

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY, DECEMBER 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 NOVEMBER 7, 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 11/7/2017 MEETING

2. **2017-786-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 14,609.72 sq.ft.
Petitioner: Council Motion
Owner: George Pichon
Location: Parcel located on the south side of Sycamore Drive, east of 24th Street, S48, T8S, R12E, Ward 7, District 7
Council District: 7
3. **2017-805-ZC**
Existing Zoning: A-1 (Suburban District) , RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Acres: 2.99 acres
Petitioner: Colin & Eva Shonti Vial
Owner: Colin & Eva Shonti Vial
Location: Parcel located at the end of J Lane, west of LA Highway 40, S13, T5S, R11E, Ward 2, District 6
Council District: 6

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. –TUESDAY, DECEMBER 5, 2017

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

4. 2017-827-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 3.1 acres
Petitioner: Jimmy R. Rogers Jr. & Denise Hurstell
Owner: Jimmy R. Rogers Jr. & Denise Hurstell
Location: Parcel located on the northeast corner of Dove Park Road & Buras Ranch Road, S23, T7S, R11E, Ward 4, District 5.
Council District: 5

5. 2017-829-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: I-1 (Industrial District)
Acres: 1.196 acres
Petitioner: Inferno Customz - Jeffrey Schoen
Owner: B and CP Corporation - Peter Penton
Location: Parcel located on the south side of US Highway 190, on the north side of Susan Street, west of Marc Drive, being 30152 US Highway 190, Lacombe, S33, T8S, R13E, Ward 7, District 7
Council District: 7

6. 2017-831-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 2.11 acres
Petitioner: David W. & Darlene S. Melton
Owner: David W. & Darlene S. Melton
Location: Parcel located on the east side of Section Road, north of Nelson Road S21, T5S, R11E, Ward 2, District 6
Council District: 6

7. 2017-832-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 6250 sq.ft.
Petitioner: Peggy Newcomb
Owner: Flo-Ron Properties LLC - Randal L. Richmond
Location: Parcel located on the west side of Nellie Drive, north of Shortcut Highway, south of Alice Avenue, being lot 17, Square 4, Pine Shadow Subdivision, S11, T9S, R14E, Ward 8, District 12
Council District: 12

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

1. PR17-12-002 - USE: Retail Center

CORRIDOR: Highway 21 Planned Corridor Overlay
ZONING: HC-2 Highway Commercial District
USE SIZE: 54,000 sq. ft.
PETITIONER: Scott M. Gros P.E.
OWNER: JSB Hwy 21 Lots, LLC – John S. Bowers III
LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES OF THE 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

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty, Drumm, Randolph
Absent: 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. Willie.

APPROVAL OF THE OCTOBER 3, 2017 MINUTES

Richard moved, second by Randolph.

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

Nay:

Abstain:

POSTPONING OF CASES: 2017-727-ZC postponed until December 5, 2017.

Randolph moved, second by Davis

Yea: Cazaubon, 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) & 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

Randolph moved to postpone, second by Davis.

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

Nay:

Abstain:

2. 2017-550-ZC-Approved as Amended

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District) & A-2 (Suburban District)
Acres: 3.865 acres

NOVEMBER 7, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

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

Willie motioned to approve as amended A-1 (Suburban District-1.665) & A-2 (Suburban District-2.20), second by Cazaubon.

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

Nay:

Abstain:

3. 2017-785-ZC-Denied

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

Davis moved to deny, second by Doherty.

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

Nay:

Abstain:

4. 2017-788-ZC-Approved

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

Richard moved to approve, second by Willie.

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

Nay:

Abstain:

5. 2017-789-ZC-Approved

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

Lorren moved to approve, second by Randolph.

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

Nay:

Abstain:

NOVEMBER 7, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

6. 2017-790-ZC-Approved

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

Cazaubon moved to approve, second by Doherty.

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

Nay:

Abstain:

7. 2017-796-ZC-Approved

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.

Lorren moved to approve, second by Cazaubon.

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

Nay:

Abstain:

OLD BUSINESS-None

NEW BUSINESS-None

ADJOURNMENT

ZONING STAFF REPORT

Date: 11/27/2017

Case No.: 2017-727-ZC

Prior Action: Postponed (11/07/17)

Posted: 11/14/17

Meeting Date: 12/5/2017

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-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

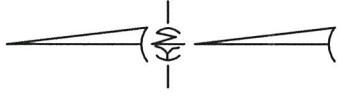




0 310 Feet



2017-727-2C



CRESTWOOD SUBDIVISION

LOT 15
LOT 16
LOT 17
LOT 18
BRENTWOOD DRIVE
DITCH
40' DRAIN EASEMENT

GARDEN WALK SUBD.

SECTION 10
SECTION 11
SECTION CORNER
SECTION 14
SECTION 15

EMERALD FOREST BLVD. EXTENSION

N 87°58' 50" E 672.74'
649.99'
100' BUFFER
S 87°58' 50" W 609.99'

N 72°53' 15" E
105.28'
R=1060.00'
L=255.98'

N 89°55' 29" W 62.10'

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.

PARCEL "1A"
UNDEVELOPED

40' DRAIN SERVITUDE
(NST #688667)

S 01°04' 39" E 1185.92'
(T-1186.60')

S 01°04' 39" E 871.93'

N 01°04' 39" W 1185.26'
850.06'

PARCEL "A"
N 00°49' 41" W 784.09'

PRIVATE DRIVE SERVITUDE

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

S 89°57' 54" E 610.02'
30' DRAINAGE SERVITUDE
N 89°57' 54" W 610.02'

S 01°04' 39" E 84.04'

S 88°02' 20" W 649.98'

UNDEVELOPED

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'
DATE: 08-30-17
DRAWN: DRJ
JOB NO.: 07-300

REVISED:

FALCONER DRIVE

ZONING STAFF REPORT

Date: 11/27/2017
Case No.: 2017-786-ZC
Posted: 11/14/17

Meeting Date: 12/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: George Pichon

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Sycamore Drive, east of 24th Street; S48, T8S, R12E; Ward 7, District 7

SIZE: 14,609.72 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	Single family residence & Mobile Home	A-3 Suburban District
South	Single Family Residence	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Single Family Residence	A-3 Suburban 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-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Sycamore Drive, east of 24th Street. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

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

Case No.: 2017-786-ZC

PETITIONER: Council Motion

OWNER: George Pichon

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Sycamore Drive, east of 24th Street; S48, T8S, R12E; Ward 7, District 7

SIZE: 14,609.72 sq.ft.



2017-786-ZC

A-2

GITZ

61266

27254

27326

27297

27297

27191

27191

27187

48

27188

SYCAMORE

27265

27265

27257

27282

27270

T8-R12E

JACKSON

27191

27224

27239

40

27249

A-3

A-4

27234

27234

27264

WASHINGTON

61105

61103

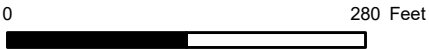
27279

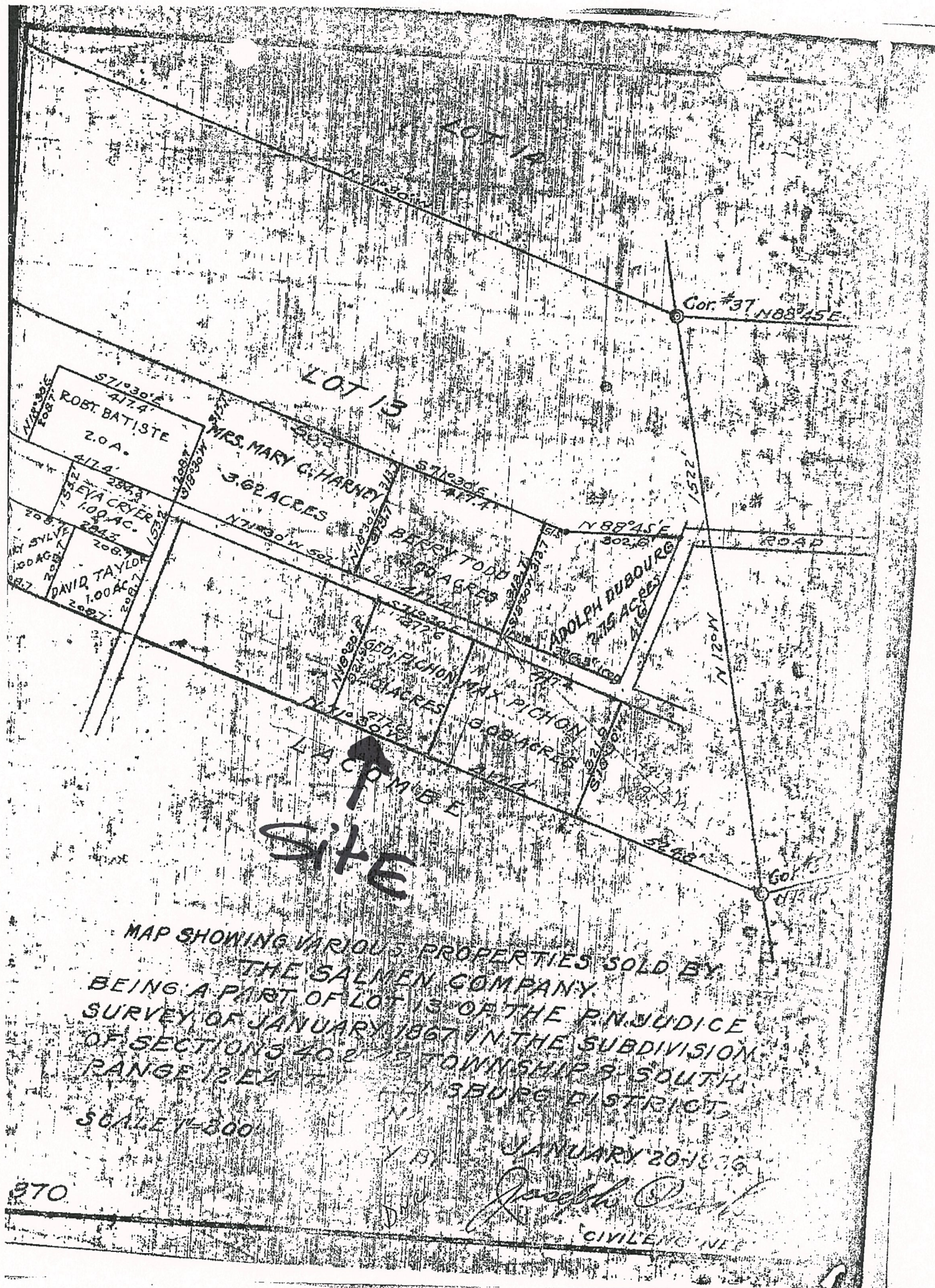
27279

27201

23RD

22ND





2017-786-ZC

ZONING STAFF REPORT

Date: 11/27/2017
Case No.: 2017-805-ZC
Posted: 11/15/17

Meeting Date: 12/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Colin & Eva Shonti Vial

OWNER: Colin & Eva Shonti Vial

REQUESTED CHANGE: From A-1 Suburban District with RO Rural Overlay & MHO Manufactured Housing Overlay to A-2 Suburban District with RO Rural Overlay & MHO Manufactured Housing Overlay

LOCATION: Parcel located at the end of J Lane, west of LA Highway 40; S13, T5S, R11E; Ward 2, District 6

SIZE: 2.99 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Residential	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:** 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 with RO Rural Overlay & MHO Manufactured Housing Overlay to A-2 Suburban District with RO Rural Overlay & MHO Manufactured Housing Overlay. This site is located at the end of J Lane, west of LA Highway 40. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval, considering that the site surrounded by large parcels of land zoned A-1Suburban District.

STAFF RECOMMENDATION:

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

Case No.: 2017-805-ZC

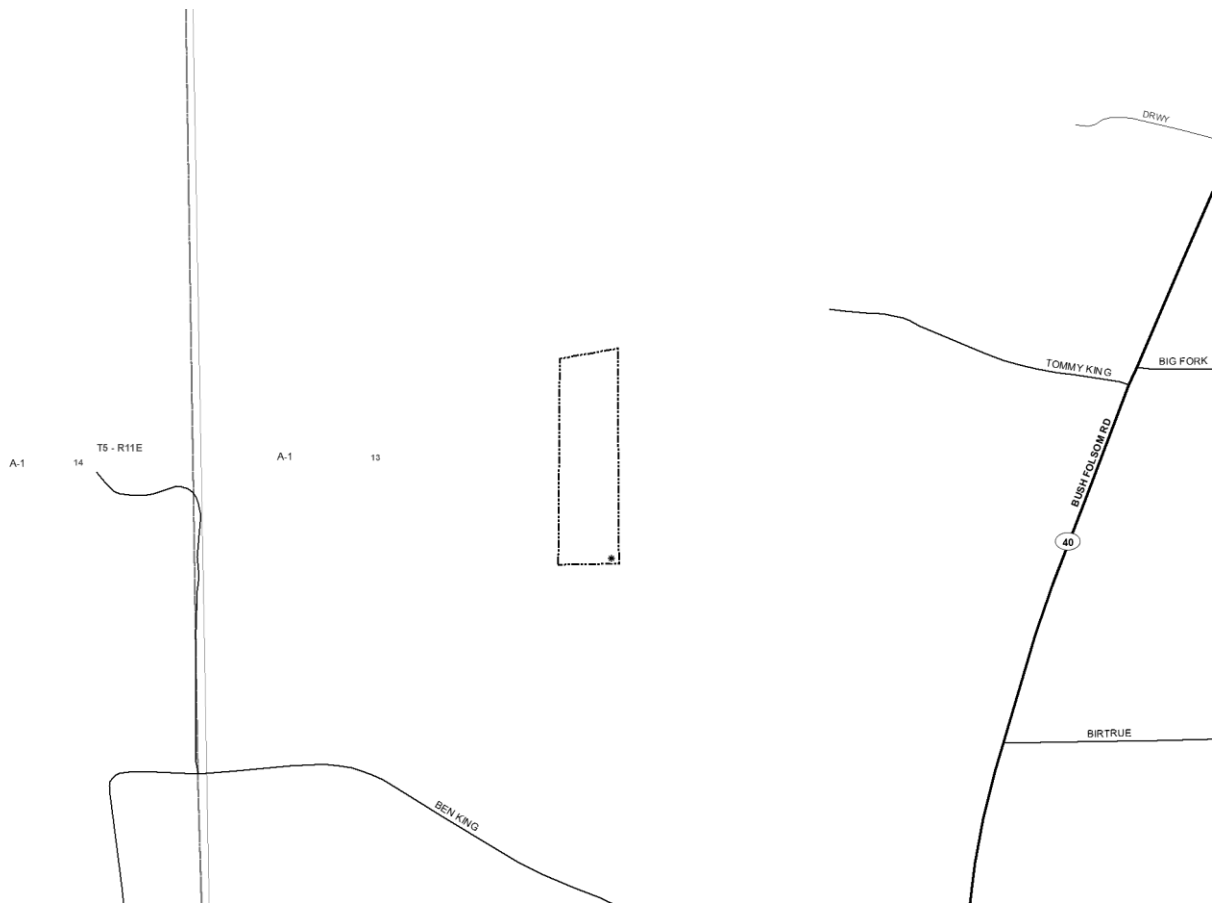
PETITIONER: Colin & Eva Shonti Vial

OWNER: Colin & Eva Shonti Vial

REQUESTED CHANGE: From A-1 Suburban District with RO Rural Overlay, MHO Manufactured Housing Overlay to A-2 Suburban District with RO Rural Overlay & MHO Manufactured Housing Overlay

