



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

P. O. BOX 628

COVINGTON, LA 70434

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*Kevin Davis*

*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**

*ZC11-09-080*

DATE: *9/6/11*

**ZC11-09-080**

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-2 (Suburban District)

Acres: 11 acres

Petitioner: Parish Council by Motion 8/5/2011

Location: Parcel located on the north side of McLain Road, east of Section Road, west of Modica Lane, being 18381 McLain Road, Covington, S16,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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

*Rhonda Atkinson*  
*Rhonda Atkinson*  
(SIGNATURE)

*18381 McLain Rd*  
*Covington, LA 70431*

PHONE #: *630-8715*

**RECEIVED**

SEP 06 2011

PLANNING  
DEPT.

## ZONING STAFF REPORT

**Date:** August 29, 2011

**Meeting Date:** September 6, 2011

**Case No.:** ZC11-09-080

**Determination:** Denied

**Posted:** 08/17/11

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)

**LOCATION:** Parcel located on the north side of McLain Road, east of Section Road, west of Modica Lane, being 18381 McLain Road, Covington; S16,T5S,R11E; Ward 2, District 2

**SIZE:** 11 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish

**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	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/ 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-1 (Suburban District) to A-2 (Suburban District). The site is located on the north side of McLain Road, east of Section Road, west of Modica Lane, being 18381 McLain Road, Covington. The 2025 Future Land Use Plan calls for the area to be developed for residential and agricultural uses. Staff sees no compelling reason to increase the density of this parcel which is completely surrounded by A-1 zoned property.

#### STAFF RECOMMENDATION:

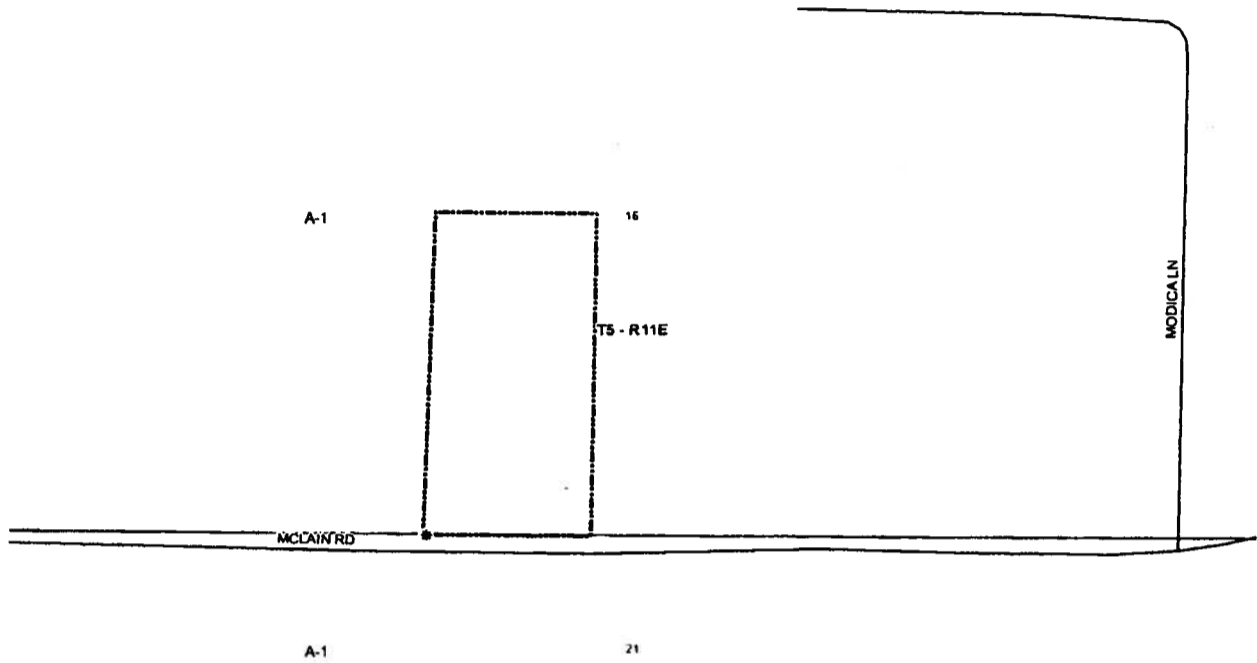
The staff recommends that the request for an A-2 (Suburban District) designation be denied.

