



APPEAL # 5

ST. TAMMANY PARISH

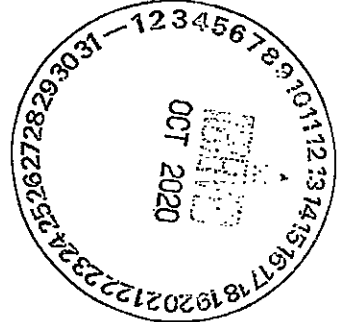
ZC DENIED: 10/16/2020

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: _____



2020-2025-ZC


Existing Zoning:	A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning:	HC-1 (Highway Commercial District)
Location:	Parcel located on the corner of Brunning Road and of LA Highway 437; Covington, S35, T5S, R11E, Ward 2, District 2.
Acres:	1 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: 68420 Rode AVE

PHONE #: 985 966 2375

ZONING STAFF REPORT

Date: September 25, 2020
Case No.: 2020-2025-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 HC-1 Highway Commercial District
LOCATION: Parcel located on the corner of Brunning Road and of LA Highway 437; Covington
SIZE: 1 acre

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	Commercial	HC-2 Highway Commercial
South	Commercial	HC-2 Highway Commercial
East	Undeveloped	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 classification from A-1A Suburban District and RO Rural Overlay to HC-1 Highway Commercial District. 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 abuts HC-2 Highway Commercial District zoning to the north and south. The purpose of the requested HC-1 Highway Commercial District is to provide for the location of limited-scale highway commercial uses along major collectors and arterials within the Parish. Staff has determined that the requested HC-1 Highway Commercial District zoning designation is appropriate for the subject property and as such, is not opposed to the request.

