

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. TUESDAY, JULY 3, 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 JUNE 5, 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. **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- 6/5/2018 MEETING**

2. **2018-1026-ZC**  
Existing Zoning: A-6 (Multiple Family Residential District)  
Proposed Zoning: I-1 (Industrial District)  
Acres: 6.873 acres  
Petitioner: The Millennium Group - Guy W. Olano  
Owner: The Millennium Group - Guy W. Olano  
Location: Parcel located on the west side of Harbor View Court, north of Lakeview Drive being lots 16, 17, 18, 19, 20, 21 & 24, Oak Harbor Boat Service Area, S33, T9S, R14E, Ward 9, District 13.  
Council District: 13

**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION MEETING**

**6:00 P.M. TUESDAY, JULY 3, 2018**

**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**3. 2018-1046-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 east side of Maple Street, being lots 10 & 11, Square 4, Beverly Hills Subdivision, S13, T9S, R14E, Ward 8, District 14.  
Acres: 5500 sq. ft.  
Petitioner: Elisha Johnson  
Owner: Dragonfly Enterprises Inc.  
Council District: 14

**4. 2018-1059-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)  
Acres: 4.501  
Petitioner: Nicholas Henry & Gilda Baudean Locicero  
Owner: Nicholas Henry & Gilda Baudean Locicero  
Location: Parcel located on the west side of Gulch Street & on the north side of North Street, being 70225 Gulch Street, Abita Springs, S12, T7S, R11E, Ward 3, District 5.  
Council District: 5

**5. 2018-1060-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: 1.306 acres  
Petitioner: Lola Lagman  
Owner: Lola Lagman  
Location: Parcel located on the south side of Clifford Singletary Road, east of P. Kennedy Road, S27, T7S, R14E, Ward 6, District 11.  
Council District: 11

**6. ZC15-04-035**

Major Amendment to the PUD (Planned Unit Development Overlay)  
Location: Parcel located on the south side of LA Highway 22, west of Trepagnier Road, S16, T7S, R10E, Ward 1, District 4.  
Acres: 71 acres  
Petitioner: Yanin LLC – Jason L. Yancey & Brian Intravia  
Owner: Yanin LLC – Jason L. Yancey & Brian Intravia  
Representative: Paul Mayronne

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, JUNE 5, 2017**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis,  
Doherty, Drumm, Randolph  
Absent: Fitzmorris  
Staff Present: Helen Lambert, Cara Bartholomew, Terry Hand, Jennifer Lange

**CALL TO ORDER**

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

**INVOCATION**

The Invocation was presented by Mr. Randolph.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Lorren

**APPROVAL OF THE MINUTES FOR THE MAY 1, 2018 ZONING MEETING**

**Randolph moved to approve, second by Davis**

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

**Nay:**

**Abstain:**

**POSTPONING OF CASES –**

**2018-917-ZC – Petitioner Jeff Schoen requests postponement for 1 Month**

**PUBLIC HEARINGS**

**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. 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 5/1/2018 MEETING**

A Public Hearing was opened for discussion of this case.

Jeff Schoen/ Jones Fussell request to postpone 1 month in order to further work with the neighborhood.

In Favor of the Postponement: Alissa Sanderson

Opposition: None

**Cazaubon moved to postpone for 1 month, second by Randolph**

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

**Nay:**

**Abstain:**

JUNE 5, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

2. 2018-1007-ZC

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litolff Subdivision, 23083 Kilgore Street, Mandeville, S18, T7S, R12E, Ward 4, District 7.  
  
Acres 1.01 acres  
Petitioner: Amanda Roberts  
Owner: Amanda Roberts  
Council District: 7

A Public Hearing was opened for discussion of this case.  
In favor of this request: Amanda Roberts  
Opposition: Roberta Along

**Davis moved to approve, second by Randolph**

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

**Nay:**

**Abstain:**

3. 2018-1013-ZC

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Defries Road, east of LA Highway 25, S15, T5S, R10E, Ward 2, District 3.  
  
Acres 4.1 acres  
Petitioner: George Rodriguez  
Owner: George Rodriguez  
Council District: 3

A Public Hearing was opened for discussion of this case.  
In favor of this request: George Rodriguez                      Opposition: none

**Davis moved to approve, second by Randolph**

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

**Nay:**

**Abstain:**

4. 2018-1016-ZC

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
Location: Parcel located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie, S13, T8S, R14E, Ward 8, District 9.  
  
Acres 6000 sq. ft.  
Petitioner: Brenda Gayle Holden  
Owner: Brenda Gayle Holden  
Council District: 9

In favor of this request: Brenda Gayle Holden  
Opposition: none

**Cazaubon moved to approve, second by Randolph**

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

**Nay:**

**Abstain:**



JUNE 5, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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**Mr. Dave Mannella, Chairman**

