



# St. Tammany Parish **APPEAL # 5**

Dep

Covington, LA 70434  
Phone: (985) 898-2529  
Fax: (985) 898-3003  
e-mail: planning@stpgov.org

**Pat Brister**  
Parish President

**ZC APPROVED: 5/7/13**

**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 7, 2013

CASE NUMBER: ZC 13-05-030

ZC13-05-030

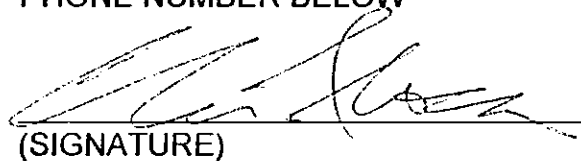
Existing Zoning:	A-1A (Suburban District) & HC-1 (Highway Commercial District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	4.913 acres
Petitioner:	Andrew Klein
Owner:	Mcubed Properties LLC
Location:	Parcel located on the east side of LA Highway 437, south of Brunning Road, S35, T5S, R11E, Ward 2, District 2
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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

  
(SIGNATURE)

Print name here: Charles Flocq

20140 Brunning Road  
Covington, LA 70435

PHONE # 985-392-9317  
cflocq@thebenzavco.com



# St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

**Pat Brister**  
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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

## APPEAL REQUEST

DATE: 5-14-13

CASE NUMBER:

9. ZC13-05-030

Existing Zoning: A-1A (Suburban District) & HC-1 (Highway Commercial District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Acres: 4.913 acres  
Petitioner: Andrew Klein  
Owner: Mcubed Properties LLC  
Location: Parcel located on the east side of LA Highway 437, south of Brunning Road, S35, T5S, R11E, Ward 2, District 2  
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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

*Rick Cassanova*  
(SIGNATURE)

Print name here: RICK CASSANOVA

2005 PONDEROSA PL

MANDVILLE LA 70448

PHONE # 504-577-5246

# ZONING STAFF REPORT

Date: April 29, 2013

Meeting Date: May 7, 2013

Case No.: ZC13-05-030

Determination: Approved as Amended to rezone 4.419 acres

Posted: 04/09/13

## GENERAL INFORMATION

**PETITIONER:** Andrew Klein  
**OWNER:** Mcubed Properties LLC  
**REQUESTED CHANGE:** From A-1A (Suburban District) & HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the east side of LA Highway 437, south of Brunning Road; S35, T5S, R11E; Ward 2, District 2  
**SIZE:** 4.419 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1A (Suburban District)
South	Undeveloped	HC-1 (Highway Commercial District)
East	Residential	A-1A (Suburban District)
West	Undeveloped	A-1A (Suburban District)

#### EXISTING LAND USE:

Existing development? No

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.

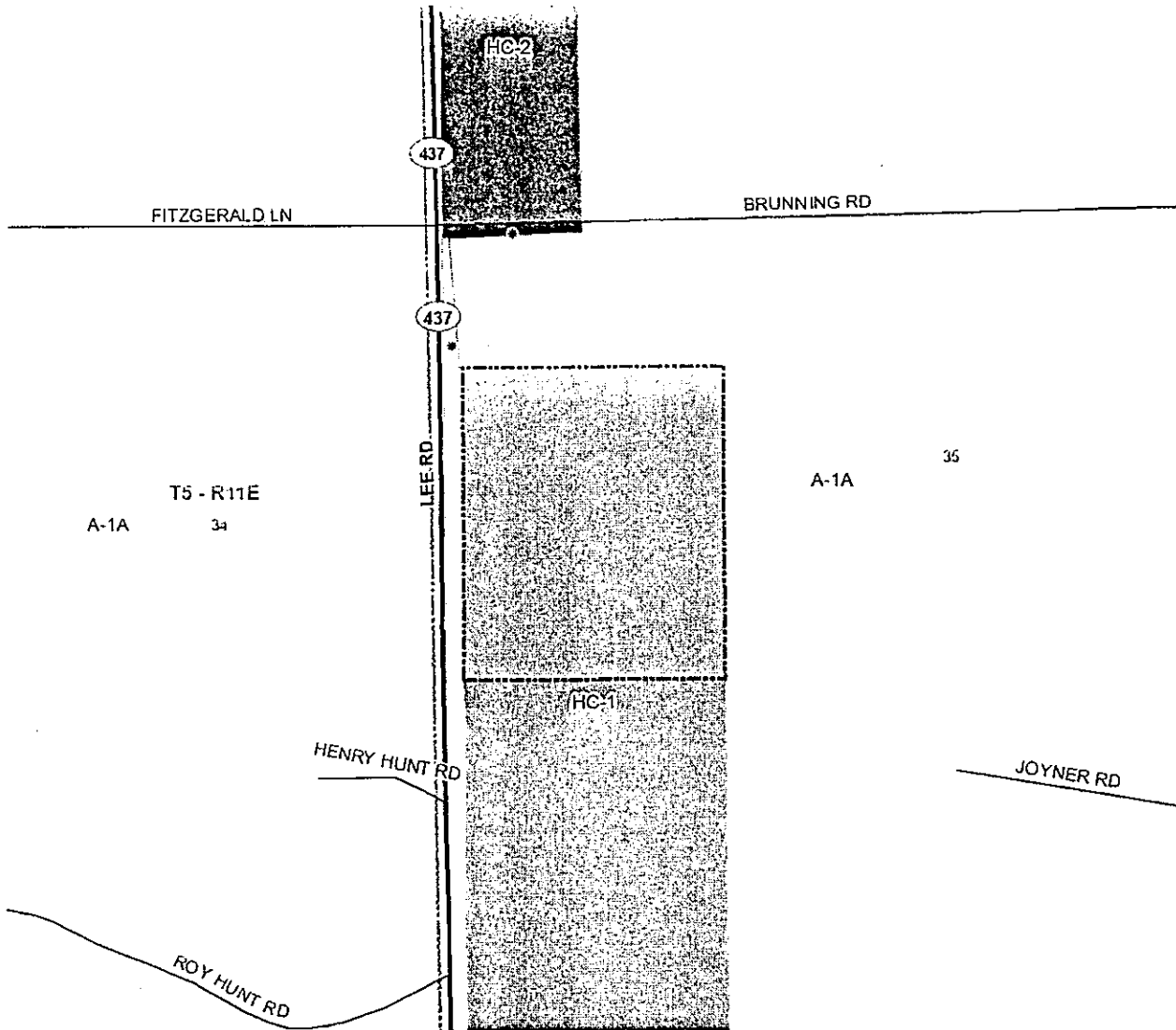
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) & HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District). The site is located on the east side of LA Highway 437, south of Brunning Road. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses. The site was rezoned from Rural to A-1A Suburban & HC-1 Highway Commercial District, through the Comprehensive rezoning in 2010. Staff feels that the current zoning is appropriate for the area and that there is no compelling reason to increase the intensity of the zoning. Note that the area is currently surrounded with undeveloped land and single family residences on large parcels of land.

