

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, APRIL 2, 2024
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, April 2, 2024.

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

APPROVAL OF THE MARCH 5, 2024 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. **2024-3700-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the southeast corner of House Creek Road and Martha Sharp Road, Bush; S6, T5S, R12E; Ward 2, District 6

Acres: 2 acres
Petitioner: Gwendolyn Richoux
Owner: Derrick Sharp and Gwendolyn Richoux
Council District: 6
2. **2024-3710-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the south side of Ben Thomas Road, west of US Highway 11, Slidell; S34, T8S, R14E; Ward 9, District 14

Acres: 2.726 acres
Petitioner: Vincent Ebeier
Owner: VJ Calico Enterprises, LLC - Vincent Ebeier
Council District: 14
3. **2024-3717-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of Louisiana Highway 36, east of Wilkinson Street, west of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2

Acres: .832 acres
Petitioner: Lange Gambel
Owner: Highway 36 Properties, LLC - Lange Gambel
Council District: 2

AGENDA

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

- 4. 2024-3721-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel located west side of LA Highway 59, North of Prats Road, Abita Springs; S25, T6S, R11E; Ward 10, District 6

Acres: 13.25 acres
Petitioner: Melissa and Scott Crawford
Owner: Melissa and Scott Crawford
Council District: 6
- 5. 2024-3724-ZC**
Existing Zoning: A-1 (Suburban District) and RO (Rural Overlay)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the northwest corner of LA Highway 25 & Thompson Road, Folsom; S36, T5S, R10E; Ward 2, District 3

Acres: 1 acre
Petitioner: John Stephens
Owner: Graham Business Properties LLC - Jeremy Graham
Council District: 3
- 6. 2024-3725-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Jones Road, east of Tantela Ranch Road, Covington; S38, T6S, R10E; Ward 1, District 3

Acres: .919 acres
Petitioner: Justin D. Sbisa
Owner: Justin D. Sbisa
Council District: 3
- 7. 2024-3726-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-5 (Retail and Service District)
Location: Parcel located on the north side of US Highway 190, south of Sherwood Drive, being Lot 51, Square 7, Cypress Park Subdivision, Lacombe; S33, T8S, R13E; Ward 7, District 7

Acres: .191 acres
Petitioner: Wendy and Glynn Hinton
Owner: Wendy and Glynn Hinton
Council District: 7
- 8. 2024-3732-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Gardenia Street, east of Spruce Street, and west of Nursery Street, being Lot 18, Square 12, Abita Nursery Subdivision, Abita Springs; S36, T6S, R11E; Ward 3, District 2

Acres: .16 acres
Petitioner: Gadreona Dunnaway
Owner: Gadreona Dunnaway
Council District: 2

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

MINUTES
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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

STAFF PRESENT: Ross Liner, Helen Lambert, Erin Cook, Emily Couvillon, Mitchell Kogan

CALL TO ORDER

INVOCATION - Seeger

PLEDGE OF ALLEGIANCE - Crawford

ELECTION OF OFFICERS – Waiting until new appointments by Council

APPROVAL OF THE FEBRUARY 6, 2024 MINUTES

Crawford made a motion to accept the minutes as written, second by Gaines

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Truxillo

NAY:

ABSTAIN: Horne

The motion to approve carried

POSTPONING OF CASES – No cases requested postponement.

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2023-3621-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the on the southwest corner of Desoto Street and Asbury Drive, Mandeville; S34, T7S, R11E; Ward 4, District 5
Acres: 1.312 acres
Petitioner: Richard Flick
Owner: Richard Flick
Council District: 5

POSTPONED FROM THE JANUARY 3, 2024 MEETING

- Paul Mayronne came to the podium on behalf of the petitioner requested a two-month postponement

Truxillo made a motion to postpone for two months, second by Narcisse

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

The motion to postpone for two months carried.

2. 2024-3688-ZC

Existing Zoning: A-4A (Single-Family Residential District) and HC-1(Highway Commercial District)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the west side of Courtano Road, south of Harrison Avenue, Covington; S48, T7S, R11E; Ward 3, District 2
Acres: 1.46 acres
Petitioner: Jones-Fussell, L.L.P. - Jeffrey D. Schoen
Owner: Patricia S. Toledano and Rykert O Toledano, Jr.
Council District: 2

- Catherine Ricke came to the podium on behalf of the petitioner

Crawford made a motion to approve, second by Truxillo

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

MINUTES

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

3. 2024-3690-ZC

Existing Zoning: HC-2 (Highway Commercial District) and NC-4 (Neighborhood Institutional District)

Proposed Zoning: A-3 (Suburban District)

Location: Parcel located on the northeast corner of U.S. Highway 190 East & Shamrock Road, Slidell; S18, T9S, R15E; Ward 8, District 13

Acres: 1.767 acres

Petitioner: STARC of Louisiana INC - Mark Baham

Owner: STARC of Louisiana INC - Mark Baham

Council District: 13

- Chris Kauffman came to the podium as part of the petitioned request followed by Mark Baham.
- Aaron Mitchell, A. Singletary, and Alan Abraham all spoke against this request.
- Steve Davernoy spoke in favor of this request as part of original petition, rebuttal followed.

Truxillo made a motion to approve, second by Gaines

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

4. 2024-3691-ZC

Existing Zoning: I-4 (Heavy Industrial District)

Proposed Zoning: PF-1 (Public Facilities District)

Location: Parcel located on the west side of Highway Department Road, being 38123 Highway Department Road, Pearl River; S14, T8S, R14E; Ward 9, District 9

Acres: 4.2509 acres

Petitioner: Jones-Fussell, L.L.P. - Jeffrey D. Schoen

Owner: Michael L. and Mary R. Cramer

Council District: 9

- Jeff Schoen came to the podium to speak in favor of this request as petitioner.

Crawford made a motion to approve, second by Truxillo

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

5. 2024-3693-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: CBF-1 (Community-Based Facilities District)

Location: Parcel located on the west side of Louisiana Highway 1085, east of Bedico Boulevard and west of Peters Road, Madisonville; S5, T7S, R10E; Ward 1, District 4

Acres: 43.68 acres

Petitioner: Jones-Fussell, L.L.P. - Paul Mayronne

Owner: Peters Family Trust - Michael L. Chalaron, Lizbeth Suzanne Peter, Philip Michael Peter, Andree O. Chalaron

Council District: 4

- Paul Mayronne came to the podium to speak in favor of this request as petitioner.
- Gary Ogle, Randy Loewen, Shawn Catalano, Steve Skal all spoke against this request.
- Bill Schenk and Judy Lee had questions and concerns

Gaines made a motion to approve, second by Narcisse

YEA: Seeger, Doherty, Crawford, Narcisse, Hernandez, Gaines, Horne

NAY: Troncoso, McInnis, Truxillo

ABSTAIN:

The motion to approve carried.

MINUTES

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MANDEVILLE, LOUISIANA

6. 2024-3696-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of LA Highway 36, east of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2

Acres: .64 acres
Petitioner: Craig Paige
Owner: Optimize Solutions, LLC – Craig Page
Council District: 2

- Craig Paige came to the podium to speak in favor of this request as petitioner.

Narcisse made a motion to approve, second by Truxillo

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

7. 2024-3705-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the southeast side of McGee Road, east of LA Highway 1077, Covington; S21, T6S, R10E; Ward 1, District 3

Acres: 1 acre
Petitioner: Monica Wright
Owner: Mary Wright
Council District: 3

- Monica Wright came to the podium to speak in favor of this request as petitioner.

Horne made a motion to approve, second by Narcisse

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

8. Zoning Case No. ZC06-10-100

Major Amendment to the PUD (Planned Unit Development Overlay)
WARD 4 DISTRICT 11
Parcel located at the end of Koop Drive, west of LA Highway 59, Mandeville
S24, T7S, R11E
SIZE – 25.58 acres
PETITIONER – St. Tammany Parish Government
OWNER – St. Tammany Parish Government

- Ross Liner spoke in favor of this request as representative of St. Tammany Parish Government.

Horne made a motion to approve, second by Narcisse

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

NEW BUSINESS

OLD BUSINESS

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MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

STAFF PRESENT: Ross Liner, Helen Lambert, Erin Cook, Emily Couvillon, Mitchell Kogan

CALL TO ORDER

INVOCATION - Seeger

PLEDGE OF ALLEGIANCE - Crawford

ELECTION OF OFFICERS – Waiting until new appointments by Council

APPROVAL OF THE FEBRUARY 6, 2024 MINUTES

Crawford made a motion to accept the minutes as written, second by Gaines

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Truxillo

NAY:

ABSTAIN: Horne

The motion to approve carried

POSTPONING OF CASES – No cases requested postponement.

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Acres: 1.312 acres
Petitioner: Richard Flick
Owner: Richard Flick
Council District: 5

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- Paul Mayronne came to the podium on behalf of the petitioner requested a two-month postponement

Truxillo made a motion to postpone for two months, second by Narcisse

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

The motion to postpone for two months carried.

2. 2024-3688-ZC

Existing Zoning: A-4A (Single-Family Residential District) and HC-1(Highway Commercial District)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the west side of Courtano Road, south of Harrison Avenue, Covington; S48, T7S, R11E; Ward 3, District 2
Acres: 1.46 acres
Petitioner: Jones-Fussell, L.L.P. - Jeffrey D. Schoen
Owner: Patricia S. Toledano and Rykert O Toledano, Jr.
Council District: 2

- Catherine Ricke came to the podium on behalf of the petitioner

Crawford made a motion to approve, second by Truxillo

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

3. **2024-3690-ZC**

Existing Zoning: HC-2 (Highway Commercial District) and NC-4 (Neighborhood Institutional District)

Proposed Zoning: A-3 (Suburban District)

Location: Parcel located on the northeast corner of U.S. Highway 190 East & Shamrock Road, Slidell; S18, T9S, R15E; Ward 8, District 13

Acres: 1.767 acres

Petitioner: STARC of Louisiana INC - Mark Baham

Owner: STARC of Louisiana INC - Mark Baham

Council District: 13

- Chris Kauffman came to the podium as part of the petitioned request followed by Mark Baham.
- Aaron Mitchell, A. Singletary, and Alan Abraham all spoke against this request.
- Steve Davernoy spoke in favor of this request as part of original petition, rebuttal followed.

Truxillo made a motion to approve, second by Gaines

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

4. **2024-3691-ZC**

Existing Zoning: I-4 (Heavy Industrial District)

Proposed Zoning: PF-1 (Public Facilities District)

Location: Parcel located on the west side of Highway Department Road, being 38123 Highway Department Road, Pearl River; S14, T8S, R14E; Ward 9, District 9

Acres: 4.2509 acres

Petitioner: Jones-Fussell, L.L.P. - Jeffrey D. Schoen

Owner: Michael L. and Mary R. Cramer

Council District: 9

- Jeff Schoen came to the podium to speak in favor of this request as petitioner.

Crawford made a motion to approve, second by Truxillo

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

5. **2024-3693-ZC**

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: CBF-1 (Community-Based Facilities District)

Location: Parcel located on the west side of Louisiana Highway 1085, east of Bedico Boulevard and west of Peters Road, Madisonville; S5, T7S, R10E; Ward 1, District 4

Acres: 43.68 acres

Petitioner: Jones-Fussell, L.L.P. - Paul Mayronne

Owner: Peters Family Trust - Michael L. Chalaron, Lizbeth Suzanne Peter, Philip Michael Peter, Andree O. Chalaron

Council District: 4

- Paul Mayronne came to the podium to speak in favor of this request as petitioner.
- Gary Ogle, Randy Loewen, Shawn Catalano, Steve Skal all spoke against this request.
- Bill Schenk and Judy Lee had questions and concerns

Gaines made a motion to approve, second by Narcisse

YEA: Seeger, Doherty, Crawford, Narcisse, Hernandez, Gaines, Horne

NAY: Troncoso, McInnis, Truxillo

ABSTAIN:

The motion to approve carried.

MINUTES

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Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of LA Highway 36, east of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2

Acres: .64 acres
Petitioner: Craig Paige
Owner: Optimize Solutions, LLC – Craig Page
Council District: 2

- Craig Paige came to the podium to speak in favor of this request as petitioner.

Narcisse made a motion to approve, second by Truxillo

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

7. 2024-3705-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the southeast side of McGee Road, east of LA Highway 1077, Covington; S21, T6S, R10E; Ward 1, District 3

Acres: 1 acre
Petitioner: Monica Wright
Owner: Mary Wright
Council District: 3

- Monica Wright came to the podium to speak in favor of this request as petitioner.

Horne made a motion to approve, second by Narcisse

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

8. Zoning Case No. ZC06-10-100

Major Amendment to the PUD (Planned Unit Development Overlay)
WARD 4 DISTRICT 11
Parcel located at the end of Koop Drive, west of LA Highway 59, Mandeville
S24, T7S, R11E
SIZE – 25.58 acres
PETITIONER – St. Tammany Parish Government
OWNER – St. Tammany Parish Government

- Ross Liner spoke in favor of this request as representative of St. Tammany Parish Government.

