

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 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 FEBRUARY 6, 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 2/6/2018 MEETING

2. **2017-879-ZC- Withdrawn**
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.

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

POSTPONED FROM THE 2/6/2018 MEETING

3. **2017-895-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the south side of LA Highway 40, west of Rainey Road, east of Albert Thompson Road, being 10580 LA Highway 40, Folsom, S18, T5S, R10E, Ward 2, District 3.

Acres: 4 acres
Petitioner: Shane Blou
Owner: Brandon and Myra Houston
Council District: 3

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, MARCH 6, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

4. **2018-902-ZC**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the southeast corner of Indian Village Road & US Highway 190 East, being 467 Indian Village Road, Slidell, S20, T9S, R15E, Ward 8, District 13

Acres: 1.515 acres
Petitioner: Joe H. & Judy A. Malone
Owner: Joe H. & Judy A. Malone
Council District: 13
5. **2018-913-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5

Acres: 7.11 acres
Petitioner: Brian Barraco
Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto
Council District: 5
6. **2018-914-ZC**
Existing Zoning: A-4 (Single-Family Residential District) & A-3 (Suburban District)
Proposed Zoning: MD-2 (Medical Clinic District)
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5

Acres: 10.58 acres
Petitioner: Brian Barraco
Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto
Council District: 5
7. **2018-915-ZC**
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 Oak Drive & Ash Drive, being Lot 1, Square 16, River Gardens Subdivision, S30, T8S, R15E, Ward 8, District 9

Acres: 7,500 sq.ft.
Petitioner: Melvin Alonso
Owner: Melvin Alonso
Council District: 9
8. **2018-916-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the northeast corner of Coffee Street & Henry Clay Street, being lot 2-A, Town of Mandeville Subdivision & 1541 Coffee Street, Mandeville, S39, T8S, R11E, ward 4, District 10

Acres: 14,940 sq.ft.
Petitioner: Robert DeRoche
Owner: Robert DeRoche
Council District: 10

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

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	PF-1 (Public Facilities District)
Location:	Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14
Acres:	3.44 acres
Petitioner:	Jeffrey Schoen
Owner:	Faith Bible Church of Slidell - Alfred N. Young
Council District:	14

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-7 (Multiple Family Residential District)
Location:	Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision, S19, T7S, R12E, Ward 4, District 5
Acres:	2.988 acres
Petitioner:	Black Oak Holdings, LLC C/O Jeffrey D. Schoen
Owner:	June Barrios Wiley C/O Jeffrey D. Schoen
Council District:	5

Existing Zoning:	I-2 (Industrial District)
Proposed Zoning:	A-7 (Multiple Family Residential District)
Location:	Parcel located on the north side of Strain Road, east of LA Highway 59, S19, T7S, R12E, Ward 4, District 5
Acres:	13.6 acres
Petitioner:	Black Oak Holdings, LLC C/O Jeffrey D. Schoen
Owner:	Estate of John Christakis, Nektarios Christakis, Maria C. Stokes C/O Jeffrey D. Schoen
Council District:	5

Existing Zoning:	A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning	A-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Location:	Parcel located on the south side of Tinney Road, west of LA Highway 40, being 19244 Tinney Road, Folsom, S27, T5S, R11E, Ward 2, District 6
Acres:	0.067 Acres
Petitioner:	William H. & Gladys Darlene C. Marklary
Owner:	William H. & Gladys Darlene C. Marklary
Council District:	6

<u>2021-22-07</u>	
Major Amendment to the PUD Planned Unit Development Overlay	
Location:	Parcel located on the east side of I-10 East Service Road, west of LA Highway 433, north of Lakeshore Blvd East, south of Schneider Canal, S25/26/27/33/34/35/36, T9S, R14E & S1/2/3/4/11, T10S, R14E, Ward 9, District 13
Acres:	1083.6 acres
Petitioner:	Jeffrey D. Schoen
Owner:	D.R. Horton, Inc- Gulf Coast

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

14. 2017-648-ZC

Major Amendment to the PUD Planned Unit Development Overlay

Location: Parcel located on the north side of Dove Park Road, west of LA Highway 59
S25, T7S, R11E, Ward 4, District 5

Acres: 58.45 acres

Petitioner: Dove Park Estates LLC - Corie Herberger

Owner: Dove Park Estates LLC - Corie Herberger

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

**MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY, FEBRUARY 6, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE, OFF HIGHWAY 59, MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Willie, Manella, Davis, Fitzmorris, Doherty, Drumm, Randolph
Absent: Richard
Staff Present: Helen Lambert, Cara Bartholomew, Tayler Gaines, Carlin Riles

CALL TO ORDER

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

INVOCATION

The Invocation presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance presented by Mr. Richardson.

APPROVAL OF THE JANUARY 9, 2017 MINUTES

Davis moved, second by Doherty.

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

Nay:

Absent: Richard

POSTPONING OF CASES:

2017-845-ZC –Postponed to March 6, 2018

2017-879-ZC – Postponed to March 6, 2018

2017-885-ZC – Postponed to April 3, 2018

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-POSTPONED** 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

Randolph moved to postpone 1 month, second by Lorren with changes by staff.

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

Nay:

Absent: Richard

- 2. 2017-855-ZC-APPROVED WITH AMENDMENT**
- 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

Randolph moved to amend the request, second by Lorren.

FEBRUARY 6, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

Request to Amend by P. Mayronne. 1st 800 ft on Hwy 190 change to I-1, leave the rest of the property A-2.

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

Nay:

Absent: Richard

3. 2017-870-ZC-DENIED

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.
Acres: 1 acre
Petitioner: Craig Cochrane
Owner: Craig Cochrane
Council District: 3

Willie moved to Deny, second by Cazaubon.

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

Nay: Fitzmorris, Doherty and Randolph

Absent: Richard

4. 2017-879-ZC-POSTPONED

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

Cazaubon moved to postpone for 1 month, second by Willie.

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

Nay:

Absent: Richard

5. 2017-880-ZC-APPROVED

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.
Acres: 4 acres
Petitioner: Larry N. Baham
Owner: Larry N. Baham
Council District: 3

Willie moved to Approve, second by Cazaubon.

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

Nay:

Absent: Richard

6. 2017-884-ZC-APPROVED

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 3, District 2.

FEBRUARY 6, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

Acres: 0.52 acres
Petitioner: Shane Blou
Owner: T & T, LLC – Joe Maggio & Jamie Montgomery
Council District: 2

Cazaubon moved to Approve, second by Willie.

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

Nay:

Absent: Richard

7. 2017-885-ZC-POSTPONED

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
Acres: 10.44 acres
Petitioner: Fourth Chukker, LLC - Catherine Alba
Owner: The Estate of Zeno Alvin Patecek
Council District: 5

Cazaubon moved to postpone, second by Randolph.

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

Nay:

Absent: Richard

8. 2017-889-ZC-APPROVED

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
Acres: 1.84 acres
Petitioner: Nate Culbreath
Owner: Lloyd Hedges
Council District: 13

Randolph moved to postpone, second by Cazaubon.

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

Nay: Davis, Fitzmorris

Absent: Richard

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: 2/26/2018
Case No.: 2017-895-ZC
Posted: 02/22/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Shane Blou

OWNER: Brandon and Myra Houston

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

LOCATION: Parcel located on the south side of LA Highway 40, west of Rainey Road, east of Albert Thompson Road, being 10580 LA Highway 40, Folsom ; S18, T5S, R10E; Ward 2, District 3

SIZE: 4 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	Undeveloped & Residential	A-1 Suburban District
South	Undeveloped	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: No

COMPREHENSIVE PLAN:

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

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 HC-3 Highway Commercial District. This site is located on the south side of LA Highway 40, west of Rainey Road, east of Albert Thompson Road, being 10580 LA Highway 40, Folsom. The 2025 future land use plan calls for the front portion of the site to be developed with industrial uses and the rear of the site with residential and agricultural uses. Although, a portion of the site is developed with a large metal building, staff does not see any compelling reason to recommend approval of the requested zoning change to HC-3, considering that the site is surrounded by undeveloped land and residential uses.

STAFF RECOMMENDATION:

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

Case No.: 2017-895-ZC

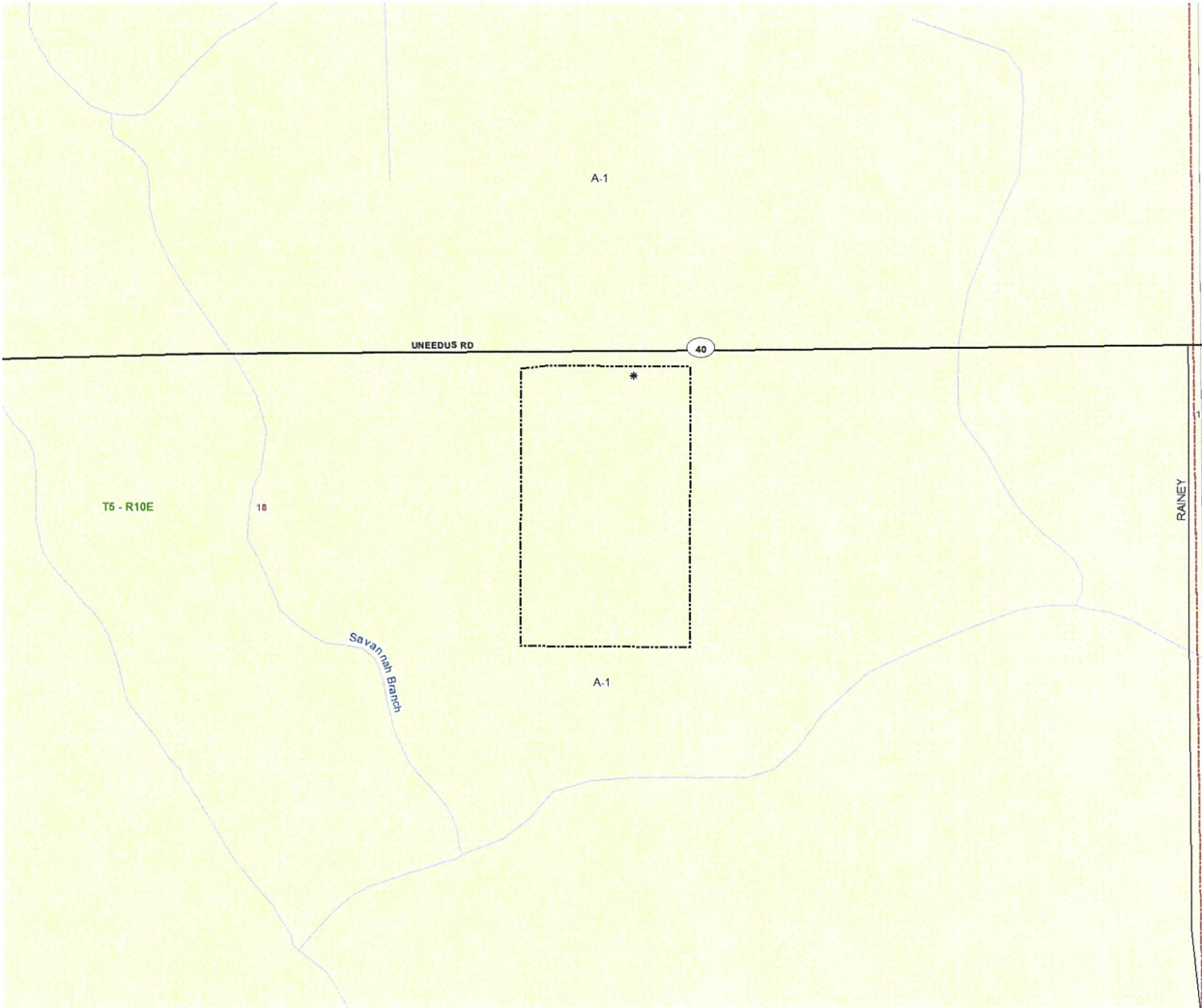
PETITIONER: Shane Blou

OWNER: Brandon and Myra Houston

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

LOCATION: Parcel located on the south side of LA Highway 40, west of Rainey Road, east of Albert Thompson Road, being 10580 LA Highway 40, Folsom ; S18, T5S, R10E; Ward 2, District 3

SIZE: 4 acres



2018-895-ZC

UNEEDUS RD

40

T5 -R10E

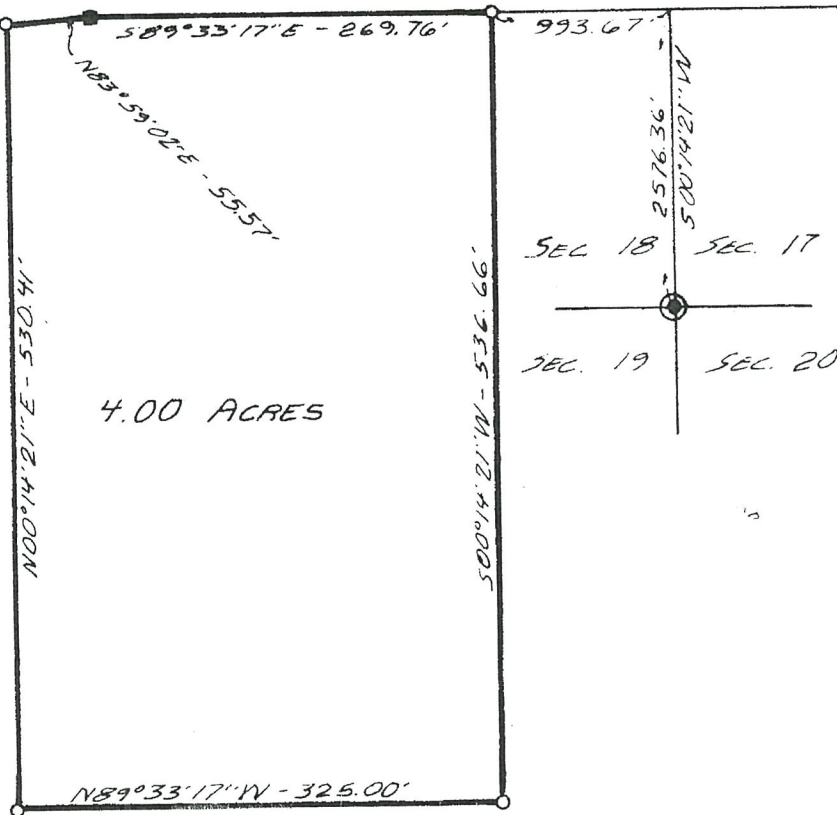
18

A-1



2017-895-25

L.A. HWY. 40



LEGEND

- IRON ROD SET
- SECTION CORNER FND.
- CONC. P.D.V. MARKER FND.

