

NOTE TWO UPCOMING IMPORTANT ZONING MEETINGS

March 17th at 6 p.m. - Community Meeting
April 7th Zoning Commission Meeting - Vote of Zoning
Administrative Complex Council Chambers (21490 Koop Drive off Hwy. 59) in Mandeville

Gerry Veth and Denise Liuzza of our Board other concerned homeowners from our neighborhood and affected neighborhoods attended the St. Tammany Parish Zoning Commission meeting on March 3, 2015 at the Administrative Complex Council concerning rezoning.

Agenda information: Case No. ZC15-03-021.

Petitioner: JMB Development, LLC

Owner: FMG/LTL, L.L.C

Requested Change: From A-3 (Suburban District) to a A-4A (Single Family Residential District)

Location: Parcel located on the north and south sides of Dean Road, east of Robert Road; S25, T8S, R14E; Ward 8, District 8 & 9 was requested by.

Size: 34.07 acres

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: The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-4A (Single Family Residential District). The site is located on the north and south sides of Dean Road, each of Robert Road. The 2025 future land use plan calls for the area to be developed as Residential Infill which consists of new residential uses compatible with the existing surrounding. Considering that the site is abutting A-3 on the north and west sides and A-2 to the south, staff feels that there is no compelling reason to recommend approval to the requested zoning change to A-4A. Note that the requested zoning change could potentially create an increase in density from 2 units per acre to 6 units per acre.

During the meeting the petitioner asked the Council for a postponement of vote to have the opportunity to explain their “true” intent for the property development and to answer questions from the concerned citizens. The petitioner stated that they really did not want to build up to six units per acre and they would decide what they could do or wanted to do before the next meeting. The Zoning Commission said that no argument against the zoning change would be allowed because a postponement was requested. The process is to have a community meeting to discuss concerns (which they said should have already been done) and then in April at the next Zoning Commission meeting the case would be brought to a vote.

The general consensus of the homeowners from our area that attended was that the area was zoned to control and protect the area. If they really don't want to build six units an acre then there is no need for a zoning change. If they get the zoning change that would allow maximum future development.

Attendance at these two meetings is vital to show our concern and ensure the support of the Zoning Commission in our favor for this unwanted zoning change.