

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 6, 2018
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 JANUARY 9, 2018 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. **2017-845-ZC** Text Change: An Ordinance amending the Unified Development Code – Volume I, (Zoning) relative to the definition and establishment of reception venues within unincorporated St. Tammany Parish.

POSTPONED FROM THE 1/9/2018 MEETING

2. **2017-855-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: I-1 (Industrial District)
Location: Parcel located on the north side of US Highway 190, west of N. Mill Road, being lots 362 & 363, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7.

Acres: 9.63 acres
Petitioner: James "Sonny" Salande
Owner: Donald I. Geier, Thomas L. Hutchinson & Rebecca Hutchinson
Council District: 7

POSTPONED FROM THE 1/9/2018 MEETING

3. **2017-870-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the northeast corner of Hideaway Acres Road & Burns Cemetery Road, S25, T5S, R10E, Ward 2, District 3.

Size: 1 acre
Petitioner: Craig Cochrane
Owner: Craig Cochrane
Council District: 3

4. **2017-879-ZC**
Existing Zoning: A-2 (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Location: Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road, S17 & 18, T6S, R11E, Ward 3, District 3.

Size: 0.51 acres
Petitioner: River Park Estates, LLC - Corie Herberger
Owner: River Park Estates, LLC - Corie Herberger
Council District: 3

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. TUESDAY, FEBRUARY 6, 2018

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

5. 2017-880-ZC

Existing Zoning: A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Proposed Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Location: Parcel located on the north side of Lee Settlement Road, east of Monroe Magee Road, west of N. Hay Hollow Road, S5, T5S, R10E, Ward 2, District 3.
Size: 4 acres
Petitioner: Larry N. Baham
Owner: Larry N. Baham
Council District: 3

6. 2017-884-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the southeast corner of LA Highway 36 & Camellia Drive, being Lot 3, Lions Gate Subdivision, S42, T6S, R11E, Ward 2, District 3.
Size: 0.52 acres
Petitioner: Shane Blou
Owner: T & T, LLC – Joe Maggio & Jamie Montgomery
Council District: 3

7. 2017-885-ZC

Existing Zoning: A-3 (Suburban District), HC-1 (Highway Commercial District) & NC-1 (Professional Office District)
Proposed Zoning: HC-2A (Highway Commercial District)
Location: Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road, S15, T7S, R11E, Ward 3, District 5
Size: 10.44 acres
Petitioner: Fourth Chukker, LLC - Catherine Alba
Owner: The Estate of Zeno Alvin Patecek
Council District: 5

8. 2017-889-ZC

Existing Zoning: A-1A (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the southwest corner of US Highway 190 & Apple Pie Ridge Road, T9S, R15E, Ward 8, District 13
Size: 1.84 acres
Petitioner: Nate Culbreath
Owner: Lloyd Hedges
Council District: 13

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY, JANUARY 9, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Richardson, Fitzmorris

Staff Present: Helen Lambert, Cara Bartholomew, Tayler Celey, Mike Sevante, Jennifer Lange

CALL TO ORDER

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

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Lorren.

ELECTION OF OFFICERS-Approved

Mr. Manella was nominated as chair, and Mr. Davis was nominated as Vice-Chair.

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

Nay:

Absent: Richardson, Fitzmorris

APPROVAL OF THE December 5, 2017 MINUTES

Randolph moved, second by Davis with amendments.

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

Nay:

Absent: Richardson, Fitzmorris

POSTPONING OF CASES:

2017-855-ZC- Postponed until 2/6/2018 Meeting

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

Nay:

Absent: Richardson, Fitzmorris

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. 2017-782-ZC-APPROVED

EXISTING ZONING:	A-3 (Suburban District)
PROPOSED ZONING:	A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the north side of Sisters Road, west of Carroll Road, S38, T9S, R14E, Ward 9, District 12.
ACRES:	9300 sq. ft.
PETITIONER:	Erich Fuest
OWNER:	Tamland Investments, Inc - James A. Lindsay
COUNCIL DISTRICT:	12

JANUARY 9, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

2. 2017-835-ZC-APPROVED

EXISTING ZONING:	A-6 (Multiple Family Residential District)
PROPOSED ZONING:	A-4A (Single-Family Residential District)
LOCATION:	Parcel located on the north side of Lakeview Drive, being lot 52A1, Eden Isles, Unit 2A & 226 Lakeview Drive, Slidell, S32, T9S, R14E, Ward 9, District 13.
PETITIONER:	James & Tammy Burns
OWNER:	James & Tammy Burns
COUNCIL DISTRICT:	13

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

3. 2017-845-ZC-POSTPONED until 2/6/2018 Meeting

Text Change: An Ordinance amending the Unified Development Code – Volume I, (Zoning) relative to the definition and establishment of reception venues within unincorporated St. Tammany Parish.

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

4. 2017-848-ZC-APPROVED

EXISTING ZONING:	A-1 (Suburban District)
PROPOSED ZONING:	A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the south side of Philebar Road & Bennett Bridge Road, S29 & 30, T5S, R10E, Ward 2, District 3.
ACRES:	4 acres
PETITIONER:	Todd N. Leon
OWNER:	Todd N. Leon
COUNCIL DISTRICT:	3

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

5. 2017-851-ZC-DENIED

EXISTING ZONING:	A-2 (Suburban District)
PROPOSED ZONING:	A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the south side of Wilson Road, east of Plantation Street, west of Rangeline Road, being 21312 Wilson Road, Covington, S25, T6S, R11E, Ward 10, District 2.
ACRES:	0.74 acres
PETITIONER:	Michael D. Fletcher
OWNER:	Michael D. Fletcher
COUNCIL DISTRICT:	2

JANUARY 9, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

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

Nay: Richard, Davis

Abstain:

Absent: Richardson, Fitzmorris

6. 2017-852-ZC-APPROVED

EXISTING ZONING:	CB-1 (Community Based Facilities District)
PROPOSED ZONING:	MD-2 (Medical Clinic District)
LOCATION:	Parcel located at the end of Terra Mariae Blvd, east of LA Highway 1081, S14, T6S, R11E, Ward 3 District 2
ACRES:	2.32 acres
PETITIONER:	St. John 1427, LLC - Kenneth Lopiccolo
OWNER:	Gary Richardson
COUNCIL DISTRICT:	2

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

7. 2017-853-ZC-APPROVED (Heard with 2016-155-ZC)

EXISTING ZONING:	A-4 (Single-Family Residential District) & (PUD Planned Unit Development Overlay)
PROPOSED ZONING:	MD-2 (Medical Clinic District)
LOCATION:	Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Planche Road, S14, T6S, R11E, Ward 3, District 2
ACRES:	6.78 acres
PETITIONER:	Kenneth Lopiccolo
OWNER:	Military Road Land Co, LLC - Kenneth Lopiccolo
COUNCIL DISTRICT:	2

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

8. 2017-854-ZC-APPROVED

EXISTING ZONING:	A-4 (Single-Family Residential District)
PROPOSED ZONING:	A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the southeast corner of Gardenia Drive & Nursery Street, being lot 16-A, Square 13, Abita Nursery Subdivision, S36, T6S, R11E, Ward 3, District 2
ACRES:	14,000 sq.ft.
PETITIONER:	Clint R. Meche
OWNER:	Joe & Ida James
COUNCIL DISTRICT:	2

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

JANUARY 9, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. ■TUESDAY, JANUARY 9, 2018

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

9. 2017-855-ZC-POSTPONED until 2/6/2018 Meeting

EXISTING ZONING: A-2 (Suburban District)
PROPOSED ZONING: HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, west of N. Mill Road, being lots 362 & 363, North Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7
ACRES: 9.63 acres
PETITIONER: James "Sonny" Salande
OWNER: Donald I. Geier, Thomas L. Hutchinson & Rebecca Hutchinson
COUNCIL DISTRICT: 7

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

10. ZC01-11-072-APPROVED

Major Amendment to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of Oak Harbor Blvd, east of I-10, being Parcel C-2, Ward 9, District 13
ACRES: 2.19 acres
PETITIONER: Pfeifer Properties, LLC
OWNER: Tammany Holding Corp., et al

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

11. ZC04-08-067-APPROVED

Major Amendment to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of US Highway 190, east of Transmitter Road and west of S. Tranquility Drive, S33, T8S, R13E, Ward 7, District(s) 7 & 11
ACRES: 78.51 acres
PETITIONER: Kelly McHugh
OWNER: J/MAC Development LLC

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

12. 2016-155-ZC-APPROVED (Heard with 2017-853-ZC)

Major Amendment to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road, S14, T6S, R11E, Ward 3, District 2
ACRES: 71.454 acres
PETITIONER: Paul J. Mayronne
OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

JANUARY 9, 2017 ZONING COMMISSION MEETING MINUTES, CONT.

