



ZC DENIED: 10/16/2020

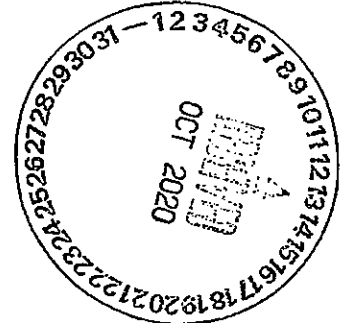
ST. TAMMANY PARISH

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: _____



2020-2024-ZC

Existing Zoning:	A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning:	A-2 (Suburban District) & RO (Rural Overlay)
Location:	Parcel located on the south side of Brunning Road, east of LA Highway 437; Covington, S35, T5S, R11E, Ward 2, District 2.
Acres:	8.98 acres
Petitioner:	Jason Van Haelen
Owner:	MCubed Properties, LLC – Lee Barberito
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.

(SIGNATURE)

PRINT NAME: Jason Van Haelen

ADDRESS: 68820 Bode Ave

PHONE #: 985 866 2378

ZONING STAFF REPORT

Date: September 25, 2020
Case No.: 2020-2024-ZC
Posted: September 25, 2020

Meeting Date: October 6, 2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jason Van Haelen

OWNER: M3 Squared Properties

REQUESTED CHANGE: From A-1A Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the south side of Brunning Road, east of LA Highway 437; Covington

SIZE: 8.98 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

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-1A Suburban District and RO Rural Overlay
South	Residential	A-1A Suburban District and RO Rural Overlay
East	Residential	A-1A Suburban District and RO Rural Overlay
West	Commercial and Undeveloped	A-1A Suburban District, HC-2 Highway Commercial, HC-1 Highway Commercial, and RO Rural Overlay

EXISTING LAND USE:

Existing development: Residential

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.

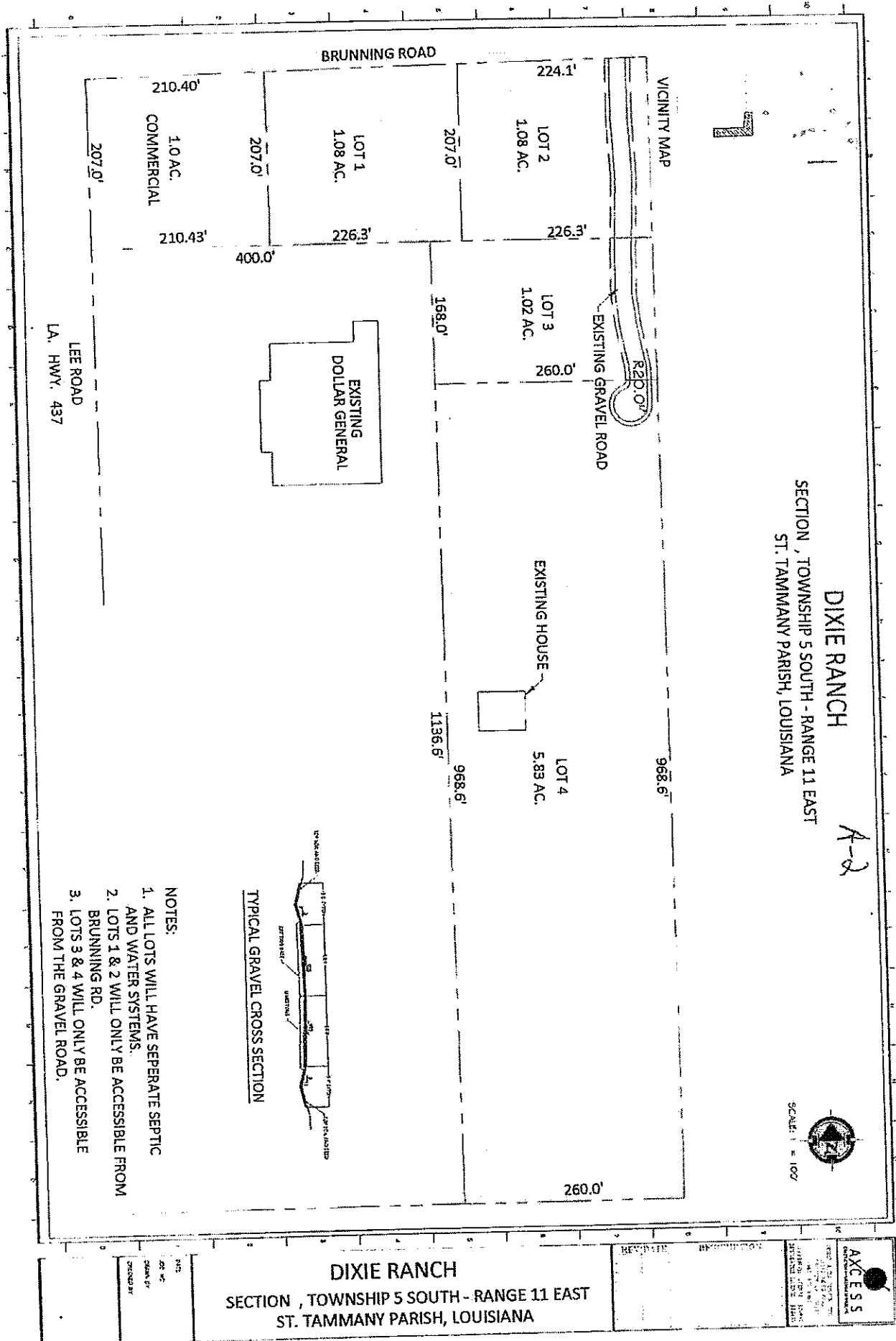
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay. The site is located on the south side of Brunning Road, east of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be developed new residential and agricultural uses.