4.00 ACRES

SECTION 18, T-5-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA



Kelly McHugh

REFERENCE: LOUISIANA STATE P.D.V.
PROJECT NO. 269-07-03, SHEET
NO. 08

SURVEY PREPARED FOR GREGORY BALDWIN	
KELLY McHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 350 N. CAUSEWAY BLVD., MANDEVILLE, LA.	
SCALE 1" = 100'	JOB NO. 84-36-
DRAW NO. 84-36-1	DRAWN JJJ
DATE 2-23 84	REVISED

THIS SIGNATURE AND SEAL MUST BE IN RED
INK FOR THIS PLAT TO BE CERTIFIED
CORRECT.

ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-902-ZC
Posted:02/21/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Joe H. & Judy A. Malone

OWNER: Joe H. & Judy A. Malone

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

LOCATION: Parcel located on the southeast corner of Indian village Road & US Highway 190 East, being 467 Indian Village Road, Slidell; S20, T9S, R15E; Ward 8, District 13

SIZE: 1.515 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal & 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	NC-4 Neighborhood Institutional District
South	Residential	A-3 Suburban District
East	Residential	HC-2 Highway Commercial District
West	Residential	A-4A Single Family Residential District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the southeast corner of Indian village Road & US Highway 190 East, being 467 Indian Village Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. There is an existing gas station/convenience store located on the site. Staff feels that there is no compelling reason to recommend approval of the request, considering that the HC-3 zoning district allows for more intense uses than the existing HC-2 zoning district.

STAFF RECOMMENDATION:

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

Case No.: 2018-902-ZC

PETITIONER: Joe H. & Judy A. Malone

OWNER: Joe H. & Judy A. Malone

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

LOCATION: Parcel located on the southeast corner of Indian village Road & US Highway 190 East, being 467 Indian Village Road, Slidell; S20, T9S, R15E; Ward 8, District 13

SIZE: 1.515 acres



2018-902-ZC

17

39

16

39

NC-4

T9 - R15E

20

HC-2

A-4A

A-3

21

GALLERY

BOSWORTH

SONAT

MICKAL

CANAL

ALFORD

PUD

190

0

375 Feet

N

2018-902-ZC

INDIAN VILLAGE ROAD



173.00'(REF#1)
171.82'(ACTUAL)

590.10'(REF#2)
591.48'(ACTUAL)

295.86'
S89°11'00"E

A/K/A
LA HIGHWAY 190
SALT BAYOU ROAD

374.90'
N28°30'00"W

PROPOSED
30x115'
CANOPY

PROPOSED SINGLE STORY
50x50' SERVICE STATION

1.515 ACRE
PARCEL

S01°32'00"W
327.32'

0.7'
5/8" Iron Rod
(Fnd Bent)

113.70'(REF#1&2)

NOTE: P.O.B. BY
OTHERS AND NOT
FIELD VERIFIED BY
THIS FIRM.

P.O.B.

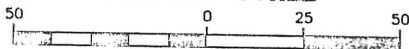
103.00'
N88°56'00"W

LEGEND

- 1/2" Iron Rod Set
- 5/8" Iron Rod Found
- ⊕ Cross

ADDRESS: 2915 Highway 190

GRAPHIC SCALE



(IN FEET)

1 INCH = 50 FEET

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 NOT SURVEYED IN ACCORDANCE WITH
THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS."
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.

DRAWING NO.

20090791PP

DATE:

7/30/2009

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut HWY.
Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

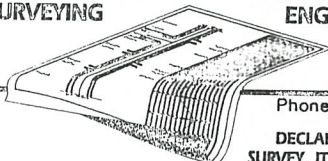
DRAWN BY:
DLT

CHECKED BY:
JDL

SCALE:

1" = 50'

REVISED: 8/27/2009 \ CANOPY SIZE



Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

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.

SKETCH OF 1.515 ACRE
PARCEL OF LAND
SECTION 20, T9S-R15E
ST. TAMMANY PARISH
LOUISIANA

CERTIFIED

TO: MS BUILDERS

ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-913-ZC
Posted: 02/21/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Brian Barraco
OWNER: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Rodlyn Prieto
REQUESTED CHANGE: From A-3 Suburban District to A-4A Single-Family Residential District
LOCATION: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive ; S14, T7S, R11E; Ward 3, District 5
SIZE: 7.11 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-4 Single Family Residential District
South	Residential	A-3 Suburban & A-1A Suburban Districts
East	Undeveloped	A-3 Suburban District
West	Apartments	A-4 Single Family Residential District & A-3 Suburban District

EXISTING LAND USE:

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to A-4A Single-Family Residential District. This site is located on the south side of Emerald Forest Blvd, east of Falconer Drive. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4A Single-Family Residential District designation be postponed.

Case No.: 2018-913-ZC

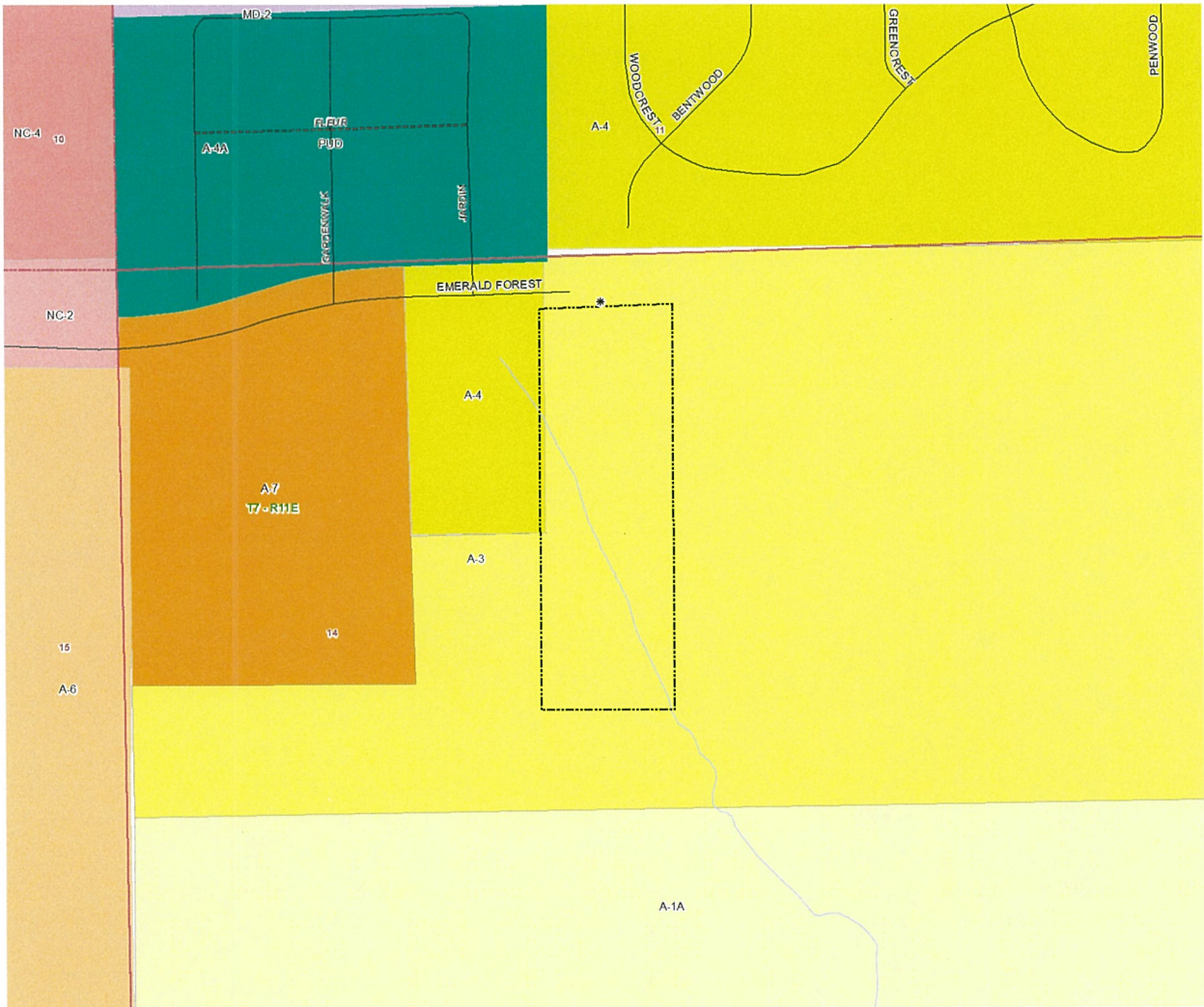
PETITIONER: Brian Barraco

OWNER: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Rodlyn Prieto

REQUESTED CHANGE: From A-3 Suburban District to A-4A Single-Family Residential District

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

SIZE: 7.11 acres

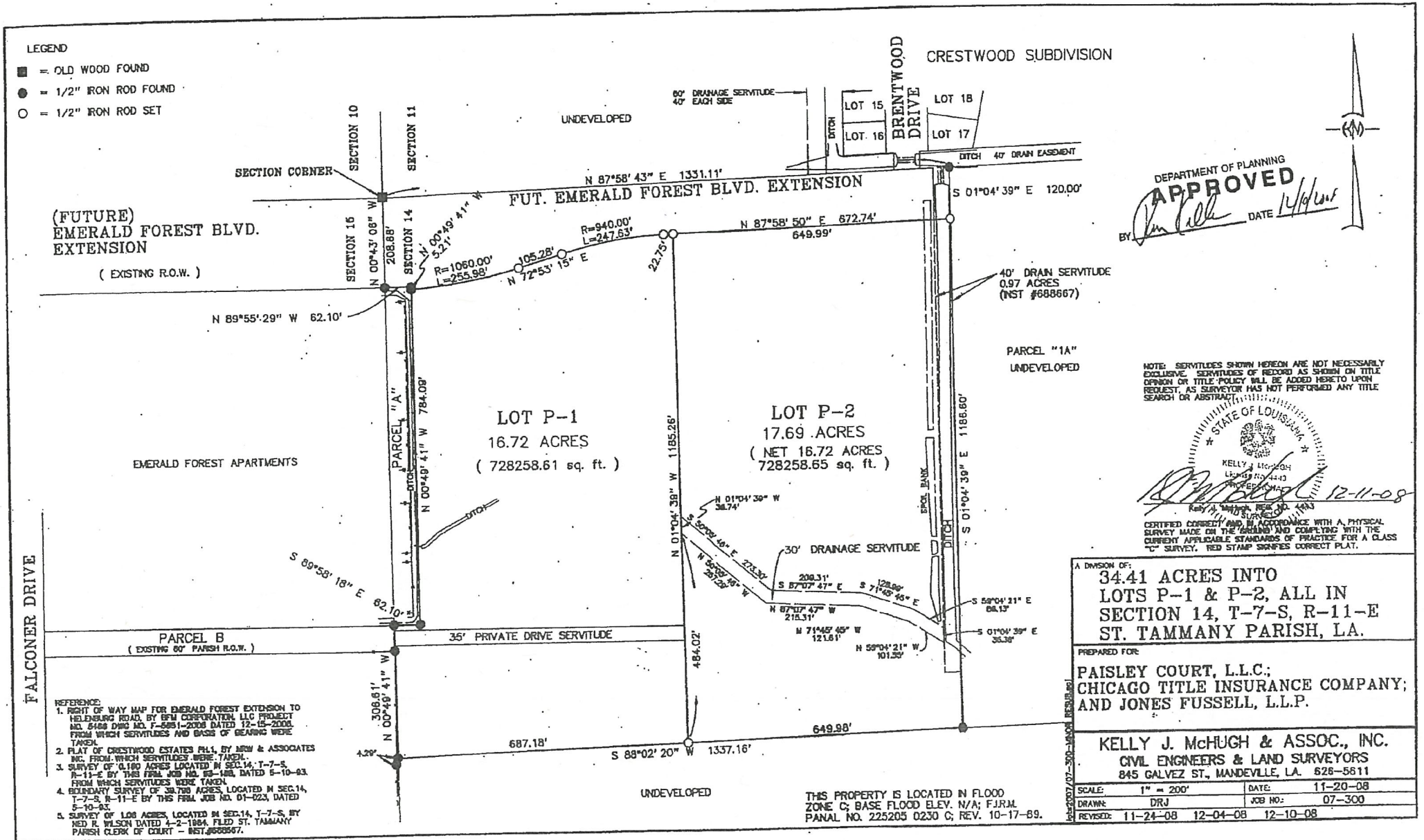




0 375 Feet



2018-913-2C



ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-914-ZC
Posted: 02/21/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Brian Barraco
OWNER: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto
REQUESTED CHANGE: From A-4 Single-Family Residential District & A-3 Suburban District to MD-2 Medical Clinic District
LOCATION: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive; S14, T7S, R11E; Ward 3, District 5
SIZE: 10.58 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	PUD Planned Unit Development Overlay
South	Residential	A-1A Suburban District
East	Undeveloped	A-3 Suburban District
West	Multi-Family Residential	A-7 Multiple-Family Residential District

EXISTING LAND USE:

Existing development:

Multi occupancy development:

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 MD-2 Medical Clinic District. This site is located on the south side of Emerald Forest Blvd, east of Falconer Drive. The 2025 future land use plan calls for the area to be developed with residential uses, compatible with the surrounding area. Note that the purpose of the MD-2 zoning district is to provide for the location of small scale medical or veterinary care facilities in the area.