LOCATION: Parcel located at the end of J Lane, west of LA Highway 40; S13, T5S, R11E; Ward 2, District 6

SIZE: 2.99 acres



FAIRHAVEN

12

TOMMY KING

T5-
R11E

13

A-1

BUSH FOLSOM RD

40

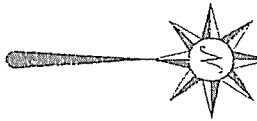
BIRTRUE

A-2

BEN KING

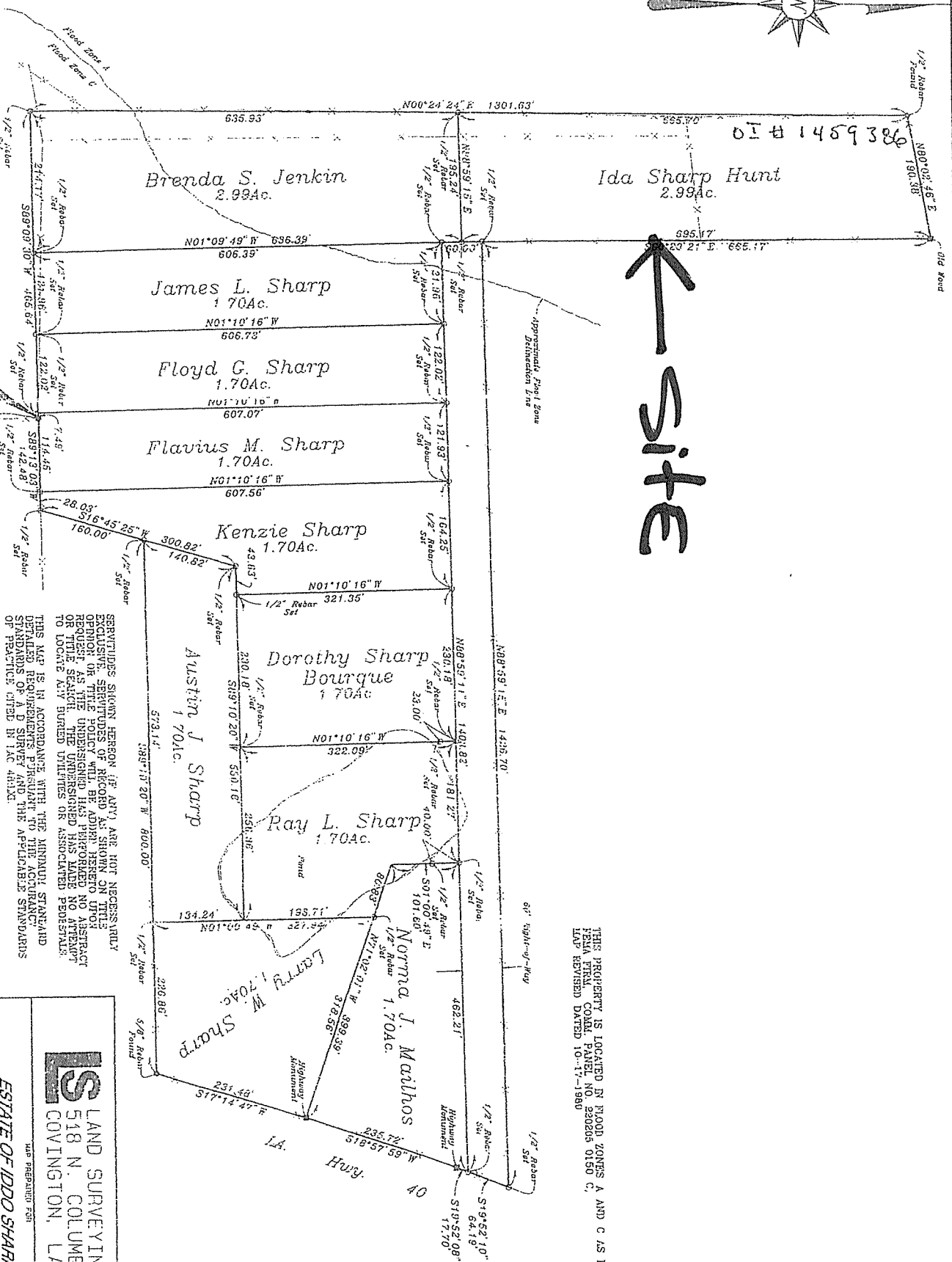
MORGAN

2017-805-2C



Site

THIS POINT IS EAST 1326.0', N0015'W, 1347.7', N0750'E, 353.4',
N0944'20"W, 703.82', S8910'09"W, 30.53', N0123'15"W, 490',
S8950'W, 60.75', N0715'00"W, 515.47', FROM THE CORNER
COMMON TO SECTIONS 13, 14, 23 & 24 T1N, R11E, ST. TAMMANY
PARISH, LOUISIANA



THIS PROPERTY IS LOCATED IN FLOOD ZONES A AND C AS PER
FEMA FIRM COMM. PANEL NO. 200265 0150 C.
MAP REVISED DATED 10-17-1980

LAND SURVEYING, INC.
518 N. COLUMBIA ST.
COVINGTON, LA. 70433

ESTATE OF IDDO SHARP

SCALE: 1" = 100'	DRAWN BY: C. G.
DATE: 6-18-2004	
Located in Section 13 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana	
MAP NUMBER: 10, 794	

ZONING STAFF REPORT

Date: 11/27/2017
Case No.: 2017-827-ZC
Posted: 11/14/17

Meeting Date: 12/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jimmy R. Rogers Jr. & Denise Hurstell
OWNER: Jimmy R. Rogers Jr. & Denise Hurstell
REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District
LOCATION: Parcel located on the northeast corner of Dove Park Road & Buras Ranch Road ; S23, T7S, R11E; Ward 4, District 5
SIZE: 3.1 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	Undeveloped	A-1A Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-1A Suburban District
West	Residential	A-1A 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-1A Suburban District to A-2 Suburban District. This site is located on the northeast corner of Dove Park Road & Buras Ranch Road. The 2025 future land use plan calls for the area to be developed residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by undeveloped land zoned A-1A on the north, east and west sides.

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

Case No.: 2017-827-ZC

PETITIONER: Jimmy R. Rogers Jr. & Denise Hurstell

OWNER: Jimmy R. Rogers Jr. & Denise Hurstell

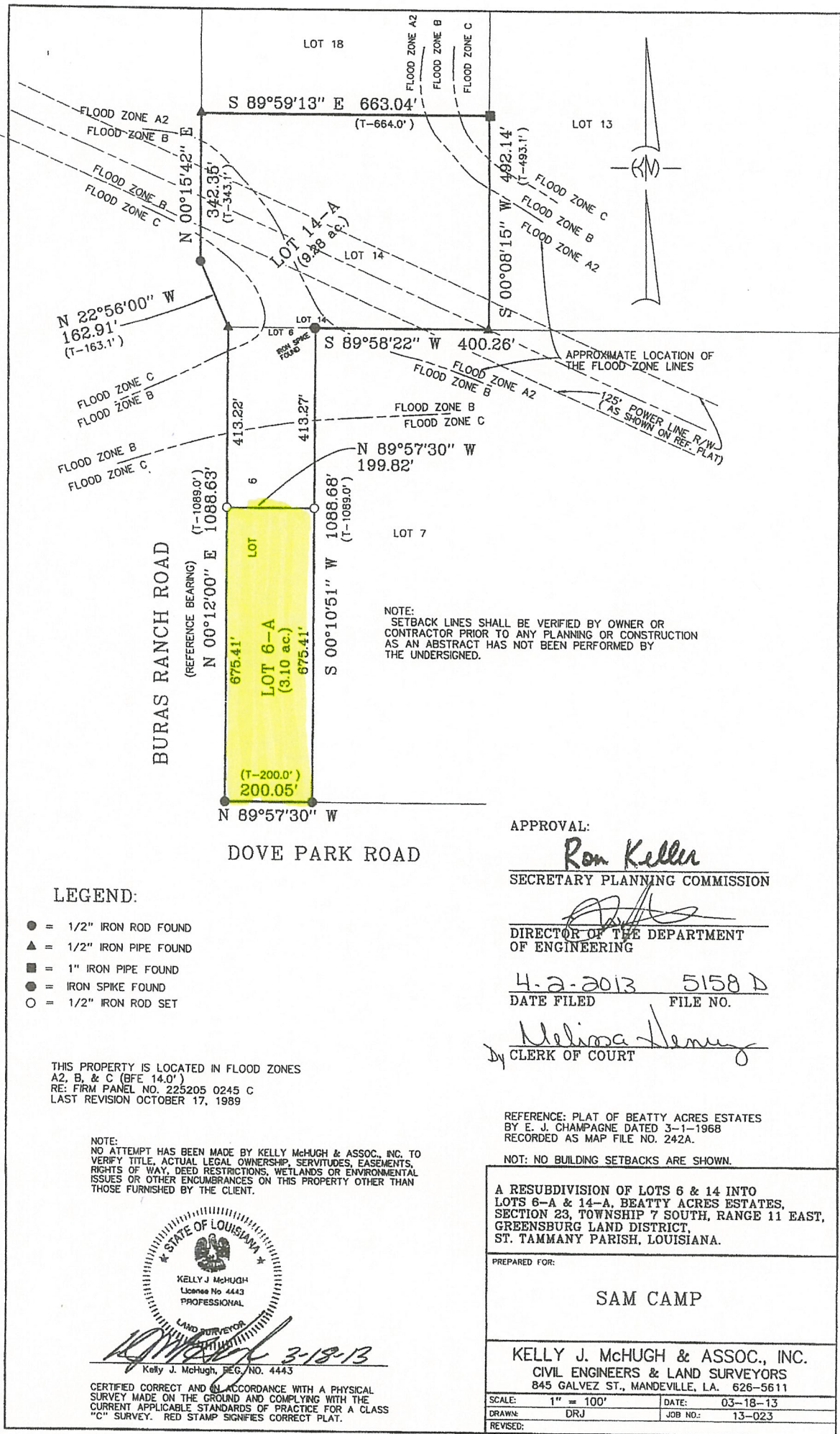
REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District

LOCATION: Parcel located on the northeast corner of Dove Park Road & Buras Ranch Road ; S23, T7S, R11E; Ward 4, District 5

SIZE: 3.1 acres







2017-827-2C

Properties not meeting A-1A Zoning. All less than 3 acres

None of the surrounding subdivisions are ≥ 3 acres

Zoning minimums
 A1A = 1 units / 3 acres
 A2 = 1 unit / 1 acre
 A3 = 2 units / 1 acre
 A4 = 4 units / 1 acre

Properties not meeting A-1-A Zoning. All less than 3 acres

None of the surrounding subdivisions are $\gamma = 3$ acres

Zoningini means ¹¹²112

$A1A = 1 \text{ units} / 3 \text{ acre}$

$A2 = 1 \text{ unit} / 1 \text{ acre}$

$A3 = 2 \text{ units} / 1 \text{ acre}$

$A4 = 4 \text{ units} / 1 \text{ acre}$

Subject
Property
Proposed from
change
A14 to A2

October 13, 2017

DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in Franklin Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

1 inch = 784 feet

0 430 860 1,290 1,720 Feet

ZONING STAFF REPORT

Date: 11/27/2017
Case No.: 2017-829-ZC
Posted: 11/14/17

Meeting Date: 12/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Inferno Customz - Jeffrey Shoen

OWNER: B and CP Corporation - Peter Penton

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District

LOCATION: Parcel located on the south side of US Highway 190, on the north side of Susan Street, west of Marc Drive, being 30152 US Highway 190, Lacombe; S33, T8S, R13E; Ward 7, District 7

SIZE: 1.196 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-3 Suburban District
South	Residential	A-4 Single Family Residential District
East	Commercial/office warehouse	NC-4 Neighborhood Institutional District
West	Residential & vacant	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No **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 NC-4 Neighborhood Institutional District to I-1 Industrial District. This site is located on the south side of US Highway 190, on the north side of Susan Street, west of Marc Drive, being 30152 US Highway 190, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval of the requested zoning change to I-1, considering that it would create a significant increase in the intensity of the allowable uses, compared to the permitted uses listed under the existing NC-4 zoning designation.

STAFF RECOMMENDATION:
The staff recommends that the request for an I-1 Industrial District designation be denied.

