



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

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Kevin Davis

Parish President

*Appeal #10
ZC Approved 5/3/05*

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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: MAY 3, 2005

(Reference Case on Zoning Commission Agenda)

CP 05-05-053 BLANKET CONDITIONAL USE

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

Carlo Hernandez 05-13-05
(SIGNATURE)

CARLO HERNANDEZ

2818 MESA COURT

MANDEVILLE, LA 70448-8479

PHONE #: 985 626-7578



CP05-05-053 - Use: Blanket Conditional Use

Zoning: SA (Suburban Agricultural) District

Location: Blanket Conditional Use to waive the public hearing process for Forest Glen Subdivision, S48, T8S, R12E, Ward 4 & 7, District 7

Council District: 7

CONDITIONAL USE PERMIT STAFF REPORT

Date: April 8, 2005
CASE NO.: CP05-05-053
Posted:

Meeting Date: May 3, 2005
Determination: Approved with staff comments

PROPOSED USE: Blanket Conditional Use
PREVIOUS/CURRENT USE: Mobile Home/Undeveloped
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Blanket Conditional Use to waive the public hearing process for Forest Glen Subdivision; S48, T8S, R12E; Ward 4 & 7, District 7

ACCESS ROAD INFORMATION

Type: Parish

SITE ASSESSMENT

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction

North

South

East

West

Land Use

Mobile Home/Undeveloped

Mobile Home/Undeveloped

Mobile Home/Undeveloped

Mobile Home/Undeveloped

Zoning

SA (Suburban Agricultural) District

SA (Suburban Agricultural) District

SA (Suburban Agricultural) District

SA (Suburban Agricultural) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

In October, 2002, the council approved an ordinance, requiring conditional use permit approval from the Zoning Commission, in order to place a mobile home on a property zoned SA (Suburban Agricultural) District, inside the Growth Management Area of St. Tammany Parish. A considerable number of conditional use permit applications have been submitted to the Planning Department for review since October 2002, particularly in the Forest Glen Subdivision (located on the south side on the north side of US Highway 190 in Lacombe, in Section 48, Township 8 South, Range 12 East, Ward 4 & 7, District 7). There are a large number of mobile homes in the Forest Glen Subdivision. Also, all the conditional use permits, submitted for review since October 2002, have been approved by the Zoning Commission.

Considering the number of mobile homes in the subdivision and the increasing number of requests to place a mobile home in the area, the staff recommends the approval of a blanket conditional use for the subdivision. The purposes of the blanket conditional use would be to waive the public hearing process for the placement of mobile home in the Forest Glen Subdivision. Minimum standards would be imposed, in order to obtain approval of the administrative permit. If the applicant does not meet the requirements, a conditional use permit application would have to be reviewed and approved by the Zoning Commission prior to the issuance of a building permit. Note that a blanket conditional use, waiving the public hearing process, has already been granted for Lake Ramsey Heights, Lake Vista & Ramsey Estates & Tammany Hills Subdivisions.

The proposed blanket conditional use would affect the north and south sides of North & South Mimosa Drive, East & West Birch, East and West Chestnut Street, East and West Elm Street, East & West Sycamore Street, East and West Spruce Street, Jackson Street, North 33rd Street and North 25th Street.

STAFF RECOMMENDATIONS:

The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Only one habitable structure per lot is allowed.
2. The minimum floor area of the mobile/manufactured home shall not be less than 720 square feet.
3. The mobile home shall be less than 2 years old prior to the issuance of the building and administrative permit. The Parish may issue a permit if the mobile/manufactured home is more than 2 years old provided that it is in excellent shape. The mobile/manufactured home shall be in good repair, with no damaged windows, roof, siding or doors. A photograph must be submitted prior to the issuance of the permit.
4. Considering that the most of the lots in the subdivision do not meet the minimum lot size of 22,500 square feet under SA (Suburban Agricultural) District, the lot of record setback requirements apply. The required setbacks shall be 25' from the front, 20% of the lot depth or 25 feet, whichever is lesser in the rear & 5 feet on each side of the lot. However, for corner lots, there shall be a side yard setback from the side street of not less than 10 feet.
5. Skirting must be affixed to the proposed structure, which will produce a harmonious effect with the structure, whether by material colors, lattice or paint.
6. All on site grading must be completed including the installation of a driveway with a wearing surface of gravel, limestone, asphalt, concrete or other materials which may be of a higher quality.
7. The conditions of the administrative permit will be incorporated and become part of the approved building permit. The Parish reserves the right to deny occupancy or disconnect temporary electricity based on the failure to meet the requirements of the administrative permit.
8. Prior to releasing the occupancy of the structure, the applicant by written notice shall certify that all of the requirements as stipulated in the administrative permit have been met.
9. The applicant may request an extension of up to 60 days to complete the required skirting and/or landscaping conditions.
10. A mobile home or a site built structure, which is intended to be used as a second residence; or guest house/garage apartment, is prohibited.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