STAFF RECOMMENDATION:

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

Case No.: 2018-914-ZC

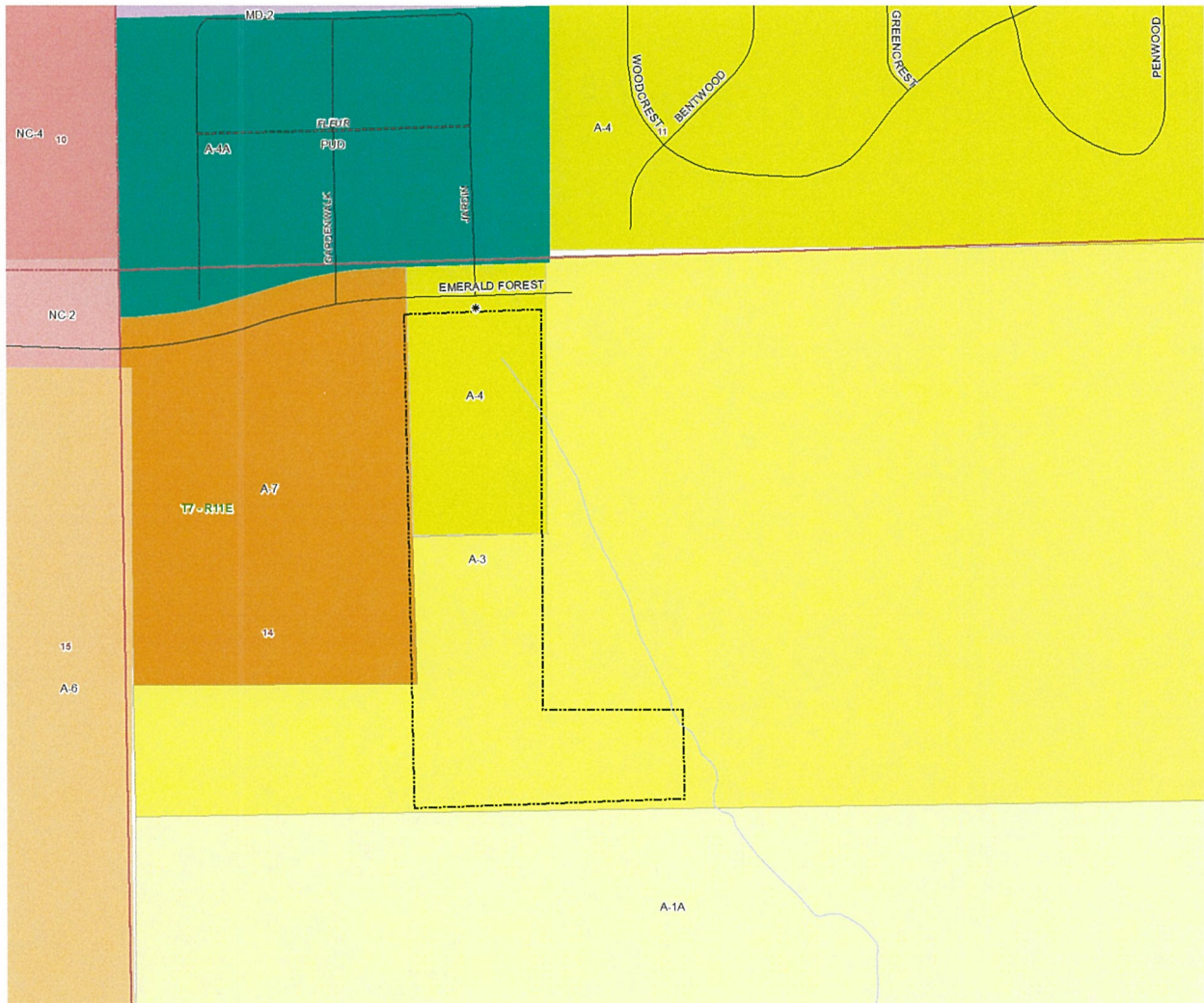
PETITIONER: Brian Barraco

OWNER: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto

REQUESTED CHANGE: From A-4 Single-Family Residential District, A-3 Suburban District to MD-2 Medical Clinic District

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

SIZE: 10.58 acres



2018-914-ZC

FLEUR

11

GARDENWALK

A-4A

PUD

JARDIN

BENTWOOD

WOODCREST

EMERALD FOREST

A-4

A-7

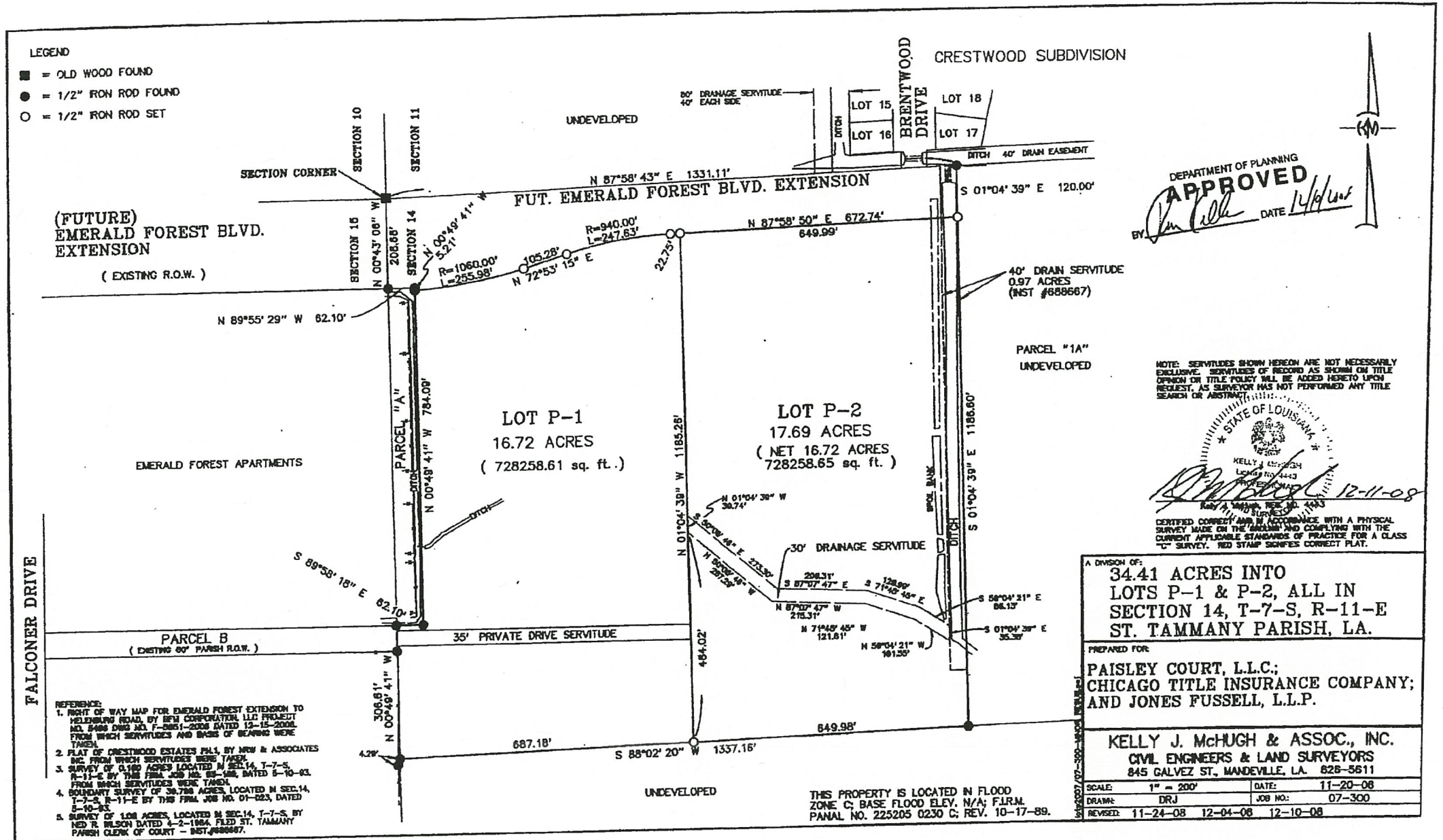
T7 -R11E

14

A-3

A-1A





ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-915-ZC
Posted: 02/21/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Melvin Alonso

OWNER: Melvin Alonso

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the southeast corner of Oak Drive & Ash Drive, being Lot 1, Square 16, River Gardens Subdivision; S30, T8S, R15E; Ward 8, District 9

SIZE: 7,500 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-4 Single-Family Residential
South	Residential	A-4 Single-Family Residential
East	Manufactured Home	A-4 Single-Family Residential
West	Manufactured Home	A-4 Single-Family Residential

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-4 Single-Family Residential District to A-4 Single-Family Residential District &MHO Manufactured Housing Overlay. This site is located on the southeast corner of Oak Drive & Ash Drive, being Lot 1, Square 16, River Gardens Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses, including manufactured homes. 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.: 2018-915-ZC

PETITIONER: Melvin Alonso

OWNER: Melvin Alonso

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the southeast corner of Oak Drive & Ash Drive, being Lot 1, Square 16, River Gardens Subdivision; S30, T8S, R15E; Ward 8, District 9

SIZE: 7,500 sq.ft.



2018-915-ZC



SQ. "5"

SQ. "6"

Fnd. 1/2" Iron Rod

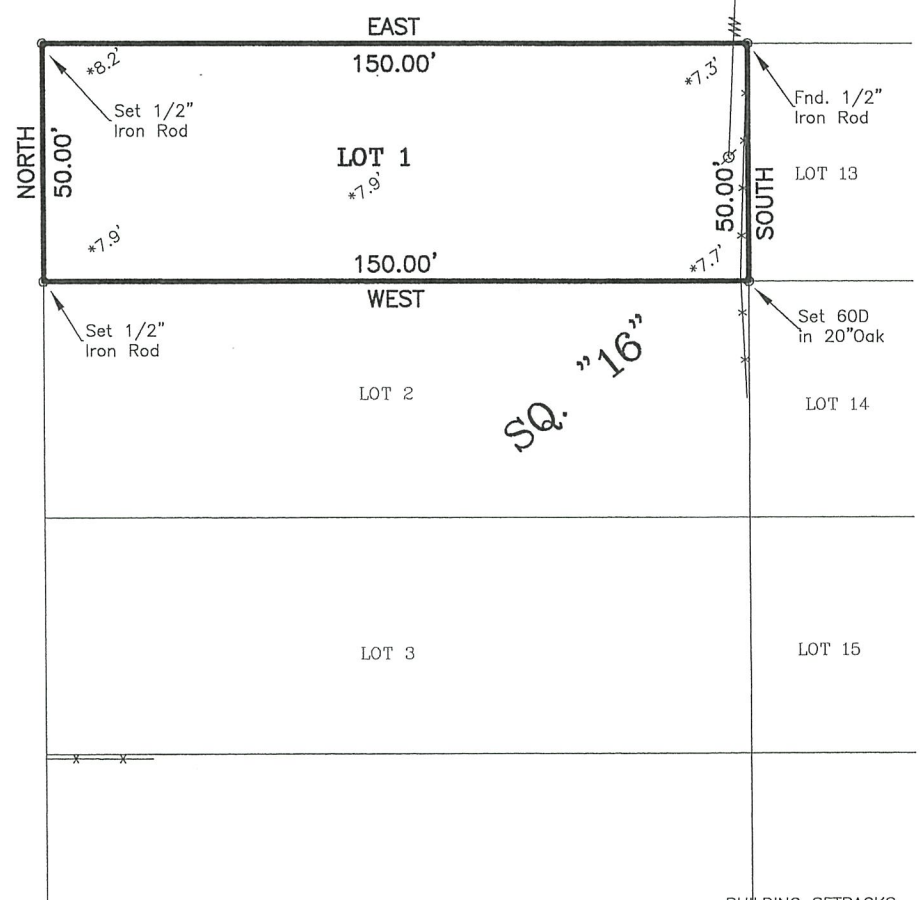
Mag Nail (Set)

OAK DRIVE

Fnd. 1/2" Iron Rod

ASH DRIVE

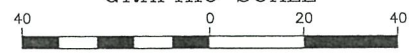
SQ. "15"



LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FEET

BENCHMARK
MAG NAIL SET
ELEV. = 8.48'

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

ADDRESS: ASH DRIVE

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 0430 D
F.I.R.M. Date 04/21/1999
ZN: A4 B.F.E. 13'
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20170897

DATE:
12/12/2017

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" = 40'

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
LOT 1, SQ. 16, RIVER GARDENS,
IN SECTIONS 29 & 32, T-8-S, R-15-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: **MELVIN ALONSO**



ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-916-ZC
Posted:02/23/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Robert DeRoche

OWNER: Robert DeRoche

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

LOCATION: Parcel located on the northeast corner of Coffee Street & Henry Clay Street, being lot 2-A, Town of Mandeville Subdivision & 1541 Coffee Street, Mandeville; S39, T8S, R11E; Ward 4, District 10

SIZE: 14,940 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
South	Residential	A-4 Single-Family Residential
East	Residential	A-4 Single-Family Residential
West	Residential	A-4 Single-Family Residential

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to A-4A Single-Family Residential District. This site is located on the northeast corner of Coffee Street & Henry Clay Street, being lot 2-A, Town of Mandeville Subdivision & 1541 Coffee Street, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses. Staff is not in favor of the request, considering that the site is surrounded by A-4 Single Family Residential zoning.

The objective of the request is to allow for the lot to be subdivided into 2 parcels.

