

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, MAY 1, 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 APRIL 3, 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. **2017-727-ZC**
Existing Zoning: A-3 (Suburban District) & A-4 (Single Family Residential District)
Proposed Zoning: A-6 (Multiple Family Residential District)
Acres: 17.69 acres
Petitioner: Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto
Owner: Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto
Representative: Paul Mayronne
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2, S14, T7S, R11E, Ward 3, District 5.
Council District: 5
2. **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

POSTPONED FROM THE 4/3/2018 MEETING

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, MAY 1, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

3.

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
4.

2018-914-ZC

Existing Zoning: A-4 (Single-Family Residential District) & A-3 (Suburban District)

Proposed Zoning: MD-1 (Medical Residential District-10.58 acres) & A-4A (Single-Family Residential District-7.11 acres)

Acres: 17.69 acres

Petitioner: Brian Barraco

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

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

Council District: 5
- POSTPONED FROM THE 3/6/2018 MEETING**
5.

2018-917-ZC

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
- POSTPONED FROM THE 4/3/2018 MEETING**
6.

2018-918-ZC

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
- POSTPONED FROM THE 4/3/2018 MEETING**
7.

2018-919-ZC

Existing Zoning: I-2 (Industrial District)

Proposed Zoning: A-7 (Multiple Family Residential District)

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

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

Council District: 5
- POSTPONED FROM THE 4/3/2018 MEETING**

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. TUESDAY, MAY 1, 2018

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

8. 2018-949-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 14.80 acres
Petitioner: Adrian Spell
Owner: Adrian Spell
Location: Parcel located on the south side of Sidney Spell Road, east of House Creek Road, S6 & 52, T5S, R12E, Ward 2, District 6.
Council District: 6

9. 2018-970-ZC

Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 11,400 sq. ft.
Petitioner: David & Brandi Chautin
Owner: David & Brandi Chautin
Location: Parcel located on the north side of Lakeview Drive, being lot 45, Eden Isles, Unit 2A & 210 Lakeview Drive, Slidell, Ward 9, District 13.
Council District: 13

10. 2018-971-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 7.25 acres
Petitioner: Richard H. & Lupita N. Sorensen
Owner: Richard H. & Lupita N. Sorensen
Location: Parcel located on the east side of Rick Sorensen Road, north of Rheusaw Crawford Road, S21, T7S, R14E, Ward 6, District 6.
Council District: 6

11. 2018-974-ZC

Existing Zoning: A-2 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: NC-5 (Retail and Service District)
Acres: 5.82 acres
Petitioner: Dawn Park Pekarik & Juraj Pekarik
Owner: Dawn Park Pekarik & Juraj Pekarik
Representative: Jeffrey D. Schoen
Location: Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell, S38, T9S, R14E, Ward 9, District 11.
Council District: 11

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY, APRIL 3, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE, OFF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty,
Randolph

Absent: Drumm

Staff Present: Helen Lambert, Joan Dugas, Carlin Riles

CALL TO ORDER

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

INVOCATION

The Invocation presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance presented by Mr. Willie.

APPROVAL OF THE MARCH 6, 2018 MINUTES

Randolph moved, second by Fitzmorris.

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

Nay:

POSTPONING OF CASES:

2017-885-ZC-5/1/2018

2018-917-ZC-5/1/2018

2018-918-ZC-5/1/2018

2018-919-ZC-5/1/2018

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. 2017-885-ZC-POSTPONED UNTIL 5/1/2018

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

POSTPONED FROM THE 2/6/2018 MEETING

Cazaubon moved to postpone, second by Davis

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

Nay:

Abstain:

APRIL 3, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

2. 2018-917-ZC-POSTPONED UNTIL 5/1/2018

Community meeting scheduled for 4/19/2018 @ 6:30 pm

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

POSTPONED FROM THE 3/6/2018 MEETING

Doherty moved to postpone, second by Randolph.

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

Nay:

Abstain:

3. 2018-918-ZC-POSTPONED UNTIL 5/1/2018

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

POSTPONED FROM THE 3/6/2018 MEETING

Doherty moved to postpone, second by Cazaubon.

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

Nay: Davis

Abstain:

4. 2018-919-ZC-POSTPONED UNTIL 5/1/2018

Existing Zoning: I-2 (Industrial District)
Proposed Zoning: A-7 (Multiple Family Residential District)
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
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, S19, T7S, R12E, Ward 4, District 5.
Council District: 5

POSTPONED FROM THE 3/6/2018 MEETING

Randolph moved to postpone, second by Fitzmorris.

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

Nay: Davis

Abstain:

5. Zoning Case No ZC06-06-047-APPROVED

Major Amendment to the PUD Planned Unit Development Overlay
Acres: 75 acres
Petitioner: D. R. Horton INC Gulf Coast
Owner: Tantella Development Group, LLC
Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road, S16 & 21, T6S, R10E, Ward 1, District 3.
Council District: 3

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

APRIL 3, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

6. 2018-921-ZC-APPROVED

Existing Zoning: PUD (Planned Unit Development Overlay) & A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District)
Acres: 144.495 acres
Petitioner: Tantella Development Group, LLC - Robert J. Bruno
Owner: Tantella Development Group, LLC - Robert J. Bruno
Location: Parcel located on the east side of LA Highway 1077, south of Boyd Road, north of Magee Road, S16 & 21, T6S, R10E Ward 1, District 3.
Council District: 3

Willie moved to approve, second by Lorren.

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

Nay:

Abstain:

7. 2018-941-ZC-DENIED

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-5 (Two Family Residential District)
Acres: 42,700 sq.ft.
Petitioner: Frey Home Services, LLC - Raymond J. Frey
Owner: Frey Home Services, LLC - Raymond J. Frey
Location: Parcel located on the west side of Hoover Drive, north of US Highway 190 East, being lots 60 & 61, Square 5, Annex No. 2, Lindberg Glenn Subdivision, S12, T9S, R14E, Ward 8, District 13.
Council District: 13

Cazaubon moved to deny, second by Davis.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris,

Nay: Doherty, Randolph

Abstain:

8. 2018-947-ZC-APPROVED

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 3.592 acres
Petitioner: First Horizon Inc.
Owner: First Horizon Inc.
Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3.
Council District: 3

Cazaubon moved to approve, second by Fitzmorris.

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

Nay:

Abstain:

9. 2016-357-ZC-APPROVED

Major Amendment to the PUD (Planned Unit Development Overlay) (82.759 acres) and zoning change from A-1 (Suburban District) to A-3 (Suburban District) & PUD (Planned Unit Development Overlay) (3.592 acres) and from A-3 (Suburban District) & PUD (Planned Unit Development Overlay) to A-3 (Suburban District) (3.243 acres)
Acres: 86.002 acres
Petitioner: First Horizon Inc.
Owner: First Horizon Inc.
Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3.
Council District: 3

Cazaubon moved to approve, second by Fitzmorris.

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

Nay:

Abstain:

APRIL 3, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: 4/23/18
Case No.: 2017-727-ZC
Prior Action: Postponed (12/05/18)
Posted: 04/20/18

Meeting Date: 5/01/18
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

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

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

REPRESENTATIVE: Paul Mayronne

REQUESTED CHANGE: From A-4 Single Family Residential District & A-3 Suburban District to A-6 Multiple Family Residential District

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

SIZE: 17.69 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 Single Family Residential District & A-3 Suburban District to A-6 Multiple Family Residential District. This site is located on the south side of Emerald Forest Blvd, east of Falconer Drive, being lot P-2. The 2025 future land use plan calls for the area to be developed with residential uses that are compatible with the existing uses in the area. Staff is not completely opposed to the requested zoning change to A-6, considering that the site is directly abutting a multi-family development, zoned A-7, on the west side. However, staff feels that the 17.69 acre parcel requested to be rezoned should be reduced in size, to allow for the creation of a buffer along the south and east sides, abutting A-1A & A-3 Suburban Districts.

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

Case No.: 2017-727-ZC

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

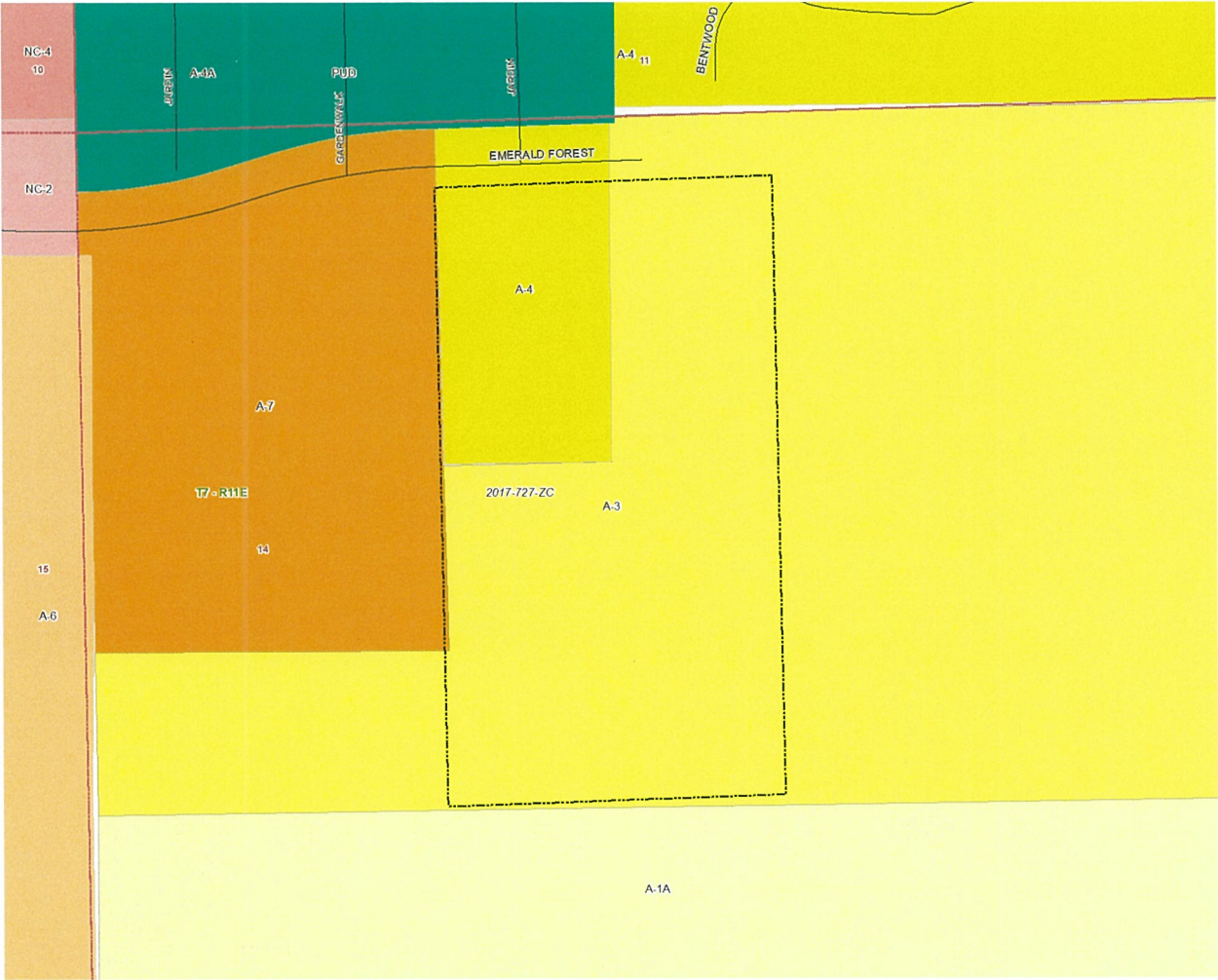
OWNER: Joan Prieto Doolittle, Golden Properties, LLC, The Calla Prieto Trust, Zan Nichols Prieto, Clay Carl Prieto, Roslyn F. Prieto

REPRESENTATIVE: Paul Mayronne

REQUESTED CHANGE: From A-4 Single Family Residential District & A-3 Suburban District to A-6 Multiple Family Residential District