Case No.: 2020-2025-ZC

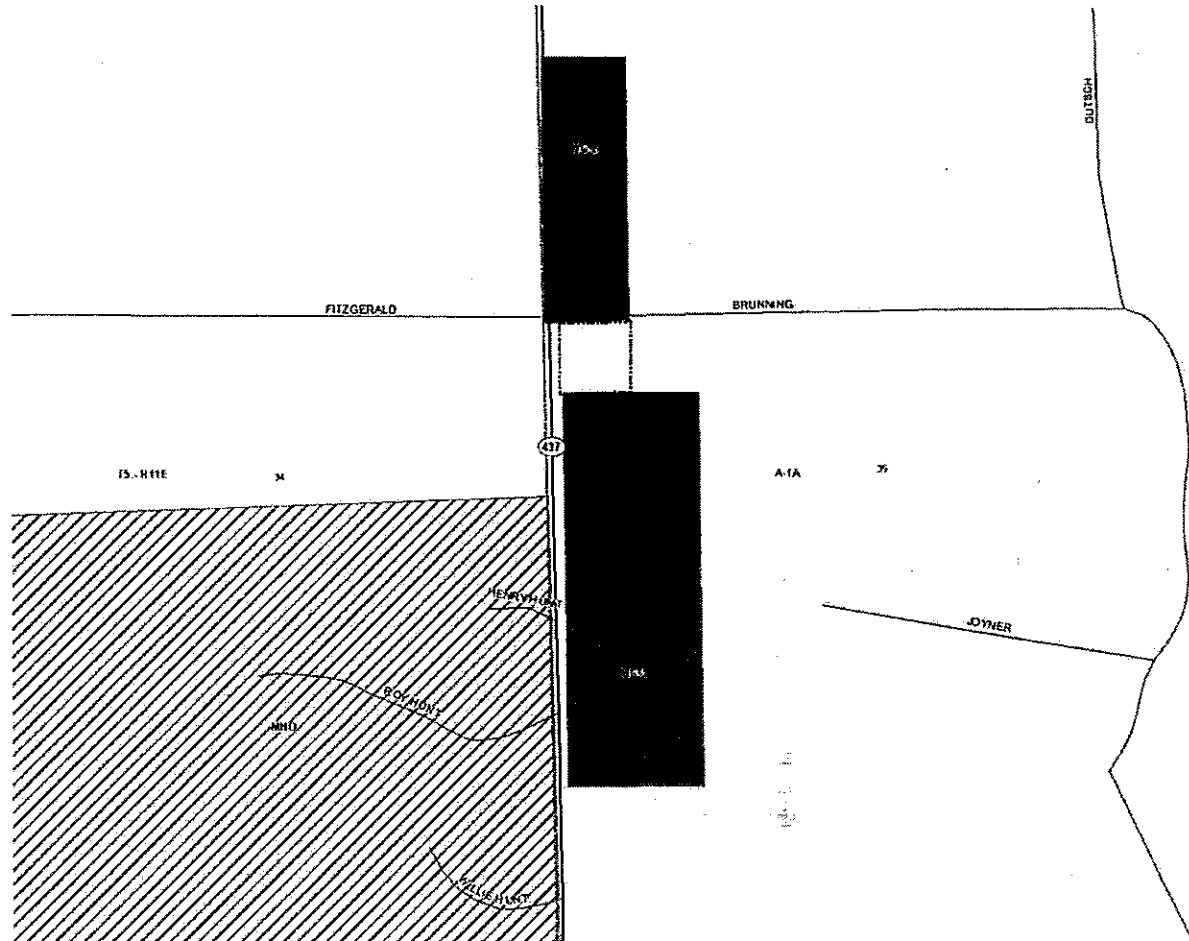
PETITIONER: Jason Van Haelen

OWNER: M3 Squared Properties

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LOCATION: Parcel located