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

Case No.: 2018-916-ZC

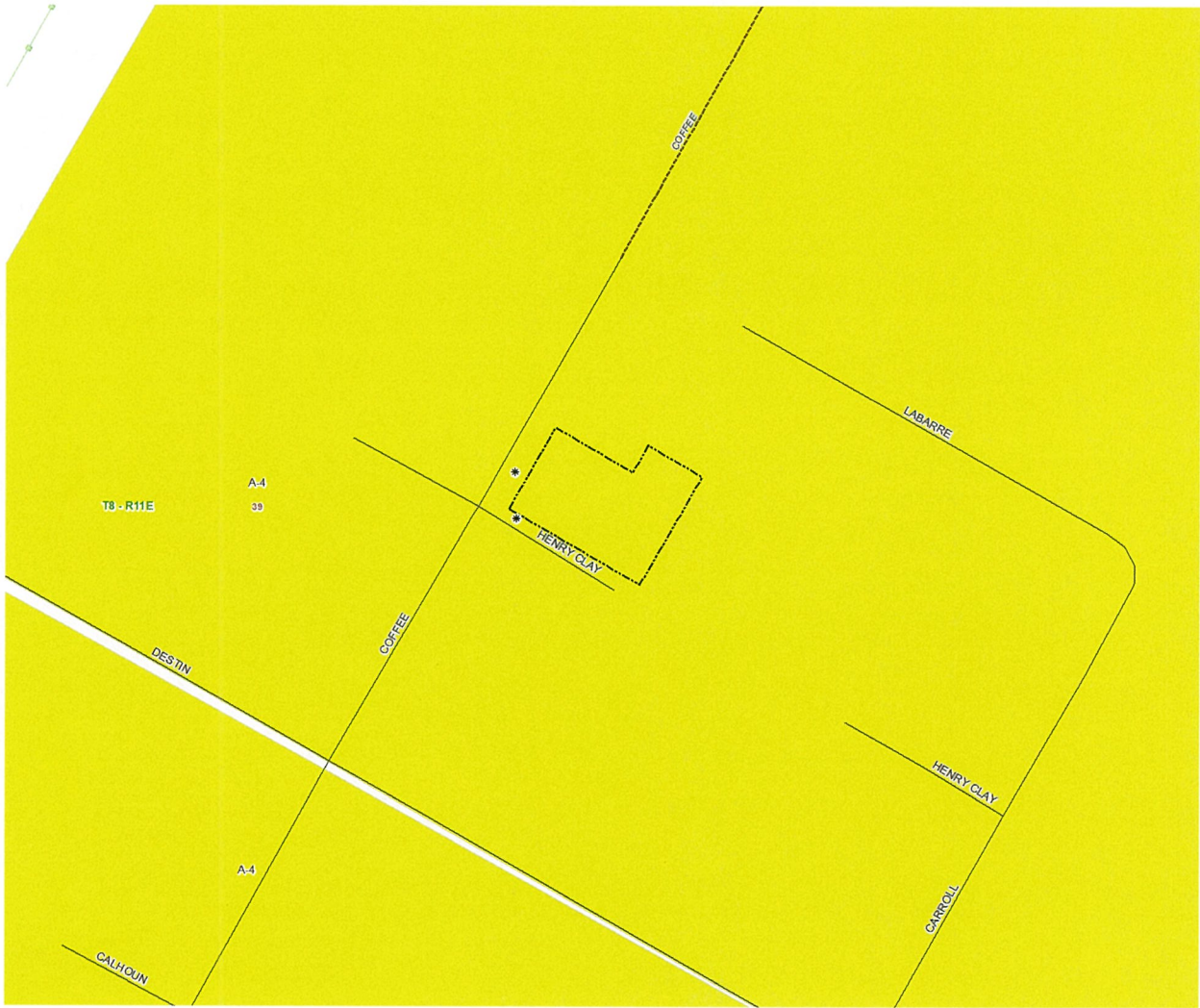
PETITIONER: Robert DeRoche

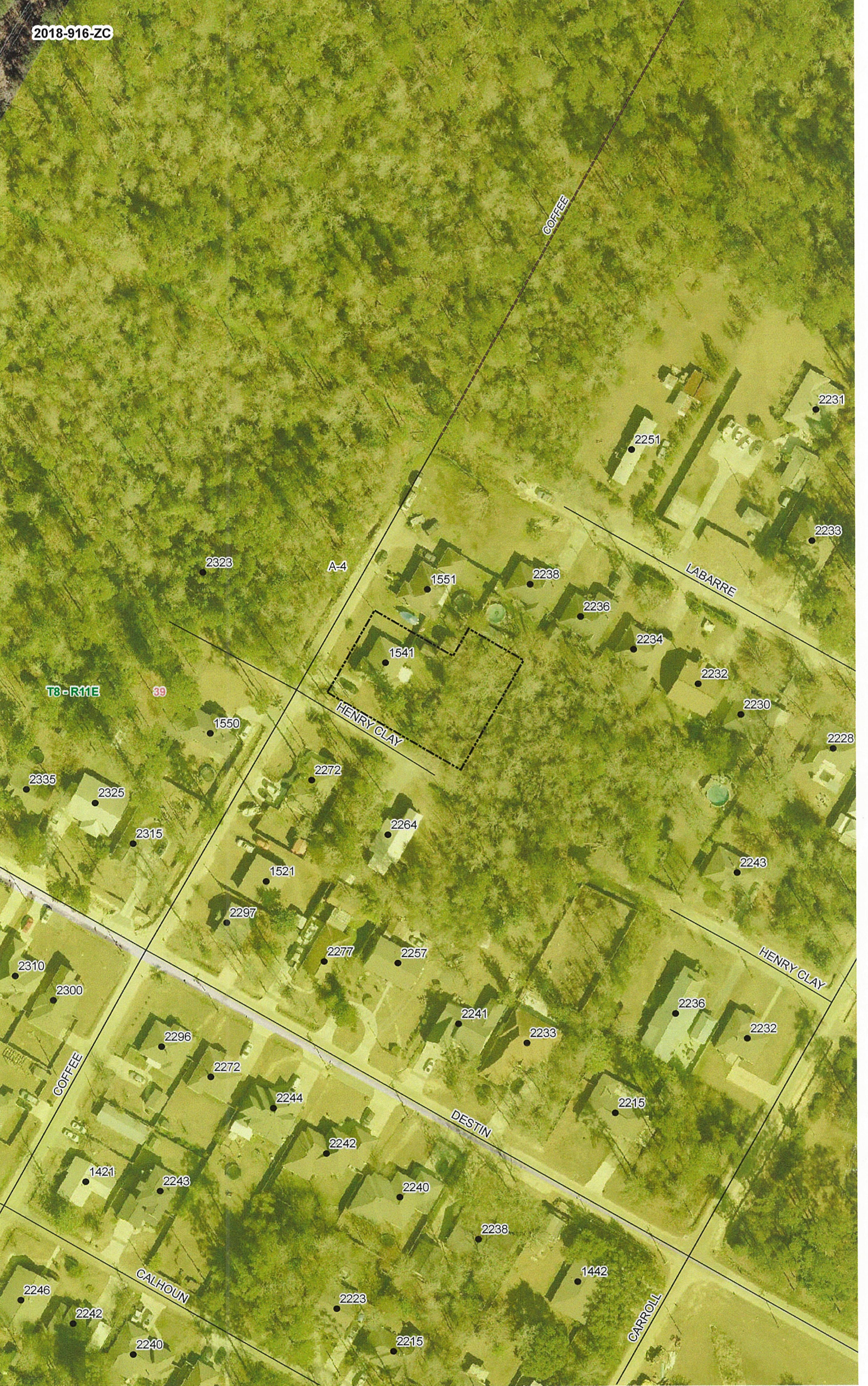
OWNER: Robert DeRoche

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

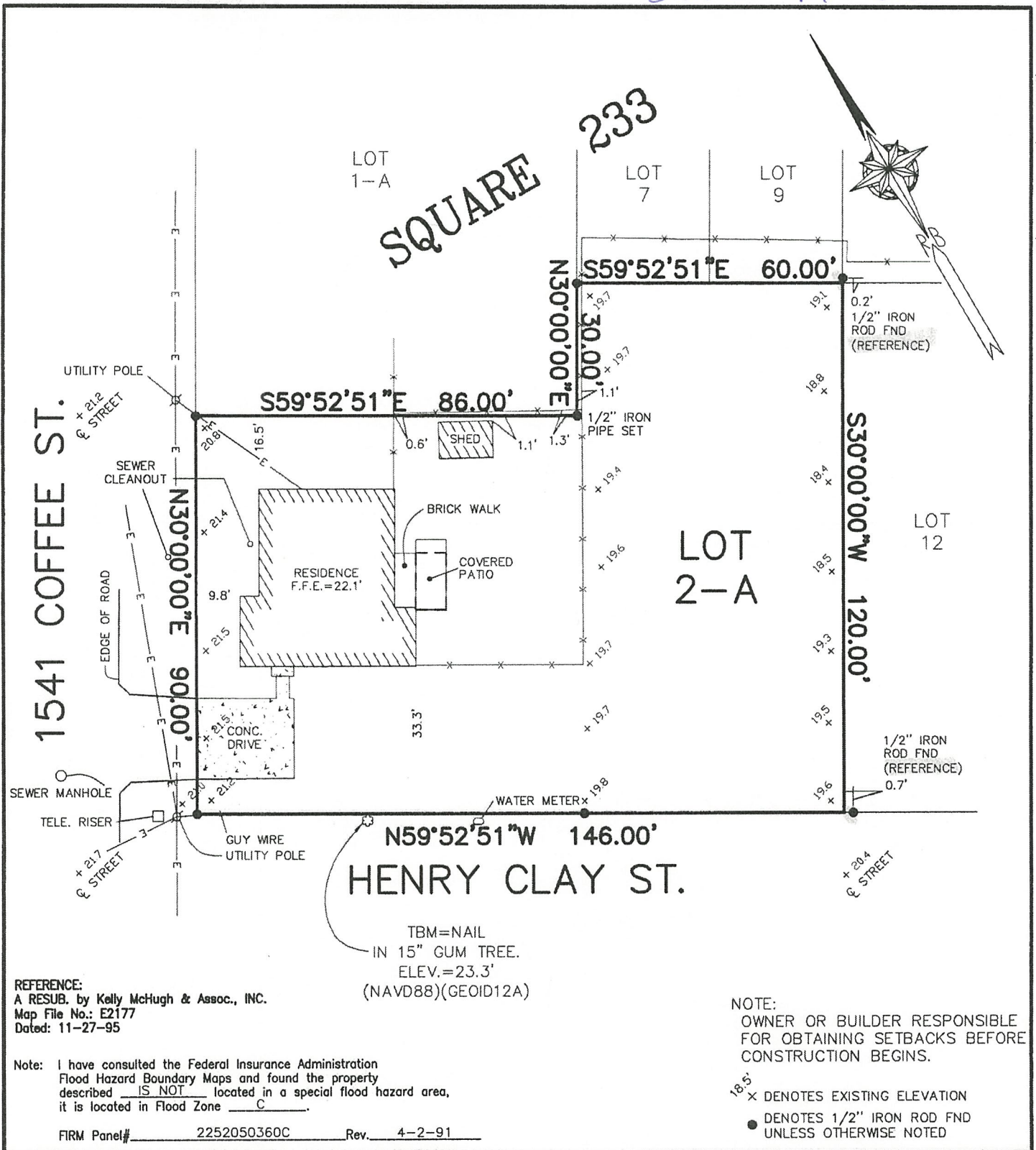
LOCATION: Parcel located on the northeast corner of Coffee Street & Henry Clay Street, being lot 2-A, Town of Mandeville Subdivision & 1541 Coffee Street, Mandeville; S39, T8S, R11E; Ward 4, District 10

SIZE: 14,940 sq.ft.





2018-916-ZC



Survey of
LOT 2-A * SQUARE 233
TOWN OF MANDEVILLE (UNINCORPORATED)
ST. TAMMANY PARISH, LOUISIANA
FOR
ROBERT DEROCHE, JR.

THE SERVITUDES 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 SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: OCTOBER 27, 2017
Survey No. 17808
Project No. (CR5) 817808

Scale: 1"= 30'±
Drawn By: J.E.D.
Revised:

ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-917-ZC
Posted:02/21/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey Shoen
OWNER: Faith Bible Church of Slidell - Alfred N. Young
REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road , Slidell; S13, T9S, R14E; Ward 8, District 14
SIZE: 3.44 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-3 Suburban District
South	Residential	A-3 Suburban District
East	Church	A-3 Suburban District
West	Residential	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 PF-1 Public Facilities District. This site is located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection, considering that the objective of the request is to bring the existing use in compliance with the appropriate zoning district.

Note that the site is currently developed with a church, which was originally approved under conditional use permit.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 Public Facilities District designation be approved.

