

DRAFT

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY, SEPTEMBER 5, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- **Phones and Pagers**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AUGUST 1, 2017 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. **2017-727-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-6 (Multiple Family Residential District)
Acres: 17.69 acres
Petitioner: Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto

Owner: Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto

Representative: Paul Mayronne
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2, S14, T7S, R11E, Ward 3, District 5.

Council District: 5

2. **2017-728-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 10 acres
Petitioner: Kayla K. Hudson
Owner: Floyd R. & Carolyn Kahl
Location: Parcel located at the end of F. Jenkins Road, south of Sherwood Forest Lane, S16, T5S, R12E, Ward 5, District 6.

Council District: 6

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY, SEPTEMBER 5, 2017

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

3. 2017-732-ZC

Existing Zoning: A-1 (Suburban District)
 Proposed Zoning: A-2 (Suburban District)
 Acres: 3.22 acres
 Petitioner: Gary A. & Judith M. Mitchell
 Owner: Gary A. & Judith M. Mitchell
 Location: Parcel located on the south side of Adolphus Road, east of LA Highway 1129, S14, T5S, R11E Ward 2, District 2.
 Council District: 2

4. 2017-737-ZC

Existing Zoning: A-4 (Single-Family Residential District)
 Proposed Zoning: NC-4 (Neighborhood Institutional District)
 Acres: 1.94 acres
 Petitioner: Succession of Warren E. Arieux & Estate of Luce Enloe Arieux
 Owner: Succession of Warren E. Arieux & Estate of Luce Enloe Arieux
 Representative: Jeffrey Schoen
 Location: Parcel located on the northwest corner of US Highway 11 & 5th Avenue, south of Pearl River Street, being the remainder of Square 4, Alton Subdivision, S23, T8S, R14E, Ward 8, District 9.
 Council District: 9

5. 2017-739-ZC

Existing Zoning: NC-1 (Professional Office District) & HC-2 (Highway Commercial District)
 Proposed Zoning: HC-3 (Highway Commercial District)
 Acres: 6.25 acres
 Petitioner: CarMax Auto Superstores, INC – K. Douglass Moyers & CenterPoint - Brad Lauth
 Owner: Marie Elise Prieto, Ernest Prieto, Clay Carl Prieto, PTP Properties LLC, James Kent Jackson - Janet R. Jackson, Marilyn Stoessell, MKMHB, LLC, Marilyn Stoessell Seifert, Robert T. Doolittle, Jr., Benjamin Doolittle, Lauren B. Golden and Malloy C. Golden as The Co-Executors of the Succession of Mary Prieto Golden
 Representative: The Prieto Family - Sellers - Lisby Eustis
 Location: Parcel located on the north side of US Highway 190 Service Road, east of Helenbirg Road, Ward 3, District 5.
 Council District: 5

6. 2017-740-ZC

Existing Zoning: A-4 (Single-Family Residential District), NC-4 (Neighborhood Institutional District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District)
 Proposed Zoning: A-4 (Single-Family Residential District), NC-4 (Neighborhood Institutional District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District) & RBCO (Regional Business Center Overlay)
 Acres: 126 acres
 Petitioner: Stephen Schmidt
 Owner: BSREP II Cypress Covington Owner, LLC
 Location: Parcel located on the north side of I-12, east of LA Highway 21, S47, T7S, R11E & S22, T7S, R11E, Ward 1, District 1.
 Council District: 1

DRAFT

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY, SEPTEMBER 5, 2017

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

7. 2017-742-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 40,000 sq.ft.
Petitioner: Eric Guzman
Owner: Eric Guzman
Location: Parcel located on the north side of US Highway 190 East, east of Red Mill Drive, west of Ridge Road, being lot 24, Onesime Faciane Subdivision , S28, T9S, R15E, Ward 8, District 13.
Council District: 13

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

DRAFT

**MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, AUGUST 1, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Lorren, Richard, Davis, Doherty, Randolph, Richardson, Mannella, Fitzmorris, Cazaubon
Absent: Willie, Drumm
Staff Present: Helen Lambert, Cara Bartholomew, Karlin Riles, Jennifer Lange

CALL TO ORDER

The regular meeting of the St. Tammany Parish Zoning Commission was called to order by David Mannella.

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Richardson.

APPROVAL OF THE MINUTES FOR THE JULY 5, 2017 ZONING MEETING

Richard moved to approve, second by Doherty

Yea: Cazaubon, Lorren, Richard, Mannella, Davis, Fitzmorris, Doherty, Randolph, Richardson

Nay:

Abstain: Willie, Drumm

POSTPONING OF CASES – There were no postponements.

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. 2017-706-ZC- Approved

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1 acre
Petitioner: Itzela Wauhob
Owner: Itzela Wauhob
Location: Parcel located on the southwest corner of Elaine Lane, & Stephanie Lane, being lot 40, Ramsey Estates , S13, T6S, R10E, Ward 3, District 3.
Council District: 3

Cazaubon moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Mannella, Davis, Fitzmorris, Doherty, Randolph, Richardson,

Nay:

Abstain: Willie, Drumm

2. ZC07-07-041 Approved

Major Amendment to the PUD (Planned Unit Development)
Acres: 848.26
Petitioner: Jeffery D. Schoen
Owner: Weyerhaeuser Real Estate Development Company
Location: Parcel located on the east side of LA Highway 434, north of Ezell Road, South of D'Antonio Road; S3,4 &9, T8s,R13E; Ward 7 & 9, District 7 &11
Council District: 11

Cazaubon moved to approve, second by Davis

AUGUST 1, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

**Yea: Cazaubon, Lorren, Richard, Mannella, Davis, Fitzsimmons, Doherty,
Drumm, Randolph, Richardson**

Nay:

Abstain: Willie, Drumm

OLD BUSINESS - NONE

NEW BUSINESS – NONE

ADJOURNMENT

ZONING STAFF REPORT

Date: 8/28/2017
Case No.: 2017-727-ZC
Posted: 08/17/18

Meeting Date: 9/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto
OWNER: Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto
REPRESENTATIVE: Paul Mayronne
REQUESTED CHANGE: From A-3 Suburban District to A-6 Multiple Family Residential District
LOCATION: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2 ; S14, T7S, R11E; Ward 3, District 5
SIZE: 17.69 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4A Single Family Residential District & PUD Planned Unit Development Overlay
South	Residential	A-1A Suburban District
East	Undeveloped	A-3 Suburban District
West	Multi-Family	A-7Multi Family Residential District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

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 from A-3 Suburban District to A-6 Multiple Family Residential District. This site is located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2. The 2025 future land use plan calls for the area to be developed with residential uses that are compatible with the existing uses in the area. Staff is not completely opposed to the requested zoning change to A-6, considering that the site is directly abutting a multi-family development, zoned A-7, on the west side. However, staff feels that the 17.69 acre parcel requested to be rezoned should be reduced in size, to allow for the creation of a buffer along the south and east sides, abutting A-1A & A-3 Suburban Districts.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-6 Multiple Family Residential District designation be denied.

Case No.: 2017-727-ZC

PETITIONER: Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto

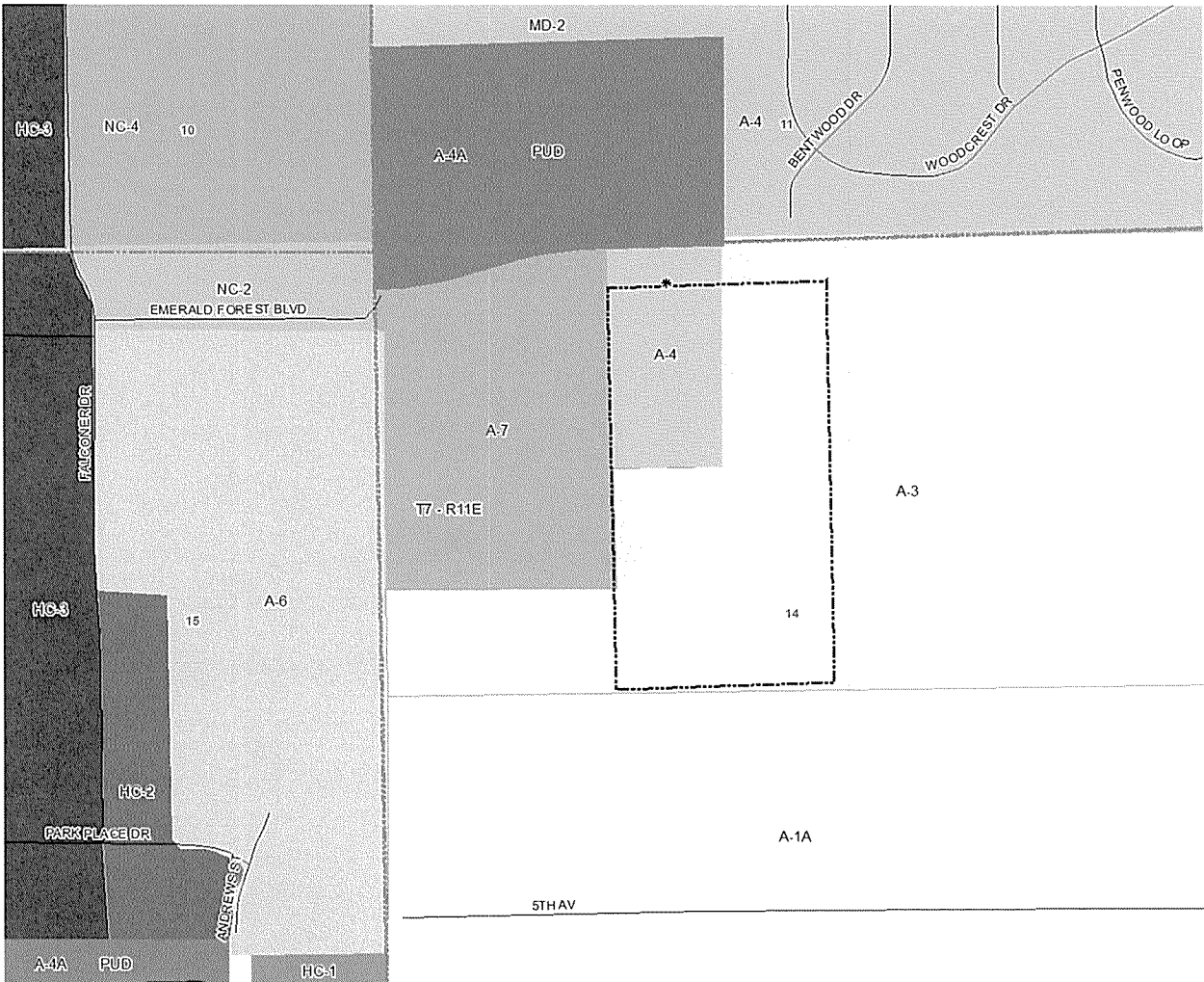
OWNER: Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto

REPRESENTATIVE: Paul Mayronne

REQUESTED CHANGE: From A-3 Suburban District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2 ; S14, T7S, R11E; Ward 3, District 5

SIZE: 17.69 acres





2017-727-ZC

NC-4
10

11

MD-2

CRESTWOOD BLVD

BENTWOOD DR

PENWOOD DR

GREENCREST DR

A-4

WOODCREST DR

PENWOOD LOOP

WOODCREST DR

FLEUR

FLEUR

A-4A
PUD

JARDIN

GARDENWALK

JARDIN

NC-2

EMERALD FOREST BLVD

A-7

T7-R11E

A-3

A-6

15

14

HC-1

PF-1

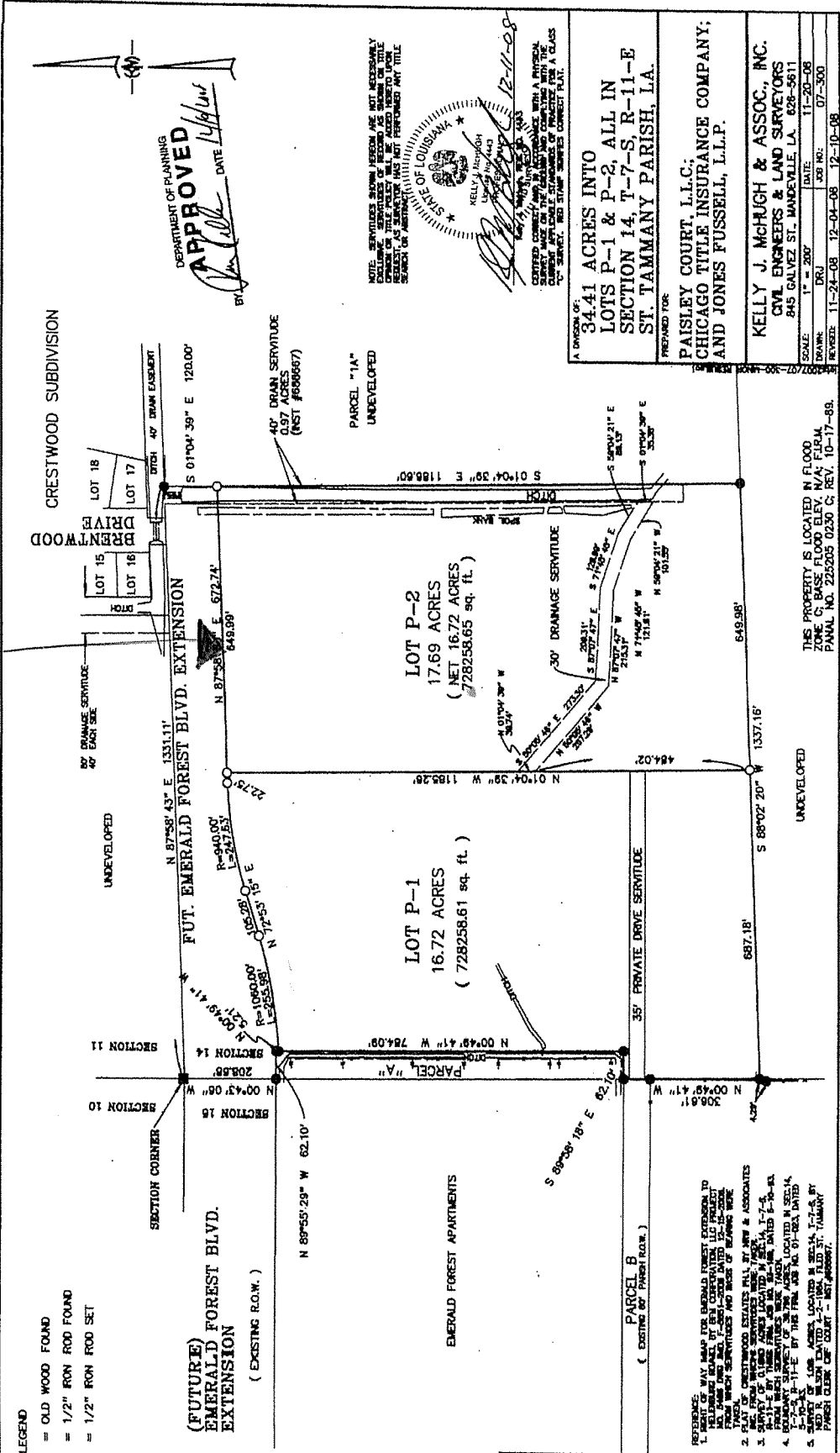
PBO-1

A-1A

5TH AV

0 560 Feet





ZONING STAFF REPORT

Date: 8/28/2017
Case No.: 2017-728-ZC
Posted: 08/10/17

Meeting Date: 9/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Kayla K. Hudson
OWNER: Floyd R. & Carolyn Kahl
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located at the end of F. Jenkins Road, south of Sherwood Forest Lane ; S16, T5S, R12E; Ward 5, District 6
SIZE: 10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	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-1 Suburban District & MHO Manufactured Housing Overlay. This site is located at the end of F. Jenkins Road, south of Sherwood Forest Lane. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses with the objective of preserving the rural character of the area. Staff does not have any objection to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.

Case No.: 2017-728-ZC

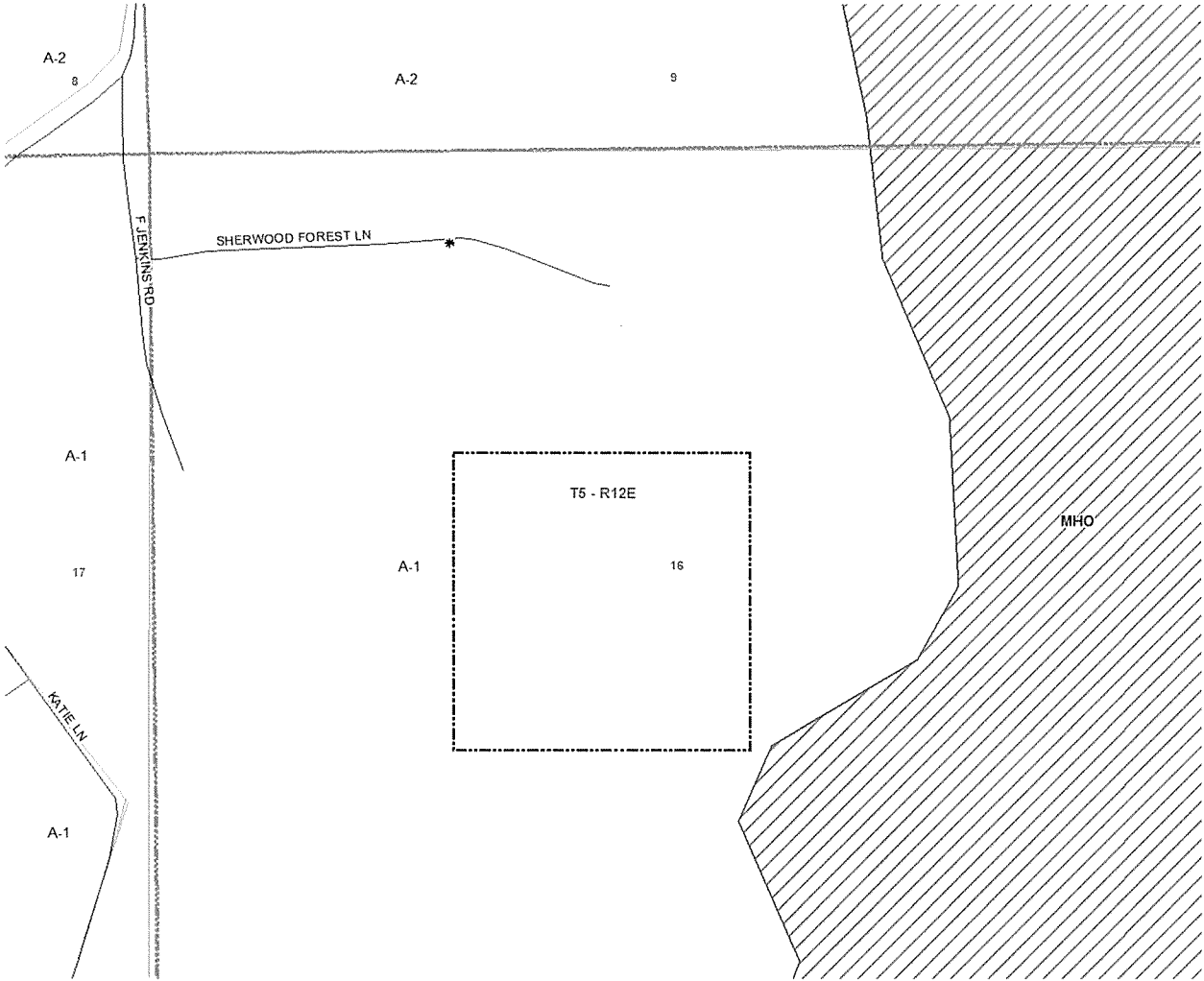
PETITIONER: Kayla K. Hudson

OWNER: Floyd R. & Carolyn Kahl

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located at the end of F. Jenkins Road, south of Sherwood Forest Lane ; S16, T5S, R12E; Ward 5, District 6

SIZE: 10 acres





2017-728-ZC

Heintz Jenkins

F Jenkins

Thornhill

Sherwood forest

T5 - R12E

Brightpenny

Katie

MHO

A-1

Bob Baxter

MHO

0 770 Feet



ZONING STAFF REPORT

Date: 8/28/2017
Case No.: 2017-732-ZC
Posted: 08/10/17

Meeting Date: 9/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Gary A. & Judith M. Mitchell
OWNER: Gary A. & Judith M. Mitchell
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the south side of Adolphus Road, east of LA Highway 1129; S14, T5S, R11E; Ward 2, District 2
SIZE: 3.22 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

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. This site is located on the south side of Adolphus Road, east of LA Highway 1129. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses, while emphasizing the preservation of the rural character of the area.

Although the site is surrounded by properties zoned A-1 Suburban district, staff is not completely opposed to the zoning change, considering that the objective of the request is to allow for the creation of 2 parcels of land: one for the existing single family residence and one for the existing mobile home.

