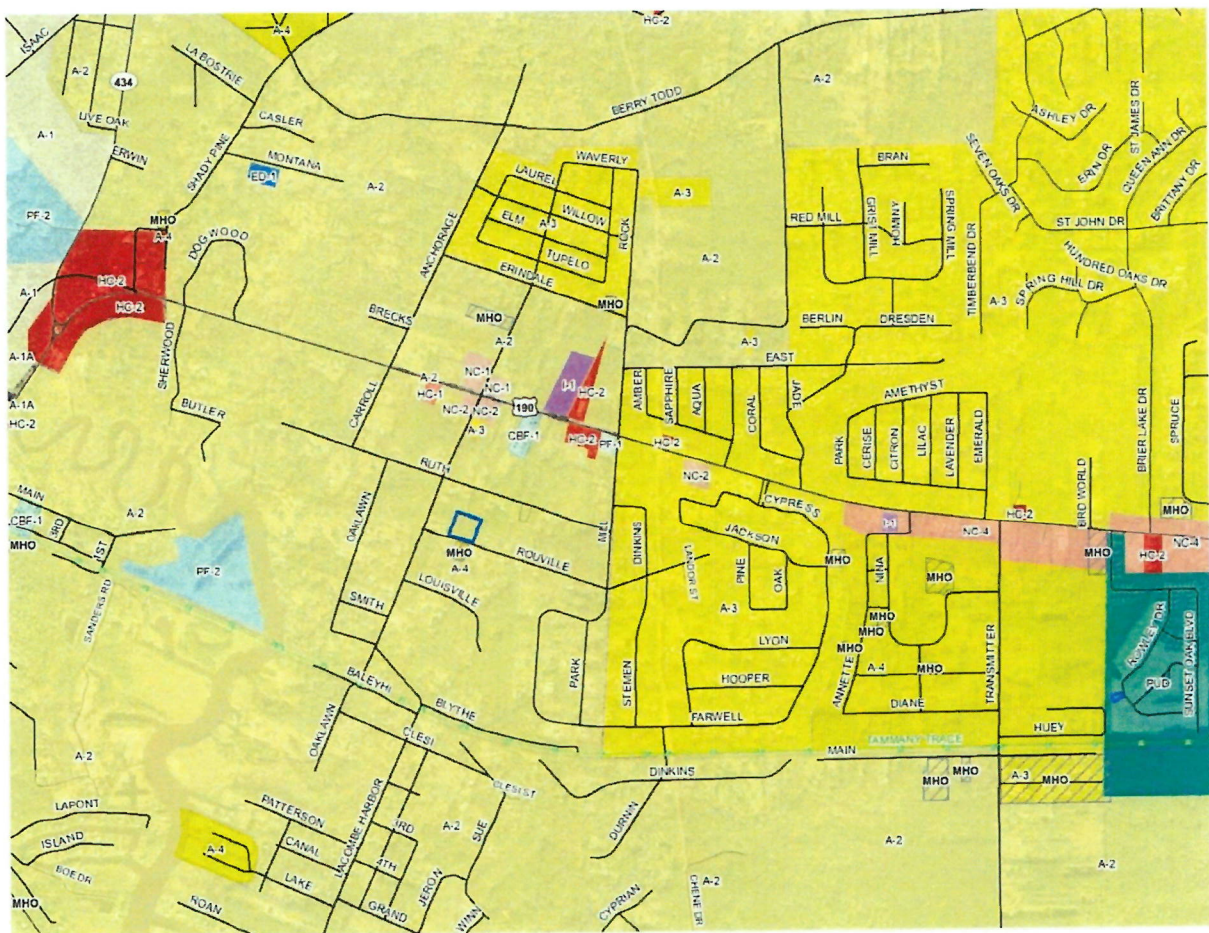
4. Rouville Road is currently developed with a combination of traditional wood-framed homes and manufactured homes. The parcel located immediately across Rouville Road was rezoned from A-2 Suburban District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay in 2020 (Ord. 20-4432). Due to this rezoning, there is a manufactured home located immediately across Rouville Road from the subject property.
5. The existing A-2 Suburban District allows for a minimum lot size of 1-acre parcel size with maximum allowable density of 1 unit per acre and minimum lot width of 150ft. The requested A-3 Suburban District allows a minimum lot size of half-acre parcel size and a density of 1 dwelling unit per every half-acre with a minimum lot width of 100ft.
6. If approved, the applicant can apply for a resubdivision (2023-3533-MRA) which would allow for the creation of three lots (14-E, 14-F, and 14-G) from the existing two lots (14C and 14D). The attached survey shows the proposed new lots to be 0.840 acres each.
7. If approved for the MHO Manufactured Housing Overlay, the applicant could apply for building permits to place a manufactured house on each lot.