Case No.: 2018-917-ZC

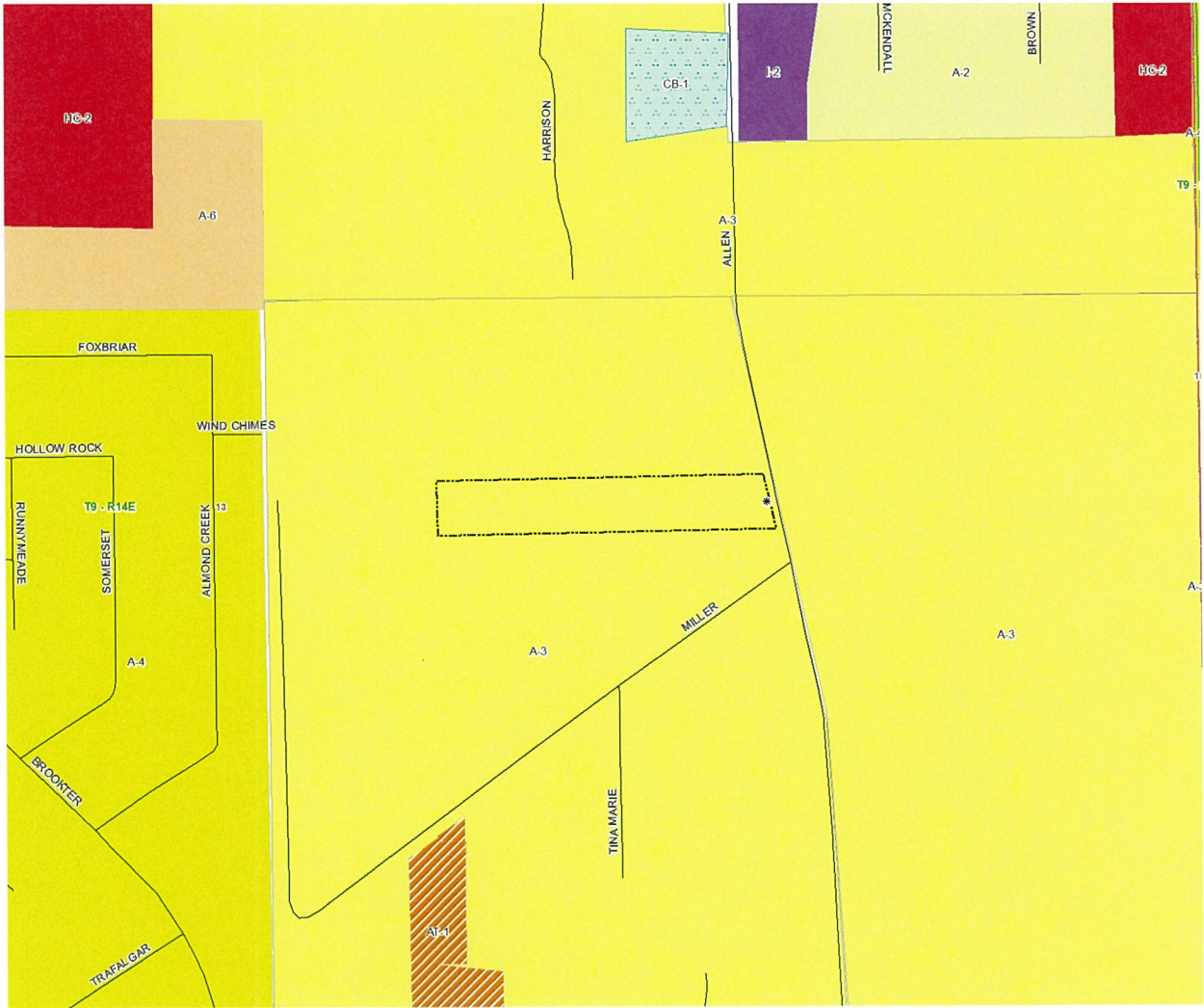
PETITIONER: Jeffrey Shoen

OWNER: Faith Bible Church of Slidell - Alfred N. Young

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road , Slidell; S13, T9S, R14E; Ward 8, District 14

SIZE: 3.44 acres



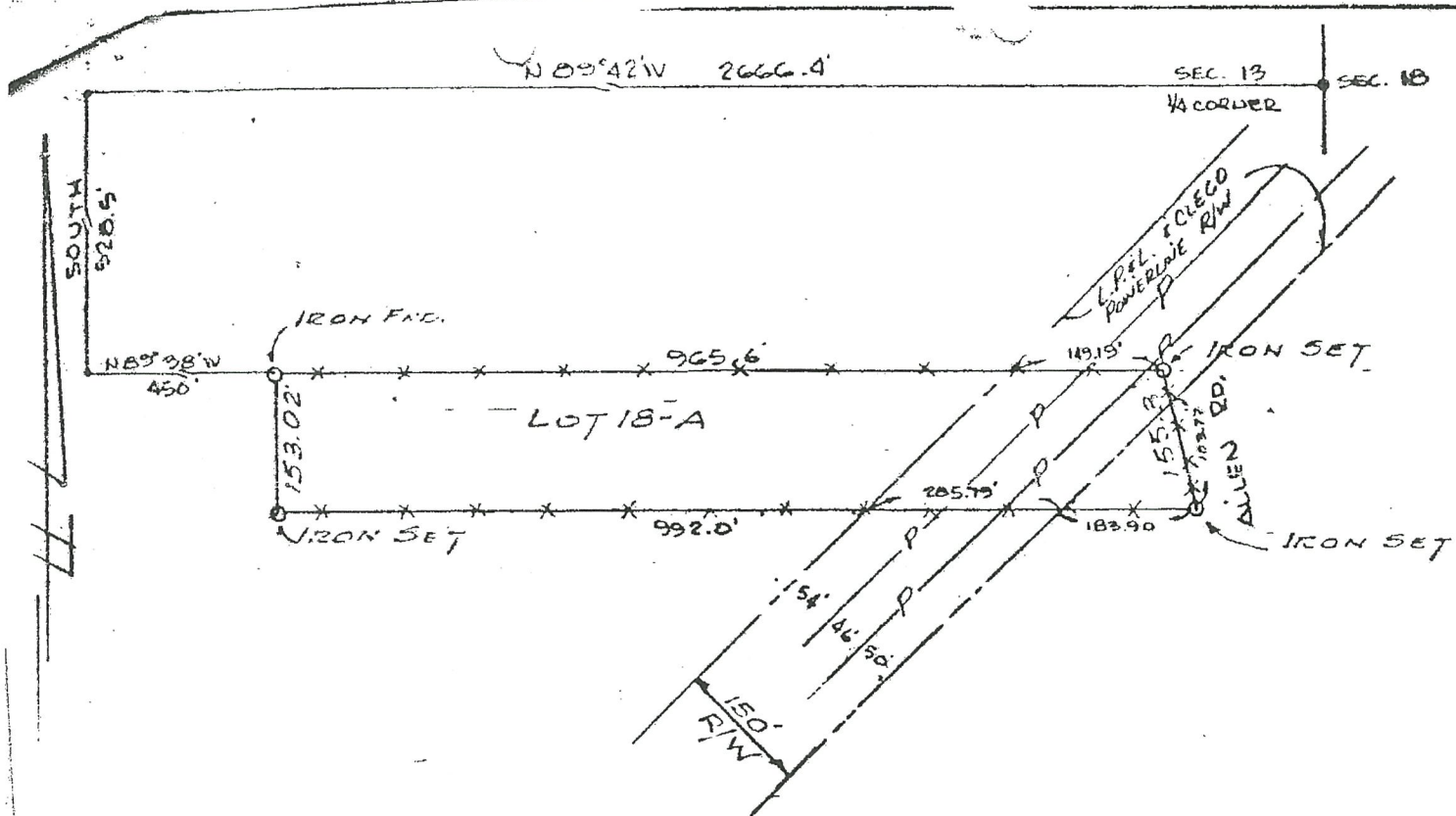
2018-917-ZC



0 375 Feet



2018-917-22



Scale: 1" = 200'

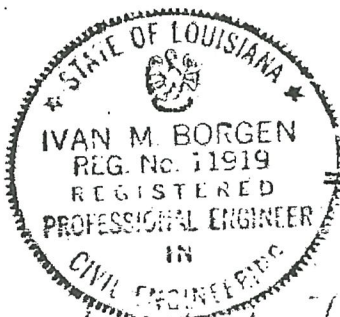
Survey Map

of
Lot 18-A in WITTEBORG FARMS S/D
in

St. Tammany Parish, Louisiana

for

DAVID PAIGE



Survey Number: 23318
Date: FEB. 15, 1980
Revision:
DRAWN BY: J.M.C.
CHK'D BY:

This Survey is Certified
True and Correct by

Ivan M. Borgen
No. 686

ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-918-ZC
Posted:02/21/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen

OWNER: June Barrios Wiley C/O Jeffrey D. Shoen

REQUESTED CHANGE: From A-2 Suburban District to A-7 Multiple Family Residential District

LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision ; S19, T7S, R12E; Ward 4, District 5

SIZE: 2.988 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	I-2 Industrial District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	I-2 Industrial 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-2 Suburban District to A-7 Multiple Family Residential District. This site is located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision. The 2025 future land use plan calls for the site to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering that the site is abutting single family residential uses on the east side and directly across the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 Multiple Family Residential District designation be denied.

Case No.: 2018-918-ZC

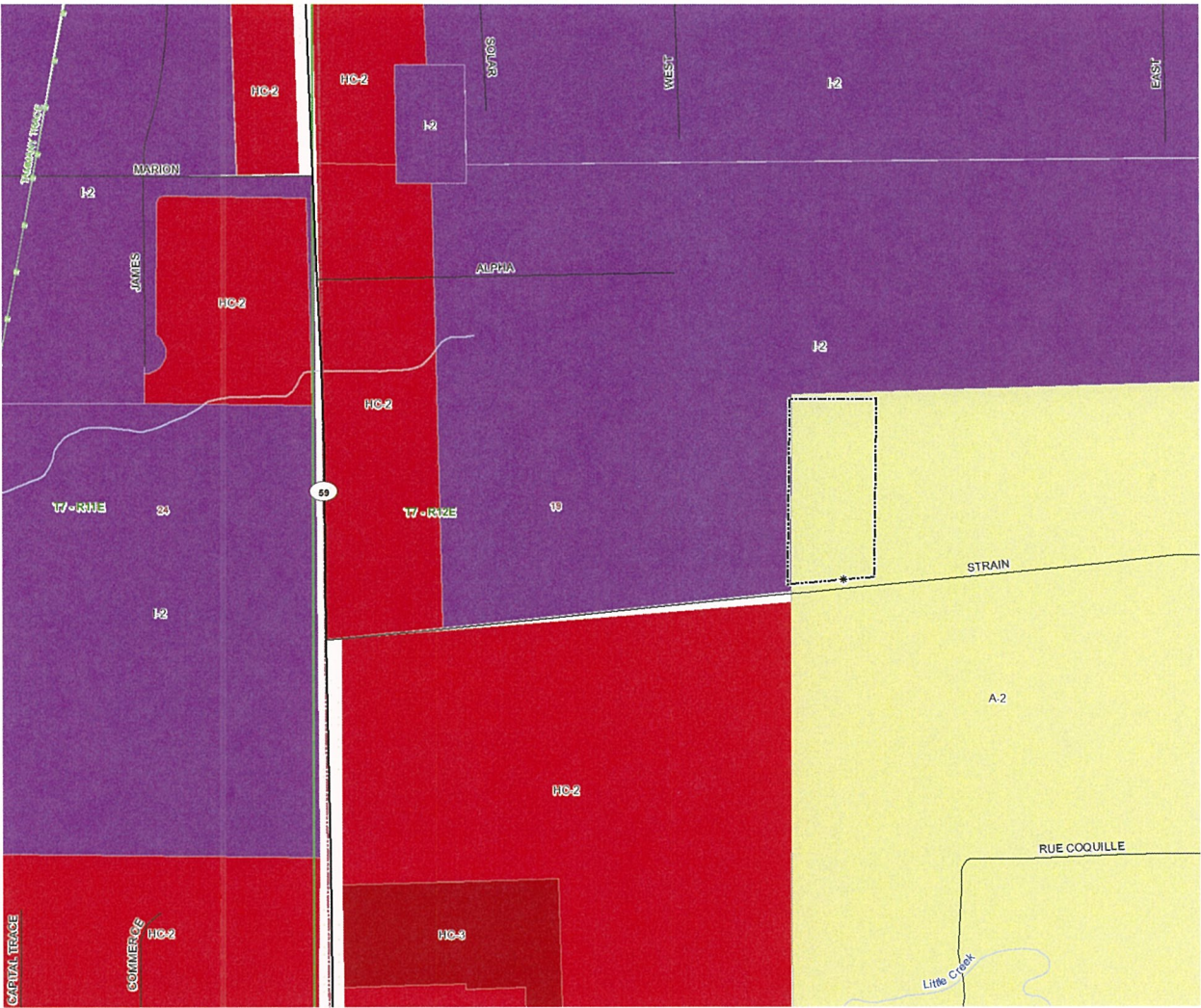
PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen

OWNER: June Barrios Wiley C/O Jeffrey D. Shoen

REQUESTED CHANGE: From A-2 Suburban District to A-7 Multiple Family Residential District

LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision ; S19, T7S, R12E; Ward 4, District 5

SIZE: 2.988 acres



2018-918-ZC

DOLAR

WEST

ALPHA

I-2

T7-R12E

STRAIN

A-2

HC-2

HC-3

RUE COQUILLE

0 375 Feet



2018-918-ZC

SECTION 24, T-7-S, R-11-E
SECTION 19, T-7-S, R-12-E

RANGE LINE

1/4 CORNER

S 89°45'00" W
1546.4'

(T - N 89°45'00" E 250.0')
A - N 89°51'43" E 249.87'

REFERENCE BEARING
(T - 534.00')

A - N 00°45'00" E 533.35'

GRAVEL DRIVE

RESIDENCE

SHED

LOT 1
(2.998 acres)

LOT 2

A - S 00°46'03" W 512.46'
(T - S 00°45'00" W 513.5')

A - S 85°05'15" W 250.90'
(T - 251.00')

STRAIN ROAD

-- LEGEND --

- = 3/4" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 1" IRON BOLT FOUND

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205-0245 C; REV. 10-17-89.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
ADDITIONAL TO THIS POLICY WILL BE ADDED LEGALLY TO THE

REFERENCE:
MAP OF MANDABITA BY E. J. CHAMPAGNE DATED 28 MAY 1954.
FROM WHICH BASIS OF BEARING WAS TAKEN. NO SERVITUDE
OR SETBACKS ARE SHOWN.

