AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, JUNE 5, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 1, 2018 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. **2018-917-ZC**
   - Existing Zoning: A-3 (Suburban District)
   - Proposed Zoning: PF-1 (Public Facilities District)
   - Location: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14
   - Acres: 3.44 acres
   - Petitioner: Jeffrey Schoen
   - Owner: Faith Bible Church of Slidell - Alfred N. Young
   - Council District: 14
   - POSTPONED FROM THE 5/1/2018 MEETING

2. **2018-1007-ZC**
   - Existing Zoning: A-2 (Suburban District)
   - Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
   - Location: Parcel located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litolf Subdivision, 23083 Kilgore Street, Mandeville, S18, T7S, R12E, Ward 4, District 7.
   - Acres: 1.01 acres
   - Petitioner: Amanda Roberts
   - Owner: Amanda Roberts
   - Council District: 7
AGENDA  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. TUESDAY, JUNE 5, 2018  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

3. **2018-1013-ZC**  
   Existing Zoning: A-1 (Suburban District)  
   Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
   Location: Parcel located on the north side of Defries Road, east of LA Highway 25, S15, T5S, R10E, Ward 2, District 3.  
   Acres: 4.1 acres  
   Petitioner: George Rodriguez  
   Owner: George Rodriguez  
   Council District: 3

4. **2018-1016-ZC**  
   Existing Zoning: A-3 (Suburban District)  
   Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
   Location: Parcel located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie, S13, T8S, R14E, Ward 8, District 9.  
   Acres: 6000 sq. ft.  
   Petitioner: Brenda Gayle Holden  
   Owner: Brenda Gayle Holden  
   Council District: 9

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
ROLL CALL
Present: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Randolph
Absent: Richardson
Staff Present: Helen Lambert, Cara Bartholomew, Tayler Gaines, Carlin Riles

CALL TO ORDER
The regular meeting of the St. Tammany Parish Zoning Commission called to order by Chairman, David Mannella.

INVOCATION
The Invocation presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance presented by Ms. Cazaubon.

APPROVAL OF THE APRIL 3, 2018 MINUTES
Randolph moved, second by Willie.
Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Randolph
Nay:

POSTPONING OF CASES:
2017-727-ZC- Postponed to August 7, 2018
2018-917-ZC- Postponed to June 5, 2018
2018-974-ZC- Postponed Indefinitely

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2017-727-ZC-Postponed until 8/7/18
Existing Zoning: A-3 (Suburban District) & A-4 (Single Family Residential District)
Proposed Zoning: A-6 (Multiple Family Residential District)
Acres: 17.69 acres
Representative: Paul Mayronne
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2, S14, T75, R11E, Ward 3, District 5.
Council District: 5
Cazaubon moved, second by Fitzmorris.
Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
Randolph
Nay:
2. 2017-885-ZC—Approved

Existing Zoning: A-3 (Suburban District), HC-1 (Highway Commercial District) & NC-1 (Professional Office District)

Proposed Zoning: HC-2A (Highway Commercial District)

Location: Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road, S15, T7S, R11E, Ward 3, District 5

Size: 10.44 acres

Petitioner: Fourth Chukker, LLC - Catherine Alba

Owner: The Estate of Zeno Alvin Patecek

Council District: 5

POSTPONED FROM THE 4/3/2018 MEETING

Richard moved, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm

Nay:

3. 2018-913-ZC—Withdrawn

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: A-4A (Single-Family Residential District)

Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5

Acres: 7.11 acres

Petitioner: Brian Barraco

Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto

Council District: 5

4. 2018-914-ZC—Approved as Amended

Existing Zoning: A-4 (Single-Family Residential District) & A-3 (Suburban District)

Proposed Zoning: MD-1 (Medical Residential District-10.58 acres) & A-4A (Single-Family Residential District-7.11 acres)

Acres: 17.69 acres

Petitioner: Brian Barraco

Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto

Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5.

Council District: 5

POSTPONED FROM THE 3/6/2018 MEETING

Randolph moved to approve with amendments, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm

Nay:

5. 2018-917-ZC—Postponed until 6/5/2018

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: PF-1 (Public Facilities District)

Location: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14

Acres: 3.44 acres

Petitioner: Jeffrey Schoen

Owner: Faith Bible Church of Slidell - Alfred N. Young

Council District: 14

POSTPONED FROM THE 4/3/2018 MEETING

Davis moved to postpone, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm

Nay:
MAY 1, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

6. **2018-918-ZC-Denied**
   - **Existing Zoning:** A-2 (Suburban District)
   - **Proposed Zoning:** A-7 (Multiple Family Residential District)
   - **Location:** Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision, S19, T7S, R12E, Ward 4, District 5
   - **Acres:** 2.988 acres
   - **Petitioner:** Black Oak Holdings, LLC C/O Jeffrey D. Schoen
   - **Owner:** June Barrios Wiley C/O Jeffrey D. Schoen
   - **Council District:** 5
   - **POSTPONED FROM THE 4/3/2018 MEETING**
   - Drumm moved to deny, second by Davis.
   - **Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm
   - **Nay:** Doherty
   - Cazaubon moved to postpone 1 month, second by Doherty.
   - **Yea:** Cazaubon, Lorren, Mannella, Doherty
   - **Nay:** Richard, Willie, Davis, Fitzmorris, Drumm, Randolph