Horne made a motion to approve, second by Narcisse

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Truxillo

NAY:

ABSTAIN:

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT



ZONING STAFF REPORT
2024-3700-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the southeast corner of House Creek Road and Martha Sharp Road, Bush; S6, T5S, R12E; Ward 2, District 6

Petitioner: Gwendolyn Richoux

Posted: March 12, 2024

Owner: Derrick Sharp and Gwendolyn Richoux

Commission Hearing: April 2, 2024

Size: 2 acres

Determination: Approved, Denied, Postponed



Current Zoning

A-1 Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

BFE:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 2 acres from A-1 Suburban District to A-2 Suburban District. The property is located on the southeast corner of House Creek Road and Martha Sharp Road, Bush.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District

Site and Structure Provisions

3. The subject property currently consists of a total of 4.85 acres. The applicant is requesting to rezone 2 acres on the northwest corner of the site.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Martha Sharp Road)	Residential	A-1 Suburban District and A-2 Suburban District
South	Residential	A-1 Suburban District and A-3 Suburban District
East	Residential	A-1 Suburban District
West (Across House Creek Road)	Residential	A-1 Suburban District

5. The subject property abuts A-1 Suburban District zoning on all sides, with parcels to the north and south zoned A-2 Suburban District and A-3 Suburban District. The northern 14.8 acre parcel, zoned A-2, was approved by Council in 2018 via Ordinance 18-3918. The southern 1.21 acre parcel, zoned A-3, was approved by Council 2021n via Ordinance 21-4635.



ZONING STAFF REPORT
2024-3700-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 6. The existing A-1 Suburban District calls for a minimum lot size of 5 acres and an allowable density of 1 unit per every 5 acres with a minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum lot size of 1 acre and a density of 1 unit per every 1 acre and a minimum parcel width of 150ft.
- 7. If approved, the applicant could apply for a minor subdivision of the existing 4.85-acre parcel to create a 2-acre parcel as it would then meet the minimum lot size / road frontage of the A-2 Suburban District. The remaining property must be subdivided into the neighboring lot as it will still be zoned A-1 Suburban District.

Consistency with New Directions 2040

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



THIS CORNER IS $N00^{\circ}15'W, 1320.0'$; $S80^{\circ}45'W, 907.3'$; $N00^{\circ}15'W, 1320.0'$; WEST. $310.2'$; $N2^{\circ}00'W, 702.9'$ AND $N35^{\circ}30'W, 908.2'$; FROM THE $\frac{1}{4}$ SECTION CORNER BETWEEN SECTIONS 6 & 7 T5S R12E, ST. TAMMANY PARISH, LA.

$S80^{\circ}55'E$

2109.4'

GWENDOLYN S. RICHOUX 4.85 AC.

DEXTER SHARP 4.08 AC.

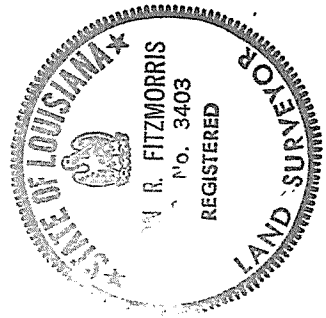
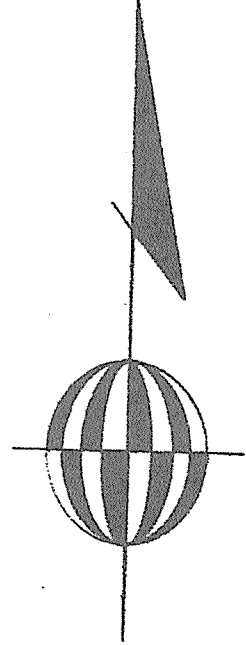
$N80^{\circ}50'W, 1033.7'$

$N00^{\circ}15'W, 1320.0'$

$N00^{\circ}15'W, 1320.0'$

PARISH

ROAD



MAP PREPARED FOR **DEXTER SHARP & GWENDOLYN S. RICHOUX**

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN **Section 6 Township 5 South, Range 12 East, St Tammany Parish, Louisiana**

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

Jerome Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

Revised January 21, 1980

SCALE: 1" = 300'

DATE: November 20, 1979

NUMBER 1860



ZONING STAFF REPORT
2024-3710-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of Ben Thomas Road, west of US Highway 11, Slidell; S34, T8S, R14E; Ward 9, District 14

Petitioner: Vincent Ebeier

Posted: March 8, 2024

Owner: VJ Calico Enterprises, LLC - Vincent Ebeier

Commission Hearing: April 2, 2024

Size: 2.726 acres

Determination: Approved, Denied, Postponed



Current Zoning

A-4 Single-Family Residential District

Requested Zoning

I-2 Industrial District

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A1

Preliminary Flood Zone AE

Critical Drainage:

Yes

BFE:

BFE 15.5' + 1 Freeboard = 16.5 FFE

FINDINGS

1. The applicant is requesting to rezone 2.726 acres from A-4 Single-Family Residential District to I-2 Industrial District. The property is located on the south side of Ben Thomas Road, west of US Highway 11, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance / Zoning Case	Prior Classification	Amended Classification
92-012	Unknown	M-1 Industrial
09-2020	M-1 Industrial	A-4 Single-Family Residential District

Site and Structure Provisions

3. The subject property consists of a total of 2.726 acres and is currently undeveloped.
4. The site was originally part of the moratorium that prohibits resubdivision and/or issuance of permits for the construction or placement of building structures south of Interstate 12, north of Highway 190, west of Highway 11, and east of the Precinct S19 boundary line within unincorporated boundaries of Ward 9 in District 14. The moratorium was vacated in December of 2023 as of Resolution No. C-6850.



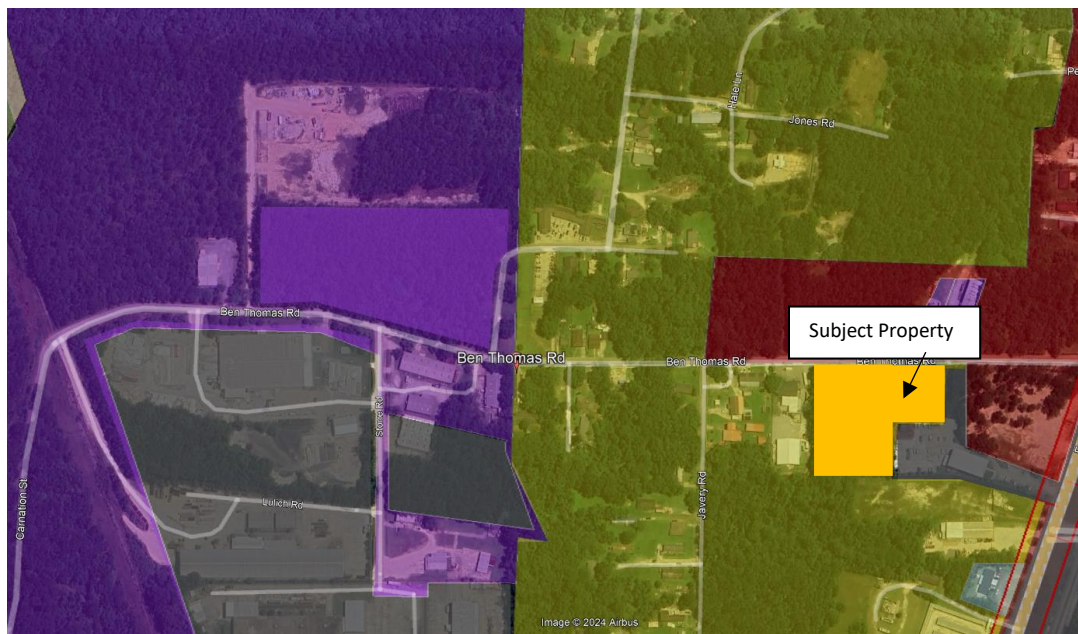
Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Ben Thomas Road)	Undeveloped / Metal Buildings	HC-2 Highway Commercial District / I-2 Industrial District
South	Undeveloped / Fleet Storage	A-4 Single-Family Residential District and City of Slidell
East	Undeveloped	City of Slidell
West	Residential	A-4 Single-Family Residential District

6. The subject property abuts undeveloped property to the south, and a fleet storage area for Spectrum which is located within the city limits of Slidell to the east. The property across Ben Thomas Road to the north is undeveloped and is zoned HC-2 Highway Commercial District and I-2 Industrial District. These zoning classifications were approved by the St. Tammany Parish Council in 2013 and 2014 as of Ordinance(s) 13-3049 and 14-3259. Residential uses abut the property to the west.

7. The property is nearby a large parcel of I-2 Industrial zoning District which is developed with multiple facilities such as an aggregate plant and the St. Tammany School Board fleet storage.



8. The purpose of the existing A-4 Single-Family Residential District to provide single-family residential dwellings in a setting of moderate urban density on lot sizes that are at least ¼ of an acre.

9. The purpose of the I-2 Industrial District is to provide for the location of industrial uses of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

10. If approved, the applicant could apply for building permits to construct any of the following uses under the I-2 Industrial District:

Any permitted use under an I-1 district; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery & Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture & Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork, wood & sheet metal product manufacturing; Television and radio broadcasting transmitters; Tool & Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000



ZONING STAFF REPORT
2024-3710-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.

Consistency with New Directions 2040

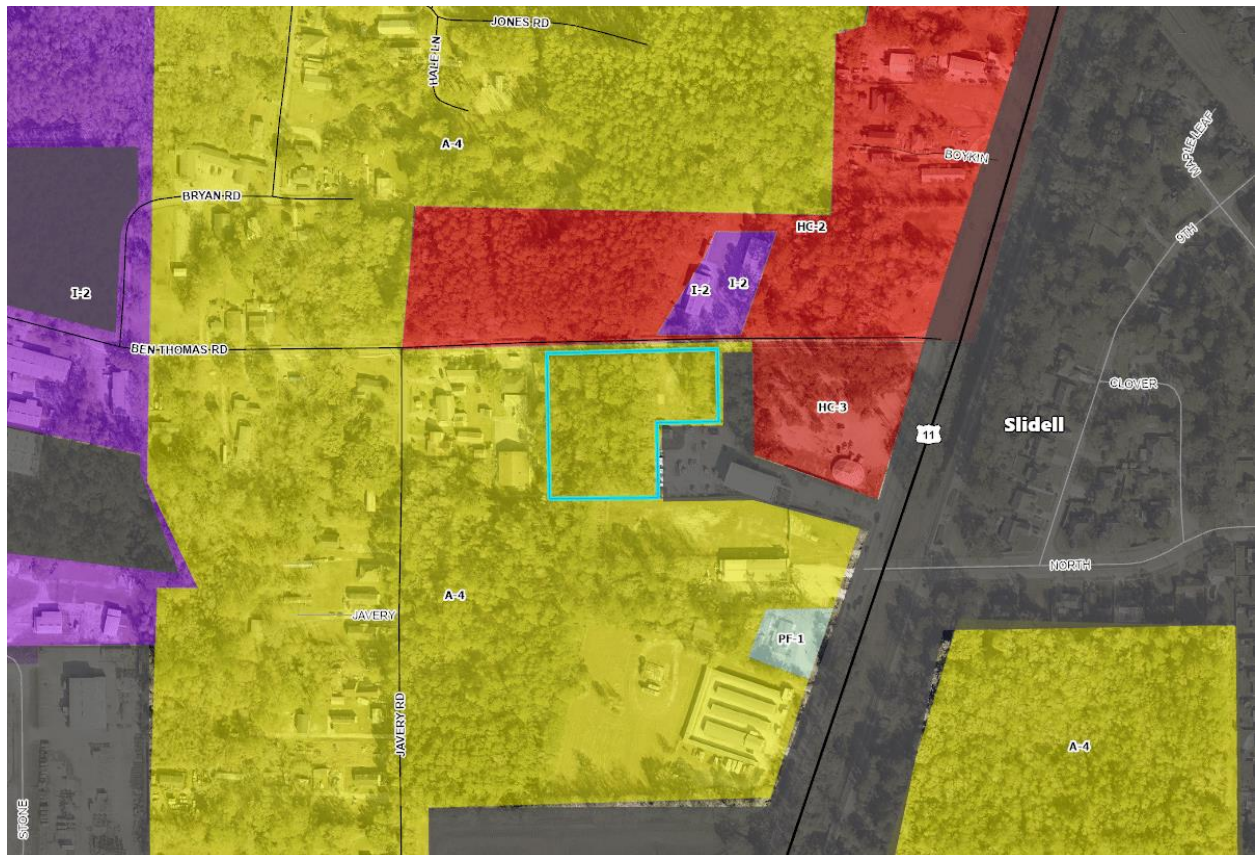
Residential: Light-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