**CASE NO.:** ZC11-09-080

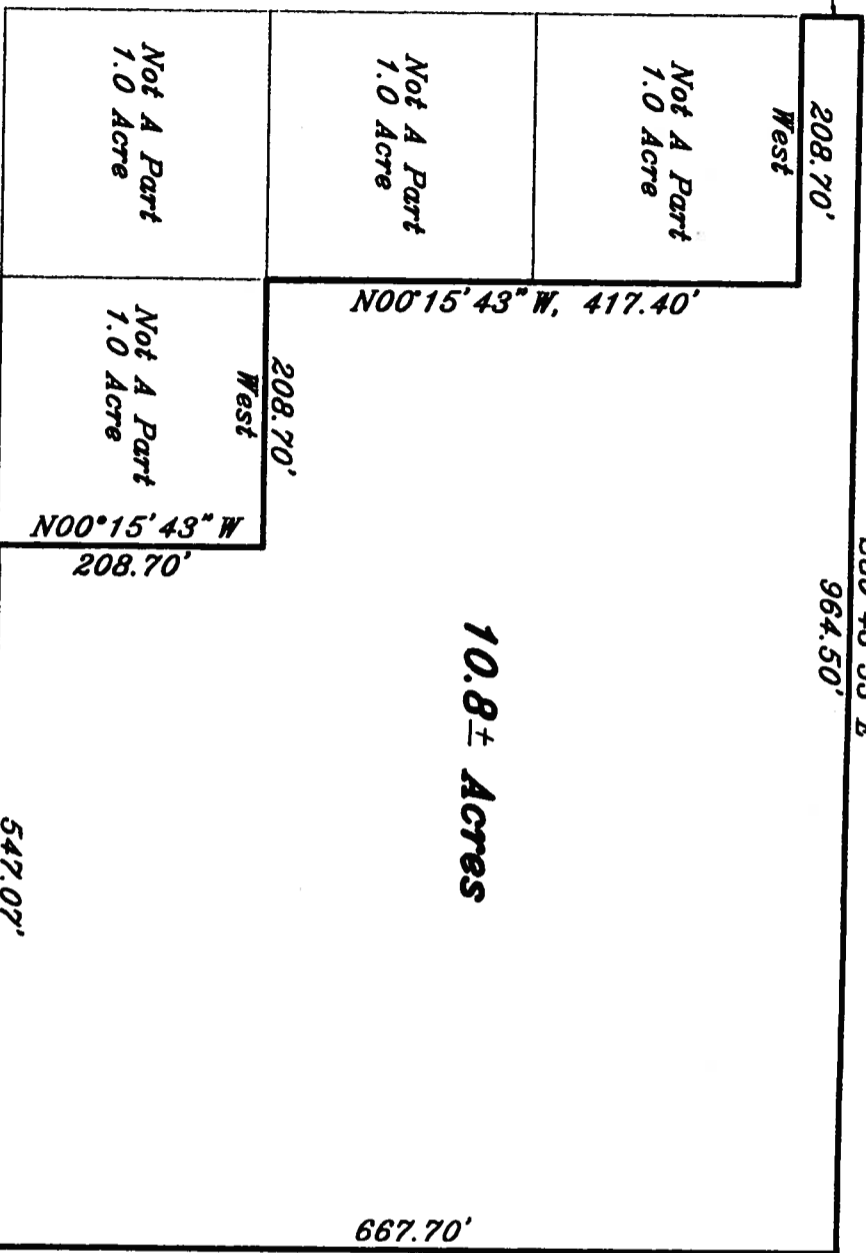
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**SIZE:** 11 acres



N00°15'43"W,  
46.12'



*This map was compiled from various maps and deeds, it was not an actual ground survey. This map is not to be used for construction, bidding, recordation, conveyance, sales or as the basis for the issuance of a permit.*

*Reference Survey:  
Survey prepared by Lowell E. Cummings dated Jan. 4, 1961 revised Jan. 15, 1964 No. 652*

*This point is West, 684.40' from the Section Corner common to Sections 15, 16, 21 & 22 T5S R11E, St. Tammany Parish, Louisiana*

**McLain Road**

**Modica's Lane**

*This map was prepared for zoning purposes only.*

MAP PREPARED FOR **Rhonda Hanson**

SHOWN PROPERTY LOCATED IN **Section 16 Township 5 South Range 11 East, St. Tammany Parish, Louisiana**

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax

BRUCE M. BUTLER, III  
LICENSE NO. 4894

SCALE: 1" = 150'

DATE: August 23, 2011

NUMBER: 15379