7. **2018-919-ZC-Denied**
   - **Existing Zoning:** I-2 (Industrial District)
   - **Proposed Zoning:** A-7 (Multiple Family Residential District)
   - **Acres:** 13.6 acres
   - **Petitioner:** Black Oak Holdings, LLC C/O Jeffrey D. Schoen
   - **Owner:** Estate of John Christakis, Nektarios Christakis, Maria C. Stokes C/O Jeffrey D. Schoen
   - **Location:** Parcel located on the north side of Strain Road, east of LA Highway 59, S19, T7S, R12E, Ward 4, District 5.
   - **Council District:** 5
   - **POSTPONED FROM THE 4/3/2018 MEETING**
   - Davis moved to deny, second by Lorren.
   - **Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm
   - **Nay:** Randolph
   - Cazaubon moved to postpone 1 month, second by Doherty.
   - **Yea:** Cazaubon, Lorren, Mannella, Doherty
   - **Nay:** Richard, Willie, Davis, Fitzmorris, Drumm, Randolph

8. **2018-949-ZC-Approved**
   - **Existing Zoning:** A-1 (Suburban District)
   - **Proposed Zoning:** A-2 (Suburban District)
   - **Acres:** 14.80 acres
   - **Petitioner:** Adrian Spell
   - **Owner:** Adrian Spell
   - **Location:** Parcel located on the south side of Sidney Spell Road, east of House Creek Road, S6 & S2, T5S, R12E, Ward 2, District 6.
   - **Council District:** 6
   - Cazaubon moved, second by Willie.
   - **Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
   - **Nay:** Randolph
9. **2018-970-ZC-Approved**

   **Existing Zoning:** A-6 (Multiple Family Residential District)
   **Proposed Zoning:** A-4A (Single-Family Residential District)
   **Acres:** 11,400 sq. ft.
   **Petitioner:** David & Brandi Chautin
   **Owner:** David & Brandi Chautin
   **Location:** Parcel located on the north side of Lakeview Drive, being lot 45, Eden Isles, Unit 2A & 210 Lakeview Drive, Slidell, Ward 9, District 13.
   **Council District:** 13

   **Davis moved, second by Fitzmorris.**

   **Yeas:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm
   **Nays:** Absent: Willie

10. **2018-971-ZC-Approved**

   **Existing Zoning:** A-3 (Suburban District)
   **Proposed Zoning:** A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
   **Acres:** 7.25 acres
   **Petitioner:** Richard H. & Lupita N. Sorensen
   **Owner:** Richard H. & Lupita N. Sorensen
   **Location:** Parcel located on the east side of Rick Sorensen Road, north of Rheusaw Crawford Road, S21, T7S, R14E, Ward 6, District 6.
   **Council District:** 6

   **Cazaubon moved, second by Willie.**

   **Yeas:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph
   **Nays:** Absent: Drumm

11. **2018-974-ZC-Postponed Indefinitely**

   **Existing Zoning:** A-2 (Suburban District) & RO (Rural Overlay)
   **Proposed Zoning:** NC-3 (Retail and Service District)
   **Acres:** 5.82 acres
   **Petitioner:** Dawn Park Pekarik & Juraj Pekarik
   **Owner:** Dawn Park Pekarik & Juraj Pekarik
   **Representative:** Jeffrey D. Schoen
   **Location:** Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell, S38, T9S, R14E, Ward 9, District 11.
   **Council District:** 11

   **Richard moved to postpone, second by Cazaubon.**

   **Yeas:** Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Randolph
   **Nay:** Drumm

**OLD BUSINESS**
None

**NEW BUSINESS**
None

**ADJOURNMENT**
ZONING STAFF REPORT

Date: 5/25/2018
Case No.: 2018-917-ZC
Prior Action: Postponed 05/01/18

Meeting Date: 6/5/2018
Determination: Approved, Amended, Postponed, Denied

Posting: 05/18/18

GENERAL INFORMATION

PETITIONER: Jeffrey Shoen

OWNER: Faith Bible Church of Slidell - Alfred N. Young

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell; S13, T9S, R14E, Ward 8, District 14

SIZE: 3.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish
Road Surface: 2 lane asphalt
Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Church</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-3 Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:

Existing development: Yes
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 from A-3 Suburban District to PF-1 Public Facilities District. This site is located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection, considering that the objective of the request is to bring the existing use in compliance with the appropriate zoning district.