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-APPROVED

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

POSTPONED FROM THE 12/5/2017 MEETING

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

Nay:

Abstain:

Absent: Richardson, Fitzmorris

OLD BUSINESS-None

NEW BUSINESS-None

ADJOURNMENT

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2018

An Ordinance amending the Unified Development Code – Volume I
(Zoning) relative to the definition and establishment of reception venues
within unincorporated St. Tammany Parish (2017-845-ZC).

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-845-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of the Unified Development Code, to add a new use relative to reception venues be added to Section 130-5 Definitions and as a permitted use in the following Sections; and

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law;
and

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to amend the Unified Development Code as outlined below,

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Unified Development Code, Chapter 130 (Zoning), as follows:

Amend Section 130-5., Definitions to add a new use,

RECEPTION VENUE, SMALL – An establishment providing space for meetings, receptions or similar gatherings with a capacity of no more than 150 persons.

Amend Section 130-5., Definitions to add a new use,

RECEPTION VENUE, MEDIUM – An establishment providing space for meetings, receptions or similar gatherings with a capacity of more than 150 and fewer than 500 persons.

Amend Section 130-5., Definitions to add a new use,

RECEPTION VENUE, LARGE – An establishment providing space for meetings, receptions or similar gatherings with a capacity of 500 persons or more.

Amend Section 130-758 NC-4 Neighborhood Institutional District, specifically Section 130-759 PERMITTED USES to add a new:

#11 Reception Venue, Small

Amend Section 103.812 NC-6 Neighborhood Public, Cultural, and Recreational District, specifically Section 103.813 PERMITTED USES to add a new:

#9 Reception Venue, Medium

Amend Section 130.917 HC-2 Highway Commercial District, specifically Section 130.918 PERMITTED USES to add a new:

#18 Reception Venue, Large

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO. 18-_____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2018
Published Adoption: _____ 2018
Delivered to Parish President: _____ 2018 at _____
Returned to Council Clerk: _____ 2018 at _____

ZONING STAFF REPORT

Date: 1/29/2018
Case No.: 2017-855-ZC
Prior Action: Postponed (1/09/17)
Posted: 01/23/18

Meeting Date: 2/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: James "Sonny" Salande
OWNER: Donald I. Geier, Thomas L. Hutchinson & Rebecca Hutchinson
REQUESTED CHANGE: From A-2 Suburban District to I-1 Industrial District
LOCATION: Parcel located on the north side of US Highway 190, west of N. Mill Road, being lots 362 & 363, North Oaklawn Subdivision; S39, T8S, R13E; Ward 7, District 7
SIZE: 9.63 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-2 Suburban District & HC-2 Highway Commercial District
East	Commercial/Office Warehouse	A-2 Suburban District & HC-2 Highway Commercial District
West	Undeveloped	A-2 Suburban 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 A-2 Suburban District to I-1 Industrial District. This site is located on the north side of US Highway 190, west of N. Mill Road, being lots 362 & 363, North Oaklawn Subdivision. 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 request, considering that it would create a significant increase in the intensity of the potential uses in the surrounding area.

STAFF RECOMMENDATION:

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

Case No.: 2017-855-ZC

PETITIONER: James "Sonny" Salande

OWNER: Donald I. Geier, Thomas L. Hutchinson & Rebecca Hutchinson

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

LOCATION: Parcel located on the north side of US Highway 190, west of N. Mill Road, being lots 362 & 363, North Oaklawn Subdivision; S39, T8S, R13E; Ward 7, District 7

SIZE: 9.63 acres





2017-855-ZC

A-3

ERINDALE

ROCK

MILL

29

EAST

32

HC-2

A-2
39

T8-R13E

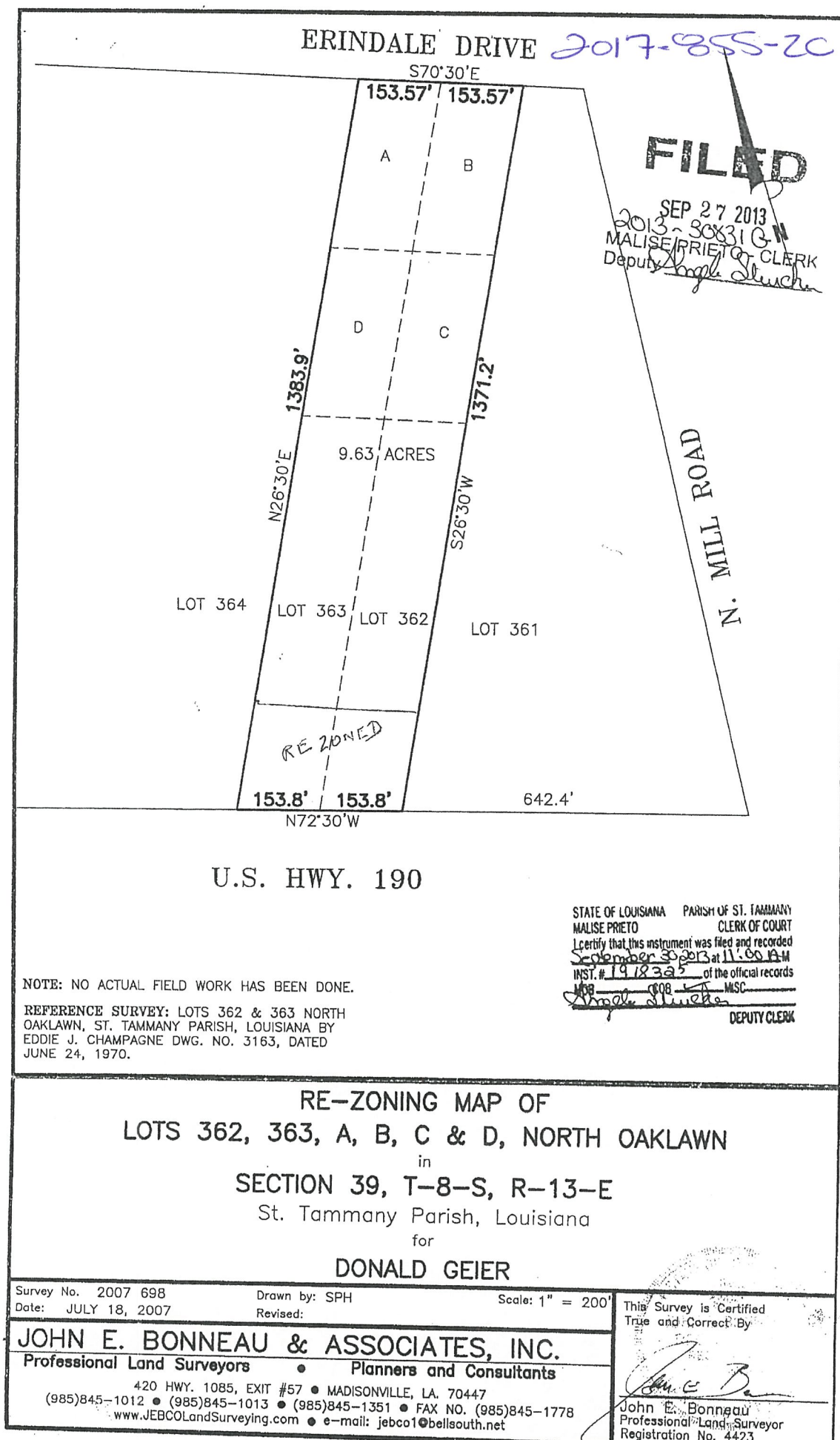
190

CB-1

PF-1

0 280 Feet

N



ZONING STAFF REPORT

Date: 1/29/2018
Case No.: 2017-870-ZC
Posted: 01/23/18

Meeting Date: 2/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Craig Cochrane
OWNER: Craig Cochrane
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the northeast corner of Hideaway Acres Road & Burns Cemetery Road ; S25, T5S, R10E; Ward 2, District 3
SIZE: 1 acre

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/Vacant/Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay. This site is located on the northeast corner of Hideaway Acres Road & Burns Cemetery Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2017-870-ZC