Consistency with New Directions 2040

Residential Low-Intensity neighborhoods that are 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.

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.

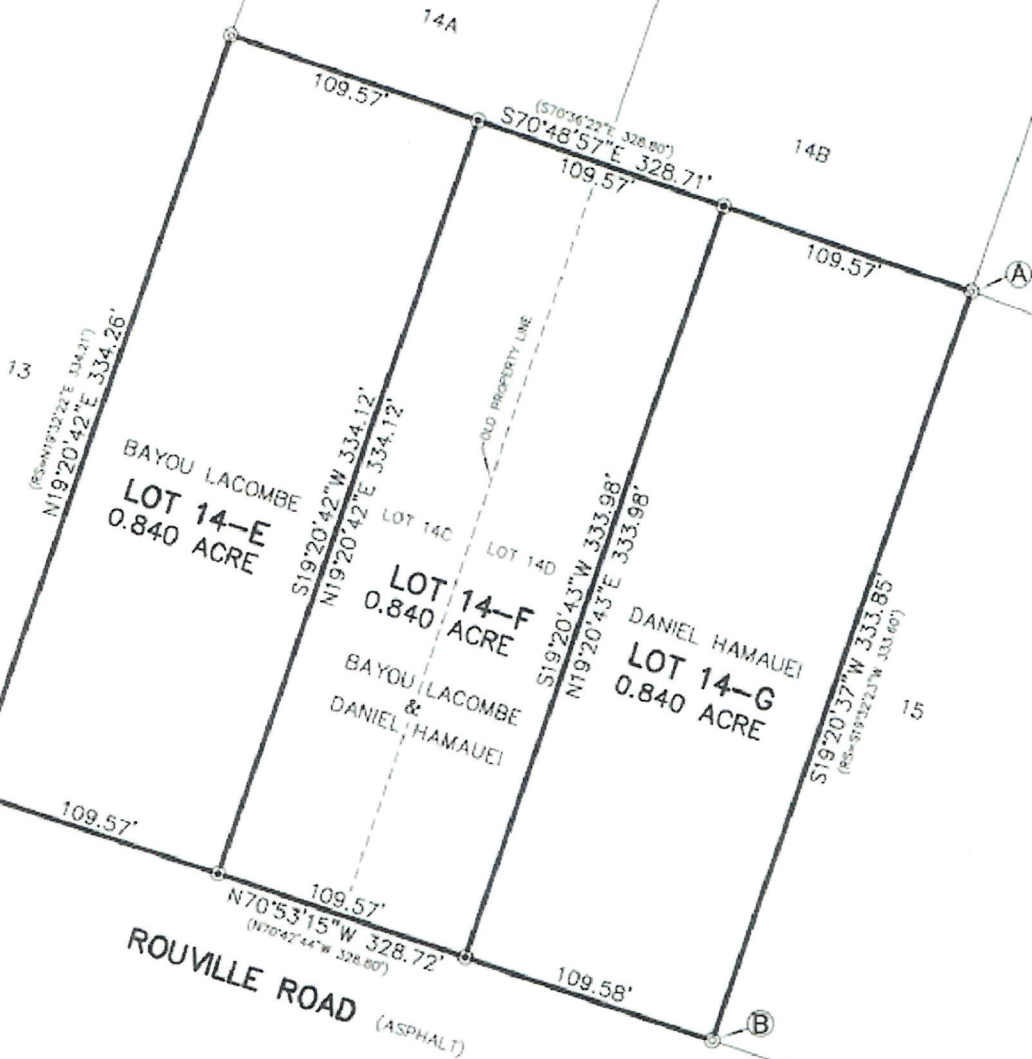




REFERENCE BEARING:
 From Iron Rod (A)
 to Iron Rod (B)
 S19°20'37"W
 (per Reference Survey No. 2)

E. RUTH ROAD (SIDE)

S. OAKLAWN DRIVE (SIDE)



LEGEND

- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY NO. 1

APPROVAL:

 DIRECTOR/DEPARTMENT OF ENGINEERING

 SECRETARY/PARISH PLANNING COMMISSION

 CLERK OF COURT

DATE FILED _____ FILE NO. _____

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0395 D, dated April 2, 1991.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Resubdivision for Rouville Land LLC by Ned R. Willson, Surveyor, dated 02/05/2007, filed in the St. Tammany Parish Clerk of Court Map File No. 4409C.
2. Survey for Melinda Glover by John G. Cummings, Surveyor, dated 06/08/2020, Job No. 20133.

