

# APPEAL # 3



ZC DENIED: 10/6/2020

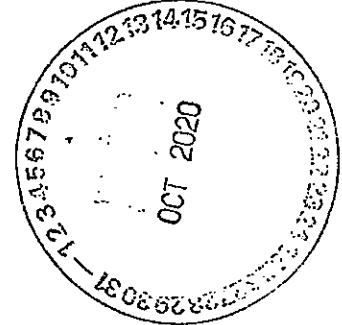
## ST. TAMMANY PARISH

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: 10/7/20



#### 2020-2021-ZC

Existing Zoning:	A-3 (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning:	A-4 (Single-Family Residential District)
Location:	Parcel located at the end of Jessikat Lane, north of Vista Street; Madisonville, S10, T7S, R10E, Ward 1, District 1.
Acres:	53.864 acres
Petitioner:	Brad Drury
Owner:	Lagrange Legacy, LLC – Paul LaGrange
Council District:	1

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: Brad Drury

ADDRESS: 75 Oleander Ct Mandeville La

PHONE #: 985 774-4939

**ZONING STAFF REPORT**

Date: September 25, 2020  
Case No.: 2020-2021-ZC  
Posted: September 25, 2020

Meeting Date: October 6, 2020  
Determination: Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Brad Drury

**OWNER:** Lagrange Legacy, LLC

**REQUESTED CHANGE:** From A-3 Suburban District and HC-2 Highway Commercial District to A-4 Single-Family Residential District

**LOCATION:** Parcel located at the end of Jessikat Lane, north of Vista Street; Madisonville

**SIZE:** 53.864 acres

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

Type: Parish

Road Surface: 1 Lane, Asphalt

Condition: Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	HC-2 Highway Commercial
South	Undeveloped and Residential	A-3 Suburban District and A-4 Single Family Residential
East	Residential	A-4 Single Family Residential and HC-2 Highway Commercial District
West	Undeveloped and Residential	A-3 Suburban District

**EXISTING LAND USE:**

Existing development: No

Multi occupancy development: No

**COMPREHENSIVE PLAN:**

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential district 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 classification from A-3 Suburban District and HC-2 Highway Commercial District to A-4 Single-Family Residential District. The site is located at the end of Jessikat Lane, north of Vista Street, Madisonville. The 2025 Future Land Use Plan designates the site to be developed new residential uses on undeveloped tracts within existing residential districts.

The subject property abuts A-3 Suburban District to the west and south, A-4 Single-Family Residential District to the east, and HC-2 Highway Commercial district to the north. The existing A-3 Suburban District zoning designation allows two residential unit per acre. The requested A-4 Single-Family Residential District allows four residential units per acre. Staff is not opposed to the request as the site abuts existing residential development to the east, south, and west, and will correct what is currently split zoned development site. Additionally, the requested density is compatible with the existing zoning designations in the area.