The subject site is flanked by property that is zoned A-1A Suburban District on all sides and various levels of Highway Commercial zoning designations to the west. While a change in residential zoning designations will increase the density levels allowable on the subject property, it will also act as a buffer between existing highway commercial uses and residentially zoned property. As such, staff is not opposed to this request.

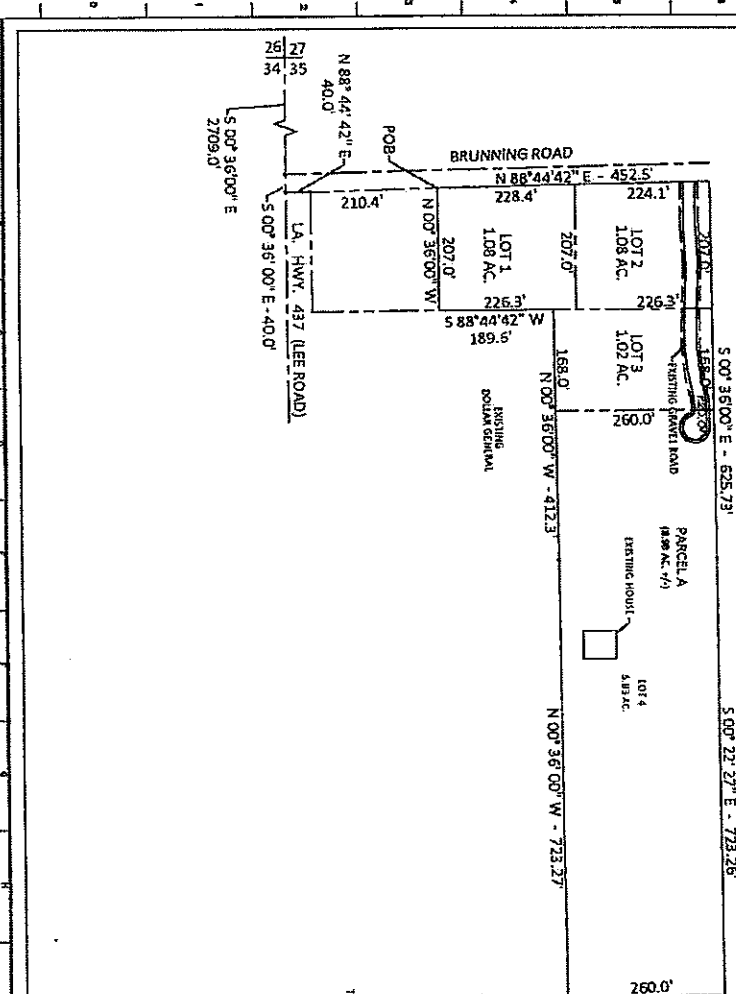
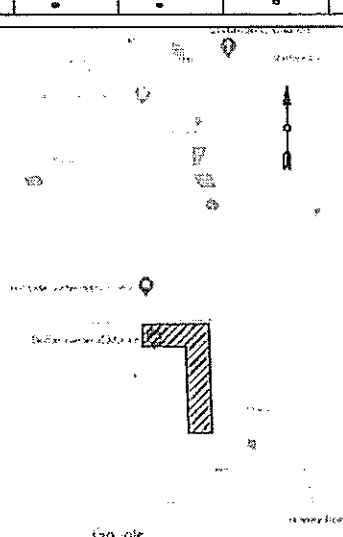
DIXIE RANCH
SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

