



ST. TAMMANY PAR

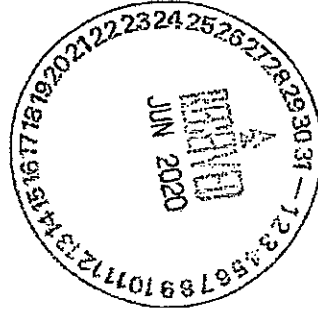
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 8

ZC DENIED: 6/30/2020

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: June 30, 2020

Case Number: 2020-1817-ZC

A-4 to A-4 & PUD

47.43 Acres on Carroll Road

2020-1817-ZC

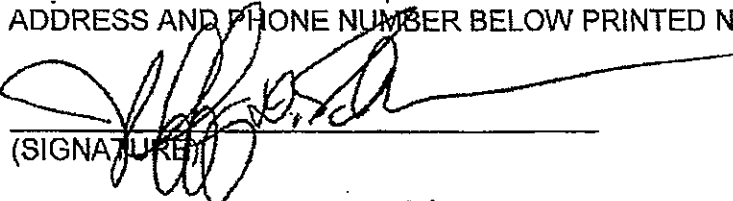
Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay)
Location:	Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell; S38 T9S R14E, Ward 9, District 12
Acres:	47.43 acres
Petitioner:	CKB Development, LLC – Kyle Bratton
Owner:	Lynnwood Ennis
Council District:	12

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 D. Schoen

ADDRESS: P.O. Box 1810, Covington, LA 70434

PHONE #: 985-892-4801

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1817-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: CKB Development, LLC – Kyle Bratton
OWNER: Lynnwood Ennis
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell
SIZE: 47.43 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban Residential
South	Undeveloped	A-3 Suburban Residential
East	Residential	A-4 Single-Family Residential, NC-2 Indoor Retail and Service District and Slidell City Limits
West	Residential and Undeveloped	A-1 Suburban Residential

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS/ SUBDIVISION INFORMATION:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 47.43 acre subject property. The Bayou Bend subdivision is proposed to be developed with 140 lots with an average lot size of 50 x 120, or .138 acres.

Note that a concurrent application to rezone the subject property from A-3 Suburban Residential District to A-4 Single-Family Residential District has also been submitted (2020-1816-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision.

ACCESS

The site is proposed to be accessed through one boulevard type entrance which will extend from Carroll Road.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Provided as Required.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Bayou Liberty and On-Site Sewer Facilities
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

Zoning	Maximum density	Net Density
Existing A-3	2 units per acre	71 units
Requested A-4	4 units per acre	142 units

The proposal is for 140 lots, which meets the PUD requirements and the maximum allowable density of the requested A-4 Single-Family Residential designation; however, it almost doubles the number of units permitted under the existing A-3 zoning designation.

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 47.42 acres, requiring 11.855 acres of open space. The Bayou Bend PUD plan provides a total of 12.37 acres of greenspace and therefore exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	11.63 acres (94%)	Green Areas and Picnic Area
Active	.74 acres (.06%)	Playground and Walking Path

Comments:

- a. A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

Sec. 130-1672 - Purpose

1. *Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - The petitioned site provides five storm water management ponds and meets the minimum greenspace requirements for a PUD.
2. *Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*
 - The proposed PUD plan provides for lots of similar size to be developed with single-family residential dwellings on lots very similar in size. The setbacks and height restrictions provided are uniform for all development. There is no diversification or variation of residential uses provided.
3. *Functional and beneficial uses of open space areas.*
 - The majority of the greenspace provided is adjacent to five storm water management ponds and is partly comprised of areas labeled public maintenance and drainage servitudes. The proposed PUD is providing less than one acre of usable open space compared to the 12.78 acres that are required. Staff has concerns that while the provided greenspace meets the regulations required for a PUD, its allocation negates the intent for accessible and useable open space.
4. *Preservation of natural features of a development site.*
 - The site is currently comprised of an entirely undeveloped, wooded track of land. The PUD plan does provide for the maintenance of any canopy outside of "damaged trees, or trees required to be removed in order to adhere to the final design, and underbrush".
5. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
 - The PUD Plan proposes walking trails around the storm water management ponds and a playground/picnic area that is comprised of .06 acres. The active amenities provided for the 140 lot PUD is comprised of less than one acre of the required 12.73 acres of greenspace. The applicant must provide a complete Recreational Development Plan.
6. *Rational and economically sound development in relation to public services.*
 - The applicant has stated that Bayou Liberty Water Association will be the water provider and does have capacity to service the development. The proposed PUD will provide an on-site community sewer treatment plant.
7. *Efficient and effective traffic circulation, both within and adjacent to the development site.*
 - The proposed traffic circulation consists of one boulevard type entrance/exit onto Carroll Road and a majority 50 ft. asphalt public right-of-way throughout the subdivision.

8. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.

- The applicant has submitted a concurrent request to change the underlying zoning designation from A-3 Suburban District to A-4 Single-Family Residential District. Staff has determined this zoning designation is not compatible with surrounding development and will create a higher density than what is currently located in the surrounding neighborhoods.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed with new residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

As stated above, the proposed development meets some of the objectives of PUD and future land use plan; however, staff is not favor of the request, considering the significant increase in density the residential subdivision will create in the area.

The previous edition of the staff report included comments from the Department of Engineering which are not applicable to the petitioned rezoning and will be addressed at the preliminary phase if approved.