STAFF RECOMMENDATION

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

Case No.: 2017-732-ZC

PETITIONER: Gary A. & Judith M. Mitchell

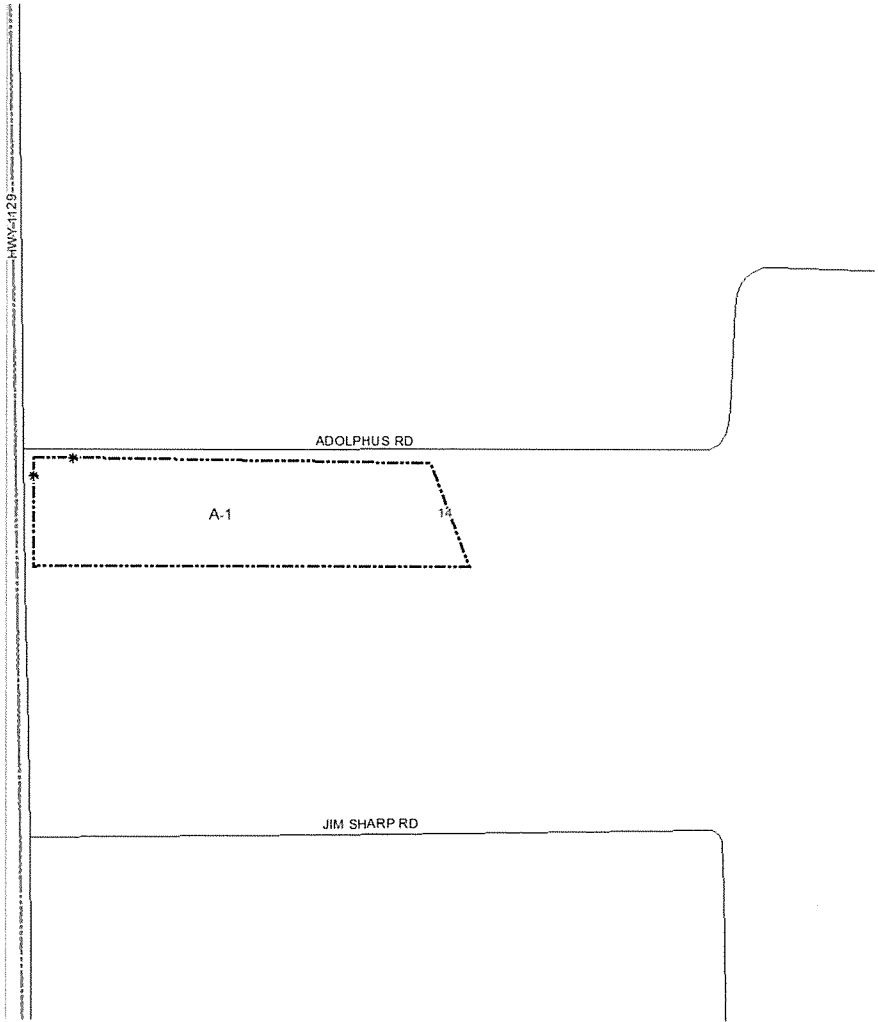
OWNER: Gary A. & Judith M. Mitchell

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

LOCATION: Parcel located on the south side of Adolphus Road, east of LA Highway 1129; S14, T5S, R11E; Ward 2, District 2

SIZE: 3.22 acres

T5 - R11E A-1 15





0 375 Feet



*A Minor Subdivision Map of Parcel E, into Parcel E-1 & E-2, located in Section 14, T-5-S, R-11-E, St. Tammany Parish, Louisiana

(Asphalt)
Adolphus Road

This point is Reported to be South, 1140.95'; N89°50'E, 43.76' from the Section Corner common to Sections 10, 11, 14 & 15 T5S, R11E, St. Tammany Parish, Louisiana

Note: The Northernly Boundary Line of Subject Properties is the Centerline of Adolphus Road, said Road is Approx. 15' Wide

Reference: A Survey by Jeron R. Fitzmorris Dated 1-17-07, #12226, (Basis of Bearing)

*Building Setbacks must be verified prior to Construction

Fnd. PK Nail

S89°12'47"E

507.51'

186.94'

201.21'

Fnd. PK Nail

S20°32'40"E

195.76'

(S19°19'04"E-194.26'-Ref)

(0.087 Acres +/- in Road)

**Parcel E-1
2.22 Acres**

(0.034 Acres +/- in Road)

**Parcel E-2
1.00 Acre**

RES.

Trailer

Parcel E
(3.22 Acres)

23.6'

507.46'

S89°48'55"W
(Basis of Bearing)

Fnd. 1 1/4" Pipe

269.76'

Set 1/2" Rebar

Fnd. 1/2" Rebar

La. Hwy. 1129

Gasline Right-of-way

Parcel B

Parcel D



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

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 STANDARDS AND DETAILED REQUIREMENTS PURSUANT TO THE A.C.P. AND STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:IXI.

THIS MAP IS IN ACCORDANCE WITH THE STANDARDS AND DETAILED REQUIREMENTS PURSUANT TO THE A.C.P. AND STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:IXI.

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0150 C, map dated 10-17-1989

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax



MAP PREPARED FOR

GARY A. MITCHELL

SCALE: 1"= 70'

DATE: 7-2-15

DRAWN BY: JWG

Property located in Section 14, T-5-S, R-11-E, St. Tammany Parish, Louisiana

DRAWN NUMBER
16949

Terr3/GaryMitchell

ZONING STAFF REPORT

Date: 8/28/2017
Case No.: 2017-737-ZC
Posted: 08/10/17

Meeting Date: 9/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Succession of Warren E. Arieux & Estate of Luce Enloe Arieux

OWNER: Succession of Warren E. Arieux & Estate of Luce Enloe Arieux

REPRESENTATIVE: Jeffrey Schoen

REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the northwest corner of US Highway 11 & 5th Avenue, south of Pearl River Street, being the remainder of Square 4, Alton Subdivision; S23, T8S, R14E; Ward 8, District 9

SIZE: 1.94 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **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	Industrial	I-4 Industrial District
South	Undeveloped	A-4 Single-Family Residential District
East	Undeveloped	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential 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 from A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District. This site is located on the northwest corner of US Highway 11 & 5th Avenue, south of Pearl River Street, being the remainder of Square 4, Alton Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, considering that the site is located along a highly traveled highway, and directly abutting an industrial site.

STAFF RECOMMENDATION

The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be approved.

Case No.: 2017-737-ZC

PETITIONER: Succession of Warren E. Arieux & Estate of Luce Enloe Arieux

OWNER: Succession of Warren E. Arieux & Estate of Luce Enloe Arieux

REPRESENTATIVE: Jeffrey Schoen

REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the northwest corner of US Highway 11 & 5th Avenue, south of Pearl River Street, being the remainder of Square 4, Alton Subdivision; S23, T8S, R14E; Ward 8, District 9

SIZE: 1.94 acres



PEARL RIVER

9TH

8TH

5TH

T8-
R14E

23

11

NORFOLK SOUTHERN RR

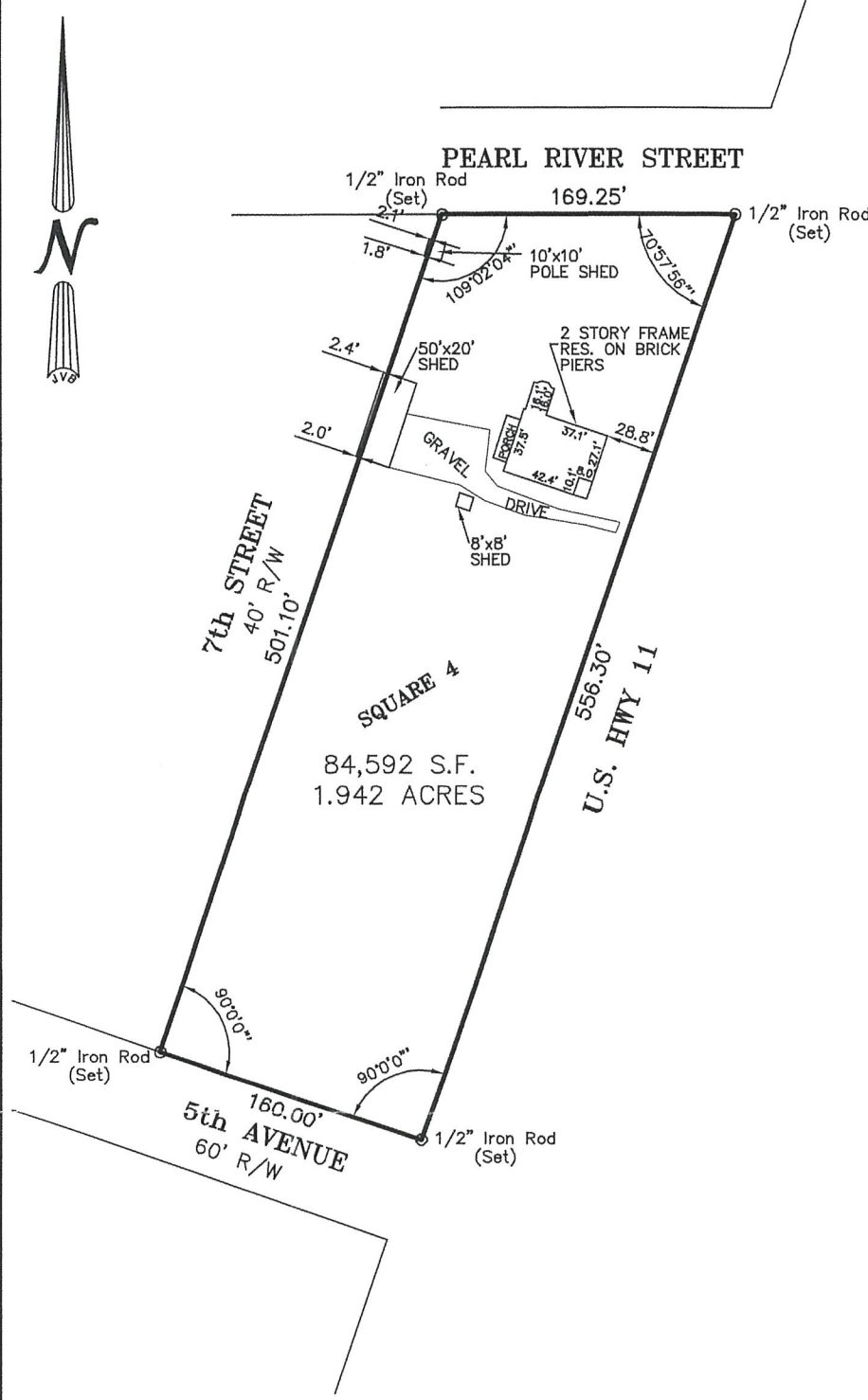
4TH

4TH

5TH

3RD

2017-737-ZC



Legal Description:

A certain parcel of land being the remainder of Square 4, Alton Subdivision, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from a 1/2" Iron rod set at the intersection of the southerly right of way line of Pearl River Street and the westerly right of way line of U.S. Highway Number 11 run along said westerly right of way line of U.S. Highway Number 11 in a southwesterly direction a distance of 556.30 feet to a 1/2" Iron rod set on the northerly right of way line of 5th Avenue; Thence leaving the westerly right of way line of U.S. Highway Number 11 turn and run along the northerly right of way line of 5th Avenue at an interior angle to the left (counterclockwise) of 90 Degrees a distance of 160.00 feet to a 1/2" Iron rod set on the easterly right of way line of 7th Street; Thence leaving said northerly right of way line of 5th Avenue turn and run along said easterly right of way line of 7th Street at an interior angle to the left (counterclockwise) of 90 Degrees a distance of 501.10 feet to a 1/2" Iron rod set on the southerly right of way line of Pearl River Street; Thence leaving said easterly right of way line of 7th Street turn and run along said southerly right of way line of Pearl River Street at an interior angle to the left (counterclockwise) of 109 Degrees 02 Minutes 04 Seconds a distance of 169.25 feet and back to the Point of Commencement.