BOUNDARY SURVEY OF:

LOT 1, MANDABITA SUBDIVISION
SECTION 19, T-7-S, R-12-E
ST. TAMMANY PARISH, LOUISIANA

ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-919-ZC
Posted:02/21/18

Meeting Date: 03/06/18
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen
OWNER: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes C/O Jeffrey D. Shoen
REQUESTED CHANGE: From I-2 Industrial District to A-7 Multiple Family Residential District
LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59; S19, T7S, R12E; Ward 4, District 5
SIZE: 13.6 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	I-2 Industrial District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential & Undeveloped	A-2 Suburban District
West	Undeveloped	HC-2 Highway Commercial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. .

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-2 Industrial District to A-7 Multiple Family Residential District. This site is located on the north side of Strain Road, east of LA Highway 59. The 2025 future land use plan calls for the site to be developed as a planned district, with commercial & industrial uses for the western portion of the site and with residential uses for the eastern portion of the site, including conservation areas. Staff feels that there is no compelling reason to recommend approval of the request, considering that the A-7 would create a significant increase of the density in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 Multiple Family Residential District designation be denied.

Case No.: 2018-919-ZC

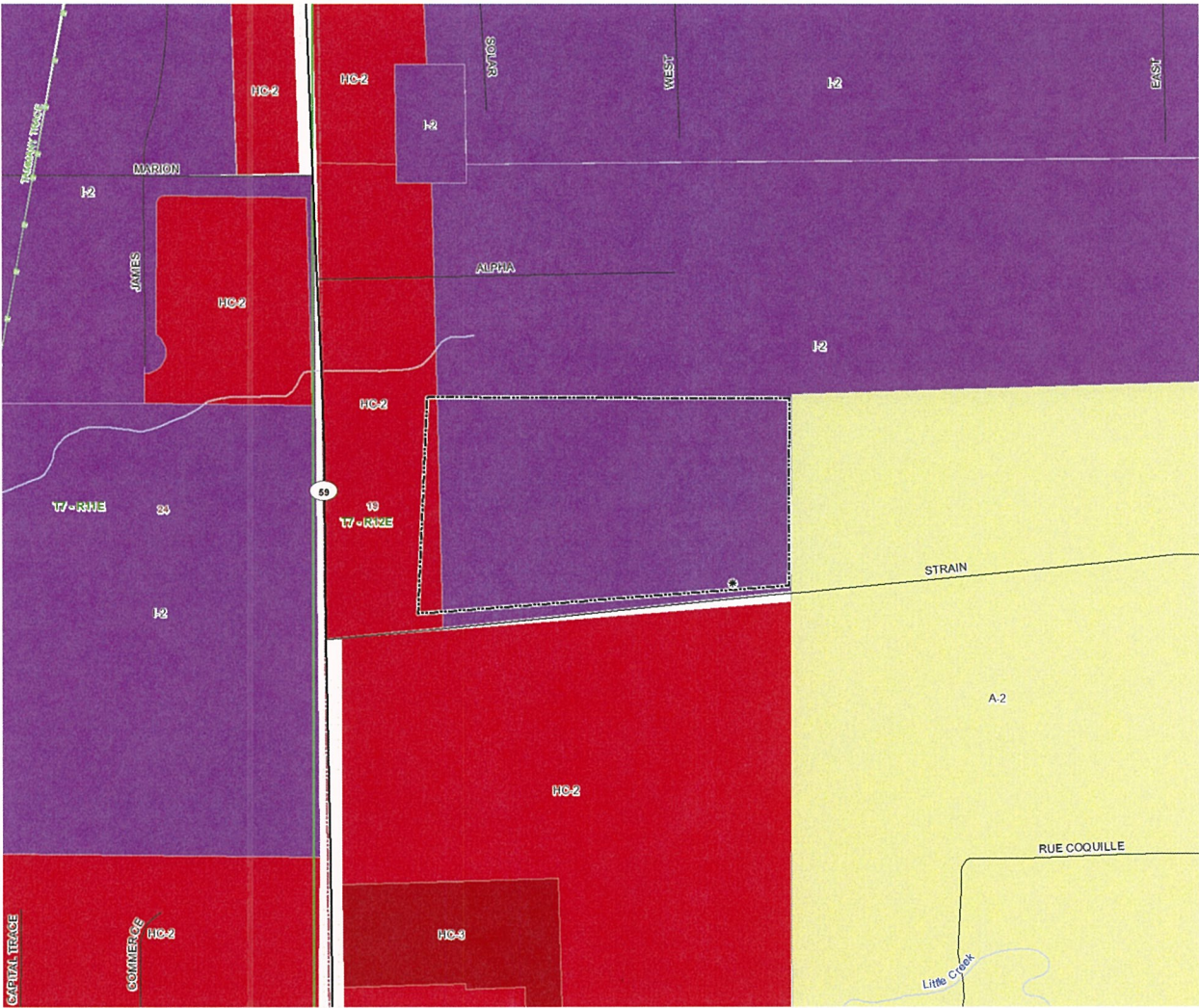
PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen

OWNER: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes C/O Jeffrey D. Shoen

REQUESTED CHANGE: From I-2 Industrial District to A-7 Multiple Family Residential District

LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59; S19, T7S, R12E; Ward 4, District 5

SIZE: 13.6 acres





2018-919-ZC

MARION

SOUTH

SOLAR

WEST

ALPHA

I-2

T7-R11E 24

19
T7-R12E

STRAIN

A-2

HC-2

HC-3

KOOP

PF-1

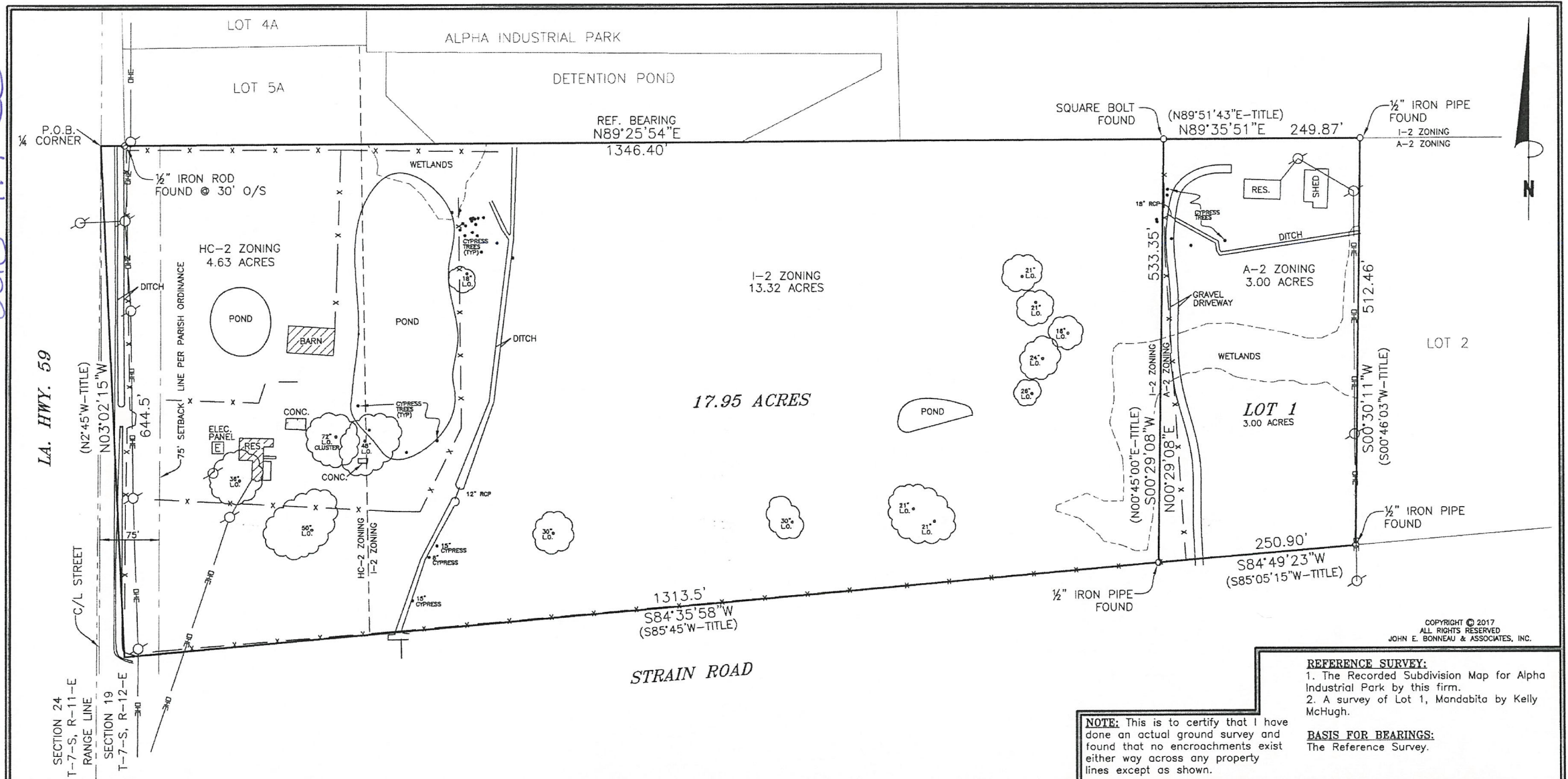
0 470 Feet

N

22-616-816



2018-919-2C



SURVEY MAP OF
A 17.95 ACRE PARCEL OF LAND
AND LOT 1, MANDABITA SUBDIVISION
situated in
SECTION 19, T-7-S, R-12-E
St. Tammany Parish, Louisiana
for
BLACK OAK HOLDINGS

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0245 C; Revised: OCTOBER 17, 1989

Survey No. 2018 030
Date: JANUARY 26, 2018

Drawn by: SPH
Revised:

Scale: 1" = 120'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

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

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

REFERENCE SURVEY:

1. The Recorded Subdivision Map for Alpha Industrial Park by this firm.
2. A survey of Lot 1, Mandabita by Kelly McHugh.

BASIS FOR BEARINGS:
The Reference Survey.

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

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

This Survey is Certified True and Correct By
JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423

ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-920-ZC
Posted:02/22/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: William H. & Gladys Darlene C. Marklary
OWNER: William H. & Gladys Darlene C. Marklary
REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay to A-1A Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Tinney Road, west of LA Highway 40, being 19244 Tinney Road, Folsom; S27, T5S, R11E; Ward 2, District 6
SIZE: 0.67 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-1A Suburban District
South	Residential	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-1A Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District & RO Rural Overlay to A-1A Suburban District, RO Rural Overlay. & MHO Manufactured Housing Overlay, This site is located on the south side of Tinney Road, west of LA Highway 40, being 19244 Tinney Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential & 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.: 2018-920-ZC

PETITIONER: William H. & Gladys Darlene C. Marklary

OWNER: William H. & Gladys Darlene C. Marklary

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

LOCATION: Parcel located on the south side of Tinney Road, west of LA Highway 40, being 19244 Tinney Road, Folsom; S27, T5S, R11E; Ward 2, District 6

SIZE: 0.67 acres



2018-920-ZC

BUSH FOLSOM RD

TINNEY

79289

WINDOM

T5-R11E

27

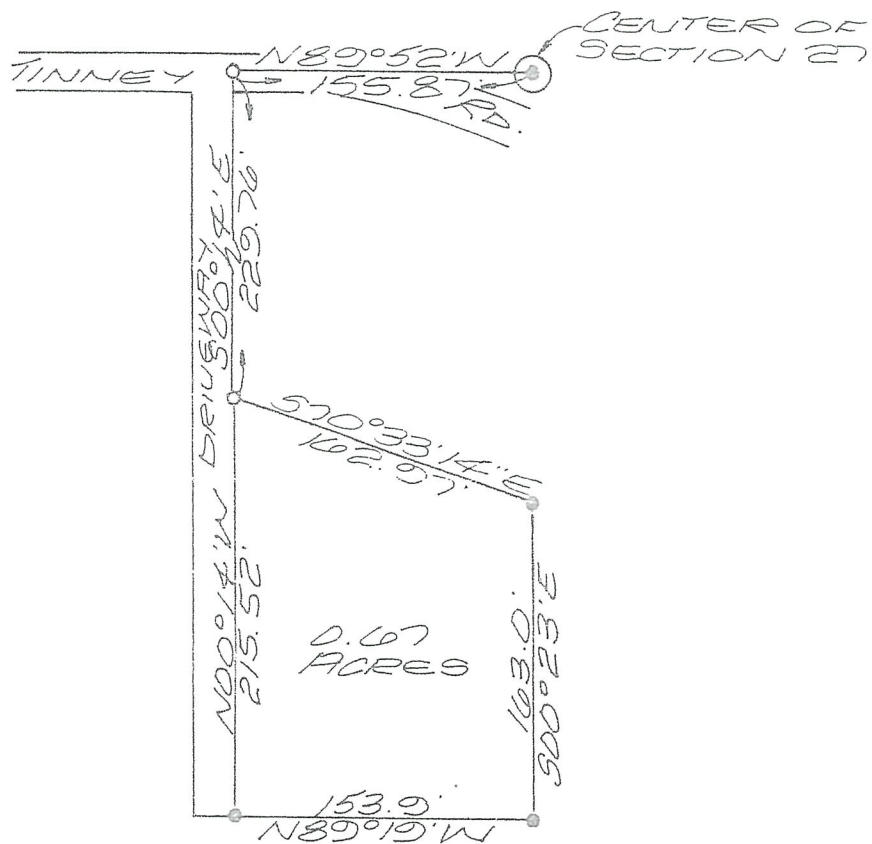
A-1A

19248

19230

BARKER

2018-920-2C



THIS PROPERTY IS LOCATED IN FLOOD
ZONE C, AS PER FEMA FIRM, COMM.
PANEL NO. 225205 0150C, MAP
REVISED 10-17-1989.