Case No.: 2017-829-ZC

PETITIONER: Inferno Customz - Jeffrey Shoen

OWNER: B and CP Corporation - Peter Penton

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District

LOCATION: Parcel located on the south side of US Highway 190, on the north side of Susan Street, west of Marc Drive, being 30152 US Highway 190, Lacombe; S33, T8S, R13E; Ward 7, District 7

SIZE: 1.196 acres



2017-829-ZC

PARK

CERISE

CITRON

LILAC

A-3

SHERWOOD

190

33
T8 - R13E

NC-4

MARG

SUSAN

A-4

ANNETTE

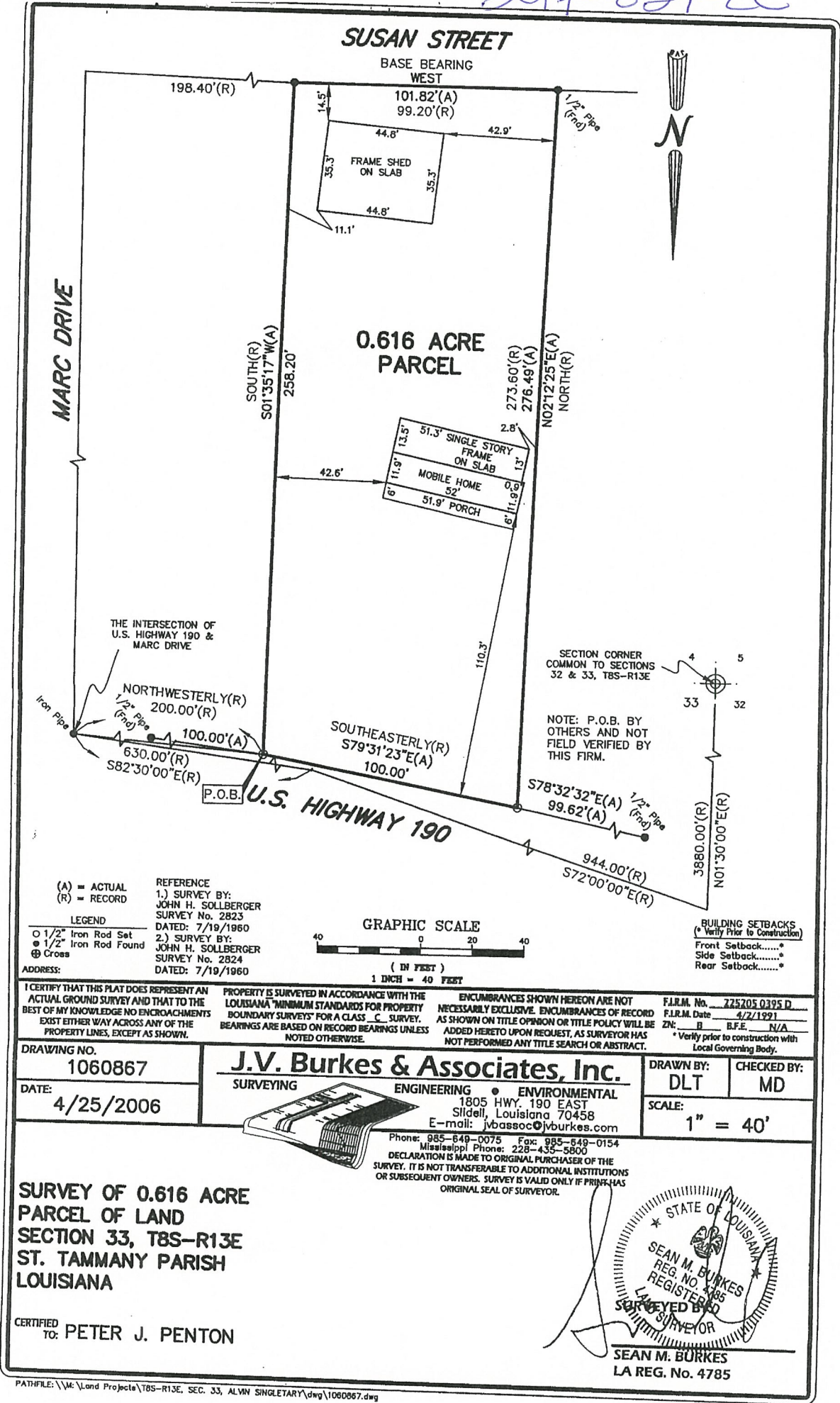
NANCY

NINA

0 280 Feet

N

2017-829-2C



Proposed Plan 2017-829-ZC

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE RECORD DRAWINGS OF THE TOWN OF LACOMBE, MINNESOTA. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE RECORD DRAWINGS. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE AREA AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES OR STRUCTURES. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE AREA AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS AREA IS NOT IN A FLOOD HAZARD ZONE. THE FLOOD INSURANCE RATE MAP NO. 13010C0101A, DATED 8/24/2006, SHOWS THE FLOOD HAZARD ZONE. THE FLOOD INSURANCE RATE MAP NO. 13010C0101A, DATED 8/24/2006, SHOWS THE FLOOD HAZARD ZONE.

N.T.S. = NATIONAL GEODETIC VERTICAL DATUM (1983). B.M. = BENCHMARK. PUBLISHED B.M. =

1. B.M. =

2. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

3. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

4. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

5. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

6. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

7. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

8. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

9. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

10. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

11. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

12. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

13. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

14. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

15. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

16. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

17. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

18. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

19. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

20. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

21. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

22. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

23. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

24. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

25. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

26. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

27. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

28. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

29. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

30. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

31. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

32. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

33. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

34. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

35. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

36. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

37. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

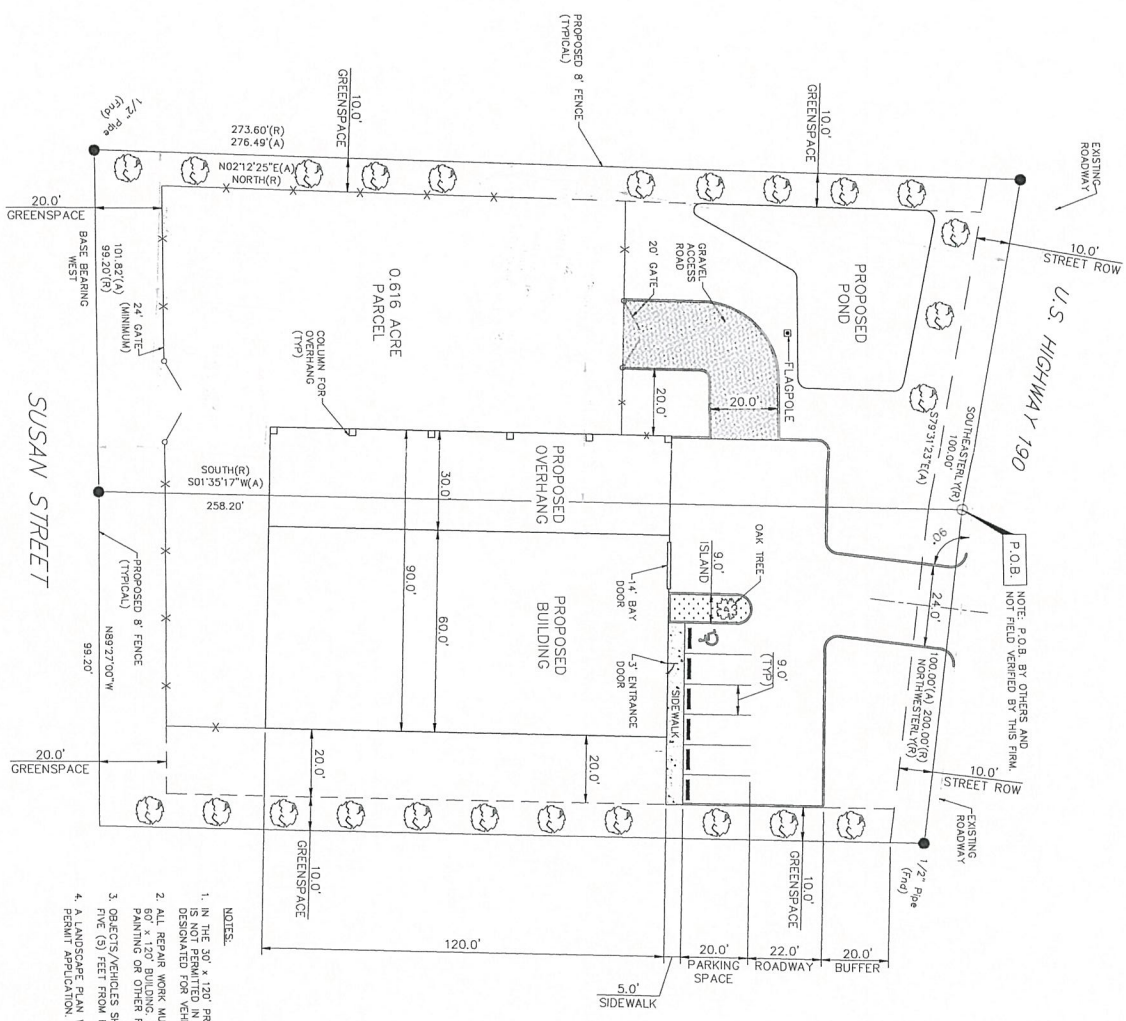
38. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

39. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

40. SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DATED: 7/19/1980

LEGEND

- 5" - SEWER MANHOLE, SEWER LINE
- 4" - WATER MANHOLE, WATER LINE
- 3" - GAS MANHOLE, GAS LINE
- 2" - TELE. MANHOLE, TELE. LINE
- 1" - DRAIN MANHOLE, DRAIN LINE
- 0" - DRAIN INLET, DRAIN LINE
- 0" - POWER POLE / OVERHEAD LINE
- 0" - ELEC. TOWER / OVERHEAD LINE
- 0" - CATCH BASIN
- 0" - LIGHT STANDARD
- 0" - TRAFFIC LIGHT
- 0" - TELE. ELEC. CANY RECEIPT
- 0" - GAS, WATER, ELECTRIC METER
- 0" - GAS, WATER VALVE
- 0" - SEWER, DRAIN CLEANOUT
- 0" - FIRE HYDRANT
- 0" - GUY WIRE ANCHOR
- 0" - SIGN
- 0" - Pylon
- 0" - MANHOLE
- 0" - TREE
- 0" - SHrub
- 0" - FENCE



NOTES

1. IN THE 30' x 120' PROPOSED OVERHANG AREA, WORK IS NOT PERMITTED FOR VEHICLE PICK-UP AND DROP-OFF.
2. ALL REPAIR WORK MUST BE PERFORMED INSIDE THE 60' x 120' BUILDING OUTSIDE BODY WORK AND PAINTING OR OTHER REPAIRS ARE NOT PERMITTED.
3. OBJECTS/VEHICLES SHALL BE STORED A MINIMUM OF FIVE (5) FEET FROM PROPOSED FENCE.
4. A LANDSCAPE PLAN WILL BE PROVIDED FOR BUILDING PERMIT APPLICATION.

CERTIFICATION

I CERTIFY THAT THIS PLAN DOES REPRESENT AN ACTUAL, GROUND SURVEY AND THAT THE BEST OF MY KNOWLEDGE, NO OTHER SURVEYING INFORMATION HAS BEEN OBTAINED OR INCORPORATED INTO THIS PLAN. I HAVE CONDUCTED A VISUAL SURVEY OF THE AREA AND HAVE FOUND NO EVIDENCE OF ANY OTHER UTILITIES OR STRUCTURES. I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND HAVE FOUND THIS AREA IS NOT IN A FLOOD HAZARD ZONE. I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND HAVE FOUND THIS AREA IS NOT IN A FLOOD HAZARD ZONE.

ZONING STAFF REPORT

Date: 11/27/2017
Case No.: 2017-831-ZC
Posted: 11/15/17

Meeting Date: 12/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: David W. & Darlene S. Melton
OWNER: David W. & Darlene S. Melton
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the east side of Section Road, north of Nelson Road ; S21, T5S, R11E; Ward 2, District 6
SIZE: 2.11 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	Residential	A-1 Suburban District
West	Residential	A-1 & A-1A Suburban Districts

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:
Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District. This site is located on the east side of Section Road, north of Nelson Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Although, the property is surrounded by large parcels of land zoned A-1 Suburban District, Staff is not completely opposed to the request, considering that the objectives of the zoning change is to create a 2.11 acre parcel for the residence located at 80434 Section Road and a 6.17 acre parcel located at 80438 Section Road, as shown on the attached surveys.