A-2

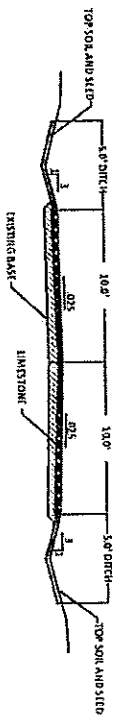


DIXIE RANCH
SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

VICINITY MAP



PARCEL A
BEGINNING AT A POINT S 09° 35' E A DISTANCE OF 2709 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 26, 27, 24 & 35, T5S, R11E, ST. TAMMANY PARISH, LOUISIANA, SAID POINT BEING THE CENTERLINE INTERSECTION OF HWY 437 (LEE ROAD) AND BRUNNING ROAD;
FROM INTERSECTION POINT GO S 09° 36' E A DISTANCE OF 30.0 FT.; THENCE GO N 88° 44' 42" E FOR A DISTANCE OF 40 FT. TO A POINT ON THE INTERSECTION OF THE EAST RIGHT OF WAY OF HWY 437 AND THE SOUTH RIGHT OF WAY OF BRUNNING ROAD; THENCE N 88° 44' 42" E FOR A DISTANCE OF 210.40 FT. TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.
CONTINUE N 88° 44' 42" E FOR A DISTANCE OF 450.0 FT. TO A POINT ON THE EAST RIGHT OF WAY OF BRUNNING ROAD;
THENCE GO S 00° 36' E FOR A DISTANCE OF 625.73 FT. TO A POINT;
THENCE GO S 00° 22' 27" E FOR A DISTANCE OF 723.26 FT.;
THENCE GO S 89° 45' W FOR A DISTANCE OF 260.0 FT.;
THENCE N 00° 36' W A DISTANCE OF 723.27 FT.;
THENCE CONTINUE N 00° 36' W A DISTANCE OF 412.3 FT.;
THENCE S 88° 44' 42" W A DISTANCE OF 189.6 FT.;
THENCE N 00° 36' W A DISTANCE OF 207.0 FT. TO THE POINT OF BEGINNING.
SAID TRACT CONTAINING 8.98 ACRE +/-



TYPICAL GRAVEL CROSS SECTION

- NOTES:
1. ALL LOTS WILL HAVE SEPARATE SEPTIC AND WATER SYSTEMS.
 2. LOTS 1 & 2 WILL ONLY BE ACCESSIBLE FROM BRUNNING RD.
 3. LOTS 3 & 4 WILL ONLY BE ACCESSIBLE FROM THE GRAVEL ROAD.

	DIXIE RANCH SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA	DATE: 06/14/20 JOB NO: DRAWN BY: B. W. HAYWARD CHECKED BY:
	2	KEY: DATE: DESCRIPTION:

