

DRAFT

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. –TUESDAY, NOVEMBER 7, 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 OCTOBER 3, 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) & A-4 (Single Family Residential 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

POSTPONED FROM THE 10/3/2017 MEETING

2. **2017-550-ZC**
 - Existing Zoning: A-1 (Suburban District)
 - Proposed Zoning: A-1A (Suburban District) & A-2 (Suburban District)
 - Acres: 3.865 acres
 - Petitioner: Leanne Jackson
 - Owner: Ruby Conerly & Bessie Williams Brown
 - Location: Parcel located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road, S17 & 18, T4S, R10E, Ward 2, District 3.
 - Council District: 3

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY, NOVEMBER 7, 2017

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

3. 2017-785-ZC

Existing Zoning: A-2 (Suburban District) & NC-1 (Professional Office District)
Proposed Zoning: NC-1 (Professional Office District)
Acres: 7.147 acres
Petitioner: James Harold Russell & Pamela Durapau Russell
Owner: James Harold Russell & Pamela Durapau Russell
Location: Parcel located on the northeast corner of US Highway 190 & Anchorage Road, west of North Oaklawn Drive, south of Breck Road, S39, T8S, R13E, Ward 7, District: 7.
Council District: 7

4. 2017-788-ZC

Existing Zoning: MD-1 (Medical Residential District)
Proposed Zoning: MD-2 (Medical Clinic District)
Acres: 26.054 acres
Petitioner: Comm-Care Corporation - John Stassi - Jeffrey Shoen
Owner: THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS - Jeff Entwisle - Jeffrey Schoen
Location: Parcel located on the southeast corner of Holy Trinity Drive & Dove Park Road, S26, T7S, R11E, Ward 4, District 5.
Council District: 5

5. 2017-789-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: 0.632 acres
Petitioner: SMB Construction LLC - Stephen Blanc
Owner: SMB Construction LLC - Stephen Blanc
Location: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision, S18, T7S, R10E, Ward 1, District 1.
Council District: 1

6. 2017-790-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: CB-1 (Community Based Facilities District)
Acres: 21,025 sq. ft.
Petitioner: Frank Haines
Owner: Frank Haines
Location: Parcel located on the northeast corner of Manzella Drive & Malbrough Drive, being Lots 5 & 6, Square 4, Robbert Park Subdivision Annex No. 1, S12, T9S, R11E, Ward 8, District 13.
Council District: 13

7. 2017-796-ZC

Text Amendment: Ord. Cal. No. 5849AA - Ordinance adopting and enacting a new 2017 Code of Ordinances of St. Tammany Parish, Louisiana; providing for the repeal of certain provisions not included therein; providing penalties for the violation thereof; providing for the manner of amending such code; and providing when such code and this ordinance shall become effective, specifically the reformatting of the Zoning Regulations to allow for online publishing via the Municode system.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

**MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 3, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph
Absent: Cazaubon, Fitzmorris
Staff Present: Helen Lambert, Cara Bartholomew, Tayler Celey, Terry Hand,
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. Richard.

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

Davis moved to approve, second by Doherty

Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

POSTPONING OF CASES: 2017-727-ZC postponed until November 7, 2017.

Randolph moved, second by Davis.

Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

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-Postponed

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

POSTPONED FROM THE 9/5/2017 MEETING

Randolph moved to postpone, second by Davis.

Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

2. 2017-740-ZC-Approved, heard as 3rd case of meeting

OCTOBER 3, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

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

POSTPONED FROM THE 9/5/2017 MEETING

Davis moved to approve, second by Richard.

Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

3. 2017-752-ZC-Approved, heard as 2nd case of meeting

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: NC-6 (Public, Cultural and Recreational District)

Acres: 2.30 acres

Petitioner: Golden Properties LLC - Lauren Golden

Owner: Golden Properties LLC - Lauren Golden

Location: Parcel located on the east side of LA Highway 59, south of Lotus Road, S1, 8S, R11E, Ward 4, District 5.

Council District: 5

Richard moved to approve, second by Willie.

Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

4. 2017-758-ZC-Approved

Existing Zoning: PF-2 (Public Facilities District)

Proposed Zoning: A-3 (Suburban District)

Acres: 0.99 acres

Petitioner: Vincent Valenti

Owner: Peggy & Vincent Valenti

Location: Parcel located south of LA Highway 1089 & US Highway 190, north of Lake Pontchartrain, within Fontainebleau State Park, 52, T8S, R11E Ward 4, District 10.

Council District: 10

Davis moved to approve, second by Doherty.

Yea: Lorren, Willie, Manella, Davis, Doherty, Drumm, Randolph

Nay: Richardson, Richard

Abstain:

5. 2017-768-ZC-Approved

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: HC-2 (Highway Commercial District)

Acres: 2.091 acres

Petitioner: Jeffrey Schoen

Owner: Zen-Noh Grain Corporation - John Williams

Location: Parcel located west of Tolawa Lane, east of US Highway 190 Service Road, north of Bodet Street, S22, T7S, R11E, Ward 4, District 5

Council District: 5

OCTOBER 3, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

Lorren moved to approve, second by Willie.

Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

6. 2017-776-ZC-Approved

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-3 (Suburban District)

Acres: 38,726.6 sq. ft.

Petitioner: Phillip Dupont

Owner: Phillip Dupont

Location: Parcel located on the south side of Red Mill Drive, east of US Highway 190 East, being lot 15B, Belle Acres Subdivision, S21, T9S, R15E, Ward 8, District 13.

Council District: 13

Davis moved to approve, second by Doherty.

Yea: Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

OLD BUSINESS-None

NEW BUSINESS-None

ADJOURNMENT

ZONING STAFF REPORT

Date: 10/30/2017
Case No.: 2017-727-ZC
Prior Action: Postponed (10/03/17)
Posted: 10/24/17

Meeting Date: 11/7/2017
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-4 Single Family Residential District & 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-4 Single Family Residential District & 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-4 Single Family Residential District & 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

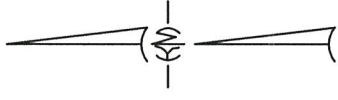




0 310 Feet



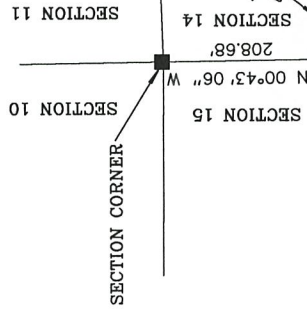
2017-727-2C



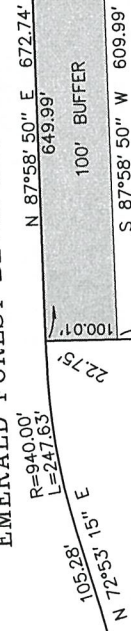
CRESTWOOD SUBDIVISION



GARDEN WALK SUBD.



EMERALD FOREST BLVD. EXTENSION



40' DRAIN SERVITUDE
(NST #688667)

PARCEL "1A"
UNDEVELOPED

LOT P-2
17.69 ACRES

ZONING CHANGE AREA
TO A-6 = 12.06 ac.

AREA TO REMAIN AS
CURRENTLY ZONED
A-3/A-4 = 5.63 ac.

EMERALD FOREST APARTMENTS

PRIVATE DRIVE SERVITUDE

PARCEL B
(EXISTING 80' PARISH R.O.W.)

SKETCH OF A PROPOSED
ZONING CHANGE FOR
LOT P-2, SECTION 14, T-7-S, R-11-E
G.L.D., ST. TAMMANY PARISH, LA.

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70401

SCALE: 1" = 200'
DRAWN: DRJ
DATE: 08-30-17
JOB NO.: 07-300

REVISED:

ZONING STAFF REPORT

Date: 10/30/2017
Case No.: 2017-550-ZC
Posted: 10/23/17

Meeting Date: 11/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Leanne Jackson

OWNER: Ruby Conerly & Bessie Williams Brown

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

LOCATION: Parcel located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road; S17 & 18, T4S, R10E; Ward 2, District 3

SIZE: 3.865 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **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: No **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-1A Suburban District & A-2 Suburban District. This site is located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Although, the property is completely surrounded by A-1, staff is not completely opposed to the request, considering that the objective of the zoning change is to allow for the formal subdivision f the 2 parcels of land, which are currently divided by Hwy 450.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-1A Suburban District & A-2 Suburban District designation be denied.

Case No.: 2017-550-ZC

PETITIONER: Leanne Jackson

OWNER: Ruby Conerly & Bessie Williams Brown

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

LOCATION: Parcel located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road; S17 & 18, T4S, R10E; Ward 2, District 3

SIZE: 3.865 acres

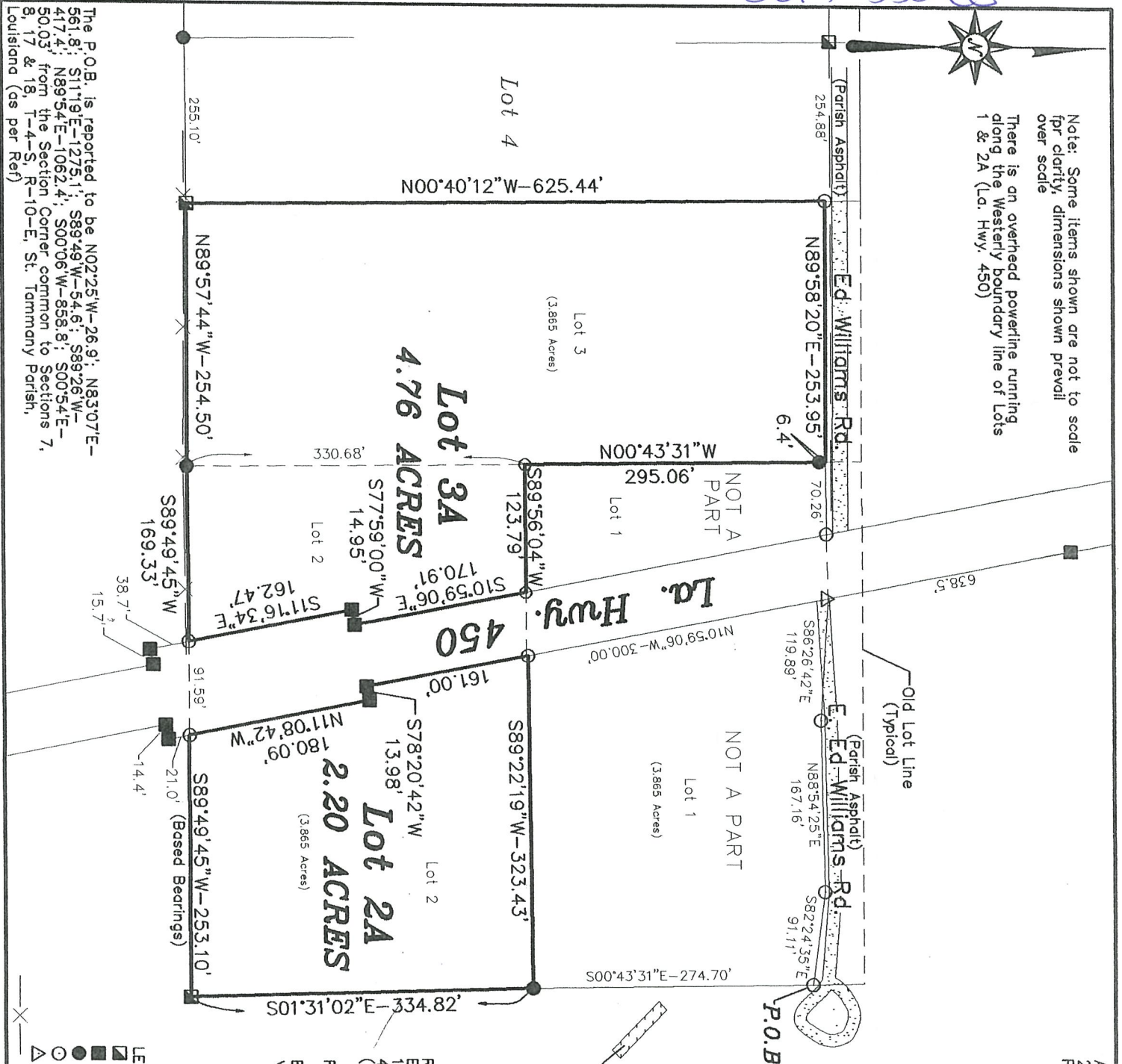




2017-550-2C



Note: Some items shown are not to scale for clarity, dimensions shown prevail over scale
There is an overhead powerline running along the westerly boundary line of Lots 1 & 2A (La. Hwy. 450)



- LEGEND:
- ▣ = Fnd. 1" Iron Pipe
 - ▣ = Fnd. Conc. Hwy. Mon.
 - = Fnd. 3/4" Iron Pipe
 - = Set 1/2" Iron Rod
 - △ = Set Mag Nail
 - X— = Fence

Reference: A Survey Plat by Edward J. Murphy, Dated 11-01-1979, Instrument# 445646, File# E3051 (Basis of Bearings)
Reference calls not shown
Building Setbacks must be verified prior to Construction

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 46:LXI.

