

APPEAL # 5

ZC Approved :

07/05/2022



T. 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: 7-5-22

Case #1 2022-2833-ZC

2022-2833-ZC

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: A-3 (Suburban District)  
Location: Parcel located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville; S10, T7S, R10E, Ward 1 District 1  
Acres: 19.152 acres  
Petitioner: Andrew Cahanin  
Owner: Lagrange Legacy, LLC  
Council District: 1  
POSTPONED FROM JUNE 7, 2022 MEETING

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]  
(SIGNATURE)

PRINT NAME: ANTHONY MORSEAU

ADDRESS: 118 VISTA ST

PHONE #: 985-285-2106



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### APPEAL REQUEST

DATE: July 5, 2022

#### 2022-2833-ZC

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Grimen Burke

(SIGNATURE)

PRINT NAME:

Grimen Burke

ADDRESS:

130 V. 5th St. Madisonville, LA - 70447

PHONE #:

985-773-9870

CASE: 2022-2833-ZC



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DATE: July 5, 2022

*This zoning will have a detrimental effect on not only the direction of water ways but the community that the neighborhood and surrounding properties engulf.*

*There is simply no room for further development. Traffic wise and water direction wise.*


*We live on the street adjacent where the development will take place.*

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(SIGNATURE)

PRINT NAME: Montana Burke

ADDRESS: 130 Vista St. Madisonville, LA 70447

PHONE #: 985-867-0314

CASE - 2022-2833-ZC.

#### 2022-2833-ZC

Existing Zoning: HC-2 (Highway Commercial District)

Proposed Zoning: A-3 (Suburban District)

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Petitioner: Andrew Cahanin

Owner: Lagrange Legacy, LLC

Council District: 1

POSTPONED FROM JUNE 7, 2022 MEETING

DEPARTMENT OF PLANNING & DEVELOPMENT

P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | [PLANNING@STPGOV.ORG](mailto:PLANNING@STPGOV.ORG) | 985-898-2529

[WWW.STPGOV.ORG](http://WWW.STPGOV.ORG)





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DATE: 7/5/22

*See decision to anyone  
from an HC-2 to a A-3  
case # 2022-2833-2C*

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*Christi N. Honeman*

(SIGNATURE)

PRINT NAME: Christi Norwood Honeman

ADDRESS: 104 Vista St. Madisonville, LA

PHONE #: 985-705-8742

2022-2833-ZC

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DATE: 7/5/2022

*The decision to rezone from an HC-2 to A-3 zone. Case 2022-2833-2C*

2022-2833-ZC

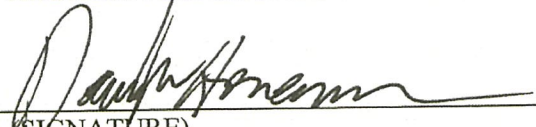
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(SIGNATURE)

PRINT NAME: David W. Honeman

ADDRESS: 104 Vista Street

PHONE #: 504-650-0154

2022-2833-ZC

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Stacey E. Jensen  
(SIGNATURE)

PRINT NAME:

Stacey E. Jensen

ADDRESS:

111 Davis St. Madisonville LA 70447

PHONE #:

(985) 276-7691



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Eugenia Laba  
(SIGNATURE)

PRINT NAME: Eugenia Laba

ADDRESS: 125 Scott St

PHONE #: 504 450-2601





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Joanne Jennings  
(SIGNATURE)  
PRINT NAME: Joanne Jennings  
ADDRESS: 125 Scott St  
PHONE #: 504-400-9053



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Earline Schwartz  
(SIGNATURE)

PRINT NAME: Earline Schwartz

ADDRESS: 109 Scott St.