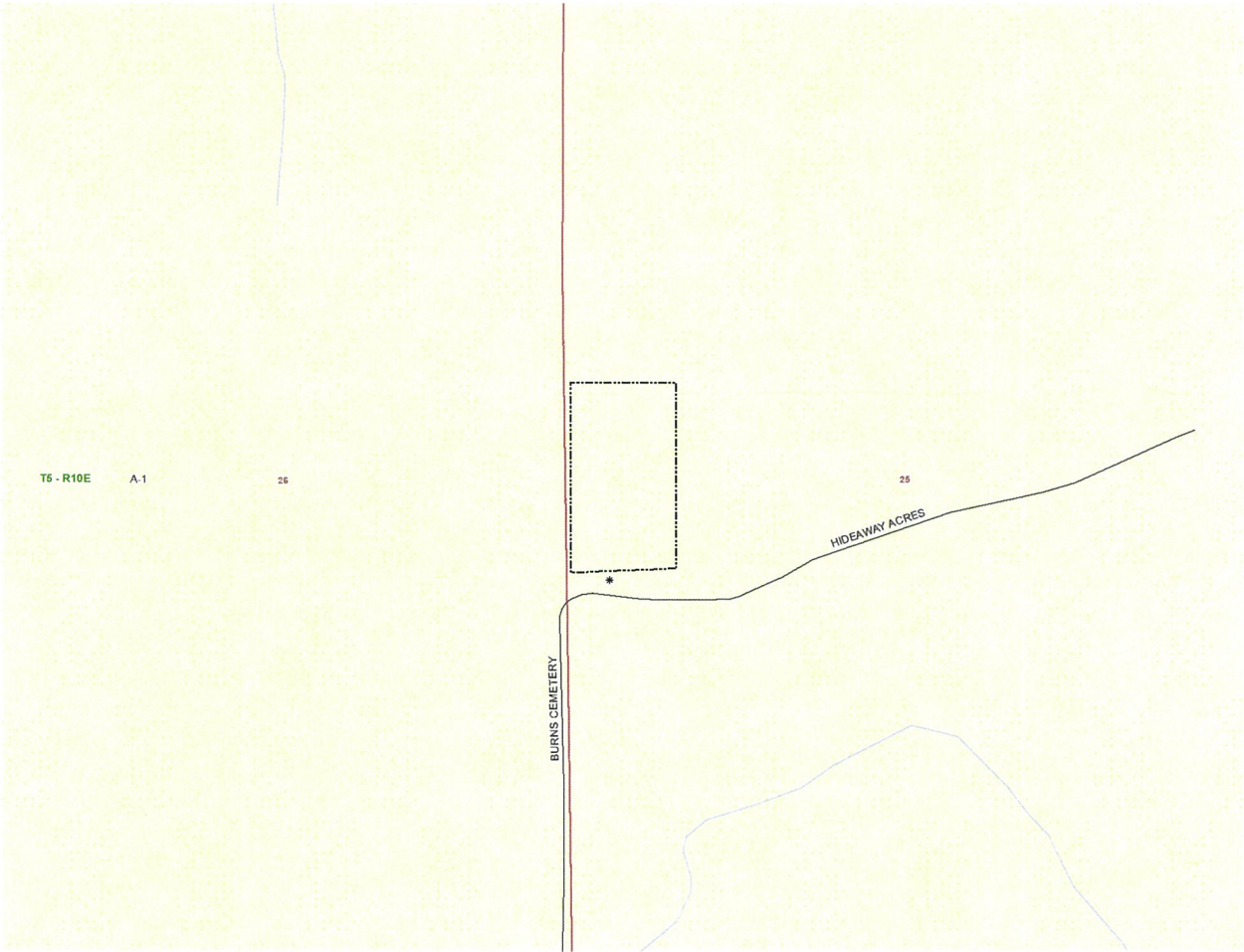
PETITIONER: Craig Cochrane

OWNER: Craig Cochrane

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

LOCATION: Parcel located on the northeast corner of Hideaway Acres Road & Burns Cemetery Road ; S25, T5S, R10E; Ward 2, District 3

SIZE: 1 acre



2017-870-ZC

T5 - R10E 26

A-1

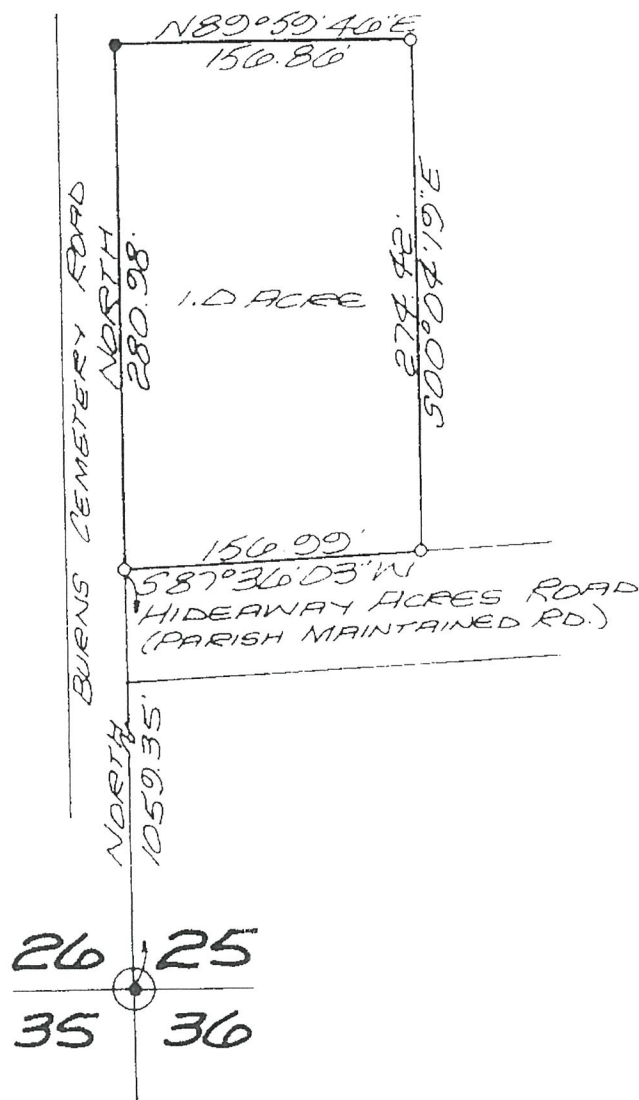
25
HIDEAWAY ACRES

BURNS CEMETERY

0 280 Feet

N

2017-870-ZC



THIS MAP IS CERTIFIED TO
FIRST AMERICAN TITLE
INSURANCE CO

- IRON FOUND
- IRON SET

MAP PREPARED FOR **GERALDINE ARROYO CARVER** WIFE OF FRANK
FRANK CARVER
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 25 Township 7 South

Range 10 East of International Meridian, 100° 15' 30" W.
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY
CERTIFIED CORRECT

CERTIFIED CORRECT

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

Jason R. Ligon
LOUISIANA REGISTERED LAND SURVEYOR

ZONING STAFF REPORT

Date: 1/29/2018
Case No.: 2017-879-ZC
Posted: 01/23/18

Meeting Date: 2/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: River Park Estates, LLC - Corie Herberger

OWNER: River Park Estates, LLC - Corie Herberger

REQUESTED CHANGE: From A-2 Suburban District & HC-2 Highway Commercial District to NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road ; S17 & 18, T6S, R11E; Ward 3, District 3

SIZE: 0.51 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	Commercial	HC-2 Highway Commercial District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District & HC-2 Highway Commercial District to NC-6 Public, Cultural and Recreational District. This site is located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road. The 2025 future land use plan calls for the area to be developed with new commercial uses compatible with the existing uses in the area. Staff does not have any objection to the request, considering the location of the site, along Hwy 25, and it abutting HC-2 Highway Commercial Zoning on the north side.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-6 Public, Cultural and Recreational District designation be approved.