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

Case No.: 2017-831-ZC

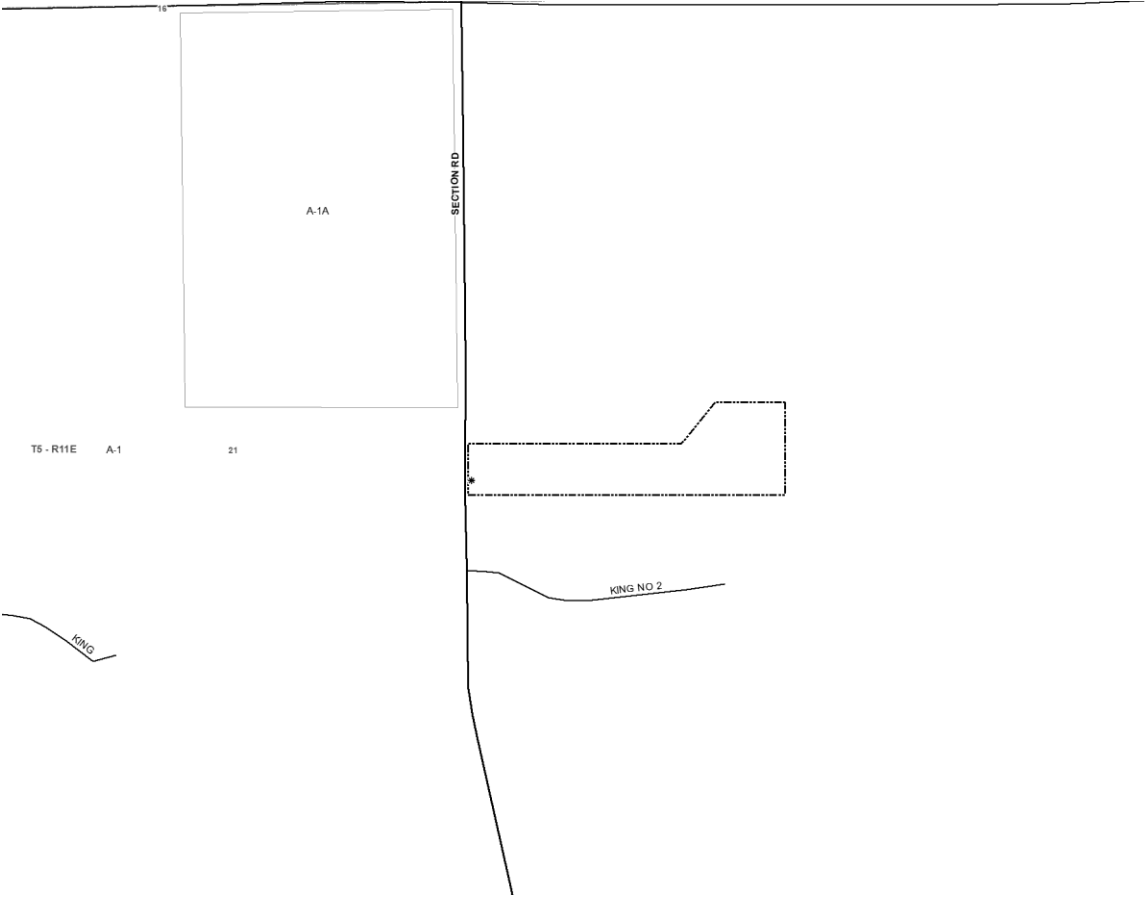
PETITIONER: David W. & Darlene S. Melton

OWNER: David W. & Darlene S. Melton

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

LOCATION: Parcel located on the east side of Section Road, north of Nelson Road ; S21, T5S, R11E; Ward 2, District 6

SIZE: 2.11 acres



2017-831-ZC

SECTION

KING

MCLAIN

16

A-2

A-1A

T5-R11E

21

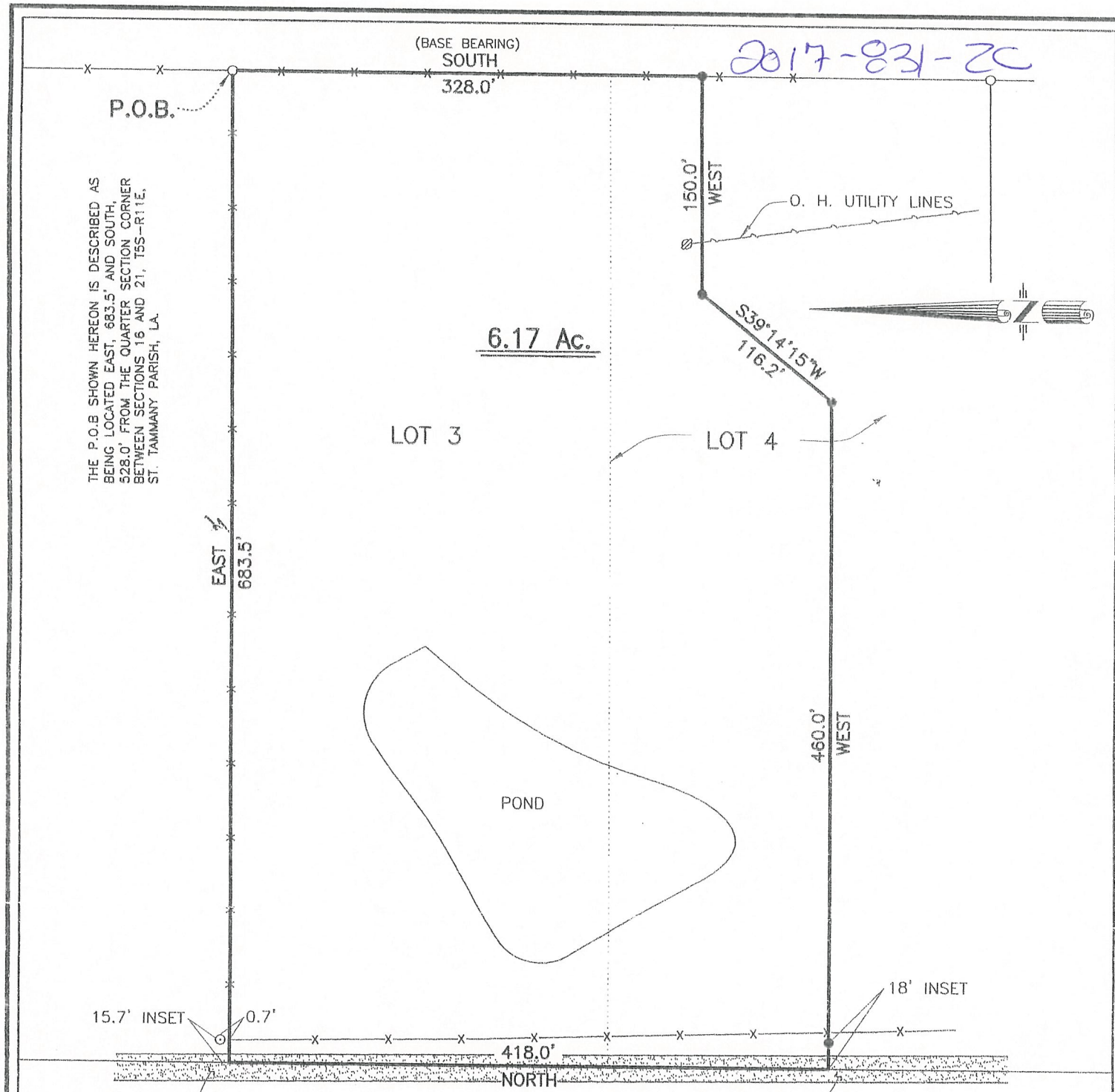
A-1

KING NO 2

0 375 Feet

N





SECTION ROAD

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY C. R. SCHULTZ, SURVEYOR,
DATED 2-06-62.

NOTE:

THIS PROPERTY MAY BE SUBJECT TO A
RIGHT OF WAY TO THE PARISH FOR PASSAGE
AND MAINTENANCE OF SECTION ROAD AND
DITCH.

NOTE:

ANY DITCHES, ADDITIONAL UTILITIES AND/OR
ADDITIONAL SERVITUDES THAT MAY EXIST
WITHIN THIS PROPERTY, IF ANY, ARE NOT
SHOWN HEREON.

LEGEND

- = IRON ROD SET
- = IRON PIPE FOUND
- = IRON ROD FOUND
- ⊗ = UTILITY POLE

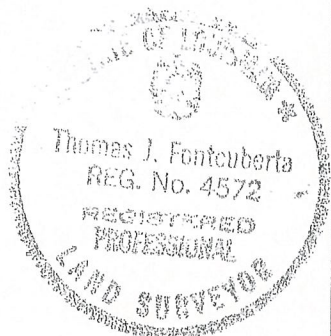
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE
F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND
THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD
ZONE "C" PER PANEL NUMBER 225205 0150 C,
DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS
AN ACTUAL SURVEY MADE ON THE GROUND UNDER
THE DIRECT SUPERVISION OF THE UNDERSIGNED AND
IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA
MINIMUM STANDARDS OF PRACTICE FOR PROPERTY
BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF LOT 3 AND
A PORTION OF LOT 4
SITUATED IN THE WEST HALF
OF THE NORTHWEST QUARTER
OF THE NORTHEAST QUARTER OF
SECTION 21
TOWNSHIP 5 SOUTH
-RANGE 11 EAST
ST. TAMMANY PARISH, LA

CERTIFIED CORRECT TO:

DAVID AND DARLENE MELTON
AND STATEWIDE BANK



Fontcuberta
Surveys
INCORPORATED

PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
6-14-2005	1" = 100'		HAT	TJF	453196	129-716

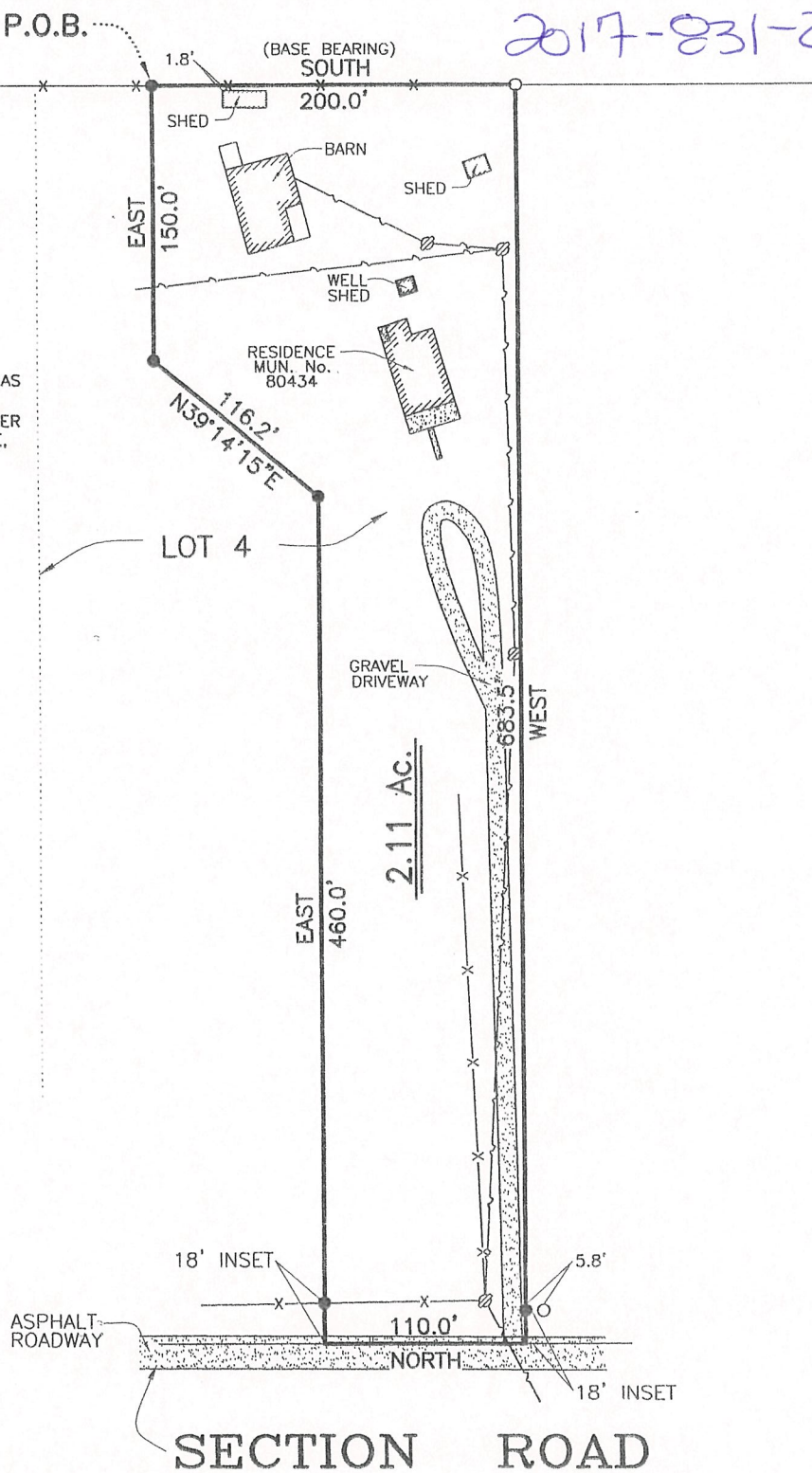
2017-831-ZC



THE P.O.B SHOWN HEREON IS DESCRIBED AS BEING LOCATED EAST, 683.5' AND SOUTH, 856.0' FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 16 AND 21, T5S-R11E, ST. TAMMANY PARISH, LA.

LOT 3

LOT 4



LEGEND

- = IRON ROD SET
- = IRON PIPE FOUND
- ⊗ = UTILITY POLE

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY C. R. SCHULTZ, SURVEYOR, DATED 2-06-62.

NOTE:

THIS PROPERTY MAY BE SUBJECT TO A RIGHT OF WAY TO THE PARISH FOR PASSAGE AND MAINTENANCE OF SECTION ROAD AND DITCH.

NOTE:

ANY DITCHES, ADDITIONAL UTILITIES AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

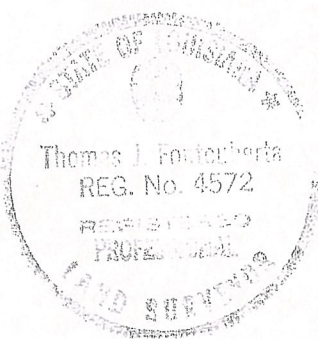
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0150 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF A PORTION OF LOT 4
SITUATED IN THE WEST HALF OF
THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF
SECTION 21
TOWNSHIP 5 SOUTH
RANGE 11 EAST
ST. TAMMANY PARISH, LA

CERTIFIED CORRECT TO:

DAVID AND DARLENE MELTON
AND STATEWIDE BANK



Fontcuberta
SURVEYS
INCORPORATED

PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY HAT	CHECKED BY TJF	JOB NO. 453196	PLAT FILE NO. 129-704
6-14-2005	1" = 100'					

ZONING STAFF REPORT

Date: 11/27/2017
Case No.: 2017-832-ZC
Posted: 11/14/17

Meeting Date: 12/5/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Peggy Newcomb

OWNER: Flo-Ron Properties LLC - Randal L. Richmond

REQUESTED CHANGE: From HC-2 Highway Commercial District to A-4A Single-Family Residential District

LOCATION: Parcel located on the west side of Nellie Drive, north of Shortcut Highway, south of Alice Avenue, being lot 17, Square 4, Pine Shadow Subdivision; S11, T9S, R14E; Ward 8, District 12

SIZE: 6250 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	Residential	A-4 Single-Family Residential District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential	A-4 Single-Family Residential District
West	Residential	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

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 HC-2 Highway Commercial District to A-4A Single-Family Residential District. This site is located on the west side of Nellie Drive, north of Shortcut Highway, south of Alice Avenue, being lot 17, Square 4, Pine Shadow Subdivision. The 2025 future land use plan calls for the site to be developed with either residential or commercial uses. Staff does not have any objections to the request.

Note that the zoning change is being requested to allow for the construction of a single family residence on the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A Single-Family Residential District designation be approved.