A Minor Subdivision of Lots 2 & 3, into Lots 2A & 3A, situated in Section 17, T-4-S, R-10-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

MAP PREPARED FOR **CLYDE & LEANNE JACKSON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **LOTS 1, 2, & 3, SECTION 17, T-4-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.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(485) 842-6277 office (485) 848-0355 fax
landsuri@bellsouth.net email
Revised: 9-18-2017 (Lot 1 Not A Part)

BRUCE M. BUTLER, III
License No. 4894
PROFESSIONAL LAND SURVEYOR
9-18-2017

STATE OF LOUISIANA
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 140'

DATE: 01-12-2017

NUMBER: 17852

ZONING STAFF REPORT

Date: 10/30/2017
Case No.: 2017-785-ZC
Posted: 10/23/17

Meeting Date: 11/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: James Harold Russell & Pamela Durapau Russell

OWNER: James Harold Russell & Pamela Durapau Russell

REQUESTED CHANGE: From A-2 Suburban District & NC-1 Professional Office District to NC-1 Professional Office District

LOCATION: Parcel located on the northeast corner of US Highway 190 & Anchorage Road, west of North Oaklawn Drive, south of Breck Road ; S39, T8S, R13E; Ward 7, District 7

SIZE: 7.147 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	Residential & Undeveloped	A-2 Suburban District
South	Residential & Commercial	A-2 Suburban District & NC-1 Professional Office District
East	Residential	A-2 Suburban District & NC-1 Professional Office District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

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

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-2 Suburban District & NC-1 Professional Office District to NC-1 Professional Office District. This site is located on the northeast corner of US Highway 190 & Anchorage Road, west of North Oaklawn Drive, south of Breck Road. The 2025 future land use plan calls for the area to be developed with residential uses. Staff is not completely opposed to the zoning change to NC-1; however, the request should be reduced in size, considering the presence of exiting residences, directly abutting the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-1 Professional Office District designation be denied.

Case No.: 2017-785-ZC

PETITIONER: James Harold Russell & Pamela Durapau Russell

OWNER: James Harold Russell & Pamela Durapau Russell

REQUESTED CHANGE: From A-2 Suburban District & NC-1 Professional Office District to NC-1 Professional Office District

LOCATION: Parcel located on the northeast corner of US Highway 190 & Anchorage Road, west of North Oaklawn Drive, south of Breck Road ; S39, T8S, R13E; Ward 7, District 7

SIZE: 7.147 acres



2017-785-ZC

A-3

Erindale

Anchorage

Brecks

MHO

A-2

2017-785-ZC

T8 -
R13E

NC-1

39

190

Carroll

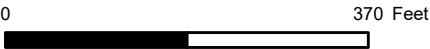
HC-1

A-2

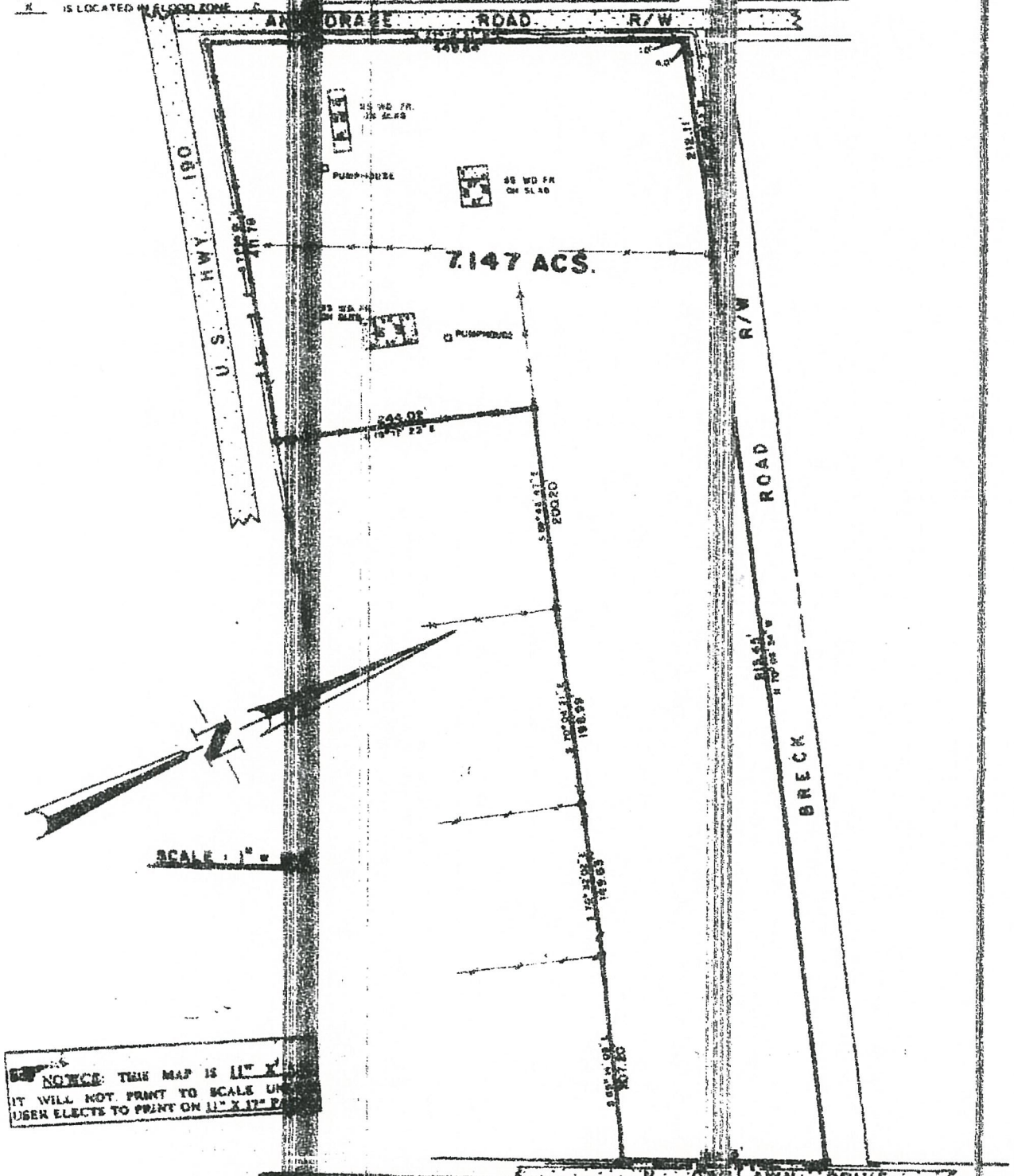
Oaklawn

NC-2

Ruth



NOT IN A FLOOD PRONE AREA.
IS LOCATED IN FLOOD ZONE.