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

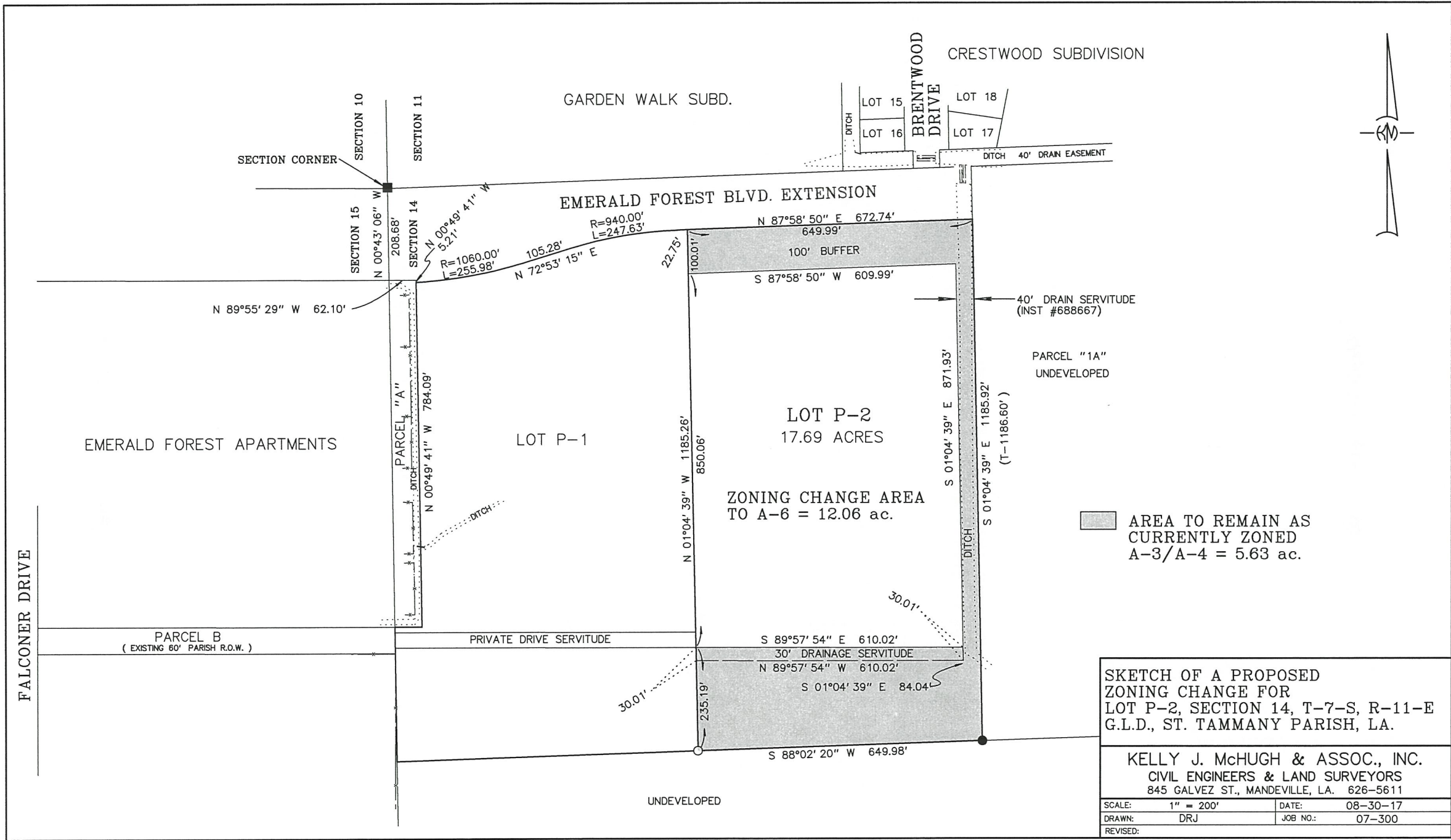
SIZE: 17.69 acres





0 310 Feet





2017-727-2C

ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2017-885-ZC
Prior Action: Postponed 04/03/18
Posted: 04/20/18

Meeting Date: 5/1/2018
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

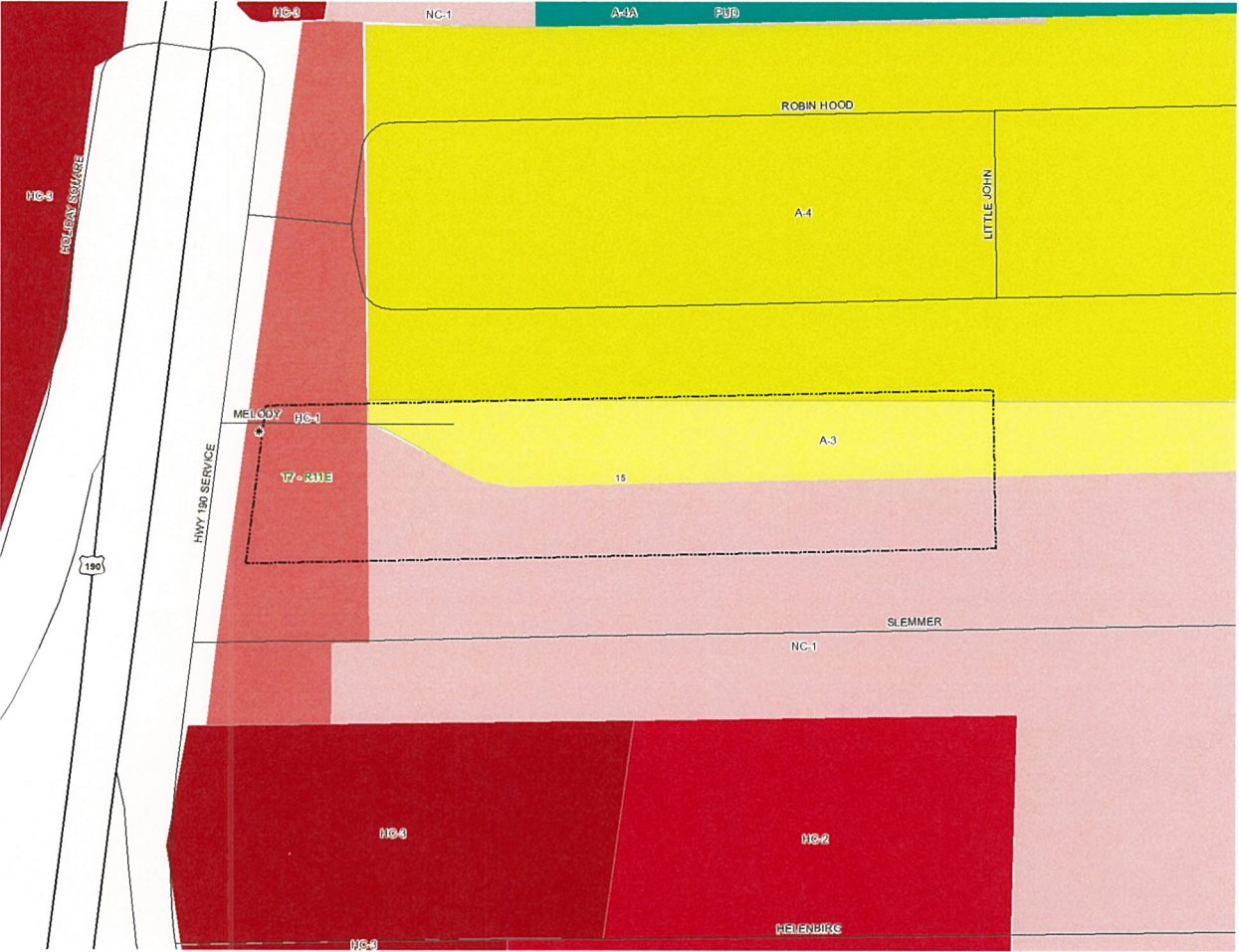
PETITIONER: Fourth Chukker, LLC - Catherine Alba

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

LITTLE JOHN

A-4

HC-1
MELODY

A-3

SLEMMER

NC-1

HELENBIRG

HC-2

HC-3

22

0 470 Feet

N



SITE

2017-885-2C

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 PATAK 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
- CITY 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:
Surveyors are not to be held
liable for the accuracy of the
survey data shown.

CODY A. DIMARCO
P.L.S. LA. ST. REG. NO. 5085

THE SURVEY 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 SURVEY AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING 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 SURVEYING" FOR A CLASS "C" SURVEY.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
12/14/2017	1" = 100'	J.R.	C.A.D.	06453	1 of 1

SCALE: 1" = 100'



ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-913-ZC
Prior Action: Postponed (03/6/18)
Posted: 4/20/18

