

APPEAL # 4

ZC Approved :

05-04-2021



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: 5-6-2021

2021-2304-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District) and A-2 (Suburban District)
Location: Parcel located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road; Covington; S1, T6S, R10E; Ward 3, District 3
Acres: 5.693 acres
Petitioner: Erik Wagner
Owner: John Wagner Jr.
Council District: 3

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.

Bruce D. Lowrey
(SIGNATURE)

PRINT NAME: Bruce D. Lowrey _____

ADDRESS: 16161 Million Dollar Rd. Covington, LA 70435

PHONE #: 985-778-3303 _____

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2304-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Erik Wagner

OWNER: John Wagner Jr.

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

LOCATION: Parcel located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road; Covington; S1, T6S, R10E; Ward 3, District 3

SIZE: 5.693 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway

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-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District and A-2 Suburban District. The site is located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject site is flanked on all sides by property that is zoned A-1 Suburban District. As currently zoned, the property allows one single-family residence per every five acres. A change in zoning to A-1A Suburban District will allow one single-family residence per every three acres and a change to A-2 Suburban District will allow one single-family residence per an acre (See Table # 1). This rezoning request will increase the allowable density on the subject site.

The reason for this request is to allow for a minor subdivision.

TABLE 1: DENSITY LEVELS

	Zoning Classification	Density	Acreage
Exiting Zoning	A-1 Suburban District	1 Unit Per Every 5 Acres	5.693 acres
	A-1A Suburban District	1 Unit Per Every 3 Acres	3.693 acres
Proposed Zoning	A-2 Suburban District	1 Unit Per Every Acre	2 acres