Case No.: 2017-832-ZC

PETITIONER: Peggy Newcomb

OWNER: Flo-Ron Properties LLC - Randal L. Richmond

REQUESTED CHANGE: From HC-2 Highway Commercial District to A-4A Single-Family Residential District

LOCATION: Parcel located on the west side of Nellie Drive, north of Shortcut Highway, south of Alice Avenue, being lot 17, Square 4, Pine Shadow Subdivision; S11, T9S, R14E; Ward 8, District 12

SIZE: 6250 sq.ft.



2017-832-ZC

A-4

NELLIE

MARY

ALICE

BETH

T9-R14E

SUSAN

HC-2

NEAL

NC-4

0 180 Feet

N

NOTE: AREA OWNED TO H&H. F.A. FLOOD HAZARD BOUNDARY MAP NO. 225205-04200
THIS PROPERTY IS LOCATED IN FLOOD ZONE C

EXHIBIT

A

site →

2017-832-ZC

17

ALICE AVENUE SIDE
SQUARE 4

16

125.00'

15

14

13

11

12

BETH DRIVE 60' R/W

NELLIE DRIVE 60' R/W

U.S. HWY 190 80' R/W

SCALE: 1" = 40'

MAP SHOWING SURVEY OF LOTS 7, 8, 9, 10, 11, 12 & 13, SQ. 4
PINE SHADOWS SUBDIVISION
LOCATED IN SECTION 11, T9S - R14E, G1D
NEAR THE CITY OF SLIDELL, ST
TAMMANY PARISH, LOUISIANA

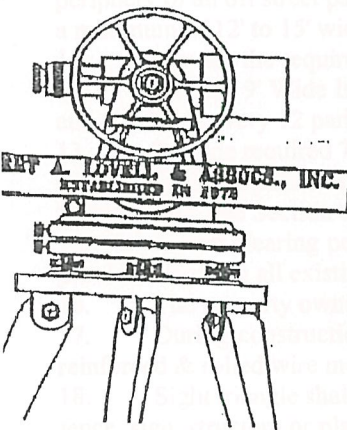
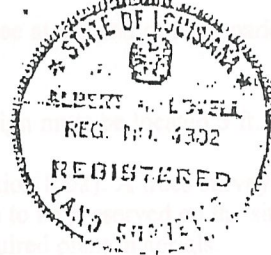
FOR CAPT. ANDREW MCKINNEY

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES I
HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE
AND IS CORRECT, AND THAT THERE ARE NO ENCUMBRANCES EITHER

DATE: SEPTEMBER 10, 1990
JOB NO. 100937

VIEWED:
ON THE GROUND, AS PER RECORD DESCRIPTION,
LAND PROPERTY LINES, EXCEPT AS MAY BE

ALBERT A. LOVELL & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
2511 307, ALFRED DRIVE
SLIDELL, LA 70448 804-841-3231



PLAN REVIEW STAFF REPORT

Date: 11/27/17 Meeting Date: December 5, 2017
CASE NO.: PR17-12-002 Determination: Approved, Denied, Amended, Postponed
Posted: 11/14/17

PETITIONER: Scott M. Gros P.E.
OWNER: JSB Hwy 21Lots, LLC - John S. Bowers III
PROPOSED USE: Retail Center
PREVIOUS/CURRENT USE: Undeveloped
SQ. FT. OF USE: 54,000 sq. ft.
GROSS AREA LOT SIZE: 4.75 acres
ZONING CLASSIFICATION: HC-2 Highway Commercial District
CORRIDOR: Planned Corridor Overlay
LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 5 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Apartments & Undeveloped	HC-2 Highway Commercial District
South	Single Family Residential	A-2 Suburban District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial/office	HC-2 Highway Commercial District
Existing development?	Yes	Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is proposing a new retail center on a parcel located on the east side of LA Highway 21, south of Azalea Drive. A site plan and landscape plan were provided. Additional information shall be provided as listed below.

STAFF RECOMMENDATIONS:

The staff recommends postponing of this proposal.
Should the Zoning Commission wishes to grant approval of the request, it should be subject to all applicable regulations and the following conditions:

- Provide a revised landscape plan that reflects Phase 2 of the proposed retail center. Plan must show the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements (see attached chart). The size, caliper and species of the proposed trees shall be shown on the revised landscape plan. Class A & Class B trees shall be a minimum of 10' to 12' high. The caliper of Class A trees shall be a minimum of 2½" and the caliper of Class B trees shall be a minimum of 1½" measured at 1½ feet above the ground.
- Show landscaping legend for each symbol use for Class A & Class B trees
- Provide location of interior property lines on landscape plan.
- Identify 50’ buffer and parking setback and 100’ building setback.
- Petitioner must resubdivide property or request a variance to waive the required side buffers and required number of trees.
- Indicate, on the plan, the abutting land use on the north, south, east & west sides of the site.
- Provide location, dimensions, depth and description of any retention/detention ponds or retention/detention areas on, or to be placed on, the property.
- Provide copy of master plan of entire site that matches the approved plans for Phase 1 development.
- Provide a revised plan showing a reconfiguration of the ingress/egress driveway onto the site. Show dimensions of the driveways on the plan and identify location of drive thru, if applicable.
- The proposed driveway, from Hwy 21, must be permitted by the Department of Transportation. Access ways through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic; and a minimum of 12' to 15' wide for one way traffic.
- Provide the required number of parking spaces for retail & restaurant. (UDC Section 7.07)
- Provide 9' Wide Island at the end of each row of parking. Islands shall include a Class A tree at the end of each parking row and 6’ islands every 12 parking spaces and 1 Class A tree in island.
- Provide required 7' opaque screening around the dumpster.
- Separate permit application will have to submit for fascia & monument signs. Monument sign must be located 5 ft. from the property line. See Section 6.05 Planned Corridor Overlay for sign regulations.
- A land clearing permit will have to be obtain before apply for a building permit (UDC Section 8.02). A trees survey shall be provided showing all existing trees to be preserved within the buffers and all cypress & live oak trees to be preserved on the site.
- The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
- During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
- Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
- No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
- Provide an exterior lighting plan meeting the Unified Development Code, Section 7.03 Lighting Regulations.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

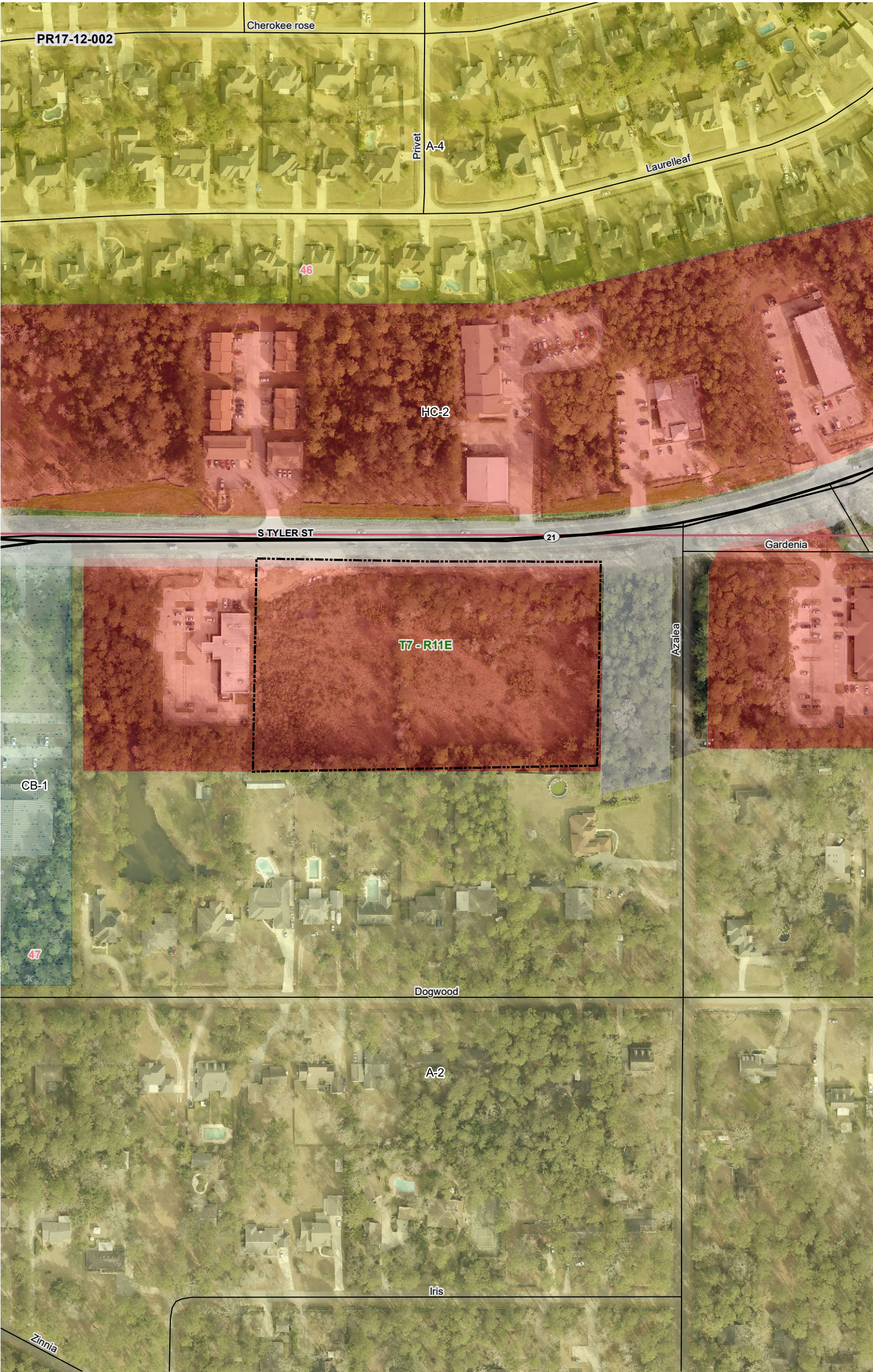
APPENDIX A
CASE NO.: PR17-12-002
LANDSCAPE CHART

FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor Requirements	Minimum Required Buffer Plantings	Petitioner Provided	Staff Recommends
Street Planting Hwy 21 544.26 ft.	50' planting area & parking setback 100' building setback 1 Class A/300 sq. ft. 1 Class B/ 200sq ft. 1 Shrub per 10 linear feet	78 Class A trees Required 117 Class B trees Required 55 shrubs required	Show required 50' planting area and 100' building setback Plan Does not delineate property lines nor differentiate Phase 1 from Phase 2	Provide Landscape Plan for Phase 2 Parcel
South Perimeter Planting 538.55 ft.	30' planting area 1 Class A/ 30 sq. ft. 1 Class B/ 30 sq. ft. 8' opaque fence	30' planting area 15 Class A 15 Class B 8' opaque fence	Identify 30' planting area Provide the credits and required number of class A & class b trees for Phase 2	Provide Landscape Plan for Phase 2 Parcel
East Perimeter Planting 337.90 ft.	10' planting area 1 Class A/ 30 sq. ft. 1 Class B/ 30 sq. ft.	10' planting area 12 Class A 12 Class B	10' planting area 9 credits for Class A 12 Class B trees	Credits will be granted if trees remain healthy thru the duration of construction.
West Perimeter Planting 337.90 ft.	10' planting area 1 Class A/ 30 sq. ft. 1 Class B/ 30 sq. ft.	10' planting area 12 Class A 12 Class B	10' planting area	Show size of existing trees and proposed number of trees to be provided
Parking Planting Spaces Required Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row	1 Class A in Island / 12 spaces & in island at ends of row	1 Class A / 12 spaces & in islands at ends of row *Several Islands are missing required trees	Provide the required number of parking spaces according to the UDC Section 7.07 for retail & restaurant Provide 9' wide island at the end of each row & 6' wide island every 12 spaces & 1 Class A tree in each island

The map displays a residential neighborhood with the following features:

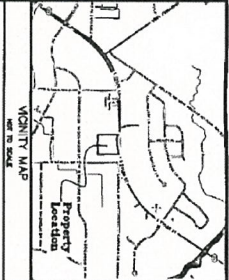
- Streets:** Margold, Dogwood, Azalea, Gardenia, and Covington Hwy (marked with a 21 shield).
- Lot Numbers:** 43, 47, and 48.
- Zone/Designations:** HC-2, T7-R11E, CB-1, A-2, and A-4.
- Other Labels:** PF-1, 3810107, PRIVET, LAURELLEAF, GARDENIA, and AZALEA.
- Highlighted Lot:** A lot on Dogwood street, between Margold and Azalea, is outlined with a dashed border and contains a star symbol.