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

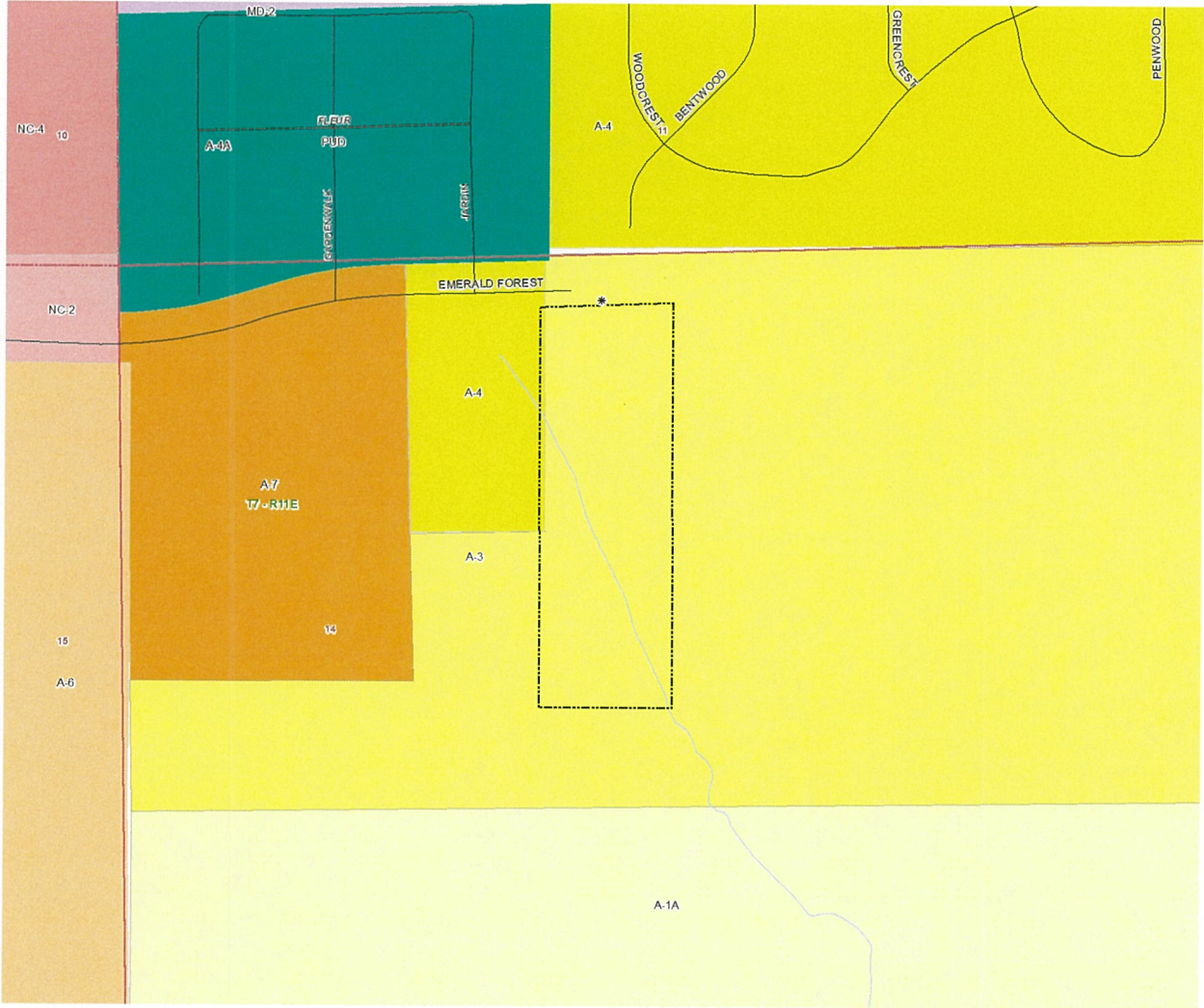
PETITIONER: Brian Barraco

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

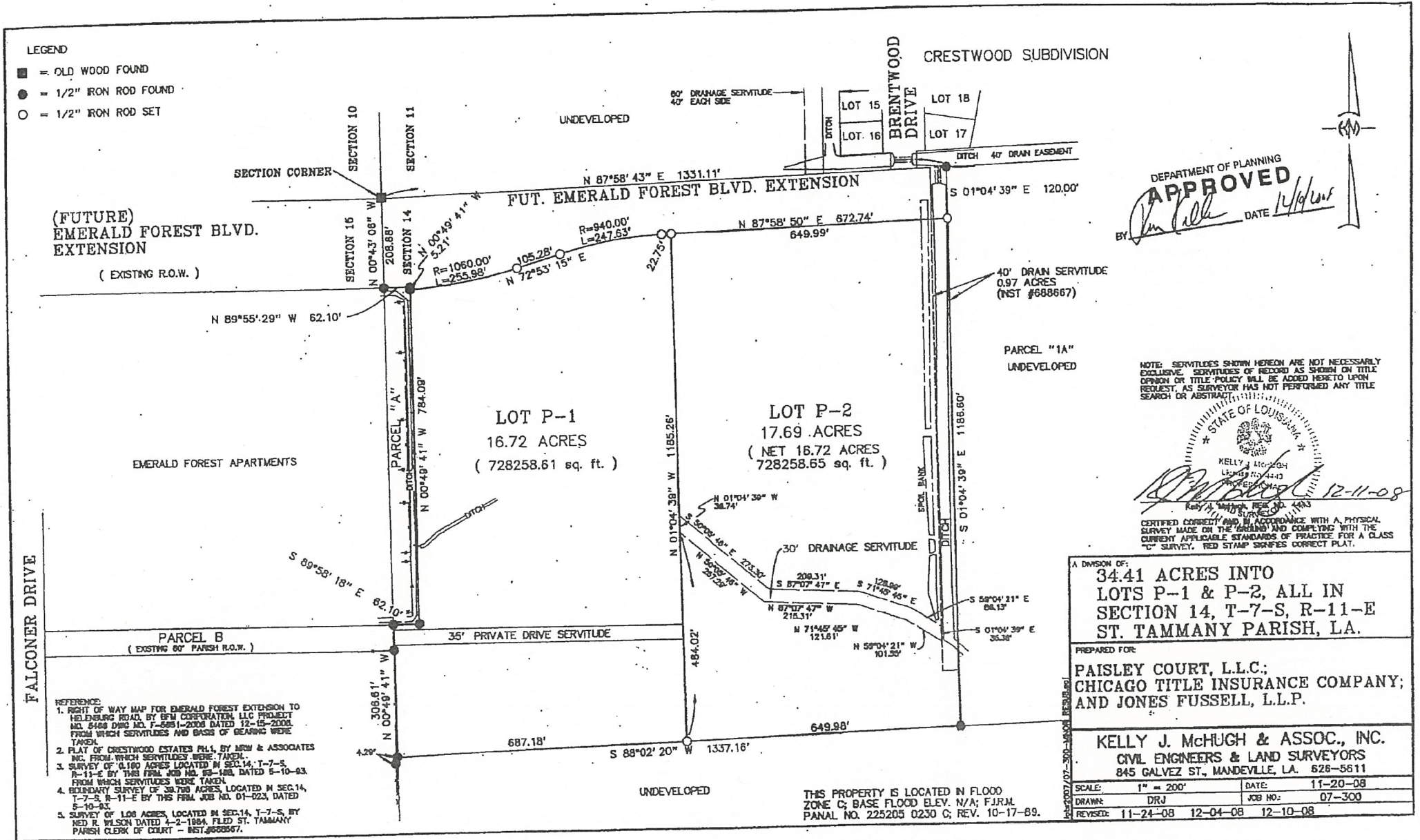
LOCATION: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive ; S14, T7S, R11E; Ward 3, District 5

SIZE: 7.11 acres





2018-913-2C



ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-914-ZC
Prior Action: Postponed 03/06/18
Posted: 04/20/18

Meeting Date: 5/1/2018
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: A-4 (Single-Family Residential District) & A-3 (Suburban District) to MD-1 (Medical Residential District-10.58 acres) and A-3 (Suburban District) to A-4A (Single-Family Residential District-7.11 acres)

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

SIZE: 17.69 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	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-1 (Medical Residential District-10.58 acres) and A-3 Suburban District to A-4A (Single-Family Residential District-7.11 acres). 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.

The western 10.58 acre portion of the property is requested to be rezoned to MD-1 and proposed to be developed with an assisted living facility. The eastern 7.11 acre portion of the property is requested to be rezoned to A-4A and proposed to be developed with single family residences at density level of 6 units per acre. Staff is in favor of the requested zoning change to MD-1, considering that the site is directly abutting a multi-family development, zoned A-7, on the west side. Staff is also in favor of the zoning change request to A-4A, which would allow to create a transition between the A-7 & the requested MD-1 zoning districts and the abutting A-3 zoning district to the east.

However, staff feels that the size of the parcel requested to be rezoned should be reduced in size, to allow for the creation of a buffer along the south and east sides, abutting A-1 & A-3 Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A & MD-2 Districts designation be approved subject to the proposed reduction described above.

Case No.: 2018-914-ZC

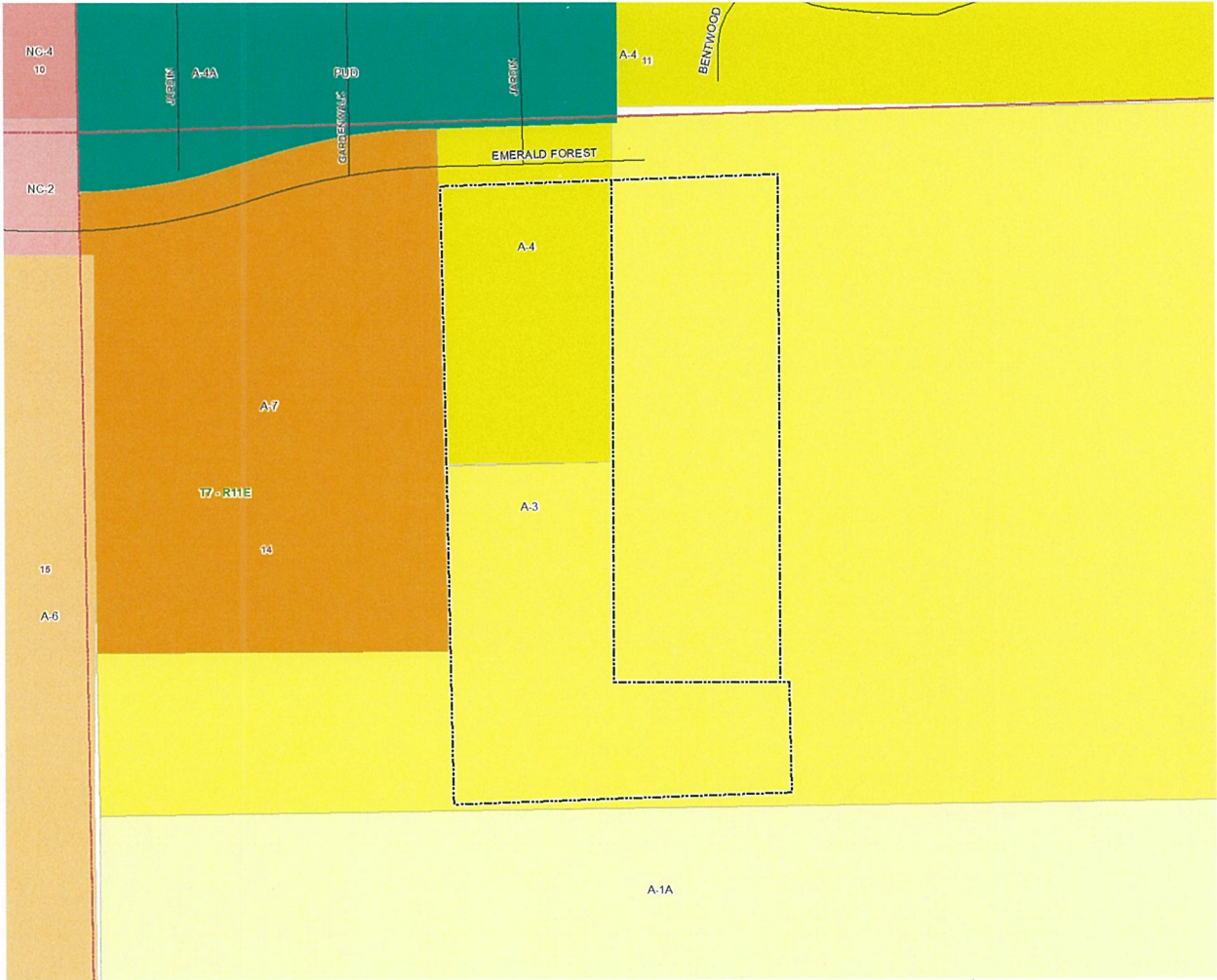
PETITIONER: Brian Barraco

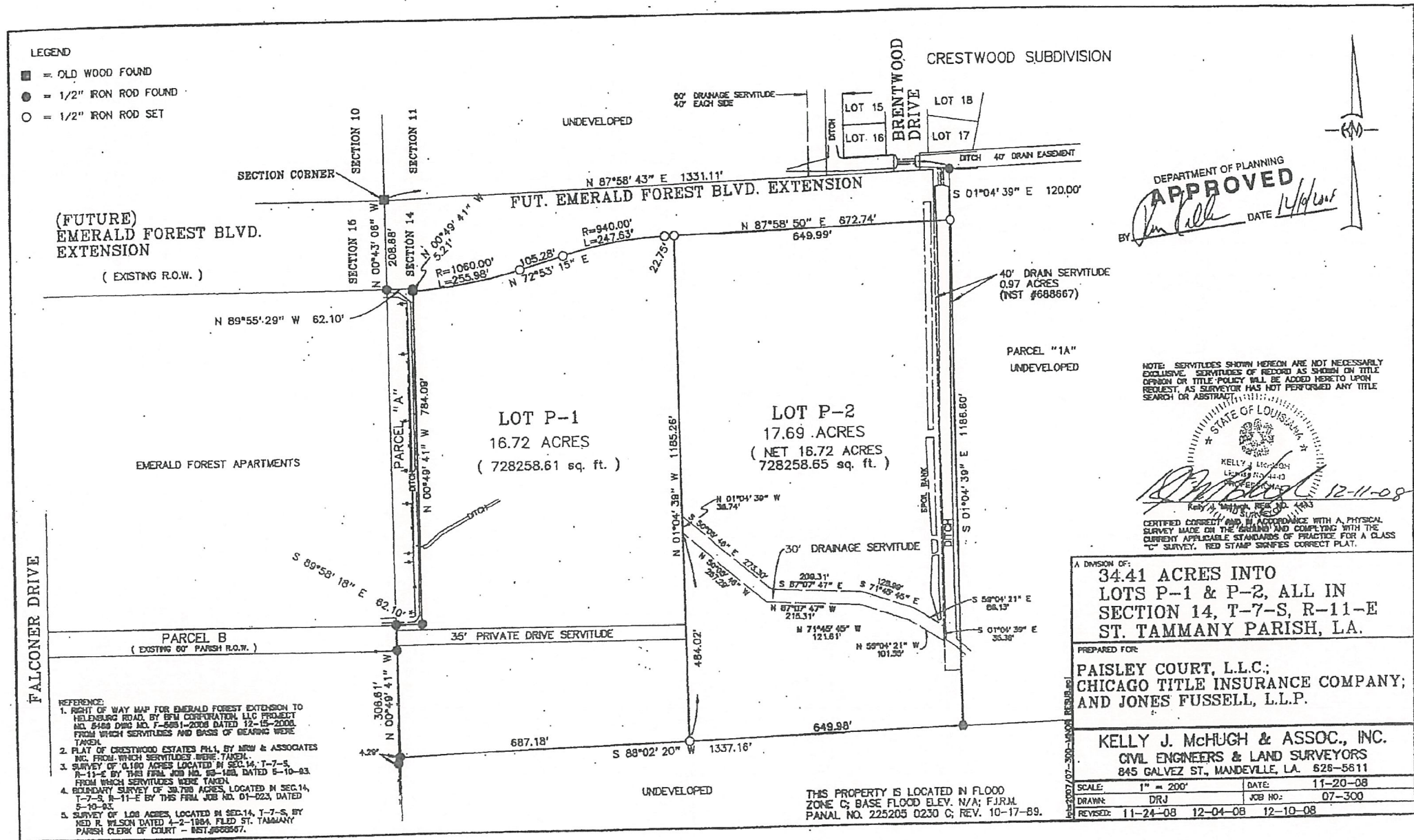
OWNER: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto

REQUESTED CHANGE: From A-4 (Single-Family Residential District) & A-3 (Suburban District) to MD-1 (Medical Residential District-10.58 acres) and A-3 Suburban District to A-4A (Single-Family Residential District-7.11 acres)

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

SIZE: 17.69 acres





ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-917-ZC
Prior Action: Postponed 04/03/18
Posted: 04/20/18

Meeting Date: 5/1/2018
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

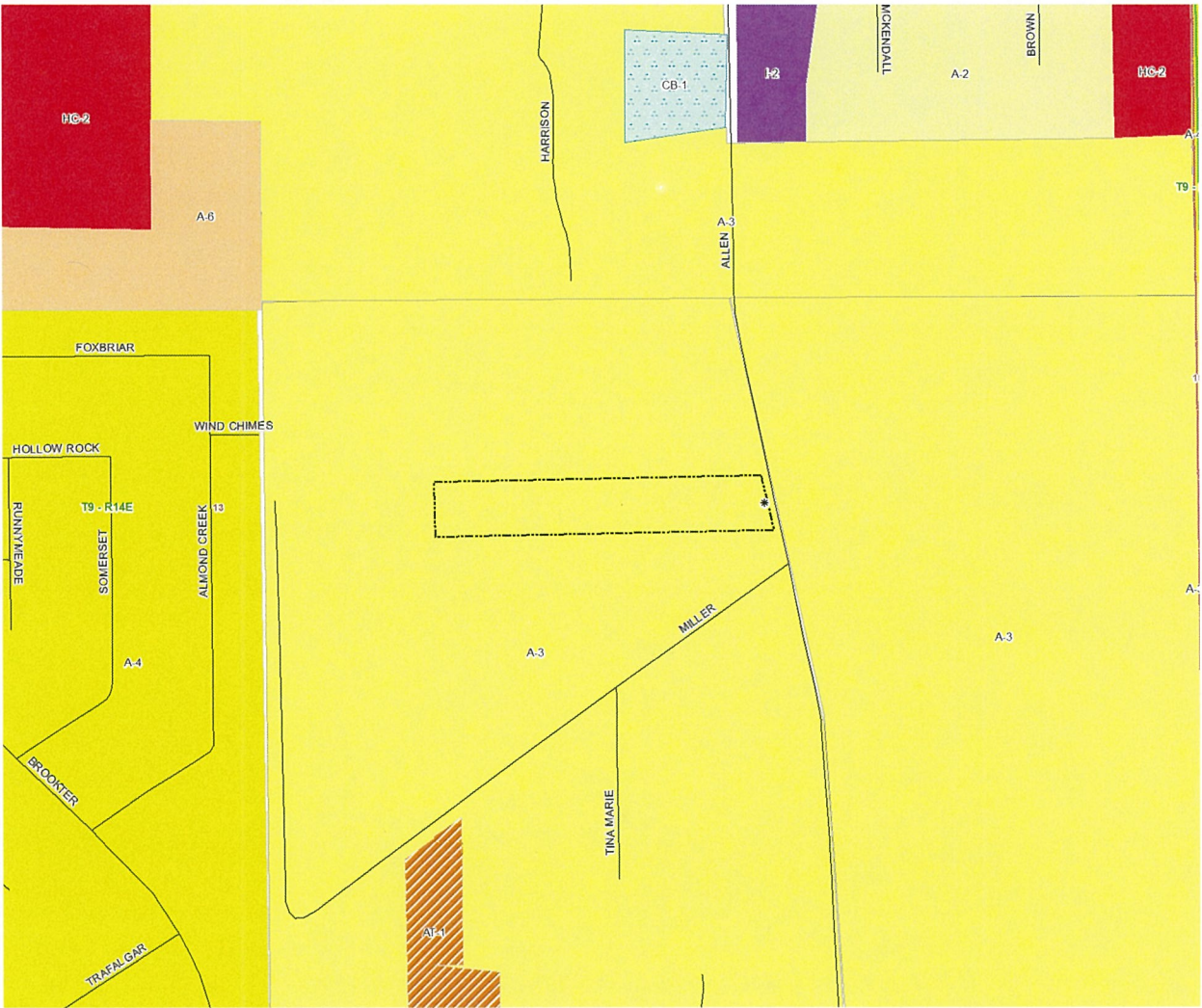
PETITIONER: Jeffrey Shoen

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



T9 - R14E

A-3

AT-1

0 375 Feet



[illegible]

Survey Map

of

Lot 18-A in WITTEBORG FARMS S/D

in

St. Tammany Parish, Louisiana

for

DAVID PAIGE

This Survey is Certified
True and Correct by "

STATE OF LOUISIANA
IVAN M. BORGES
REG. No. 71919
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

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

Ivon M. Borgen
No. 686

ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-918-ZC
Prior Action: Postponed 04/01/18
Posted: 04/20/18

Meeting Date: 5/1/2018
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

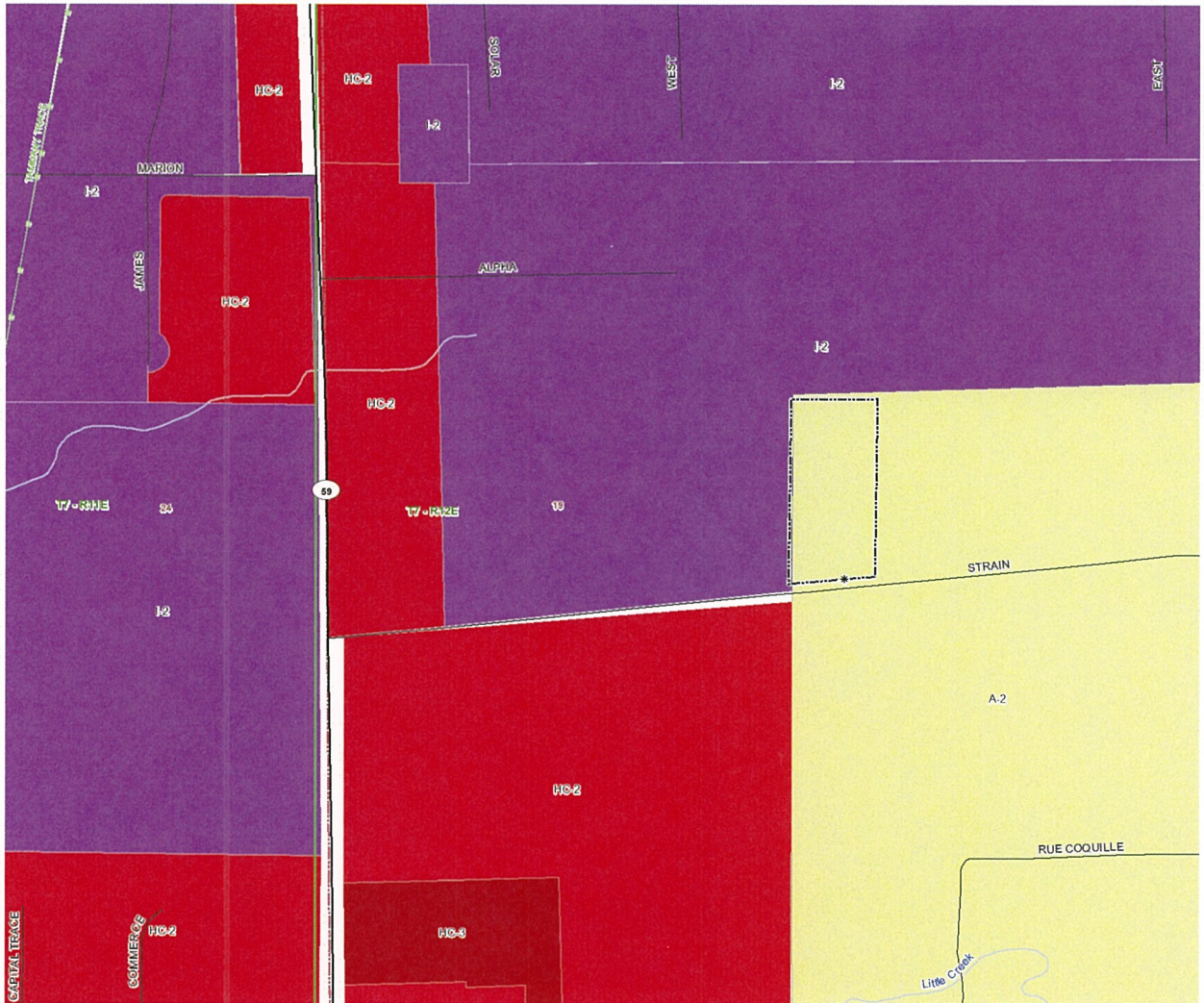
PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen

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

19

STRAIN

A-2

HC-2

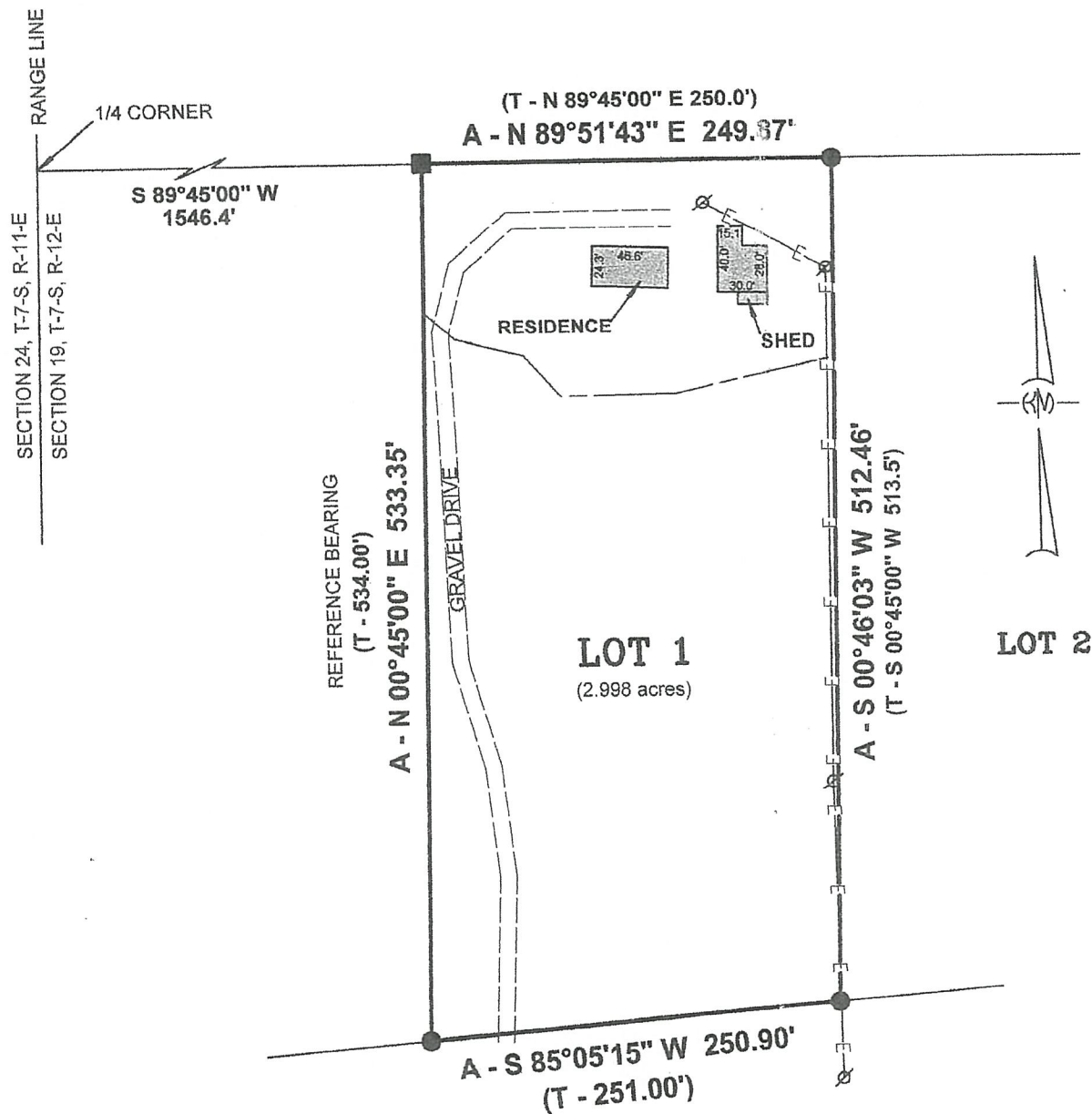
HC-3

RUE COQUILLE

0 375 Feet



2018-918-ZC



-- 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.