Case No.: 2020-1817-ZC

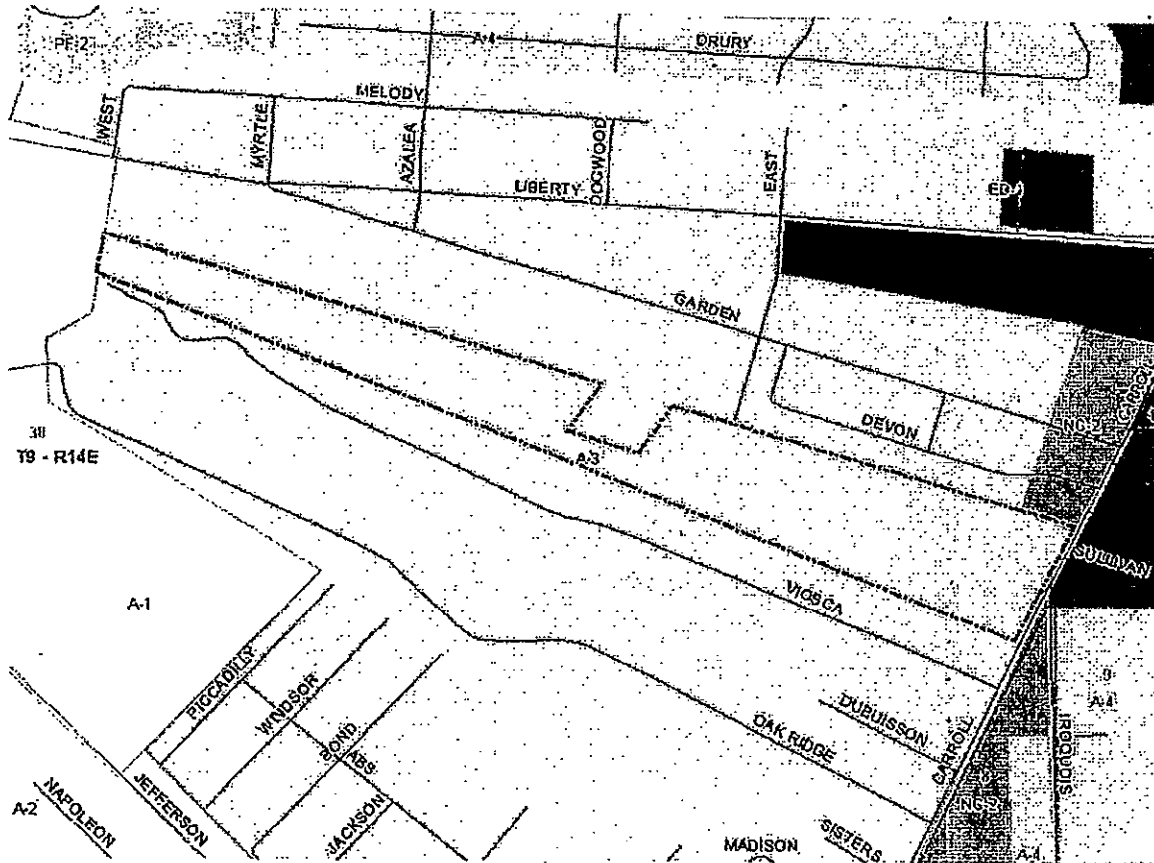
PETITIONER: CKB Development, LLC – Kyle Bratton

OWNER: Lynnwood Ennis

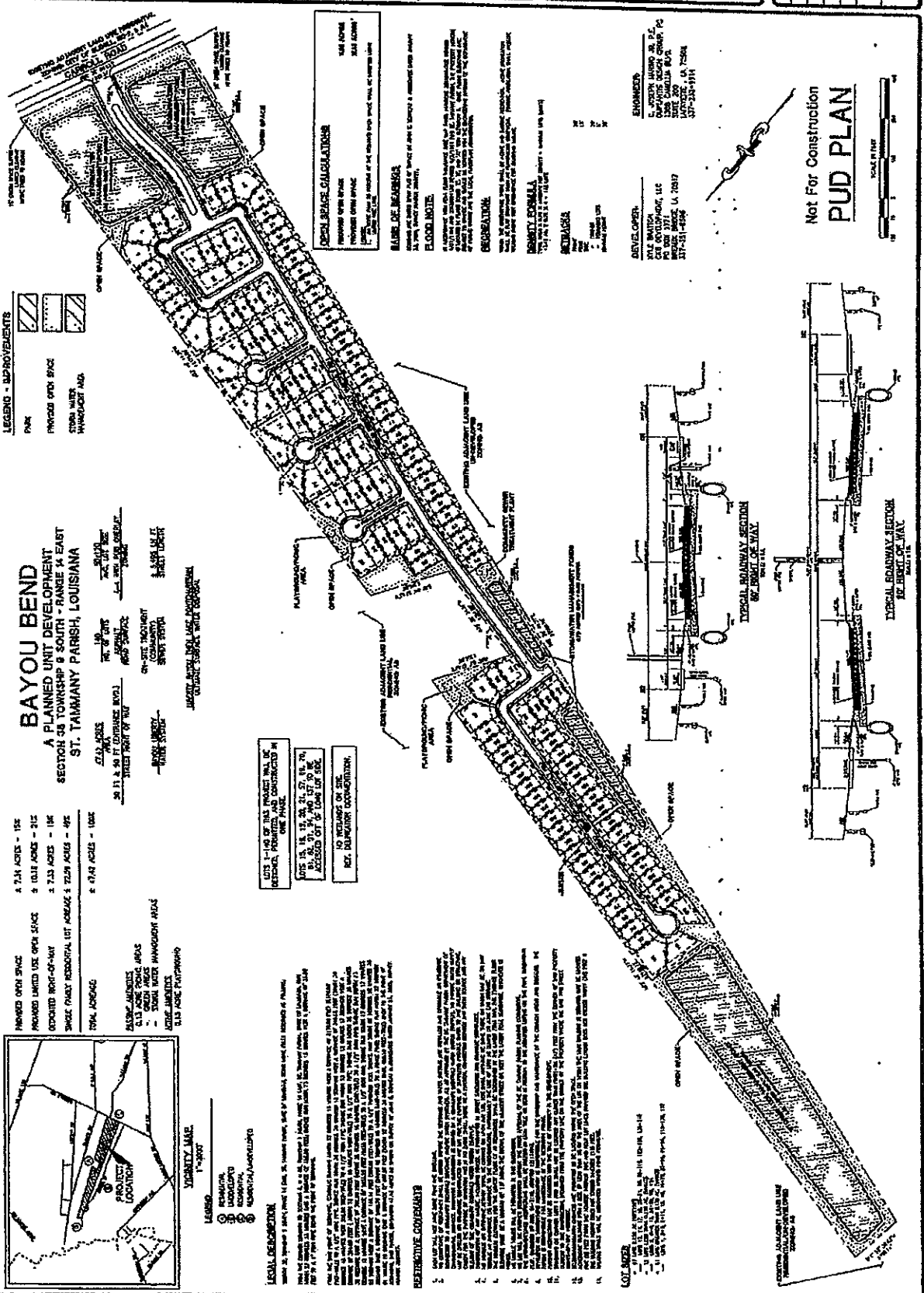
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single Family Residential District and PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell

SIZE: 47.43 acres



2020-1816-ZC and 2020-1817-ZC



BAYOU BEND
A PLANNED UNIT DEVELOPMENT
SECTION 33 TOWNSHIP 8 SOUTH - RANGE 14 EAST
ST. TAMMANY PARISH, LOUISIANA

PLANNED UNIT DEVELOPMENT

ACTS	ACRES
4.741 ACTS - 158	
5.031 ACTS - 212	
5.733 ACTS - 186	
5.729 ACTS - 96	
5.749 ACTS - 106	



OPEN SPACE CALCULATIONS

PROVIDED OPEN SPACE: 12.5 ACRES

STORM WATER MANAGEMENT: 1.5 ACRES

TOTAL OPEN SPACE: 14.0 ACRES

PLANNED UNIT DEVELOPMENT

4.741 ACTS - 158
5.031 ACTS - 212
5.733 ACTS - 186
5.729 ACTS - 96
5.749 ACTS - 106

LEGEND

- REVISIONS
- DATE
- BY

LOCAL DESCRIPTION

SECTION 33 TOWNSHIP 8 SOUTH - RANGE 14 EAST ST. TAMMANY PARISH, LOUISIANA

The project site is located in the unincorporated area of St. Tammany Parish, Louisiana, bounded by the following sections: Section 33 to the north, Section 34 to the east, Section 32 to the south, and Section 35 to the west. The project site is situated on the east side of the parish, bounded by the parish line to the west and the parish line to the east. The project site is bounded by the parish line to the north and the parish line to the south.

DEVELOPER'S COMMENTARY

The project is a planned unit development consisting of a residential development of approximately 100 units. The development is located on a 100-acre site in the unincorporated area of St. Tammany Parish, Louisiana. The development is bounded by the parish line to the west and the parish line to the east. The development is bounded by the parish line to the north and the parish line to the south.

OPENER'S COMMENTARY

The project is a planned unit development consisting of a residential development of approximately 100 units. The development is located on a 100-acre site in the unincorporated area of St. Tammany Parish, Louisiana. The development is bounded by the parish line to the west and the parish line to the east. The development is bounded by the parish line to the north and the parish line to the south.

ENGINEER'S COMMENTARY

The project is a planned unit development consisting of a residential development of approximately 100 units. The development is located on a 100-acre site in the unincorporated area of St. Tammany Parish, Louisiana. The development is bounded by the parish line to the west and the parish line to the east. The development is bounded by the parish line to the north and the parish line to the south.