Note that the site is currently developed with a church, which was originally approved under conditional use permit.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 Public Facilities District designation be approved.
Case No.: 2018-917-ZC

PETITIONER: Jeffrey Shoen

OWNER: FAITH BIBLE CHURCH of Slidell - Alfred N. Young

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell; S13, T95, R14E; Ward 8, District 14

SIZE: 3.44 acres
GENERAL INFORMATION

PETITIONER: Amanda Roberts
OWNER: Amanda Roberts
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litolff Subdivision, 23083 Kilgore Street, Mandeville; S18, T7S, R12E; Ward 4, District 7
SIZE: 1.01 acres

ACCESS ROAD INFORMATION
Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential &amp; Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential &amp; Undeveloped</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-2 Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development: Yes Multi occupancy development: Yes

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 from A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litolff Subdivision, 23083 Kilgore Street, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

Note that the objective of the request is to allow for the placement of a manufactured home under 1000 sq.ft., as a guest house, in the rear of the property.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2018-1007-ZC

PETITIONER: Amanda Roberts

OWNER: Amanda Roberts

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litolff Subdivision, 23083 Kilgore Street, Mandeville; S18, T7S, R12E; Ward 4, District 7

SIZE: 1.01 acres
A RESUBDIVISION OF LOTS 34 AND THE EAST 1/2 OF LOT 35 INTO LOTS 34 AND 35-B, SQUARE 3, LITOLFF SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

APPROVAL:
Ron Keller
SECRETARY–PLANNING COMMISSION

Melanie B. Janell
CLERK OF COURT
3–28–2006
FILE NO. 41846

PLAT PREPARED FOR:
Amanda Roberts

SHOWING A SURVEY OF:
A RESUBDIVISION OF LOTS 34 AND THE EAST 1/2 OF LOT 35, SQUARE 3, LITOLFF SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.
ZONING STAFF REPORT

Date: 5/25/2018
Case No.: 2018-1013-ZC
Meeting Date: 6/5/2018
Determination: Approved, Amended, Postponed, Denied

Posted: 05/18/18

---

GENERAL INFORMATION

PETITIONER: George Rodriguez
OWNER: George Rodriguez

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Defries Road, east of LA Highway 25; S15, T5S, R10E; Ward 2, District 3

SIZE: 4.1 acres

---

ACCESS ROAD INFORMATION

Type: Parish
Road Surface: 2 lane asphalt
Condition: Good

---

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Residential &amp; Vacant</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-1 Suburban District</td>
</tr>
</tbody>
</table>

EXISTING LAND USE:
Existing development: Yes
Multi occupancy development: Yes

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 from A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Defries Road, east of LA Highway 25. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay, however, there is no compelling reason to recommend approval of the zoning change request to A-2 Suburban District, considering that the site is surrounded by A-1Zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 Suburban District designation be denied and for the request to MHO Manufactured Housing Overlay designation be approved.
Case No.: 2018-1013-ZC

PETITIONER: George Rodriguez

OWNER: George Rodriguez

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Defries Road, east of LA Highway 25; S15, T5S, R10E; Ward 2, District 3

SIZE: 4.1 acres
ZONING STAFF REPORT
Date: 5/25/2018
Meeting Date: 6/5/2018
Case No.: 2018-1016-ZC
Determination: Approved, Amended, Postponed, Denied
Posted: 05/18/18

GENERAL INFORMATION

PETITIONER: Brenda Gayle Holden

OWNER: Brenda Gayle Holden

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

LOCATION: Parcel located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie; S13, T8S, R14E, Ward 8, District 9

SIZE: 6000 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION
Type: Parish  Road Surface: 2 Lane Asphalt  Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Use</th>
<th>Surrounding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Manufactured Home</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>South</td>
<td>Manufactured Home</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>East</td>
<td>Manufactured Home</td>
<td>A-3 Suburban District</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Residence (Stick Built)</td>
<td>A-3 Suburban District</td>
</tr>
</tbody>
</table>

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 from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.
Case No.: 2018-1016-ZC

PETITIONER: Brenda Gayle Holden

OWNER: Brenda Gayle Holden

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

LOCATION: Parcel located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie; S13, T8S, R14E; Ward 8, District 9

SIZE: 6000 sq.ft.
LOT 1, SQ. 56, VILLAGE OF GUTHRIE, LOCATED NEAR THE TOWN OF PEARL RIVER IN SECTION 13, T-8-S, R-14, E ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: BRENDA HOLDEN
The combination of the north half and portion of the south half of Lot 4 into Lot 4-A; a lot line adjustment of 2.00 acres into Lot 4-C; a minor re-subdivision of the remainder of the south half of Lot 4 into Lots 4-B-1 & 4-B-2 and a servitude of access located in Section 05, T4S—R1OE, St. Tammany Parish, Louisiana.

Commencing point: Corner common to Sections 04 and 05 T4S—R1OE and Section 32 T4S—R1OE.

COMMENCING POINT:

CORNER COMMON TO:

SECTIONS 04 AND 05 T4S—R1OE AND SECTION 32 T4S—R1OE.