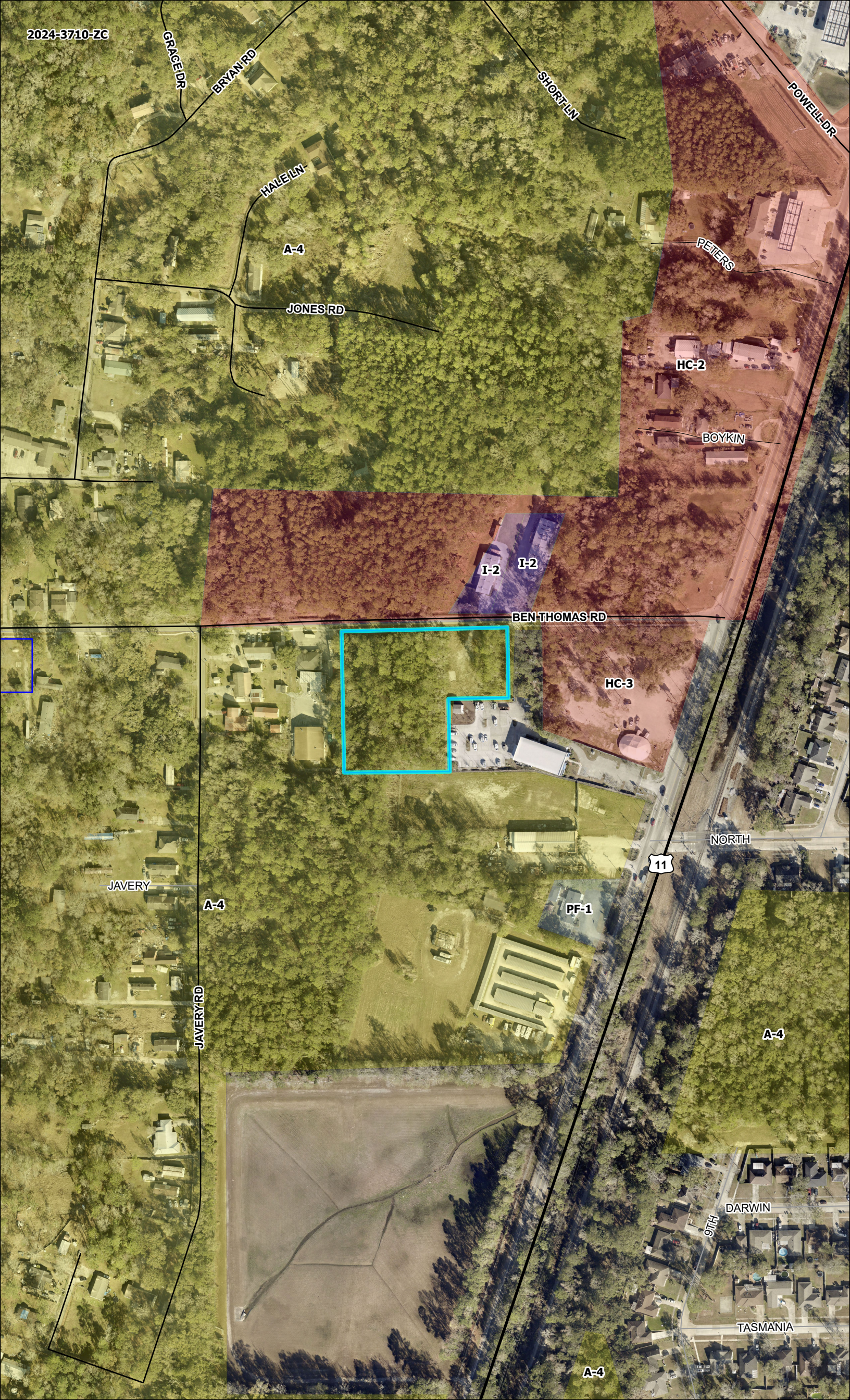
The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1.3.1: Locate manufacturing and logistics areas and other high intensity land uses at appropriate distances from Residential Neighborhoods, Conservation Areas, and sensitive ecological areas to create a gradual transition zone to minimize negative impacts.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.





GRACE DR

BRYAN RD

SHORT LN

POWELL DR

HALE LN

A-4

JONES RD

PETERS

HC-2

BOYKIN

I-2

I-2

BENT THOMAS RD

HC-3

JAVERY

A-4

PF-1

NORTH

11

JAVERY RD

A-4

DARWIN

HUGS

TASMANIA

A-4

2024-3710-ZC

BEN THOMAS RD.

318°54'N 12.3'

N 89°32'10"W 74.3'

N 89°03'10"E 257.79' END PIPE

S 89°52'10"W 641.67'

R.O.B.

PARKING
129'
W.D. FENCE

P.R.

150'

P.R. 58'

120'

FND. PIPE

500°07'10"E 358.34'

182.34'

N 00°35'27"E 353.76'

13' END PIPE S 58°55'36"W 262.15'

END IRON

2.12 Ac.

SURVEY MAP

OF A PARCEL OF LAND SITUATED IN SEC. 34 T 85-R 14E

IN ST. TAMMANY PARISH, LOUISIANA

FOR FISCHERS MOBIL SERVICE

SURVEY No.: 23694
DATE: MAR. 26, 1980
REV.:

THIS SURVEY IS CERTIFIED TRUE AND CORRECT BY

Ivan M. Borgen
IVAN M. BORGEN
NO. 686

ST. TAMMANY CABLEVISION

CHAIN LINK FENCE

CHAIN LINK FENCE

DITCH

TWP. 8
TWR 9

N 00°08'E 1932.2'

34 35
9 2



DRAWN BY: J.M.C.
CHKD. BY: *J.M.C.*

BORGEN ENGINEERING

769 ROBERT RD., SLIDELL, LA.



ZONING STAFF REPORT
2024-3717-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Louisiana Highway 36, east of Wilkinson Street, west of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2

Petitioner: Lange Gambel

Posted: March 11, 2024

Owner: Highway 36 Properties, LLC - Lange Gambel

Commission Hearing: April 2, 2024

Size: .832 acres

Determination: Approved, Denied, Postponed



Current Zoning

NC-4 Neighborhood Institutional District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

Proposed BFE 27' + 1' Freeboard = 28' FFE

FINDINGS

1. The applicant is requesting to rezone .832 acres from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The property is located on the north side of Louisiana Highway 36, east of Wilkinson Street, west of Bullard Street, Covington.

Zoning History

1. Table 1: Zoning history of Subject Lot(s)

Ordinance / Case #	Prior Classification	Amended Classification
96-044	Unknown	C-2 Commercial
10-2234	C-2 Commercial	NC-4 Neighborhood Institutional District

Site and Structure Provisions

2. Per the petitioner's application the subject property is currently developed with an existing mini-storage facility.



Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Garland's Covington & Claiborne Addition)	A-2 Suburban District
South (Across Highway 36)	Industrial	I-1 Industrial District
East	Residential	NC-4 Neighborhood Institutional District
West	Commercial	NC-4 Neighborhood Institutional District

4. The subject property abuts properties zoned NC-4 Neighborhood Institutional District to the east and west, the latter being a similar rezoning case that was heard and recommended to be approved by the Zoning Commission at the March 5, 2024 meeting (2024-3696-ZC) to change the zoning from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The property to the south of Highway 36 is zoned I-1 Industrial District and was developed as the former DOTD Facility. The property to the north is zoned A-2 Suburban District and is developed with single family residential dwellings which are part of the Garland's Covington & Claiborne Addition subdivision.

5. The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings. Permitted uses include the following:

All uses permitted in the NC-3 district and; Dance studios; Music studios; Aerobic/weight loss studios; Educational learning centers; Churches, temples, synagogues and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child daycare centers; Nursery schools. The maximum building size within the NC-4 Neighborhood Institutional District is 12,500sqft.

6. The purpose of the proposed HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses under the HC-2 Highway Commercial District are as follows:

All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

7. The minimum lot size required per the HC-2 Highway Commercial District is 20,000 sf. which the subject property currently meets. Per the petitioner's application, the objective of the request is to bring the existing mini-storage facility currently located on the property into compliance with the correct zoning classification.

Additional Development Information

8. The subject property is also within the vicinity of a Parish lateral which would be subject to the following requirements per the Department of Engineering:
- No structures within 20' of top-of-bank (each side)



ZONING STAFF REPORT
2024-3717-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

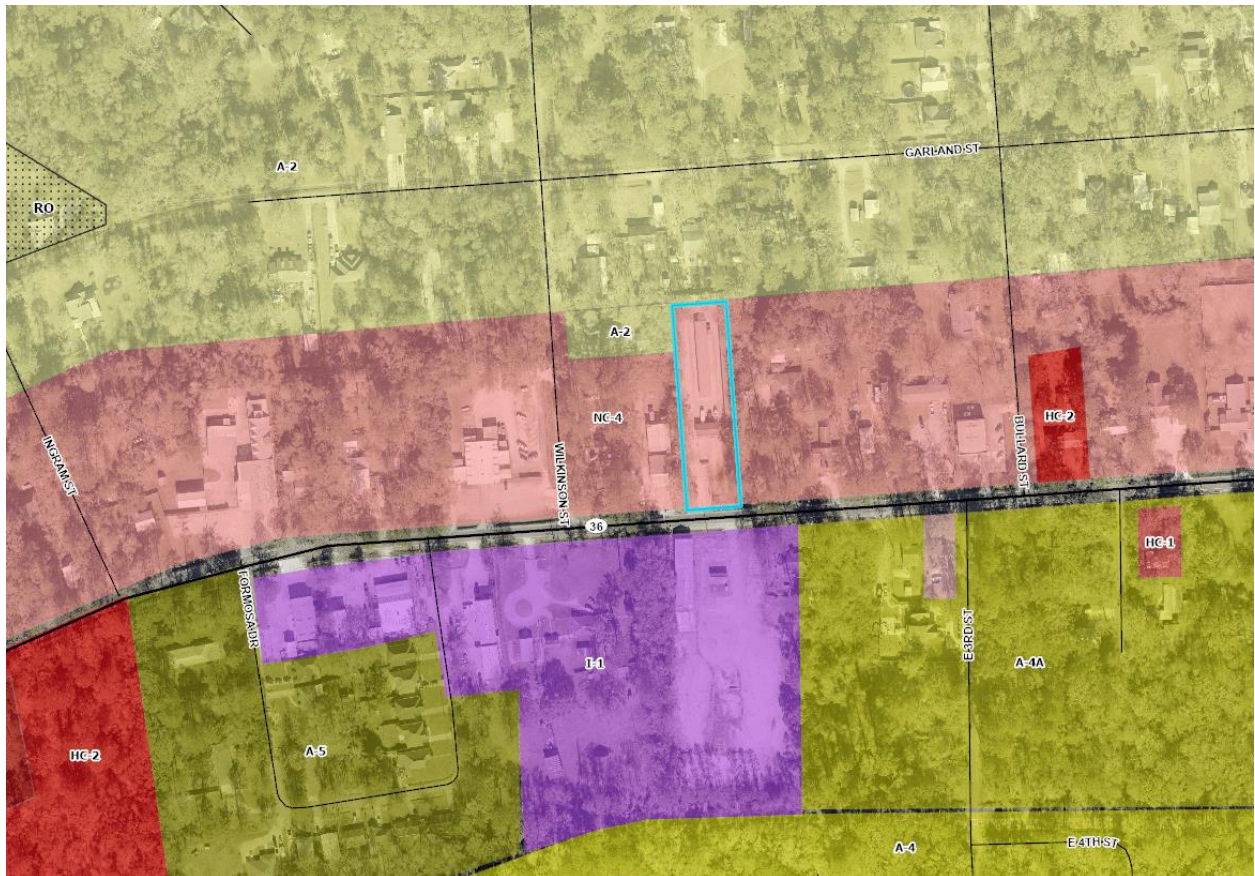
PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