☐ SET IRON
☒ FOUND IRON
☐ FENCE POST

SHOWING SURVEY OF LOT 340 PLUS A PORTION OF
LOTS 341 & 342 OF NORTH OAKLAND SUB.
LOCATED IN SEC. 30, T8S-R13E, S1 NEAR
COMBE, ST TAMMANY PARISH, LOUISIANA
VICTOR CAROLLO

ALL PARTIES INTERESTED IN TITLE TO FOREMAN SURVEY:
 SUB CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUAL
 AND CORRECT, AND THAT THERE ARE NO ENCROACHMENTS
 AS NOTED ABOVE.

DATE ON THE GROUND, AS PER RECORD IN BOOK
 AFTER WAS ACQUIRED FROM THE SURVEY AS
 1904-1-1-1



ZONING STAFF REPORT

Date: 10/30/2017
Case No.: 2017-788-ZC
Posted: 10/23/17

Meeting Date: 11/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Comm-Care Corporation - John Stassi - Jeffrey Shoen

OWNER: THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS - Jeff Entwisle
- Jeffrey Shoen

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

LOCATION: Parcel located on the southeast corner of Holy Trinity Drive & Dove Park Road; S26, T7S, R11E; Ward 4, District 5

SIZE: 26.054 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-2 Suburban District
South	Undeveloped	PF-1 Public Facilities District
East	Residential & Undeveloped	A-2 Suburban
West	Assisted Living Facility	MD-1 Medical Residential District

EXISTING LAND USE:

Existing development: No

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.

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 to change the zoning from MD-1 Medical Residential District to MD-2 Medical Clinic District. This site is located on the southeast corner of Holy Trinity Drive & Dove Park Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation area. The site is proposed to be developed with a skilled nursing facility. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-2 Medical Clinic District designation be approved.

Case No.: 2017-788-ZC

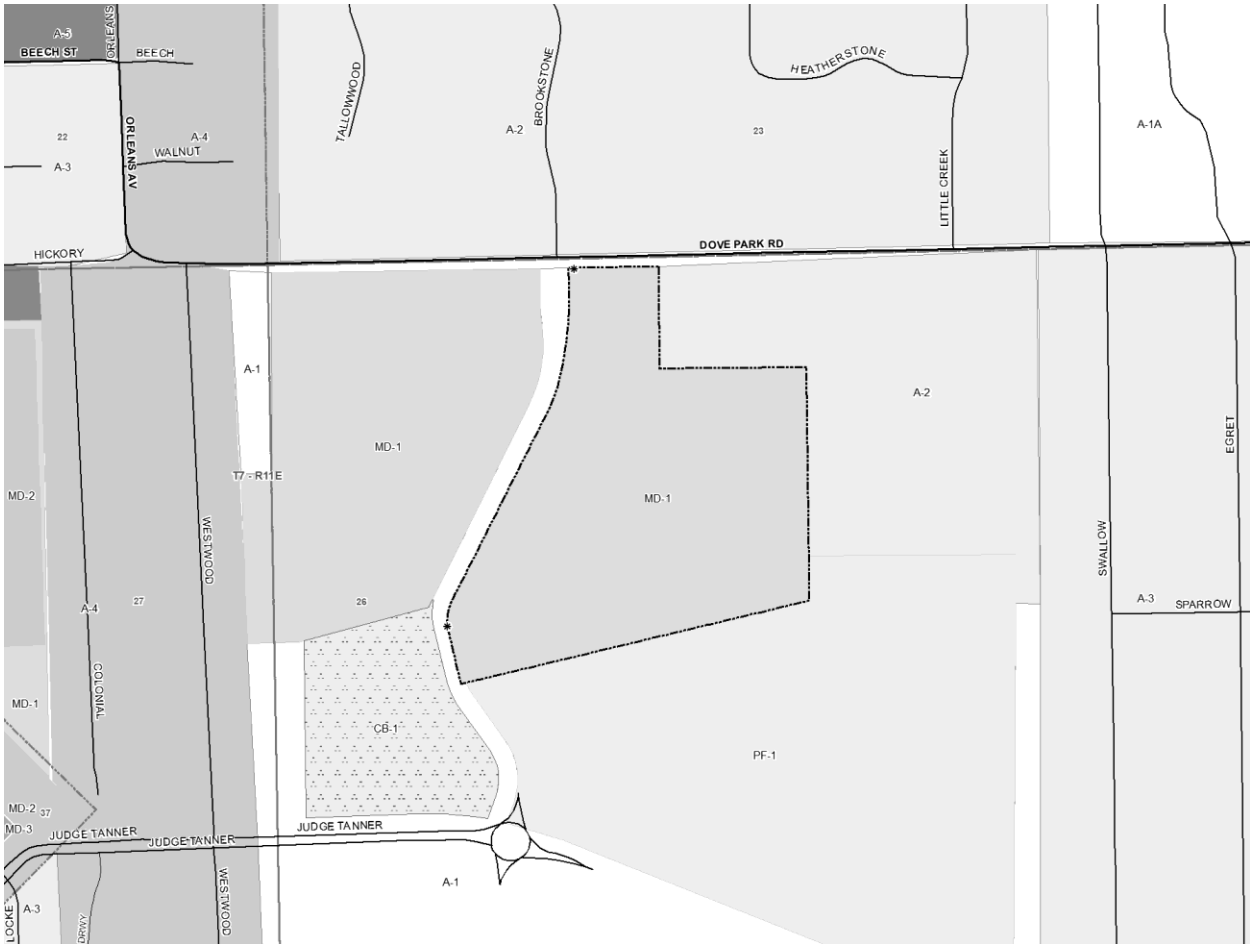
PETITIONER: Comm-Care Corporation - John Stassi - Jeffrey Shoen

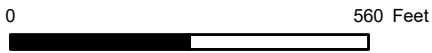
OWNER: THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS - Jeff Entwisle - Jeffrey Shoen

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

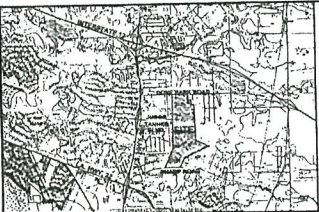
LOCATION: Parcel located on the southeast corner of Holy Trinity Drive & Dove Park Road; S26, T7S, R11E; Ward 4, District 5