**ZONING STAFF REPORT**

**Date:** 06/22/2018  
**Case No.:** 2018-917-ZC  
**Prior Action:** Postponed 06/05/18  
**Posted:** 06/13/18

**Meeting Date:** 07/03/18  
**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

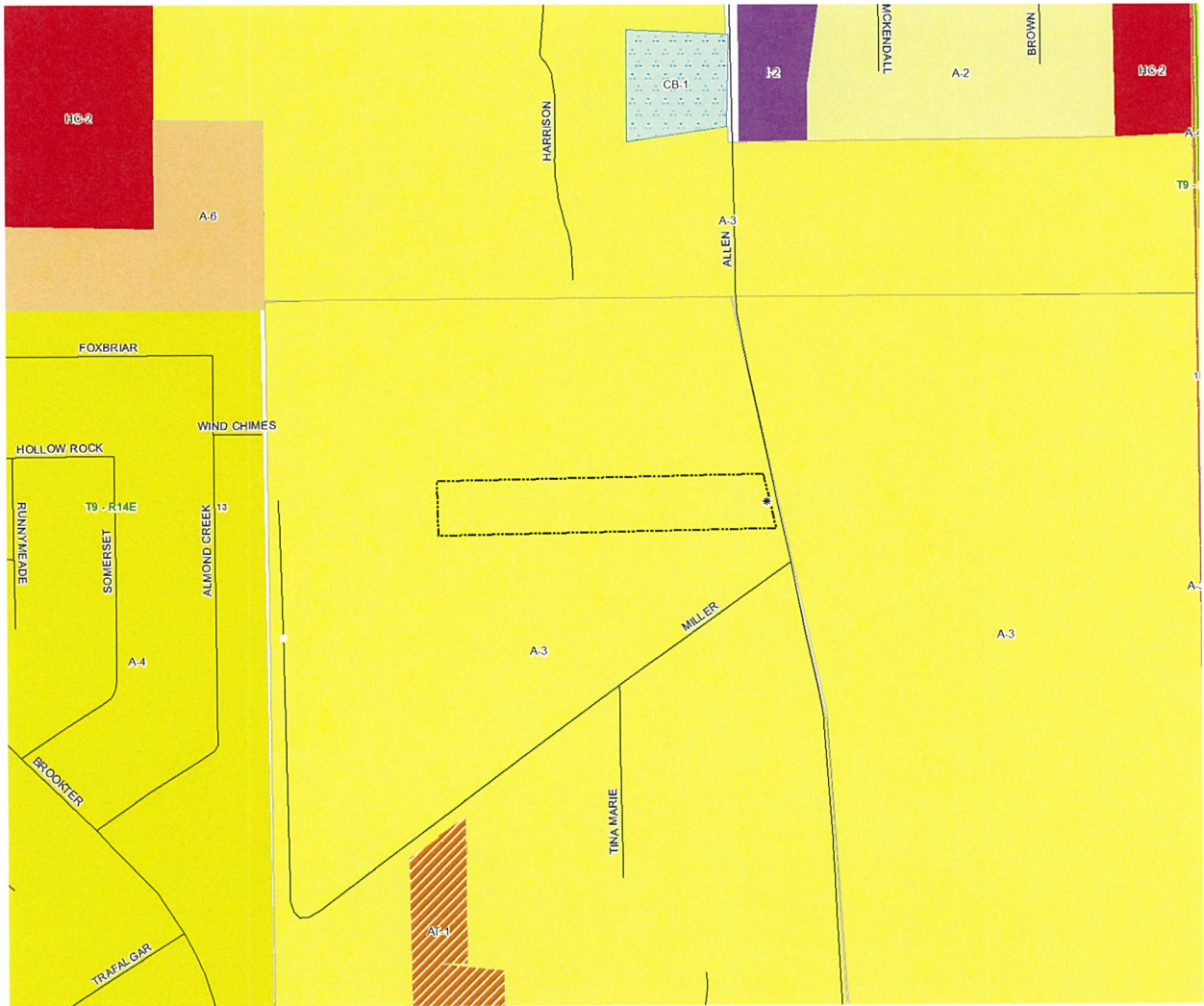
**PETITIONER:** Jeffrey Shoen

**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

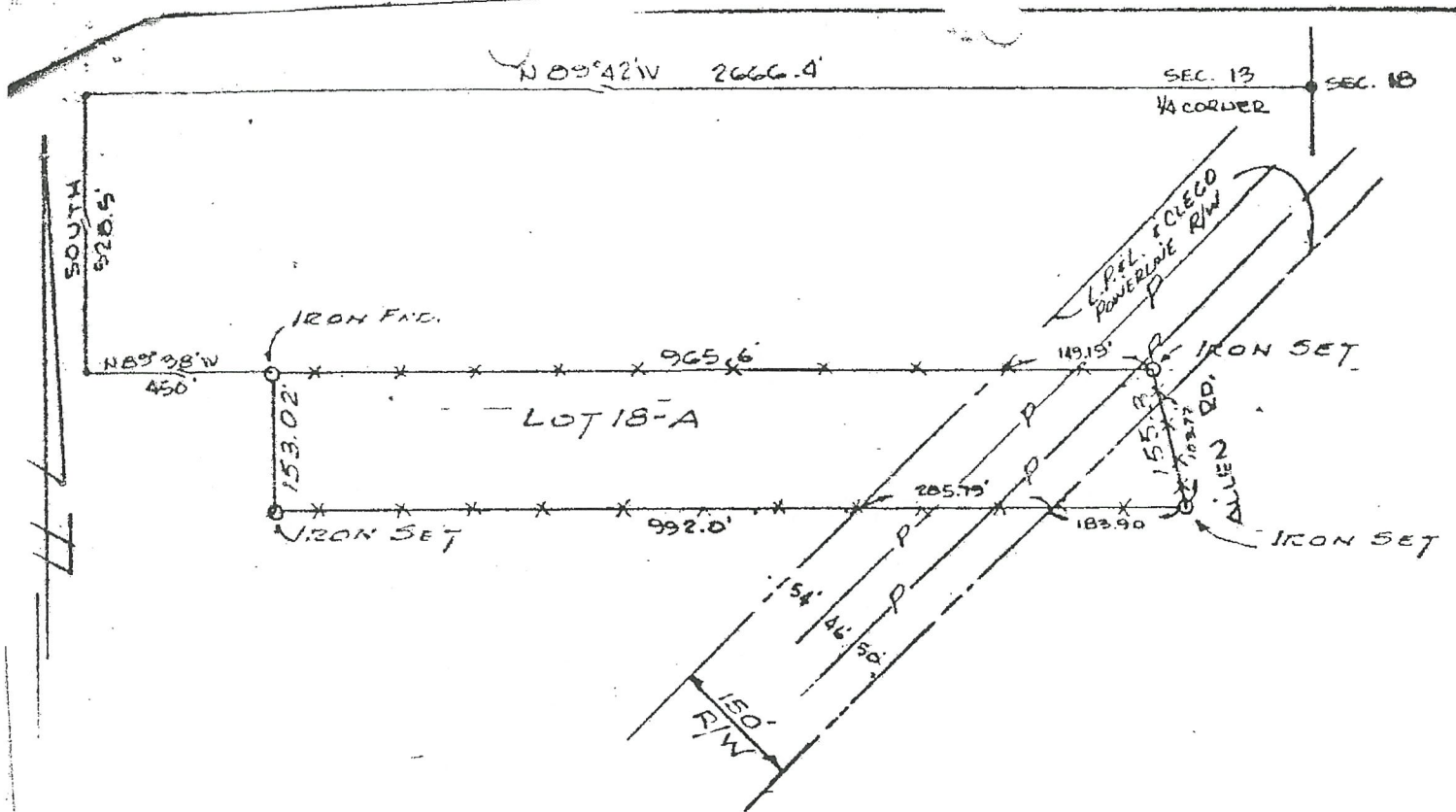


0 375 Feet





2018-917-22



scale: 1"=200'

### Survey Map

of

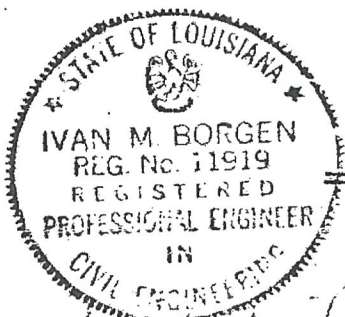
Lot 18-A in WITTEBORG FARMS S/D

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:** 6/22/2018  
**Case No.:** 2018-1026-ZC  
**Posted:** 06/13/18

**Meeting Date:** 7/3/2018  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** The Millennium Group - Guy W. Olano  
**OWNER:** The Millennium Group - Guy W. Olano  
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to I-1 Industrial District  
**LOCATION:** Parcel located on the west side of Harbor View Court, north of Lakeview Drive being lots 16, 17, 18, 19, 20, 21 & 24, Oak Harbor Boat Service Area; S33, T9S, R14E; Ward 9, District 13  
**SIZE:** 6.873 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	Commercial	HC-2 Highway Commercial District
South	Water & Sewer Treatment Plant	PUD Planned Unit Development Overlay
East	Undeveloped	A-5 Two-Family Residential District
West	Water/Canal/Residential Subdivision	PUD Planned Unit Development 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-6 Multiple Family Residential District to I-1 Industrial District. This site is located on the west side of Harbor View Court, north of Lakeview Drive being lots 16, 17, 18, 19, 20, 21 & 24, Oak Harbor Boat Service Area. The 2025 future land use plan calls for the site to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the requested zoning change considering that the site is located in close proximity to some residential uses and abutting A-5 Two-Family Residential District, on the west.

Note that the objective of the request is to allow for the property to be used as an outdoor storage yard.

STAFF RECOMMENDATION:

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

**Case No.:** 2018-1026-ZC

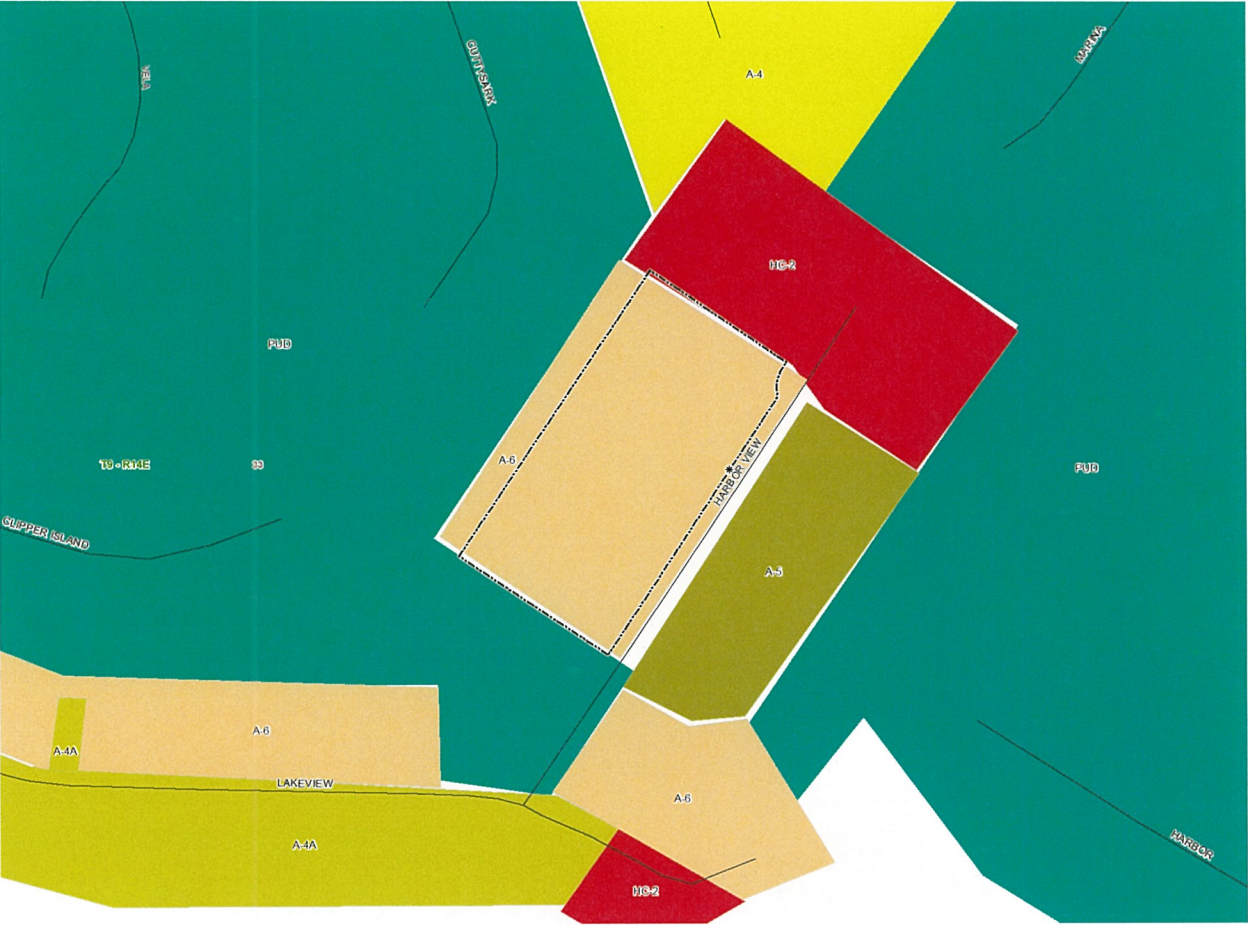
**PETITIONER:** The Millennium Group - Guy W. Olano

**OWNER:** The Millennium Group - Guy W. Olano

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to I-1 Industrial District

**LOCATION:** Parcel located on the west side of Harbor View Court, north of Lakeview Drive being lots 16, 17, 18, 19, 20, 21 & 24, Oak Harbor Boat Service Area; S33, T9S, R14E; Ward 9, District 13