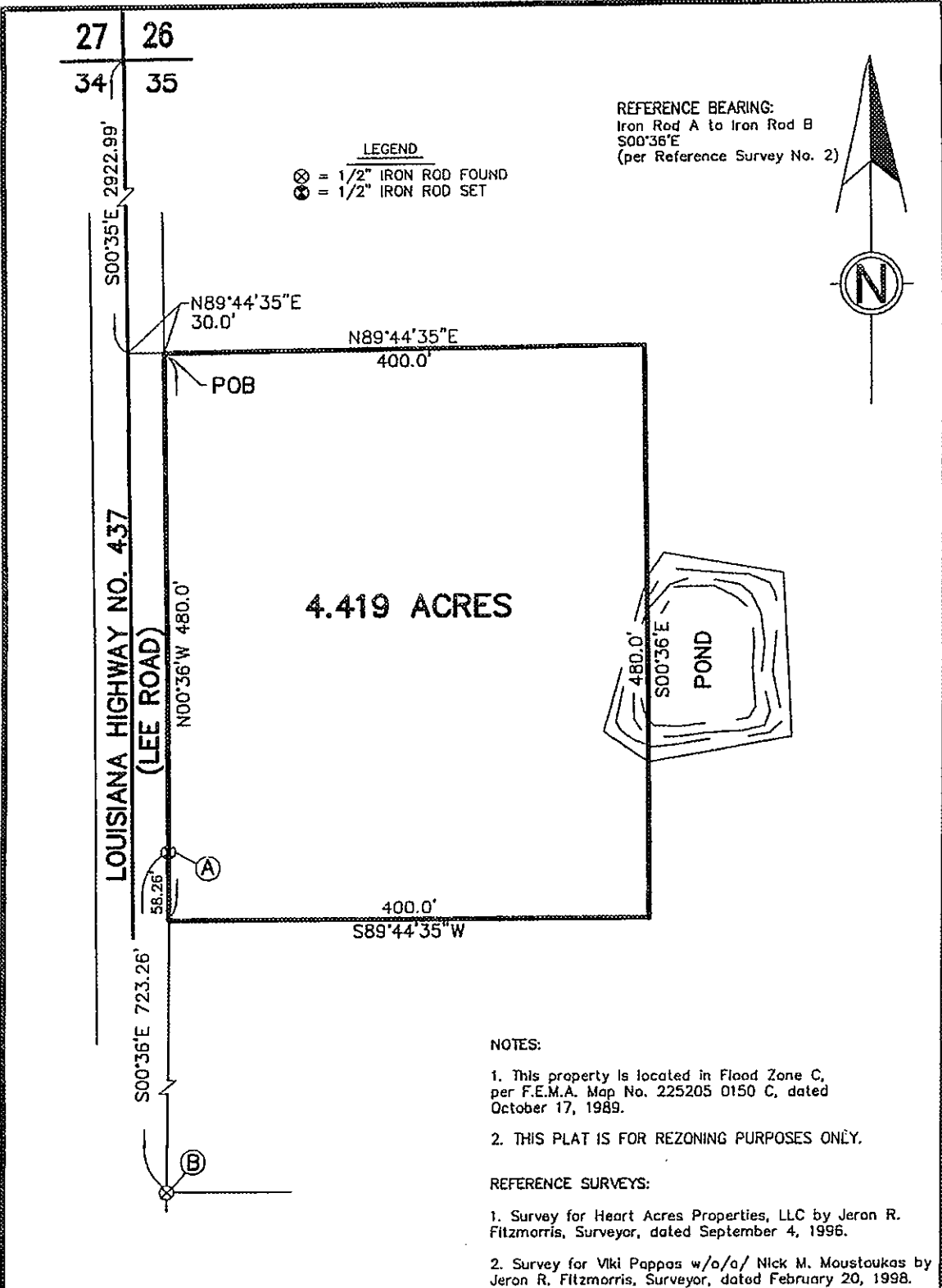
#### STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.

**CASE NO.:** ZC13-05-030  
**PETITIONER:** Andrew Klein  
**OWNER:** Mcubed Properties LLC  
**REQUESTED CHANGE:** From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the east side of LA Highway 437, south of Brunning Road;  
S35, T5S, R11E; Ward 2, District 2  
**SIZE:** 4.419 acres



2013-05030



PLAT PREPARED FOR: <i>Dorsey Development</i>		
SHOWING A SKETCH OF: A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.		
SCALE: 1" = 100'	JOB NO. 13053-B	DATE: _____
		REVISED: _____