SIZE: 26.054 acres





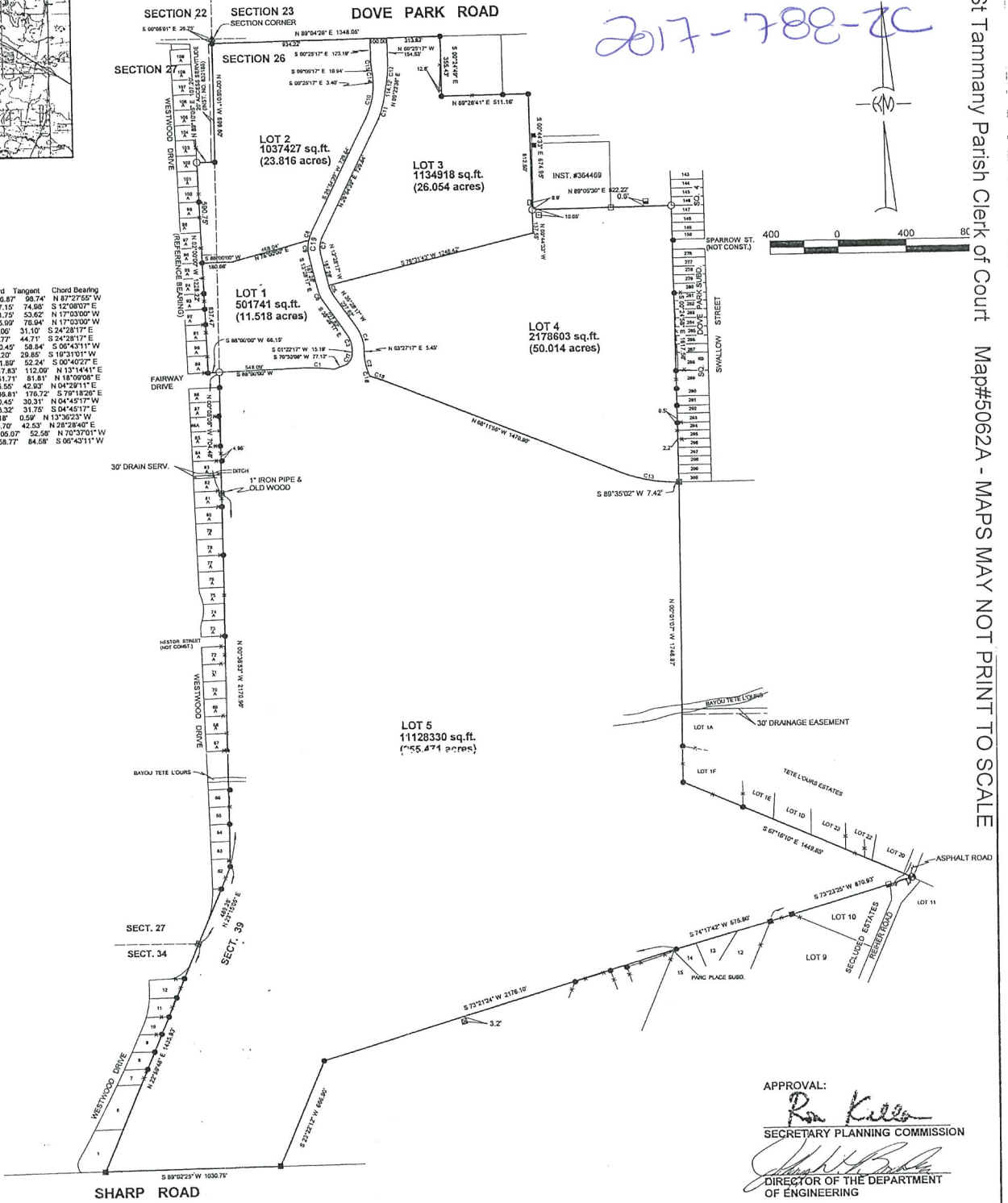
2017-788-7C



VICINITY MAP

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	1245.00'	09°04'11"	107.08'	196.87'	98.74'	N 87°27'55" W
2	381.00'	22°16'05"	148.08'	147.15'	74.90'	S 12°08'07" E
3	161.00'	36°50'35"	103.53'	101.15'	53.62'	N 17°03'00" W
4	231.00'	36°50'35"	148.54'	145.99'	76.94'	N 17°03'00" W
5	160.00'	22°00'00"	61.44'	61.00'	31.10'	S 24°28'17" E
6	230.00'	22°00'00"	86.31'	87.77'	44.71'	S 24°28'17" E
7	160.00'	40°22'56"	112.77'	110.45'	58.84'	S 06°43'11" W
8	230.00'	14°47'16"	98.36'	99.20'	29.85'	S 19°31'51" W
9	230.00'	25°35'40"	102.74'	101.89'	52.24'	S 00°40'27" E
10	481.00'	27°19'56"	219.91'	217.83'	112.00'	N 13°14'41" E
11	531.00'	17°31'00"	165.34'	161.71'	81.81'	N 18°09'00" E
12	500.00'	09°48'55"	85.66'	85.55'	42.93'	N 04°29'11" E
13	900.00'	22°13'03"	348.89'	346.81'	176.72'	S 79°18'20" E
14	400.00'	08°40'00"	60.52'	60.45'	30.31'	N 04°45'17" W
15	419.00'	08°40'00"	63.36'	63.32'	31.75'	S 04°45'17" W
16	65.00'	00°42'35"	1.18'	1.18'	0.58'	N 13°36'23" W
17	83.00'	54°15'36"	76.60'	75.70'	42.53'	N 28°28'40" E
18	1245.00'	04°50'12"	105.10'	105.07'	52.58'	N 70°37'01" W
19	230.00'	40°22'56"	102.17'	102.17'	84.58'	S 06°43'11" W



APPROVAL:
Ron Killeen
SECRETARY PLANNING COMMISSION
John H. Balle
DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

5-21-2012 5062A
DATE FILED FILE NO.

Angela (P) St. John
CLERK OF COURT

NOTE: LOTS 1 THRU 4 SHALL BE SERVICED BY A
CENTRAL SEWER & WATER SYSTEM.

- REFERENCES:
1. PLAT OF WESTWOOD SUBDIVISION, PH. 1 BY THIS FIRM FILED 10/10/1992, MAP FILE NO. 1062 B.
 2. PLAT OF WESTWOOD SUBDIVISION, PH. 2, BY THIS FIRM FILED 3/10/1993, MAP FILE NO. 1110.
 3. PLAT OF DOVE PARK, BY ADLIE ORR, JR., FILED 6/20/1997, MAP FILE NO. 16 A.
 4. PLAT OF TETE LOURS ESTATES, BY RENE HARRIS, FILED 01/10/1981, MAP FILE NO. 698 A.
 5. RESUBDIVISION PLAT OF LOT 1, TETE LOURS ESTATES, BY NED R. WILSON, FILED 12/20/1987, MAP FILE NO. 874 A.
 6. PLAT OF SECLUDED ESTATES, BY EDDIE J. CHAMPAGNE, FILED 6/23/1971, MAP FILE NO. 89 A.
 7. PLAT OF PARC PLACE SUBDIVISION, BY THIS FIRM, FILED 12/11/1987, MAP FILE NO. 948 A.
 8. SURVEY BY THIS FIRM, ATTACHED TO INSTRUMENT NO. 1588211.
 9. SURVEY BY IVAN M. BORGES, ATTACHED TO INSTRUMENT NO. 489278.
 10. SURVEY BY EDDIE J. CHAMPAGNE, DATED 11/14/1997, DRAWING NO. 4439.