0 375 Feet



PR 17-12-002



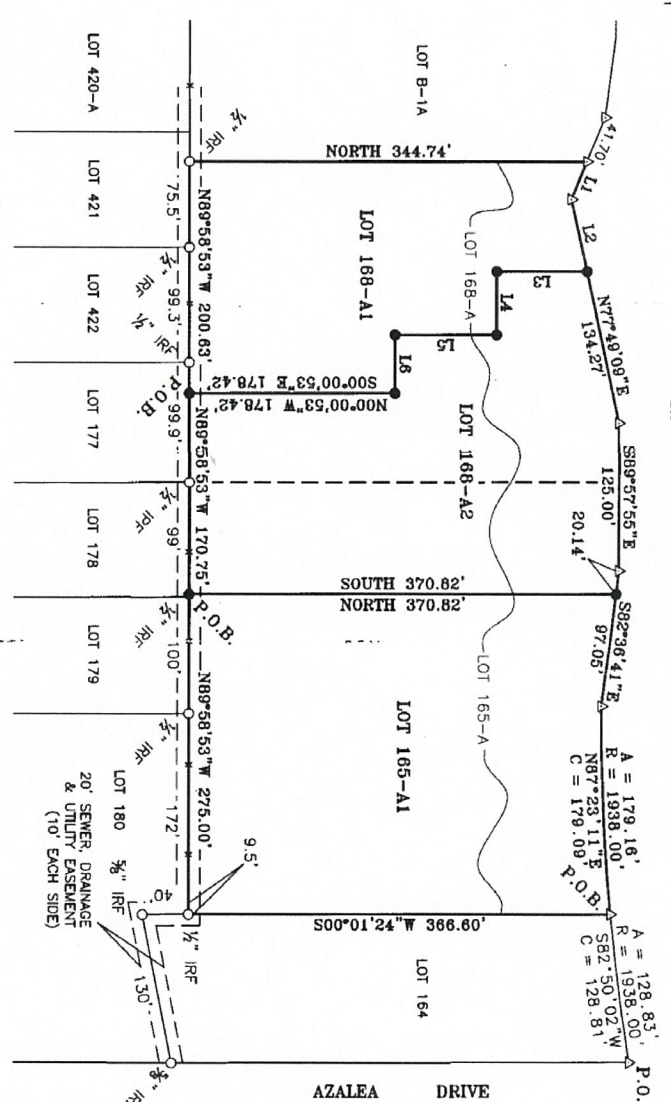
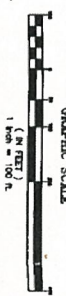
APPROVAL:
FOR Koller
DATE: 05-20-2017
BY: Diana Lee
PROJECT: 17-12-002



1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY. THEY ARE NOT GUARANTEED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL @ 811 BEFORE DIGGING.
2. SURVEYED SHOWN HEREIN ARE NOT NECESSARILY EXCLUSIVE. SURVEYED AS SHOWN ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
3. THE PROPERTY IS LOCATED WITHIN R-100 ZONE. WITH A MAXIMUM OF 1/4 ACRE PER LOT. THE PROPERTY IS LOCATED WITHIN R-100 ZONE. WITH A MAXIMUM OF 1/4 ACRE PER LOT.
4. SURVEY LINES SHALL BE KEPT BY THE OWNER OR CONTRACTOR FROM ANY CONSTRUCTION. THE SURVEY LINES SHALL BE KEPT BY THE OWNER OR CONTRACTOR FROM ANY CONSTRUCTION.
5. THIS SURVEY HAS BEEN DONE ON THE GROUND UNDER THE DIRECT SUPERVISION AND CONTROL OF THE SURVEYOR.
6. NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR, LLC TO VERIFY THE ACTUAL LOCATION OF THE PROPERTY. THE SURVEYOR, LLC HAS BASED ON SURVEY RECORDS AT FILE NO. 0234.
7. UTILITIES AND BOUNDARIES SHOWN ARE BASED ON SURVEY RECORDS AT FILE NO. 0234.
8. NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR, LLC TO VERIFY THE ACTUAL LOCATION OF THE PROPERTY. THE SURVEYOR, LLC HAS BASED ON SURVEY RECORDS AT FILE NO. 0234.
9. THE SURVEYOR, LLC HAS BASED ON SURVEY RECORDS AT FILE NO. 0234.
10. THE SURVEYOR, LLC HAS BASED ON SURVEY RECORDS AT FILE NO. 0234.

GENERAL NOTES

- LEGEND
- - MONUMENT FOUND
 - - 1/2" IRON ROD SET
 - IPF - IRON PIPE FOUND
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - IRF - IRON ROD FOUND
 - IRW - IRON ROD SET
 - △ - CORNER MARKER
- LINE TABLE
- | LINE | DESCRIPTION | LENGTH |
|------|-------------------|--------|
| 1 | 1/2" IRON ROD SET | 1.00 |
| 2 | 1/2" IRON ROD SET | 1.00 |
| 3 | 1/2" IRON ROD SET | 1.00 |
| 4 | 1/2" IRON ROD SET | 1.00 |
| 5 | 1/2" IRON ROD SET | 1.00 |
| 6 | 1/2" IRON ROD SET | 1.00 |
| 7 | 1/2" IRON ROD SET | 1.00 |
| 8 | 1/2" IRON ROD SET | 1.00 |
| 9 | 1/2" IRON ROD SET | 1.00 |
| 10 | 1/2" IRON ROD SET | 1.00 |



1. THE TRACT OF LAND BEING LOCATED IN FLOWER ESTATES SUBDIVISION, SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

CONVEYANCE AT A POINT BEING LOCATED IN FLOWER ESTATES SUBDIVISION, SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

CONVEYANCE AT A POINT BEING LOCATED IN FLOWER ESTATES SUBDIVISION, SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

CONVEYANCE AT A POINT BEING LOCATED IN FLOWER ESTATES SUBDIVISION, SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

A MINOR RESUBDIVISION PLAT

LOTS 168-A & 165-A, FLOWER ESTATES SUBDIVISION, SECTION "A"

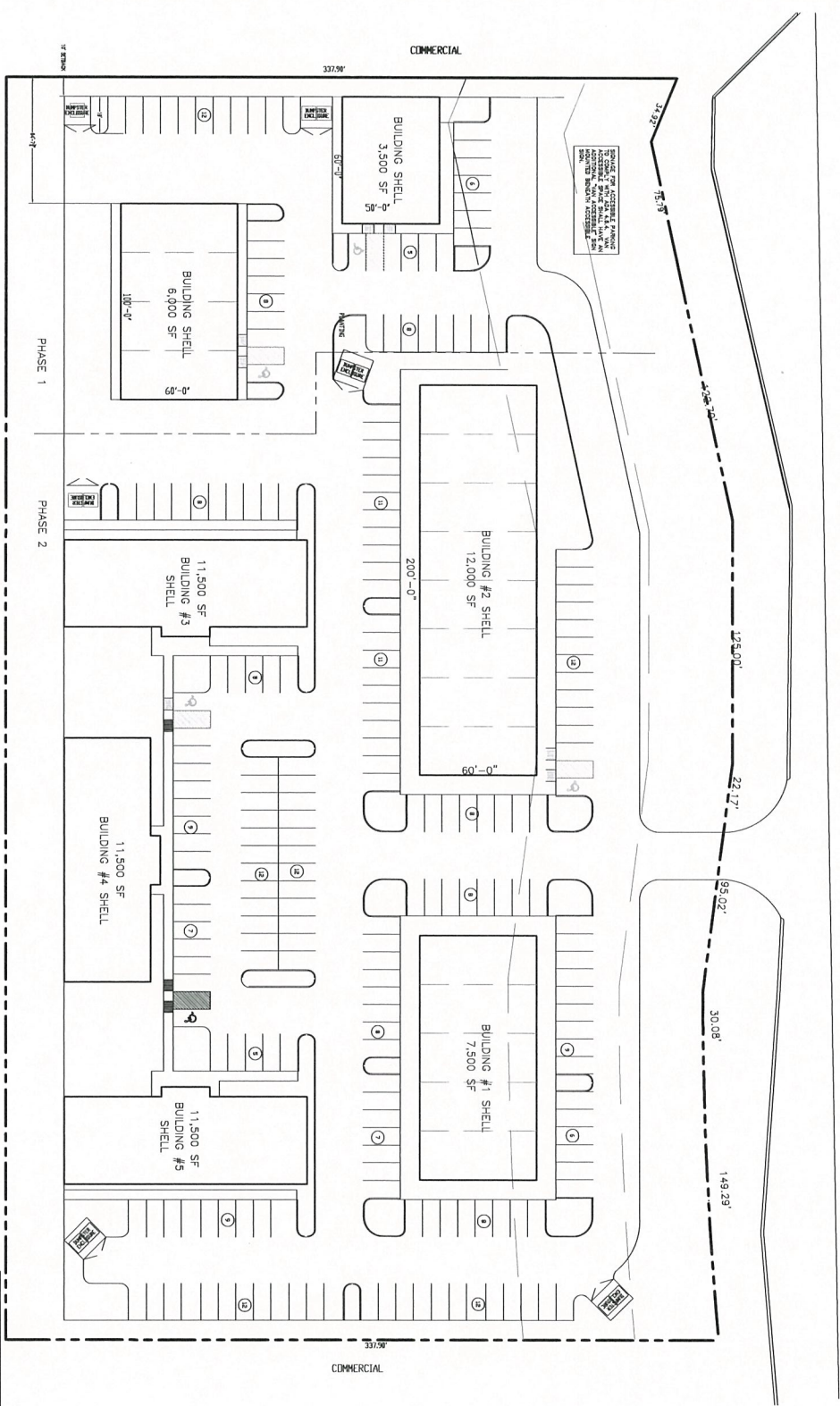
SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

PBM Surveying, LLC

The Benchmark in Surveying

info@pbmsurveying.com
PO Box 8058, Lafayette, LA 70508
PH: 337.202.0807 FX: 337.981.1402

PR/7-12-002



1 SITE PLAN - PHASES 1 AND 2
1" = 30'-0"

PARKING TABULATION		
RETAIL USE 19,000 SF	1 SPACE PER 350 SF	44 RECD 44 PROVIDED
RESTAURANT USE 9,500 SF	1/3 SPACE PER PATRON (114) 1 SPACE PER EMPLOYEE (22)	35 RECD 35 PROVIDED
MEDICAL OFFICE USE 9,000 SF	1 SPACE PER 175 SF 1 SPACE PER DOCTOR (12) 2 PER 3 EMPLOYEES (18)	104 RECD 104 PROVIDED
PROFESSIONAL OFFICE USE 17,000 SF	1 SPACE PER 350 SF	48 RECD 48 PROVIDED
HANDICAPPED	1 SPACE PER 50 SPACES	5 RECD 5 PROVIDED
TOTAL	ALL CATEGORIES	231 RECD 231 PROVIDED

GENERAL CONDITIONS

[illegible]

SITE WORK

[illegible][illegible]

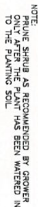
AZALEA GARDENS - PHASE 2
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

SITE PLAN - PHASE I




SHEET NO. A1

PROPOSED PROFESSIONAL DEVELOPMENT - LOT 34D NORTH PARK - COVINGTON, LA							
MASTER LANDSCAPE PLAN MATERIALS SCHEDULE							
QUANTITY	BOTANICAL NAME	DESCRIPTION	ROOT (MM)	HEIGHT (MM)	SPREAD (MM)	CULTIVER (MM)	NOTES
TREES							
6	<i>Quercus virginiana</i>	Live Oak	B&B or Col.	10'-12"	6-8"	2.5	Well Branched, specimen
8	<i>Quercus phellos</i>	Willow Oak	B&B or Col.	10'-12"	6-8"	2.5	Well Branched, specimen
80	<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	B&B or Col.	8-10'	4-6'	2.0"	Well Branched
32	<i>Cornus florida</i>	Dogwood	B&B or Col.	8-10'	4-6'	2.0"	Well Branched
106	<i>Cercis canadensis</i>	Redbud	B&B or Col.	8-10'	4-6'	2.0"	Well Branched
SHRUBS							
48	<i>Rapanea indica</i>	Indian Hawthorn		3 gal	12"	18"	Full Material
29	<i>Rhododendron indicum</i>	George Tabor Azalea		3 gal	24-30"	24-30"	Full Material
20	<i>Dietes vegeta</i>	Butterfly Iris		3 gal	-	-	-
30	<i>Juniperus conferta</i>	Shore Juniper		3 gal	-	24-30"	Full Material
20	<i>Ilex 'Dollie'</i>	Oakleaf Holly		15 gal	48"	-	Full Material
GROUND COVER							
3 flats	<i>Arundo</i>	Ornamental reed		4" pots	-	-	Specified by owner



1. UPON APPROVAL OF THE PLANNING BOARD, SHEDS AND BUILDINGS SHALL BE CONSIDERED AS AGRICULTURAL USES AND AREAS IS TO BE CHEMICALLY TREATED USING A METHOD OF APPLICATION OF CHEMICALS WHICH DOES NOT INVOLVE PLANTING OR INTRODUCING ANY SEEDING MATERIAL, PLANTING MATERIAL IS NOT TO BE PLACED IN ANY AREAS OF THE PROPERTY, AND THE PROPERTY IS TO BE MAINTAINED IN A STATE OF NATURAL VEGETATION, AND SUBSEQUENTLY CULMATED THE VEGETATION.
2. WHERE EXISTING TREES UNDESIRABLE TO BE PLACED IN THE PLANNING BOARD'S ZONING DISTRICT, THE PLANNING BOARD MAY ORDER THE REMOVAL OF SUCH TREES, AND THE REMOVAL OF SUCH TREES SHALL BE AT THE EXPENSE OF THE OWNER OF THE PROPERTY.
3. UPON INSTALLATION OF PLANT MATERIAL, ALL TREES AND PLANTS SHALL BE PLACED IN THE PLANNING BOARD'S ZONING DISTRICT, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANT MATERIAL, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANT MATERIAL.
4. PLANT MATERIAL SPECIFIED IS TO BE FREE OF ALL PESTS, DISEASE, AND OTHER DANGEROUS MATERIAL, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANT MATERIAL, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANT MATERIAL.
5. PLANT MATERIAL SPECIFIED IS TO BE FREE OF ALL PESTS, DISEASE, AND OTHER DANGEROUS MATERIAL, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANNING BOARD'S ZONING DISTRICT, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANNING BOARD'S ZONING DISTRICT.
6. PLANT MATERIAL SPECIFIED IS TO BE FREE OF ALL PESTS, DISEASE, AND OTHER DANGEROUS MATERIAL, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANNING BOARD'S ZONING DISTRICT, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANNING BOARD'S ZONING DISTRICT.
7. PLANT MATERIAL SPECIFIED IS TO BE FREE OF ALL PESTS, DISEASE, AND OTHER DANGEROUS MATERIAL, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANNING BOARD'S ZONING DISTRICT, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANNING BOARD'S ZONING DISTRICT.
8. PLANT MATERIAL SPECIFIED IS TO BE FREE OF ALL PESTS, DISEASE, AND OTHER DANGEROUS MATERIAL, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANNING BOARD'S ZONING DISTRICT, AND THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANNING BOARD'S ZONING DISTRICT.