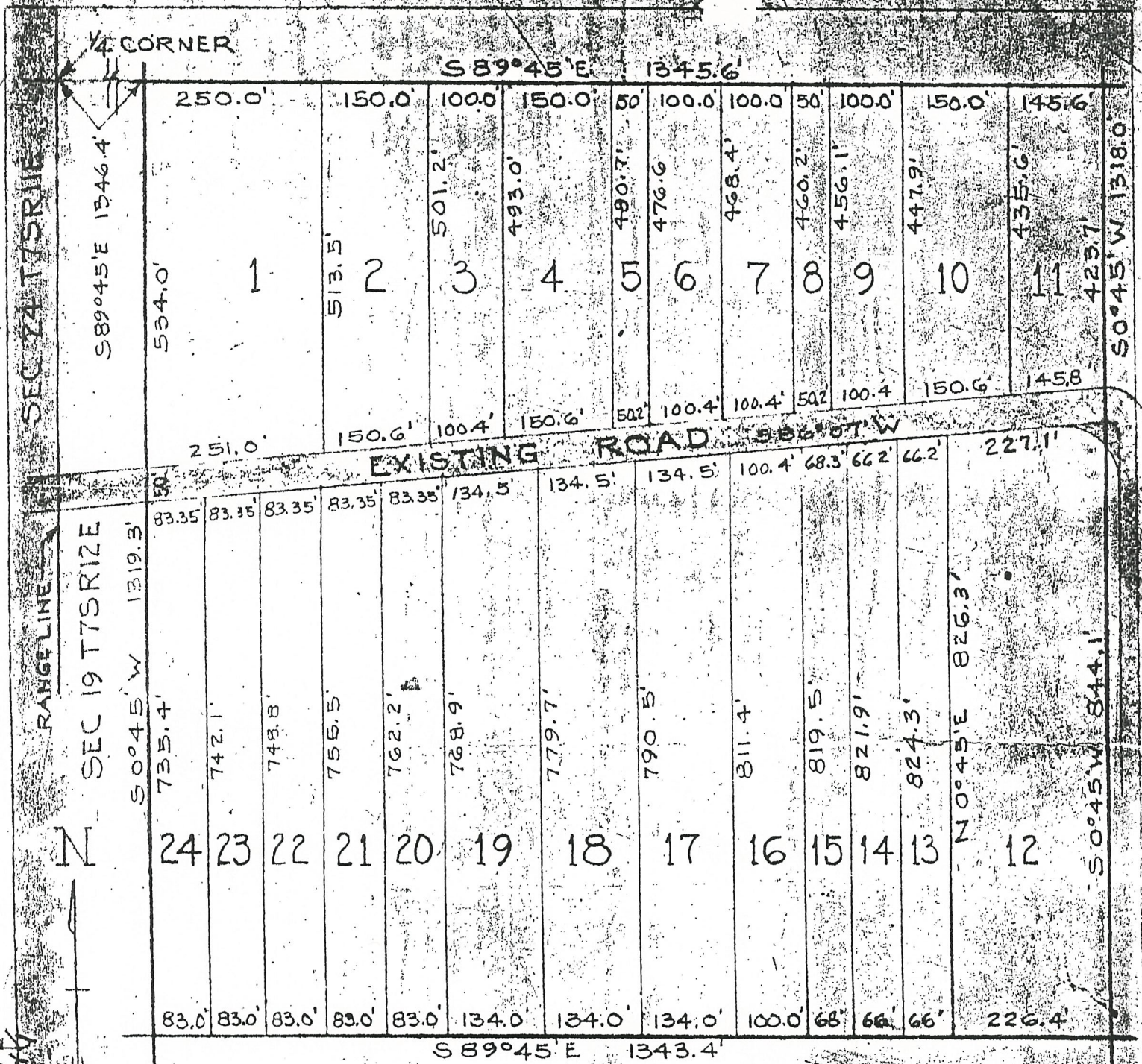
NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
ADDITIONAL TO THIS POLICY WILL BE ADDED HERETO HEREON

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**

Filed April 25, 1955 2018-918-2C
 Clerk, Hazet Kyo



NE 1/4 of SW 1/4 SEC 19 T7S R12E
 MAP OF
MANDABITA
 PROPERTY OF C. J. COMMANDER

LOCATION NE 1/4 of SW 1/4 in Sec 19 T7S R12E Greensburg District, La.

SURVEY REQUESTED BY Commander

SURVEY BY E. J. Champagne & Earl Engineering Associates 28 May 1954

Civil Engineers & Land Surveyors

MAP BY etc

Scale 1"=200'

Dwg. No. S R01

ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-919-ZC
Prior Action: Postponed 04/03/18
Posted: 04/20/18

Meeting Date: 05/01/18
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

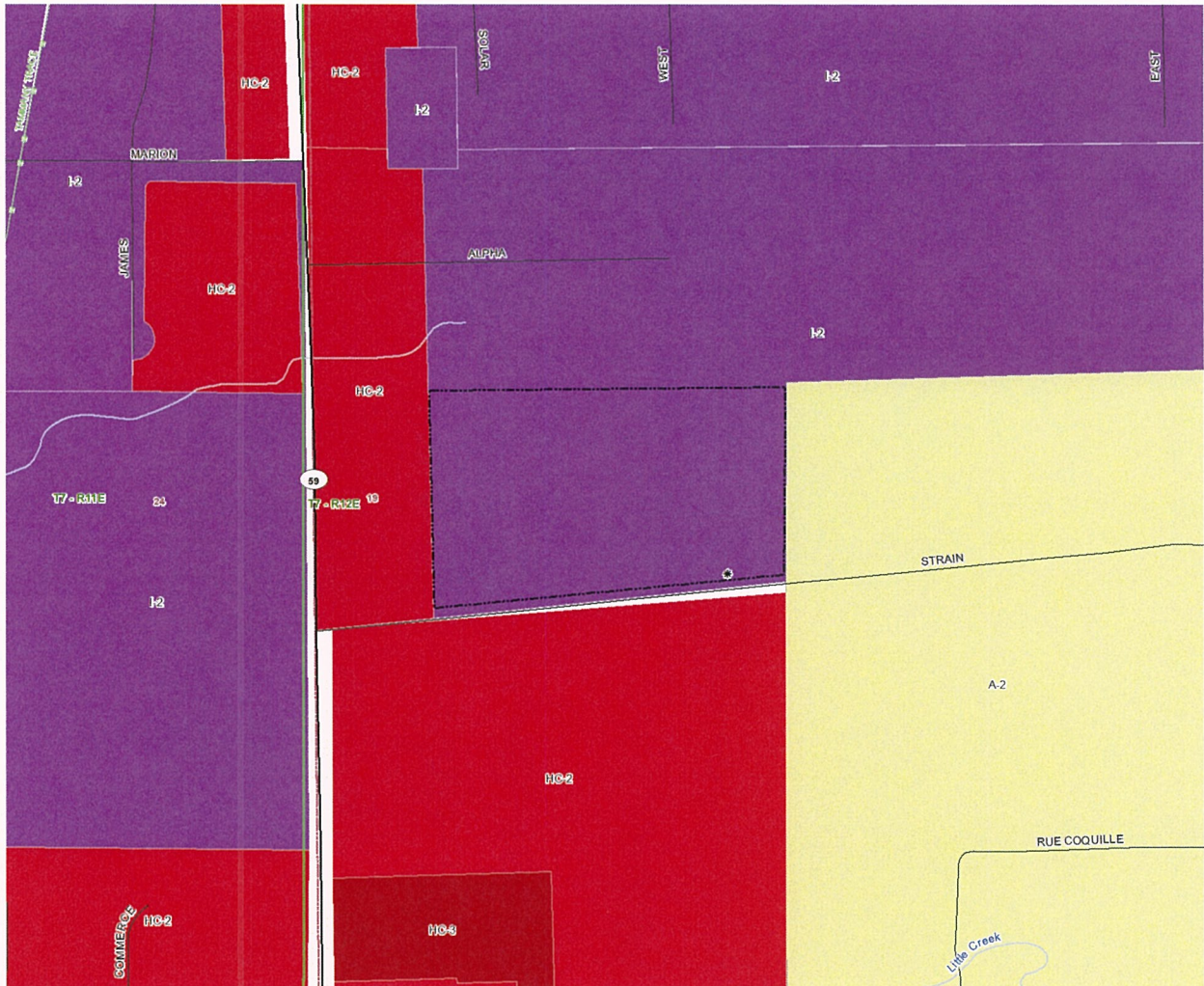
PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen

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

SOUTH

I-2

SOLAR

WEST

MARION

ALPHA

19
T7-R12E

T7-R11E 24

STRAIN

A-2

RUE COQUILLE

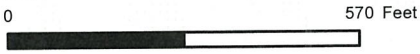
HC-2

HC-3

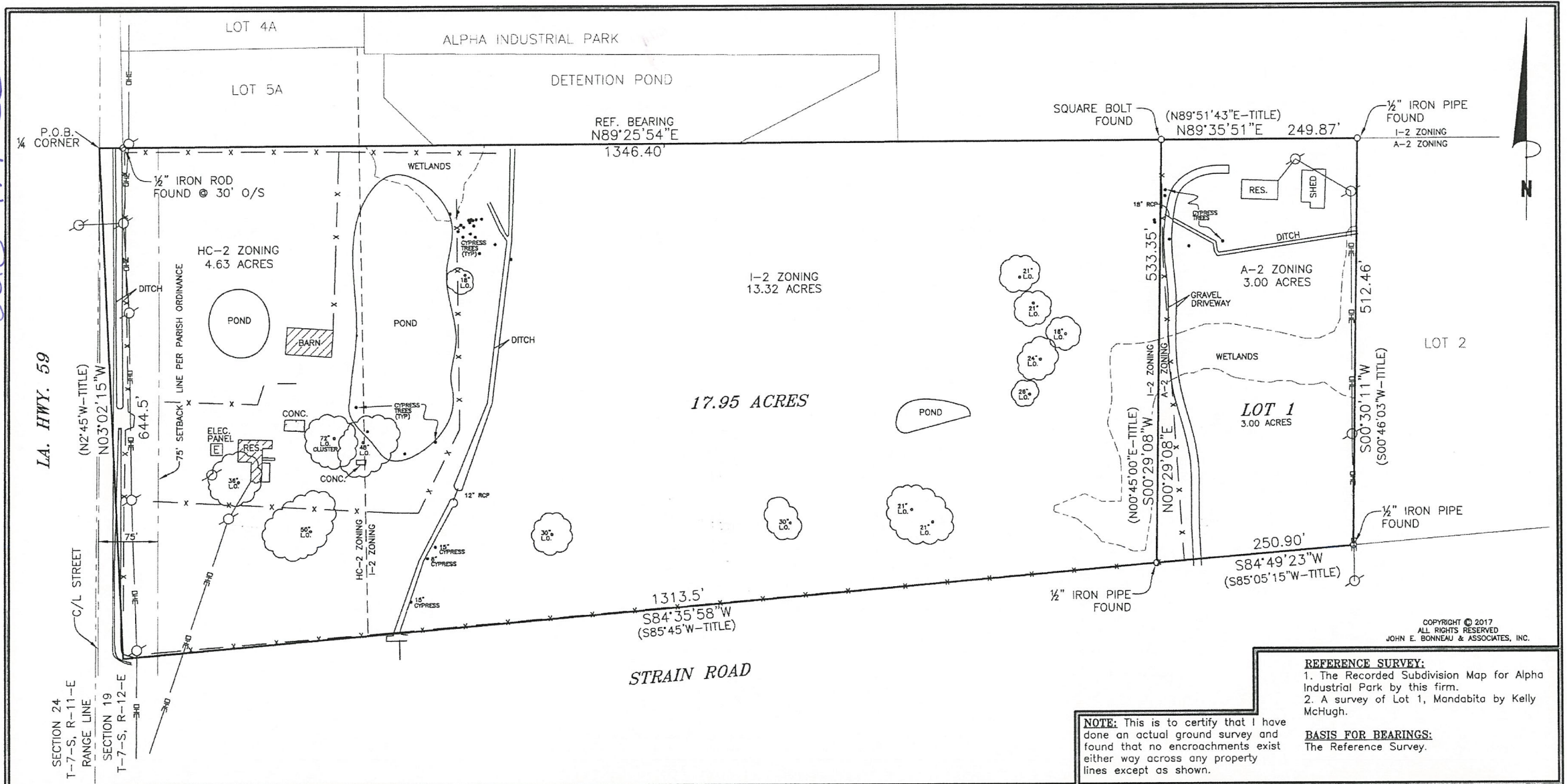
KOOP

PF-1

CB-1



2018-919-2C



COPYRIGHT © 2017
ALL RIGHTS RESERVED
JOHN E. BONNEAU & ASSOCIATES, INC.