Commercial: areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses



A-1A

WILKINSON ST

CHANDLER DR

A-2

WARREN RD

GARLAND ST

A-2

NC-4

HC-2

BULLARD ST

36

HC-1

I-1

A-4A

A-5

FORMOSA DR

E 3RD ST

E 4TH ST

HC-2

E 1ST ST

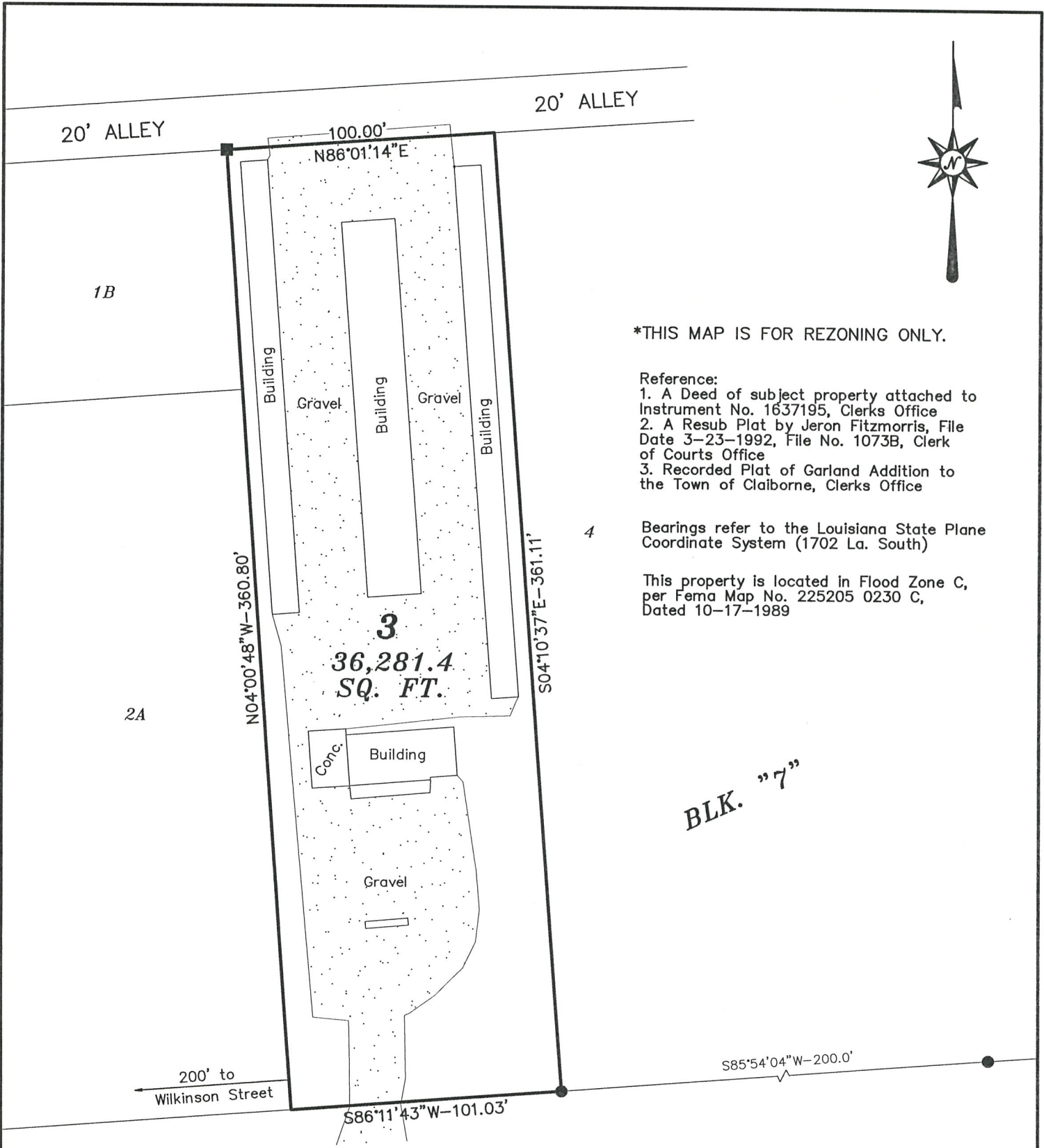
E 2ND ST

A-4

BOGUE FALAYA AV

A-3

ARTHUR RD



*THIS MAP IS FOR REZONING ONLY.

- Reference:
1. A Deed of subject property attached to Instrument No. 1637195, Clerks Office
 2. A Resub Plat by Jeron Fitzmorris, File Date 3-23-1992, File No. 1073B, Clerk of Courts Office
 3. Recorded Plat of Garland Addition to the Town of Claiborne, Clerks Office

4 Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South)

This property is located in Flood Zone C, per Fema Map No. 225205 0230 C, Dated 10-17-1989

BLK. "7"

- LEGEND:
- = Fnd. 1/2" Iron Rod
 - = Fnd. 1/2" Iron Pipe
- (Must verify prior to Construction)
 Building Setbacks
 Front:
 Side:
 Rear:
 Side Street:

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.
 THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **HIGHWAY 36 PROPERTIES, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 3, BLOCK 7, GARLAND ADDITION TO THE TOWN OF CLAIBORNE, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

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

STATE OF LOUISIANA
 Bruce M. Butler, III
 License No. 4894
 CERTIFIED CORRECT
 2-7-2024
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE: 1" = 50'	DATE: 1-10-2024	NUMBER: 21528
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ZONING STAFF REPORT
2024-3721-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of LA Highway 59, North of Prats Road, Abita Springs; S25, T6S, R11E; Ward 10, District 6

Petitioner: Melissa and Scott Crawford

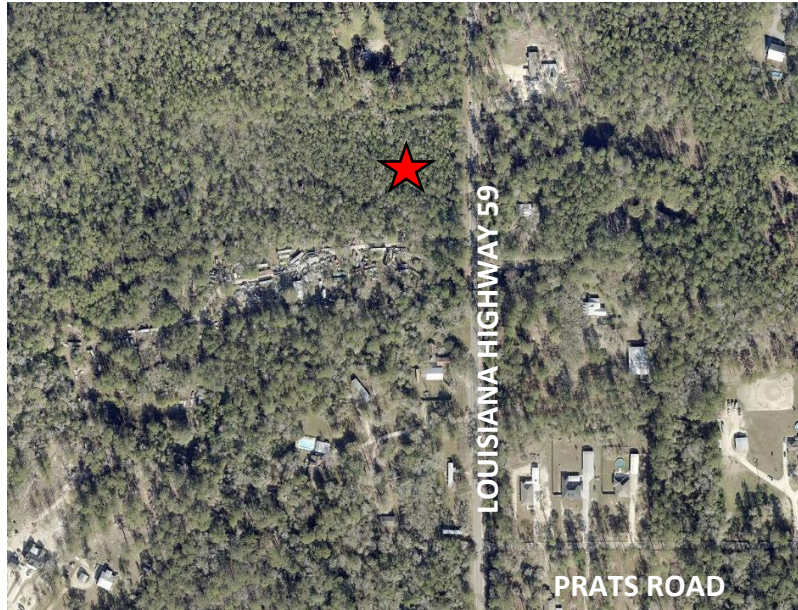
Posted: March 22, 2024

Owner: Melissa and Scott Crawford

Commission Hearing: April 2, 2024

Size: 13.25 acres

Determination: Approved, Denied, Postponed



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District and RO Rural Overlay

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A4

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE varies throughout property. BFE 30'-31' + 1'
Freeboard = 31' - 32' FFE

FINDINGS

1. The applicant is requesting to rezone 13.254 acres from A-2 Suburban District to A-2 Suburban District and RO Rural Overlay. The property is located on the west side of LA Highway 59, North of Prats Road, Abita Springs.

Zoning History

1. Table 1: Zoning history of Subject Lot(s)

Ordinance / Case #	Prior Classification	Amended Classification
10-2234	Unknown	A-2 Suburban District

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-2 Suburban District
South	Unknown	A-2 Suburban District
East (Across Highway 59)	Residential	A-2 Suburban District and RO Rural Overlay
West	Undeveloped	A-2 Suburban District

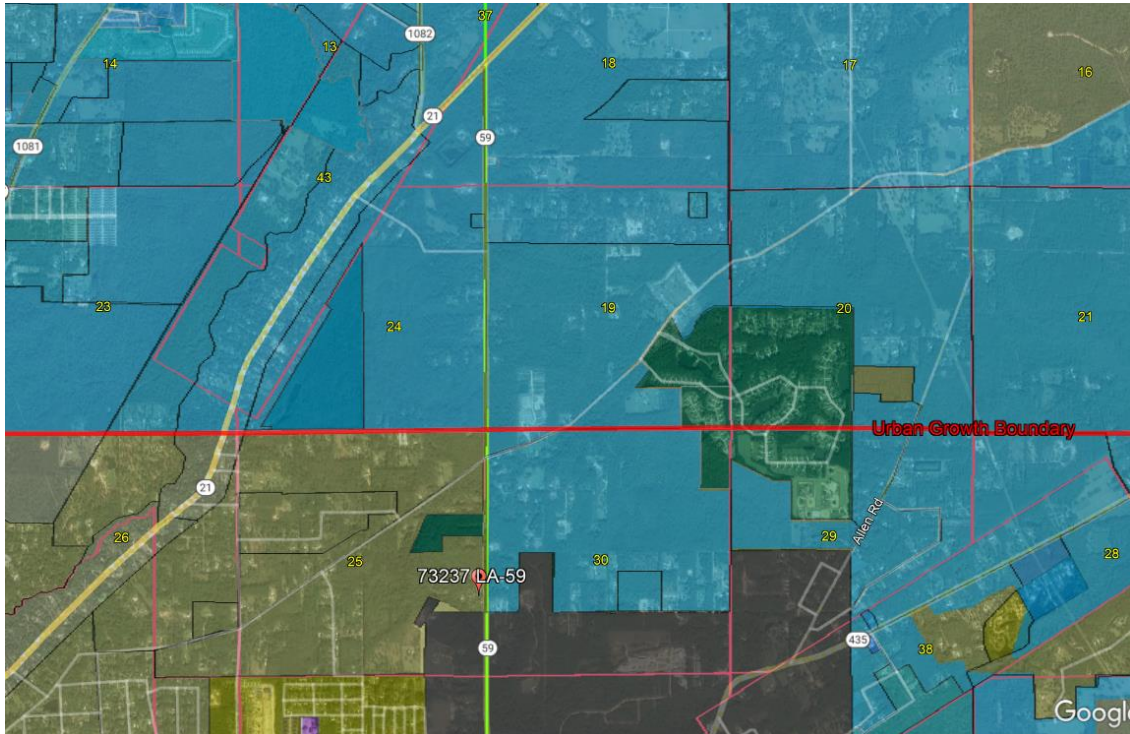
4. The property abuts A-2 Suburban District zoning on all sides and is adjacent to property zoned with the RO Rural Overlay on the east side of LA Highway 59, as shown in the below image in blue:



ZONING STAFF REPORT
2024-3721-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



5. The RO Rural Overlay was adopted through the 2009-2010 Comprehensive Rezoning effort done by the St. Tammany Parish Council. The region shown in the above map were a part of the North East Study Area (Ord 10-2233) and North West Study Area (Ord 10-2234).
6. The purpose of the requested RO Rural Overlay is to allow for agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
7. Per the petitioner's application, the reason for the request is to apply for building permits to place an agricultural building on the property without a primary residence on-site.

Additional Development Information

1. The subject property is also within the vicinity of a Parish lateral which would be subject to the following requirements per the Department of Engineering:
 - No structures within 20' of top-of-bank (each side)

Consistency with New Directions 2040

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

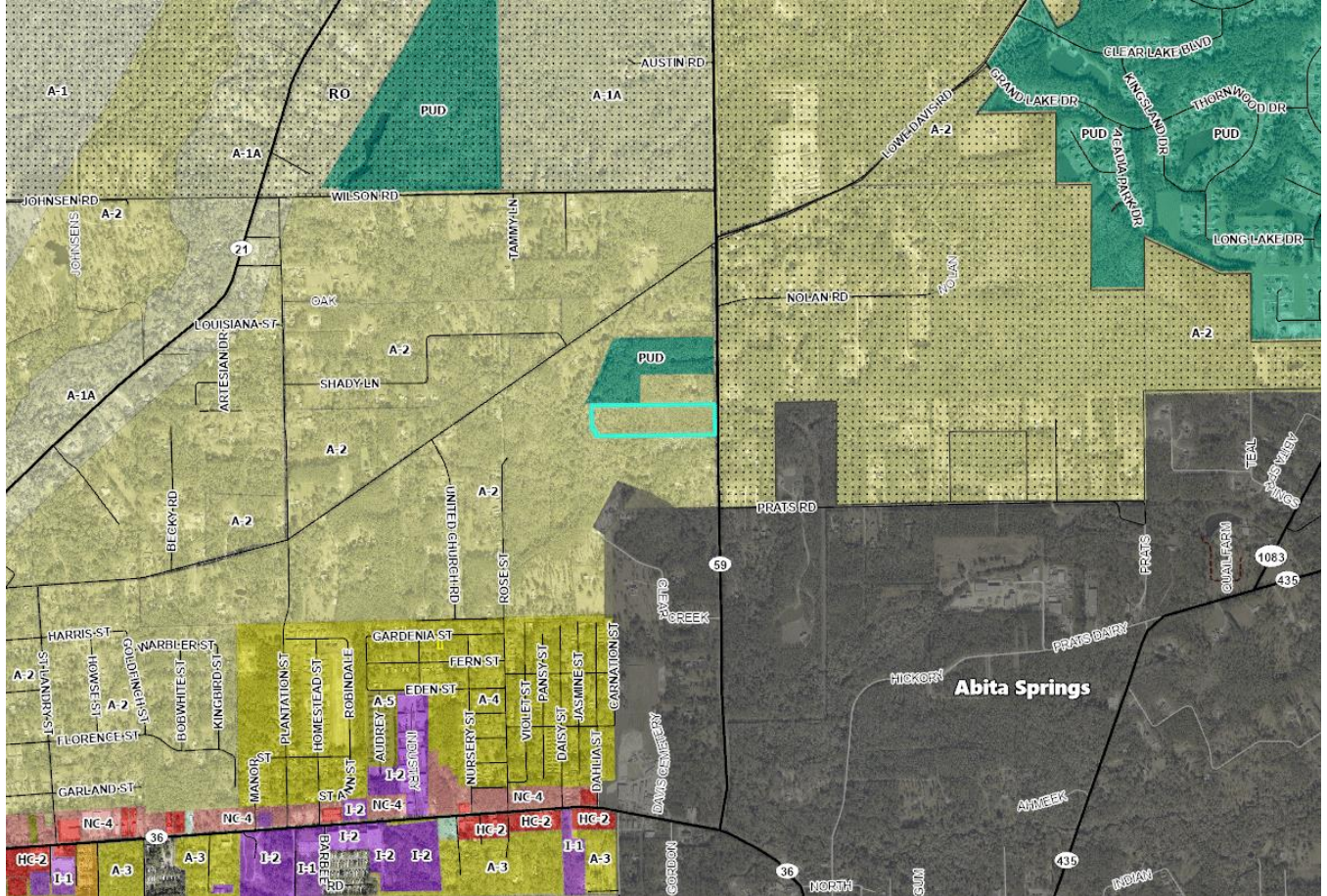
- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



ZONING STAFF REPORT
2024-3721-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2024-3721-ZC

PUD

RO

WILSON RD

TAMMY LN

BARRY LN

A-2

LOWE DAVIS RD

NOLAN RD

A-2

SHADY LN

PUD

A-2

ROSE ST

PRATS RD

Abita Springs

59

CLEAR CREEK

VIOLET ST

PANSY ST

A-4

DAISY ST

JASMINE ST

DAHLIA ST

GARNATION ST

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0235 C; DATED: 10/17/89. FLOOD ZONE: C, B, A & A4; BASE FLOOD ELEVATION: N/A, N/A, N/A, 30' & 31'.