1. UPON APPROVAL OF THE PLANNING BOARD, SHEDS AND BUILDINGS SHALL BE CONSIDERED AS PART OF THE LANDSCAPE. LANDSCAPE SHALL BE SPECIALLY PLANNED SUCH AS TO BE HARMONIOUS WITH THE BUILDINGS AND TO BE AESTHETICALLY ATTRACTIVE. LANDSCAPE SHALL BE SPECIALLY PLANNED SUCH AS TO BE HARMONIOUS WITH THE BUILDINGS AND TO BE AESTHETICALLY ATTRACTIVE.
2. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
3. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
4. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
5. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
6. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
7. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
8. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
9. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
10. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
11. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.
12. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED. WHERE EXISTING TREES ARE PRESENT, THEY SHALL BE MAINTAINED AND PRESERVED.

Loe # 16-54812
 Designed By Viera Design Group


LANDSCAPE DETAILS - PHASE 1

DATE: 07.AUG.17	SCALE: (24x36)	DESIGNED BY:
	1" = 20'-0"	SMG
SCALE: (11x17)	DRAWN BY:	
	SMG	
1" = 40'-0"	CHECKED BY:	JOB NO.
	SMG	1621

D.

REMA

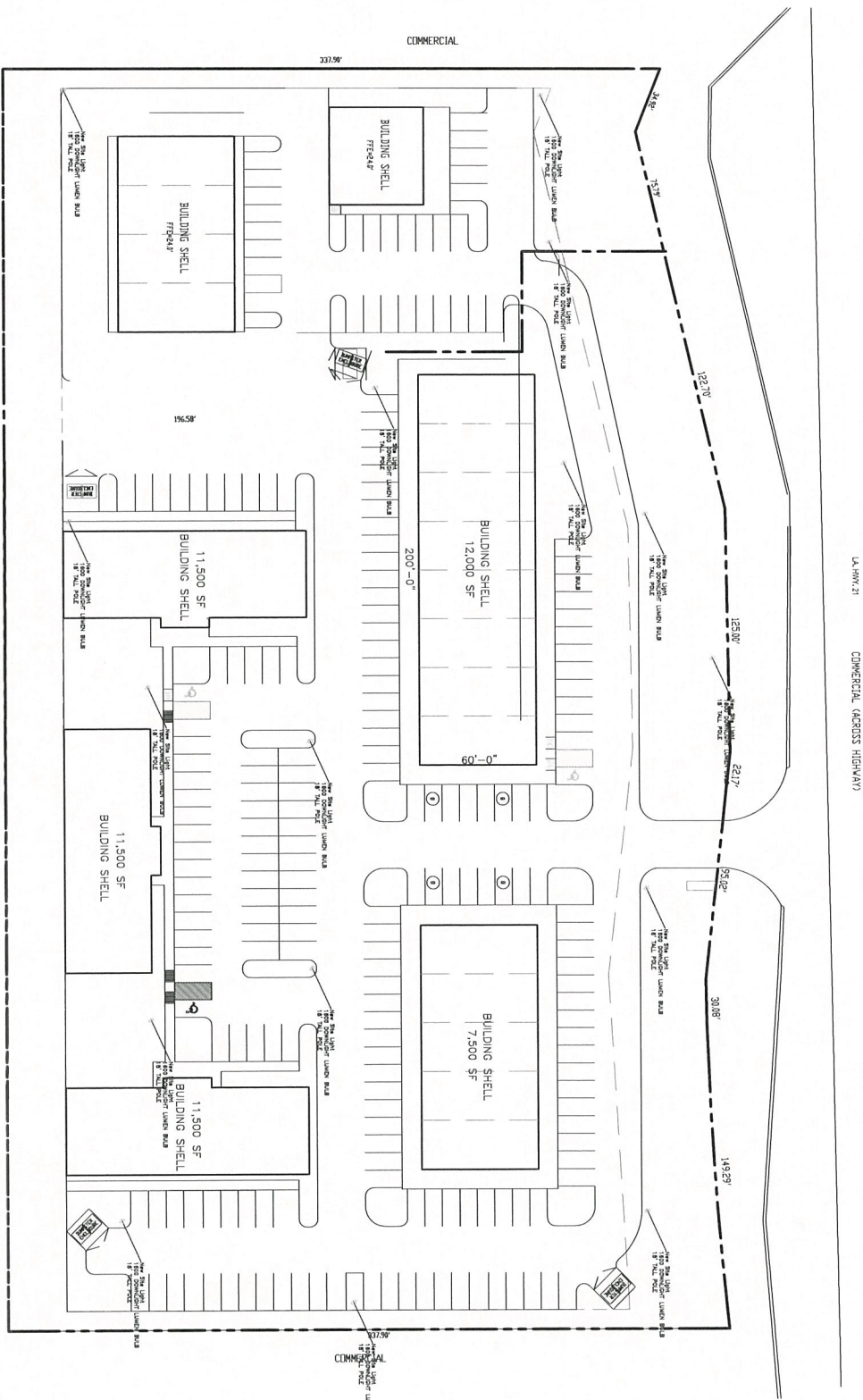
G&S ENGINEERING, LLC
PO BOX 71
MANDEVILLE, LA 70470
504-722-0630



SHEET NO.

5

PR1712-002



1 LIGHTING PLAN - PHASE 2
1" = 30'-0"

AZALEA GARDENS - PHASE 2
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

LIGHTING PLAN - PHASE I

SCALE: (24x30)
1" = 20'-0"
SMG
SCALE: (11x17)
1" = 40'-0"
SMG
DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE:
JOB NO.
1821

8/17/17

DATE	REMARKS	APPROVED

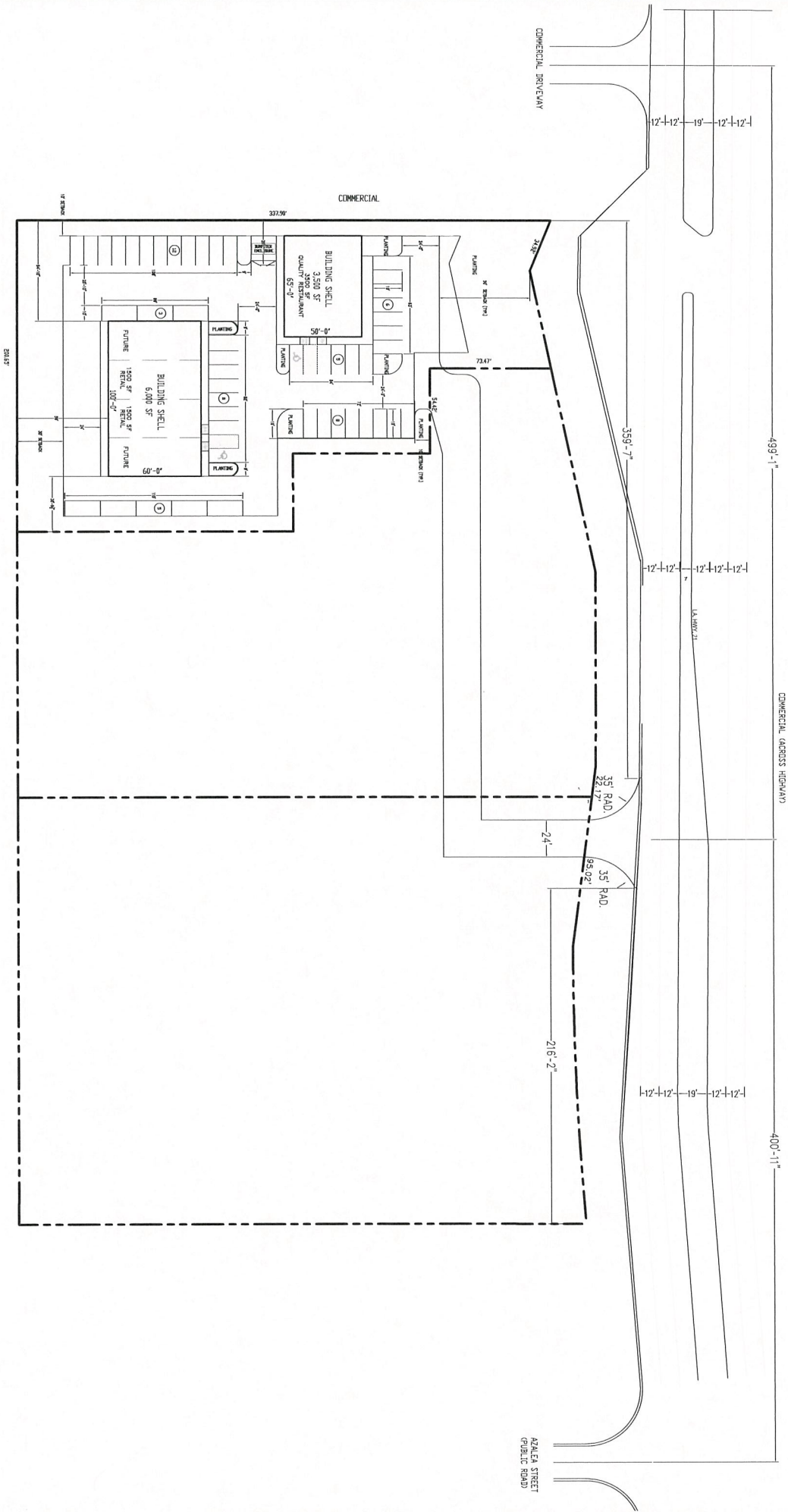
G&S ENGINEERING, LLC
PO BOX 71
MANDEVILLE, LA 70470
504-722-0630



SHEET NO.

C1

PR17-12-002



1 DRIVEWAY PERMIT EXHIBIT - PHASE 2
1" = 30'-0"

A1-R1



G&S ENGINEERING, LLC
PO BOX 71
MANDEVILLE, LA 70470
504-722-0630

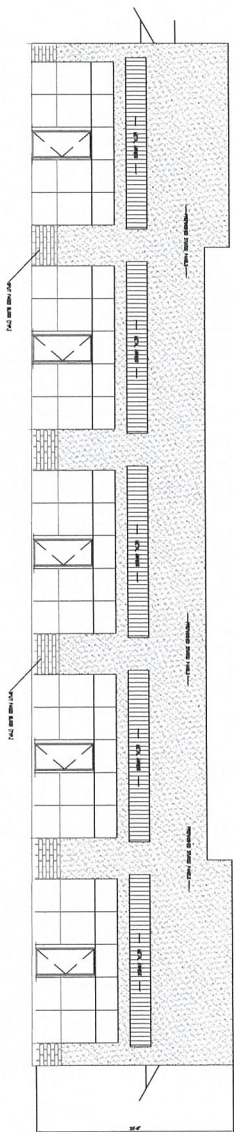
DATE	REMARKS	APPD

Signature
8/17/17

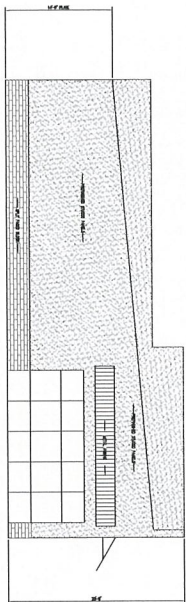
SCALE: (24x36)	DESIGNED BY:	SMG
1" = 20'-0"	DRAWN BY:	SMG
SCALE: (11x17)	CHECKED BY:	SMG
1" = 40'-0"	DATE:	07/AUG/17
DATE:	JOB NO.	1821

AZALEA GARDENS - PHASE 2
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH
DRIVEWAY PERMIT EXHIBIT - PHASE I

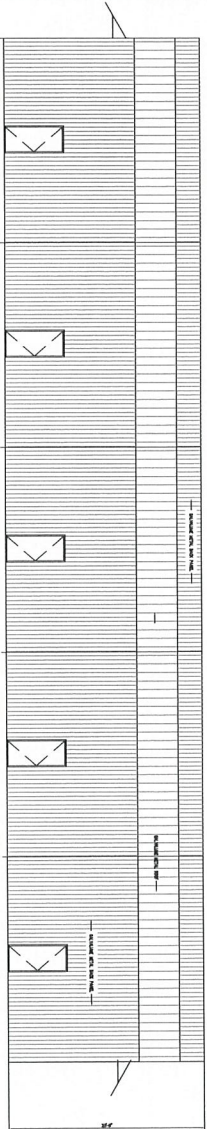
PR17-12-002



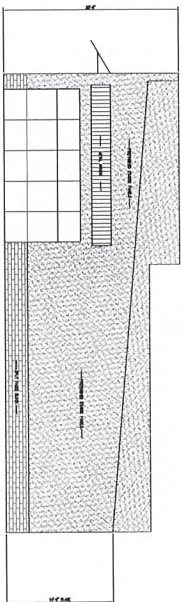
1 FRONT ELEVATION - BUILDING 1
3/16" = 1'-0"



3 LEFT ELEVATION - BUILDING 1
3/16" = 1'-0"



2 REAR ELEVATION - BUILDING 1
3/16" = 1'-0"



4 RIGHT ELEVATION - BUILDING 1
3/16" = 1'-0"

AZALEA GARDENS - PHASE 2
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

ELEVATIONS - BUILDING 1

SCALE: (24x36)	DESIGNED BY:
1" = 20'-0"	SMG
SCALE: (11x17)	DRAWN BY:
1" = 40'-0"	SMG
CHECKED BY:	SMG
DATE: 07.AUG.17	DCR NO. 1821

8/7/17

DATE	REMARKS	APPD

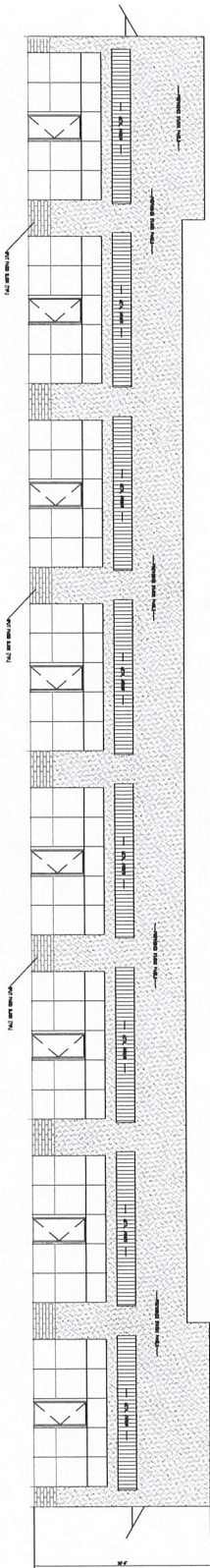


G&S ENGINEERING, LLC
PO BOX 71
MANDEVILLE, LA 70470
504-722-0630

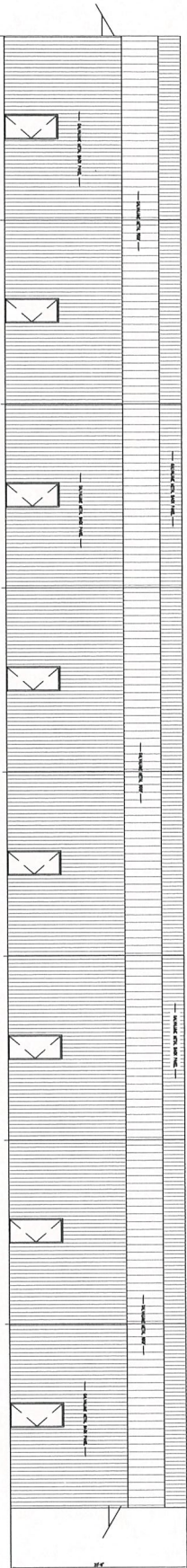
SHEET NO.