Case No.: 2020-2021-ZC

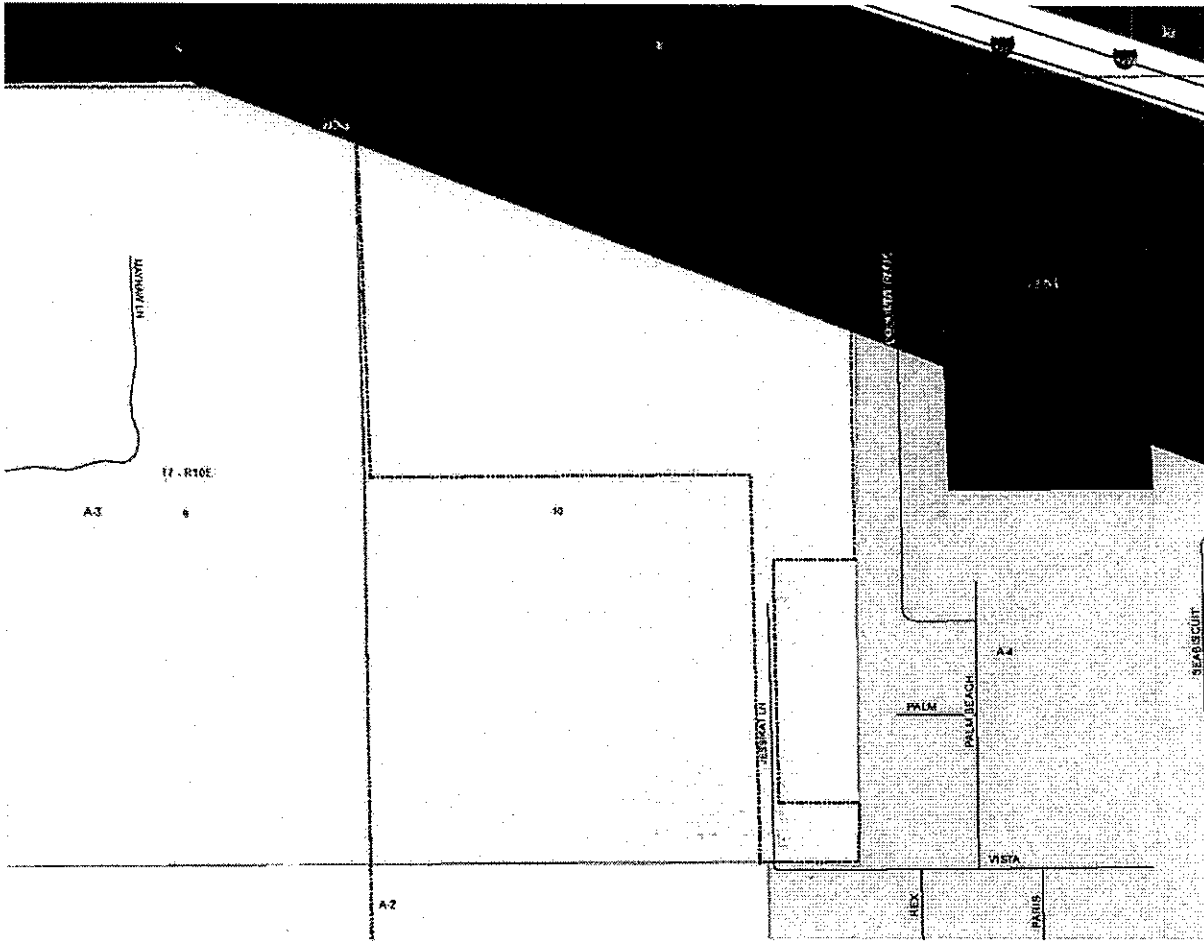
PETITIONER: Brad Drury

OWNER: Lagrange Legacy, LLC

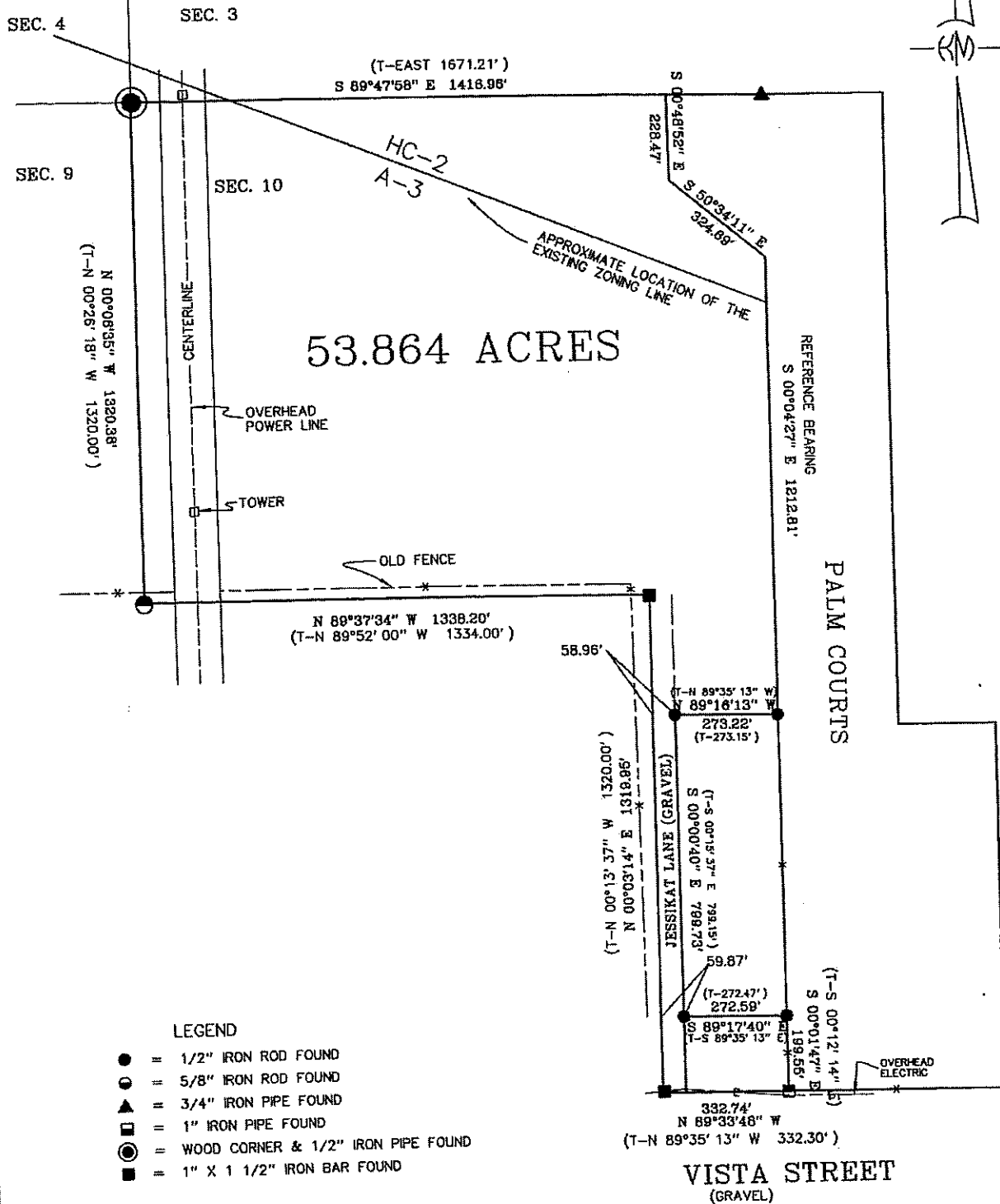
REQUESTED CHANGE: From A-3 Suburban District and HC-2 Highway Commercial District to A-4 Single-Family Residential District

LOCATION: Parcel located at the end of Jessikat Lane, north of Vista Street; Madisonville

SIZE: 53.864 acres



2020-2021-ZC



- LEGEND**
- = 1/2" IRON ROD FOUND
  - = 5/8" IRON ROD FOUND
  - ▲ = 3/4" IRON PIPE FOUND
  - = 1" IRON PIPE FOUND
  - ⊙ = WOOD CORNER & 1/2" IRON PIPE FOUND
  - = 1" X 1 1/2" IRON BAR FOUND

SKETCH OF ZONING CHANGE

53.864 ACRES SECTION 10, T-7-S, R-10-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR:  <b>BRAD DRURY</b>	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 CALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 300'	DATE: 08-17-2020
DRAWN: DRJ	JOB NO: 05-503
REVISED:	