**SIZE:** 6.873 acres

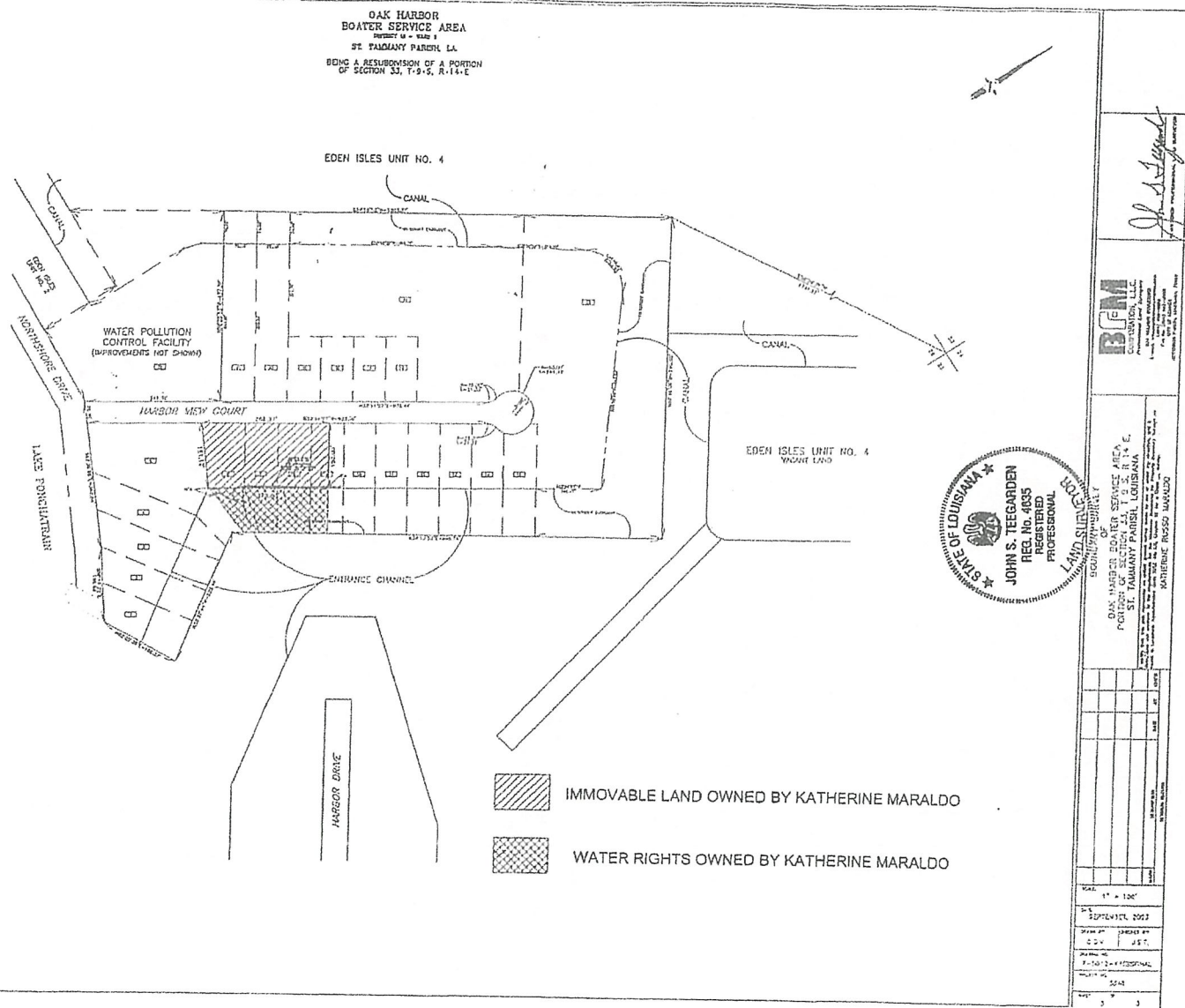








02-9201-8102



ZONING STAFF REPORT

Date: 6/22/2018  
Case No.: 2018-1046-ZC  
Posted: 06/13/18

Meeting Date: 7/3/2018  
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Elisha Johnson  
OWNER: Dragonfly Ent  
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 east side of Maple Street, being lots 10 & 11, Square 4, Beverly Hills Subdivision; S13, T9S, R14E; Ward 8, District 14  
SIZE: 5500 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	A-4 Single Family Residential District
South	Undeveloped & Manufactured home	A-4 Single Family Residential District
East	Undeveloped & Manufactured home	A-4 Single Family Residential District
West	Undeveloped & Manufactured home	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-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the east side of Maple Street, being lots 10 & 11, Square 4, Beverly Hills 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 objections to the request.

STAFF RECOMMENDATION:

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

**Case No.:** 2018-1046-ZC

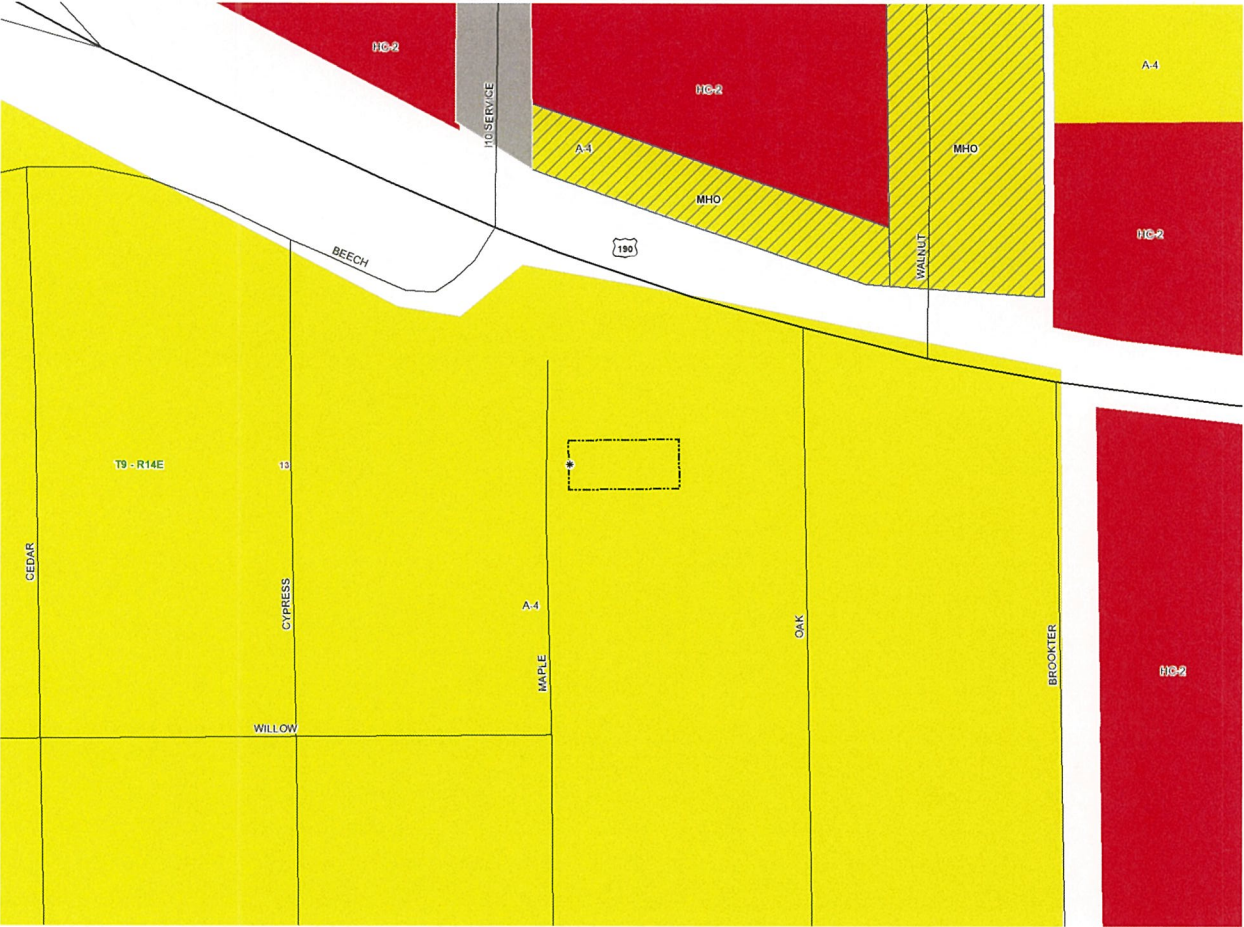
**PETITIONER:** Elisha Johnson

**OWNER:** Dragonfly Ent

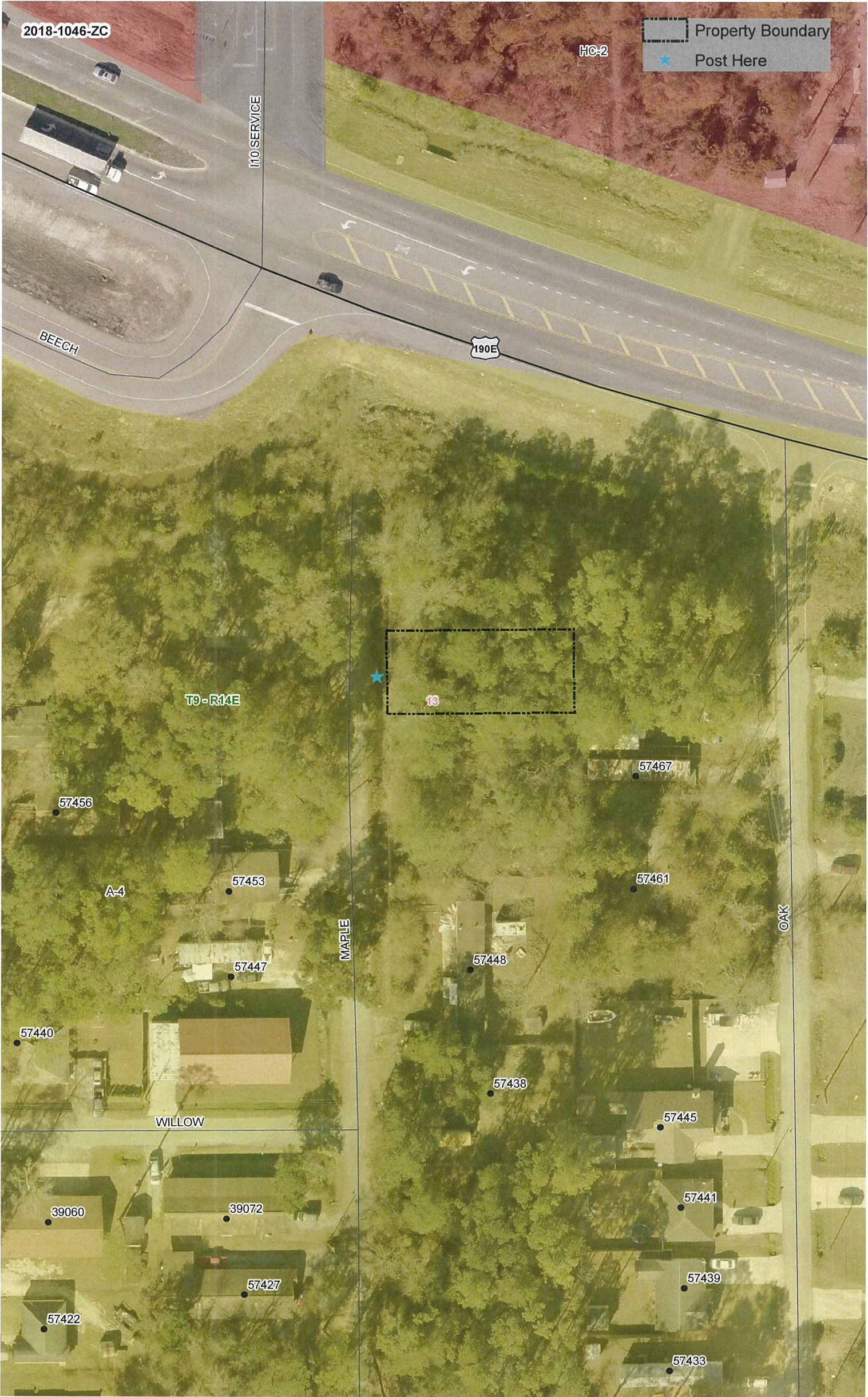
**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single-Family Residential District, MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the east side of Maple Street, being lots 10 & 11, Square 4, Beverly Hills Subdivision ; S13, T9S, R14E; Ward 8, District 14

**SIZE:** 5500 sq.ft.







2018-1046-ZC

HC-2

Property Boundary

★ Post Here

I10 SERVICE

BEECH

190E

T9-R14E

13

57456

A-4

57453

57447

57440

WILLOW

39060

39072

57427

57422

MAPLE

57448

57438

57445

57441

57439

57433

OAK

57467

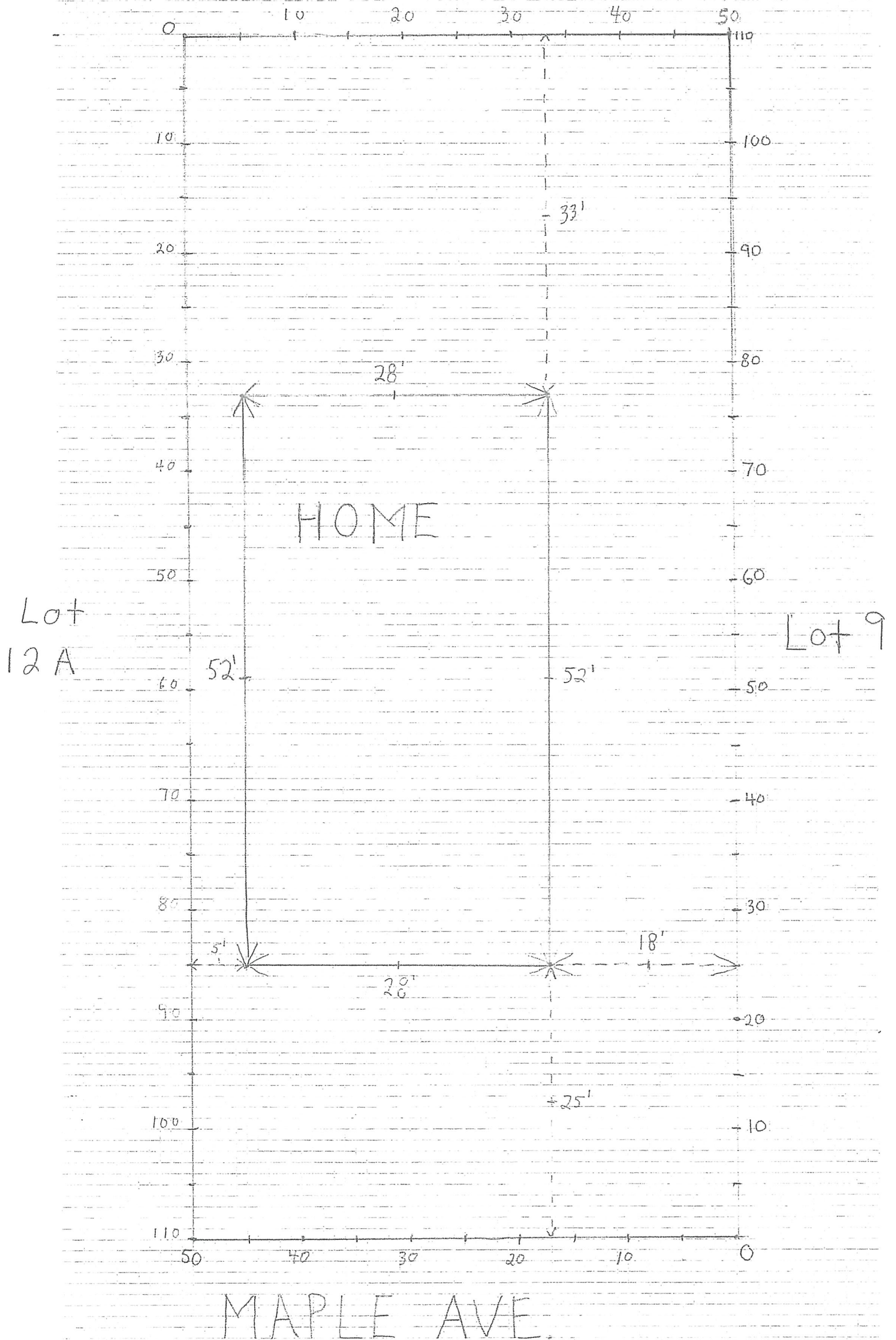
57461

0 120 Feet

N



Lots 10 And 11 SQ 4 Beverly Hills Subd. 2018-1046-ZC



**ZONING STAFF REPORT**

**Date:** 6/22/2018  
**Case No.:** 2018-1059-ZC  
**Posted:** 06/13/18

**Meeting Date:** 7/3/2018  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Nicholas Henry & Gilda Baudean Locicero  
**OWNER:** Nicholas Henry & Gilda Baudean Locicero  
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay  
**LOCATION:** Parcel located on the west side of Gulch Street & on the north side of North Street, being 70225 Gulch Street, Abita Springs ; S12, T7S, R11E; Ward 3, District 5  
**SIZE:** 4.501

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

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

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Undeveloped	A-4 Single Family Residential District
East	Residential	A-2 Suburban District
West	Residential	A-2 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-2 Suburban District to A-2 Suburban District, RO Rural Overlay. This site is located on the west side of Gulch Street & on the north side of North Street, being 70225 Gulch Street, Abita Springs. The 2025 future land use plan calls for the area to be developed with residential uses and may include agricultural uses. Staff does not have any objection to the request, considering the large size of the property (4.5 acres) and the rural character of the area.

Note that the objective of the request is to allow for the construction of an agricultural building on the property.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a RO Rural Overlay designation be approved.