Said parcel contains 1.942 acres of land more or less, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 INCH = 100 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: 62257 HWY. 11

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.

F.I.R.M. No. 225205 0410 D
F.I.R.M. Date 4/21/99
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20170530	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	DRAWN BY: JDL	CHECKED BY: RMK
DATE: 7/13/17		SCALE: 1" = 100'	

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.

**A ZONING CHANGE MAP OF
THE REMAINDER OF SQ. 4, ALTON SUBD.,
FROM A-4 TO NC-4, SITUATED IN
SEC. 23, T-8-S, R-14-E, GLD,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: INTEGRATED DEVELOPMENT GROUP, LLC

ZONING STAFF REPORT

Date: 8/28/2017
Case No.: 2017-739-ZC
Posted: 08/10/17

Meeting Date: 9/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: CarMax Auto Superstores, INC – K. Douglass Moyers & CenterPoint - Brad Lauth
OWNER: Marie Elise Prieto, Ernest Prieto, Clay Carl Prieto, PTP Properties LLC, James Kent Jackson - Janet R. Jackson, Marilyn Stoessell, MKMHB, LLC, Marilyn Stoessell Seifert, Robert T. Doolittle, Jr., Benjamin Doolittle, Lauren B. Golden and Malloy C. Golden as The Co-Executors of the Succession of Mary Prieto Golden
REPRESENTATIVE: THE PRIETO FAMILY SELLERS - LIZBY EUSTIS
REQUESTED CHANGE: From NC-1 Professional Office District, HC-2 Highway Commercial District to HC-3 Highway Commercial District
LOCATION: Parcel located on the north side of US Highway 190 Service Road, east of Helenbirg Road ; S15 & 22, T7S, R11E; Ward 3, District 5
SIZE: 6.25 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private **Road Surface:** 1 lane **Condition:** Moderate

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-1 Professional Office District
South	I-12	
East	Undeveloped	NC-1 Professional Office District
West	Car Dealership	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:
Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial 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 from NC-1 Professional Office District, HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the north side of US Highway 190 Service Road, east of Helenbirg Road. The 2025 future land use plan calls for the area to be developed with new commercial uses, compatible with the surrounding uses in the area. Staff does not have any objections to the request, considering the intensity of the adjacent commercial uses, and the location of the site, which is directly facing Interstate 12.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-3 Highway Commercial District designation be approved.

Case No.: 2017-739-ZC

PETITIONER: CarMax Auto Superstores, INC – K. Douglass Moyers & CenterPoint - Brad Lauth

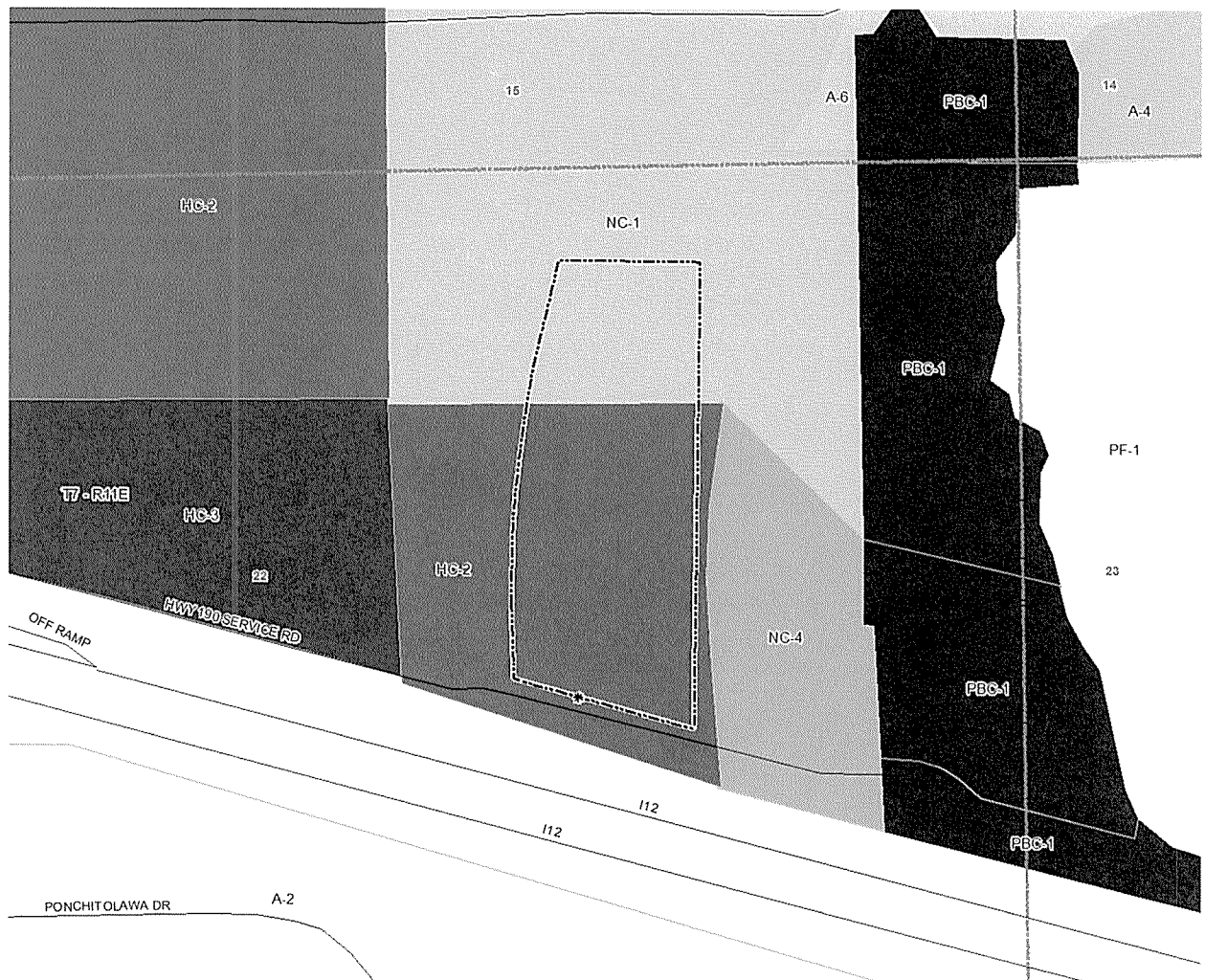
OWNER: Marie Elise Prieto, Ernest Prieto, Clay Carl Prieto, PTP Properties LLC, James Kent Jackson - Janet R. Jackson, Marilyn Stoessell, MKMHB, LLC, Marilyn Stoessell Seifert, Robert T. Doolittle, Jr., Benjamin Doolittle, Lauren B. Golden and Malloy C. Golden as The Co-Executors of the Succession of Mary Prieto Golden

REPRESENTATIVE: THE PRIETO FAMILY SELLERS - LIZBY EUSTIS

REQUESTED CHANGE: From NC-1 Professional Office District, HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the north side of US Highway 190 Service Road, east of Helenbirg Road ; S15 & 22, T7S, R11E; Ward 3, District 5

SIZE: 6.25 acres



2017-739-ZC

HELENBIRG

PRESERVE LAKE

15

T7-
R11E

22

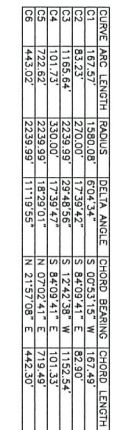
HWY 190 SERVICE

PONCHITOLA

0 280 Feet



2017-739-ZC



NATHAN J. JUNIUS, P.E., P.L.S.
DATE OF LAST FIELD WORK: JUNE 23 2017

(504) 833-5300

SHEET 4 OF 4

ZONING STAFF REPORT

Date: 8/28/2017
Case No.: 2017-739-ZC
Posted: 08/10/17

Meeting Date: 9/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: CarMax Auto Superstores, INC – K. Douglass Moyers & CenterPoint - Brad Lauth

OWNER: Marie Elise Prieto, Ernest Prieto, Clay Carl Prieto, PTP Properties LLC, James Kent Jackson - Janet R. Jackson, Marilyn Stoessell, MKMHB, LLC, Marilyn Stoessell Seifert, Robert T. Doolittle, Jr., Benjamin Doolittle, Lauren B. Golden and Malloy C. Golden as The Co-Executors of the Succession of Mary Prieto Golden

REPRESENTATIVE: THE PRIETO FAMILY SELLERS - LIZBY EUSTIS

REQUESTED CHANGE: From NC-1 Professional Office District, HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the north side of US Highway 190 Service Road, east of Helenbirg Road ; S15 & 22, T7S, R11E; Ward 3, District 5

SIZE: 6.25 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private **Road Surface:** 1 lane **Condition:** Moderate

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-1 Professional Office District
South	I-12	
East	Undeveloped	NC-1 Professional Office District
West	Car Dealership	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:
Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial 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 from NC-1 Professional Office District, HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the north side of US Highway 190 Service Road, east of Helenbirg Road. The 2025 future land use plan calls for the area to be developed with new commercial uses, compatible with the surrounding uses in the area. Staff does not have any objections to the request, considering the intensity of the adjacent commercial uses, and the location of the site, which is directly facing Interstate 12.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-3 Highway Commercial District designation be approved.