503 N. JEFFERSON AVENUE
 COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
 FAX (985) 892-9250

PLAT PREPARED FOR: **DANIEL HAMAUEI & BAYOU LACOMBE**
 SHOWING A SURVEY OF: **RESUBDIVISION OF LOTS 14C & 14D INTO LOTS 14-E, 14-F & 14-G, ROUVILLE SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.**



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 23113

DATE: 06/16/2023

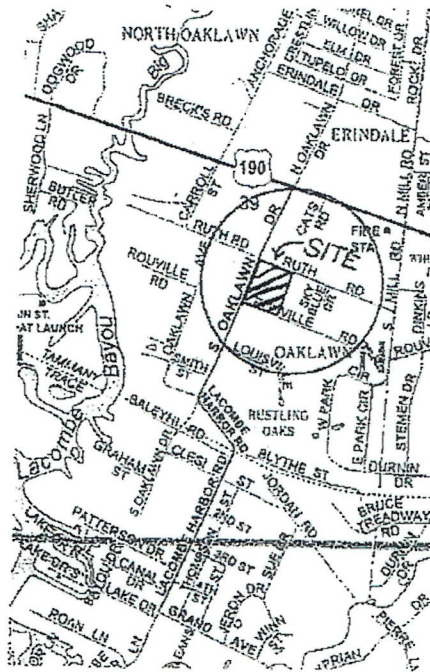
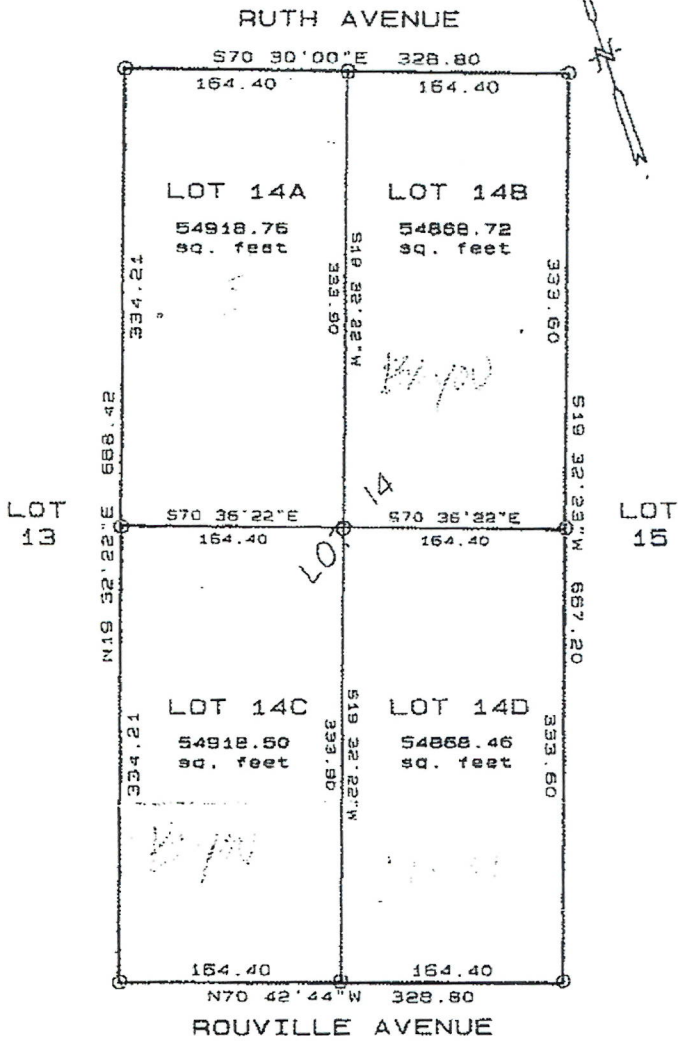
REVISED:

2023-3532-ZC

LEGAL DESCRIPTION:

A Resubdivision of LOT 14, Rouville Subdivision, St. Tammany Parish, Louisiana, into LOTS 14A, 14B, 14C, & 14D, as shown hereon.

2023-3532-ZC



Ron Kulla

SECRETARY ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

DATE FILED: 3-10-2007 MAP FILE NO. 4409 C

ST. TAMMANY PARISH CLERK OF COURT

CERTIFIED TO:
 ROUVILLE LAND, L.L.C.

This survey is based upon the description furnished by the client. There may be other survey made on the ground and shown on the plat.