PLANNED UNIT DEVELOPMENT

4.741 ACTS - 158
5.031 ACTS - 212
5.733 ACTS - 186
5.729 ACTS - 96
5.749 ACTS - 106

LEGEND

- REVISIONS
- DATE
- BY

LEGEND - IMPROVEMENTS

- PARK
- PROVIDE OPEN SPACE
- STORM WATER MANAGEMENT

LEGEND

- REVISIONS
- DATE
- BY

REVISIONS

NO.	DATE	BY

LEGEND - IMPROVEMENTS

- PARK
- PROVIDE OPEN SPACE
- STORM WATER MANAGEMENT

LEGEND

- REVISIONS
- DATE
- BY

REVISIONS

NO.	DATE	BY

LEGEND - IMPROVEMENTS

- PARK
- PROVIDE OPEN SPACE
- STORM WATER MANAGEMENT

LEGEND

- REVISIONS
- DATE
- BY

REVISIONS

NO.	DATE	BY

LEGEND - IMPROVEMENTS

- PARK
- PROVIDE OPEN SPACE
- STORM WATER MANAGEMENT

LEGEND

- REVISIONS
- DATE
- BY

REVISIONS

NO.	DATE	BY

LEGEND - IMPROVEMENTS

- PARK
- PROVIDE OPEN SPACE
- STORM WATER MANAGEMENT

LEGEND

- REVISIONS
- DATE
- BY

REVISIONS

NO.	DATE	BY

LEGEND - IMPROVEMENTS

- PARK
- PROVIDE OPEN SPACE
- STORM WATER MANAGEMENT

LEGEND

- REVISIONS
- DATE
- BY

REVISIONS

NO.	DATE	BY

LEGEND - IMPROVEMENTS

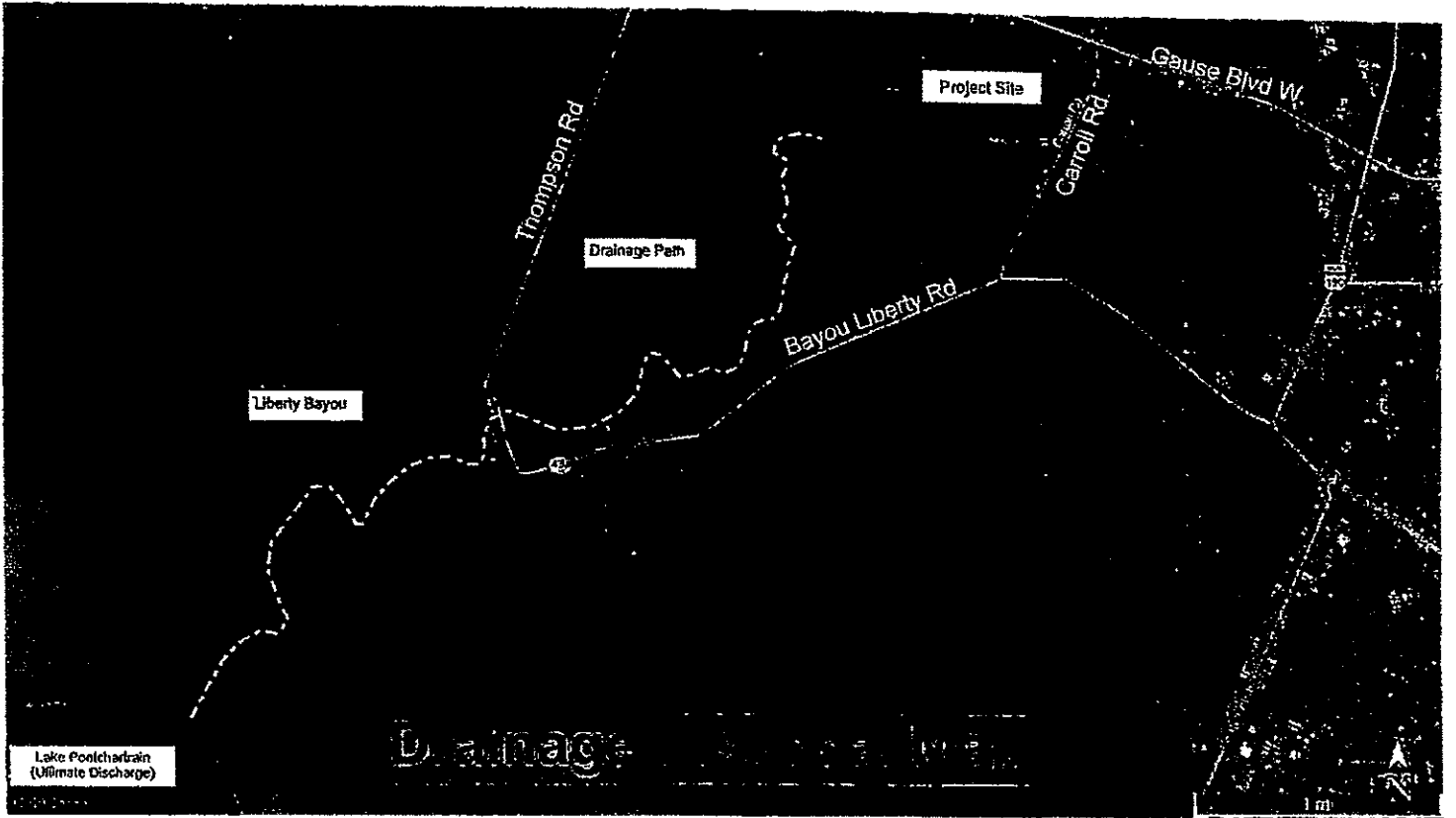
- PARK
- PROVIDE OPEN SPACE
- STORM WATER MANAGEMENT

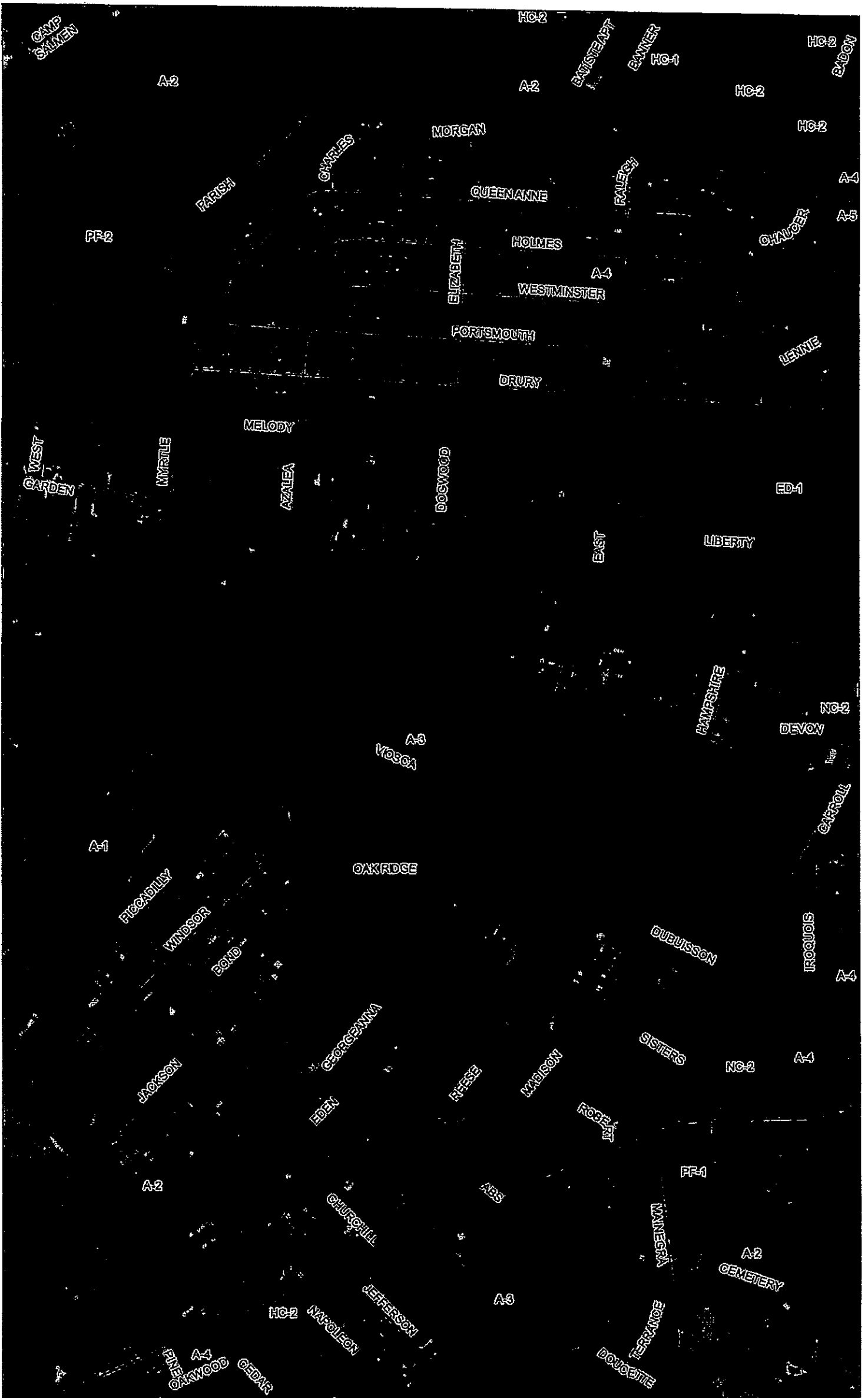
LEGEND

- REVISIONS
- DATE
- BY

REVISIONS

NO.	DATE	BY





CAMP SALMEN

A-2

HC-2

BANSTEADT

BANNER HC-1

HC-2
BLOOM

PARISH

CHARLES

MORGAN

HC-2

HC-2

QUEENANNE

RALEIGH

A-4

PF-2

ELIZABETH

HOLMES

CHAUCER

A-5

WESTMINSTER

PORTSMOUTH

LEWIS

DRURY

MELODY

WEST GARDEN

MYRTLE

AZALEA

DOGWOOD

ED-1

EAST

LIBERTY

HAMPSHIRE

NC-2

DEVON

A-3
VIOLET

CARROLL

A-1

OAKRIDGE

PIGABILLY

WINDSOR

BOND

DUBUISSON

IRQUIS

A-4

JACKSON

GEORGINA

SISTERS

NC-2

A-4

EDEN

HESE

WILSON

ROBERT

A-2

CHURCHILL

ABS

PF-1

MARGERY

A-2

GEMETERY

HC-2

WASHINGTON

JEFFERSON

A-3

PINE
OAKWOOD

A-4
CEDAR

TERRACE
DOUGLASS



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 9

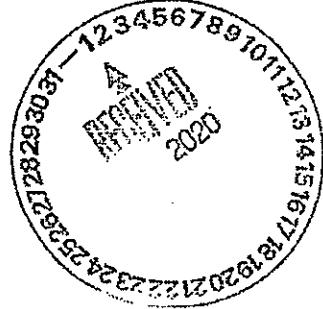