PHONE #: 985 705-8150



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Tony Perez  
(SIGNATURE)

PRINT NAME: Tony Perez

ADDRESS: 110 JESSIKAT LANE MADISONVILLE LA

PHONE #: 985-273-1137



ZONING STAFF REPORT

Date: June 28, 2022

Case No.: 2022-2833-ZC

Posted: June 26, 2022

Meeting Date: July 5, 2022

Prior Determination: Postponed – June 7, 2022

Determination: Approved

GENERAL INFORMATION

**PETITIONER:** Andrew Cahanin  
**OWNER:** Lagrange Legacy, LLC  
**REQUESTED CHANGE:** HC-2 Highway Commercial District to A-3 Suburban District  
**LOCATION:** Parcel located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville; S10, T7S, R10E, Ward 1 District 1  
**SIZE:** 19.152 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Excellent

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	HC-2 Highway Commercial District
South	Undeveloped	A-3 Suburban District
East	Single-Family Residential	HC-2 Highway Commercial District & A-4 Single-Family Residential District
West	Undeveloped	HC-2 Highway Commercial District & A-4 Single-Family Residential 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 districts 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 HC-2 Highway Commercial District to A-3 Suburban District. The site is located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with new residential uses on undeveloped tracts within existing residential areas that are compatible with surrounding residential uses.

The subject property is flanked by undeveloped property zoned HC-2 Highway Commercial District to the north, the existing Palm Court Subdivision that is split zoned both HC-2 Highway Commercial District and A-4 Single-Family Residential District to the east, undeveloped property zoned A-3 Suburban District to the south, and the existing Mayhaw Plantation Subdivision zoned A-3 Suburban District to the west.

The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials. The purpose of the requested A-3 Suburban District is to provide a single-family residential environment on half-acre lot sizes in areas convenient to commercial and employment centers. A change in zoning will allow for single-family residential development within an area surrounded by single family residential uses and undeveloped land.

The reason for the request is to develop single-family residential uses.

	Area	Zoning/Requested Zoning	Max Allowable Density	Existing Lot #'s
Subject property	19.152 acres	A-3 Suburban District	2 units per acre = 38.304 lots	N/A
Palm Court Subdivision	28.134 acres	HC-2 Highway Commercial District and A-4 Single-Family District	NA 4 units per acre = 52 existing lots	52 lots
Mayhaw Plantation Subdivision	54.34 acres	A-3 Suburban District	2 units per acre = 108 lots	5 lots