Case No.: 2017-879-ZC

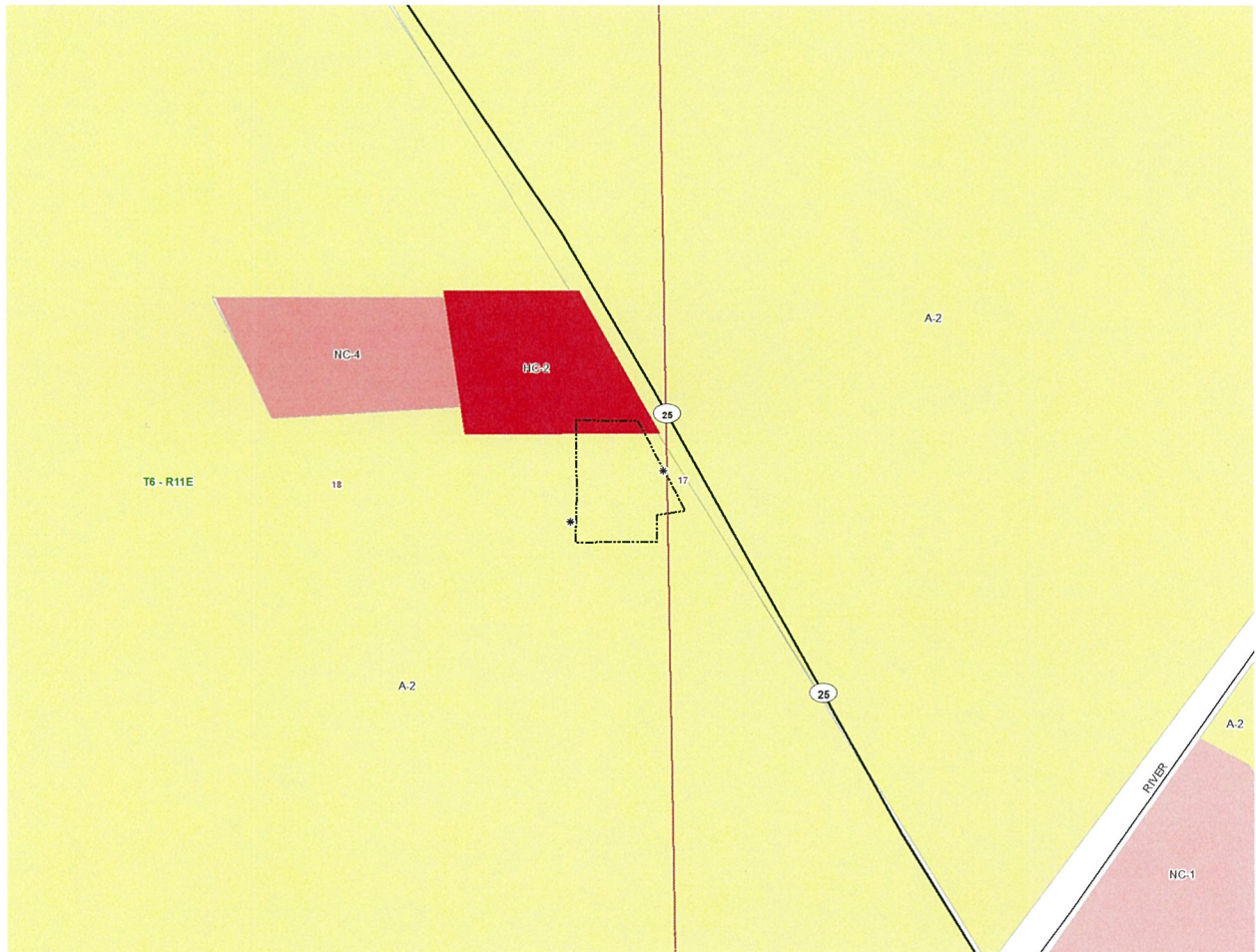
PETITIONER: River Park Estates, LLC - Corie Herberger

OWNER: River Park Estates, LLC - Corie Herberger

REQUESTED CHANGE: From A-2 Suburban District & HC-2 Highway Commercial District to NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road ; S17 & 18, T6S, R11E; Ward 3, District 3

SIZE: 0.51 acres





2017-879-ZC

A-2

NC-4

HC-2

25

17

T6-R11E

18

RIVER PARK

SYLVIA

RICKELIN

CATHERINE

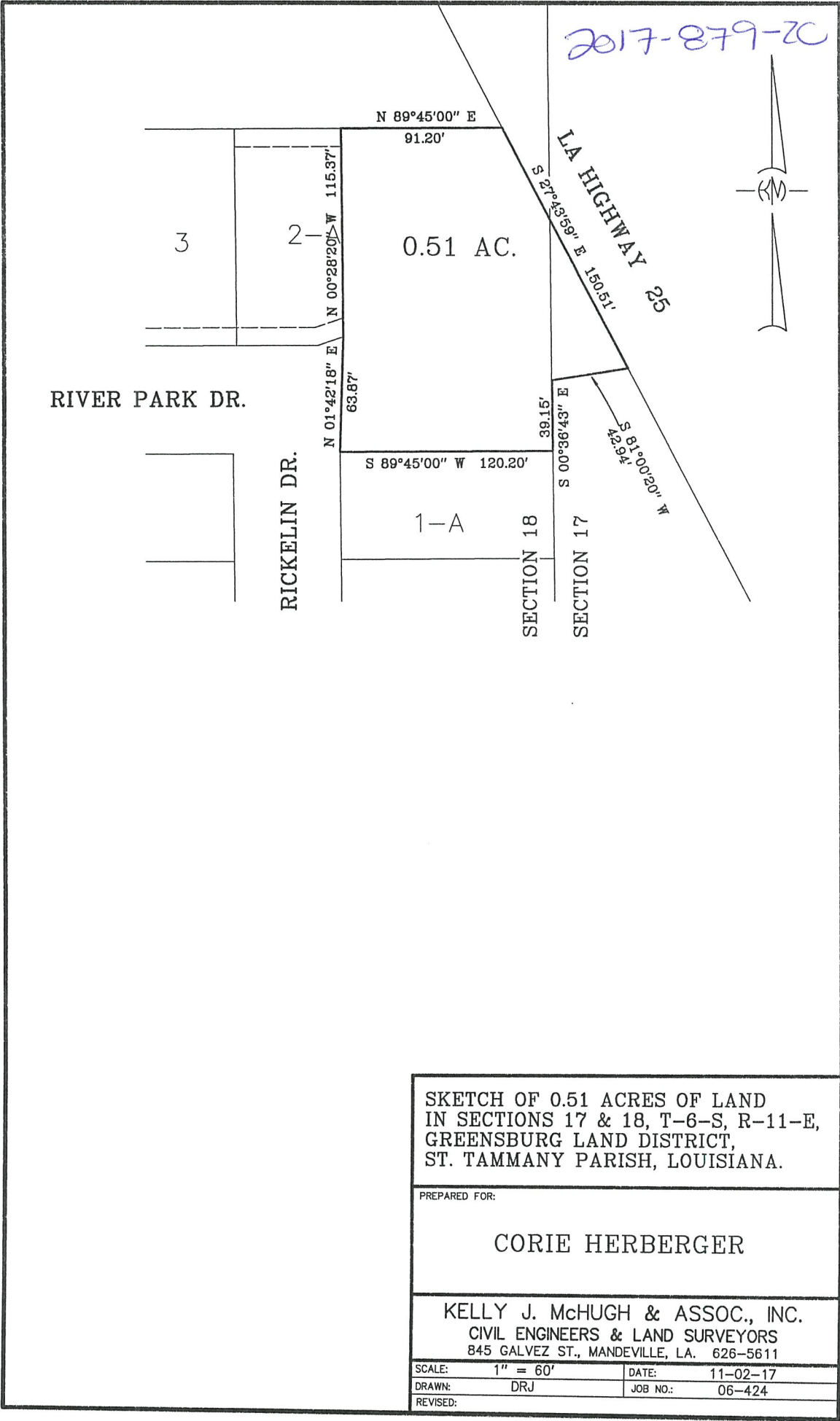
RIVER

NC-1

NC-2

0 280 Feet





ZONING STAFF REPORT

Date: 1/29/2018
Case No.: 2017-880-ZC
Posted: 01/23/18

Meeting Date: 2/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Larry N. Baham

OWNER: Larry N. Baham

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

LOCATION: Parcel located on the north side of Lee Settlement Road, east of Monroe Magee Road, west of N. Hay Hollow Road ; S5, T5S, R10E; Ward 2, District 3

SIZE: 4 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/Vacant	A-1 Suburban District
South	Undeveloped/Residential	A-1 Suburban District
East	Undeveloped/Residential	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, MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay. This site is located on the north side of Lee Settlement Road, east of Monroe Magee Road, west of N. Hay Hollow Road. The 2025 future land use plan call 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 is surrounded by properties zoned A-1 Suburban District.

Note that the objective of the request is to allow for the 4 acres, which is part of a 20 acre parcel, to be subdivided into two 1 acre parcels and one 2 acre parcel.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay designation be denied.