Case No.: 2021-2304-ZC

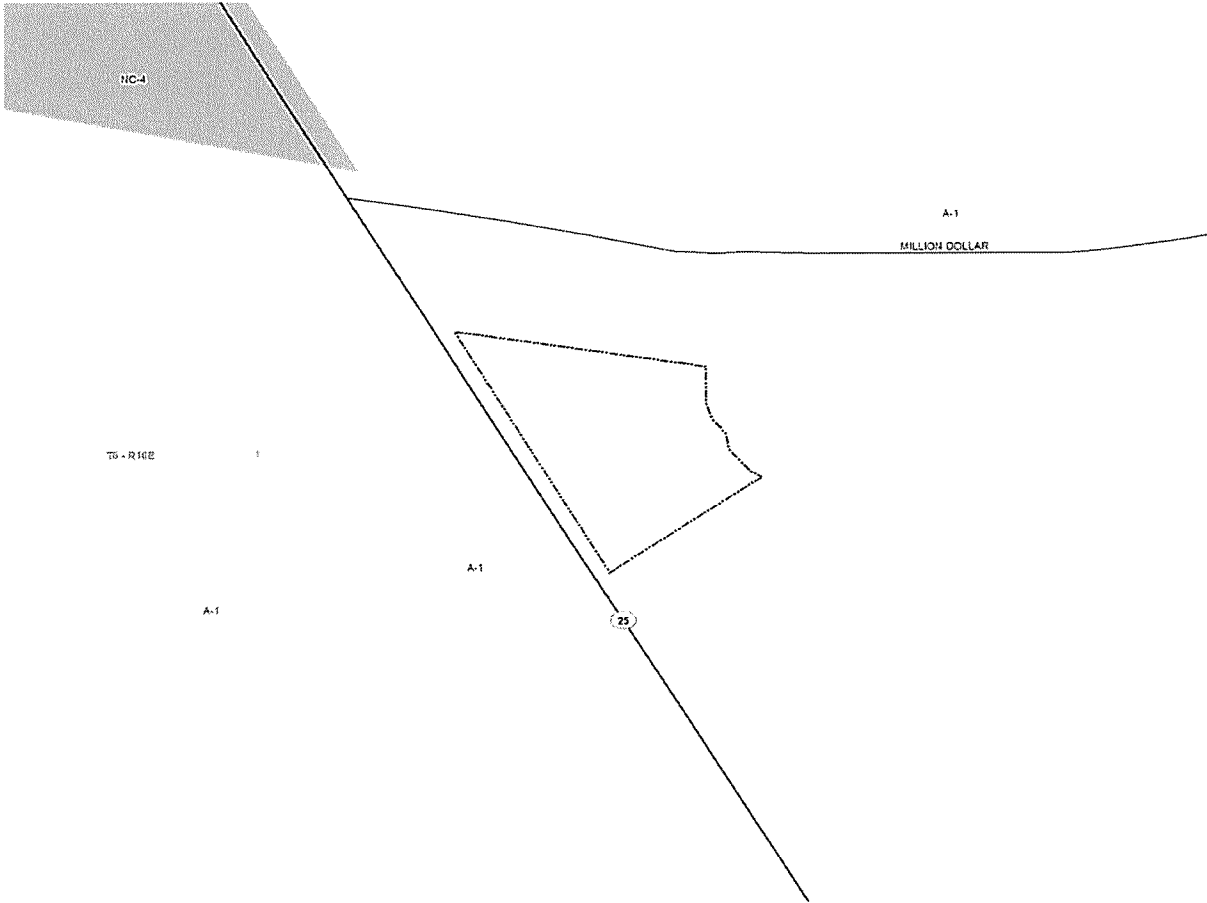
PETITIONER: Erik Wagner

OWNER: John Wagner Jr.

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

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Covington; S1, T6S, R10E; Ward 3, District 3

SIZE: 5.693 acres



2021-2304-ZC

Subject Property

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

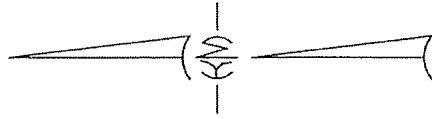
REFERENCES:

- 1) SURVEY BY LOWELL E. CUMMINGS, DATED APRIL 23, 1971.
- 2) SURVEY OF 15.3 ACRES BY NED R. WILSON, DATED AUGUST 18, 1980.

NOTE: SERVICES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE SERVICES OR RIGHTS AS SHOWN ON TITLE OPINION OR TITLE POLICY WHICH MAY BE OBTAINED UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

KELLY J. MCHUGH
 LICENSE NO. 4413
 PROFESSIONAL SURVEYOR
 STATE OF LOUISIANA

CERTIFIED TO BE IN ACCORDANCE WITH THE SURVEY MADE BY THE ORIGINAL SURVEYOR WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.