**CASE NUMBER:** 2022-2833-ZC

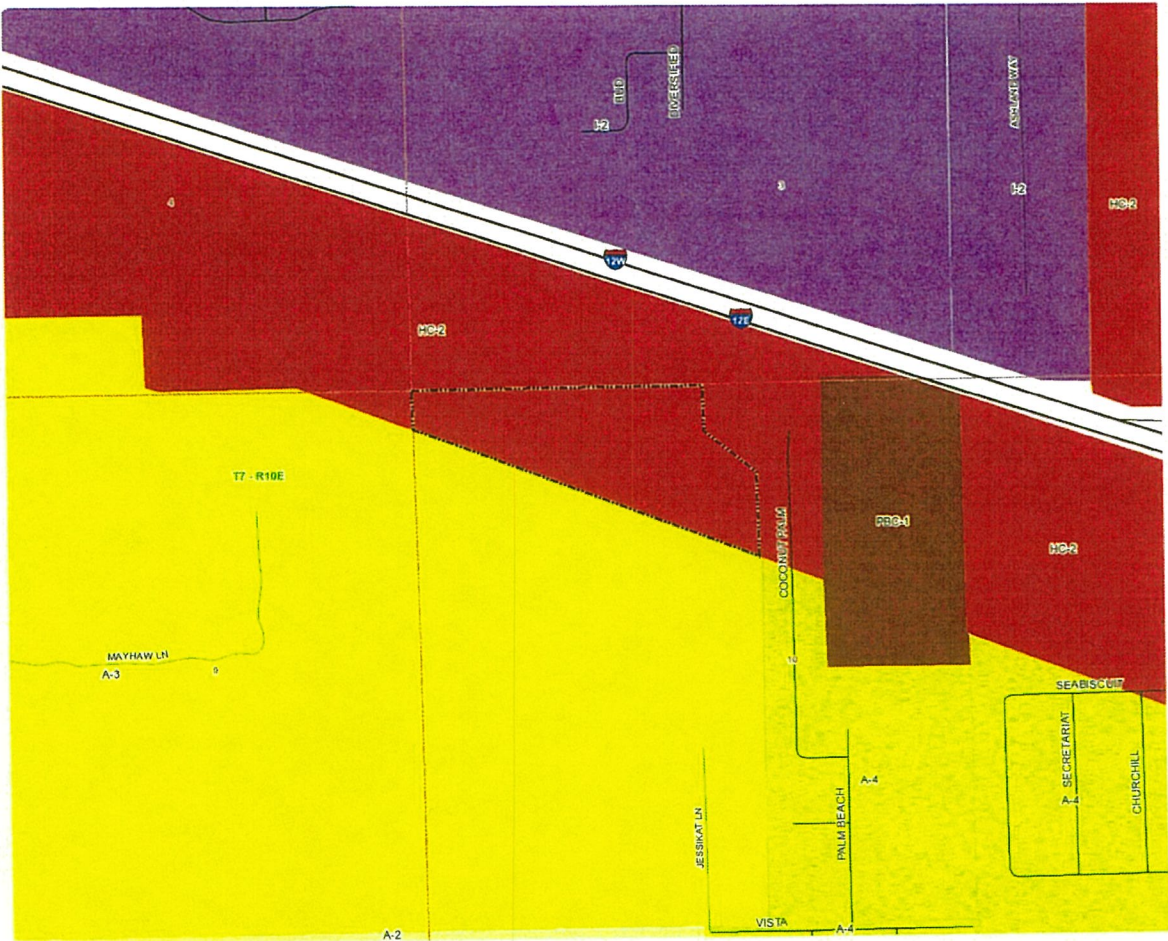
**PETITIONER:** Andrew Cahanin

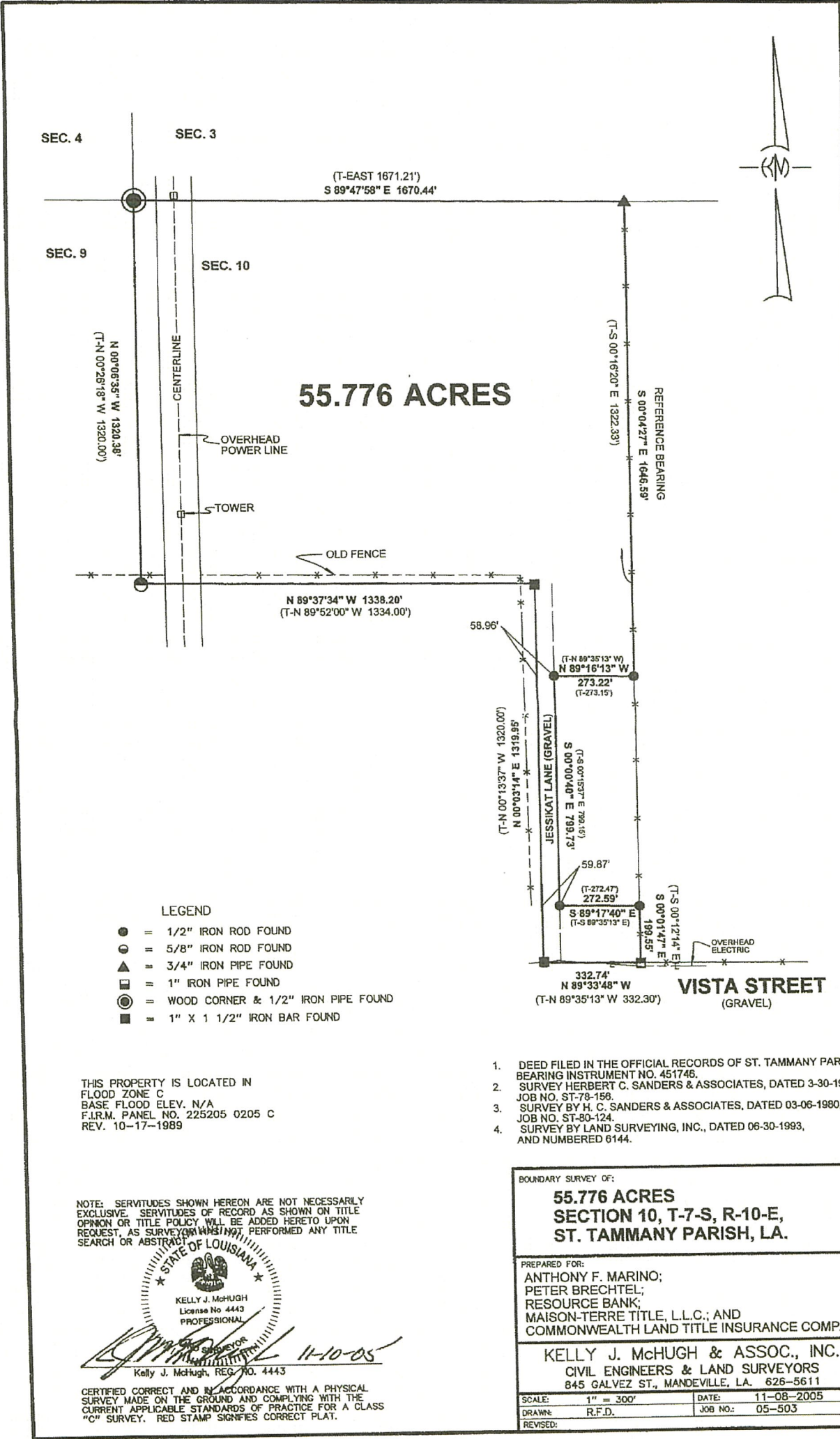
**OWNER:** Lagrange Legacy, LLC

**REQUESTED CHANGE:** HC-2 (Highway Commercial District) to A-3 (Suburban District)

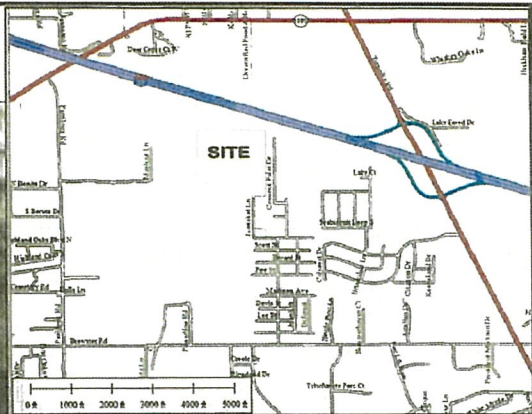
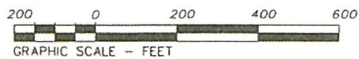
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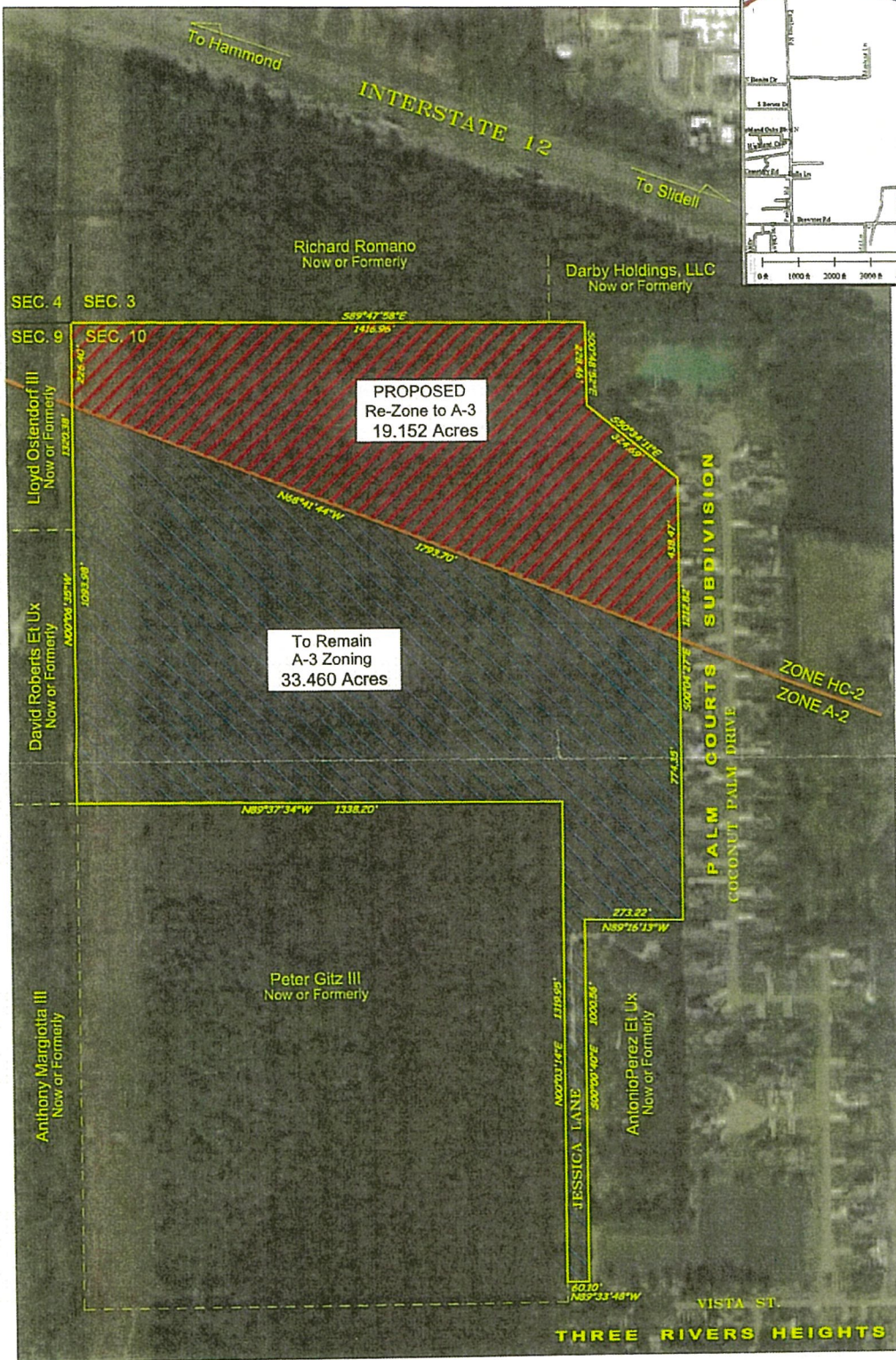
VICINITY MAP  
SCALE: 1" = 2000'



Existing Zone HC-2  
Proposed Re-Zone  
to Zone A-3

Existing Zone A-3  
to Remain A-3

Zone A-3 : SUBURBAN  
Zone HC-2 : HIGHWAY COMMERCIAL



Prepared By:



McLin Taylor, Inc.

Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225) 686-1444

**PRELIMINARY**

04/04/2022  
DATE

**EXHIBIT 1**  
**PROPOSED REZONING**  
**OF A PORTION OF A**  
**52.612 Acre Tract**  
LOCATED IN SECTION 10, T 7 S-R 10 E  
TOWN OF MADISONVILLE  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
**FIRST HORIZON, INC.**

2220370



2022-2833-ZC

DEER CROSS DR

DEER CROSS CT E

DIVERSIFIED BLVD

I-2

BUD PL

9

HC-2

T7-R10E

PBC-1

MAYHAW LN

A-3

10

COCONUT PALM DR

A-4

PALM CT

PALM BEACH BLVD

JESSIKAT LN

A-2

SCOTT ST

REX AV

PARIS ST

A-4