○ IRON SET
● IRON FOUND

MAP PREPARED FOR **DARLENE CRAWFORD MAKLARY** WIFE OF
WILLIAM H. MAKLARY /ANL

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 27 Township 5 South,
Range 11 East, St. Tammany Parish, Louisiana

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

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

James R. [Signature]
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1"=100'

DATE: March 18, 1996

NUMBER: 7126

ZONING STAFF REPORT

Date: 03/06/18
Case No.: ZC01-11-072
Posted: 02/21/18

Meeting Date: 3/6/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Shoen

OWNER: D.R. Horton, INC- Gulf Coast

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east side of I-10 East Service Road, west of LA Highway 433, north of Lakeshore Blvd East, south of Schneider Canal, S25/26/27/33/34/35/36, T9S, R14E & S1/2/3/4/11, T10S, R14E, WARD 9 DISTRICT 13

SIZE:1083.6 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	PUD Planned Unit Development Overlay
South	Undeveloped	PUD Planned Unit Development Overlay
East	Undeveloped	PUD Planned Unit Development Overlay
West	Interstate I-10	

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

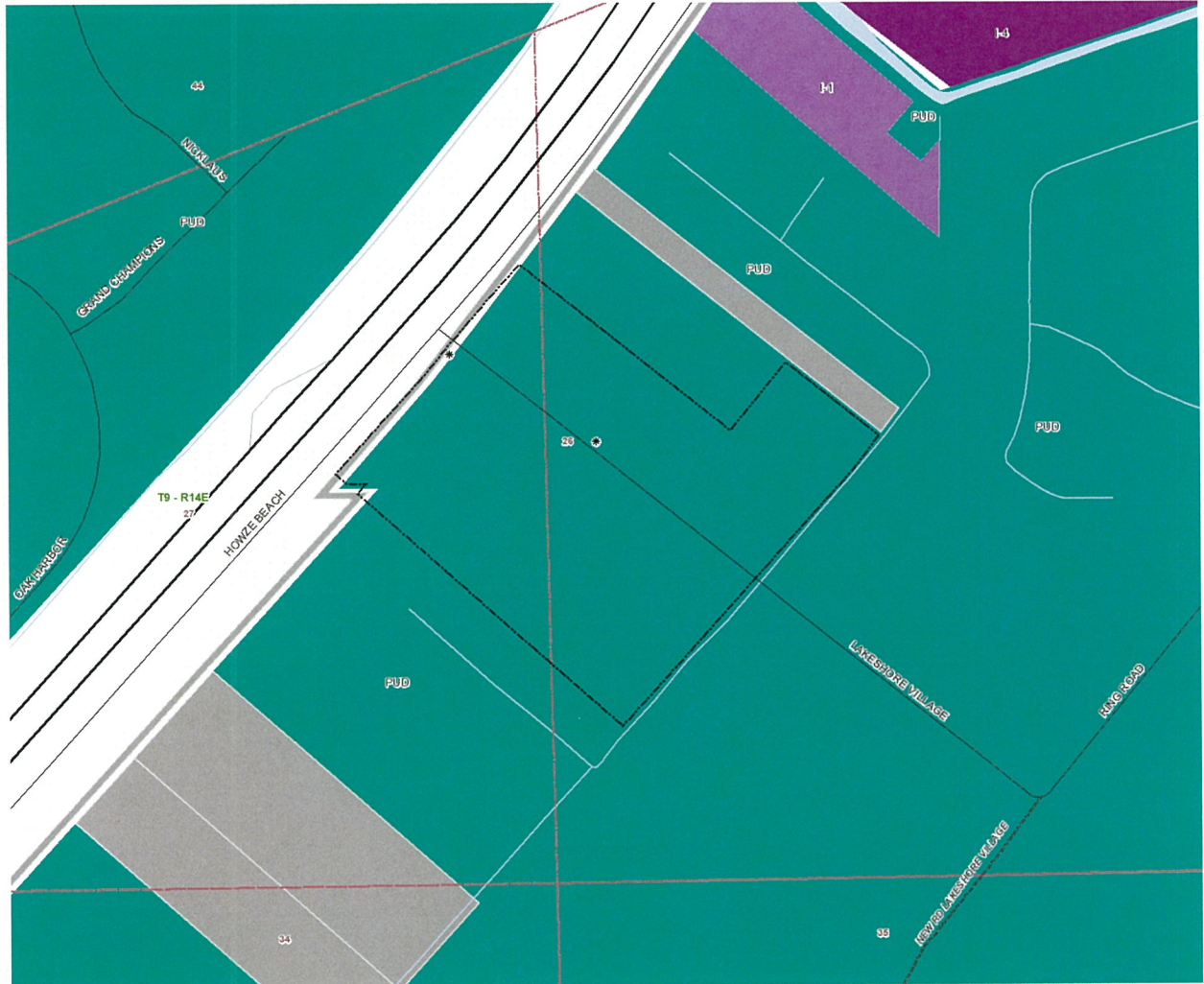
STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD Planned Unit Development Overlay to allow for a subdivision sign, exceeding the maximum allowable subdivision signage under the Unified Development Code. The signs, to be located on each side of the entrance from Lakeshore Village Blvd, are proposed to be more than 930 square feet with additional square footage of decorative elements and 48 foot tall towers. Staff feels that there is no compelling reason to recommend approval, considering that the signs not only exceed the maximum allowable square footage for residential subdivision sign of 48 sq.ft. and commercial subdivision sign of 140 sq.ft., but also for permitted signs along I-10, which shall not exceed 250 sq.ft.

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD Planned Unit Development Overlay be denied.

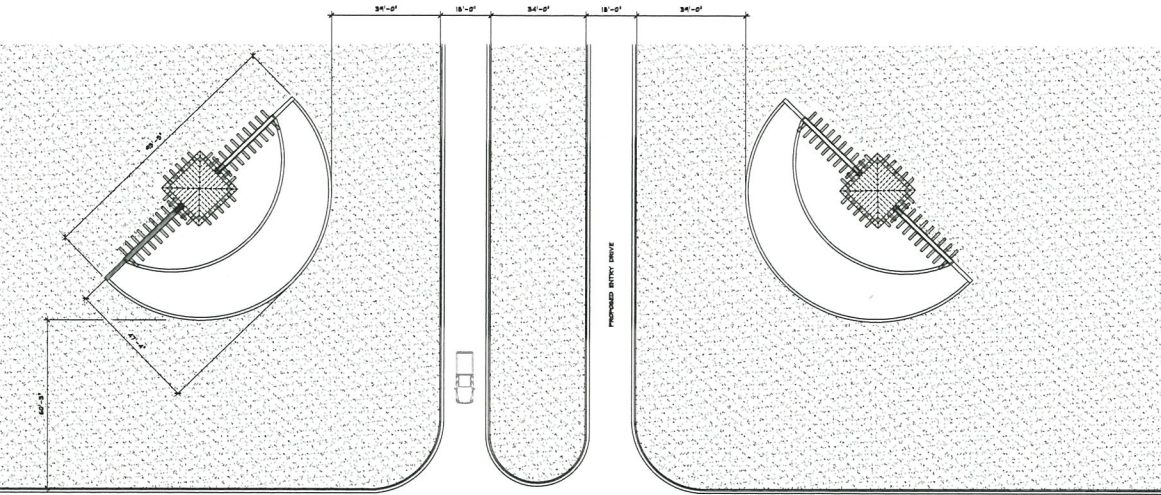
SIZE:1083.6 acres



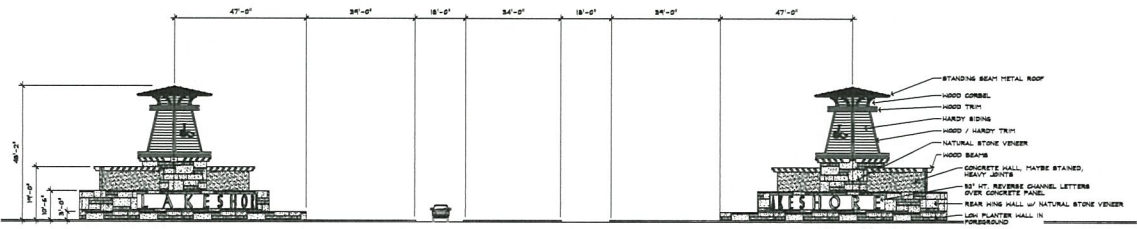
201-11-072

LAKESHORE
Primary Entry Monument

a project developed for
D.R. HORTON
December 7, 2017

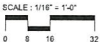


PLAN



ELEVATION

EXHIBIT 'A' - FRONT ELEVATION & PLAN



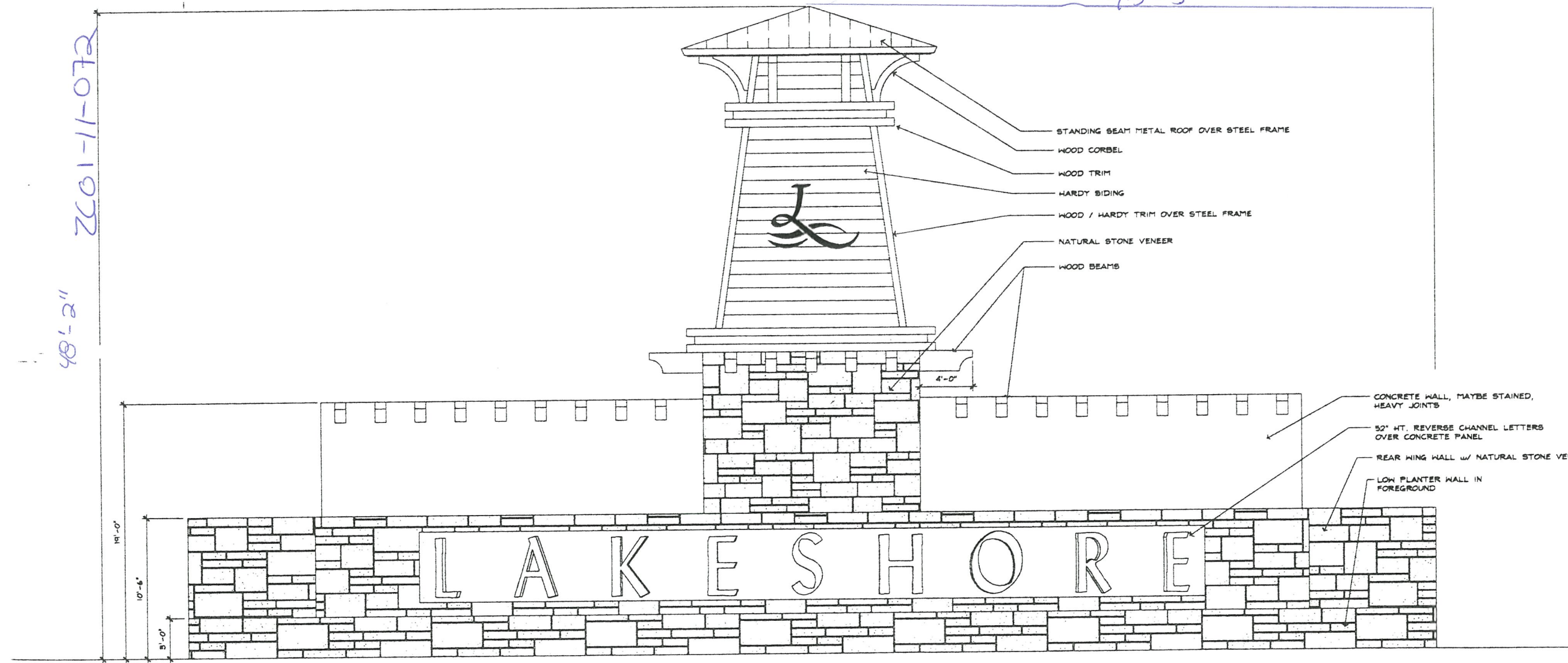
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF KQA DEFOREST DESIGN, LLC. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KQA DEFOREST DESIGN, LLC.

KQA DEFOREST DESIGN, LLC
24275 Katy Parkway, Suite 200 Katy, Texas 77701
Phone: 281.546.1602 Fax: 281.546.1611

20-11-1072

11-2-84

93'-5"