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

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.

BASIS FOR BEARINGS:
The Reference Survey.

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

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 II SURVEY.

Survey No. 2018 030 Drawn by: SPH Scale: 1" = 120'
Date: JANUARY 26, 2018 Revised:

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

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: 4/23/2018
Case No.: 2018-949-ZC
Posted: 04/20/18

Meeting Date: 5/1/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Adrian Spell
OWNER: Adrian Spell
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the south side of Sidney Spell Road, east of House Creek Road ; S6 & 52, T5S, R12E; Ward 2, District 6
SIZE: 14.80 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 & Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District. This site is located on the south side of Sidney Spell Road, east of House Creek Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval considering that the property is surrounded by residential uses on large parcels of land zoned A-1 Suburban District.

Note that the 14.80 acre parcel is proposed to be subdivided in the 5 parcels, as shown on the attached survey.

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

Case No.: 2018-949-ZC

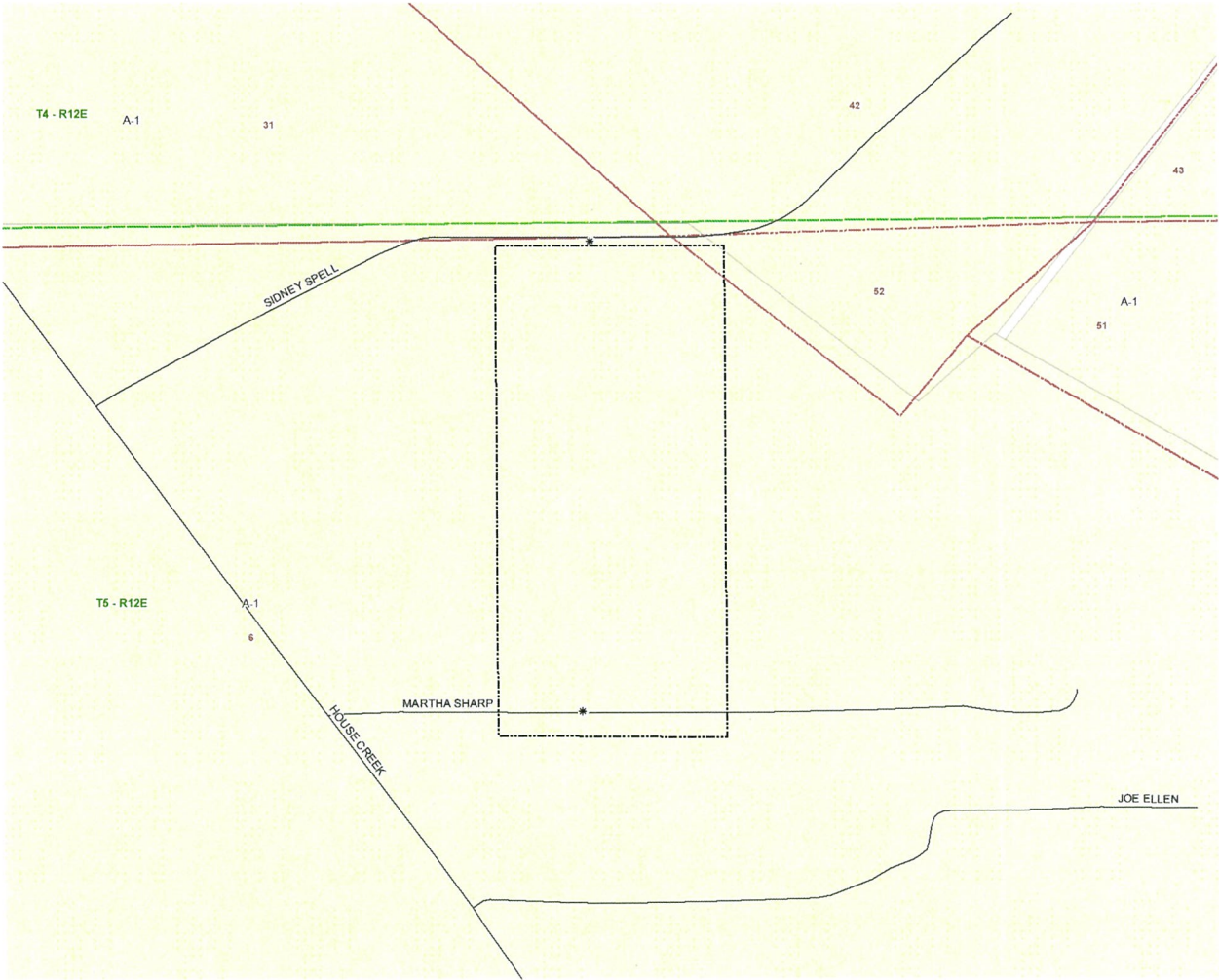
PETITIONER: Adrian Spell

OWNER: Adrian Spell

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

LOCATION: Parcel located on the south side of Sidney Spell Road, east of House Creek Road ; S6 & 52, T5S, R12E; Ward 2, District 6

SIZE: 14.80 acres



2018-949-ZC

47

R11E

36

T4-R12E

42

31

43

52

51

SIDNEY SPELL

HOUSE CREEK

MARTHA SHARP

T5-R12E

JOE ELLEN

A-1
6

R11E

TERRY SHARP

0 750 Feet

N

FINAL APPROVAL _____
DIR. DEPT. OF ENGINEERING _____
SECRETARY PLANNING COMM. _____
CLERK OF COURT _____
DATE _____ FILE NO. _____

A Minor Subdivision of a 14.86 Acre Parcel of Land, into Parcels A, B, C, D & E, situated in Section 6, T-5-S, R-12-E, St. Tammany Parish, Louisiana
Reference:
1) A Survey Map by this Company, Dated 6-16-2016, #17519, Basis of Bearings
2) A Survey Map by C.R. Schultz, Dated 1-30-1973, for James H. Spell
Reference calls not shown
The P.O.B. is described as being N89°50'E-1249.0' from the Section Corner common to Section 36, T-4-S, R-11-E, Section 31, T-4-S, R-12-E, Section 1, T-5-S, R-11-E & Section 6, T-5-S, R-12-E, St. Tammany Parish, Louisiana

Preliminary



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

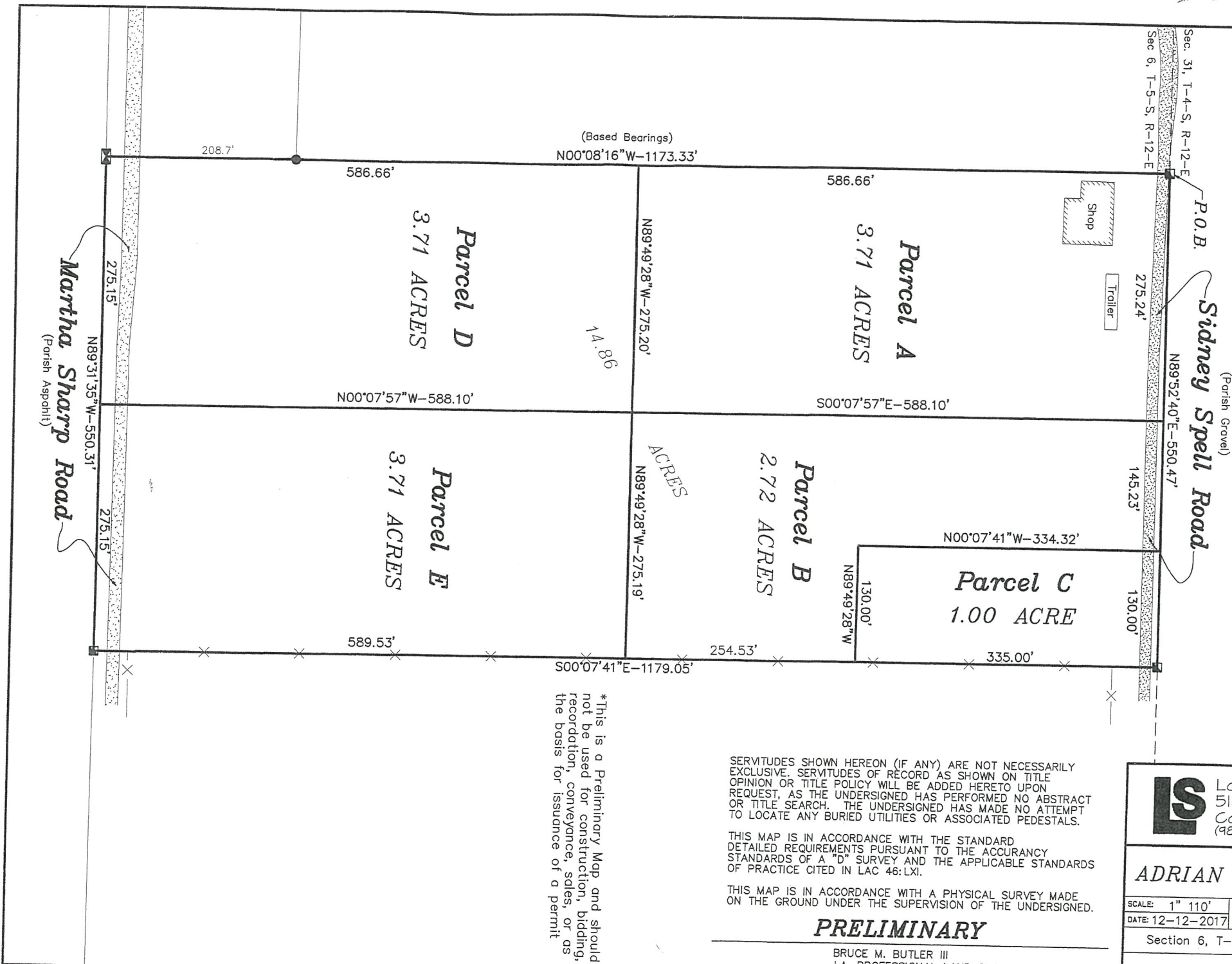
ADRIAN G. & NANCY S. SPELL

SCALE: 1" = 110'
DATE: 12-12-2017

DRAWN BY JWG

Section 6, T-5-S, R-12-E, St. Tammany Parish, La.