- REFERENCES:**
- 1.) A SURVEY BY HERBERT SANDERS DATED 2/24/78, JOB NO. ST-78-120.
 - 2.) A SURVEY BY JERON FITZMORRIS OF 7.55 ACRES.
 - 3.) A SURVEY BY JERON FITZMORRIS DATED 6/8/73, REVISED 7/10/73, NO. 145.
 - 4.) A SURVEY BY ROBERT BERLIN DATED 8/23/66.

2024-3721-ZC

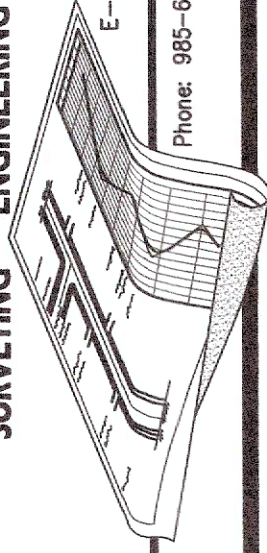


SEAN M. BURKES
LA REG. NO. 4785

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

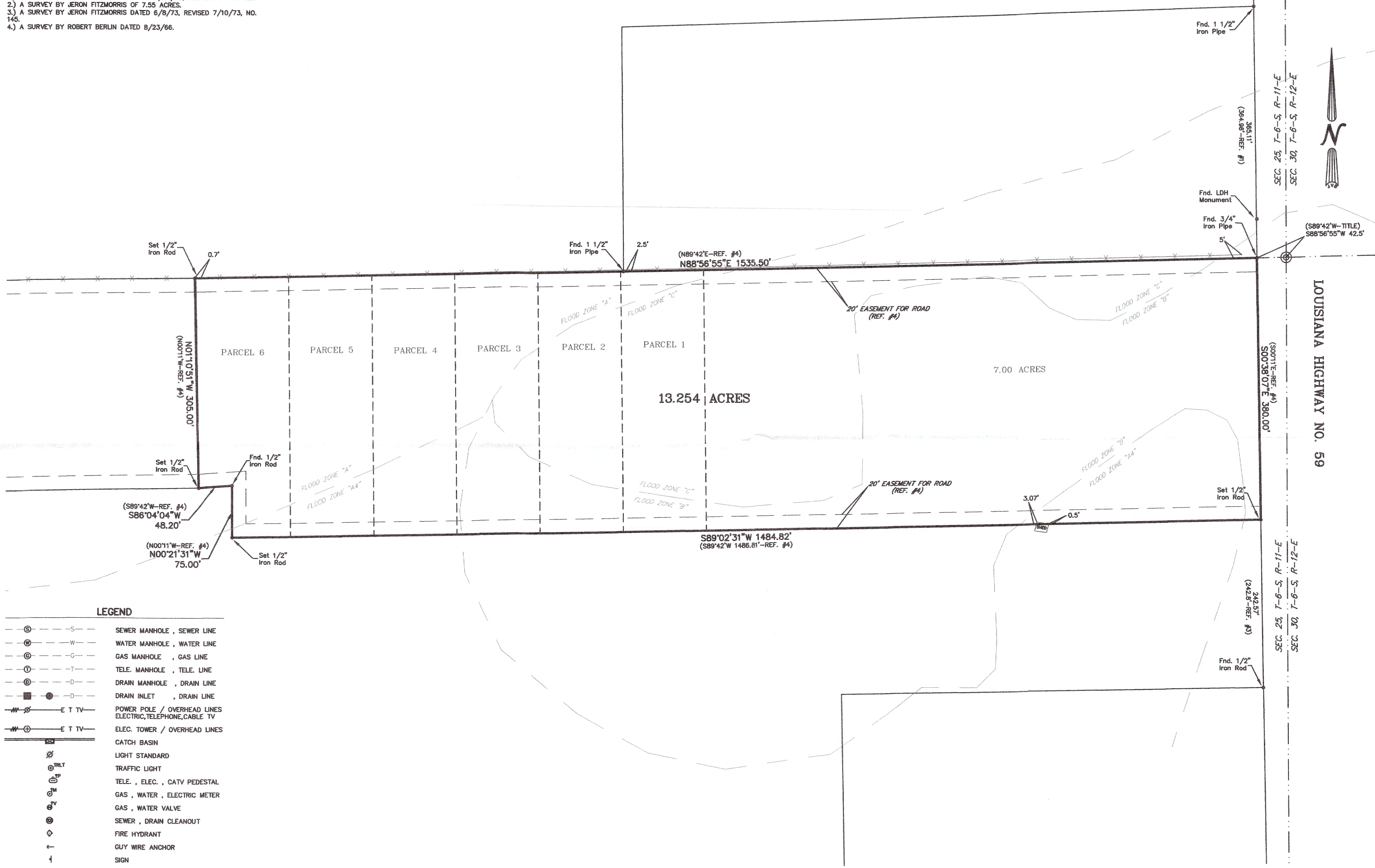


A SURVEY PLAT OF A 13.254 ACRE
PARCEL OF LAND SITUATED IN
SECTION 25, T-6-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

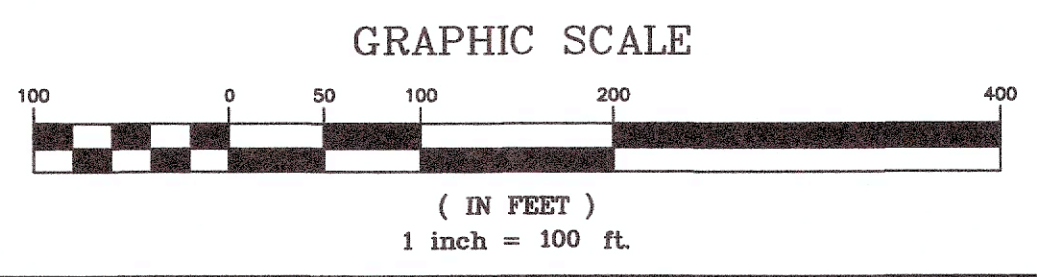
MELISSA CRAWFORD

SCALE:	1" = 100'
DATE:	12/21/23
DRAWN BY:	CHECKED BY:
JDL	MAC
DWG. NO.	20230536
SHEET	1 OF 1



LEGEND

	SEWER MANHOLE, SEWER LINE
	WATER MANHOLE, WATER LINE
	GAS MANHOLE, GAS LINE
	TELE. MANHOLE, TELE. LINE
	DRAIN MANHOLE, DRAIN LINE
	DRAIN INLET, DRAIN LINE
	POWER POLE / OVERHEAD LINES ELECTRIC, TELEPHONE, CABLE TV
	ELEC. TOWER / OVERHEAD LINES
	CATCH BASIN
	LIGHT STANDARD
	TRAFFIC LIGHT
	TELE., ELEC., CATV PEDESTAL
	GAS, WATER, ELECTRIC METER
	GAS, WATER VALVE
	SEWER, DRAIN CLEANOUT
	FIRE HYDRANT
	GUY WIRE ANCHOR
	SIGN
	PYLON
	MAILBOX
	TREE
	SHRUB
	FENCE



CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

PATHELE, Z.V. SURVEYING, INC., 2023 BOUNDARY SURVEY, T-6-S, R-11-E, SEC. 25, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA. REG. NO. 4785



ZONING STAFF REPORT
2024-3724-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the northwest corner of LA Highway 25 & Thompson Road, Folsom; S36, T5S, R10E; Ward 2, District 3

Petitioner: John Stephens

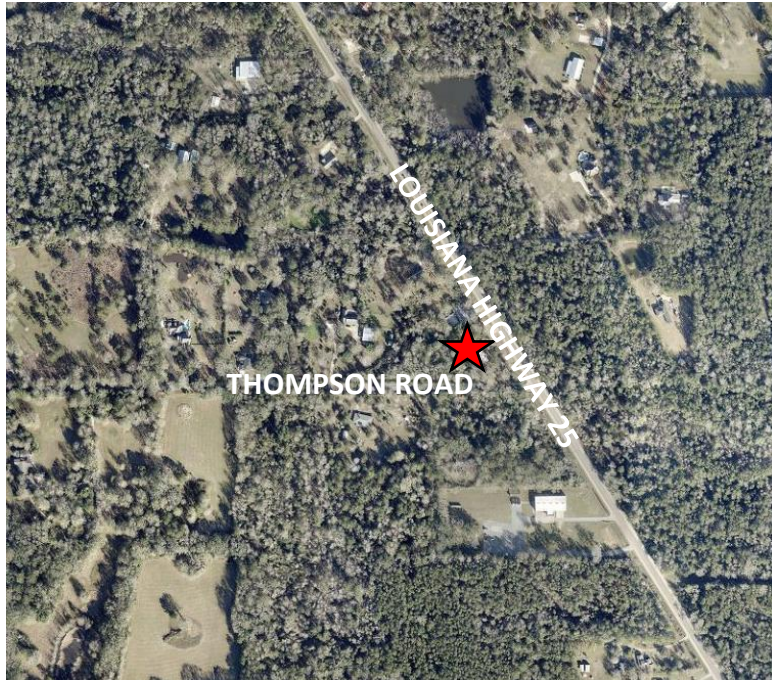
Posted: March 18, 2024

Owner: Graham Business Properties LLC - Jeremy Graham

Commission Hearing: April 2, 2024

Size: 1 acre

Determination: Approved, Denied, Postponed



Current Zoning

A-1 Suburban District and RO Rural Overlay

Requested Zoning

NC-1 Professional Office District

Future Land Use

Rural & Agricultural

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 1 acre from A-1 Suburban District and RO Rural Overlay to NC-1 Professional Office District. The property is located on the northwest corner of LA Highway 25 & Thompson Road, Folsom.

Zoning History

1. Table 1: Zoning history of Subject Lot(s)

Ordinance / Case #	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District and RO Rural Overlay

Site and Structure Provisions

2. The subject property is currently developed with an existing building.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial (Dental Office)	NC-1 Professional Office District
South (Across Thompson Road)	Residential	A-1 Suburban District and RO Rural Overlay
East (Across Highway 25)	Undeveloped	A-1 Suburban District and RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay



ZONING STAFF REPORT
2024-3724-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

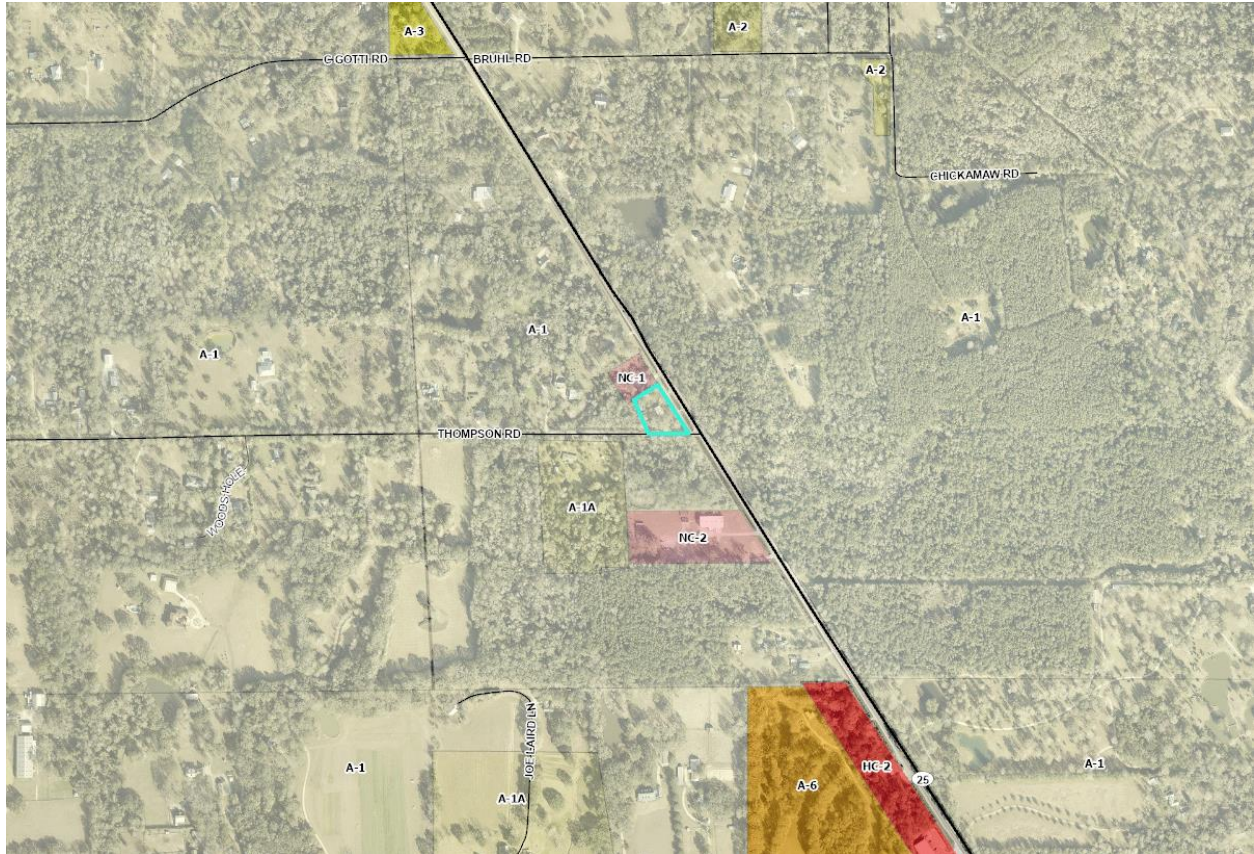
4. The subject property abuts property zoned A-1 Suburban District and RO Rural Overlay on all sides except to the north, where it abuts the requested NC-1 Professional Office District. This property was rezoned to the NC-1 Professional Office District in 2022 as of Ordinance 22-4751 which allowed the existing dental office to come into compliance with the correct zoning classification. The reason for the current request is to allow for commercial uses in conjunction with the neighboring dental office.