**Case No.:** 2018-1059-ZC

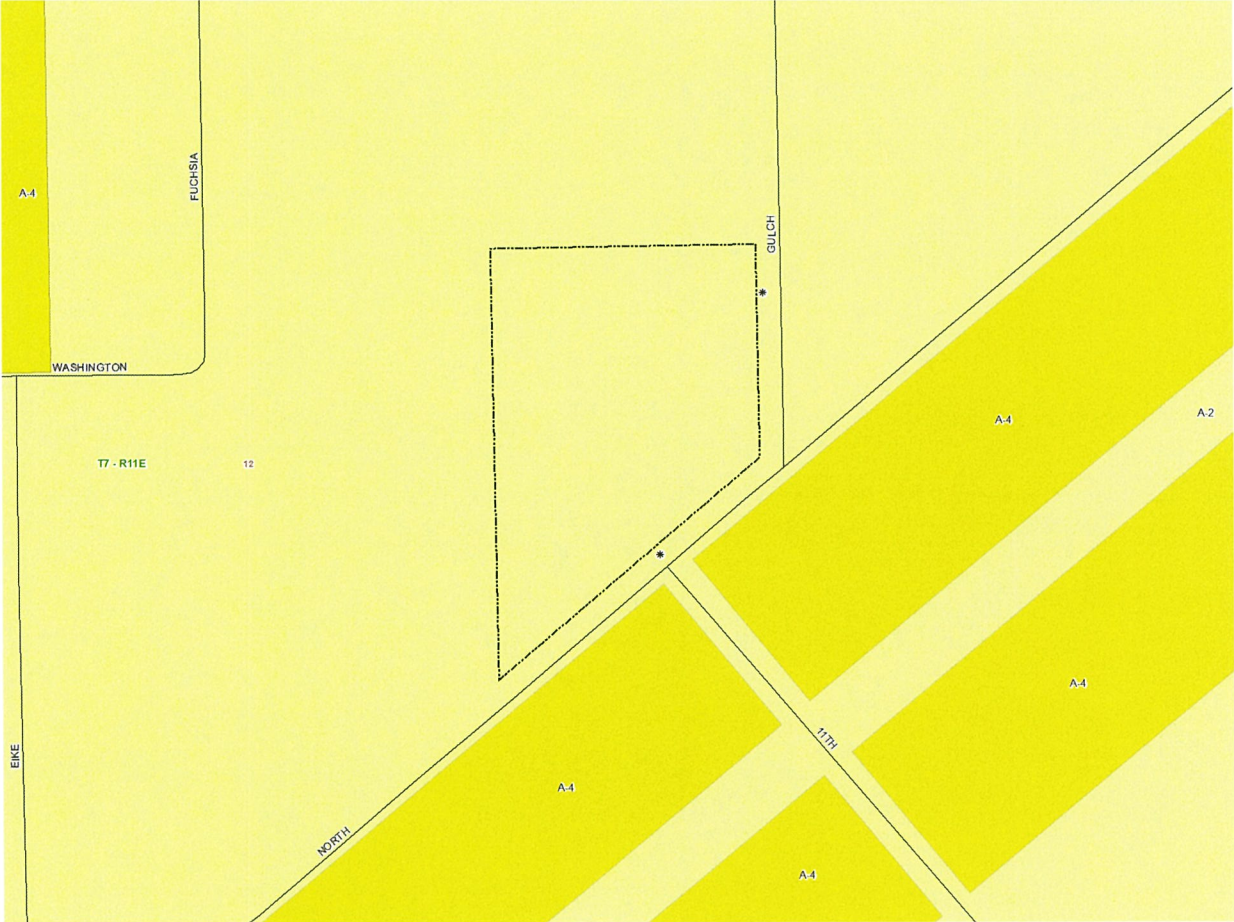
**PETITIONER:** Nicholas Henry & Gilda Baudean Locicero

**OWNER:** Nicholas Henry & Gilda Baudean Locicero

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District, RO Rural Overlay

**LOCATION:** Parcel located on the west side of Gulch Street & on the north side of North Street, being 70225 Gulch Street, Abita Springs ; S12, T7S, R11E; Ward 3, District 5

**SIZE:** 4.501





2018-1059-ZC

HENRY CLAY

RAVINE

FUCHSIA

GULCH

A-2

ALOHA

NORTH

A-4

T7 - R11E

12

EIKE

LINCOLN

11TH

SOELL

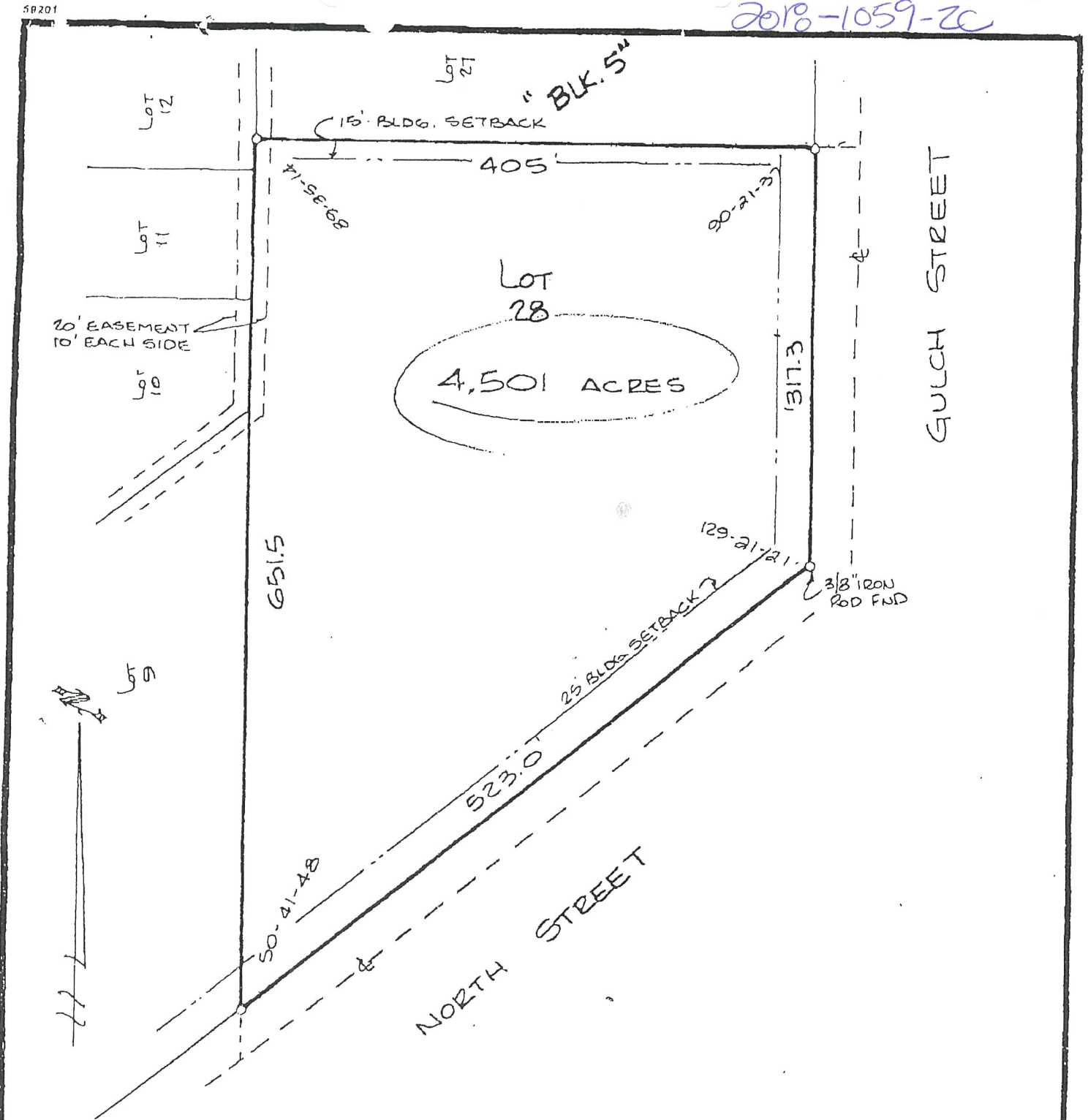
PARKER

0 560 Feet





2018-1059-ZC



Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone "C"

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

FIRM Parcel# 225205 0235C

Rev. 10/17/89

0 DENOTES 1/2" IRON ROD SET

### Survey of

A PARCEL OF GROUND SITUATED IN SEC. 12, T-7-S, R-11-E  
AKA LOT 28, BLOCK 5, RED GAP ACRES

ST. TAMMANY PARISH, LOUISIANA

FOR  
WINTERB TITLE AGENCY, INC. FIRST AMERICAN TITLE INSURANCE CO.

STEPHANIE LAFRANCE WIFE OF AND MICHAEL DEAN REED

HIBERNIA NATIONAL BANK

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 RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

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

Survey Certified True and Correct By  
**RANDALL W. BROWN**  
Professional Land Surveyor  
LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors  
Planners • Consultants

228 W. Causeway App. • Mandeville, LA 70448  
(504) 624-5368 • FAX (504) 624-5309

Date: July 22, 1986  
Survey No. 86730  
Scale: 1" = 100'  
Drawn By: TTR  
Revised:

**ZONING STAFF REPORT**

**Date:** 6/22/2018  
**Case No.:** 2018-1060-ZC  
**Posted:** 06/13/18

**Meeting Date:** 7/3/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Lola Lagman  
**OWNER:** Lola Lagman  
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the south side of Clifford Singletary Road, east of P. Kennedy Road; S27, T7S, R14E; Ward 6, District 11  
**SIZE:** 1.306 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

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

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped & Residential	A-2 Suburban District
West	Residential	A-2 Suburban District & MHO Manufactured Housing Overlay

**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 to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Clifford Singletary Road, east of P. Kennedy Road. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

Note that considering the size of the property (1.306 acres), only a Manufactured home as a guest house, limited to a maximum of 1000 sq.ft., will be allowed on the property.