on the corner of Brunning Road and of LA Highway 437; Covington

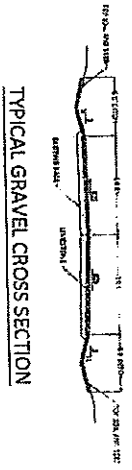
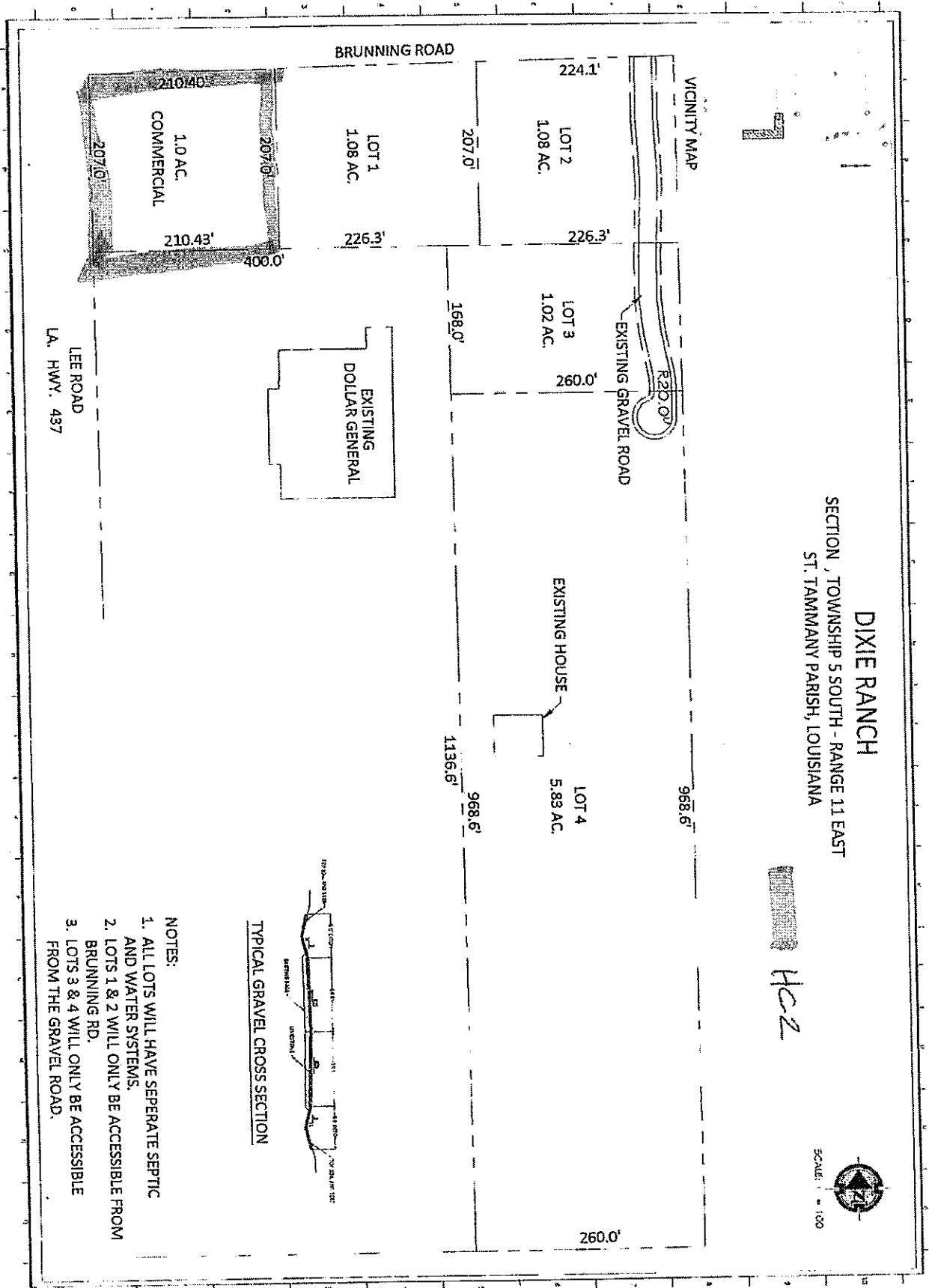
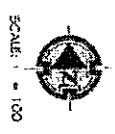
SIZE: 1 acre