ZC DENIED: 6/23/2020

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: July 1, 2020

CASE 2020-1787-ZC



2020-1787-ZC

Existing Zoning:	A-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Proposed Zoning:	A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Location:	Parcel located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington; S27, T5S, R11E, Ward 2, District 2
Acres:	2 acres
Petitioner:	Vickylee M. Clelland
Owner:	Vickylee M.. Clelland & Laurie Anne Metevier
Council District:	2

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.

Laurie Metevier / Vickylee M. Clelland
 (SIGNATURE)

PRINT NAME: Laurie Metevier / Vickylee M. Clelland

ADDRESS: 19684 Jarrell Rd Covington, LA 70435

PHONE #: 985-273-9875

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1787-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 - Postponed

GENERAL INFORMATION

PETITIONER: Vickylee M. Clelland

OWNER: Vickylee M. Clelland and Laurie Anne Metevier

REQUESTED CHANGE: From A-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay

LOCATION: Parcel located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington

SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
South	Residential	A-1A Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
East	Residential	A-2 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
West	Residential	A-1A Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses - widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay. The site is located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The petitioned site is flanked by parcels that maintain the A-1A Suburban Residential zoning designation. A change in the site's zoning will allow for a higher density in the immediate area. As such, staff objects to the requested zoning change to the A-2 Suburban District designation.