DRAWN NUMBER



ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-970-ZC
Posted: 04/20/18

Meeting Date: 5/1/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: David & Brandi Chautin

OWNER: David & Brandi Chautin

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the north side of Lakeview Drive, being lot 45, Eden Isles, Unit 2A & 210 Lakeview Drive; S32, T9S, R14E; Ward 9, District 13

SIZE: 11,400 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	PUD Planned Unit Development Overlay
South	Undeveloped	A-4A Single Family Residential District
East	Residential	A-6 Multiple Family Residential District
West	Residential	A-4 Single Family Residential 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-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, being lot 45, Eden Isles, Unit 2A & 210 Lakeview Drive, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2018-970-ZC

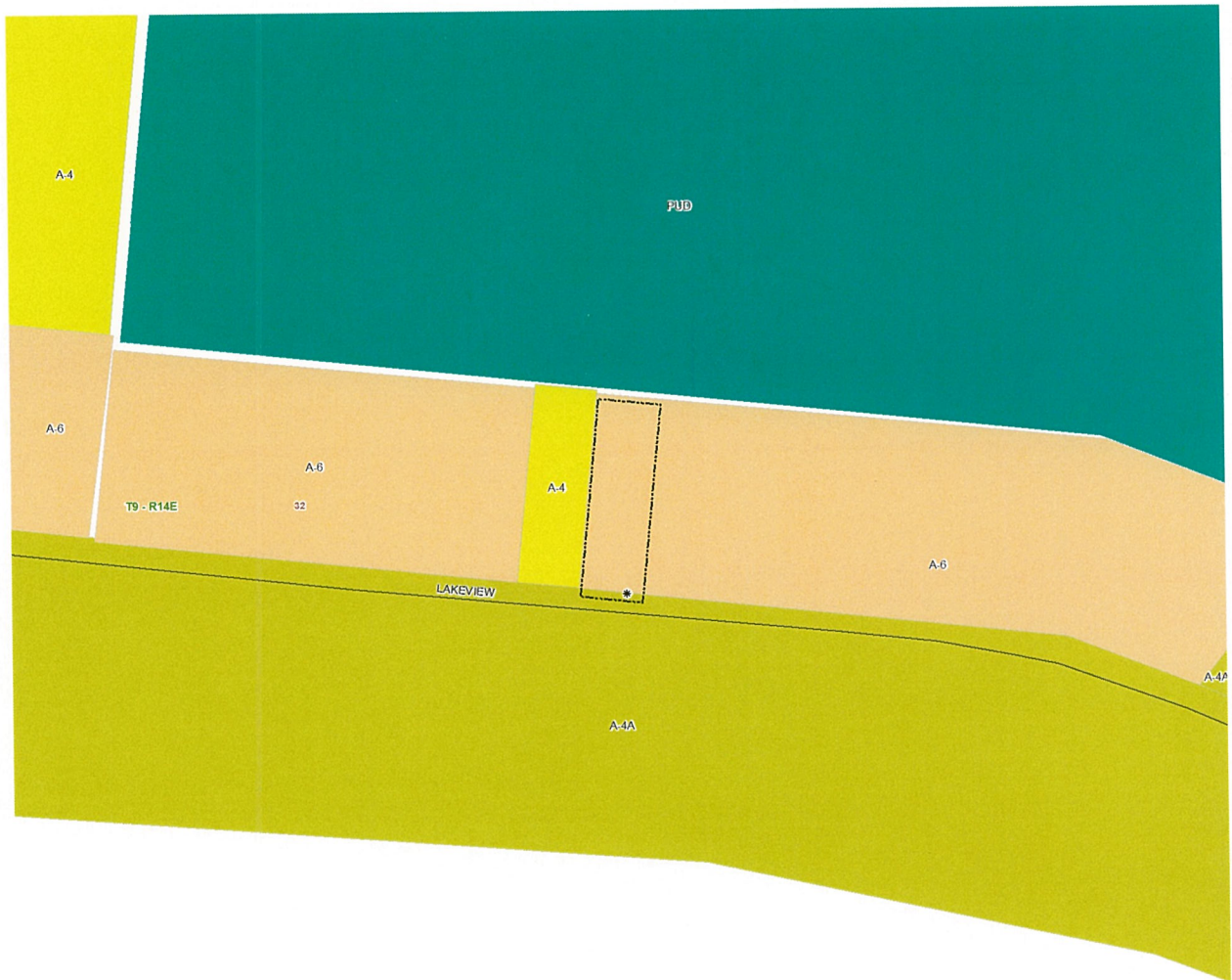
PETITIONER: David & Brandi Chautin

OWNER: David & Brandi Chautin

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the north side of Lakeview Drive, being lot 45, Eden Isles, Unit 2A & 210 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 11,400 sq.ft.



2018-970-ZC

PUD

T9-R14E

32

A-4

A-6

LAKEVIEW

A-4A

0 180 Feet

N

MADE AT THE REQUEST OF:
DAVID CHAUTIN

[illegible]

(IN FEET)
1 inch = 30 ft.



15732 E. HOFFMAN ROAD
PONCHATOULA, LA. 70454
PHONE: (985)386-2358
FAX: (985)386-2359
Turnersurveys@turnersurveys.net



THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE UTILITIES MAY BE DEEPER THAN THE SHOWN LOCATIONS. NO ONE SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE:

1) EDEN ISLES SUBDIVISION UNIT 2 PLAN BY LESTER G. HIGH, DATED MARCH 1970.

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.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is in a Special Flood Hazard Area.

F. I. A. ZONES: A-10 & V-15
BASE FLOOD ELEVATIONS: 13' FOR A-10, 14' FOR V-15
COMMUNITY PANEL NO. 225205 0535 D

NOTE: CONTACT LOCAL OFFICIALS PRIOR TO CONSTRUCTION
FOR POSSIBLE ADDITIONAL ELEVATION REQUIREMENTS

NOTES:

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88).

REFERENCE BENCH MARKS:
CONTINUOUS OPERATING REFERENCE STATIONS (CORS). SITE BENCH MARK ELEVATION
DETERMINED BY GPS OBSERVATIONS USING THE LSU C4G REAL TIME NETWORK
(GEOD12B).

ALL MEASURED BEARINGS ARE GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702), AS DETERMINED BY GPS OBSERVATIONS USING THE LSU C4G REAL TIME NETWORK.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM
TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR
BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DENNIS L. GOWIN, P.L.S.; LA. REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY OF LOT 45
EDEN ISLES SUBDIVISION UNIT 2
SECTION 32 T9S-R14E
ST. TAMMANY PARISH, LOUISIANA

DATE: 05/16/16	DRAWN BY: SKT	JOB NO.	DRAWING NO.
SCALE: 1" = 30'	CHECKED BY: DLG	16-0074	

2018-970-20

ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-971-ZC
Posted: 04/20/18

Meeting Date: 5/1/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Richard H. & Lupita N. Sorensen
OWNER: Richard H. & Lupita N. Sorensen
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Rick Sorensen Road, north of Rheusaw Crawford Road; S21, T7S, R14E; Ward 6, District 6
SIZE: 7.25 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private **Road Surface:** Gravel **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-3 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.

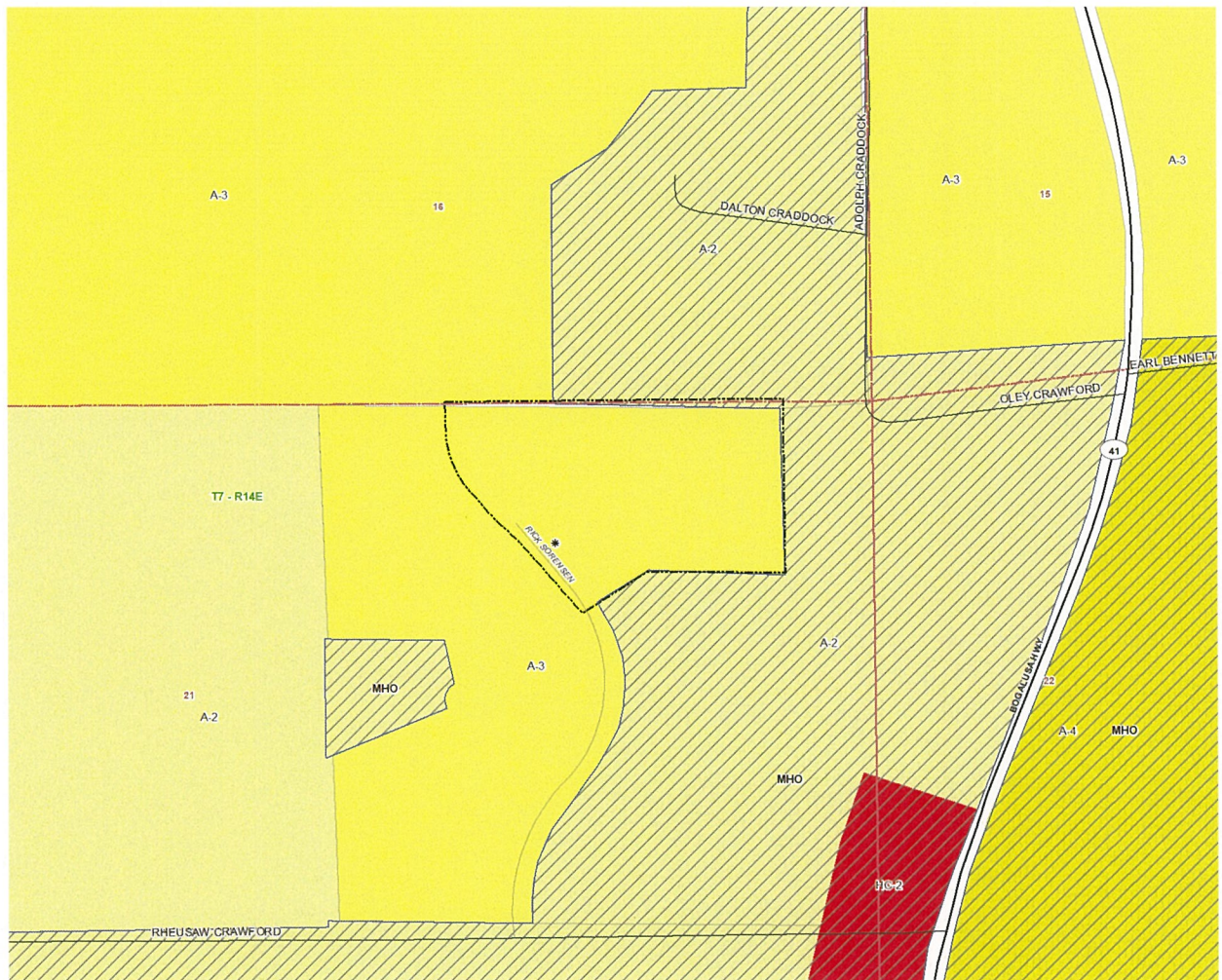
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the east side of Rick Sorensen Road, north of Rheusaw Crawford Road. The 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 for a MHO. Note that the site is already surrounded by a MHO on the north, south & east sides

STAFF RECOMMENDATION:

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

SIZE: 7.25 acres





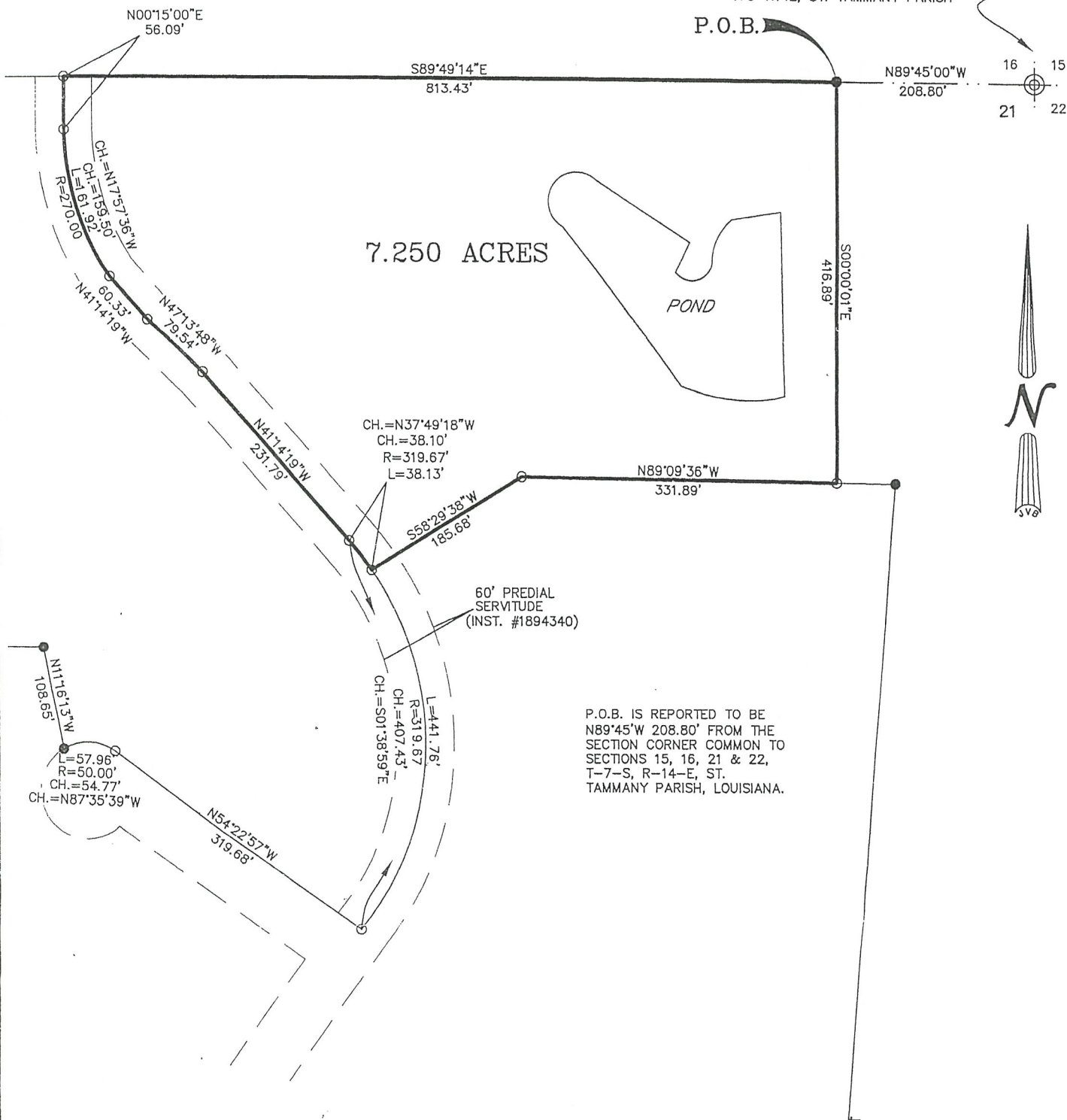
0 470 Feet



208-971-2C

SECTION CORNER COMMON TO
SECTIONS 15, 16, 21 & 22,
T-7-S-R-14E, ST. TAMMANY PARISH

P.O.B.