Consistency with New Directions 2040

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties.
- ii. Strategy 1.9.3: Encourage redevelopment and adaptive reuse of existing, vacant buildings.



2024-3724-ZC

A-1

A-1

NC-1

THOMPSON RD

A-1A

NC-2

25

JOE LAIRD LN

A-1

A-6

HC-2



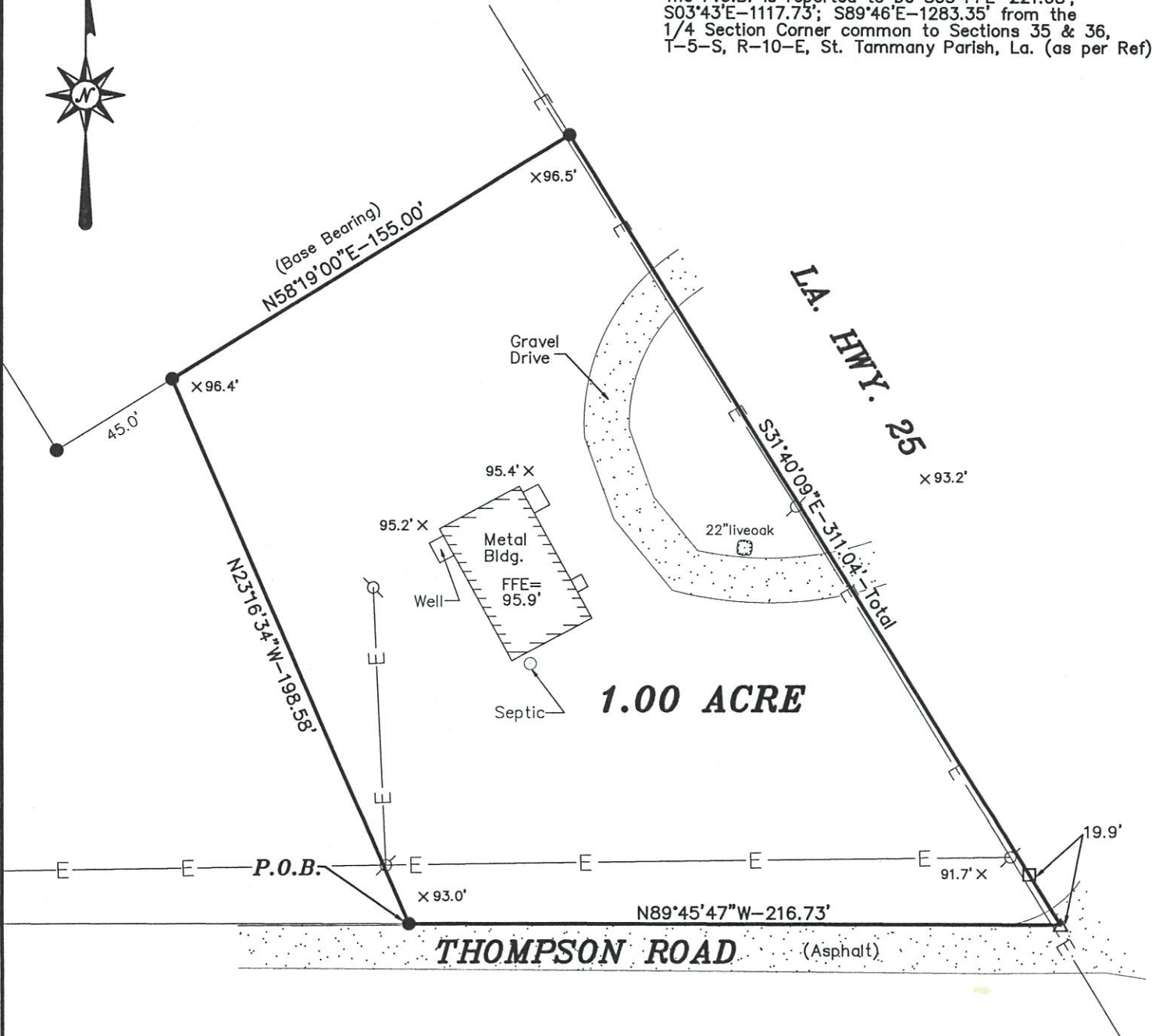
This property is located in Flood Zone C. per Fema Map No. 225205 0125 C, Dated 10-17-1989

Reference: A Survey Plat of subject property by Jeron Fitzmorris, Dated 2-17-1983, #2962, (Based Bearing)

Plat bearing calls are not shown

Elevations shown refer to NAVD 88, Geoid 18

The P.O.B. is reported to be S03°44'E-221.68'; S03°43'E-1117.73'; S89°46'E-1283.35' from the 1/4 Section Corner common to Sections 35 & 36, T-5-S, R-10-E, St. Tammany Parish, La. (as per Ref)



*THIS MAP IS ALSO PREPARED FOR JEREMY AND JENNA GRAHAM

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. Conc. Hwy. Mon.
- △ = Set Mag Nail
- x = Elevation
- ⊙ = Power Pole
- ⊗ = Tree
- E— = Powerline

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR **GRAHAM BUSINESS PROPERTIES, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-5-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com

SCALE:

1" = 50'

DATE:

11-02-2022

NUMBER:

21433



ZONING STAFF REPORT
2024-3725-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of Jones Road, east of Tantela Ranch Road, Covington; S38, T6S, R10E; Ward 1, District 3

Petitioner: Justin D. Sbisa

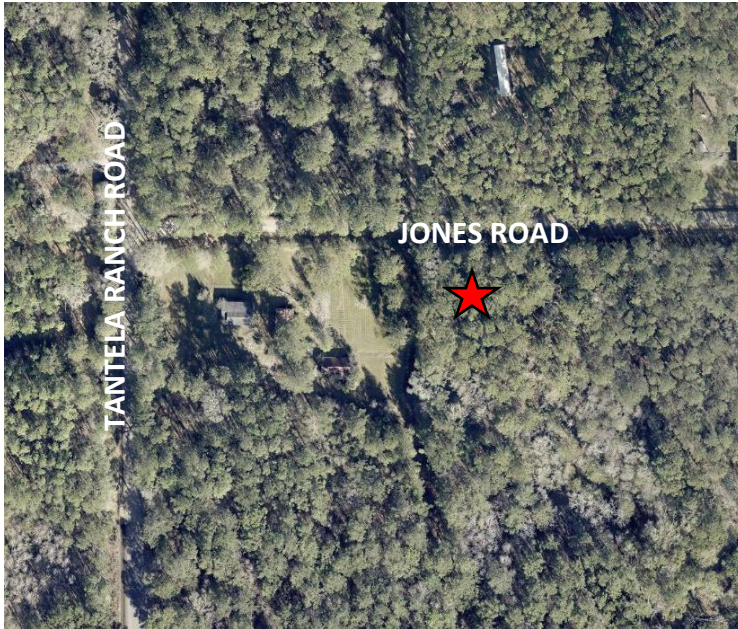
Posted: March 19, 2024

Owner: Justin D. Sbisa

Commission Hearing: April 2, 2024

Size: .919 acres

Determination: Approved, Denied, Postponed



Current Zoning

A-1 Suburban District

Requested Zoning

A-1 Suburban District and MHO Manufactured Housing Overlay

Future Land Use

Rural & Agricultural

Flood Zone

Effective Flood Zone A4
Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 46.5' + 1' Freeboard = 47.5' FFE

FINDINGS

1. The applicant is requesting to rezone .919 acres from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The property is located on the south side of Jones Road, east of Tantela Ranch Road, Covington.

Zoning History

1. Table 1: Zoning history of Subject Lot(s)

Ordinance / Case #	Prior Classification	Amended Classification
86-002A	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	A-1 Suburban District

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (Across Jones Road)	Residential	A-1 Suburban District
South (Across Thompson Road)	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

4. The property abuts A-1 Suburban District zoning on all sides with some undeveloped parcels to the south and east.



ZONING STAFF REPORT
2024-3725-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

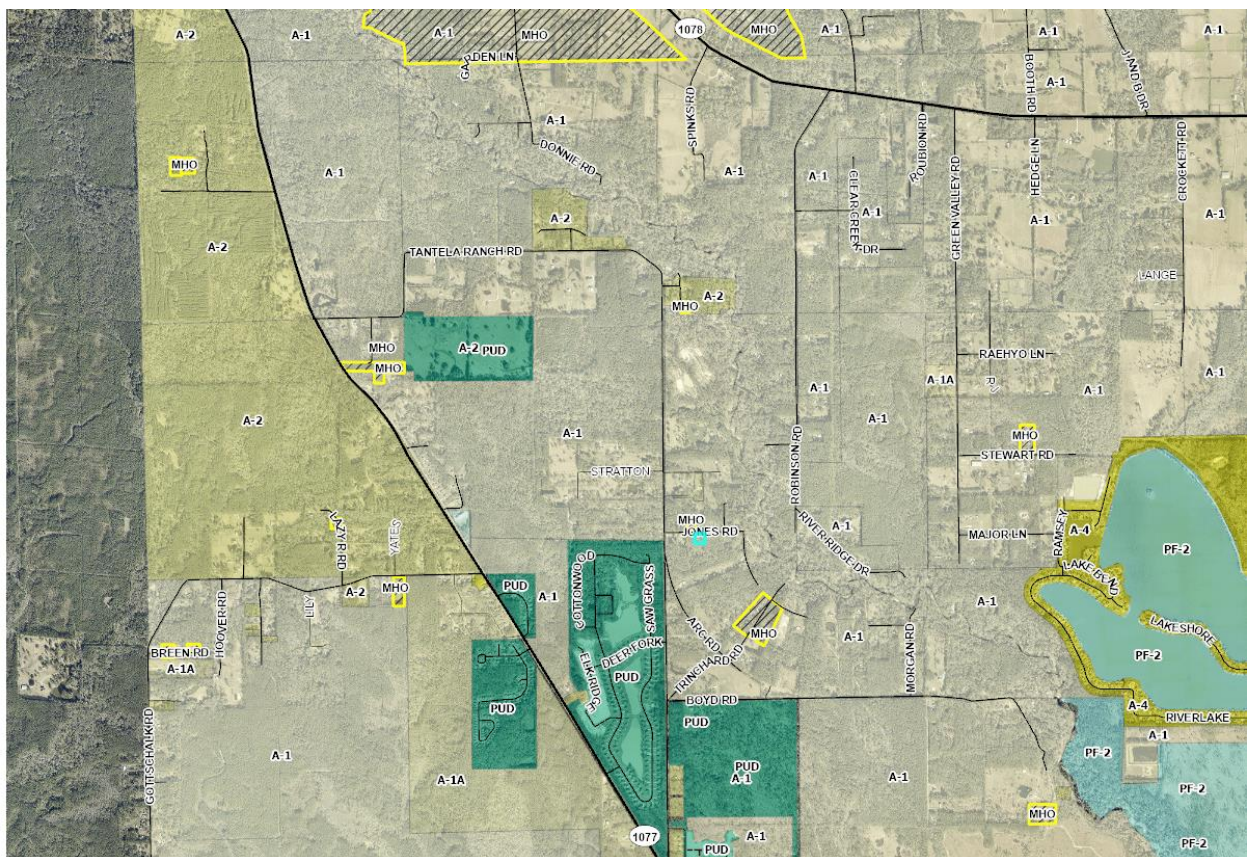
5. Based on the latest street-view imagery from Google Earth, it appears there is one (1) manufactured home along Jones Road which would be considered a legal non-conforming structure.
6. The A-1 Suburban District calls for a 5-acre parcel size minimum and allows for 1 dwelling unit per every 5 acres. As the subject property is .919 acres, it is considered a lot of record and therefore would only allow for the placement of one stick-built or modular home.
7. If approved, the applicant would be able to apply for a building permit for 1 manufactured home on the property.