The objective of the request is to allow for the parcel to be subdivided into two-one acre parcels, as shown on the attached survey.

Case No.: 2020-1787-ZC

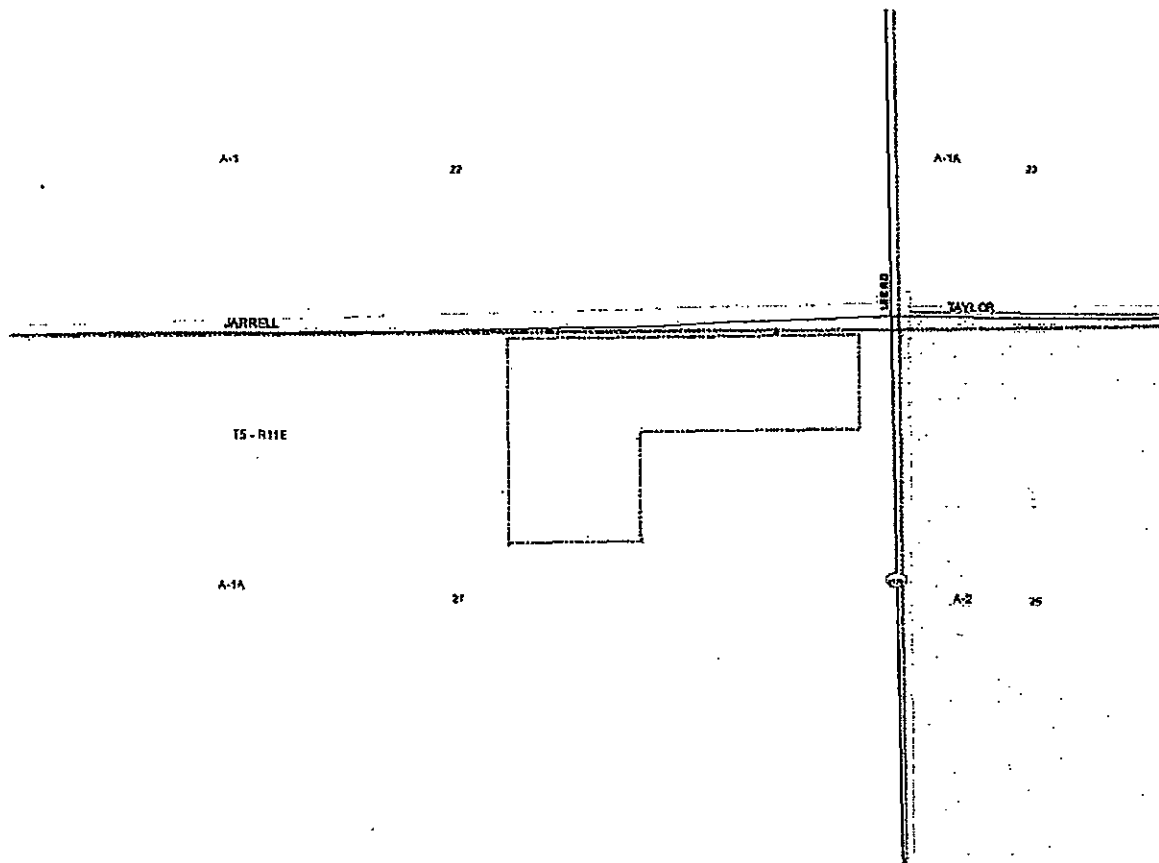
PETITIONER: Vickylee M. Clelland

OWNER: Vickylee M. Clelland and Laurie Anne Metevier

REQUESTED CHANGE: From A-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay

LOCATION: Parcel located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington

SIZE: 2 acres



2020-1787-ZC

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S88°55'07"W
(per Reference Survey No. 2)

POB is reported to be N89°51'06"E
1350.44' & N88°55'07"E 1312.61' from
the 1/4 Corner common to Sections
22 & 27, T5S, R11E.



APPROVAL:

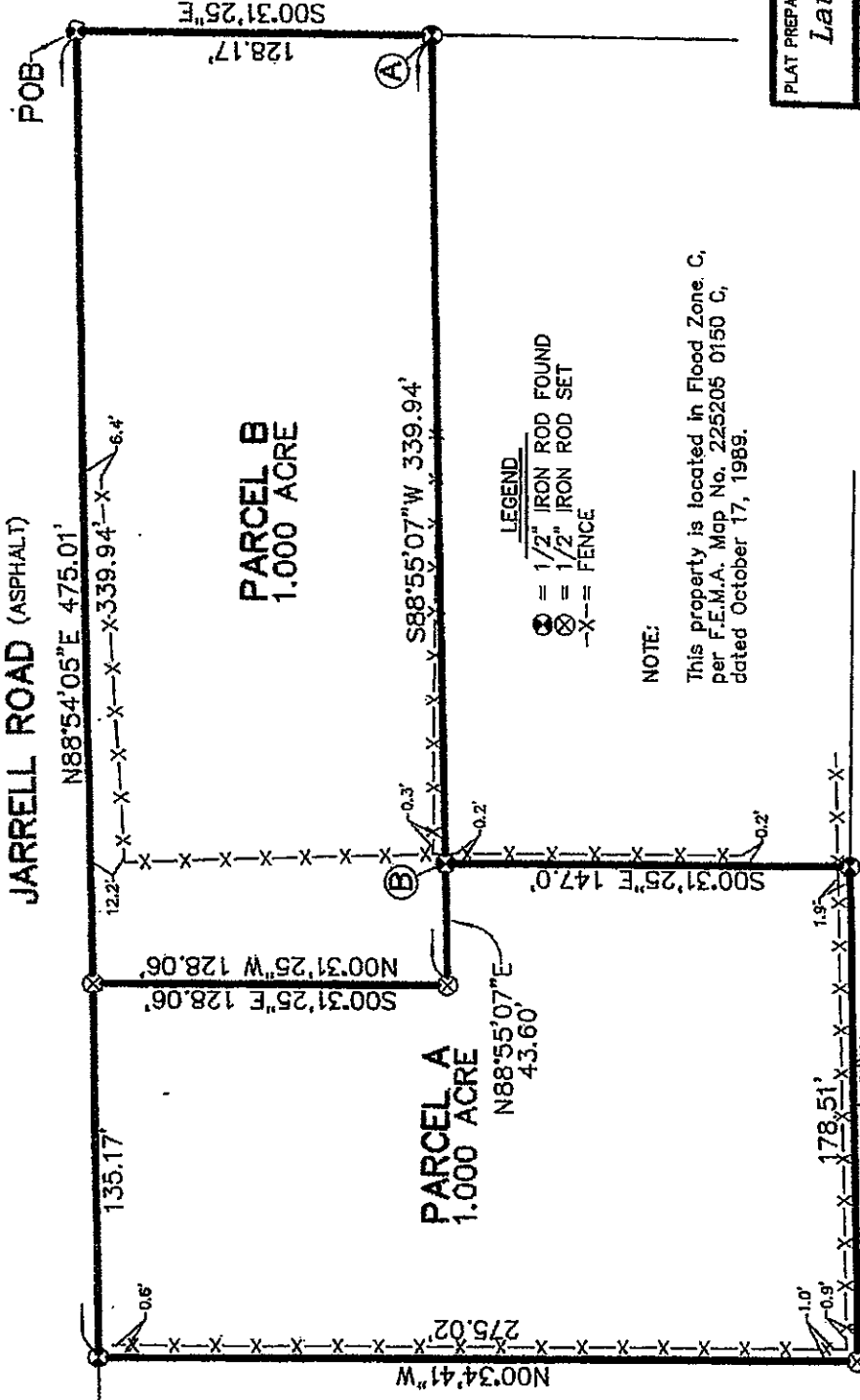
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

LOUISIANA HIGHWAY NO. 1129
(LEF ROAD)



PLAT PREPARED FOR:

Laurie Ann Metevier & Vicky Lee M. Clelland

SCALE 1" = 60'

DATE 7/26/2019

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.

PROFESSIONAL LAND SURVEYOR

A MINOR SUBDIVISION OF 2.000 ACRES INTO PARCELS A & B,
LOCATED IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

JOB NO.

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

(985) 892-1549 PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVE. COVINGTON, LA 70433

19153







APPEAL # 10

ZC DENIED: 7/7/2020

ST. TAMMANY PAR.

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: 7-13-2020

2020-1844-ZC

- 2. 2020-1844-ZC
- Existing Zoning: A-3 (Suburban District)
- Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
- Location: Parcel located on the northwest corner of Spruce Lane & Kay Drive, Lacombe; S33, and S34, T8S, R13E, Ward 7, District 11
- Acres: 1.03 acres
- Petitioner: Jason Patrick Godwin
- Owner: Sheryl Pasqua Godwin
- Council District: 11

POSTPONED FROM 6/24/2020 MEETING

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.

Sheryl Pasqua Godwin
(SIGNATURE)

PRINT NAME: Sheryl Godwin

ADDRESS: 36 Miller & Creech Lane, Slidell, La 70458

PHONE #: 985-640-6407

ZONING STAFF REPORT

Date: 6/15/2020

Case No.: 2020-1844-ZC

Posted: 6/12/2020

Meeting Date: July 7, 2020

Determination: Denied

Prior Action: June 24, 2020 - Postponed

GENERAL INFORMATION

PETITIONER: Jason Patrick Godwin

OWNER: Sheryl Pasqua Godwin

REQUESTED CHANGE: From A-3 Suburban District and A-3 Suburban District and MHO
Manufactured Housing Overlay

LOCATION: Parcel located on the corner of Spruce Lane and Kay Drive, Lacombe

SIZE: 1.03 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Spruce Lane -	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good
Kay Drive -	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the corner of Spruce Lane and Kay Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff does not object to the request as it adheres to the subject property's comprehensive plan designation.