2020-2025-ZC

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

HC2



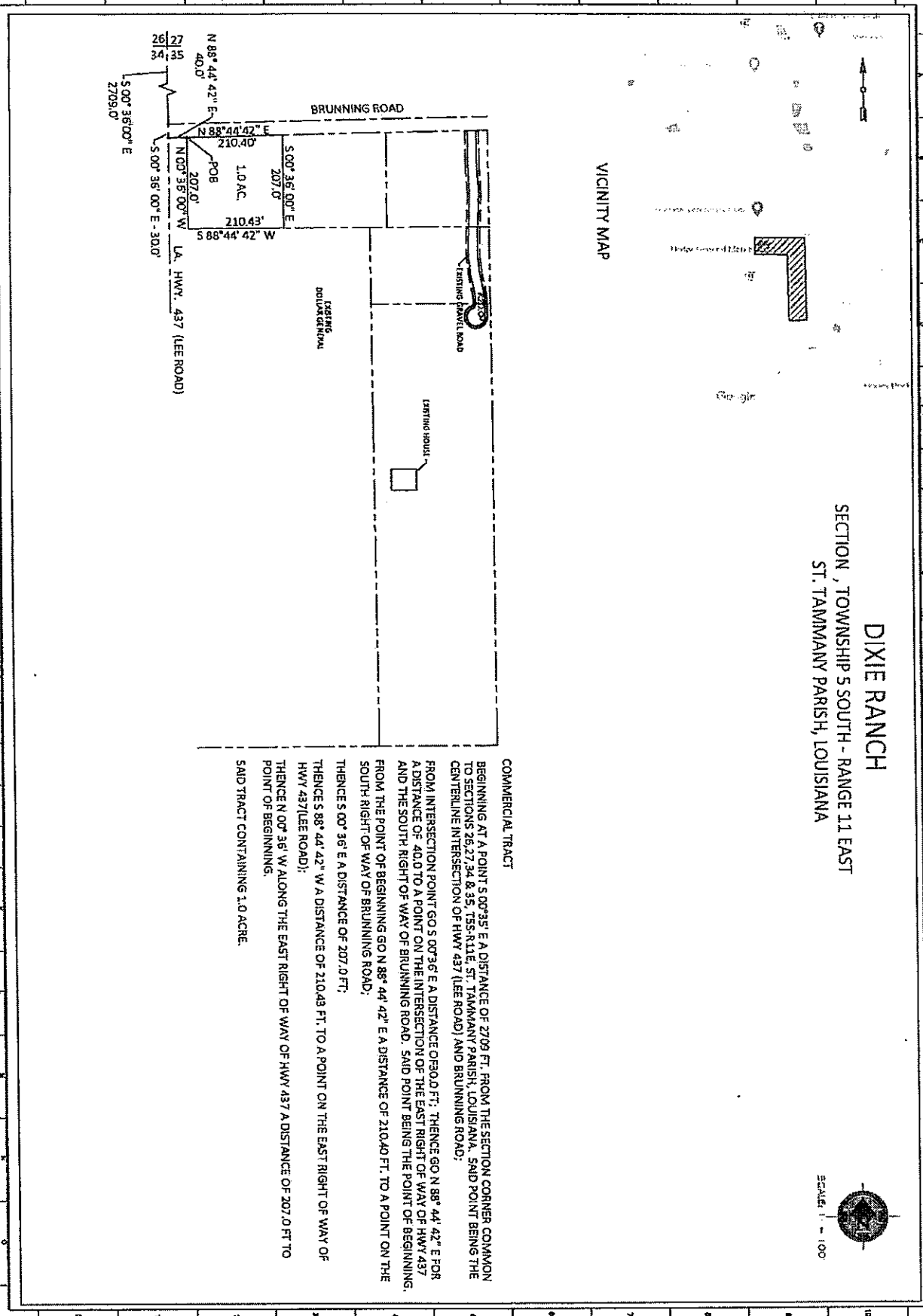
- NOTES:**
1. ALL LOTS WILL HAVE SEPERATE SEPTIC AND WATER SYSTEMS.
 2. LOTS 1 & 2 WILL ONLY BE ACCESSIBLE FROM BRUNNING RD.
 3. LOTS 3 & 4 WILL ONLY BE ACCESSIBLE FROM THE GRAVEL ROAD.

<p>ACCESS</p> <p>STATE OF LOUISIANA DEPARTMENT OF REVENUE TAXATION DIVISION 1001 PINE ST. SUITE 100 MONROE, LA 70132</p>	<p>DIXIE RANCH SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA</p>	<p>DATE: _____</p> <p>BY: _____</p> <p>REVISION: _____</p>
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DIXIE RANCH
SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP



COMMERCIAL TRACT
 BEGINNING AT A POINT S 00°35' E A DISTANCE OF 2709 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 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 00°36' E A DISTANCE OF 930.0 FT.; THENCE GO N 88° 44' 42" E FOR A DISTANCE OF 40.0 TO A POINT ON THE EAST RIGHT OF WAY OF HWY 437 AND THE SOUTH RIGHT OF WAY OF BRUNNING ROAD. SAID POINT BEING THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING GO N 88° 44' 42" E A DISTANCE OF 210.40 FT. TO A POINT ON THE SOUTH RIGHT OF WAY OF BRUNNING ROAD;
 THENCE S 00° 36' E A DISTANCE OF 207.0 FT.
 THENCE S 88° 44' 42" W A DISTANCE OF 210.43 FT. TO A POINT ON THE EAST RIGHT OF WAY OF HWY 437 [LEE ROAD];
 THENCE N 00° 36' W ALONG THE EAST RIGHT OF WAY OF HWY 437 A DISTANCE OF 207.0 FT TO POINT OF BEGINNING.
 SAID TRACT CONTAINING 1.0 ACRE.

	DATE: 04/10/20 BY: [Signature] FOR: [Signature] DRAWN BY: [Signature]	DIXIE RANCH SECTION , TOWNSHIP 5 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DATE	DESCRIPTION															
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