- LEGEND
- 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND
 - 3/4" IRON PIPE FOUND
 - 1" IRON PIPE FOUND
 - 1 1/2" IRON PIPE FOUND
 - 2" IRON PIPE FOUND
 - CONCRETE MONUMENT

THIS PROPERTY IS LOCATED IN
FLOOD ZONE C
BASE FLOOD ELEV. N/A
F.I.R.M. PANEL NO. 225205 0240 E
REV. AUGUST 16, 1995

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT.

KELLY J. McHUGH
License No. 4443
PROFESSIONAL
5-21-2012
Kelly J. McHugh REG. NO. 4443
CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

ARCHDIOCESE OF NEW ORLEANS

PREPARED FOR:		ARCHDIOCESE OF NEW ORLEANS	
MAJOR SUBDIVISION OF:		366.87 ACRES INTO LOTS 1-5, SECTIONS 26 & 39, T-7-S, R-11-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA	
REVISIONS	DATE	KELLY J. McHUGH & ASSOC., CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE 526-5611	
MARK	DATE	05/01/2012	
SCALE	1" = 400'	DATE	03/13/12
DRAWN	R.F.D.	JOB NO.	10-252-
CHECKED	KJM	DWG. NO.	1 OF 1

ZONING STAFF REPORT

Date: 10/30/2017
Case No.: 2017-789-ZC
Posted:10/23/17

Meeting Date: 11/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: SMB Construction LLC - Stephen Blanc

OWNER: SMB Construction LLC - Stephen Blanc

REQUESTED CHANGE: From A-3 Suburban District to HC-1 Highway Commercial District

LOCATION: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision ; S18, T7S, R10E; Ward 1, District 1

SIZE: 0.632 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State 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-3 Suburban District
South	Residential	NC-2 Indoor Retail and Service District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

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

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-3 Suburban District to HC-1 Highway Commercial District. This site is located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills 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 the location of the site, along LA Highway 22, which is developed with a mix of commercial and residential uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-1 Highway Commercial District designation be approved.

Case No.: 2017-789-ZC

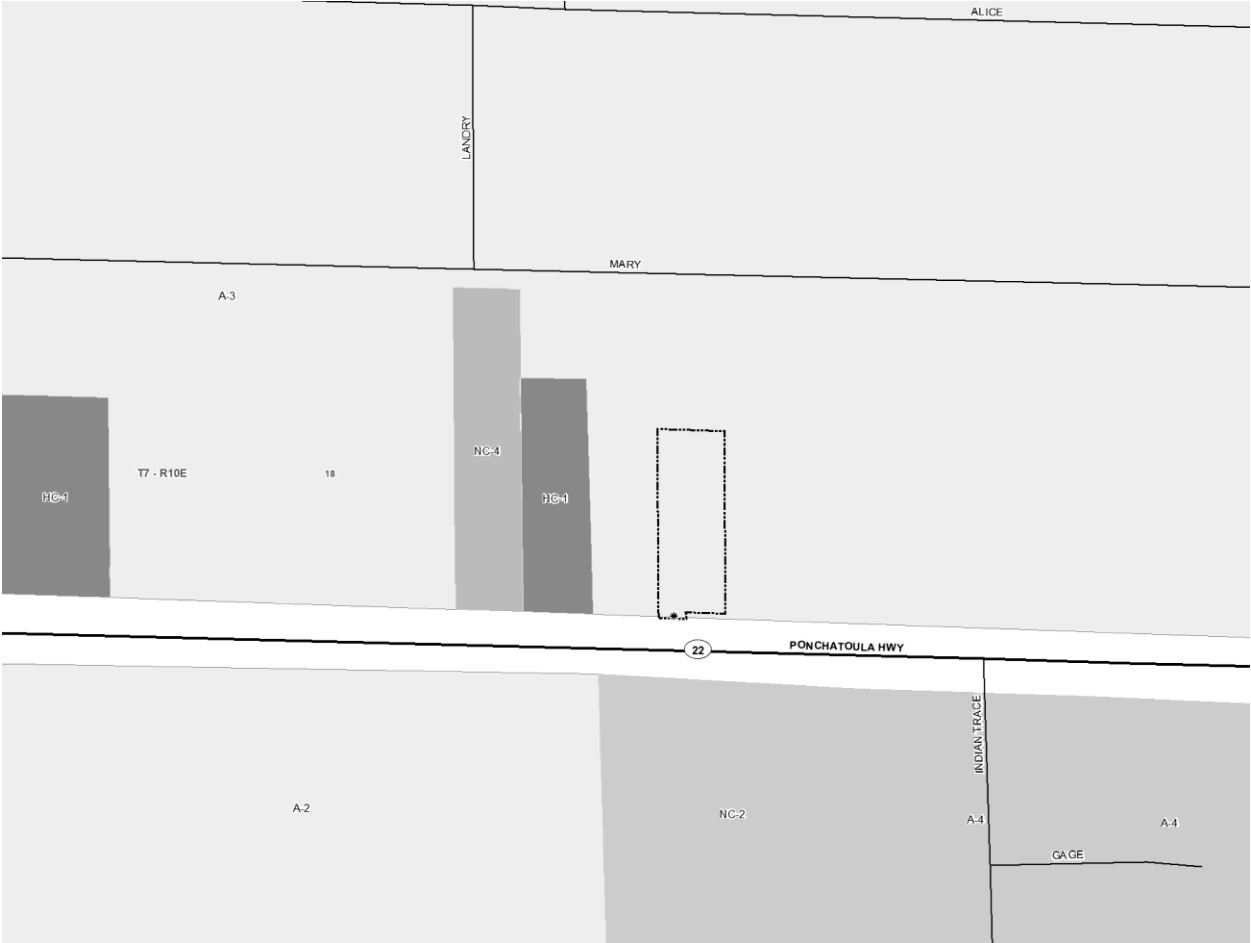
PETITIONER: SMB Construction LLC - Stephen Blanc

OWNER: SMB Construction LLC - Stephen Blanc

REQUESTED CHANGE: From A-3 Suburban District to HC-1 Highway Commercial District

LOCATION: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision ; S18, T7S, R10E; Ward 1, District 1

SIZE: 0.632 acres



2017-789-ZC

Landy

Alice

Landy

A-3

Mary

NC-4

HC-1

18

T7 -
R10E

PONCHATOULA HWY

22

Indian
trace

Gage

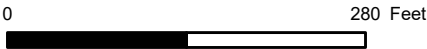
A-4

NC-2

Missionary

Serenity

A-2



Mary Street 2017-789-ZC

A Resubdivision of Lot 11, Square 5, into
Lots 11-A & 11-B, Live Oak Hills (Formerly
Kathman Acres), Section 18, T-7-S, R-10-E,
St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Reference: The Recorded Plat of Live Oak Hills, by
Robert Berlin, Map File No. 109A, Clerk of Court