Case No.: 2017-880-ZC

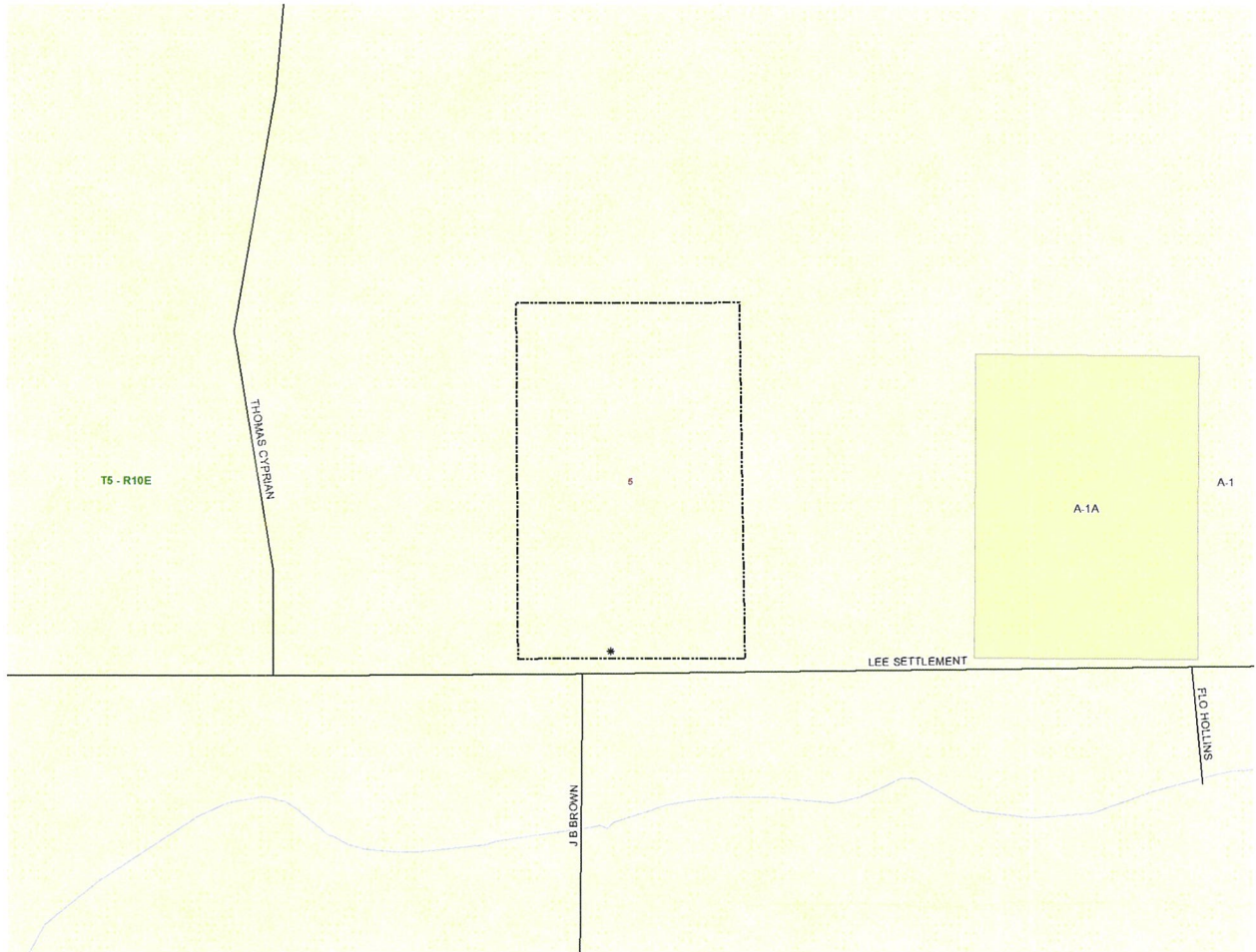
PETITIONER: Larry N. Baham

OWNER: Larry N. Baham

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

LOCATION: Parcel located on the north side of Lee Settlement Road, east of Monroe Magee Road, west of N. Hay Hollow Road ; S5, T5S, R10E; Ward 2, District 3

SIZE: 4 acres



2017-880-ZC

T5-R10E

5

THOMAS CYPRIAN

A-1

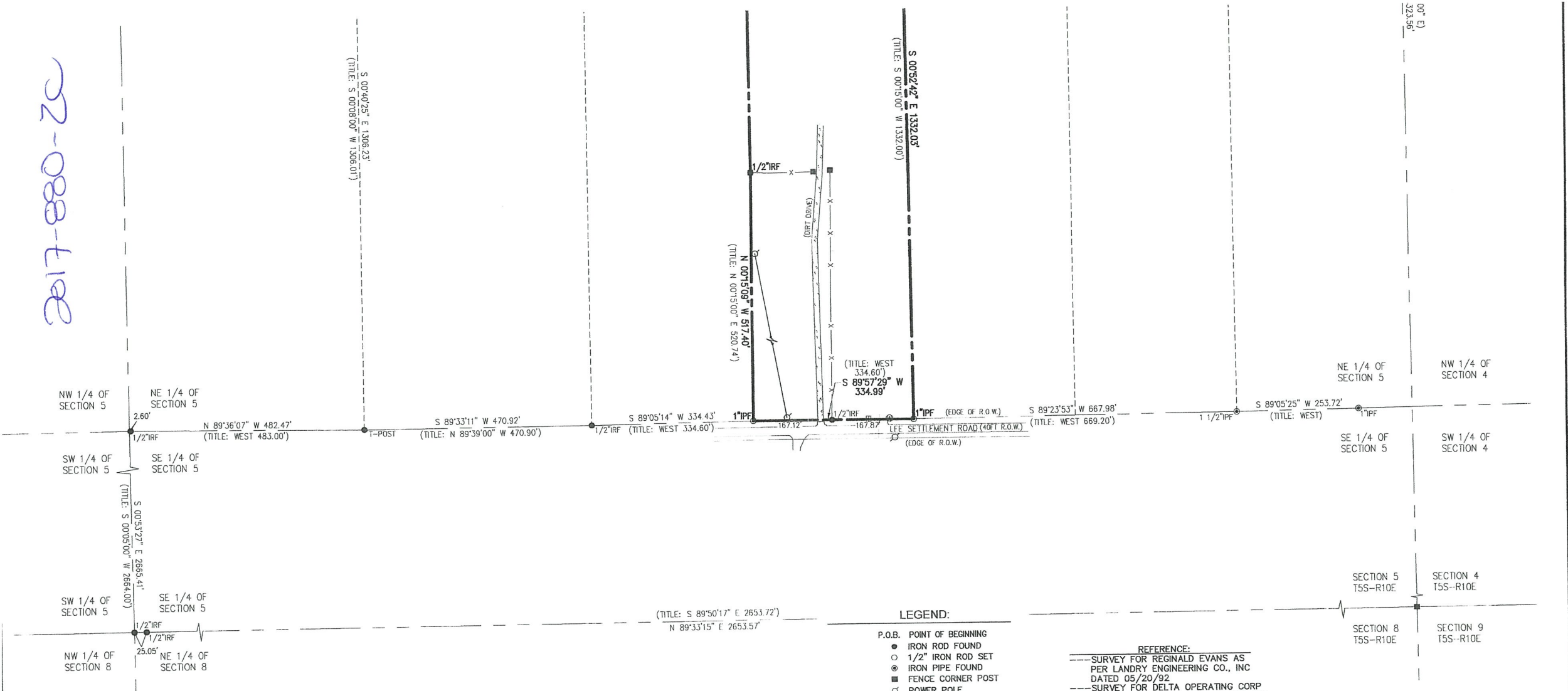
A-1A

LEE SETTLEMENT

J B BROWN



22-088-7102

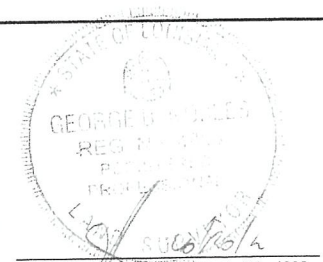


NOTES:

1. I HAVE MADE NO TITLE SEARCH IN COMPILING DATA FOR THIS SURVEY.
2. SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTIONS FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.
3. ADJOINING PROPERTY OWNERS PROVIDED BY PARISH TAX ASSESSOR'S OFFICE.
4. UNDERGROUND LINES OR CONDUITS ARE NOT ILLUSTRATED ON PLAT.
5. APPROPRIATE PARISH AUTHORITY SHOULD BE CONSULTED FOR MINIMUM SETBACK LINES AND SERVITUDES.
6. FLOOD ZONE LOCATION ILLUSTRATED ON PLAT OBTAINED FROM SCALING FEMA FIRM MAP AND IS AN APPROXIMATE LOCATION ONLY.
7. NO BUILDINGS LOCATED ON PROPERTY.
8. BEARINGS ARE BASED ON GRID NORTH UTILIZING LOUISIANA (SOUTH) STATE PLANE COORDINATES (SPC LA S). NATIONAL GEODETIC SURVEY MONUMENTS LISTED BELOW USED TO ESTABLISH SPC LA S SURVEY CONTROL:



Nobles & Associates L.L.C.
Professional Engineers, Land Surveyors & Designers
562 Columbia St. Bogalusa, LA. 70427 Phone: 985-732-0380 Fax: 985-732-0322
800 Mariner's Plaza Suite 808 Mandeville, LA. 70448 Phone: 985-727-7221 Fax: 985-727-7231



PLAT PREPARED FOR: LARRY N. BAHAM

72-088-712

SECTION 32
T4S-R10E

N: 783708.50
E: 3630949.87

NW 1/4 OF
SECTION 5
T5S-R10E

NE 1/4 OF
SECTION 5
T5S-R10E

N 89°16'29" E 1301.25'
(TITLE: S 89°34'00" E 1296.60')
(REFERENCE BEARING)

12.15'
1/2"IRF

N 89°16'29" E 334.97'
(TITLE: EAST 334.40')

13.28'
1/2"IRF
POB
1/2"IRF

S 00°28'39" E 1320.75'
(TITLE: S 00°15'00" W 332.00')

N 00°45'04" W 2131.38'
(TITLE: N 00°15'00" E)

LOT 5

20.115 ACRES

1"PP

SECTION 32 T4S-R10E

SECTION 5 T5S-R10E

S 89°16'29" W 1026.19'
(TITLE: WEST 1036.00')

SECTION 32
T4S-R10E

N: 783742.20
E: 3633612.06

SECTION 5
T5S-R10E

SECTION 4
T5S-R10E

COMMENCING POINT:
NE CORNER OF
SECTION 5 T5S-R10E

4.92'
1/2"IRF

LOT 1

(TITLE: S 00°
S 00°47'42"



ZONING STAFF REPORT

Date: 1/29/2018
Case No.: 2017-884-ZC
Posted: 01/23/18

Meeting Date: 2/6/2018
Determination: Approved, Amended,
 Postponed, Denied

GENERAL INFORMATION

PETITIONER: Shane Blou

OWNER: T & T, LLC - Joe Maggio & Jamie Montgomery

REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the southeast corner of LA Highway 36 & Camellia Drive, being Lot 3, Lions Gate Subdivision; S42, T6S, R11E; Ward 3, District 2

SIZE: 0.52 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & 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	NC-4 Neighborhood Institutional District
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the southeast corner of LA Highway 36 & Camellia Drive, being Lot 3, Lions Gate Subdivision. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff feels that there is no compelling reason to recommend approval of the request considering that the HC-3 zoning district could create an increase in the intensity of the commercial uses in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 Highway Commercial District designation be denied.

Case No.: 2017-884-ZC

PETITIONER: Shane Blou

OWNER: T & T, LLC - Joe Maggio & Jamie Montgomery

REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the southeast corner of LA Highway 36 & Camellia Drive, being Lot 3, Lions Gate Subdivision; S42, T6S, R11E; Ward 3, District 2

SIZE: 0.52 acres





2017-884-ZC

A-1A

A-2

INGRAM

NC-4

ABITA HWY

36

MELISSA

42

T6-R11E

HC-2

CAMELLIA

CB-1

A-5

I-1

FORMOSA

TAMMANY TRACE

JENKINS

A-3

CRAWFORD

0 280 Feet

N

ZONING STAFF REPORT

Date: 1/29/2018
Case No.: 2017-885-ZC
Posted: 01/23/18

Meeting Date: 2/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Fourth Chukker, LLC - Catherine Alba
OWNER: The Estate of Zeno Alvin Patecek
REQUESTED CHANGE: From A-3 Suburban District, HC-1 Highway Commercial District & NC-1 Professional Office District to HC-2A Highway Commercial District
LOCATION: Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road; S15, T7S, R11E; Ward 3, District 5
SIZE: 10.44 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	A-4 Single Family Residential District
South	Residential/Commercial	A-3 Suburban District
East	Undeveloped	A-3 Suburban & NC-1 Professional Office Districts
West	Hwy 190 Service Road	

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.
Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District, HC-1 Highway Commercial District & NC-1 Professional Office District to HC-2A Highway Commercial District. This site is located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road. The 2025 future land use plan calls for the site to be developed with commercial uses along Hwy 190 Service Road and residential uses in the rear portion of the site. Although, a portion of the site is currently zoned commercial (HC-2 & NC-1), Staff does not see any compelling reason to increase the intensity of the zoning in the area. Note that most of the site is abutting residential uses on the north and south sides.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2A Highway Commercial District designation be denied.

Case No.: 2017-885-ZC

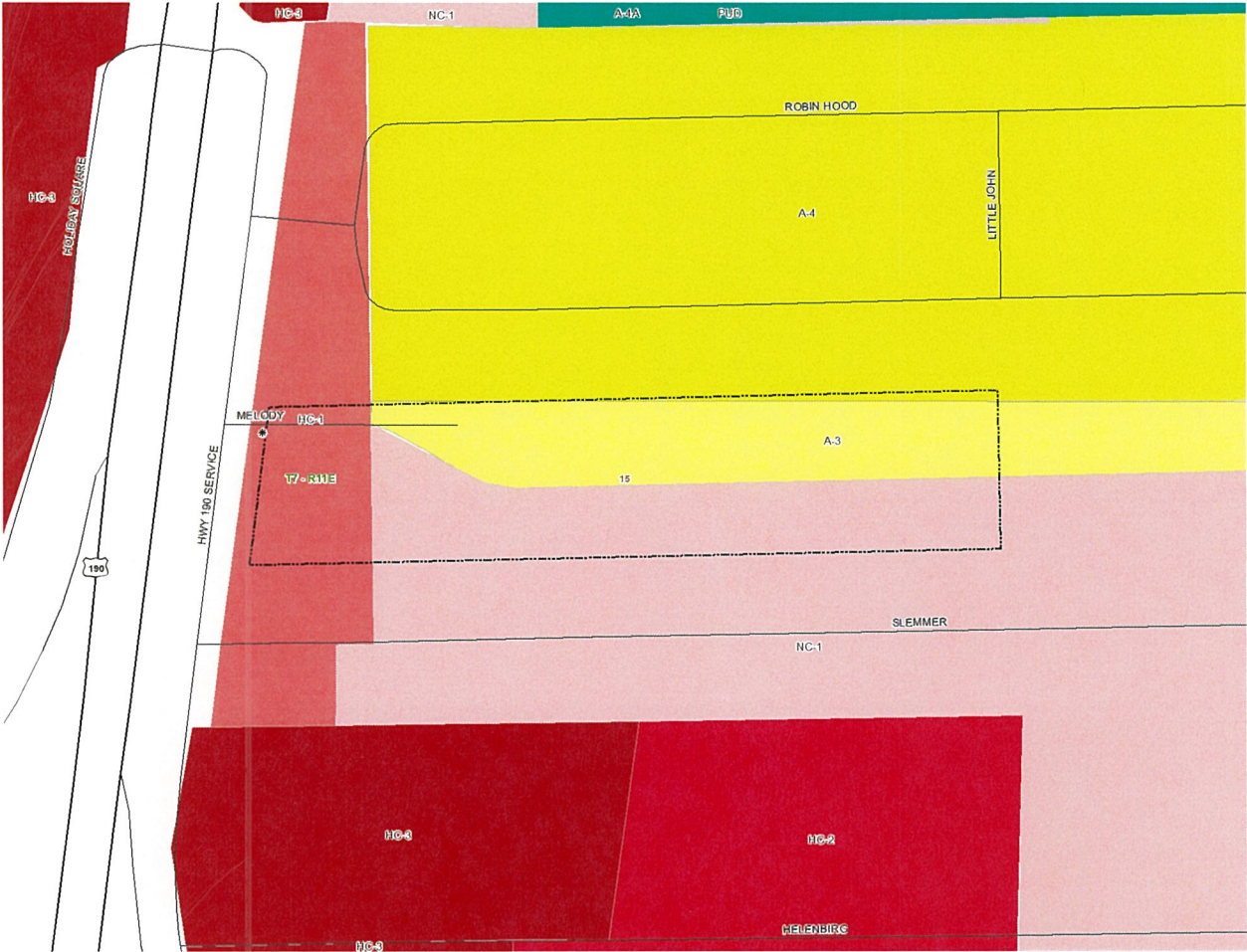
PETITIONER: Fourth Chukker, LLC - Catherine Alba

OWNER: The Estate of Zeno Alvin Patecek

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

LOCATION: Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road; S15, T7S, R11E; Ward 3, District 5

SIZE: 10.44 acres





2017-885-ZC

190

HOLIDAY

HOLLYCREST

A-6

EAGLE

TIGER

A-4A

PUD

ROBIN HOOD

A-4

LITTLE JOHN

HC-1
MELODY

A-3

SLEMMER

NC-1

HELENBIRG

HC-2

HC-3

22

0

470 Feet

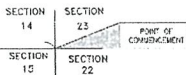
N



SITE

2017-885-20

VICINITY MAP
(NOT TO SCALE)