ZONING STAFF REPORT

Date: 8/28/2017
Case No.: 2017-740-ZC
Posted: 08/10/17

Meeting Date: 9/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: BSREP II Cypress Covington Owner, LLC

OWNER: BSREP II Cypress Covington Owner, LLC

REQUESTED CHANGE: From HC-3 Highway Commercial District, HC-2 Highway Commercial District, NC-4 Neighborhood Institutional District, A-4 Single-Family Residential District to HC-3 Highway Commercial District, HC-2 Highway Commercial District, NC-4 Neighborhood Institutional District, A-4 Single-Family Residential District & Regional Business Center Overlay

LOCATION: Parcel located on the north side of I-12, east of LA Highway 21 ; S47, T7S, R11E; Ward 1, District 1

SIZE: 126 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Interstate & State **Road Surface:** 4 lanes asphalts **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District & PUD Planned Unit Development Overlay
South	Interstate	
East	Commercial	HC-3 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See “Small Area Plans,” below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting a RBCO (Regional Business Center Overlay). The purpose of this overlay is to provide for coordinated flexible design standards, for planned commercial or office developments that meet the definition of the RBCO. The existing Nord du Lac/Pinnacle commercial and office development and its proposed addition, meet the required characteristics of the Regional Business Center Overlay, having over 1250 feet of frontage along I-12and a HC-3 Highway Commercial underlying zoning district, and being over 100 acres in size.

Note that the site remains subject to the minimum standards of the Unified Development Code, except for the special design standards set for the overlay of the Nord du Lac/Pinnacle development. The attached document and map describe the proposed guidelines regarding the architecture, landscape, signage, parking, lighting and additional miscellaneous criteria for the site (see attached document & plan).

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the site to be developed as a Planned District with a mix of commercial and residential uses. The proposed RBCO for the Nord du Lac/Pinnacle development is compatible with the objectives of the 2025 future land use plan and will allow for the preservation and development of the existing and proposed mix of commercial uses. Moreover, the proposed modifications of the general zoning regulations, will also allow for balance, compatibility and integration of the uses within the entire the development, meeting the objectives of the Mixed Use – Commercial – Conservation criteria of the 2025 Future Land Use Plan.

APPROVAL & AMENDMENT TO THE RBC OVERLAY

Note that the approval for RBC Overlay shall be binding upon the applicant or any successors in interest. Also, any request to deviate from the standards of the underlying zoning district or from the specific designs and criteria allowed by the RBC Overlay shall be considered an amendment, and require a hearing before the Zoning Commission and Parish Council as outlined in the Unified Development Code, Section 6.08.

STAFF RECOMMENDATION:

The staff recommends that the request for a Regional Business Center Overlay designation be postponed. Staff does not have any objection to the request; however; additional information shall be provided regarding the proposed standards for the RBCO.

Case No.: 2017-740-ZC

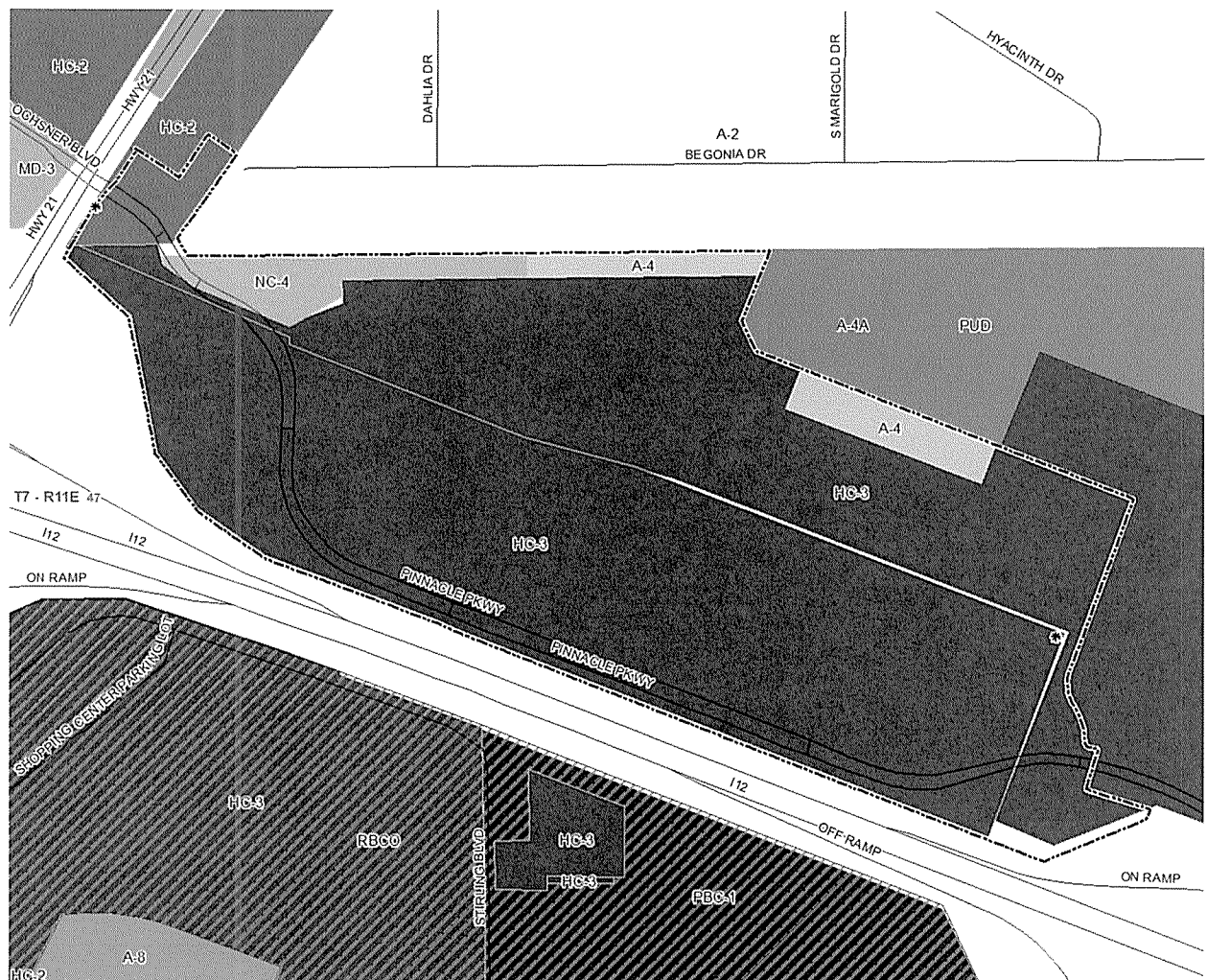
PETITIONER: BSREP II Cypress Covington Owner, LLC

OWNER: BSREP II Cypress Covington Owner, LLC

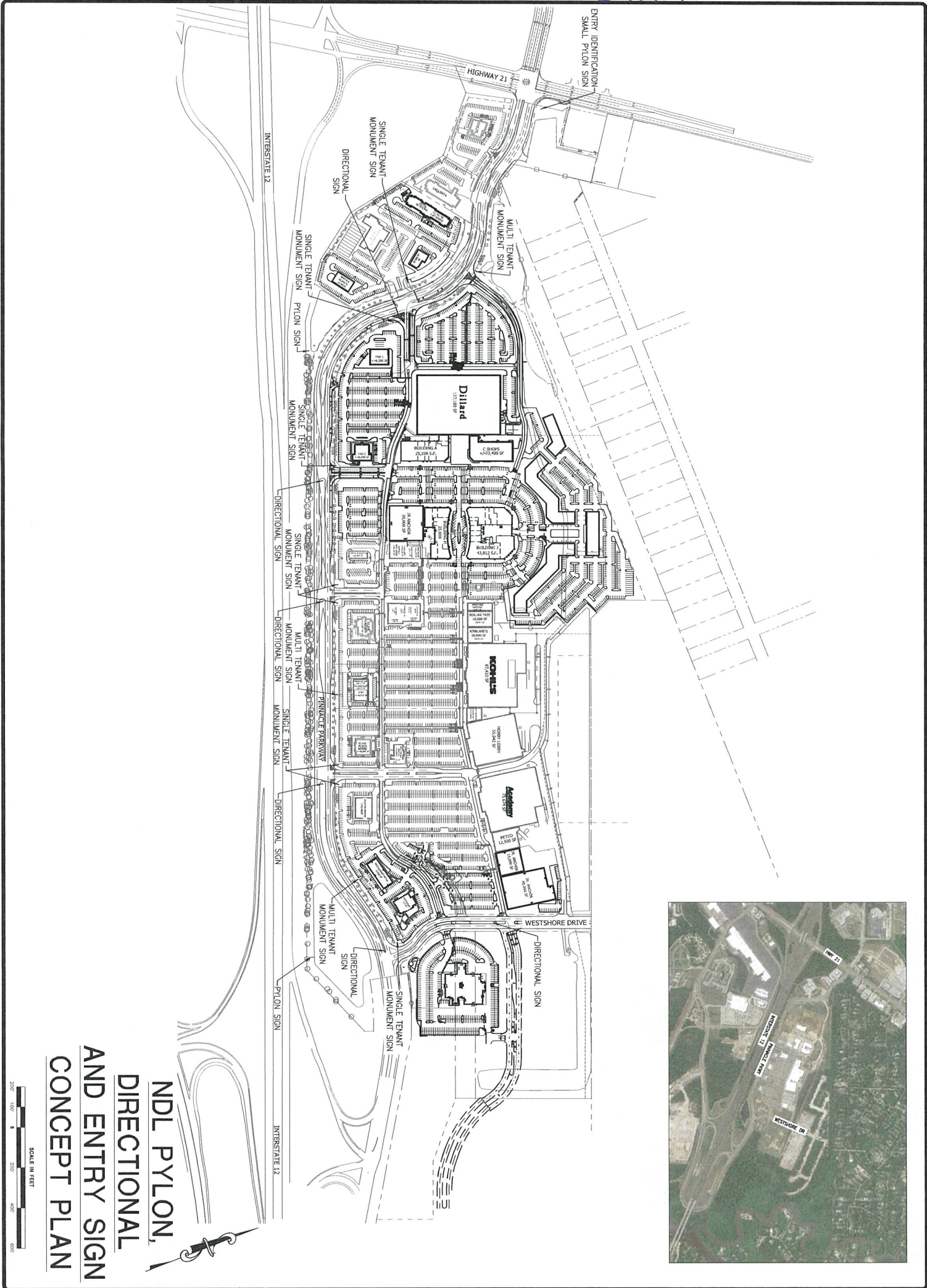
REQUESTED CHANGE: From HC-3 Highway Commercial District, HC-2 Highway Commercial District, NC-4 Neighborhood Institutional District, A-4 Single-Family Residential District, A-4 Single-Family Residential District to HC-3 Highway Commercial District, Regional Business Center Overlay, HC-2 Highway Commercial District, NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the north side of I-12, east of LA Highway 21 ; S47, T7S, R11E; Ward 1, District 1