A2

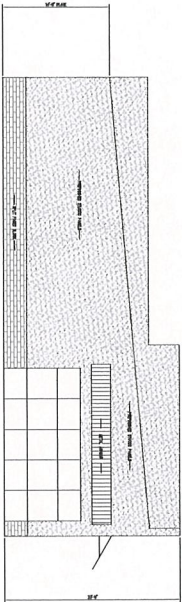
PR1712-002



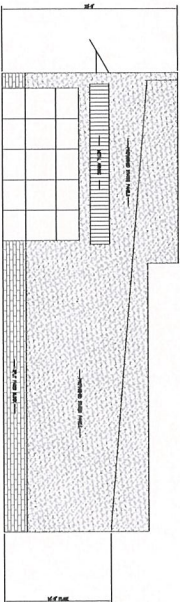
1 FRONT ELEVATION - BUILDING 2
3/16" = 1'-0"



2 REAR ELEVATION - BUILDING 2
3/16" = 1'-0"



3 LEFT ELEVATION - BUILDING 2
3/16" = 1'-0"



4 RIGHT ELEVATION - BUILDING 2
3/16" = 1'-0"

AZALEA GARDENS - PHASE 2
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

ELEVATIONS - BUILDING 2

SCALE: (24x36)
1" = 20'-0"

SMG

DESIGNED BY:

SMG

DRAWN BY:

SMG

CHECKED BY:

SMG

DATE: 07/AUG/17

JOB NO: 1821

8/11/17

APPD

REMARKS

DATE

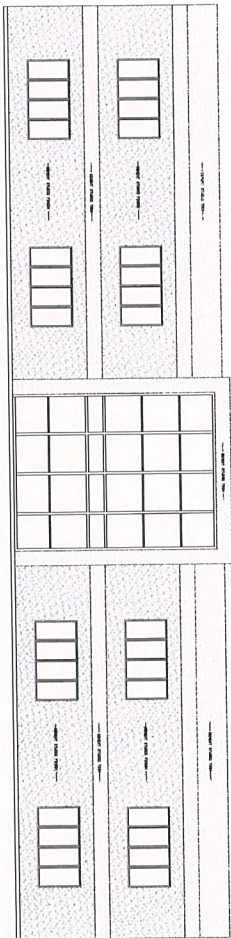
G&S ENGINEERING, LLC
PO BOX 71
MANDEVILLE, LA 70470
504-722-0630



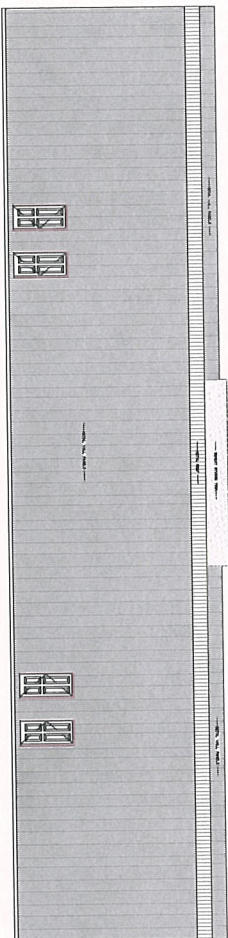
SHEET NO.

A3

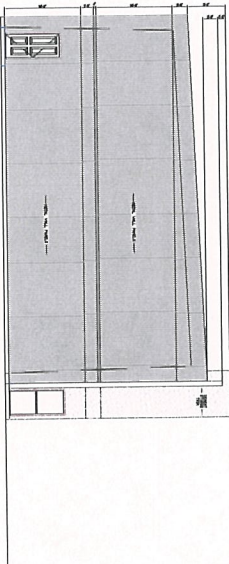
PR17-12-002



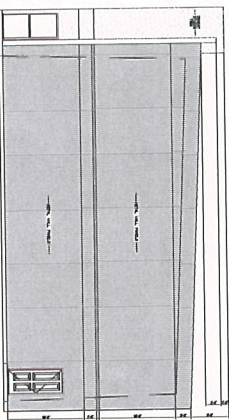
1 FRONT ELEVATION - BUILDING 3
3/16" = 1'-0"



2 REAR ELEVATION - BUILDING 3
3/16" = 1'-0"



3 LEFT ELEVATION - BUILDING 3
3/16" = 1'-0"



4 RIGHT ELEVATION - BUILDING 3
3/16" = 1'-0"

AZALEA GARDENS - PHASE 2
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

ELEVATIONS - BUILDING 3

SCALE: (24x36) DESIGNED BY:

1" = 20'-0" SMG

SCALE: (11x17) DRAWN BY:

1" = 40'-0" SMG

CHECKED BY:

SMG

DATE:

07 AUG 17

JSB NS

1621

8/17/17

APPD

REMARKS

DATE

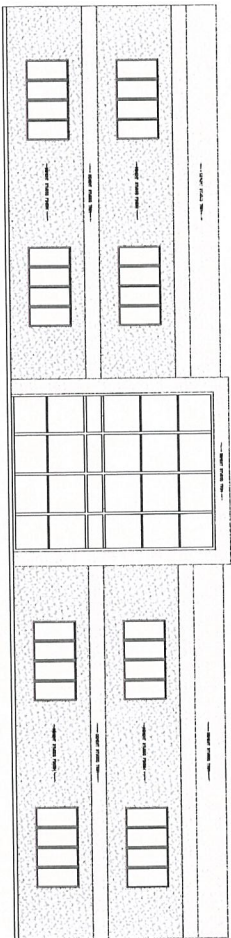
G&S ENGINEERING, LLC
PO BOX 71
HANDEVILLE, LA 70470
504-722-0630



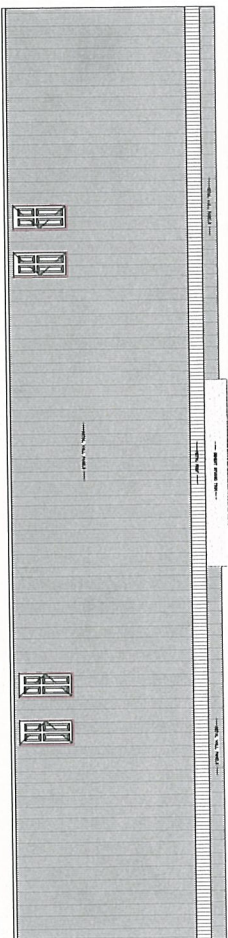
SHEET NO.

A4

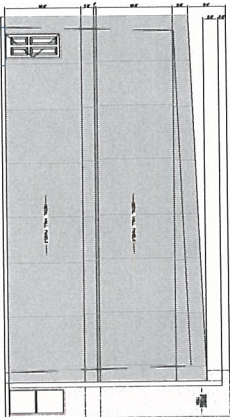
PR17-12-002



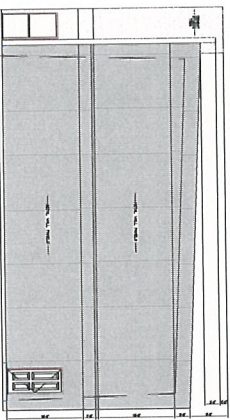
1 FRONT ELEVATION - BUILDING 4
3/16" = 1'-0"



2 REAR ELEVATION - BUILDING 4
3/16" = 1'-0"



3 LEFT ELEVATION - BUILDING 4
3/16" = 1'-0"



4 RIGHT ELEVATION - BUILDING 4
3/16" = 1'-0"

AZALEA GARDENS - PHASE 2
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

ELEVATIONS - BUILDING 4

SCALE: (24x36)

1" = 20'-0"

SCALE: (11x17)

1" = 40'-0"

DATE: 07/AUG/17

DESIGNED BY: SMG

DRAWN BY: SMG

CHECKED BY: SMG

DATE: 07/AUG/17

JSB NO: 1921

8/7/17

APPD

REMARKS

DATE

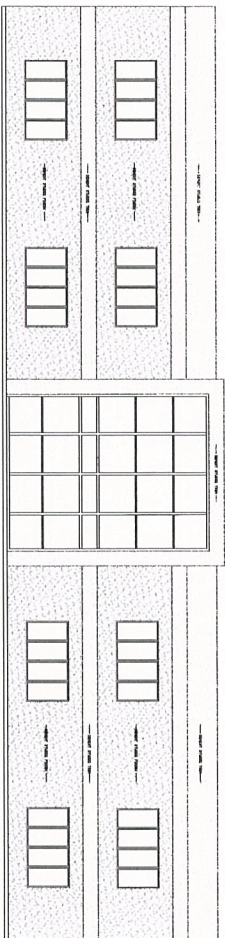
B&S ENGINEERING, LLC
PO BOX 71
MANDEVILLE, LA 70470
504-722-0630



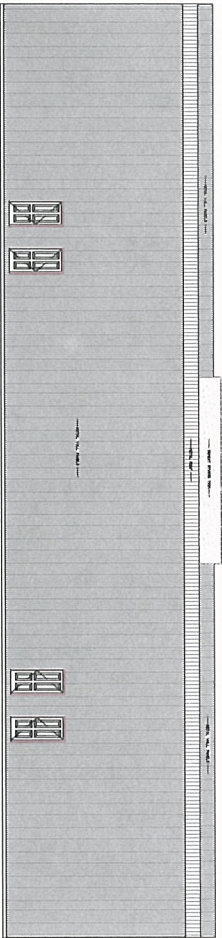
SHEET NO.

A5

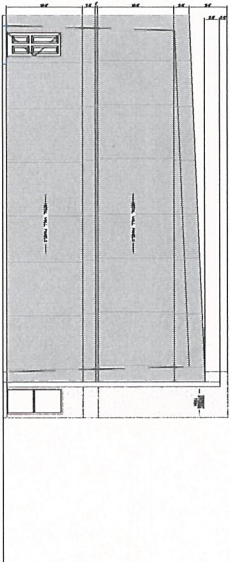
PR17-12-002



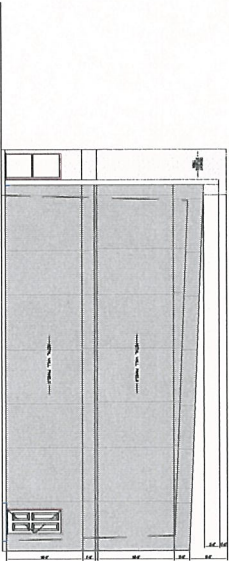
1 FRONT ELEVATION - BUILDING 5
3/16" = 1'-0"



2 REAR ELEVATION - BUILDING 5
3/16" = 1'-0"



3 LEFT ELEVATION - BUILDING 5
3/16" = 1'-0"



4 RIGHT ELEVATION - BUILDING 5
3/16" = 1'-0"

AZALEA GARDENS - PHASE 2
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

ELEVATIONS - BUILDING 5

SCALE: (24x36) DESIGNED BY:
1" = 20'-0"
SMG

SCALE: (11x17)
1" = 40'-0"
SMG

DRAWN BY:
SMG

CHECKED BY:
SMG

DATE:
07 AUG. 17

JOB NO.
1621

8/7/17

DATE	REMARKS	APPD

G&S ENGINEERING, LLC
PO BOX 71
MANDEVILLE, LA 70470
504-722-0630



SHEET NO.

A6

APPENDIX A
CASE NO.: PR17-12-002
LANDSCAPE CHART

FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor Requirements	Minimum Required Buffer Plantings	Petitioner Provided	Staff Recommends
Street Planting Hwy 21 544.26 ft.	50' planting area & parking setback 100' building setback 1 Class A/300 sq. ft. 1 Class B/ 200sq ft. 1 Shrub per 10 linear feet	78 Class A trees Required 117 Class B trees Required 55 shrubs required	Show required 50' planting area and 100' building setback Plan Does not delineate property lines nor differentiate Phase 1 from Phase 2	Provide Landscape Plan for Phase 2 Parcel
South Perimeter Planting 538.55 ft.	30' planting area 1 Class A/ 30 sq. ft. 1 Class B/ 30 sq. ft. 8' opaque fence	30' planting area 15 Class A 15 Class B 8' opaque fence	Identify 30' planting area Provide the credits and required number of class A & class b trees for Phase 2	Provide Landscape Plan for Phase 2 Parcel
East Perimeter Planting 337.90 ft.	10' planting area 1 Class A/ 30 sq. ft. 1 Class B/ 30 sq. ft.	10' planting area 12 Class A 12 Class B	10' planting area 9 credits for Class A 12 Class B trees	Credits will be granted if trees remain healthy thru the duration of construction.
West Perimeter Planting 337.90 ft.	10' planting area 1 Class A/ 30 sq. ft. 1 Class B/ 30 sq. ft.	10' planting area 12 Class A 12 Class B	10' planting area	Show size of existing trees and proposed number of trees to be provided
Parking Planting Spaces Required Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row	1 Class A in Island / 12 spaces & in island at ends of row	1 Class A / 12 spaces & in islands at ends of row *Several Islands are missing required trees	Provide the required number of parking spaces according to the UDC Section 7.07 for retail & restaurant Provide 9' wide island at the end of each row & 6' wide island every 12 spaces & 1 Class A tree in each island