**STAFF RECOMMENDATION:**

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

**Case No.:** 2018-1060-ZC

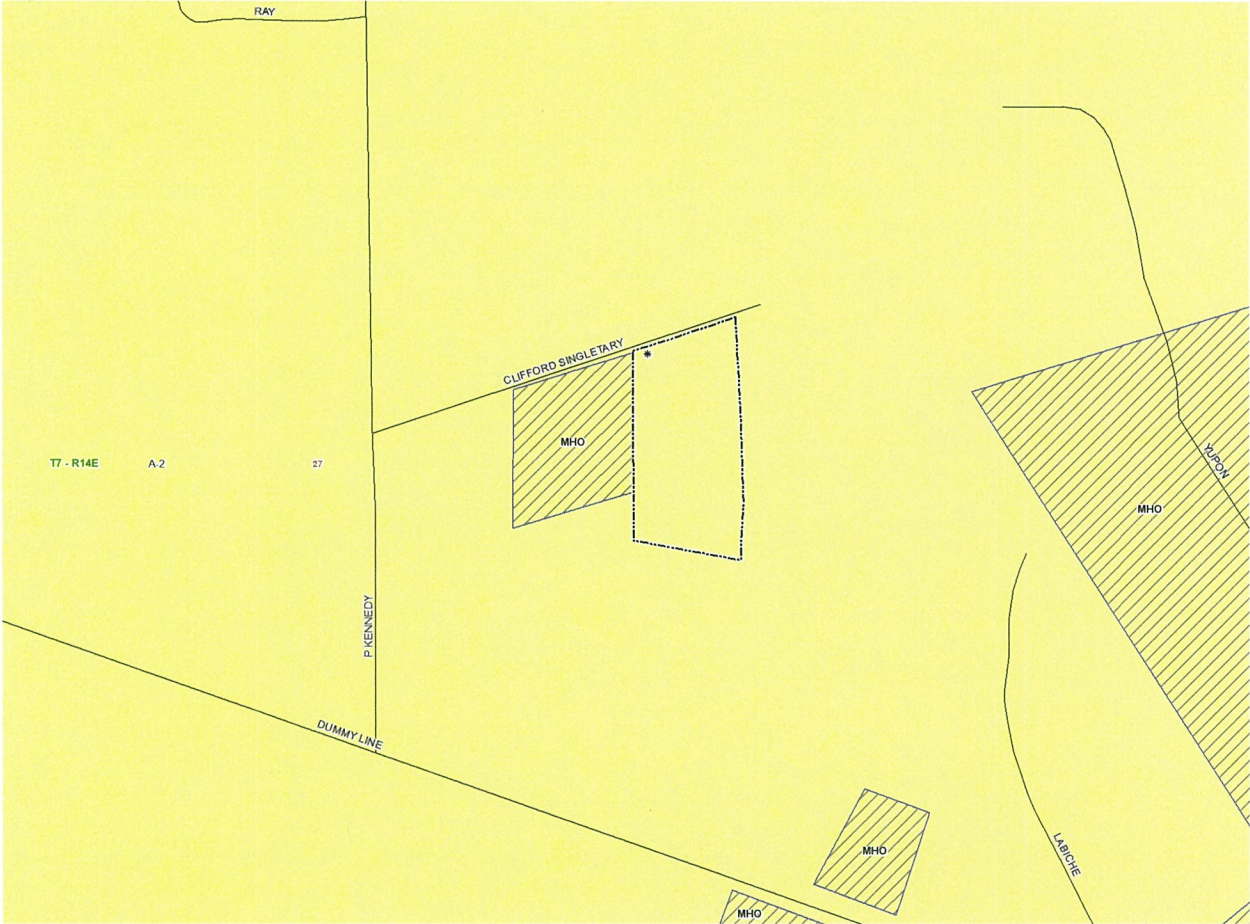
**PETITIONER:** Lola Lagman

**OWNER:** Lola Lagman

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Clifford Singletary Road, east of P. Kennedy Road; S27, T7S, R14E; Ward 6, District 11

**SIZE:** 1.306 acres





2018-1060-ZC

RAY

YUPO

CLIFFORD SINGLETARY

27

A-2

T7-R14E

P KENNEDY

DUMMY LINE

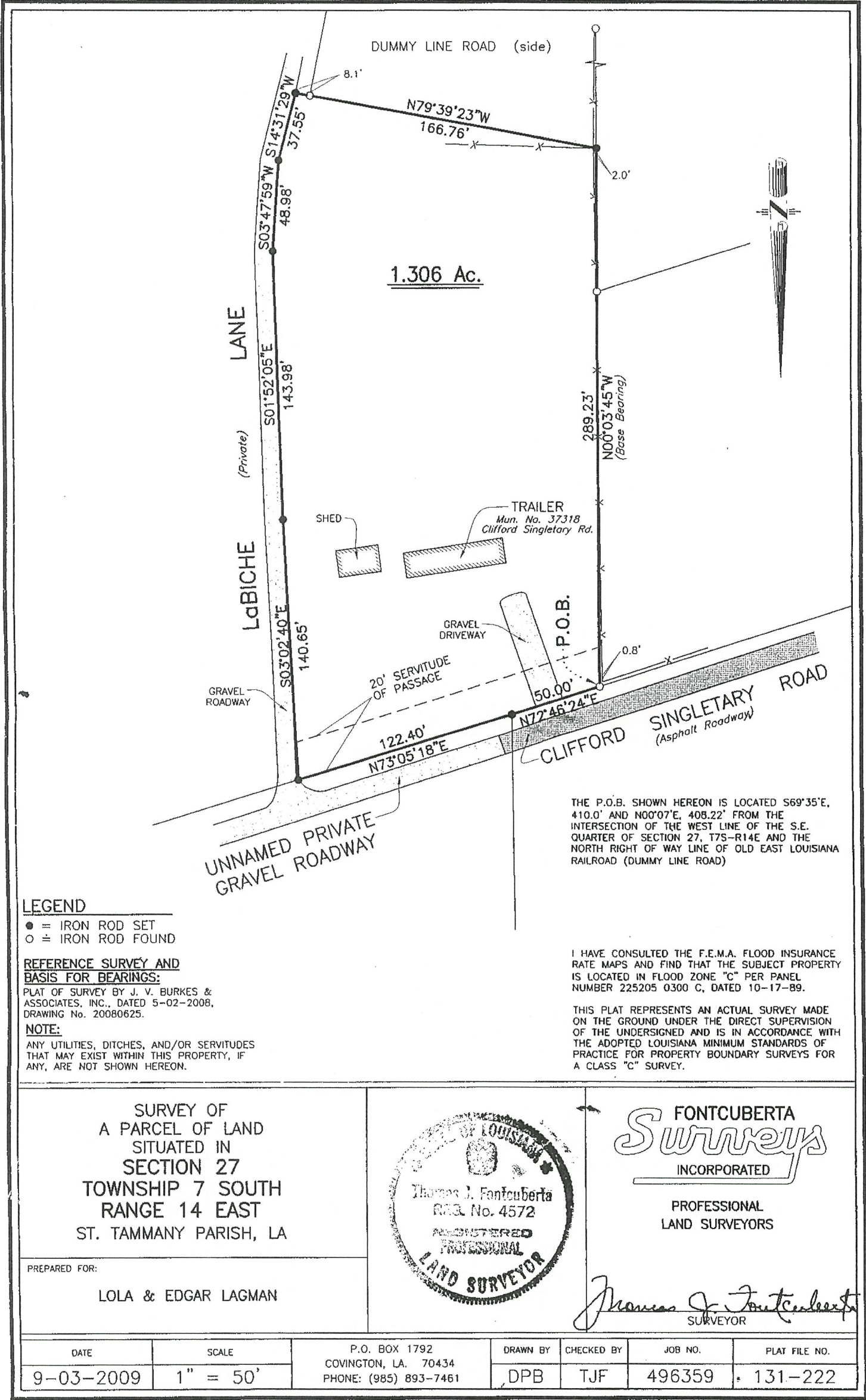
LABICHE

34





2018-1060-ZC



ZONING STAFF REPORT

Date: 6/18/2018

Case No.: ZC15-04-035

Posted: 06/13/18

Meeting Date: 7/3/2018

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Yanin LLC – Jason L. Yancey & Brian Intravia

**OWNER:** Yanin LLC – Jason L. Yancey & Brian Intravia

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

**LOCATION:** Parcel located on the south side of LA Highway 22, west of Trepagnier Road, S16, T7S, R10E, Ward 1, District 4

**SIZE:** 71 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential & Commercial	HC-1 & HC-2 Highway Commercial Districts & NC-4 Neighborhood Institutional District
South	Undeveloped	A-1 Suburban District
East	Residential & Undeveloped	A-1 Suburban District
West	Undeveloped & Guste Island Subdivision	PUD Planned Unit Development Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD Planned Unit Development Overlay. The request consists of an amendment of the originally approved setbacks for the garden lots (see below Chart). Note that the request will not affect the number of lots, the configuration of the subdivision or the total acreage of greenspace.

Setbacks	Current	Proposed
Front	15’	10’
Rear	10’	7.5’

STAFF RECOMMENDATION:

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

**Case No.:** ZC15-04-035

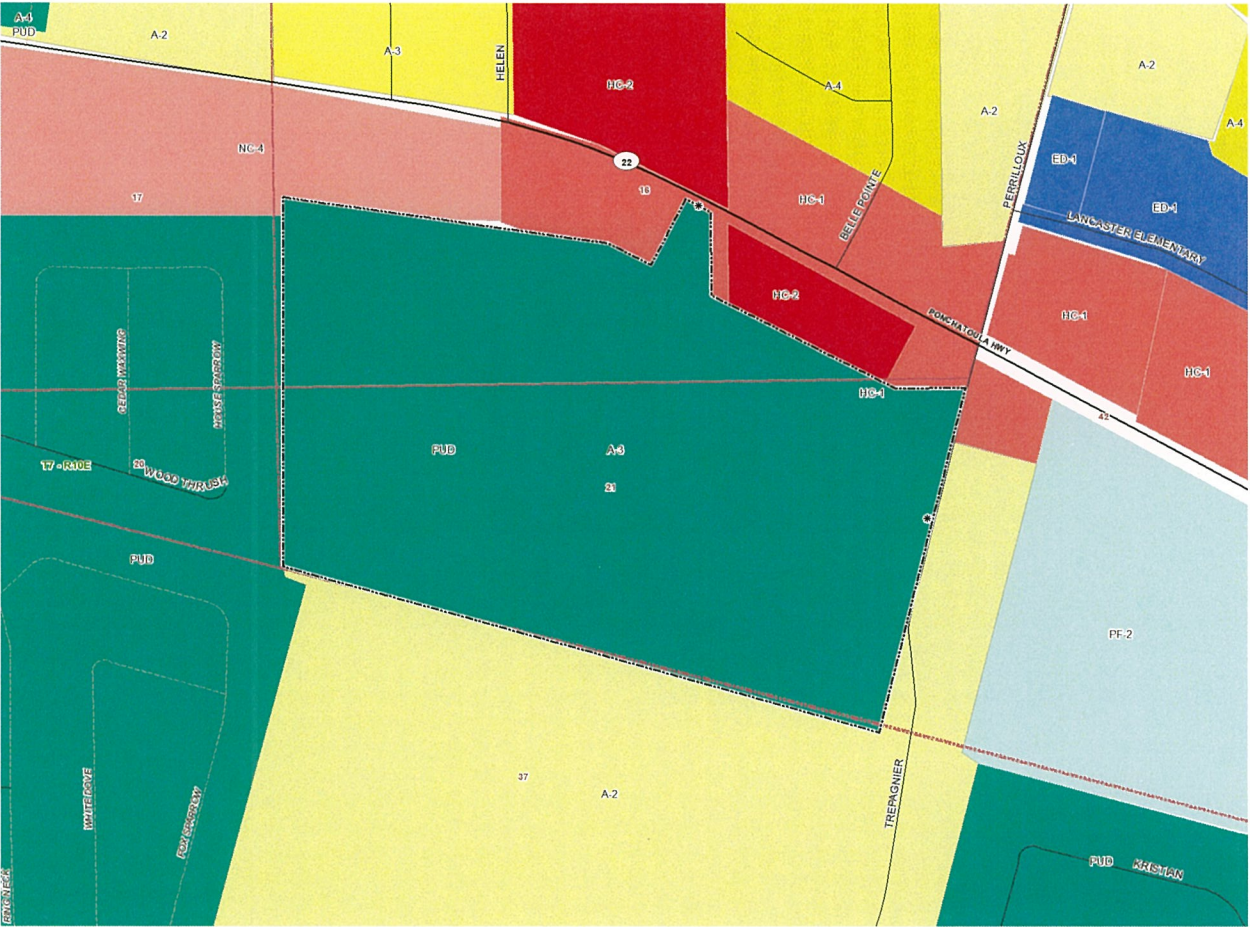
**PETITIONER:** Yanin LLC – Jason L. Yancey & Brian Intravia

**OWNER:** Yanin LLC – Jason L. Yancey & Brian Intravia

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

**LOCATION:** Parcel located on the south side of LA Highway 22, west of Trepagnier Road, S16, T7S, R10E, Ward 1, District 4

**SIZE:** 71 acres



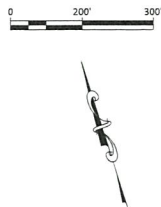
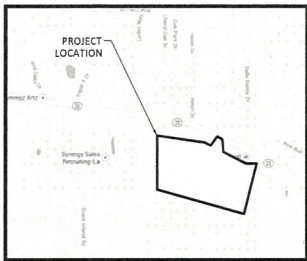


201504-035

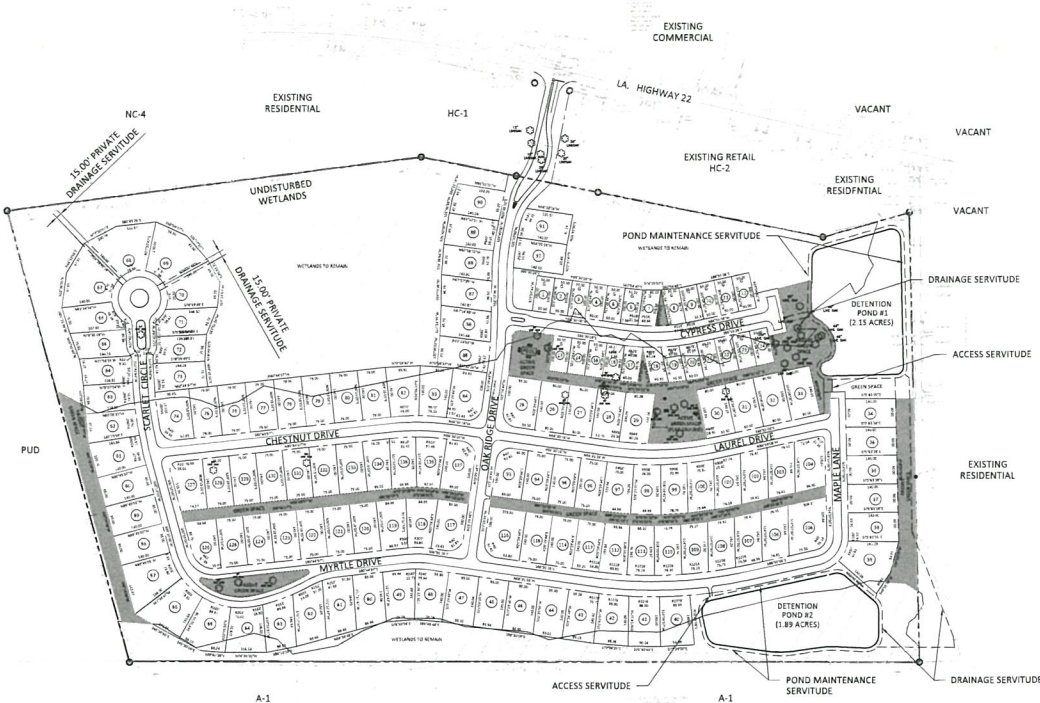
Plot Date: Thursday, June 07, 2018 11:44:12 AM

User: Nicole Zengue

File: H:\2015\15009 - Oak Ridge PUD\Drawings\Civil\15009-PL SITE (PUD).dwg

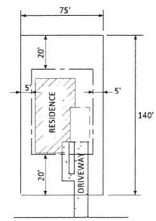


# SOUTHERN OAKS RESIDENTIAL PLANNED UNIT DEVELOPMENT SECTION 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA

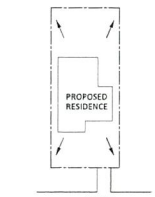


SITE DATA CALCULATION			
69.78 ACRES	137	C	
AREA PARCEL 1	NO. OF LOTS	LOCAL ZONE	
1.034 ACRES	45+	60'	
AREA PARCEL 2	MIN. LOT FRONTAGE	STREET R.O.W.	
ASPHALT	140'	PUD	
ROAD SURFACE	AVERAGE LOT DEPTH	ZONING	
1.93	CENTRAL	CENTRAL	
MIN. LOT AREA	WATER FRONTAGE	SWITCH 100' x 100'	
7.322	75' X 140'±	10,500 s.f.±	
LENGTH OF STREET	TYPE LOT LINE	100'±	
30.11 ACRES	50' X 100'±	5,000 s.f.±	
WETLANDS	TOP GROUND	100'±	
LAKE PONTCHARTRAIN	GUSTE ISLAND		
ULTIMATE SURFACE WATER DISPOSAL	WATER AND SEWER CONNECTION		
10.38 ACRES	PUBLIC		
FACTORIAL DESIGNATED TO PARISH	ROAD TYPE		
35'			
WAY, RIGHT-OF-WAY			
(ABOVE BASE FLOOD)			

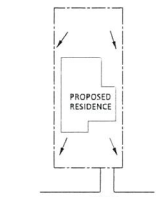
TOTAL GREEN SPACE PROVIDED	
23.72 ACRES	33.4% OF TOTAL SITE
* GREEN SPACE IS DEFINED AS ALL UNDEVELOPED WETLANDS, ACTIVE AND PASSIVE RECREATION AREAS, AND PRESERVED GREEN BUFFERS AT REAR OF LOTS.	
* WETLANDS TO REMAIN: ALL AREAS THAT FALL WITHIN A JURISDICTIONAL WETLAND ARE TO REMAIN EXCEPT THOSE JURISDICTIONAL WETLANDS THAT LIE WITHIN A LOT BOUNDARY, RIGHT OF WAY, GREEN SPACE OR DETENTION POND EASEMENT.	
ACTIVE RECREATION AMENITIES	
-PLAYGROUND EQUIPMENT -NEIGHBORHOOD POOL -CABANA WITH BATHROOMS AND BENCHES IN PARK AREA	
GREEN SPACE AREA IN ACTIVE AMENITY PACKAGE	
ACRES = .80	PERCENTAGE OF SITE = 1.1%
PERCENTAGE OF GREEN SPACE = 3.3%	
GREEN SPACE AREA IN PASSIVE AMENITY PACKAGE	
ACRES = 4.5	PERCENTAGE OF SITE = 6.3%
PERCENTAGE OF GREEN SPACE = 18.9%	



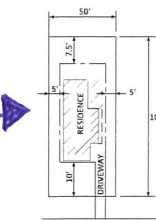
TYPICAL LOT LAYOUT



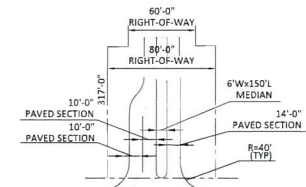
TYPICAL LOT DRAINAGE



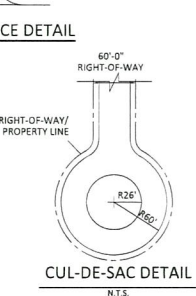
TYPICAL LOT DRAINAGE



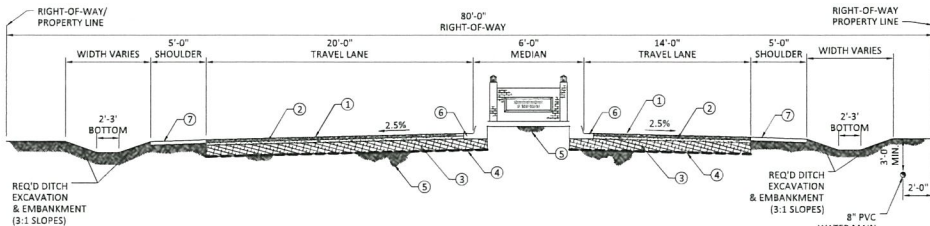
GARDEN HOME LOT LAYOUT



TYPICAL ENTRANCE DETAIL

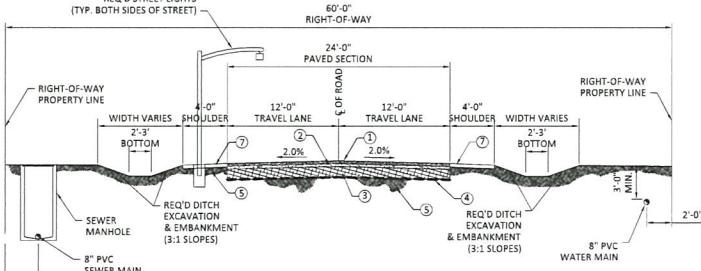


CUL-DE-SAC DETAIL



ASPHALT ROADWAY ENTRANCE SECTION

N.T.S.



TYPICAL ASPHALT ROADWAY SECTION

N.T.S.

## STANDARD DUTY NOTES

- ① 2" HOT BITUMINOUS WEARING COURSE.
- ② 2" HOT BITUMINOUS BINDER COURSE.
- ③ TO BE DETERMINED BY GEOTECHNICAL REPORT.
- ④ TO BE DETERMINED BY GEOTECHNICAL REPORT.
- ⑤ TO BE DETERMINED BY GEOTECHNICAL REPORT.
- ⑥ 5" HIGH X 8" WIDE VERTICAL CURB.
- ⑦ TURF SHOULDER.

## RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACKS ARE: FRONT -20', SIDE -5', REAR -20', SIDE STREET 10' NO PERMANENT STRUCTURES (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED WITHIN 20' OF THE TOP BANK OF A LATERAL DITCH.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY IS LOCATED IN FLOOD ZONE C RE: FIRM PANEL NO. 225205 0205 C, DATED 10-17-89. MINIMUM FIRST FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE BROWN DROWN OF THE STREET OR THE CURRENT BASE FLOOD ELEVATION WHICHEVER IS GREATER.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94).
- ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR LOT LINE OR REAR LOT LINE, PROVIDED THE ACCESSORY BUILDING LENGTH DOES NOT EXCEED THIRTY (30') FEET AND THE BUILDING HEIGHT DOES NOT EXCEED NINETEEN (19') FEET.
- ST. TAMMANY PARISH WILL BE RESPONSIBLE FOR MAINTAINING ALL POND AREAS AS SHOWN.

## SOUTHERN OAKS SUBDIVISION LEGAL DESCRIPTION

### 1.034 ACRE PARCEL

FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21 GO NORTH 00° 15' WEST A DISTANCE OF 673.59 FEET; THENCE GO SOUTH 81° 51' 26" EAST A DISTANCE 818.65 FEET; THENCE GO SOUTH 82° 06' 21" EAST A DISTANCE OF 349.88 FEET; THENCE GO SOUTH 53° 17' 50" EAST A DISTANCE OF 264.36 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 27° 59' 47" EAST A DISTANCE OF 266.49 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF LOUISIANA HWY 22; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18117.80 FEET, AN ARC LENGTH OF 64.86 FEET, HAVING A CHORD BEARING OF SOUTH 62° 00' 13" EAST AND A CHORD DISTANCE OF 64.86 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND GO SOUTH 61° 23' 44" EAST A DISTANCE OF 35.14 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE GO SOUTH 00° 17' 44" EAST A DISTANCE OF 296.06 FEET; THENCE GO NORTH 63° 17' 50" WEST A DISTANCE OF 240.38 FEET BACK TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 1.034 ACRES OF GROUND MORE OR LESS.

### 69.78 ACRE PARCEL

A CERTAIN PIECE OR PARCEL OF LAND IN SECTION SIXTEEN (16) AND NORTHWEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP SEVEN (7) SOUTH, RANGE TEN (10) EAST, ST. HELENA MERIDIAN, CONTAINING SIXTY-NINE AND 78/100 (69.78) ACRES AND DESIGNATED AS LOT NO. FIVE (5) ON A PLAT AND SURVEY MADE BY HOWARD BURNS, PARISH SURVEYOR, DATED AUGUST 31, 1915, WHICH SAID PLAT IS RECORDED IN COB 66, FOLIO 59 OF THE RECORDS OF ST. TAMMANY PARISH, LOUISIANA.

ACCORDING TO A SURVEY PREPARED BY EDDIE J. CHAMPAGNE, SURVEYOR, DATED OCTOBER 18, 1973, THE SAID PROPERTY MEASURES AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 21, TOWNSHIP 7 SOUTH, RANGE 10 EAST, WHICH POINT IS MARKED BY AN OLD WOOD AND IRON, MEASURE THENCE ALONG A LINE BEARING NORTH 0°15' WEST, 1312.50 FEET TO A POINT AND CORNER, WHICH POINT IS MARKED BY A WOOD STOB, TURN RIGHT AND MEASURE ALONG A LINE BEARING SOUTH 81°58' EAST, 1168.51 FEET TO A POINT MARKED BY AN IRON; CONTINUE ALONG A LINE BEARING SOUTH 63°17' EAST, 1144.97 FEET TO A POINT MARKED BY AN OLD STOB, CONTINUE ALONG A LINE BEARING NORTH 89°33' EAST, 250.46 FEET TO A POINT AND CORNER; TURN RIGHT AND MEASURE ALONG A LINE BEARING SOUTH 14°07' WEST, 1262.26 FEET TO A POINT AND CORNER MARKED BY AN OLD IRON; TURN RIGHT AND MEASURE ALONG A LINE BEARING NORTH 74°30' WEST, 2200.68 FEET TO THE POINT OF BEGINNING.

## DEDICATION

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF

## SOUTHERN OAKS SUBDIVISION

ALL STREET RIGHTS-OF-WAY AND PONDS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER PURPOSES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER: YANIN, L.L.C.

## NOTES

- AT&T AND OTHER UTILITY PROVIDERS MAY PLACE THEIR INFRASTRUCTURE WITHIN THE GREEN SPACE.
- RECREATIONAL DEVELOPMENT PLAN WILL BE PROVIDED WITH THE PRELIMINARY SUBMITTAL.

## LEGEND

- EXISTING WETLANDS
- NOTE: WETLANDS INFORMATION PROVIDED BY BIOLOGICAL SURVEYS, INC.
- ACTIVE & PASSIVE GREEN SPACE
- G GARDEN HOMES

CADD FILE NAME:  
15009-PL-SITE-(PUD).dwg

DESIGNED BY	KNS	DRAWN BY	KNS	CHECKED BY	FMK	JOB NO.	15009
SCALE (22x34)	1" = 100'	SCALE (11x17)	1" = 200'	DATE	AUG 2016		

SOUTHERN OAKS PUD  
MADISONVILLE, LOUISIANA  
BIM CONSTRUCTION, LLC  
PRELIMINARY PLAT

NO.	DATE	APPROVED	REVISIONS
1	12/13/17	REVISED FOR ONE LIFT STATION	

STAMP
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Kyle Associates, LLC  
Planning, Engineering, and Landscape Architecture  
615 Village Center • Metairie, LA 70012 • 504.883.9377

SHEET NO.

1



2015-04-035

**YANIN, LLC**

13405 Seymour Meyers Blvd.  
Suite 18  
Covington, Louisiana 70433

*Via Email & Hand Delivery*

St. Tammany Parish  
Department of Development  
c/o Helen Lambert, Assistant Director  
P.O. Box 628  
Covington, LA 70434

**Re: Major Amendment to Planned Unit Development  
Southern Oaks 2015-04-035**

Dear Ms. Lambert:

As you may know, Yanin, LLC is the owner of the certain property located along Louisiana Highway 22, which is currently zoned as a Planned Unit Development. As a duly authorized Manager of Yanin, LLC, I hereby submit the amended plan for the Planned Unit Development. As you will see, we are amending the plan for the purpose of revising the setbacks on the garden home lots, all as set forth on the plan by Kyle Associates, LLC. I would therefore ask that this matter be placed on the St. Tammany Parish Zoning Commission's next available agenda for consideration. Thank you for processing our request, and should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

Yanin, LLC

By: 

Brian Intravia, Manager