SIZE: 126 acres



2017-740-2C



NDL PYLON,
DIRECTIONAL
AND ENTRY SIGN
CONCEPT PLAN



<div>EX-1</div> <div>13-350 NDL Pylon, Directional and Entry Sign Concept Plan EX-1</div>	<div><div>NORD-DU-LAC DEVELOPMENT COVINGTON, LA ST. TAMMANY PARISH</div><div>FOR CYPRESS EQUITIES, LLC DALLAS, TX</div></div>	<div>STAMP</div> <div>SIGNATURE: _____</div> <div>DATE: _____</div>	<div><div>DDG</div><div>DUPLANTIS DESIGN GROUP, PC 16564 E. Brewster Road, Suite 101 Covington, LA 70433 Phone: 985.249.6180 \ FAX: 985.249.6190 THIBODAUX \ COVINGTON HOUSTON \ BATON ROUGE \ HOUMA</div><div>WWW.DDGPC.COM</div></div>	<table><tr><th>REVISION</th><th>BY</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	REVISION	BY								
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2017-740-ZC

**PINNACLE NORD DU LAC
REGIONAL BUISNESS CENTER OVERLAY**

BUILDING SITE GUIDELINES

- A. Building Materials and Colors
- i. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment and/or existing structures.
 - ii. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the Owner's ARB. Where necessary, smoked or tinted glass is preferred.
- B. Roofs and Mechanical Systems Roof top equipment which is or potentially could be visually offensive to a taller neighboring structure shall be either fully enclosed, painted to match roofing aggregate, the color palette of the primary structure, or similarly treated in a manner acceptable to the ARB. No Roof top equipment shall be visible from public streets or adjacent structures of equal or lesser height must be similarly treated.
- C. Building wall footings shall not encroach from one Tract onto another Tract. The design and construction shall be of high quality.
- D. Setbacks Except for the more restrictive requirements set forth below, all buildings or other permanent structures shall be constructed, placed and maintained in conformity with the applicable requirements set forth in the UDC, as it relates to Public R.O.W. however no setback will be required along adjoining property boundaries to encourage cross access and ease of pedestrian flow between internal lots.
- E. Exception to Setback Restrictions. The following improvements are expressly excluded from these setback restrictions:
- i. Surface parking areas exclusive of parking structures.
 - ii. Steps, walks, and driveway access to the site.
 - iii. Landscaping, including berms, irrigation and accent lighting.
 - iv. Planters not exceeding 4' in height or within motorist sight lines at intersections or entries.
 - v. Project identification graphics.
- F. Height Limitations. All height limitations shall be as set forth below:
- i. As used herein, the term "Significant Design Components" shall mean (a) the locations and heights of the Developer Lifestyle Center Retail Buildings and Developer Power Center Buildings (Dillard hereby approving the respective Permissible Building Areas therefor as shown on the Plot Plan), and the Parties agree that all of the Developer Lifestyle Center Retail Buildings and Developer Power Center Buildings shall be one level; (b) the exterior size and shape of any Developer Lifestyle Center Retail Buildings or Developer Power Center Buildings that extends beyond any Permissible Building Area, (c) the connections of the Developer Lifestyle Center Retail Buildings with the Dillard Building, (d) the Developer Lifestyle Center Retail Buildings footings and any retaining walls where they interface with the Dillard Building and (e) the exterior architectural elevations, and general architectural treatment and materials of the Developer Lifestyle Center Retail Buildings and Developer Power Center Buildings (provided, however, that the prototype exterior architectural elevations and general architectural treatment and materials used by any national or regional chain Occupant of any Building on a majority of its stores in the Southeastern United States shall not be subject to Dillard's approval).
 - ii. Hotel and/or Apartments may be constructed within Developer Lifestyle Center so as to have a grade level plus not more than 4 levels above grade level and shall be located within the Permissible Building Area in the REA Exhibit.
- G. Permitted Uses: Uses as listed in underlying zoning shall supersede except temporary uses.

LANDSCAPE GUIDELINES

- A. Landscaping shall be installed and maintained within those portions of a Lot improved by buildings, parking areas and the like, including the Street Planting Area: trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the Department of Planning, are allowed.
- B. Also allowed are sidewalks, driveways, signs, utility easements and servitudes, retention/detention ponds, drainage ways and facilities or other non-building improvements approved by Staff.
- C. All required trees and shrubs shall be located within the street planting area as follows:
 - i. If no servitude or easement within street planting area, locate Class A and B trees and shrubs anywhere within street planting area.
 - ii. If overhead line servitude or easement, along street or road, within street planting area locate Class A trees outside of servitude or easement; locate Class B trees within servitude or easement; locate shrubs anywhere within street planting area.
 - iii. If underground line servitude or easement is located along street or road, within street planting area, locate Class A and B trees outside servitude or easement; locate shrubs within servitude or easement.
 - iv. If crossing servitude or easement is located overhead or underground, within street planting area, locate all Class A trees outside servitude or easement; if overhead, locate some Class B trees within servitude or easement; if underground, locate some shrubs within servitude or easement.
- D. Side and rear setback areas not used for parking or drives or buildings. In the specific zones (Developer Lifestyle Center and Developer Power Center Phases) driveways may be parallel to and over property lines so as to service each contiguous parcel, the total square footage of required landscape buffers will be accommodated within the subject parcel; parking lots may be located over property lines where cross parking servitudes allow for parking on each contiguous parcel; and in no event shall less than 10 percent of the total improved area be landscaped.
- E. All parking areas on the Lot shall be landscaped in such a manner as to interrupt or screen subject areas from view from the streets.
- F. Landscaping shall be an effective combination of trees, grass, ground cover and shrubbery, including an irrigation system to maintain same. The preservation of existing trees on the Lot shall be done wherever possible.
- G. Landscaping shall be designed so as to permit reasonable access to any and all public and private utility lines and easements situated on or adjacent to Lot(s), for installation and repair.
- H. The interior parking landscaped areas shall be curbed with permanently anchored material at least four (4) inches in height. Curb material shall be concrete.
- I. A required interior parking landscaped area may be connected with a required street or buffer planting area so long as the interior parking landscaped area is in addition to the area of the required street planting or buffer areas.
- J. No more than twelve (12) parking spaces shall be permitted in a continuous row without being interrupted or terminated by a landscaped island or median of not less than six (6) feet in width (exclusive of curbs) and not less than the length of the parking space. In the event the parking field of a smaller parcel or outparcel when developed the required square footage of interior landscape area as required by code shall be provided within the interior parking area, however the developer is allowed flexibility to provide the required planting and landscape area within the interior parking without meeting the required landscape island every 12 spaces. (I.E. The required interior landscape areas shall meet or exceed the code but the interior island requirement every 12 spaces will be relaxed).
- K. Every parking row shall terminate in a landscaped island of not less than nine (9) feet in width (including the curbs) and not less than the length of the parking space; provided that, a landscape island shall not be required at the end of a parking row where the end of the parking row abuts a street planting area or buffer planting area.
- L. All undeveloped properties shall be maintained by the Owner of that property in accordance with applicable requirements of Governmental Authorities, and such Owner shall be obligated to maintain such undeveloped property free and clear of any man-made debris and to maintain all weeds and underbrush at an elevation of not more than nine inches (9") in height by cutting the same not less than four times each year.
- M. Exposed concrete culverts for drainage ways shall be discouraged. All drainage ways shall be maintained free of all man-made debris and under-brush, fences, or any other man-made structures or obstructions of any kind.

- N. The chosen plant palette should consider hardiness of species, maintenance, application and consistency with the adjacent micro-climatic zones of the region's established landscapes and following the existing Landscape theme of the Shopping Center.
- O. The Owner shall be responsible for the design, installation, maintenance and proper utilization of automatically controlled landscape irrigation systems for each site. Irrigation installation shall be performed by a licensed irrigation contractor as regulated by the Louisiana Horticulture Commission. Irrigation devices shall not be installed above finish grade or in such a manner as to be hazardous to pedestrian traffic.
- P. Any retention/detention ponds shall be designed as a visual amenity to the area in which it is situated. A strip of land, a minimum of five (5) feet in width, shall surround the retention/detention pond on the front, rear and all sides, which strip shall be at grade level and shall not be excavated or made a part of the slope of the retention/detention pond. This strip of land shall contain the required landscaping for the area in which the retention/detention pond is located.
- Q. If the banks of the retention/detention pond are sloped, the slope shall be at such a ratio so that vegetation will grow thereon so that it can be maintained. Vegetation is required on such slopes. Water quality ponds may have a vegetative shelf for certain aquatic plants.
- R. Any fences around the retention/detention pond shall be an ornamental fence.
- S. The plan for the retention/detention pond shall be shown on the landscape and tree preservation plan or on a separate plan. This plan shall be submitted to the Department of Planning and Engineering for its review and approval in connection with the issuance of the landscape permit.
- T. At least 50%, of the aggregate in number, of all required trees and shrubs (the sum of all trees and shrubs required in street planting areas, buffer planting areas, parking areas, building facade planting areas and any other areas where trees and shrubs are required shall be a native species of trees and shrubs. None of the required ground cover need be a native species. Palm Trees, such as Washingtonian Palms or Sabal Palms, are allowed and permitted as a Class A substitute in order to keep the Theme of the existing Shopping Center. All Palms shall be a 16' minimum tree height at the time of planting and shall be freeze tolerant species.
- U. Tree Species and replanting: In order to maintain a diversity of replacement trees and to avoid a monoculture, it will be allowed to mitigate the removal of Live Oak and Cypress trees with an assortment of "Class A" native south Louisiana trees deemed appropriate and mutually agreed upon by the St. Tammany Parish Department of Development.