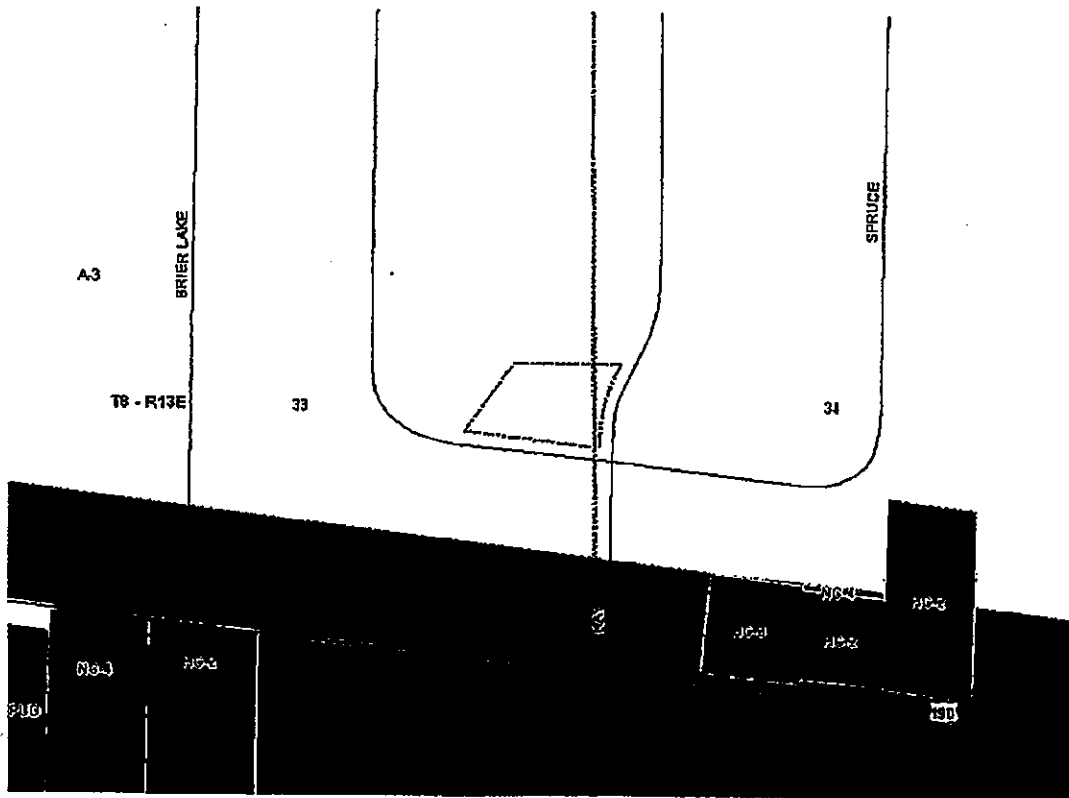
Case No.: 2020-1844-ZC

PETITIONER: Jason Patrick Godwin

OWNER: Sheryl Pasqua Godwin

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

SIZE: 1.03 acres



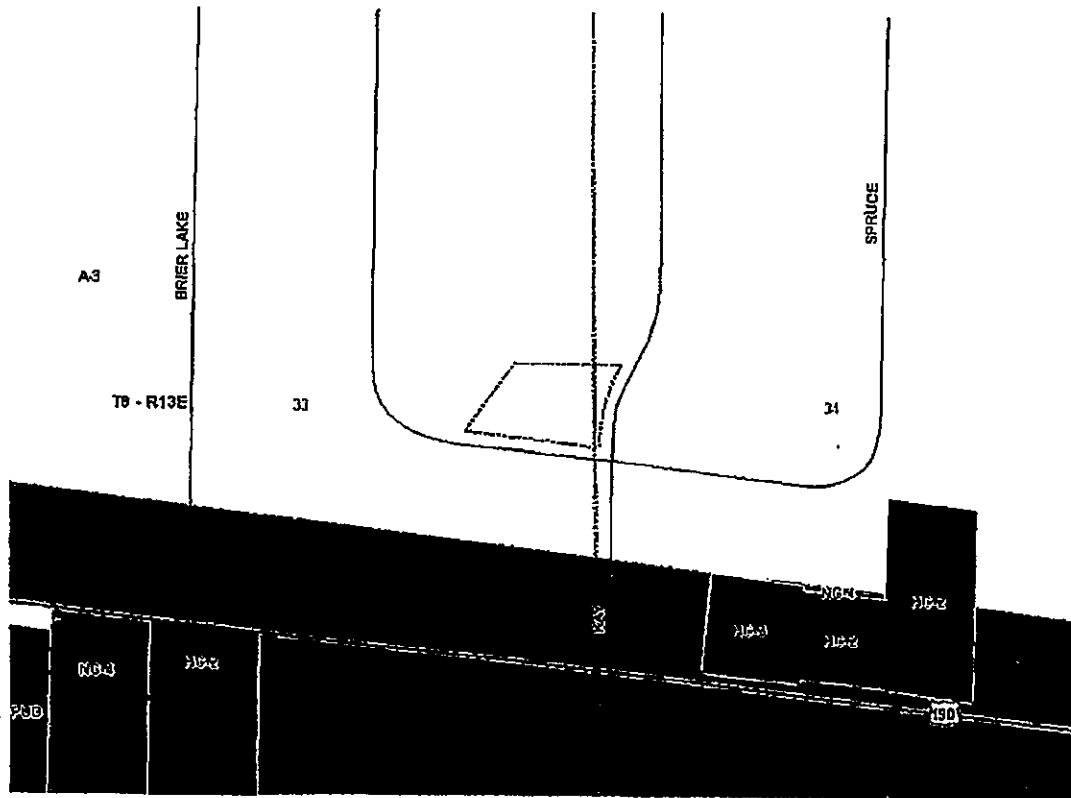
Case No.: 2020-1844-ZC

PETITIONER: Jason Patrick Godwin

OWNER: Sheryl Pasqua Godwin

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

SIZE: 1.03 acres



2020-1844-ZC

St. Tammany Clerk of Court - File#380A - MAPS MAY NOT PRINT TO SCALE

RURAL LAND USE

Street to
indicated
not con-
ced