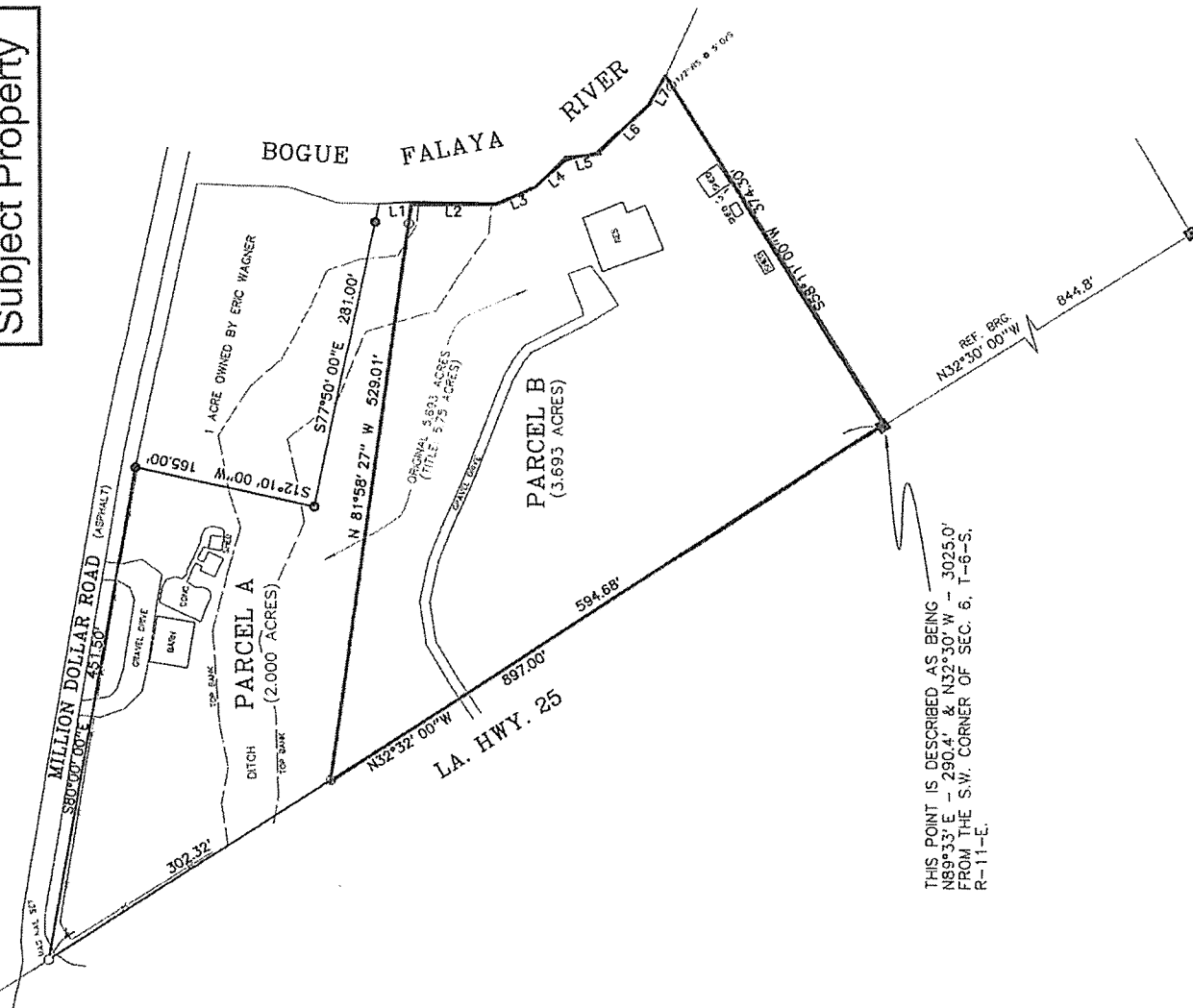
LINE TABLE CHART

LINE	BEARING	DISTANCE
L1	S03°34' 48"E	29.88'
L2	S00°46' 44"W	75.89'
L3	S71°02' 37"E	38.33'
L4	S40°47' 44"E	37.75'
L5	S17°58' 58"E	37.03'
L6	S44°02' 04"E	63.00'
L7	S60°51' 28"E	28.13'

THIS PROPERTY IS LOCATED IN FLOOD ZONES: "B" & "A8", BASE FLOOD ELEV: 57'. FIRM, PANEL NO: 225205 0125 C. MAP REVISED: OCTOBER 17, 1989

--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = CORNER SET AS NOTED
- = 1/2" IRON PIPE FOUND



A RESUBDIVISION OF 5.693 ACRES INTO PARCEL A (2,000 AC) & PARCEL B (3,693 AC) LOCATED IN SECTION 1, T-6-S, R-10-E, G.L.D., ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR

ERIC WAGNER

KELLY J. MCHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 70481-5611

SCALE: 1" = 120'
 DRAWN: DB
 DATE: 06-29-2020
 JOB NO.: 20-117
 REVISED: 3-9-21

2021-2304-ZC

A-1

NC-4

MILLION DOLLAR

T6 - R10E

1

25

A-1

A-1