SIGNAGE GUIDELINES

- A. Design Precept. Exterior signage shall closely reflect the architectural style of primary structures. Sign structures shall integrate with the landscape and shall be designed as a part of the overall site development.
- i. No signs shall be permitted except permanent signs to identify the NDL Development, those necessary for directional or information purposes, and those necessary to identify the establishment. Signs design and materials shall contain a stone base and maintain the use of stone as a primary design element. Signs for directional or informational purposes shall not exceed thirty-five (35) square feet per sign. Signs necessary to identify an establishment shall be included within the architectural design of the building. In no event shall signs be permitted to be placed on the roofs of any building or permanent structures. Banners, pennants, spinners and streamers shall not be permitted. No neon, intermittent or flashing signs shall be permitted within the subdivision. Directional Signs are shown on the NDL Pylon, Directional & Entry Concept plan dated July 10, 2017.
 - ii. Undeveloped properties shall be limited to one sign per lot which shall identify only the prospective use or development of that property, or the fact that such property is available for sale, build to suit and/or ground lease. All signs shall be kept in a neat and orderly appearance, free of chips and smudges, and in a plumb, vertical position. Prohibited signs include signs mounted above parapets or roof lines, bench signs, billboards, pennants, political campaign signs, trailer signs, signs with beacons, any sign containing statements, pictures or words of an objectionable nature or any sign that obstructs "safe" sight lines at street or road intersection.
 - iii. Temporary Signage. Temporary signage will be allowed on the building exterior or on the premises, but not within ten (10) feet of adjoining public street Rights-of-way, for "For Lease" or "For Sale", but not general business promotion. Any such signs shall not exceed 2 in number per Lot or be larger than 64 square feet or more than 8 feet high. Temporary signage, applied to glass, and visible from the building exterior, is prohibited. Temporary signage intended to identify a site user is allowed.
- B. Pylon Signs
- i. Number of Pylon Signs. Two Pylon Signs shall be located along Pinnacle Parkway adjacent to Interstate 12 R.O.W. as shown on the NDL Pylon, Directional and Entry Sign Concept Plan dated July 10, 2017. Pylon Signs can display users, tenants, owners on any parcel anywhere in the NDL Project.
 - ii. Location of Pylon Signs
 - a. A pylon sign must be located within one hundred (150) feet of the highway or frontage road right of way.
 - b. If a pylon sign is located between an internal road and an Interstate highway right of way, the sign must be at least 5 feet from the internal road right of way, and may be placed immediately adjacent to the Interstate Highway right of way, if there is no objection to such placement from the Louisiana Department of Transportation and Development.
 - c. A pylon sign may not be located within a triangular area formed by the street or driveway right-of-way lines and a line connecting them at points fifty (50) feet from the intersection of said right-of-ways.
 - iii. Standards for Pylon Signs
 - a. Area - The total sign face area (multiple tenant signs) for each allowed pylon sign shall not exceed 450 square feet per side.
 - b. Height of Pylon Signs - The height of monument signs shall not be greater than 45 feet from grade.
 - c. The total structure face shall not exceed 1500 square feet, inclusive of the total sign face.
 - d. A logo or graphic identified with the development may be placed on each side of the structure not to exceed 100 square feet in area per side.

C. Entry Identification Small Pylon Signs

- i. Number of Entry Identification Small Pylons. One Entry Identification Small Pylon Sign shall be located at the northeast quadrant of the Hwy 21/Pinnacle Parkway intersection as shown on the NDL Pylon, Directional and Entry Sign Concept Plan dated July 10, 2017. Entry Identification Small Pylon Signs can display users, tenants, owners on any parcel anywhere in the NDL Project.
- ii. Standards for Entry Signs
 - a. Area - The total sign face area (multiple tenant signs plus shopping center sign) for each allowed entry sign shall not exceed 350 square feet per side.
 - b. Height of Entry Signs - The height of entry signs shall not be greater than 35 feet from grade.
 - c. The total structure face shall not exceed 1000 square feet, inclusive of the total sign face.
 - d. A logo or graphic identified with the development may be placed on each side of the structure not to exceed 100 square feet in area per side.
 - e. If a Entry Identification Small Pylon sign is located along Hwy 21 it must be setback 5' feet from the right of way of said public road.

D. Multi-Tenant Monument Signs

- i. Allowed to display any users within the project area including off premise users.
- ii. Multi-Tenant Monument Signs shall be in the locations shown on the NDL Pylon, Directional and Entry Sign Concept Plan dated July 10, 2017, or in such other area approved in advance by the property owner.
- iii. Height of Monument Signs - The height of monument signs shall not be greater than nine (9) feet.
- iv. Area - The total sign area for each allowed monument sign constructed shall not exceed the following limits:
 - a. Area - The total sign face area (multiple tenant signs plus shopping center sign) for each allowed Multi-Tenant Monument Sign shall not exceed 100 square feet per side.

E. Retail Building Signage

- i. Signs, Location - One wall sign per occupant to be sized at a ratio of one square foot of sign area per linear foot of the facade of the store front. For store fronts of less than thirty-two (32) linear feet the allowable size sign shall be thirty-two (32) square feet.
- ii. Corner Buildings - On store frontages located at the corner of a building, which face two different street frontages (or parking lot), or if a business occupies an entire separate structure within a center, additional wall signs, the area of which shall be calculated as above.
- iii. Tenant's sign shall be store identity sign only and shall be placed on the exterior facade above the storefront
- iv. Tenant's sign shall be individual, 3 dimensional, internally illuminated channel letters mounted directly to the signboard. No raceways are allowed.
- v. Tenant's sign shall be limited to letters not to exceed that allowed by code.
- vi. Rear Doors - One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only. Such sign shall be limited in size to the minimum size required by the State Fire Marshall.
- vii. Address Signs - An occupant shall place 6" numbers for the street address of the store above the main entrance door(s).

F. Single Tenant Monument Signs

- i. Developer Building Signage. Tenants in the Developer Buildings will be responsible for the fulfillment of all requirements and specifications as stated in the attached "Tenant Sign Criteria" (Exhibit D), which will be a part of all Leases for Floor Area in the Developer Buildings. Developer will administer and interpret said regulation but is not empowered to authorize any departure.
- ii. Developer may allow, at its own discretion, (i) any tenant occupying in excess of 15,000 square feet of Floor Area, or(ii) any sit-down restaurant tenant (including any cafeteria tenant) to have an exterior sign in addition to its storefront sign. The signs described in the immediately preceding clauses (i) and (ii) shall be in the locations shown on the NDL Pylon, Directional and Entry Sign Concept Plan dated July 10, 2017, or in such other area approved in advance by the property owner. Anything contained in this Exhibit to the contrary notwithstanding, national or regional tenants commonly referred to as "big box tenants" may install their standard identification signs with letters not exceeding six (6) feet in height on the exterior walls of its demised premises.

PARKING GUIDELINES

A. Parking

- i. All present and future vehicle parking shall be constructed and maintained on the premises. The number of parking spaces to be included in the parking area shall be the greater of 4.5 per 1,000 square feet of leasable area or the requirements of Section 7.0704 Supplemental District Regulations and conform to all other applicable government regulations including and pursuant to underlying zoning designations. All such areas shall be paved with permanent surfacing materials, such as asphalt or concrete. Parking areas shall be curbed and paved with appropriate materials. No parking area shall be allowed to be constructed within 10 feet from any public street right-of-way line. Parking areas for trucks and vans shall be provided at the rear of the building or at the side of the building within properly screened areas in accordance with the landscaping provision. No on-street parking of any vehicle shall be permitted and the parking area shall be designed so as to ensure that no on-street parking will occur.

B. Surface Parking

- i. Driveways and Sidewalk. Adequate off-street parking shall be provided to accommodate all parking needs for employees, visitors and company vehicles for each site. All parcels shall be designed to have self-sustaining parking. Cross parking easements can be utilized. The intent of this provision is to eliminate the need for any on-street parking.

C. Equipment Parking

- i. Parking of equipment on a regular basis in parking areas will not be allowed. The development and use of parking structures architecturally compatible with the surrounding buildings, land usage, and natural environment is encouraged.

D. Construction Materials The construction of parking areas, driveways and sidewalks shall comply with the following requirements:

- i. All parking areas and drives shall be paved with concrete or asphalt and properly marked.
- ii. Where a curb or gutter is used at the pavement edge, top of curb shall be placed at natural grade. Where no curb is utilized, pavement must terminate with a suitable edging to ensure stability of the pavement edge and drainage away from landscape areas.
- iii. A curb or other wheel stop shall be provided at the perimeter of planted areas to prevent vehicular intrusion.
- iv. Expanded walks with curb or perimeter curb sections are preferred over free-standing wheel stops.
- v. Parking lot and vehicular use area surface markings shall be painted in a semi-reflective white or yellow paint manufactured for such purposes. Red surface marking is prohibited unless required by UDC.

E. Structured Parking

- i. Parking structures shall be compatible in material, color, and design to the primary commercial structure(s). The maximum height permitted for any parking structure is the lesser of sixty feet (60') from adjacent ground level or the height of the adjacent building. When used, parking structures should maintain adequate setbacks from adjacent rights-of-way. No part of the automobile below the hood line shall be visible from any point on the site, or from adjacent sites or roads. Garages shall be constructed with internal ramps such that horizontal floor planes are present when viewed externally. The use of planters, trees and vines is encouraged to mask or break up the elevations of parking structures. Light sources located within parking structures should be so placed or shielded so as to conceal their source and not create a negative impact on adjacent properties.

F. Landscaping Requirements All landscaping at the parking lots shall meet the guidelines herein.

MISCELLANEOUS GUIDELINES

A. Refuse and Storage Areas

- i. Refuse and outside storage areas shall be visibly screened from streets and adjacent properties with a 7'-0" tall screen. All such areas shall be located to the rear of the building or to the side of a building, other than street side, at least three-fourths (¾) of the way from the front of the building.
- ii. All waste and exterior trash shall be situated so as to be inconspicuous from adjacent public streets. 7'-0" tall dumpster enclosures shall completely screen the unit and shall incorporate an opaque 7'-0" tall gate for access.
- iii. On site storage of materials, supplies, equipment, trucks, trailers and other commercial or industrial vehicles is prohibited, except for periods of construction.

B. Utilities

- i. All onsite utility service lines, including electrical lines and telephone lines, located within a Lot shall be placed underground from the property line. Any transformer or terminal equipment provided within or immediately adjacent to the parcel area shall be visibly screened from view from streets and adjacent properties, with appropriate screening material provided by, maintained by and at the sole cost and expense of the Lot Owner.
- ii. Transformers, mechanical equipment, electric, gas or other meters of any type shall be painted to blend with the native planting or the color of the building. Full coordination with the local utility companies is recommended to ensure the most aesthetic siting of utility equipment.
- iii. Internet and Phone services shall be permitted.

C. Roofs

- i. Placement of any objects such as air conditioning units or exhaust fans on the roof of any building or other permanent structure shall be effectively screened from view.

D. Walls and Fences

- i. No fence, wall, or hedge shall be built or maintained in front of any buildings. Rear yard fencing shall not extend nearer than 15 feet to the front wall line of the building or nearer than 15 feet to any adjoining building. Side yard fencing is permitted, but shall not extend nearer than 15 feet to the front wall line of the building, nor nearer than 15 feet to any adjoining building. Chain link fencing shall not be permitted under any circumstances.
- ii. The design, materials, textures and colors of such elements must be architecturally compatible with those of the building. Where practical, they are to be integrated with the building so as to be an extension thereof.