LEGAL DESCRIPTION

A CERTAIN UNDESIGNED TRACT OF LAND SITUATED IN SECTION 15, T7S-R11E, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23 AND MEASURE N00°51'00"W A DISTANCE OF 1046.0 FEET TO A POINT ON THE NORTH LINE OF NIDDA SUBDIVISION. THENCE MEASURE ALONG SAID NORTH LINE S88°45'21"W A DISTANCE OF 1196.91 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S88°45'21"W A DISTANCE OF 1482.88 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 190 FRONTAGE ROAD. THENCE ALONG SAID RIGHT OF WAY LINE MEASURE N07°07'56"E A DISTANCE OF 313.72 FEET TO THE NORTH BOUNDARY LINE (BEING THE SOUTH LINE OF KINGS FOREST SUBDIVISION). THENCE LEAVING SAID EAST RIGHT OF WAY LINE MEASURE ALONG THE SOUTHERN LINE OF KINGS FOREST SUBDIVISION N88°39'28"E A DISTANCE OF 1437.78 FEET. THENCE LEAVING SAID SOUTH LINE OF KINGS FOREST SUBDIVISION MEASURE S01°08'04"E A DISTANCE OF 312.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.446 ACRES.

SURVEY REFERENCE

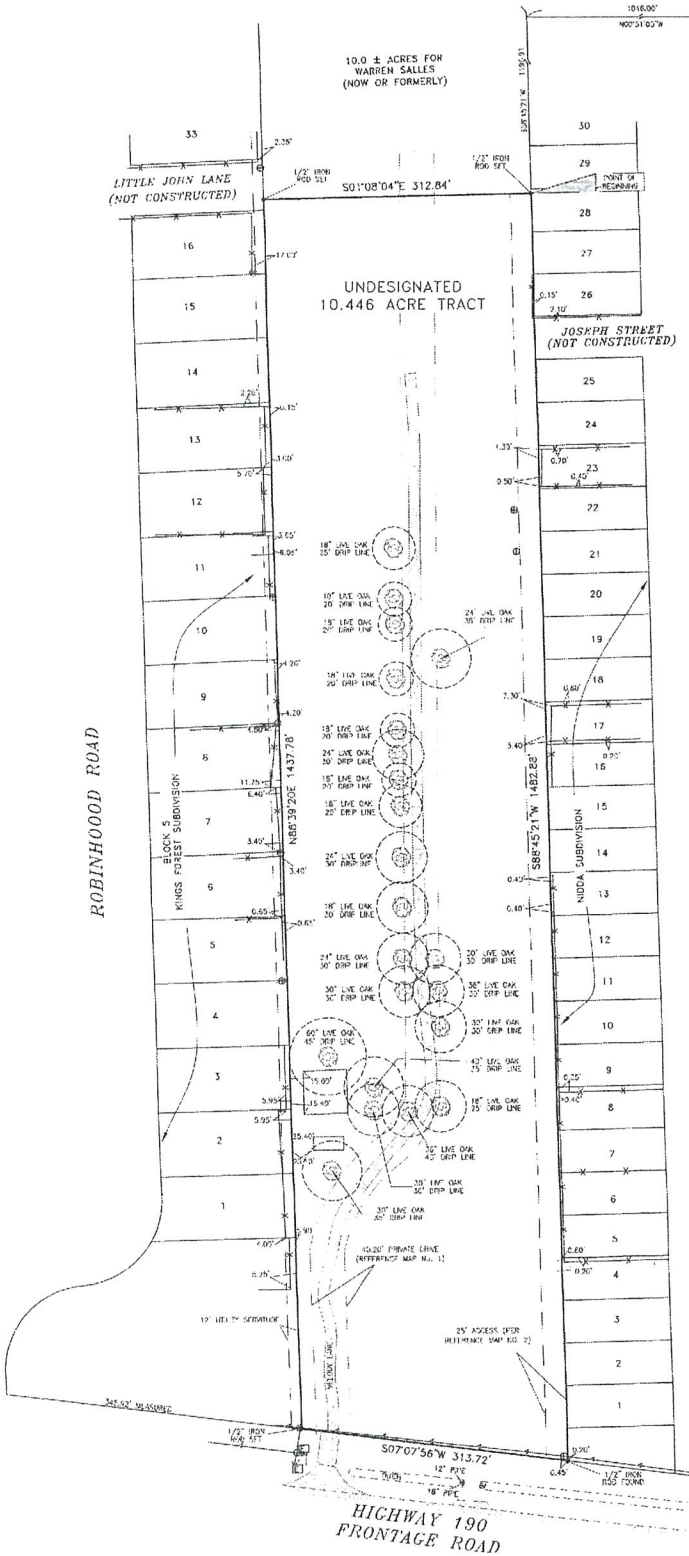
- 1) SURVEY OF 21.09 ACRE PARCEL FOR AUGUST PATACEK BY ROBERT A. BERLIN DATED MARCH 31, 1959.
- 2) SURVEY PLOT OF 10.0 ACRE PARCEL IN SECTIONS 14 & 15 T7S-R11E ST. TAMMANY PARISH, LOUISIANA BY EDWARD J. MURPHY DATED FEBRUARY 10, 1972.
- 3) RIGHT OF WAY MAP (STATE PROJECT NO. 454-04-05) LOUISIANA DEPARTMENT OF HIGHWAYS BY J. ALVIN BARBAY JR. DATED FEBRUARY 4, 1970.
- 4) PLAT OF NIDDA SUBDIVISION BY RUSSELL P. MORGAN DEPUTY PARISH SURVEYOR DATED JULY 27, 1954.
- 5) PLAT OF KINGS FOREST SUBDIVISION BY ROBERT A. BERLIN DATE OF FILING JUNE 26, 1962.

BASIS OF BEARING

REFERENCE PLAT NO. 3

ROBINHOOD ROAD

SIEMMER ROAD



- LEGEND
- = CUT WIRE
 - = UTILITY POLE
 - = OVERHEAD UTILITY LINE
 - ⊙ = SEWER MANHOLE
 - = FENCE
 - ⊞ = ELECTRIC METER
 - ⊞ = CABLE BOX
 - ⊞ = FIBER BOX

SURVEY OF UNDESIGNED
10.446 ACRE TRACT
SHOWN IN SECTION 15, T7S-R11E
ST. TAMMANY PARISH, LOUISIANA

MADE AT THE REQUEST OF:
GULF STATES REAL ESTATE SERVICES, LLC.

DADING, MARQUES &
ASSOCIATES, LLC



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200

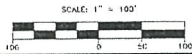
NOTE:
Measurements are not to scale
for clarity. Line dimensions shown
are actual and correct.

Cody A. Dimarco
CODY A. DIMARCO
P.E.S. LA. ST. REG. NO. 5985

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLETES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARD OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
12/14/2017	1" = 100'	J.R.	C.A.D.	28453	1 of 1



ZONING STAFF REPORT

Date: 1/29/2018
Case No.: 2017-889-ZC
Posted: 01/23/18

Meeting Date: 2/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Nate Culbreath
OWNER: Llyod Hedges
REQUESTED CHANGE: From A-1A Suburban District & HC-2 Highway Commercial District to HC-3 Highway Commercial District
LOCATION: Parcel located on the southwest corner of US Highway 190 & Apple Pie Ridge Road ; S28, T9S, R15E; Ward 8, District 13
SIZE: 1.84 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal & Parish **Road Surface:** 2 lane asphalt **Condition:**

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Church	CB-1 Community Based Facilities District
South	Residential	A-1A Suburban District
East	Undeveloped	HC-2 Highway Commercial & A-1A Suburban Districts
West	Undeveloped	A-1A Suburban 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 A-1A Suburban District & HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the southwest corner of US Highway 190 & Apple Pie Ridge Road. The 2025 future land use plan calls for the area to be developed with residential uses. Although, the site is located along a Federal Highway and a portion of the property is already zoned HC-2 Highway Commercial District, Staff feel that there is no compelling reason to recommend approval of the request. The HC-3 zoning would create a significant increase in the intensity of the potential uses of the site, which is mainly surrounded by undeveloped land.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 Highway Commercial District designation be denied.