Consistency with New Directions 2040

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.





ZONING STAFF REPORT
2024-3726-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of US Highway 190, south of Sherwood Drive, being Lot 51, Square 7, Cypress Park Subdivision, Lacombe; S33, T8S, R13E; Ward 7, District 7

Petitioner: Wendy and Glynn Hinton

Posted: March 11, 2024

Owner: Wendy and Glynn Hinton

Commission Hearing: April 2, 2024

Size: .191 acres

Determination: Approved, Denied, Postponed



Current Zoning

A-3 Suburban District

Requested Zoning

NC-5 Retail and Service District

Future Land Use

Residential: Low-Intensity

Coastal Conservation Area

Flood Zone

Effective Flood Zone A2

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 13' + 1' Freeboard = 14' FFE

FINDINGS

1. The applicant is requesting to rezone .191 acres from A-3 Suburban District to NC-5 Retail and Service District. The property is located on the north side of US Highway 190, south of Sherwood Drive, being Lot 51, Square 7, Cypress Park Subdivision, Lacombe.

Zoning History

1. Table 1: Zoning history of Subject Lot(s)

Ordinance / Case #	Prior Classification	Amended Classification
76-011	Unknown	A-3 Suburban District
09-2020	A-3 Suburban District	A-3 Suburban District

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (Across Sherwood Drive)	Residential	A-3 Suburban District
South (Across US Highway 190)	Residential	NC-4 Neighborhood Institutional District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

4. The subject property abuts A-3 Suburban District on all sides, with what appears to be residential property zoned NC-4 Neighborhood Institutional District to the south across US Highway 190.



ZONING STAFF REPORT
2024-3726-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The purpose of the existing A-3 Suburban District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The A-3 Suburban District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. The A-3 Suburban District calls for a minimum of a half-acre parcel size and allows for the placement of one dwelling unit per every half-acre.
6. The purpose of the NC-5 Retail and Service District is to provide for the location of small-scale retail services near residential neighborhoods to provide products and services to nearby residents.
7. Per the petitioner's application, the reason for the request is to apply for building permits for the placement of an ice machine on the property. If approved, the site must comply with all applicable commercial development requirements.

Additional Development Information

8. Per the Department of Engineering, the following standards would apply to any construction on the site:
 - Area of special concern – no fill of any kind shall be placed on any lot or parcel within the boundaries of an area of special concern.

Consistency with New Directions 2040

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

Coastal Conservation: areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

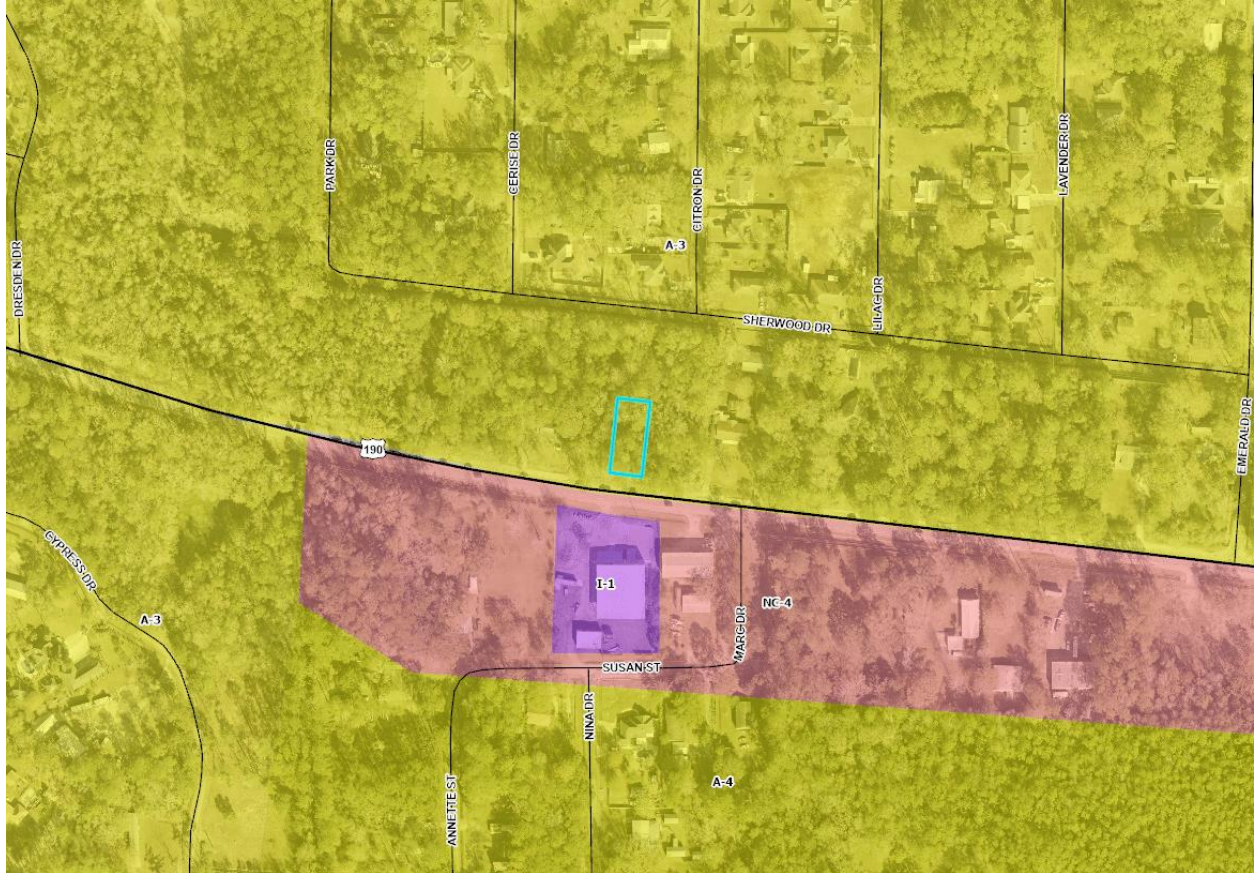
- i. The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



ZONING STAFF REPORT
2024-3726-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



PARK DR

GERISE DR

CITRON DR

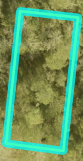
LILAC DR

LAVENDER DR

A-3

SHERWOOD DR

190



I-1

NC-4

MARG DR

SUSAN ST

A-3

ANNETTE ST

NANCY ST

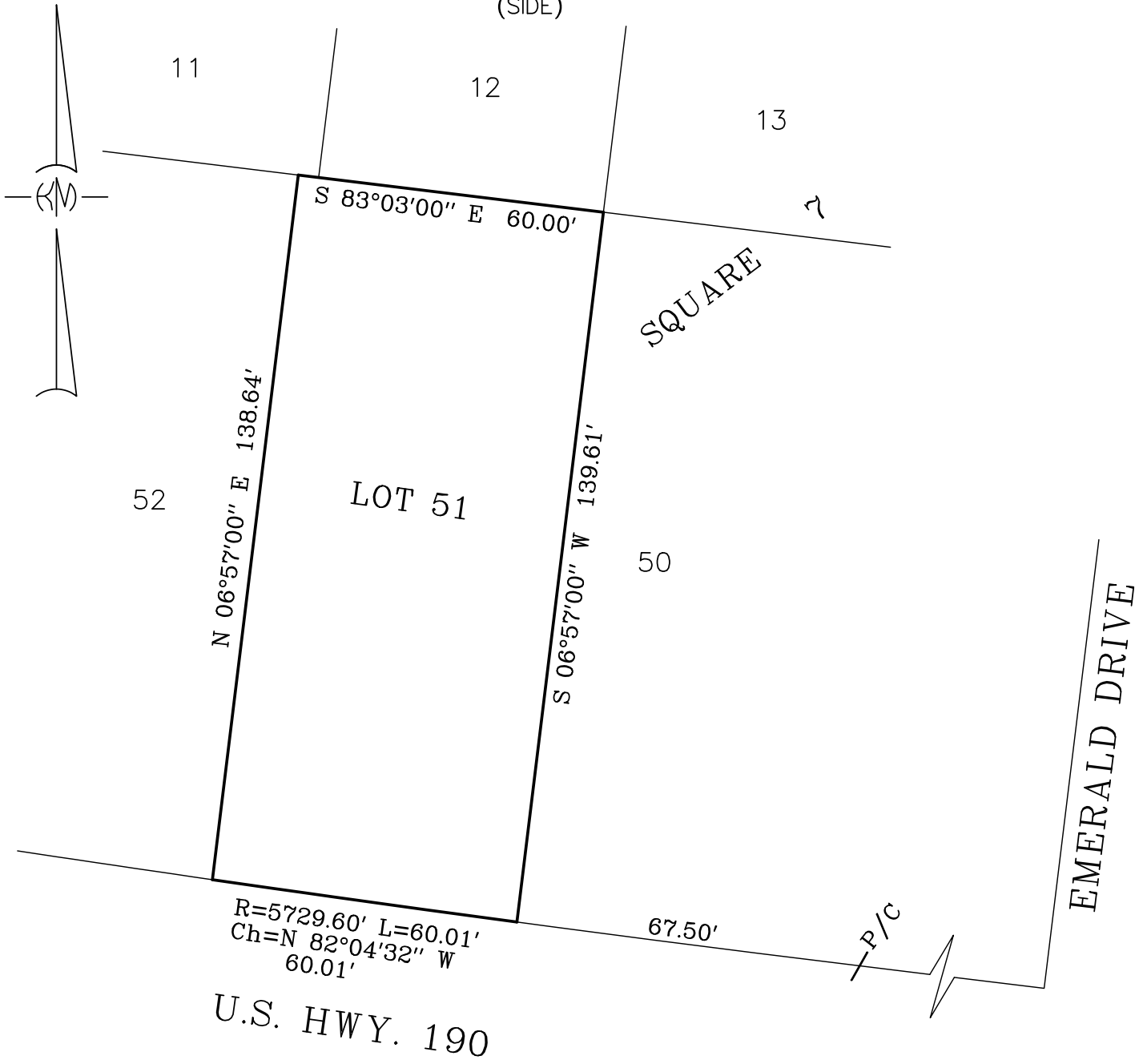
A-4

SHEREE ST

NINA DR

CYPRESS DR

SHERWOOD DRIVE
(SIDE)



$R=5729.60'$ $L=60.01'$
 $Ch=N 82^{\circ}04'32'' W$
 $60.01'$
 U.S. HWY. 190

REFERENCES:

1. PLAT OF CYPRESS PARK SUBD.
BY SIDNEY HARGETT, FILED 07-13-1955
MAP FILE NO. 133B
2. PLAT OF A SURVEY OF LOT 52, SQUARE 7,
BY RANDALL W. BROWN, DATED 04-27-2001

PLAT FOR ZONING:

LOT 51, SQUARE 7
 CYPRESS PARK SUBDIVISION
 SECTION 33, T-8-S, R-13-E,
 G.L.D., ST. TAMMANY PARISH, LA.

PREPARED FOR:

ASHLEY RAY

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 30'	DATE:	02-08-24
DRAWN:	DRJ	JOB NO.:	
REVISED:			



ZONING STAFF REPORT
2024-3732-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of Gardenia Street, east of Spruce Street, and west of Nursery Street, being Lot 18, Square 12, Abita Nursery Subdivision, Abita Springs; S36, T6S, R11E; Ward 3, District 2

Petitioner: Gadreona Dunnaway

Posted: March 12, 2024

Owner: Gadreona Dunnaway

Commission Hearing: April 2, 2024

Size: .16 acres

Determination: Approved, Denied, Postponed

Current Zoning

A-4 Single-Family Residential District

Requested Zoning

A-4 Single-Family Residential District and MHO
Manufactured Housing Overlay

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation



FINDINGS

1. The applicant is requesting to rezone .16 acres from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the south side of Gardenia Street, east of Spruce Street, and west of Nursery Street, being Lot 18, Square 12, Abita Nursery Subdivision, Abita Springs.

Zoning History

1. Table 1: Zoning history of Subject Lot(s)

Ordinance / Case #	Prior Classification	Amended Classification
10-2234	Unknown	A-4 Single-Family Residential District

FINDINGS

1. The petitioner is requesting to change the zoning classification from A-4 Suburban District to A-4 Suburban District and MHO Manufactured Housing Overlay. This property has a municipal address of 21198 Gardenia Street, Covington.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District



ZONING STAFF REPORT
2024-3732-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Site and Structure Provisions

- The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

- There are various parcels within West Abita Springs Subdivision and the adjacent Abita Nursery Subdivision that have received the MHO Manufactured Housing Overlay zoning classification approval over the years. The following properties that have been granted approval for the overlay within the vicinity of the subject property are as follows:

Table 3: Nearby Rezoning Cases

Lot & Subdivision	Request	Ordinance
Lots 19 & 20 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 16-3522
Lot 16A (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3870
Lots 28, 30, 32, 34, 36 & 38 (West Abita Springs Subdivision, adjacent to subject property)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4076
Lots 16, 18 & 20 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4205
Lots 1, 2, 3, 4, 5 & 6 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4349
Lots 1, 2, 3, 4, 5, 6, 7 & 8 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4632
Lots 33, 35 & 37 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4771
Lots 15 and 17 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5050
Lots 1 and 2 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5082
Lots 34 and 36 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 23-5178

- If the request for the MHO Manufactured Housing Overlay is approved, the applicant could apply for a building permit to place a manufactured home on the property.