E. Lighting

- i. All exterior light fixtures shall be designed and placed to illuminate structures within the confinement of the Lot boundary lines.
- ii. On each site, lighting fixtures shall be from the same family of fixtures with regard to design, materials, color of fixture and light source. Exterior building and parking lot lighting is required on all sites. All exterior lighting shall be directed so as to avoid glare or light throw onto streets or adjoining properties. The lighting guideline shall be established to provide a minimum of 1.5 foot candles in all areas of the site.
- iii. Encouragement will be given to the illumination of tree groupings within these buffers using ground or tree mounted up-lights. Light sources shall not be visible from the street.
- iv. Accent illumination of building or site entry points is encouraged. Identification signage shall be interior illuminated or illuminated by an approved ground mounted fixtures. Blinking, flashing or multi-colored illumination is generally unacceptable. All exterior illumination shall be fully operational each night from dusk until midnight or as required by the Parish of St. Tammany. All wiring shall be installed underground.

F. Screening

- i. All required screening within any Lot in the subdivision shall be constructed of 100 percent masonry or stucco. Berms or shrubs shall be allowed to be used for screening if properly landscaped and continuously maintained.
- ii. Screening devices shall be of a height at least equal to that of the materials or equipment being screened.

G. Loading Areas

- i. Adequate area shall be provided on site for all loading and maneuvering of trucks and other vehicles. No such operations will be permitted within any street, private access drives or rights-of-way. Truck loading and service areas shall be sited and screened so as not to be visible from adjacent public streets and should minimize the potential for negative impacts on adjacent site users. No such areas shall encroach into any public right-of-way, fire lane, parking area, or interior drive.

H. Solar Panels and Equipment

- i. Roof-mounted solar panels must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must be screened from neighboring property.

I. Satellite Dishes/Transmission Equipment

- i. Large exterior utility equipment, such as satellite dishes, cooling towers, and the like, shall be placed to the rear or side of buildings, out of view from the street, or shall be screened from view by landscaping, fences, wells or berms. Antennas or other pieces of equipment taller than the building will generally not be permitted. All federal and state law regarding satellite dishes, antennae, and microwave dishes must be met in full compliance.

J. Site Furniture

- i. Site furniture consists of benches, mailboxes, bollards, bicycle racks, trash receptacles and the like. The specification and design of all site furniture should be consistent with, and complementary of, its context. These elements should be of uniform design and material wherever possible. Site furniture cannot be placed along drainage easements.

ZONING STAFF REPORT

Date: 8/28/2017
Case No.: 2017-742-ZC
Posted: 08/10/17

Meeting Date: 9/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Eric Guzman

OWNER: Eric Guzman

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of US Highway 190 East, east of Red Mill Drive, west of Ridge Road, being lot 24, Onesime Faciane Subdivision ; S28, T9S, R15E; Ward 8, District 13

SIZE: 40,000 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **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	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of US Highway 190 East, east of Red Mill Drive, west of Ridge Road, being lot 24, Onesime Faciane Subdivision. The 2025 future land use plan calls for the area to be developed with uses that would encourage the preservation of the natural environment of the area. Considering that the site is surrounded by residential uses, staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.

Case No.: 2017-742-ZC

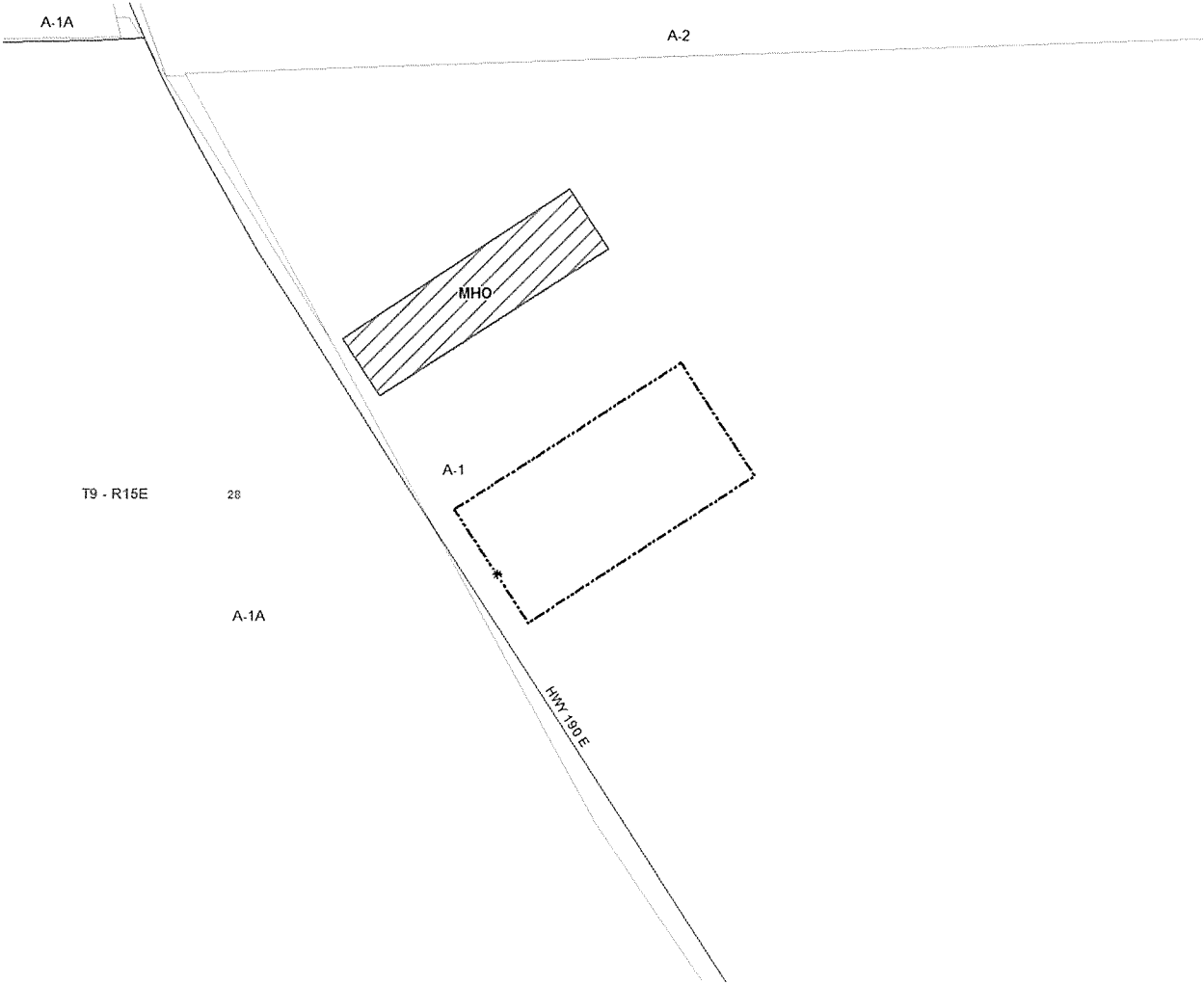
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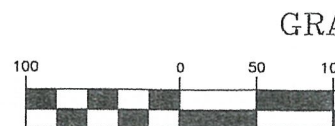
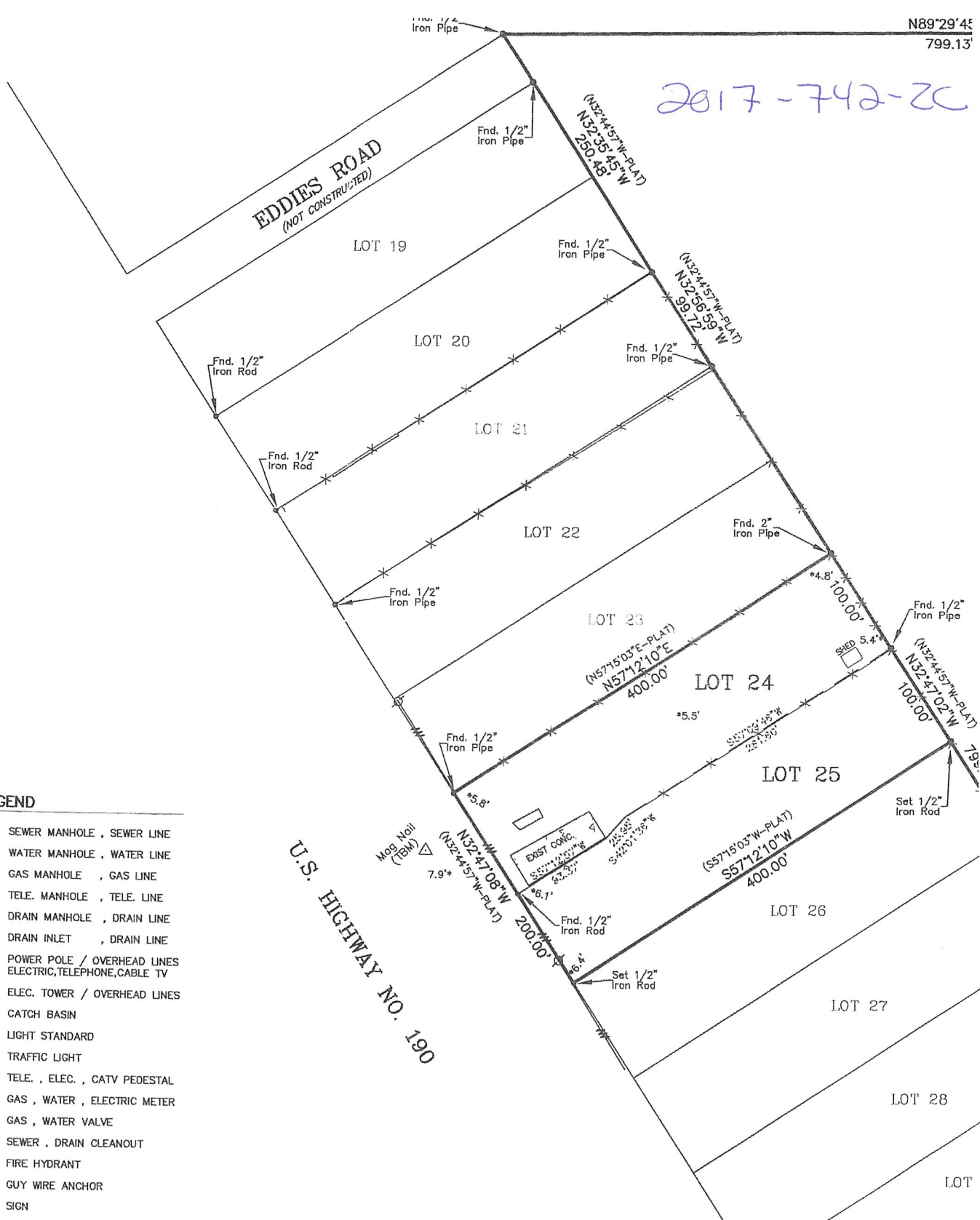
T9-R15E

190

DOWNEY



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



GRA