Case No.: 2017-889-ZC

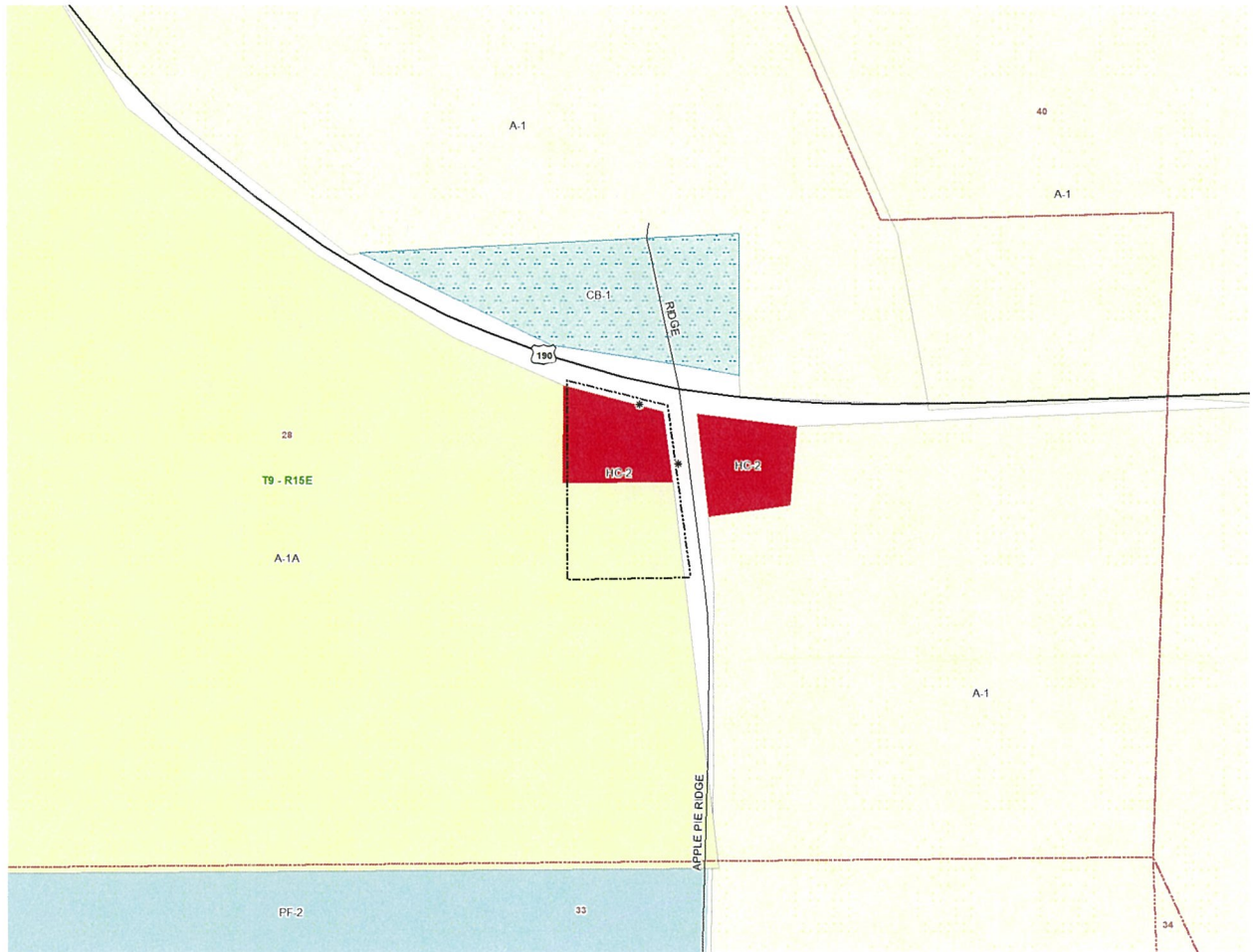
PETITIONER: Nate Culbreath

OWNER: Llyod Hedges

REQUESTED CHANGE: From A-1A Suburban District & HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the southwest corner of US Highway 190 & Apple Pie Ridge Road ; S28, T9S, R15E; Ward 8, District 13

SIZE: 1.84 acres



2017-889-ZC

40

A-1

CB-1

RIDGE

190

28

T9 - R15E

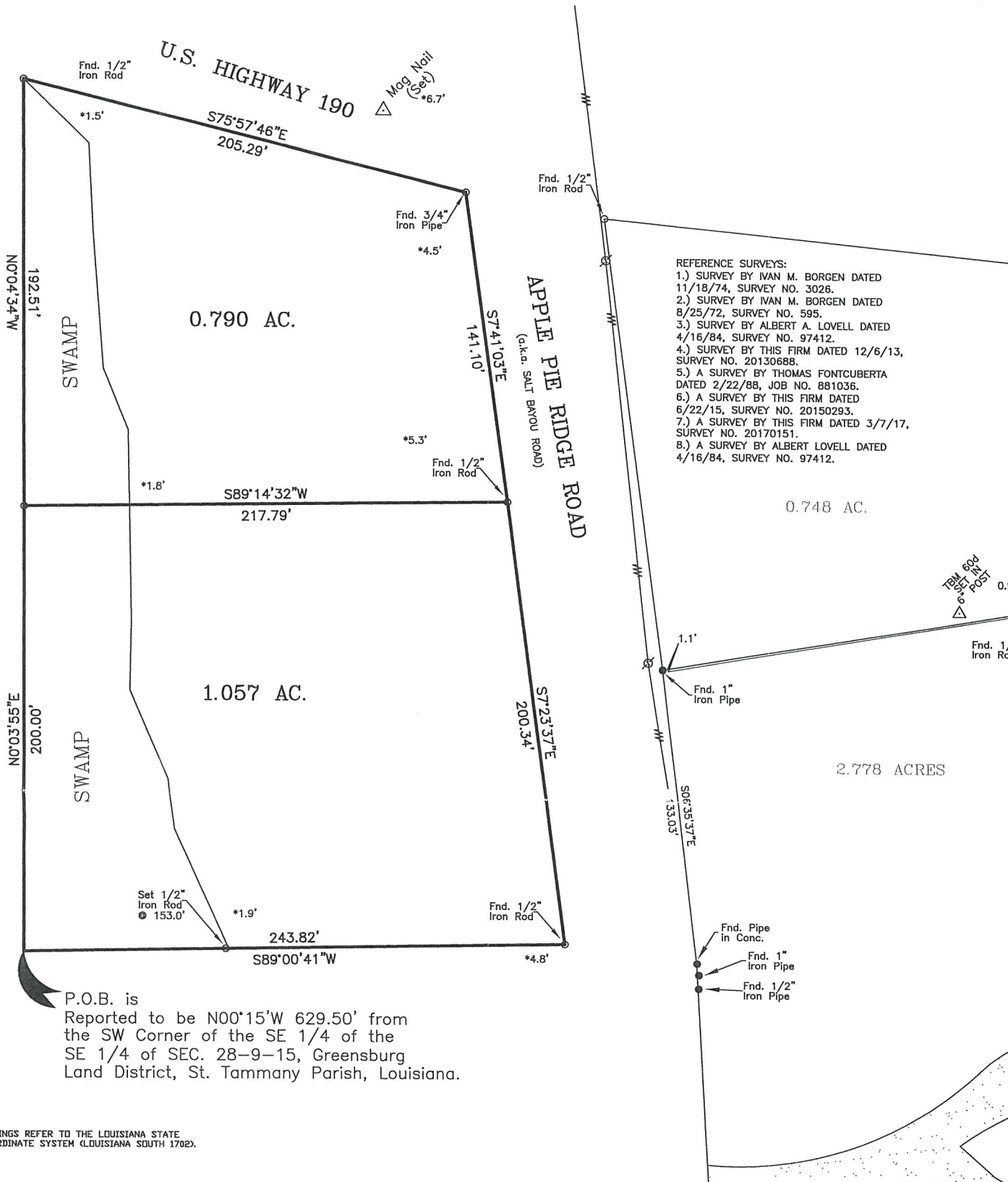
HC-2

A-1A

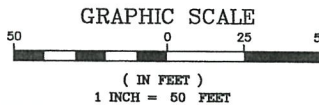
33

PF-2

APPLE PIE RIDGE



NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: Address

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0575 D
F.I.R.M. Date 04/02/1991
ZN: A10 B.F.E. 11'
* Verify prior to construction with Local Governing Body.

DRAWING NO.

20170768

DATE:

10/19/2017

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

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

DRAWN BY:

VLL

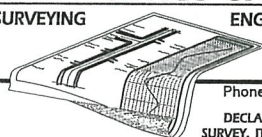
CHECKED BY:

JDL

SCALE:

1" = 50'

REVISED:



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

**A SURVEY MAP OF A 0.790 AC. & A 1.057 AC.
PARCEL OF LAND LOCATED IN
SEC. 28, T-9-S, R-15-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: CULBREATH TRANSPORTATION