Reference calls not shown

Bearings were derived by Magnetic Compass

Note: An overhead powerline runs along the Southerly
Boundary Line of Parcel 11-B (La. Hwy. 22)

LEGEND:

- = Fnd. 1 1/4" Iron Pipe
- ▣ = Fnd. 3/4" Iron Pipe
- = Fnd. Conc. Hwy. Mon.
- = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence

11-A
0.461
ACRES

11-B
0.632
ACRES

12

SQ. "5"

9

10

200.3'

N87°43'16"W-41.12'

S01°09'56"E
10.13'

N87°57'27"W 58.69' La. Hwy. 22

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 C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

(Must verify prior to Construction)
Building Setbacks
Front: 25'
Side: 15'
Rear: **
Side Street: **

MAP PREPARED FOR

SMB CONSTRUCTION LLC

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 11, SQUARE 5, LIVE OAK HILLS, SECTION 18,
T-7-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.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6211 office (985) 898-0355 fax
landsur@bellsouth.net email

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

1" = 60'

DATE:

7-20-2017

NUMBER:

18228

ZONING STAFF REPORT

Date: 10/30/2017
Case No.: 2017-790-ZC
Posted: 10/23/17

Meeting Date: 11/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Frank Haines

OWNER: Frank Haines

REQUESTED CHANGE: From A-4 Single-Family Residential District to CB-1 Community Based Facilities District

LOCATION: Parcel located on the northeast corner of Manzella Drive & Malbrough Drive, being Lots 5 & 6, Square 4, Robbert Park Subdivision Annex No. 1 ; S12, T9S, R11E; Ward 8, District 13

SIZE: 21,025 sq. ft.

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	Undeveloped	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Vacant	City of Slidell

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 CB-1 Community Based Facilities District. This site is located on the northeast corner of Manzella Drive & Malbrough Drive, being Lots 5 & 6, Square 4, Robbert Park Subdivision Annex No. 1. The 2025 future land use plan calls for the area to be developed with residential uses. There is an existing large residence with attached warehouse located on the site. Staff does not have any objection to the request, considering that the purpose of the CB-1 zoning district is to provide for the location of public and quasi- public uses in close proximity to residential districts, such as recreational and religious uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 Community Based Facilities District designation be approved.

Case No.: 2017-790-ZC

PETITIONER: Frank Haines

OWNER: Frank Haines

REQUESTED CHANGE: From A-4 Single-Family Residential District to CB-1 Community Based Facilities District

LOCATION: Parcel located on the northeast corner of Manzella Drive & Malbrough Drive, being Lots 5 & 6, Square 4, Robbert Park Subdivision Annex No. 1 ; S12, T9S, R11E; Ward 8, District 13

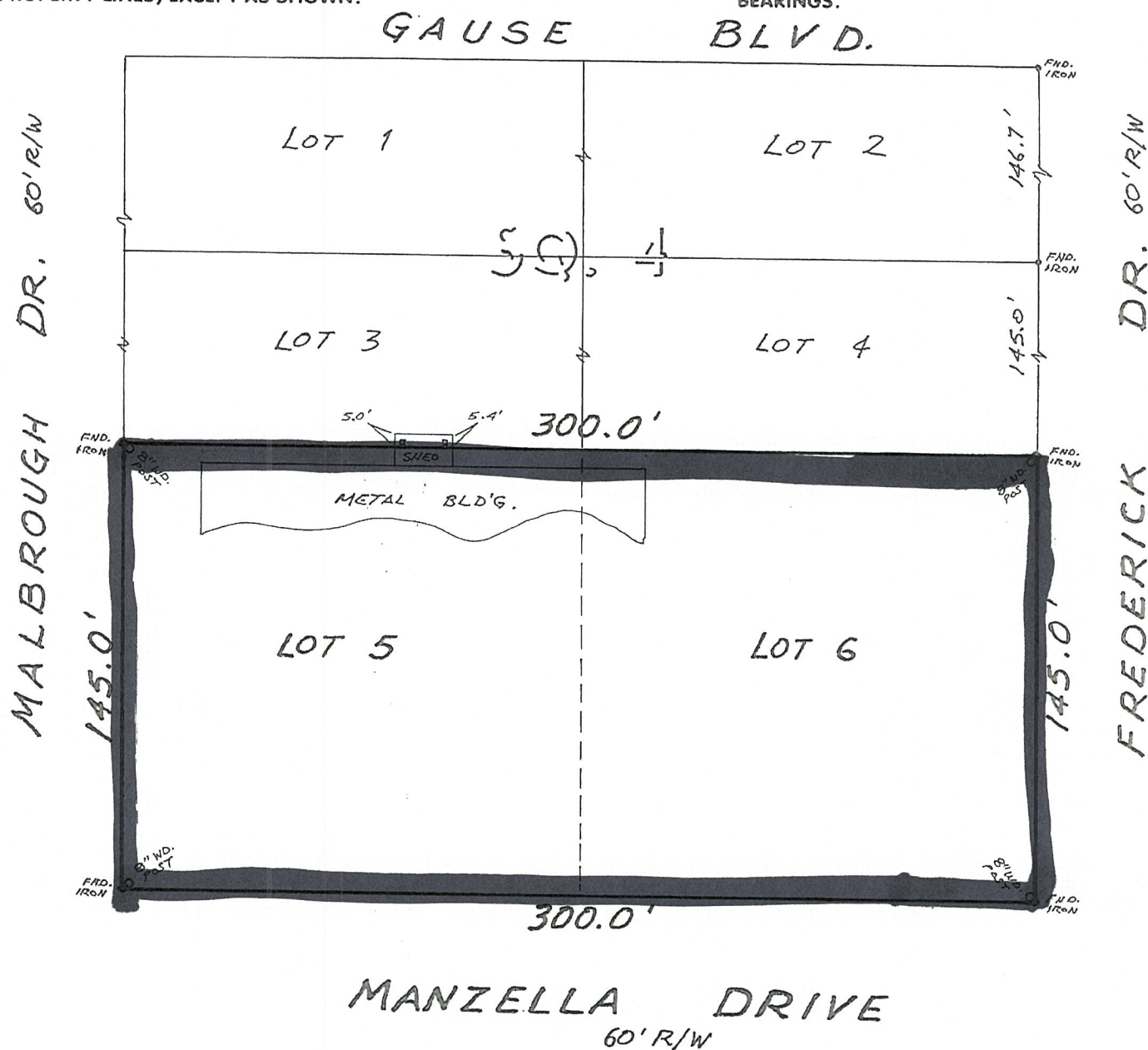
SIZE: 21,025 sq. ft.