ADDRESS: REUSHAW CRAWFORD ROAD

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 D 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 0300 S
F.I.R.M. Date 10/17/89
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20130737

DATE:
12/16/13

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway -
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

DRAWN BY:
JDL

CHECKED BY:
SMB

SCALE:
1" = 150'

A SURVEY MAP OF A
7.250 ACRE PARCEL OF LAND
SITUATED IN SECTION 21, T-7-S, R-14-E,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: RICHARD SORENSON

SURVEYED BY: J.V. BURKES
REGISTERED
LA REG. No. 4785

ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-974-ZC
Posted: 04/20/18

Meeting Date: 5/1/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Shoen
OWNER: Dawn Park Pekarik & Juraj Pekarik
REQUESTED CHANGE: From A-2 Suburban District & RO Rural Overlay to NC-5 Retail and Service District
LOCATION: Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell ; S38, T9S, R14E; Ward 9, District 11
SIZE: 5.82 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/Bayou	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District & RO Rural Overlay to NC-5 Retail and Service District. This site is located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Although there are some existing commercial uses along Hwy 433/Bayou Liberty Road, such as the Bayou Liberty Marina, an industrial warehouse and a gas station/convenience store, staff feels that there is no compelling reason to recommend approval of the request zoning change, considering that the site is surrounded by residential uses. Moreover, the NC-5 zoning district allows for a variety of retail & service uses that would create a significant increase in the intensity of the commercial activities within the existing residential setting of this area.

Note that the site is currently developed with a single family residence, and a bed and breakfast approved as an administrative permit under the RO Rural Overlay.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-5 Retail and Service District designation be denied.

Case No.: 2018-974-ZC

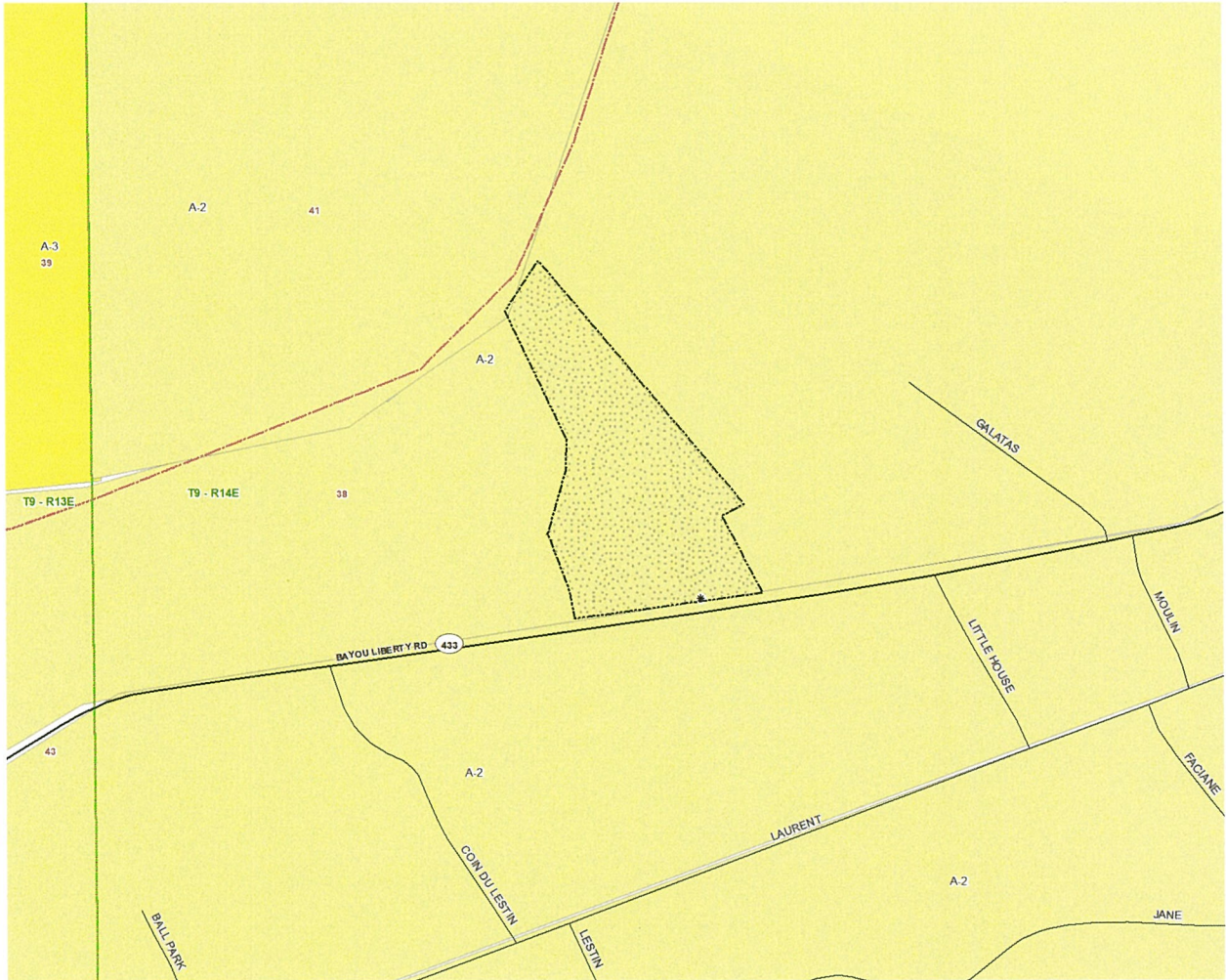
PETITIONER: Jeffrey D. Shoen

OWNER: Dawn Park Pekarik & Juraj Pekarik

REQUESTED CHANGE: From A-2 Suburban District & RO Rural Overlay to NC-5 Retail and Service District

LOCATION: Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell ; S38, T9S, R14E; Ward 9, District 11

SIZE: 5.82 acres



2018-974-ZC

OWRY

41

A-2

T9-R14E

38

GALATAS

LITTLE HOUSE

LAURENT

CON DU LESTIN

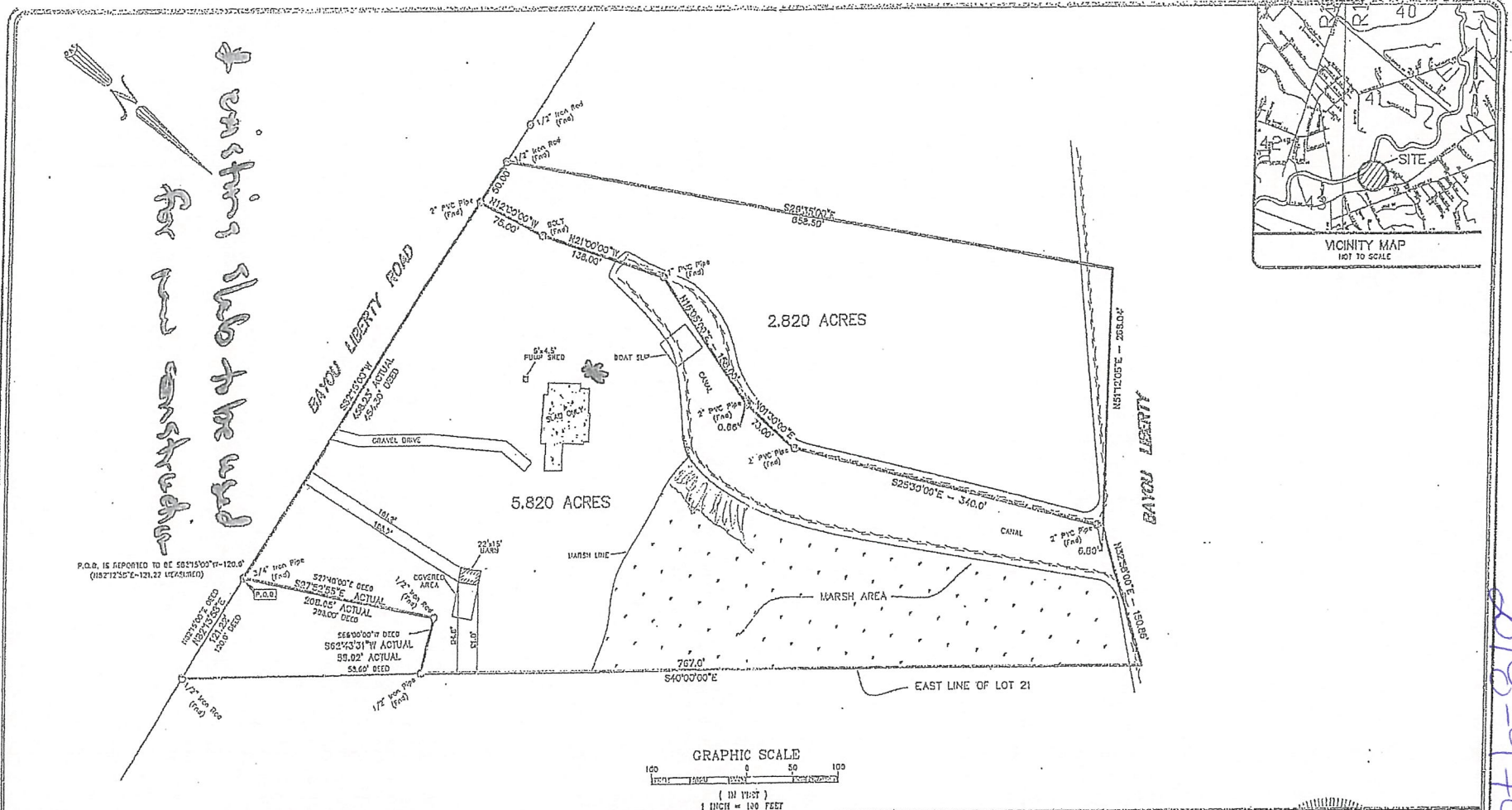
JANE

LESTIN

MARINA

0 470 Feet

N



SCALE: 1" = 100'

DATE: 12/02/2009

DRAWN BY: BPT

CHECKED BY: JDL

DWG. NO: 20091064

SHEET.

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist other way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily conclusive. 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.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M. 225205 0415 C

DATE: 04/02/1991

ZONE: A10

B.F.E. = 10.0'

**SURVEY OF A
5.82 ACRE PIECE OF LAND
SECTION 38, T9S - R14E
NEAR THE CITY OF SLIDELL
ST. TAMMANY PARISH, LOUISIANA**

Declaration is made to original purchaser of the survey, it is not transferable to additional institutions or subsequent owners. Survey is valid only if plot has original seal of surveyor. 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.

RONALD FRANCIS

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING & ENVIRONMENTAL

1805 HWY. 190 EAST
Slidell, Louisiana 70458
E-mail: jvburkes@jvburkes.com

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

SEAN M. BURKES
REG. NO. 4785
REGISTERED
LAND SURVEYOR

SEAN M. BURKES
LA REG. NO. 4785

2018-974-20