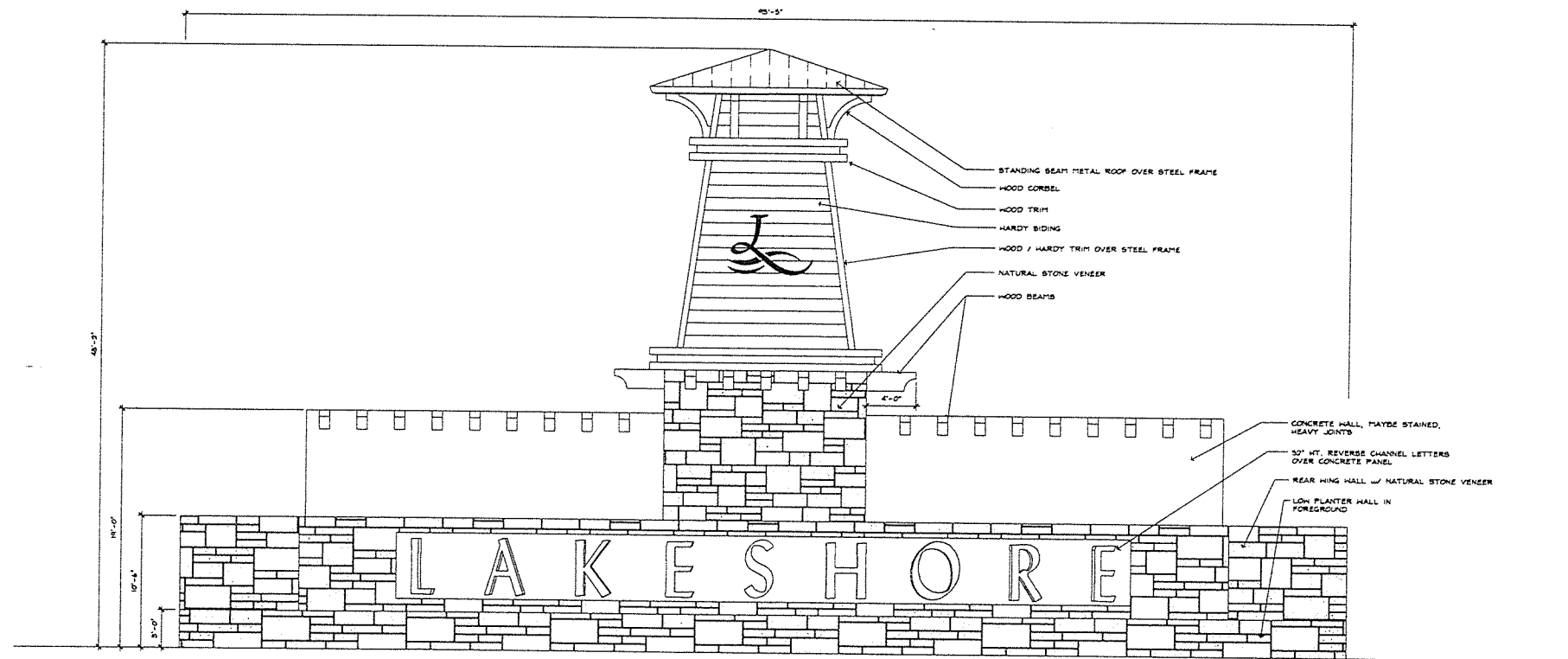
FRONT ELEVATION

2011-11-072

LAKE SHORE

Primary Entry Monument

a project developed for
D.R. HORTON
December 7, 2017



201-11-1072

LAKESHORE

Primary Entry Monument

a project developed for
D.R. HORTON
December 7, 2017



EXHIBIT 'C' - PERSPECTIVE

ZONING STAFF REPORT

Date: 02/26/18

Case No.: 2017-648-ZC

Prior Action: Approved 06/06/17

Posted: 02/23/18

Meeting Date: 3/6/2018

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Dove Park Estates LLC - Corie Herberger

OWNER: Dove Park Estates LLC - Corie Herberger

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development District

LOCATION: Parcel located on the north side of Dove Park Road, west of US Highway 59; S13, T7S, R11E; Ward 4, District 5

SIZE: 57.72 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	I-12 & Undeveloped	A-3 Suburban District
South	CLECO Office & Warehouse & Undeveloped	I-1 Industrial District
East	Electrical Substation & Tammany Trace	I-1 Industrial District
West	Residential	A-2 Suburban 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.

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.

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD Planned Unit Development Overlay. This site is located on the north side of Dove Park Road, west of US Highway 59. The amendment consists of a reconfiguration of the proposed subdivision allowing for the 84 lots to be located outside of the wetlands area and south of the existing CLECO Servitude.

SUBDIVISION INFORMATION

Type	Number of Lots	Size
Single Family Residential Lots	84	Approximately 60’ X 125’ & 70’ X 125’
Dove Park Industrial Zoning Allowable uses provided as required listed on plan	1	1.43 acres

ACCESS

The site proposed to be accessed through two boulevard type entrances from Dove Park Road, as shown on plan.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off-site Tammany Utilities)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

GREENSPACE

A total of 32.34 acres of greenspace (55%) is proposed to be provided within the subdivision, including non-disturbed wetland, CLECO Right of Way, and greenspace areas.

Amenities	Type of Amenities
Passive	Undisturbed Habitat (Wetlands & Little Creek) & concrete side walk within Dove Park Right of Way, connecting to the Tammany Trace (will require approval through the process of “Enter the Parish ROW”)
Active	Proposed playground equipment
Total	32.34 acres/ 55%

Note that a complete Recreational Development Plan shall be submitted depicting the proposed amenities, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

DENSITY

As required under Section 6.0103 A.4.of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

The gross density is based on the underlying zoning of A-3 Single Family Residential District, which would allow for a total of 112 units. Based on the formula, the net density would allow for a total of 84 units. The proposal is for 84 residential units, which meets the maximum net density allowable within the PUD development.

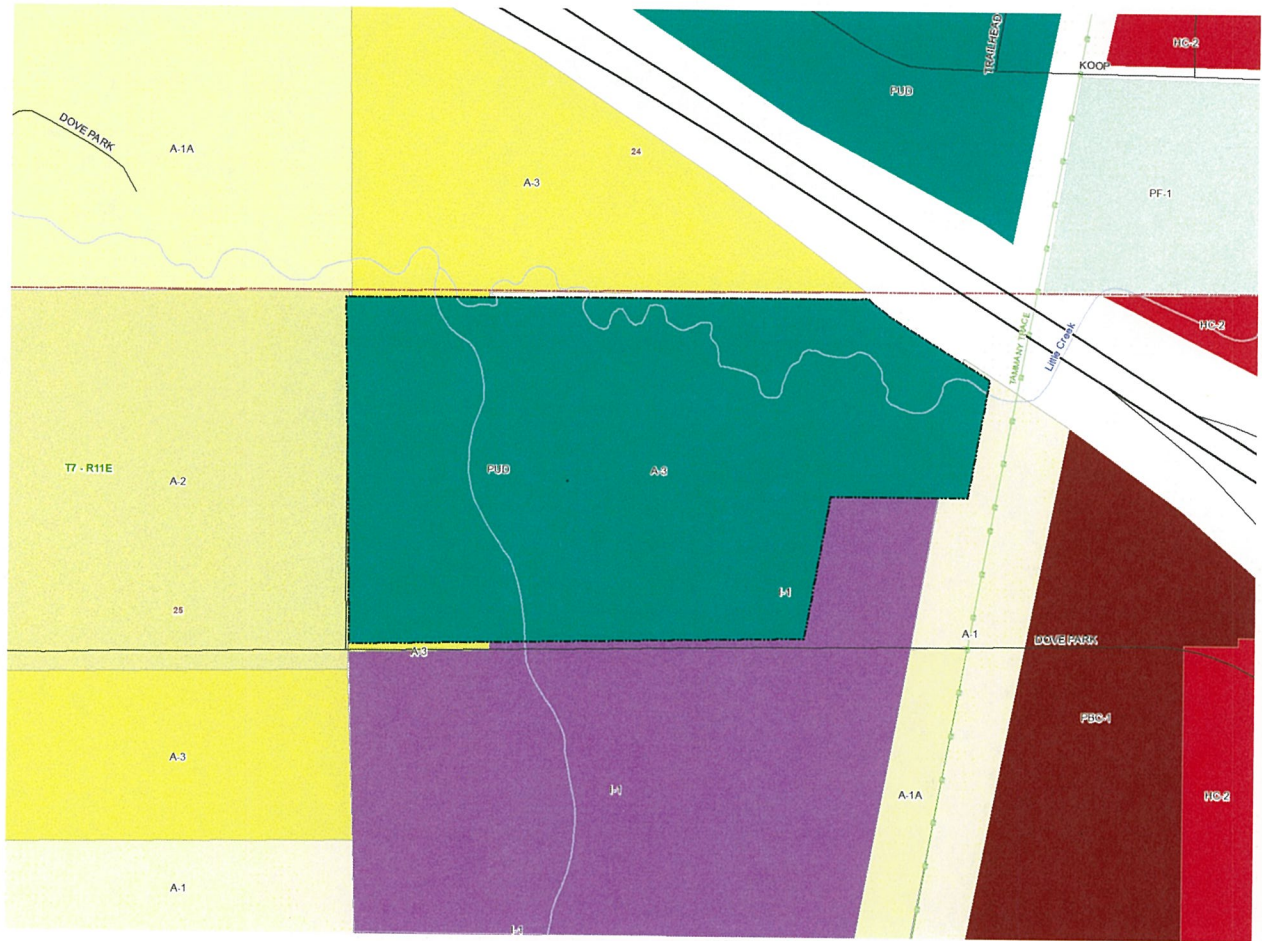
COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed with residential & commercial uses and conservation areas. The proposed reconfiguration of the subdivision allows for the residential lots to be located outside of the wetlands area, which definitely contribute to meet the objectives of the PUD and of the 2025 future land use plan.

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD Planned Unit Development Overlay designation be approved.

SIZE: 57.72 acres





2017-648-ZC

I-2

NC-1

24

A-1A

TRAILHEAD

KOOP

I-2E

I-2W

TAMMANY TRACE

PF-1

A-3
PUD

A-2

DOVE PARK

25

I-1

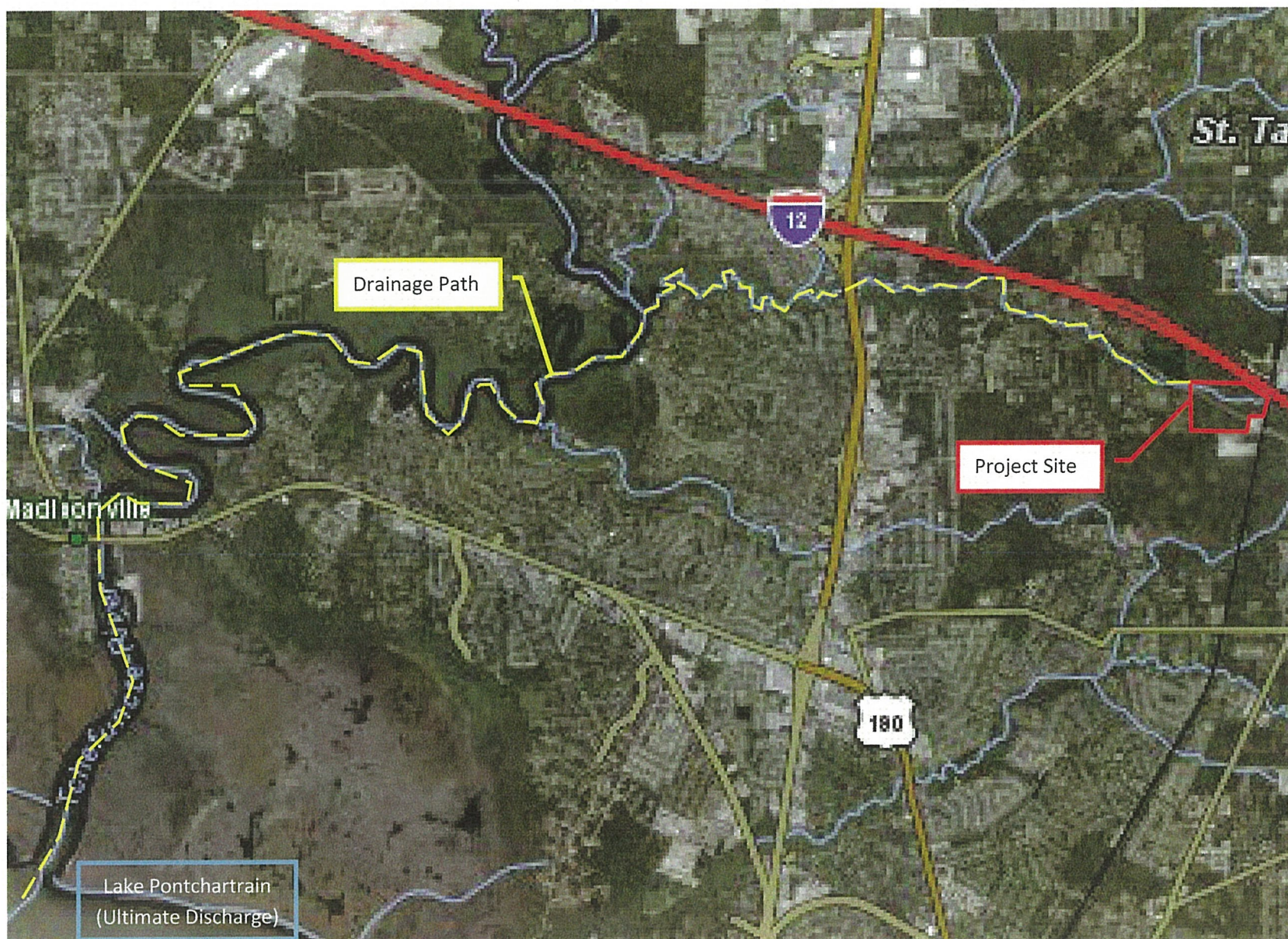
PBC-1

A-1

HC-2

0 750 Feet

N



02-819-4100
2017-648-20

2017-648-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Dove Park Estates, LLC

Developer's Address: 22161 Marshall Road Mandeville Louisiana 70471
Street City State Zip Code

Developer's Phone No. 985-893-3472 504-583-0637 Corie Herberger
(Business) (Cell)

Subdivision Name: Dove Park Estates

Number of Acres in Development: 57.72 Number of Lots/Parcels in Development: 84

Ultimate Disposal of Surface Drainage: Lake Ponchartrain

Water Surface Runoff Mitigation Proposed: Detention

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☒ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☒ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? N/A

- Does the subdivision front on any waterways? ☒ Yes ☐ No

If yes, what major streams or waterways? Little Creek

- Does the subdivision front on any major arterial streets? ☐ Yes ☒ No

If yes, which major arterial streets? N/A

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No

If yes, please explain? Normal construction activities associated with sitework preparation

- Is the subdivision subject to inundation? ☐ Frequently ☐ Infrequently ☒ None at all

- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

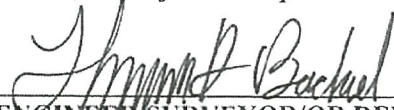
(Does the proposed subdivision development...)

- | | |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| a.) have or had any landfill(s) located on the property? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c.) have a substantial impact on natural, ecological recreation, or scenic resources? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d.) displace a substantial number of people? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| e.) conform with the environmental plans and goals that have been adopted by the parish? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f.) cause an unwarranted increase in traffic congestion within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g.) have substantial esthetic or adverse visual impact within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

h.) breach any Federal, State or Local standards relative to:

- | | |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

5/12/17

DATE