Consistency with New Directions 2040

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

- The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

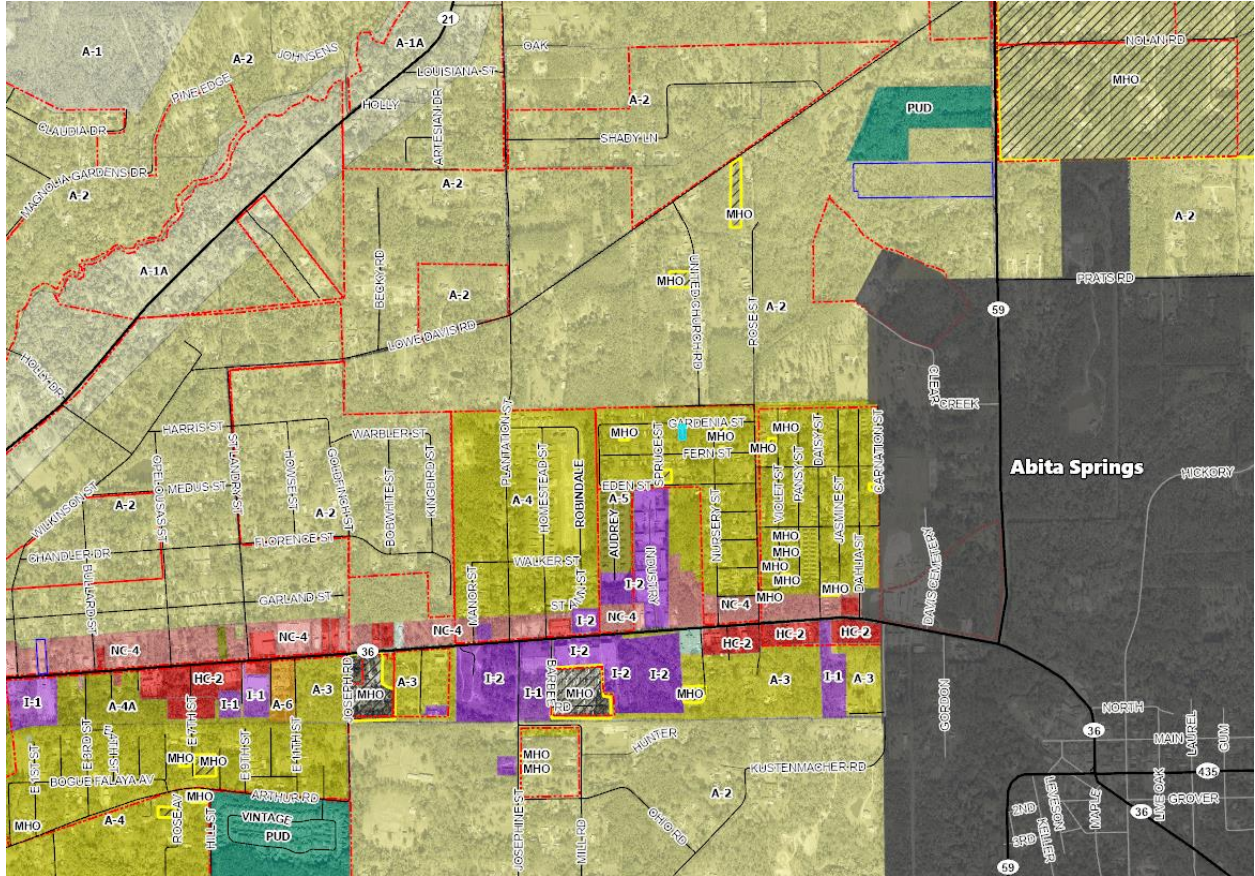


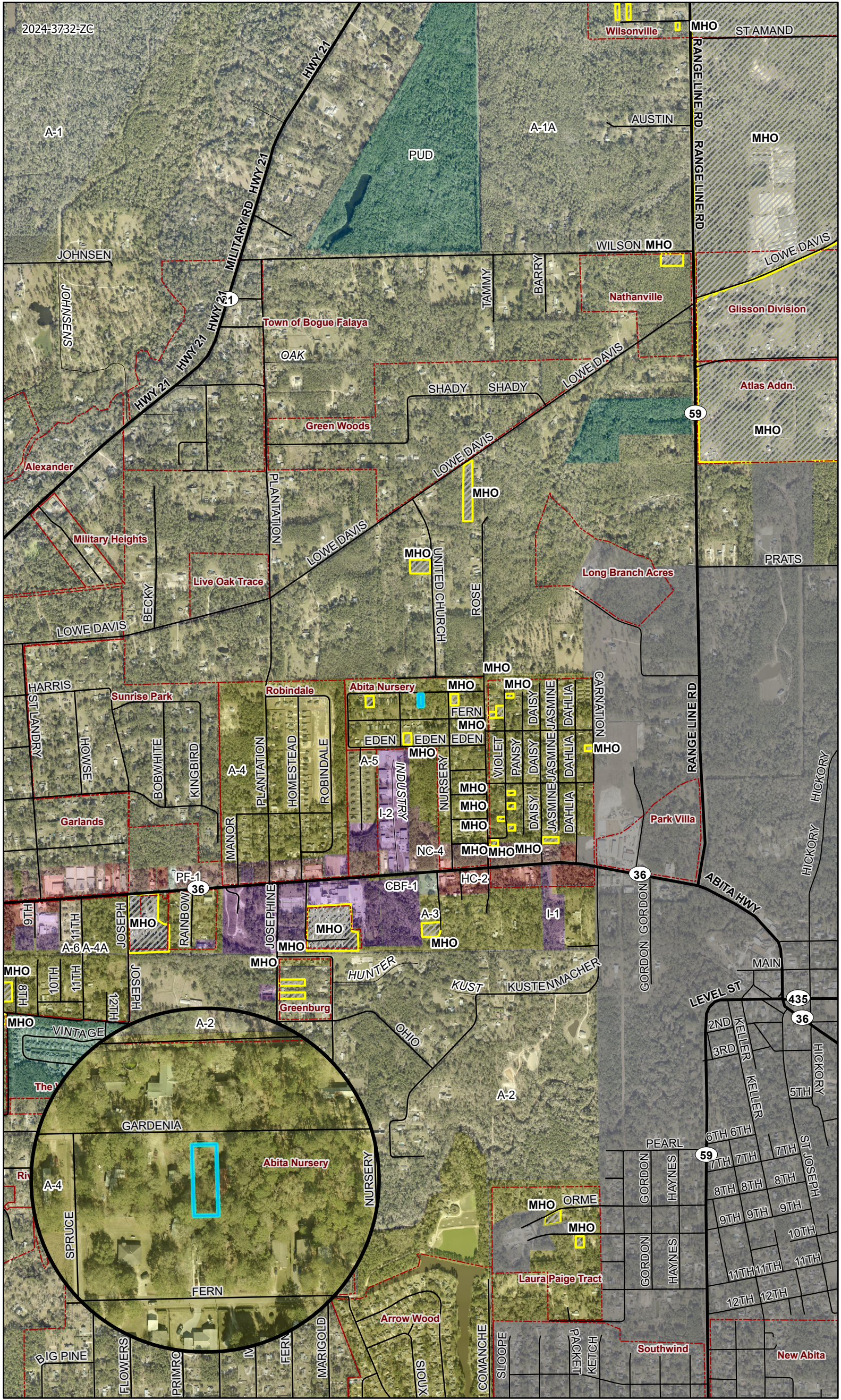
ZONING STAFF REPORT
2024-3732-ZC

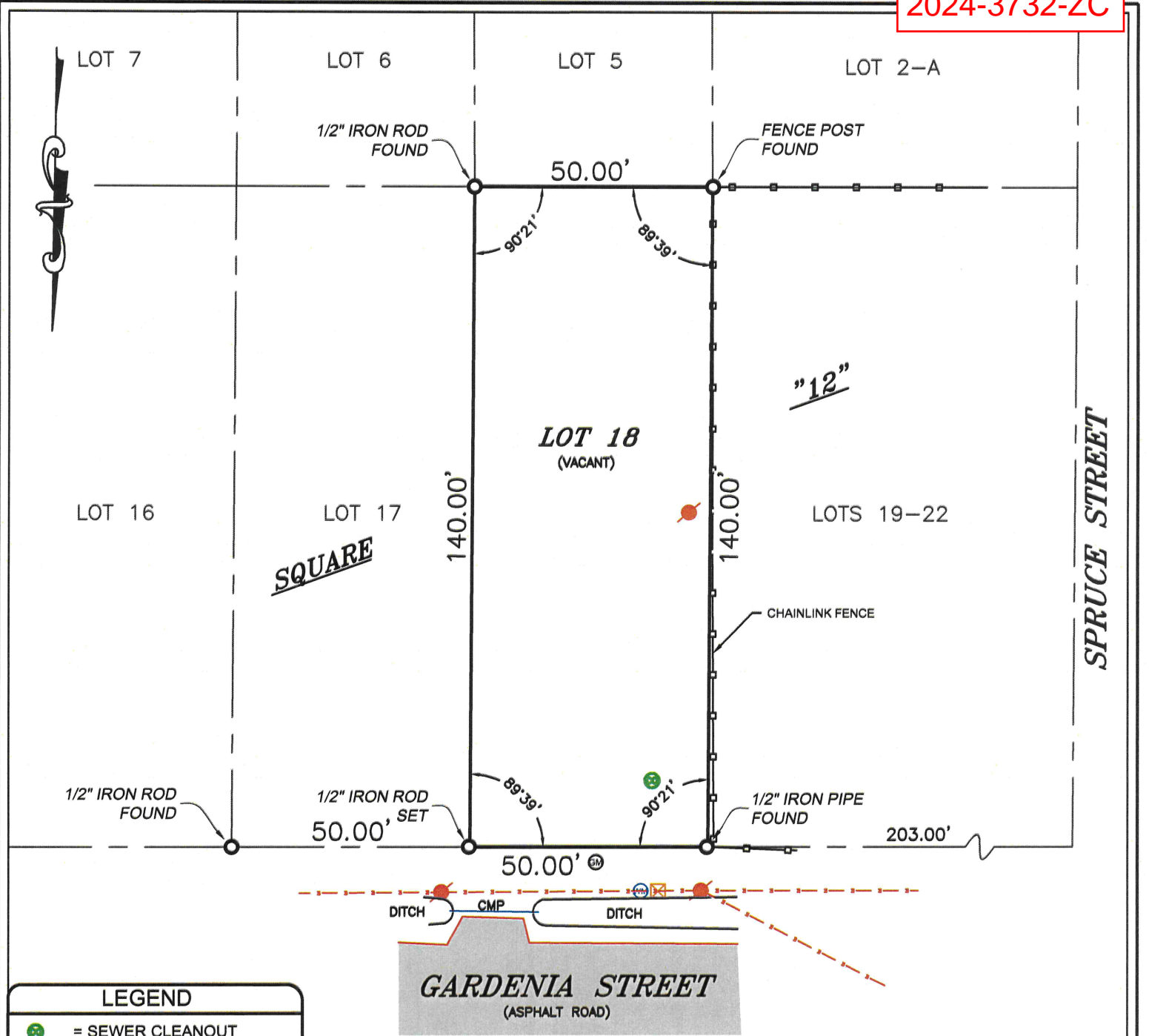
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.







LEGEND

- = SEWER CLEANOUT
- = GAS METER
- = POWER POLE
- = WATER METER
- = TELEPHONE PEDESTAL

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ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

BUILDING SETBACKS: N/A
FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE SURVEY:
 A survey by John E. Bonneau & Associates, Inc. w/
 survey no. 2000 692-A dated 10/18/00, File no 1883.
BASIS FOR ANGLES:
 The Reference Survey.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0235 C; Revised: OCTOBER 17, 1989

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS D SURVEY.

A SURVEY MAP OF
 LOT 18, SQUARE 12, ABITA NURSERY SUBDIVISION
 situated in
 SECTION 36, T-6-S, R-11-E
 St. Tammany Parish, Louisiana
 for
 GADREONA A. DUNNAWAY

Survey No. 24-140096 Drawn by: SPH Scale: 1" = 30'
 Date: MARCH 06, 2024 Revised:

LOWE ENGINEERS

Professional Land Surveyors
 Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34
 MANDEVILLE, LA 70471
 OFFICE NO. (985)845-1012
 FAX NO. (985)845-1778
 www.loweengineers.com
 e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified True and Correct By

JOHN E. BONNEAU
 LICENSE NO. 4423
 PROFESSIONAL SURVEYOR

John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423