I CERTIFY THAT THIS PLAT REPRESENTS 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.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS _____ SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.



F.I.R.M. COMMUNITY No.
225205-0440C (10-17-89)
ZONE "C" B.F.E. N/A

ADDRESS:

SURVEY N° 960550

DATE: MAR. 27, 1996

J.V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

DRAWN BY:
B. BERCKES

SCALE: 1" = 50'

REVISÉ:

SURVEY MAP OF: LOTS 5 & 6 - SQ. 4

LOCATED IN: *ROBERT PARK S/D*

ST. TAMMANY PARISH LOUISIANA

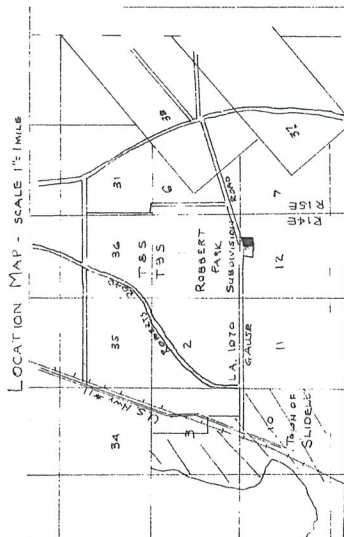
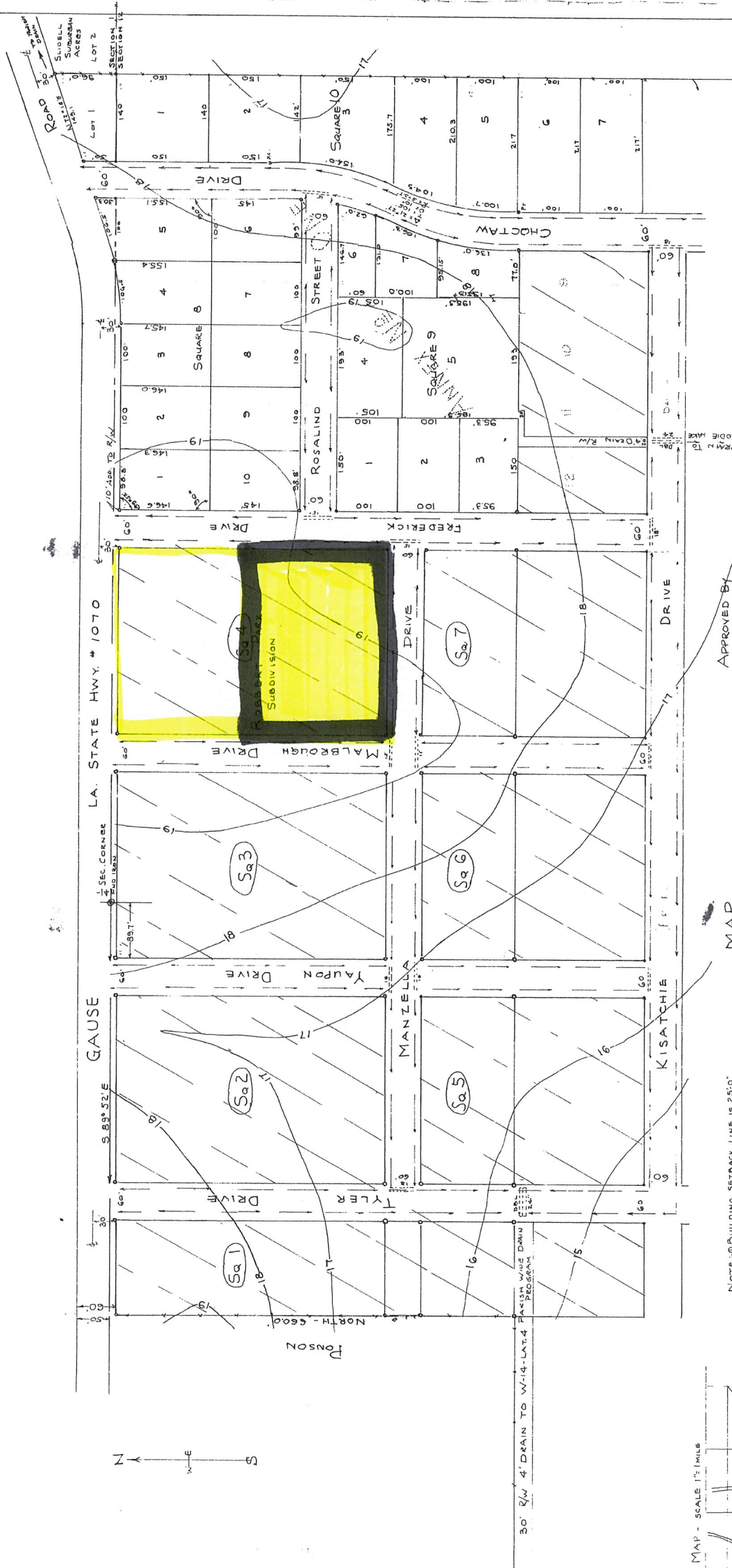
CERTIFIED To:

FRANK HAINES



SURVEYED BY:

J.V. BURKES III
L.A. REG. N° 840



- NOTE: BUILDING SETBACK LINE IS 25' 0"
- AND SHALL BE A COVENANT RUNNING WITH EACH TITLE. REFERENCE TO COVENANT SHALL BE IN EACH TITLE.
 - R/W GRANTED TO LA. POWER & LIGHT CO. DOES NOT AFFECT THIS PART OF SUBDIVISION.
 - NONE OF THE LAND IS INUNDATED
 - Δ DENOTES IRON PIPE
 - REFERENCE DIM. FROM TICAL 1811 USGS. ELEV. = 112.07 M.S.L.
 - DENOTES DIRECTION OF FLOW IN ROADSIDE DRAIN. MINIMUM FALL IN DRAINING TOWARD CITY
 - TOTAL AREA IN LOTS = 12.86 AC
 - TOTAL AREA IN SUB = 18.26 AC

MAP of
ROBERT PARK SUBDIVISION
 ANNEX NO ONE
 SECTION 12 T9S R14E
 8th WD. ST. TAMMANY PARISH
 LOUISIANA
 SCALE 1"=100'

APPROVED BY
George A. Cassin
 PRESIDENT, ST. TAMMANY PARISH
 POLICE JURY

Malcolm Steiner
 CHAIRMAN OF SUBDIVISION
 REGULATORY COMMITTEE.

W.H. Robert
 PARISH SURVEYOR
 NOV 20 1958

SURVEYED BY:
John H. Halliday, Jr.
 SUDELL, LA.
 AUG 18, 1958

SURVEY NO 2007

JOHN H. SUDELL, JR.
 REG. NO. 709
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING