

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. TUESDAY, OCTOBER 2, 2018**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- **Please silence all phones and electronic devices**
- **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 SEPTEMBER 18, 2018 MINUTES**

**ELECTION OF OFFICERS**

**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.     **2018-1091-ZC**  
Text Change:             An ordinance to amend Chapter 130 of the St. Tammany Parish Unified Development Code, to add Brewery or Distillery with Tours, specifically Section 130-5 Definitions and to Sections: 130-1075 I-2 Industrial District Administrative Permits, 130-1108 I-3 Heavy Industrial District Administrative Permits, 130-1130 I-4 Heavy Industrial District Administrative Permits and 130-2213 Minimum Standards.

**POSTPONED 9/18/2018 MEETING**

2.     **2016-155-ZC**  
Major Amendment to the PUD Planned Unit Development Overlay  
Acres:                     69.69 acres  
Petitioner:               Paul Mayronne  
Owner:                    Military Road Land Co, LLC - Frank J. Lopiccolo  
Location:                 Parcel located on the east side of LA Highway 1081, south of Smith Road, S14, T6S, R11E, Ward 3, District 2.  
Council District:         2

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**3.     2017-845-ZC**

Text Change:

An Ordinance amending the text of Chapter 130 St. Tammany Parish Unified Development Code, to add definitions for “Reception Venue Small”, “Reception Venue Medium”, “Reception Venue Large” and to amend the definition of Restaurant and Restaurant without lounge in Section 130.5 Definitions, add the new uses of: “Reception Venue Small” to Section 130-792, “Reception Venue Medium” to Section 130-897, “Reception Venue Large” to Section 130-918, amend Section 130-2163 Minimum parking requirements and add to Section 130-2213 Minimum Standards for reception venues.

**4.     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

**POSTPONED 5/1/2018 MEETING**

**5.     2018-1164-ZC**

Existing Zoning: HC-1 (Highway Commercial District)

Proposed Zoning: HC-3 (Highway Commercial District)

Acres: 4.7532 acres

Petitioner: DL Investments LLC c/o Jeffrey D. Schoen

Owner: Madisonville Enterprises LLC - Shelby P. LaSalle

Location: Parcel located on the northeast corner of LA Highway 22 & Perrilloux Road, S42, T7S, R10E, Ward 1, District 4

Council District: 4

**6.     2018-1165-ZC**

Existing Zoning: NC-4 (Neighborhood Institutional District)

Proposed Zoning: A-5 (Two Family Residential District)

Acres: 0.93 acres

Petitioner: Spell Holdings, LLC - Mary Spell

Owner: Spell Holdings, LLC - Mary Spell

Location: Parcel located on the north side of Stafford Road, east of LA Highway 437, being lot 8A, S26, T5S, R11E, Ward 2, District 2

Council District: 2

**7.     2018-1169-ZC**

Existing Zoning: PUD (Planned Unit Development Overlay)

Proposed Zoning: A-1 (Suburban District)

Acres: 20.3 acres

Petitioner: Guste Island Holdings, LLC - Kelly McHugh

Owner: Guste Island Holdings, LLC - Kelly McHugh

Location: Parcel located on the west side of Guste Island Road, south of LA Highway 22, S20, T7S, R10E, Ward: 1, District:4

Council District: 4

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

- 8.     2018-1171-ZC**  
Existing Zoning:     A-2 (Suburban District)  
Proposed Zoning:    A-3 (Suburban District)  
Acres:                1.834 acres  
Petitioner:          Jennifer & Kenny Adams  
Owner:                Jennifer & Kenny Adams  
Location:            Parcel located on the south side of Galatas Road, east of C.S.  
                          Owens Road, west of LA Highway 1077, S14, T7S, R10E, Ward:  
                          1, District: 1  
Council District:     1
- 9.     2018-1176-ZC**  
Existing Zoning:     A-1A (Suburban District)  
Proposed Zoning:    CB-1 (Community Based Facilities District) & RO (Rural Overlay)  
Acres:                19.29 acres  
Petitioner:          Roman Lopez  
Owner:                Angelica Rivera  
Location:            Parcel located on the south side of Murray Road, west of LA  
                          Highway 41, S3, T8S, R14E, Ward 8, District 11  
Council District:     11
- 10.    2018-1179-ZC**  
Existing Zoning:     A-2 (Suburban District)  
Proposed Zoning:    A-3 (Suburban District), MHO (Manufactured Housing Overlay)  
                          & RO (Rural Overlay)  
Acres:                1.171 acres  
Petitioner:          Eric Penton  
Owner:                Eric Penton  
Location:            Parcel located on the north side of LA Highway 36, west of LA  
                          Highway 41, being Parcel A, S21, T7S, R14E, Ward 6, District 6  
Council District:     6
- 11.    2018-1183-ZC**  
Existing Zoning:     A-1 (Suburban District)  
Proposed Zoning:    PUD (Planned Unit Development Overlay)  
Acres:                20.3 acres  
Petitioner:          Guste Island Holdings, LLC - Kelly McHugh  
Owner:                Guste Island Holdings, LLC - Kelly McHugh  
Location:            Parcel located on the east side of Guste Island Road, south of LA  
                          Highway 22, S20, T7S, R10E, Ward 1, District 4  
Council District:     4
- 12.    2018-1184-ZC**  
Existing Zoning:     A-6 (Multiple Family Residential District)  
Proposed Zoning:    A-4 (Single-Family Residential District)  
Acres:                0.75 acres  
Petitioner:          Blanchard Lisa  
Owner:                Lisa Blanchard  
Location:            Parcel located on the north side of Lakeview Drive, being a portion  
                          of lot 21, Pontlake Estates, S32, T9S, R14E, Ward 9, District 13  
Council District:     13

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

Existing Zoning:	CB-1 (Community Based Facilities District) & A-2 (Suburban District)
Proposed Zoning:	A-4 (Single-Family Residential District)
Acres:	2.122 acres
Petitioner:	Marina Beau Chene LLC - Jared Riecke
Owner:	Marina Beau Chene LLC - Jared Riecke
Location:	Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels G-1A & K, S54, T7S, R11E, Ward 4, and District 4
Council District:	4



**AGENDA**

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

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

**17.    2018-1194-ZC**

Existing Zoning:       A-2 (Suburban District)  
Proposed Zoning:     A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres:                 2.3 acres  
Petitioner:            Anderson Design + Build, LLC - Jon Anderson  
Owner:                 Advance Mortgage Company, LLC - Bruce Wainer  
Location:             Parcel located on the south side of Jenkins Street, east of Soell  
                            Drive, being 69298 Jenkins Street, Covington, S13, T7S, R11E,  
                            Ward 3, District 5  
  
Council District:     5

**18.    2018-1195-ZC**

Existing Zoning:       A-1 (Suburban District)  
Proposed Zoning:     A-2 (Suburban District)  
Acres:                 1.4736 acres  
Petitioner:            Helen Anglade  
Owner:                 Rubie Amie Teal  
Location:             Parcel located on the north side of Teal Road, east of LA Industrial  
                            Pit Road, S10, T7S, R14, Ward 6, District 6  
  
Council District:     6

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR \_\_\_\_\_ PROVIDED BY: COUNCIL

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

An Ordinance to Amend Chapter 130 St. Tammany Parish Unified Development Code, to add Brewery or Distillery With Tours, specifically to Section 130-5 Definitions, and to Sections: 130-1075 I-2 Industrial District Administrative Permits, 130-1108 I-3 Heavy Industrial District Administrative Permits, 130-1130 I-4 Heavy Industrial District Permits, and 130-2213 Minimum Standards. (2018-1091-ZC)

WHEREAS, the St. Tammany Parish Government considers the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the business and citizens of St. Tammany Parish to implement an ordinance addressing the operations of breweries and distilleries with tours; and

WHEREAS, the St. Tammany Parish Government considers that it is necessary to amend Chapter 130 of the St. Tammany Parish Unified Development Code, to provide definitions and regulations regarding breweries and distilleries with tours.

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

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

BREWERY – An industrial use that brews ales, beers, meads, and similar beverage on site.

DISTILLERY – an industrial use where distilling of alcoholic liquors is done.

BREWERY OR DISTILLERY WITH TOURS – An establishment in the business of brewing or distilling beer or spirits which also opens its doors to the general public for tours of its facilities.

**Amend I-2 Industrial District, specifically Sec. 130-1075. - Administrative permits to add a new:**

(10) Brewery or Distillery with Tours

**Amend I-3 Heavy Industrial District, specifically Sec. 130-1108. - Administrative permits to add a new:**

(10) Brewery or Distillery with Tours

**Amend I-4 Heavy Industrial District, specifically Sec. 130-1130. - Administrative permits to add a new:**

(10) Brewery or Distillery with Tours

**Amend Section 130.2163 Supplemental District Regulations, Division 8. – Off Street Parking and Loading Regulations, Minimum parking requirements, specifically to amend the following table to add “Brewery or Distillery with tours”:**

The following table shall apply to minimum off-street parking space requirements:

Zoning District Classification or Use	Minimum Off-Street Parking Space Requirement
<i>Commercial Uses:</i>	
Restaurants and restaurants with lounges and <u>Brewery or Distillery with tours</u>	1 space per each 3 occupants at maximum occupancy based on maximum occupant load plus one space for each employees at maximum shift

**Amend Sec. 130-2213 Minimum standards to add new (57) Brewery or Distillery with Tours:**

(57) Brewery or Distillery with Tours.

a. A site plan shall be submitted to the department of development planning division. The plan shall indicate, at a minimum:

1. Location of all structures on site including proposed structures.
2. Proposed traffic movements and points of ingress and egress, including parking and site triangle.
3. Drawing showing the location of proposed sign, setback from property line and dimensions.

b. Where a brewery or distillery with tours is allowed, the proposed use shall meet the following criteria:

1. The daily time period during which a brewery or distillery with tours may be open to the general public shall be from 10:00 a.m. until 9:00 p.m.
2. At any time, the number of visitors to the brewery or distillery shall not exceed the maximum number of visitors allowed by the Fire Marshall.
3. The brewery or distillery with tours tasting room may have a tasting room for the purpose of beer or spirit tasting and sales of beer, spirit, beer or spirit related items, and brand related promotional items. The size of the tasting room shall be limited to 800 square feet.
4. Tour, beer or spirit tasting and consumption are limited to tour of the facility and sampling, by the general public, of beer or spirits, and the purchase of beer or spirits by the glass or bottle to drink on or off the premises of the brewery or distillery with tours. No brewery or distillery shall permit the beer or spirit tasting and consumption without the proper permit from the parish and the state.

5. Beer or spirit-related items: Items that may be used in connection with the serving, storing or display of beer or spirits, or written material describing beer, spirits, or food, or items of apparel displaying the name and/or logo of the specific brewery or distillery can be sold on the site; other non-beer or non-spirit-related items may not be sold.
6. Sale, delivery, or shipment of beer or spirits manufactured by the permittee directly to a consumer in the state, licensed wholesalers and out-of-state purchasers are permitted.
7. The storage, warehousing, and wholesaling of beer or spirits is allowed on site.
8. All signage shall be in compliance with article VI, division 3, of this chapter.
9. Special events are permitted subject to compliance with requirements set out in section 6-30.

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

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

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

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

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

\_\_\_\_\_  
S. MICHELLE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at

Returned to Council Clerk: \_\_\_\_\_, 2018 at

ZONING STAFF REPORT

Date: 9/24/18

Case No.: 2016-155-ZC

Prior Action: Approved

Posted: 9/12/18

Meeting Date: 10/2/2018

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Paul Mayronne

**OWNER:** Military Road Land CO, LLC. - Frank J. Lopiccolo

**REQUESTED CHANGE:** Major amendment of the PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

**SIZE:** 77.36 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1A Suburban District, CBF-1 Community Based Facilities District, MD-2 Medical Clinic District
South	Undeveloped & Residential	A-1 Suburban District
East	Undeveloped & Residential	A-1 Suburban District
West	Undeveloped & Residential	A-2 Suburban District

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. This site is located on the east side of LA Highway 1081, south of Smith Road. The request consist of a reduction of the total acreage of greenspace from 37.15 acres to 36.7 acres. The reduction in greenspace is required to accommodate the location of the sewer treatment plant within the subdivision (see attached plat showing location). The sewer treatment plant was previously located offsite, on the old St. Scholastica Priory, which is adjacent to the PUD. As the subdivision continues to build out, it has become necessary to enlarge the site of the sewer treatment plant to provide additional capacity.

**STAFF RECOMMENDATION:**

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

**Case No.:** 2016-155-ZC

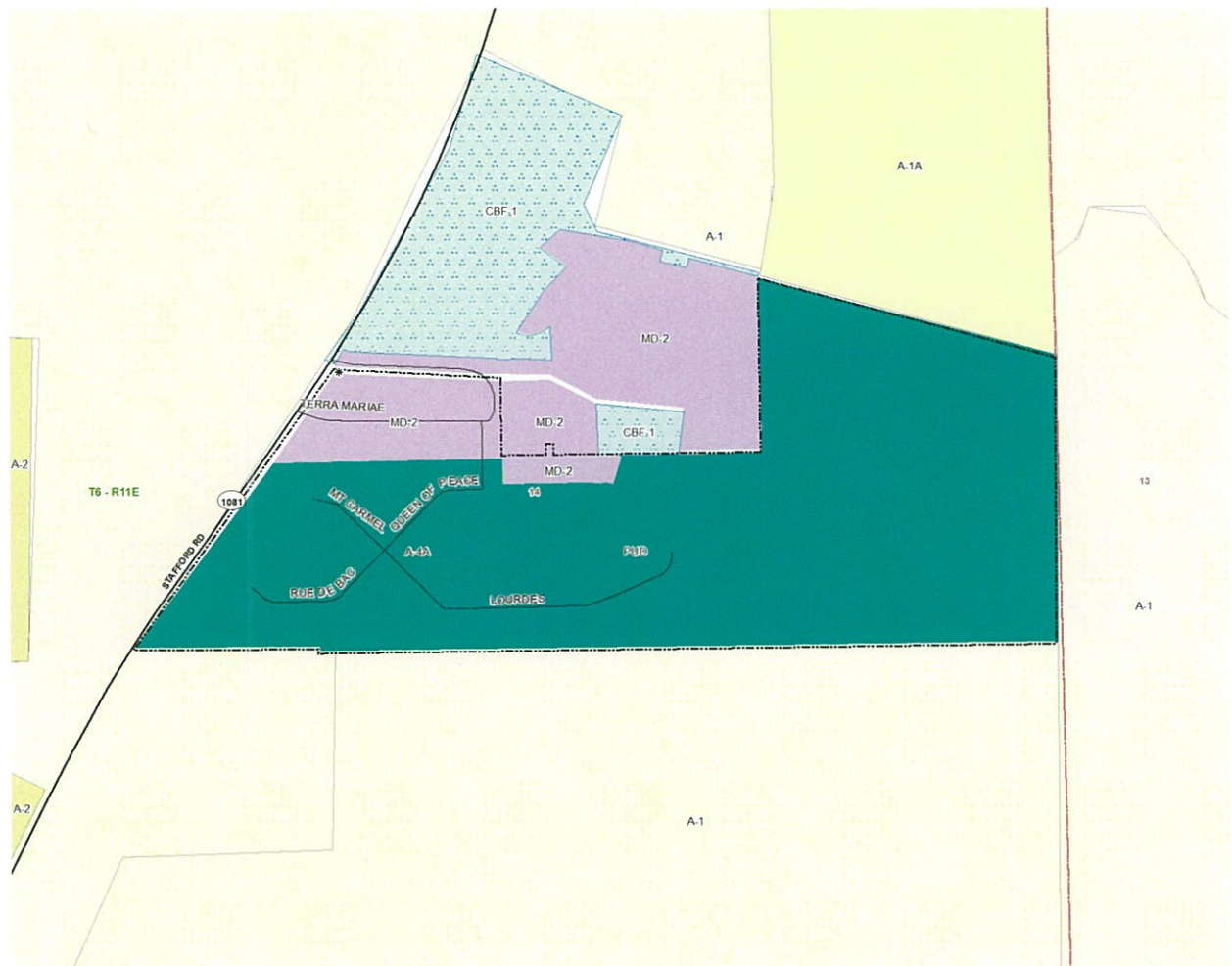
**PETITIONER:** Paul Mayronne

**OWNER:** Military Road Land CO, LLC - Frank J. Lopiccolo

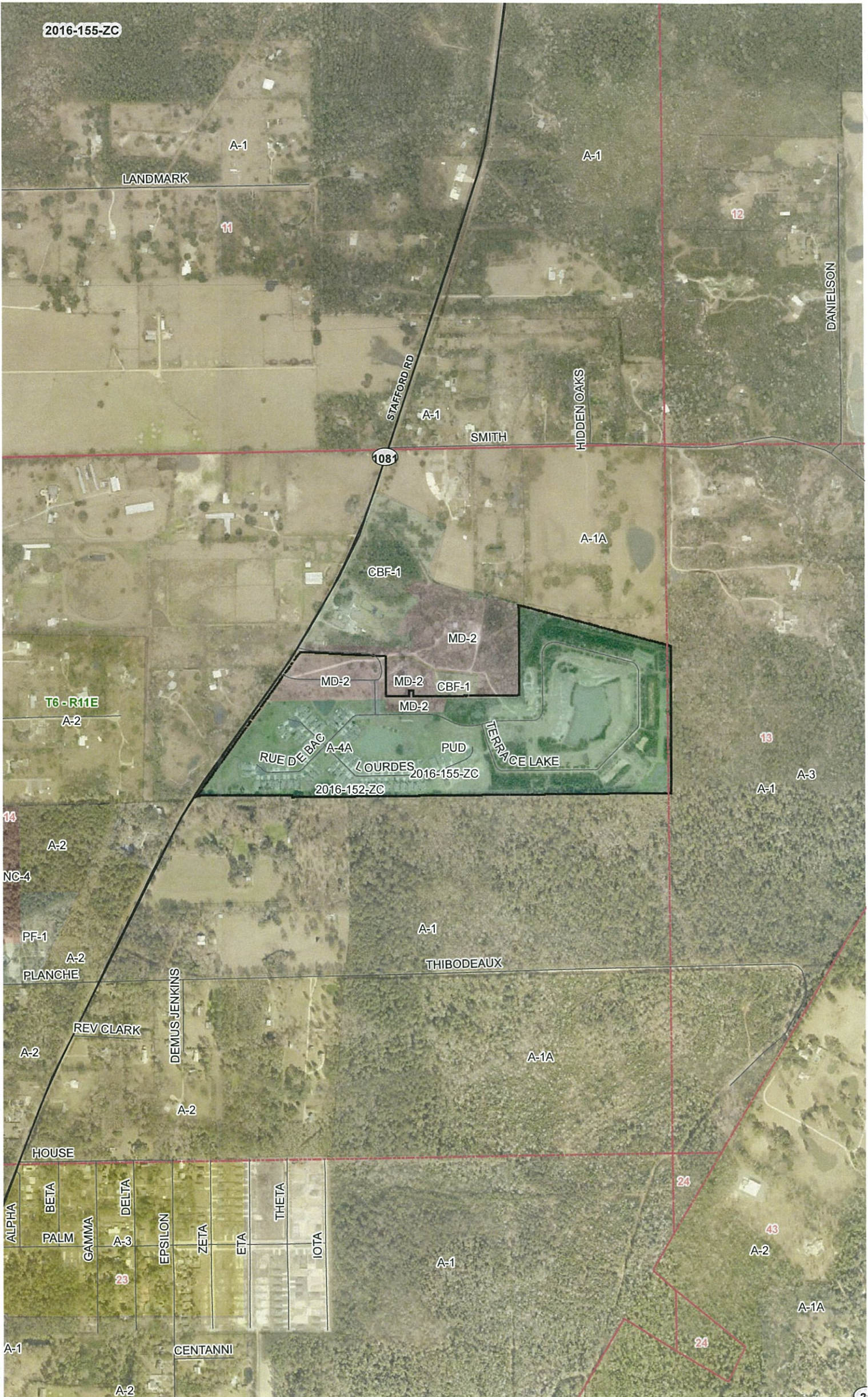
**REQUESTED CHANGE:** Major Amendment of the PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

**SIZE:** 77.36 acres







2016-155-ZC

A-1

LANDMARK

11

A-1

12

DANIELSON

STAFFORD RD

A-1

SMITH

HIDDEN OAKS

108

A-1A

CBF-1

MD-2

MD-2

MD-2

MD-2

MD-2

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13

A-3

A-1

14

A-2

NC-4

PF-1

A-2

PLANCHE

A-2

REV CLARK

DEMUS JENKINS

A-2

A-1

THIBODEAUX

A-1A

HOUSE

ALPHA

BETA

GAMMA

DELTA

EPSILON

ZETA

ETA

THETA

IOTA

A-3

A-3

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CENTANNI

A-1

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24

43

A-2

A-1A

24

0 1,400 Feet

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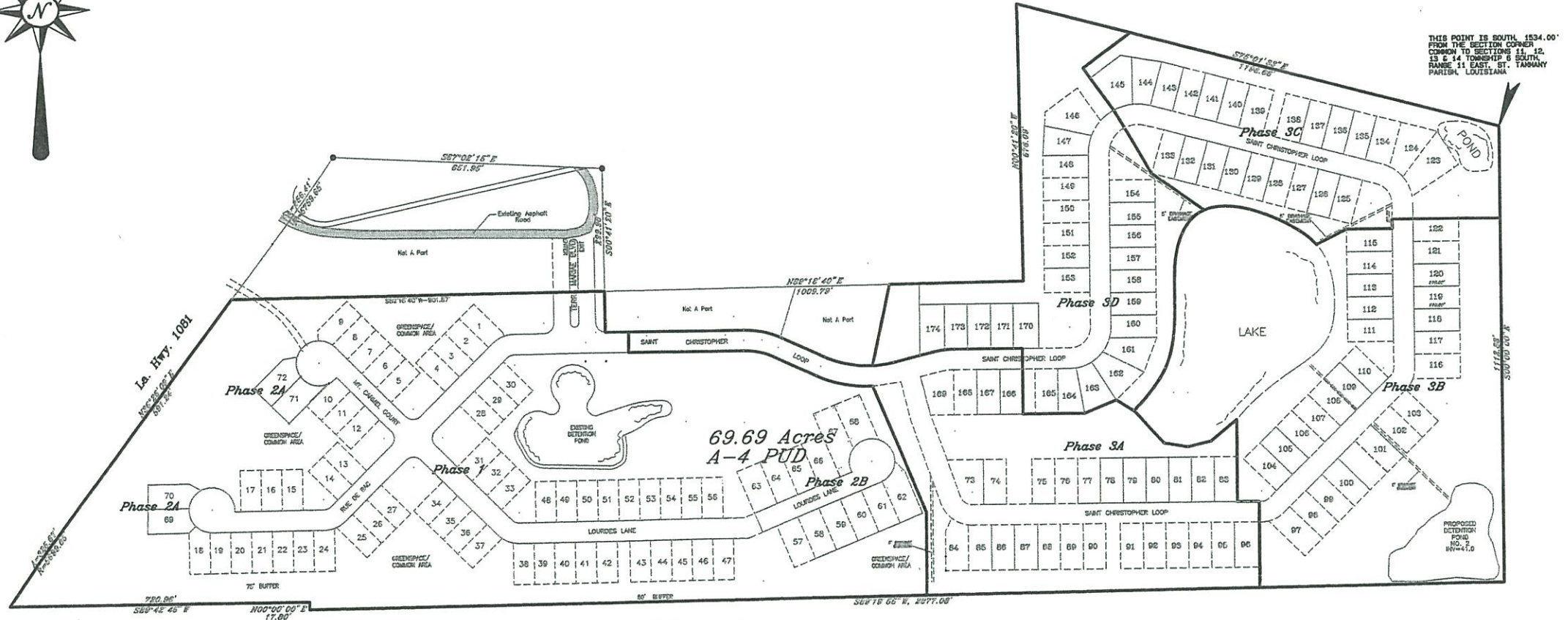


# Terra Mariae

## Phase 1, 2A, 2B, 3A, 3B, 3C & 3D

Section 14 Township 6 South  
Range 11 East, St. Tammany Parish, Louisiana  
District 2 Ward 3

Owner/Developer:  
Military Road Land Co., LLC  
51060 Smith Road  
Covington, LA 70435



69.69 Acres  
A-4 PUD

Number of Lots in Phase 1 - 56 Lots  
Number of Lots in Phase 2A - 4 Lots  
Number of Lots in Phase 2B - 12 Lots  
Number of Lots in Phase 3A - 28 Lots  
Number of Lots in Phase 3B - 26 Lots  
Number of Lots in Phase 3C - 23 Lots  
Number of Lots in Phase 3D - 25 Lots  
Total Number of Lots - 174 Lots

Building Setback Lines for Phases 1, 2A & 2B:  
Front - 20'  
Side - 0' on 1 side, 10' on other side  
Rear - 5'

Building Setback Lines for Phases 3A, 3B, 3C & 3D:  
Front - 20'  
Side - 5'  
Rear - 5'

Min. Lot Size for Phases 1, 2A & 2B: 50' x 100'  
Min. Lot Size for Phases 3A, 3B, 3C & 3D: 55' x 110'

This property is located in Flood Zone C  
as per FEMA FIRM, Comm. Panel No.  
225205 0150 C, map dated 10-17-1989

Total Acres in Development: 69.69 Acres  
Acres in Greenspace: 30.53 Acres (Not including Ponds)  
Acres in Pond Area: 6.62 Acres (50% 3.31 Acres)  
Total Acres in Greenspace and Pond Area: 37.15 Acres  
Total Percentage of Greenspace 49%

**\*THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY,  
SOLE PURPOSE OF THIS MAP IS FOR ZONING ONLY  
(This is a reduce copy and is not to scale.)**

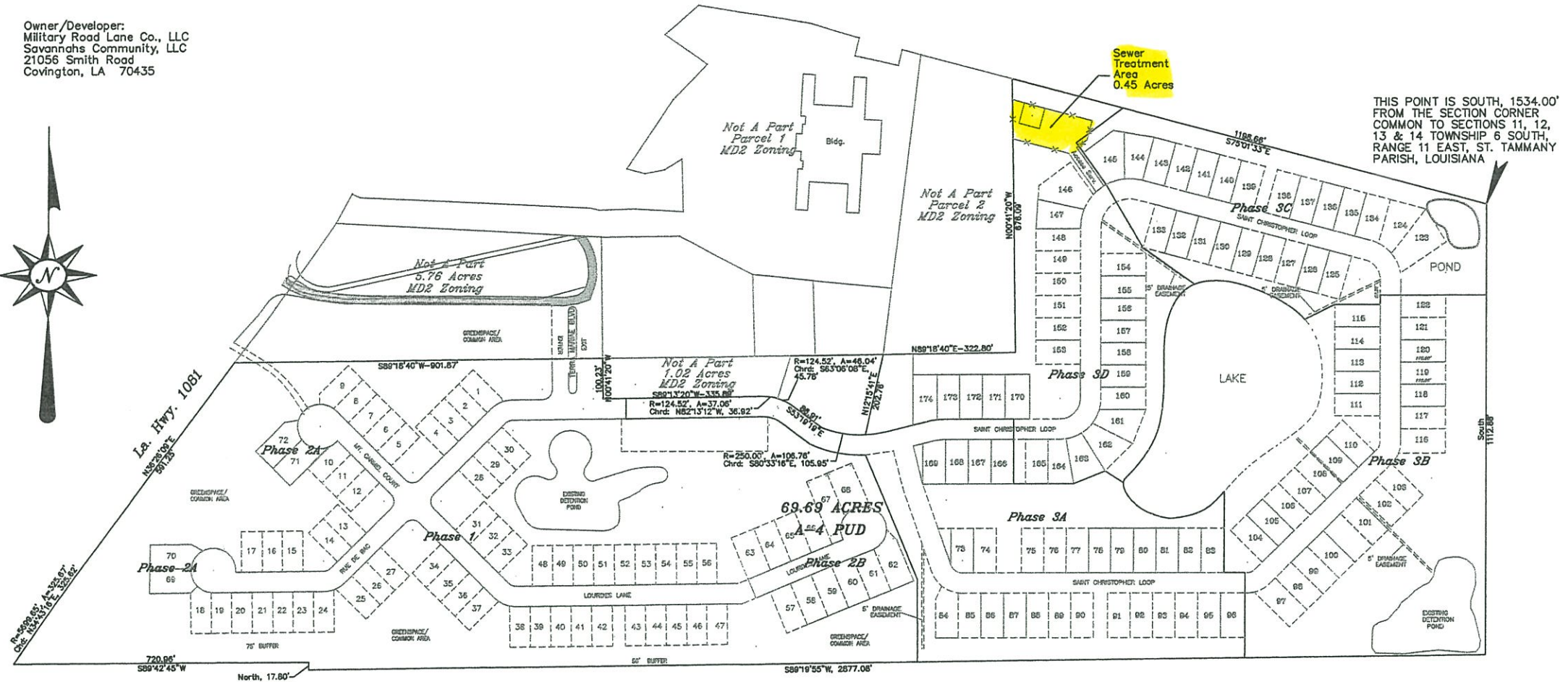
<b>LS</b> LAND SURVEYING LLC 518 N. COLUMBIA ST. COVINGTON, LA. 70433	
PREPARED FOR <b>Terra Mariae Phases 1, 2A, 2B, 3A, 3B, 3C &amp; 3D</b>	
SCALE: 1" = 125'	DRAWN BY
DATE 10-29-2015	
Located in Section 14, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana	
Revised: Nov. 13, 2015	SWORN NUMBER
Revised: Nov. 29, 2017	17153

Consent Approved Jan 2016-155-2C



# TERRA MARIAE PHASE 1, 2A, 2B ALEXANDER RIDGE PHASE 3A, 3B, 3C, 3D

Owner/Developer:  
Military Road Lane Co., LLC  
Savannahs Community, LLC  
21056 Smith Road  
Covington, LA 70435



Number of Lots in Phase 1 - 56 Lots  
Number of Lots in Phase 2A - 4 Lots  
Number of Lots in Phase 2B - 12 Lots  
Number of Lots in Phase 3A - 28 Lots  
Number of Lots in Phase 3B - 26 Lots  
Number of Lots in Phase 3C - 23 Lots  
Number of Lots in Phase 3D - 25 Lots  
Total Number of Lots - 174 Lots

Total Acres in Development: 69.69 Acres  
Acres in Greenspace: 30.08 Acres (Not including Ponds)  
Acres in Pond Area: 6.62 Acres (50% 3.31 Acres)  
Total Acres in Sewer Treatment Area: 0.45 Acres  
Total Acres in Greenspace and Pond Area: 36.70 Acres  
Total Percentage Greenspace (50% credit for ponds): 43%

Min. Lot Size for Phase 1, 2A & 2B: 50' x 100'  
Min. Lot Size for Phases 3A, 3B, 3C & 3D: 55' x 110'

Building Setback Lines in Phase 3A, 3B, 3C & 3D  
Front - 20'  
Side - 5'  
Rear - 5'

Building Setback Lines in Phase 1, 2A, & 2B  
Front - 20'  
Side - 0' on 1 side, 10' on other side  
Rear - 5'

\*THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY,  
SOLE PURPOSE OF THIS MAP IS FOR ZONING ONLY  
(THIS IS A REDUCED COPY AND IS NOT TO SCALE)

**LS** LAND SURVEYING LLC  
518 N. COLUMBIA ST.  
COVINGTON, LA. 70433

MAP PREPARED FOR  
**Alexander Ridge Phase 3A,  
3B, 3C & 3D**  
SCALE: 1" = 125'  
DATE: 11-9-2017  
DRAWN BY: [blank]  
DRAWN NUMBER: 18459  
Revised: 08-28-2018

This property is located in Flood Zone C, Per  
Fema Map No. 225205 0150 C, Dated 10-17-89

Proposed plat 2016-135-2C

2016-155-ZC

WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
SAM J. COLLETT, JR.  
MARGARET H. KERN  
CALVIN P. BRASSEAU  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
BAILEY DIRMANN MORSE  
SAM J. COLLETT III  
MATTHEW J. CRAIN

**JONES FUSSELL, L.L.P.**

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810  
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801  
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HOWARD R. FUSSELL  
(1937-2015)

August 29, 2018

*Via Email & U.S. Mail*

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  
Terra Mariae/Alexander Ridge**

Dear Helen:

Please be advised that I represent Military Road Land Co., LLC and Savannahs Community, LLC, which are the owners and/or developers of the above referenced Planned Unit Development (the "PUD"). The purpose of this letter is to provide an explanation of our current request for a major amendment to the PUD.

As is required by the ordinances of St. Tammany Parish, since its inception, the PUD has included central sewer and water services. Historically, the sewer treatment plant which provided the central sewer services to the PUD was located off-site and to the northeast of the old St. Scholastica Priory, which is adjacent to the PUD. However, as the PUD continues to build out, it has become necessary to enlarge the sewer treatment site in order to provide additional capacity.

In accordance with the foregoing, and working closely with Utilities, Inc. of Louisiana (the utility provider), my clients are proposing a new and larger utility site, within the boundaries of the PUD. The site measures .45 acres and is to be located in the greenspace at the northern corner of Phase 3D, all as set forth on the attached PUD plan by Land Surveying, LLC. Since the proposed site was previously identified as greenspace, the use of this parcel as a sewer treatment site is a change in the use of the land, necessitating a major amendment to the PUD.

As you will see from the attached PUD plan, even after reducing the greenspace within the PUD by the size of the proposed sewer treatment site (.45) acres, the PUD still has a



2016-155-ZC

greenspace area of 36.7 acres, which is 43% of the entire development. Therefore, the greenspace within the PUD will still greatly exceed the 25% minimum required by ordinance.

I hope the foregoing adequately explains the reasons for our request, but should you have further questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul J. Mayronne", with a stylized flourish extending from the end.

Paul J. Mayronne

PJM:lmr

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

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

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

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

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

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

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

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

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

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

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

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

**Amend Section 130-5., Definitions to amend the definition of Restaurant and Restaurant without lounge:**

*Restaurant* means a business establishment whose purpose and primary function is to take orders for and serve food and food items for consumption primarily within the principal building and is equipped with, or will be equipped with, a permanent wet bar equipped with a nonmovable sink and a backbar or similar equipment for public display and to inform the public of brands and flavors for sale so as to qualify for the issuance of a Class A-General Retail permit where beverage alcohol is sold on the premises for consumption on the premises by paying customers. In order to be classified as a restaurant, an establishment must be open to the general public at least two days or evenings per week.

*Restaurant without lounge* means a restaurant that shall not be permitted to be equipped with a permanent wet bar equipped with a nonmovable sink and a backbar or similar equipment for public display and to inform the public of brands and flavors for sale so as to qualify for the issuance of a Class A-General Retail permit where beverage alcohol is sold on the premises for consumption on the premises by paying customers. A premises that is issued, or otherwise qualifies for the issuance of, a Class A-General Retail permit shall not be considered a restaurant without a lounge. In order to be classified as a restaurant, an establishment must be open to the general public at least two days or evenings per week.

**Amend Section 130-791 NC-5 Retail and Service District, specifically Section 130-792 PERMITTED USES to add a new:**

#6 Reception Venue, Small

**Amend Section 103.896 HC-1 Highway Commercial District, specifically Section 103.897 PERMITTED USES to add a new:**

#23 Reception Venue, Medium

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

#18 Reception Venue, Large

**Amend Section 130.2163 Supplemental District Regulations, Division 8. – Off Street Parking and Loading Regulations, Minimum parking requirements, specifically to amend the following table to add “reception venues”:**

The following table shall apply to minimum off-street parking space requirements:

Zoning District Classification or Use	Minimum Off-Street Parking Space Requirement
<i>Commercial Uses:</i>	
Restaurants and restaurants with lounges <u>and reception venues</u>	1 space per each 3 occupants at maximum occupancy based on maximum occupant load plus one space for each employees at maximum shift

**Amend Section 130.2213 Minimum standards (5) Bars, lounges, and nightclubs to add the following standards:**

- (5) *Bars, lounges, and nightclubs.*
- a. Hours of operation should conform to established uses in the neighborhood and may be adjusted by the zoning commission and/or the parish council.
  - b. Live entertainment will only be allowed when it does not adversely affect the surrounding neighborhood because of noise and other factors.
  - c. The use of neon signs exposed to the exterior shall be limited to two sign units which both are directly related to the subject facility and are not corporate advertisements for products sold in the facility.

d. The premises on which a bar, lounge or nightclub is located and the public rights-of-way within 100 feet of such facility must be maintained in a clean and orderly manner.

e. Musical accompaniment for patrons at any restaurant, restaurant with lounge or reception venue shall be permitted in conformance with the following standards:

1. All musical accompaniment shall be performed in the interior of the restaurant with lounge or reception venue with the exception wedding of ceremony music. During the performance of any indoor musical accompaniment, all doors and windows in the restaurant, restaurant with lounge or reception venue shall remain closed except for normal passage. Any amplification used in support of a musical accompaniment inside shall be directed toward the patrons of the restaurant, restaurant with lounge or reception venue and not toward any door, window, or outdoor space.

2. No cover charge shall be charged for any performance of musical accompaniment.

3. Food service shall continue during the performance of any musical accompaniment.

4. No more than ten percent (10%) of a restaurant, restaurant with lounge or reception venue's seating area may be dedicated to a staging area for any performance of musical accompaniment.

5. Aside from the portion of the restaurant, restaurant with lounge or reception venues eating area dedicated to staging of the musical accompaniment, no seating area may be removed or relocated during the performance in order to accommodate an audience and/or dance area.

e. After 6 PM a designated outdoor area can only be used for wedding ceremony.

f. No strobe lights, search lights, disco lights, exterior laser lights, sky tracker lights or other flashing lights are permitted to be operated, installed, and/or used outdoors. When used indoors, all such lighting must be directed toward the patrons of the restaurant, restaurant with lounge or reception venue and not toward any door, window, or outdoor space.

g. Tents or temporary structures cannot be used to host events or entertain event guests.

h. Alcohol

In order to sell alcohol a venue must obtain a restaurant with lounge permit from the state.

i. Paid Details

Restaurants with lounges and venues should coordinate with the St. Tammany Parish Sheriff's Office to obtain a paid detail for any event or gathering held at the restaurant with lounge or venue. The St. Tammany Parish Sheriff's Office shall make the final determination on the minimum number of deputies per paid detail, but shall have no fewer than the following:

1. Small venues: At least one deputy.

2. Medium venues: At least two deputies.

3. Large venues: At least three deputies.

j. Hours of operation:

1. All reception venues in NC-5 zones which are subject to this article shall close and cease operation continuously between the hours of 10:00 p.m. and 6:00 a.m. of each day.

2. All reception venues in HC-1 and HC-2 zones which are subject to this article shall close and cease operation continuously between the hours of 2:00 a.m. and 6:00 a.m. of each day.

k. Fines

Whoever shall violate the provisions of this section shall be fined \$500.00 plus court costs in the amount specified by the 22<sup>nd</sup> Judicial District Court Costs Schedule according to the violation for each offense.

**Amend Section 130.2112 Minimum standards to amend Section 130.2112 (32) Restaurants to add the following standards:**

*(32) Restaurants.*

a. All refuse disposal areas shall be screened as provided for in these regulations.

b. Where drive-through windows are used, automobile stacking areas shall be set back a minimum of ten feet from the property line and five feet from on-site automobile parking areas. The stacking area shall be so located as not to cause patrons parking on-site to move through the area to get from their cars to the restaurant entrance. Where a stacking area abuts a property line or on-site parking, landscaping shall be provided in the form of a landscaped berm, trees or dense plantings to a minimum height of three feet along the required setback.

c. Musical accompaniment for patrons at any restaurant, restaurant with lounge or reception venue shall be permitted in conformance with the following standards:

1. All musical accompaniment shall be performed in the interior of the restaurant with lounge or reception venue with the exception of ceremony wedding music. During the performance of any indoor musical accompaniment, all doors and windows in the restaurant. Restaurant with lounge or reception venue shall remain closed except for normal passage. Any amplification used in support of a musical accompaniment inside shall be directed toward the patrons of the restaurant, restaurant with lounge or reception venue and not toward any door, window, or outdoor space.

2. No cover charge shall be charged for any performance of musical accompaniment.

3. Food service shall continue during the performance of any musical accompaniment.

4. No more than ten percent (10%) of a restaurant, restaurant with lounge or reception venue's seating area may be dedicated to a staging area for any performance of musical accompaniment.

5. Aside from the portion of the restaurant, restaurant with lounge or reception venues eating area dedicated to staging of the musical accompaniment, no seating area may be removed or relocated during the performance in order to accommodate an audience and/or dance area.

d. After 6 PM a designated outdoor area can only be used for wedding ceremony.

e. No strobe lights, search lights, disco lights, exterior laser lights, sky tracker lights or other flashing lights are permitted to be operated, installed, and/or used outdoors. When used indoors, all such lighting must be directed toward the patrons of the restaurant, restaurant with lounge or reception venue and not toward any door, window, or outdoor space.

f. Tents or temporary structures cannot be used to host events or entertain event guests.

g. Alcohol

In order to sell alcohol a venue must obtain a restaurant with lounge permit from the state.

h. Paid Details



Restaurants with lounges and venues should coordinate with the St. Tammany Parish Sheriff's Office to obtain a paid detail for any event or gathering held at the restaurant with lounge or venue. The St. Tammany Parish Sheriff's Office shall make the final determination on the minimum number of deputies per paid detail, but shall have no fewer than the following:

1. Small venues: At least one deputy.
2. Medium venues: At least two deputies.
3. Large venues: At least three deputies.

i. Hours of operation:

1. All reception venues in NC-5 zones which are subject to this article shall close and cease operation continuously between the hours of 10:00 p.m. and 6:00 a.m. of each day.
2. All reception venues in HC-1 and HC-2 zones which are subject to this article shall close and cease operation continuously between the hours of 2:00 a.m. and 6:00 a.m. of each day.

j. Fines

Whoever shall violate the provisions of this section shall be fined \$500.00 plus court costs in the amount specified by the 22<sup>nd</sup> Judicial District Court Costs Schedule according to the violation for each offense.

**Amend Section 130.2112 Minimum standards to add a new Section 130.2112 (61) Reception Venues:**

a. Musical accompaniment for patrons at any restaurant, restaurant with lounge or reception venue shall be permitted in conformance with the following standards:

1. All musical accompaniment shall be performed in the interior of the restaurant with lounge or reception venue with the exception of wedding ceremony music. During the performance of any indoor musical accompaniment, all doors and windows in the restaurant. Restaurant with lounge or reception venue shall remain closed except for normal passage. Any amplification used in support of a musical accompaniment inside shall be directed toward the patrons of the restaurant, restaurant with lounge or reception venue and not toward any door, window, or outdoor space.
2. No cover charge shall be charged for any performance of musical accompaniment.
3. Food service shall continue during the performance of any musical accompaniment.
4. No more than ten percent (10%) of a restaurant, restaurant with lounge or reception venue's seating area may be dedicated to a staging area for any performance of musical accompaniment.
5. Aside from the portion of the restaurant, restaurant with lounge or reception venues eating area dedicated to staging of the musical accompaniment, no seating area may be removed or relocated during the performance in order to accommodate an audience and/or dance area.

b. After 6 PM a designated outdoor area can only be used for wedding ceremony.

c. No strobe lights, search lights, disco lights, exterior laser lights, sky tracker lights or other flashing lights are permitted to be operated, installed, and/or used outdoors. When used indoors, all such lighting must be directed toward the patrons of the restaurant, restaurant with lounge or reception venue and not toward any door, window, or outdoor space.

d. Tents or temporary structures cannot be used to host events or entertain event guests.

e. Alcohol

In order to sell alcohol a venue must obtain a restaurant with lounge permit from the state.

f. Paid Details

Restaurants with lounges and venues should coordinate with the St. Tammany Parish Sheriff's Office to obtain a paid detail for any event or gathering held at the restaurant with lounge or venue. The St. Tammany Parish Sheriff's Office shall make the final determination on the minimum number of deputies per paid detail, but shall have no fewer than the following:

1. Small venues: At least one deputy.
2. Medium venues: At least two deputies.
3. Large venues: At least three deputies.

g. Hours of operation:

1. All reception venues in NC-5 zones which are subject to this article shall close and cease operation continuously between the hours of 10:00 p.m. and 6:00 a.m. of each day.
2. All reception venues in HC-1 and HC-2 zones which are subject to this article shall close and cease operation continuously between the hours of 2:00 a.m. and 6:00 a.m. of each day.

h. Fines

Whoever shall violate the provisions of this section shall be fined \$500.00 plus court costs in the amount specified by the 22<sup>nd</sup> Judicial District Court Costs Schedule according to the violation for each offense.

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

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

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

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

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

\_\_\_\_\_  
S. MICHELLE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

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

**ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-974-ZC  
**Prior Action:** Postponed Indefinitely (5/1/2018)  
**Posted:** 9/24/18

**Meeting Date:** 10/2/18  
**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

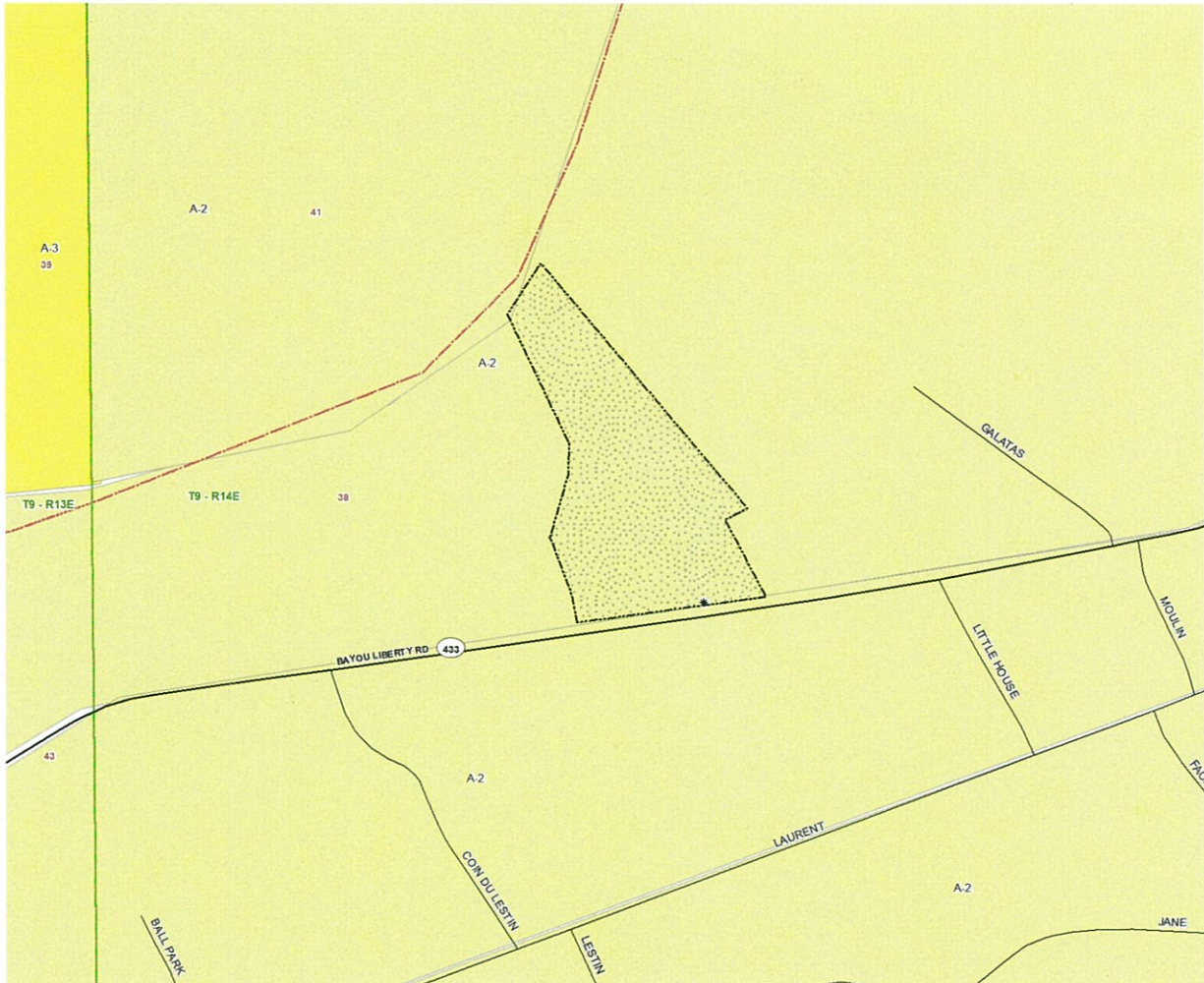
**PETITIONER:** Jeffrey D. Shoen

**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

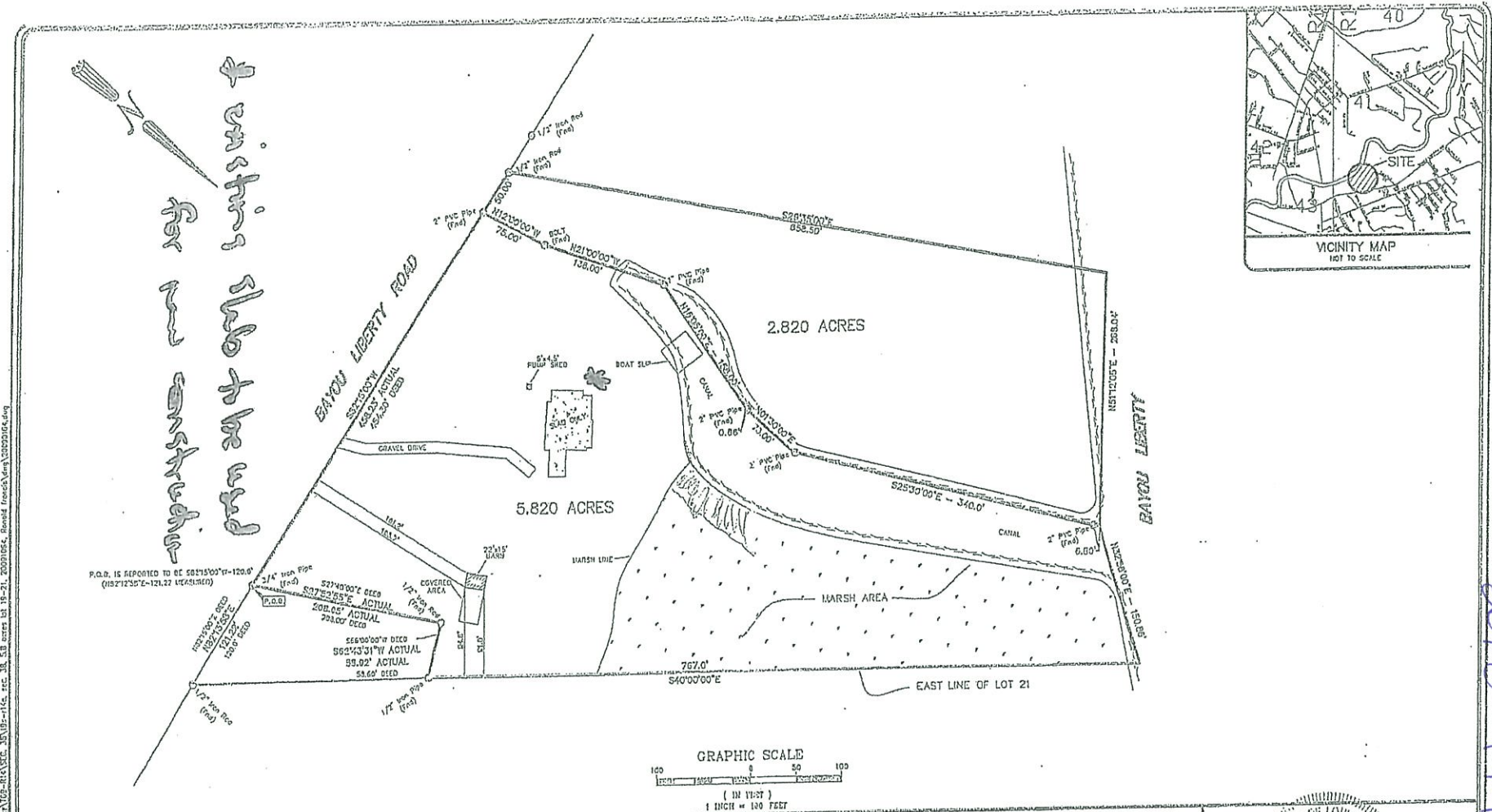
LESTIN

MARINA

0 470 Feet

N





SCALE: 1" = 100'		<p>I certify that this plot 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. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record are shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.</p> <p>I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.</p> <p>F.I.R.M.: 225205 0415 C DATE: 04/02/1991 ZONE: A10 B.F.E. = 10.0'</p>	<p><b>SURVEY OF A 5.82 ACRE PIECE OF LAND SECTION 38, T8S - R14E NEAR THE CITY OF SLIDELL ST. TAMMANY PARISH, LOUISIANA</b></p> <p>RONALD FRANCIS</p>	<p><b>J.V. Burkes &amp; Associates, Inc.</b> SURVEYING ENGINEERING &amp; ENVIRONMENTAL</p> <p>1806 HWY. 190 EAST Slidell, Louisiana 70458 E-mail: jvassoc@jvburkes.com</p> <p>Phone: 985-649-0075 Fax: 985-649-0154 Mississippi Phone: 228-435-5800</p>	<p>STATE OF LOUISIANA SEAN M. BURKES REG. NO. 4785 LAND SURVEYOR</p>
DATE: 12/02/2009					
DRAWN BY: BPT	CHECKED BY: JDL				
DWG. NO: 20091064					
SHEET:					

2018-974-20

## ZONING STAFF REPORT

Date: 9/24/18  
Case No.: 2018-1164-ZC  
Posted: 9/12/18

Meeting Date: 10/2/2018  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** DL Investments LLC C/O Jeffrey D. Schoen  
**OWNER:** Madisonville Enterprises LLC - Shelby P. LaSalle  
**REQUESTED CHANGE:** From HC-1 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the northeast corner of LA Highway 22 & Perrilloux Road ; S42, T7S, R10E; Ward 1, District 4  
**SIZE:** 4.7532 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Type: Road Surface: Condition:

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	School	ED-1 Educational District
South	Undeveloped	HC-1 Highway Commercial District
East	Undeveloped	HC-1 Highway Commercial District
West	Undeveloped	HC-1 Highway Commercial 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 HC-1 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the northeast corner of LA Highway 22 & Perrilloux Road. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Staff feels that there is no compelling reason to recommend approval of the request, considering the proximity of the some existing single family residences along Perrilloux Road and an existing elementary school on the north side. Moreover, there is a concern regarding the impact that some of the permitted uses listed under the HC-3 would have along Hwy 22 and in the surrounding area.

#### STAFF RECOMMENDATION:

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



**Case No.:** 2018-1164-ZC

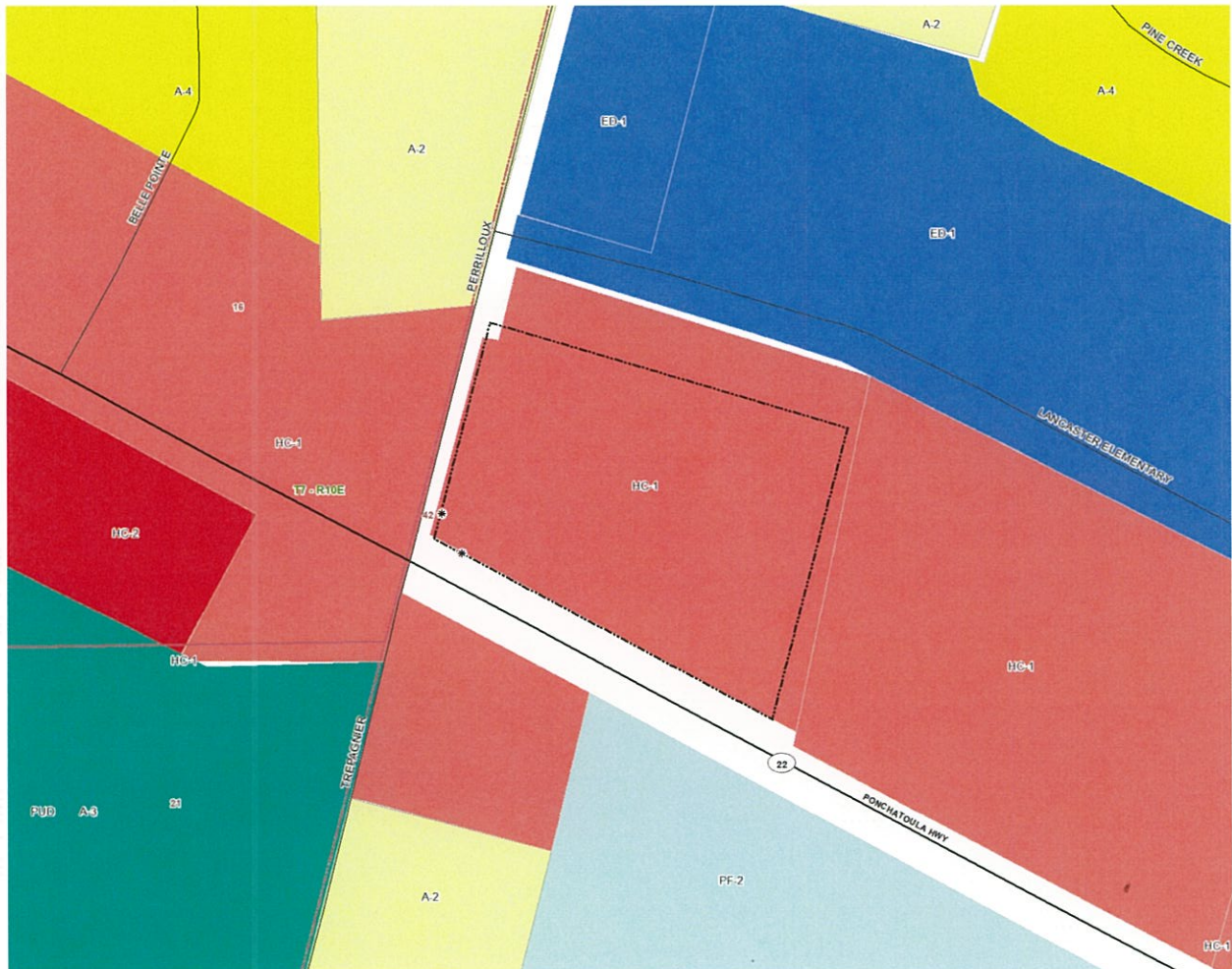
**PETITIONER:** DL Investments LLC C/O Jeffrey D. Schoen

**OWNER:** Madisonville Enterprises LLC. - Shelby P. LaSalle

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

**LOCATION:** Parcel located on the northeast corner of LA Highway 22 & Perrilloux Road ; S42, T7S, R10E; Ward 1, District 4

**SIZE:** 4.7532 acres







2018-1164-ZC

A-2

A-4

A-4

A-2

ED-1

ED-1

LANCASTER ELEMENTARY

PERRILLOUX

T7 - R10E

HC-1

HC-2

HC-1

A-3

HC-1

42

TREPAGNIER

PONCHATOULA HWY

21  
PUD A-3

A-2

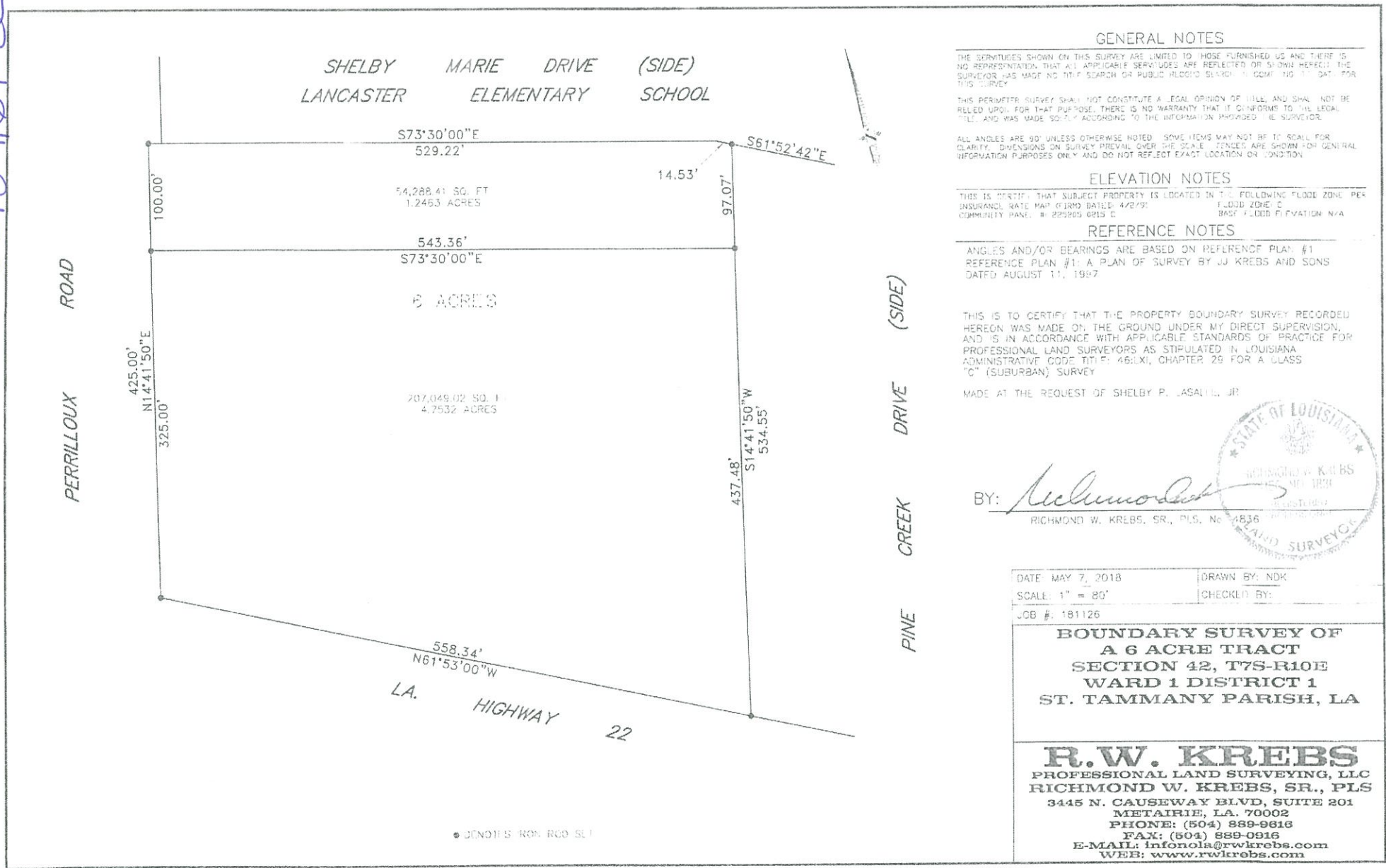
PF-2

0 280 Feet





2018-1164-ZC



GENERAL NOTES

THE SERVICES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH. NO COME NO TIT DATE FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE PER INSURANCE RATE MAP (IRM) DATED 4/2/97: FLOOD ZONE C  
COMMUNITY PANEL: 8-22500 0019 C BASE FLOOD ELEVATION N/A

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
REFERENCE PLAN #1: A PLAN OF SURVEY BY JJ KREBS AND SONS  
DATED AUGUST 11, 1997

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY.

MADE AT THE REQUEST OF SHELBY P. LASALLE, JR.

BY: *Richmond W. Krebs, Sr.*  
RICHMOND W. KREBS, SR., PLS. No. 4836

STATE OF LOUISIANA  
RICHMOND W. KREBS  
JUL 15 2018  
PLS. No. 4836  
LAND SURVEYOR

DATE: MAY 7, 2018	DRAWN BY: NDK
SCALE: 1" = 80'	CHECKED BY:
JOB #: 181126	
<b>BOUNDARY SURVEY OF A 6 ACRE TRACT SECTION 42, T7S-R10E WARD 1 DISTRICT 1 ST. TAMMANY PARISH, LA</b>	
<b>R.W. KREBS</b> PROFESSIONAL LAND SURVEYING, LLC RICHMOND W. KREBS, SR., PLS 3445 N. CAUSEWAY BLVD, SUITE 201 METAIRIE, LA. 70002 PHONE: (504) 889-9616 FAX: (504) 889-0916 E-MAIL: <a href="mailto:info@rlwkrebs.com">info@rlwkrebs.com</a> WEB: <a href="http://www.rlwkrebs.com">www.rlwkrebs.com</a>	

**ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1165-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018 12:00:00 AM  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Spell Holdings, LLC - Mary Spell  
**OWNER:** Spell Holdings, LLC - Mary Spell  
**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to A-5 Two Family Residential District  
**LOCATION:** Parcel located on the north side of Stafford Road, east of LA Highway 437, being lot 8A; S26, T5S, R11E; Ward 2, District 2  
**SIZE:** 0.93 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	Duplex, Undeveloped & Pond	A-6 Multi Family Residential & A-3 Suburban Districts
South	Undeveloped, vacant & Church	A-1A Suburban District
East	Undeveloped & Church	NC-4 Neighborhood Institutional District
West	Vacant & Electrical Substation	NC-4 Neighborhood Institutional District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to A-5 Two Family Residential District. This site is located on the north side of Stafford Road, east of LA Highway 437, being lot 8A. The 2025 future land use plan calls for the area to be developed with residential uses. Although, the site is abutting NC-4 on the east and west sides, staff is in favor of the requested zoning change, considering that it meets the 2025 future land use plan and it will allow to bring a larger variety of residential dwellings to the area.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-5 Two Family Residential District designation be approved.

**Case No.:** 2018-1165-ZC

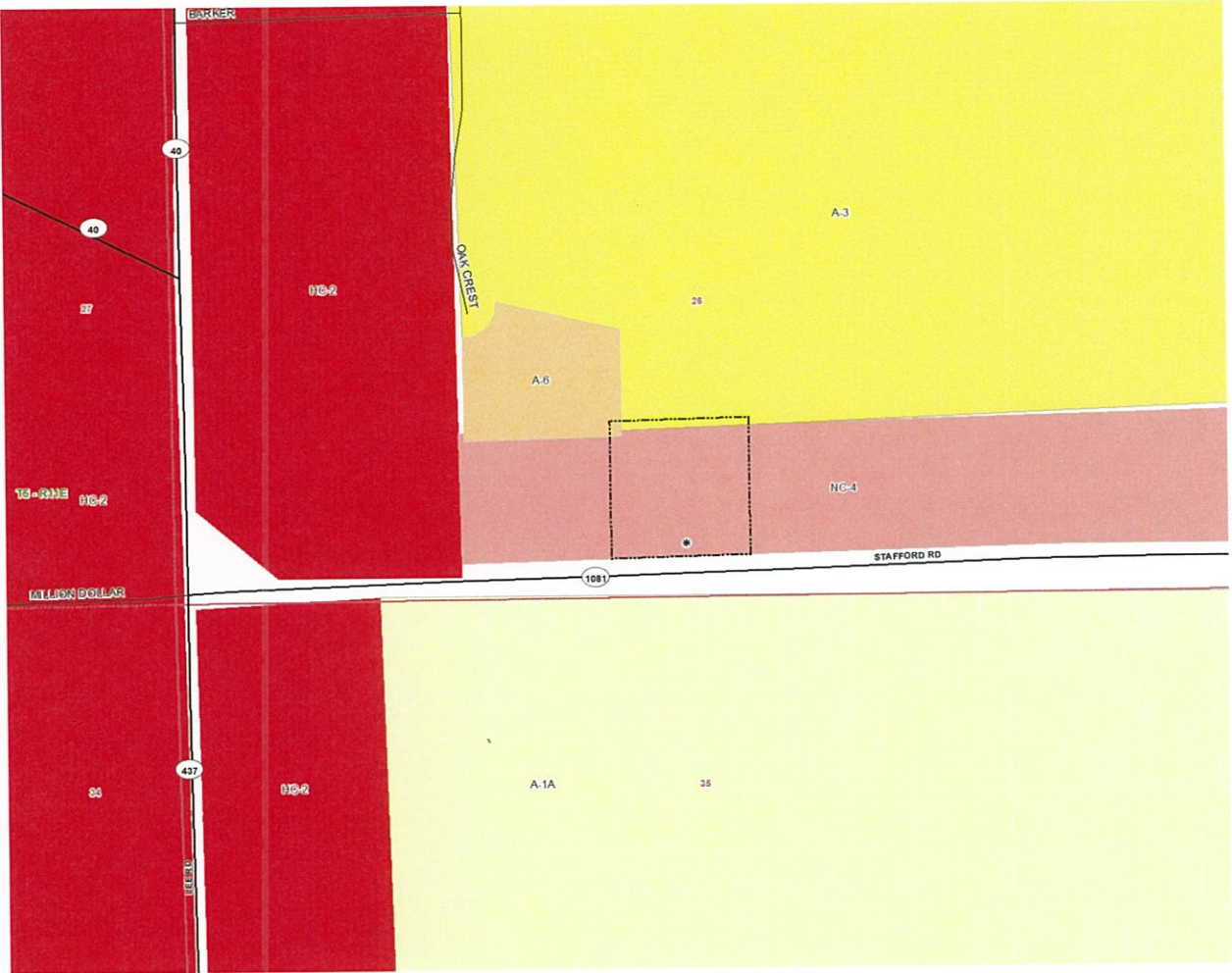
**PETITIONER:** Spell Holdings, LLC - Mary Spell

**OWNER:** Spell Holdings, LLC - Mary Spell

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to A-5 Two Family Residential District

**LOCATION:** Parcel located on the north side of Stafford Road, east of LA Highway 437, being lot 8A; S26, T5S, R11E; Ward 2, District 2

**SIZE:** 0.93 acres







2018-1165-ZC

OAK CREST

BARKER

A-3

HC-2

26

A-6

NC-4

T5-R1E

STAFFORD RD

A-3

1081

A-1A

HC-2

35

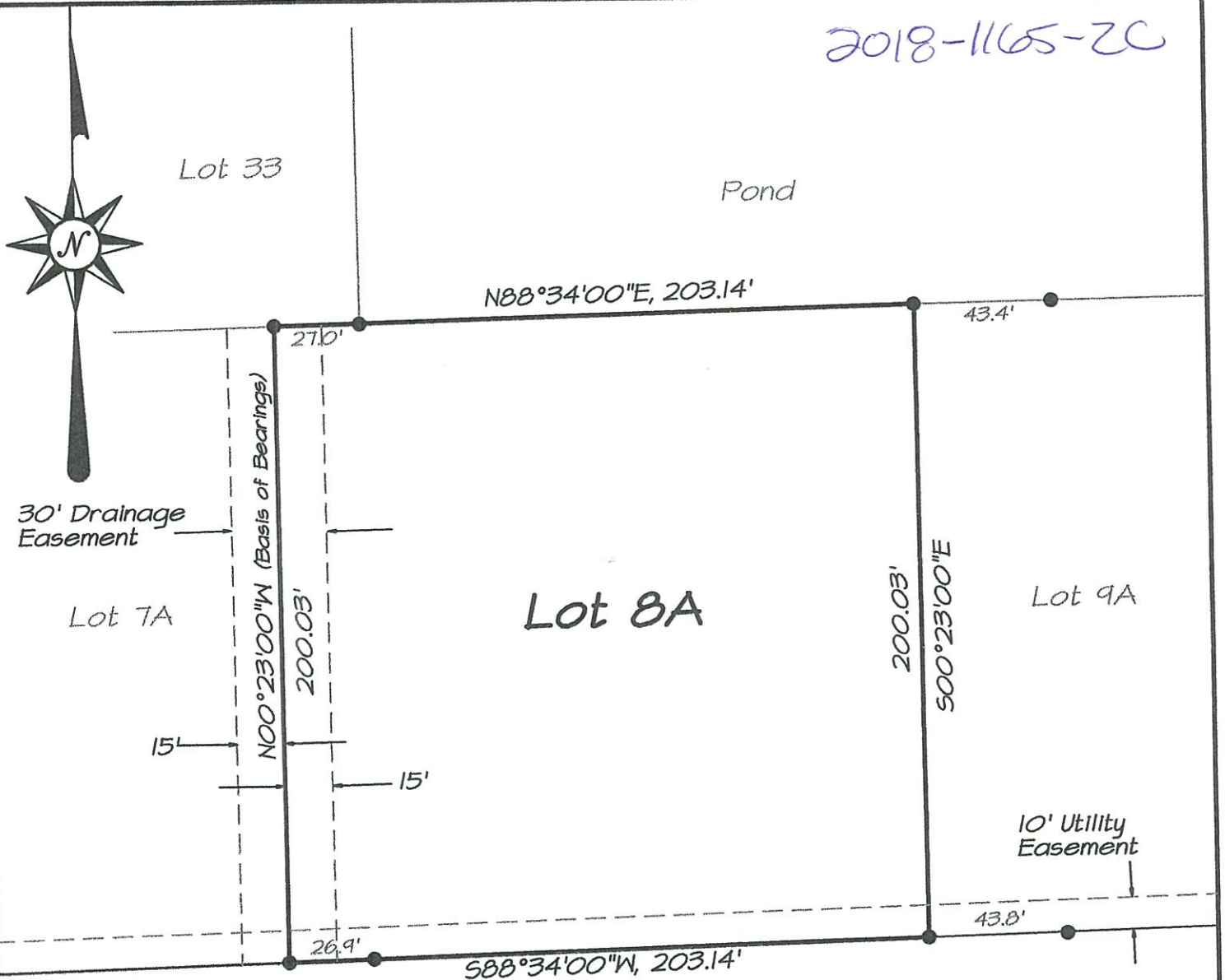
A W GALLOWAY

0 280 Feet

N



2018-1165-ZC



La. Hwy. 1081  
(Stafford Road)

Reference Survey:  
Survey prepared by Land Surveying,  
Inc. dated July 22, 2003 Survey No.  
10196 filed in Clerk of Court office  
Map File No. 3039C (Basis of Bearings)

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

This lot is located in Flood Zone C  
as per FEMA FIRM, Comm. Panel  
No. 225205 0150 C map dated  
10-17-1989

Building Setback Lines:  
Front - 10'  
Side - 0'  
Rear - 0'  
Building setback lines should  
be determined by owner or  
contractor prior to any  
construction

MAP PREPARED FOR

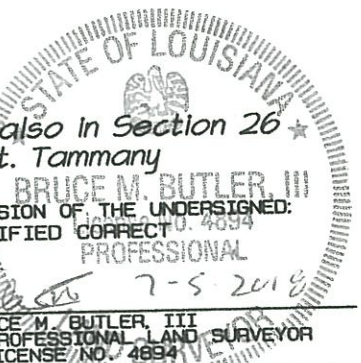
**Spell Holdings, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Lot 8A Barker's Corner Estates, also in Section 26  
Township 5 South Range 11 East, St. Tammany  
Parish, Louisiana

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

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax  
landsur@bellsouth.net email



SCALE: 1" = 50'

DATE: July 5, 2018

NUMBER: 18836

Terr3/SpellHoldingsLot8A

## ZONING STAFF REPORT

Date: 9/24/2018  
Case No.: 2018-1169-ZC  
Posted: 9/12/18

Meeting Date: 10/2/2018  
Determination: Approved, Amended, Postponed, Denied

---

### GENERAL INFORMATION

**PETITIONER:** Guste Island Holdings, LLC - Kelly McHugh

**OWNER:** Guste Island Holdings, LLC - Kelly McHugh

**REQUESTED CHANGE:** From PUD Planned Unit Development Overlay to A-1 Suburban District

**LOCATION:** Parcel located on the west side of Guste Island Road, south of LA Highway 22; S20, T7S, R10E; Ward 1, District 4

**SIZE:** 20.3 acres

---

### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development Overlay
South	Sewer Treatment Facility	A-1 Suburban District
East	Undeveloped	PUD Planned Unit Development Overlay
West	Undeveloped	PUD Planned Unit Development Overlay

#### EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

#### COMPREHENSIVE PLAN:

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

**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 PUD Planned Unit Development Overlay to A-1 Suburban District. This site is located on the west side of Guste Island Road, south of LA Highway 22. The 2025 future land use plan calls for area to be developed as a planned district with residential uses and conservation areas. The zoning change is being requested to allow for the expansion of the Guste Island Utility site to be expanded.

Note that a zoning change request has been submitted to add 20.3 acres of greenspace to the residential PUD (2018-1183-ZC), in order to compensate for the acreage lost with the addition to the utility site.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-1 Suburban District designation be approved.



**Case No.:** 2018-1169-ZC

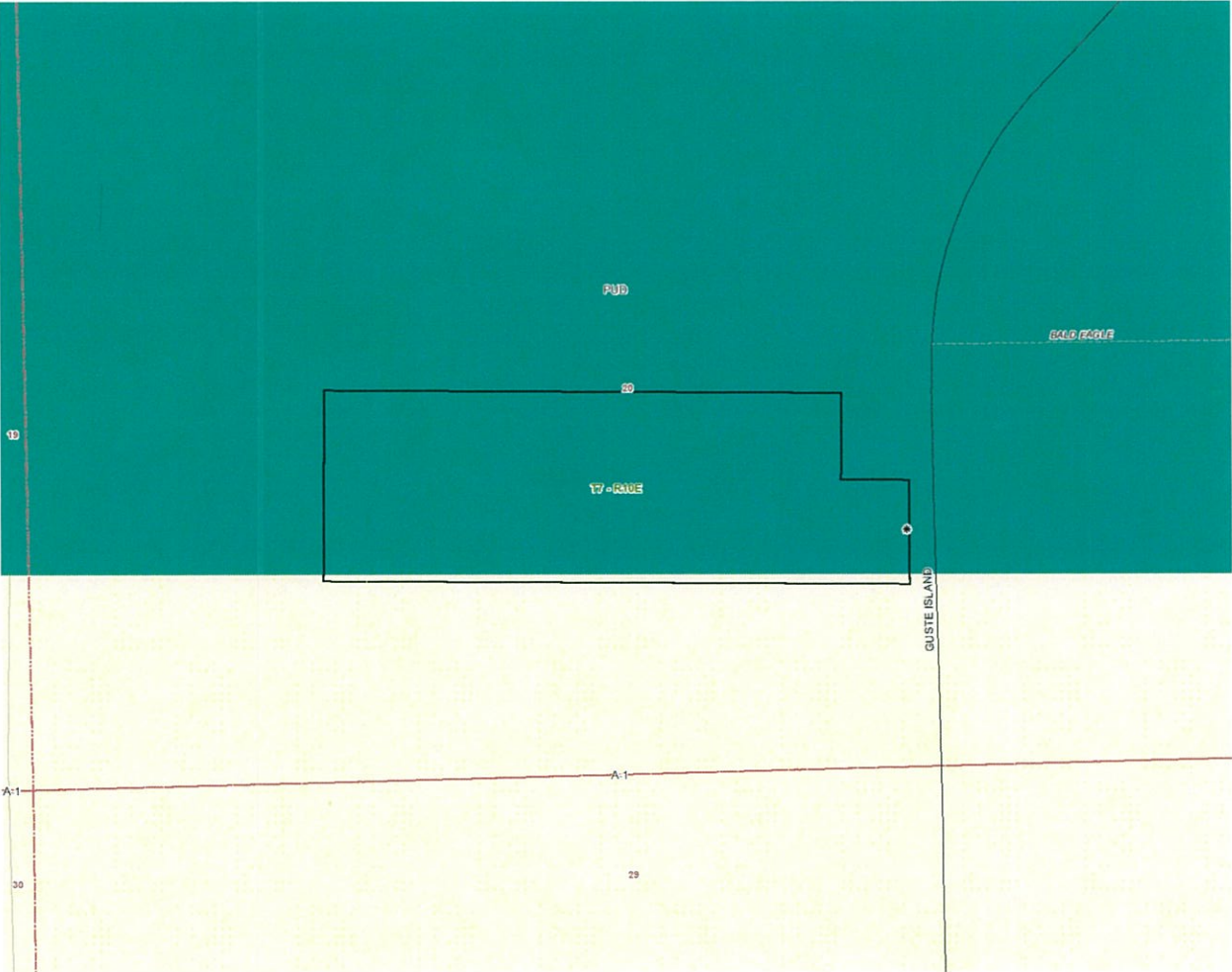
**PETITIONER:** Guste Island Holdings, LLC - Kelly McHugh

**OWNER:** Guste Island Holdings, LLC - Kelly McHugh

**REQUESTED CHANGE:** From PUD Planned Unit Development Overlay to A-1 Suburban District

**LOCATION:** Parcel located on the west side of Guste Island Road, south of LA Highway 22; S20, T7S, R10E; Ward 1, District 4

**SIZE:** 20.3 acres





2018-1169-ZC

A-1

PUD

20

BALD EAGLE

T7-R10E

A-3

A-1

29

GUSTE ISLAND

0 560 Feet





2018-1169-2C

LEGAL DESCRIPTION

Guste Island Utility Co. facility expansion

A certain parcel of land situated in Section 20,  
Township 7 South, Range 10 East, Greensburg Land district  
St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Corner common to Sections 17 and 20, LA. HWY. 22  
Township 7 South, Range 10 East, and measure South 00°13' 00" West a  
distance of 2,637.71 feet to a point;  
Thence West a distance of 2,644.95 feet to a point;  
Thence South 00°15' 00" West a distance of 2,089.35 feet to a point;  
Thence South 89°39' 11" East a distance of 924.92 feet to the  
POINT OF BEGINNING

From the POINT OF BEGINNING measure  
North 00°20' 49" East a distance of 550.00 feet to a point;  
Thence South 89°39' 11" East a distance of 1,500.00 feet to a point;  
Thence South 00°20' 49" West a distance of 250.00 feet to a point;  
Thence South 89°39' 11" East a distance of 196.42 feet to a point;  
Thence South 00°20' 11" East a distance of 300.02 feet to a point;  
Thence North 89°39' 11" West a distance of 1,700.00 feet to the  
POINT OF BEGINNING, and containing 884,463.29 square feet or  
20.30 acre(s) of land, more or less.

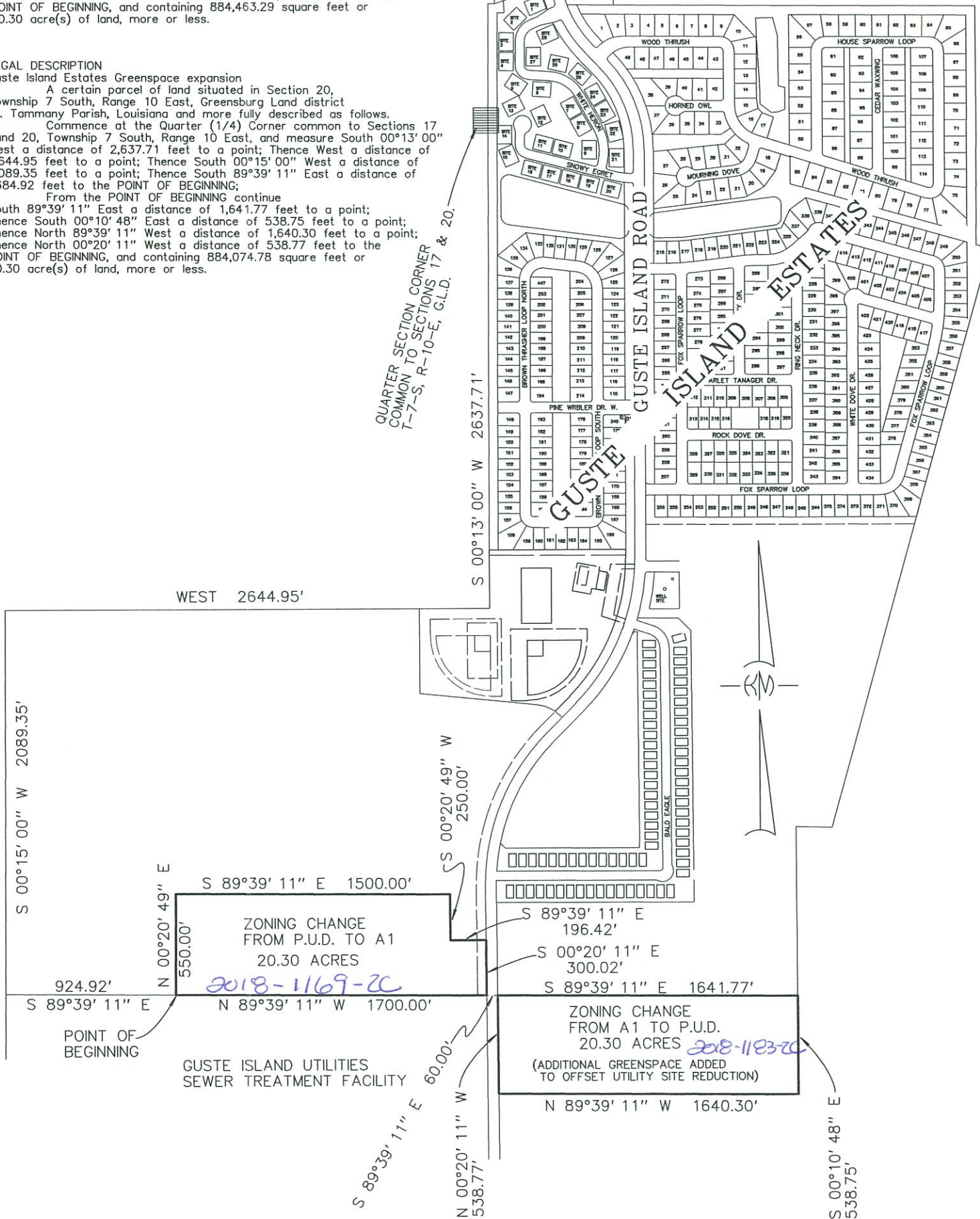
LEGAL DESCRIPTION

Guste Island Estates Greenspace expansion

A certain parcel of land situated in Section 20,  
Township 7 South, Range 10 East, Greensburg Land district  
St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Corner common to Sections 17  
and 20, Township 7 South, Range 10 East, and measure South 00°13' 00"  
West a distance of 2,637.71 feet to a point; Thence West a distance of  
2,644.95 feet to a point; Thence South 00°15' 00" West a distance of  
2,089.35 feet to a point; Thence South 89°39' 11" East a distance of  
2684.92 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING continue  
South 89°39' 11" East a distance of 1,641.77 feet to a point;  
Thence South 00°10' 48" East a distance of 538.75 feet to a point;  
Thence North 89°39' 11" West a distance of 1,640.30 feet to a point;  
Thence North 00°20' 11" West a distance of 538.77 feet to the  
POINT OF BEGINNING, and containing 884,074.78 square feet or  
20.30 acre(s) of land, more or less.



SKETCH OF ZONING CHANGES

SKETCH OF LAND IN SECTION 20  
TOWNSHIP-7-SOUTH, RANGE-10-EAST,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 700' DATE: 08-01-18  
DRAWN: DRJ JOB NO.: 03-523  
REVISED:

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

**ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1171-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Jennifer & Kenny Adams  
**OWNER:** Jennifer & Kenny Adams  
**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District  
**LOCATION:** Parcel located on the south side of Galatas Road, east of C.S. Owens Road, west of LA Highway 1077; S14, T7S, R10E; Ward 1, District 1  
**SIZE:** 1.834 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-2 Suburban District
South	School	ED-1 Education District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located on the south side of Galatas Road, east of C.S. Owens Road, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential uses at a density similar to the surrounding area. Staff feels that there is no compelling reason to recommend approval considering that the area is surrounded by A-2 Suburban District.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-3 Suburban District designation be denied.



**Case No.:** 2018-1171-ZC

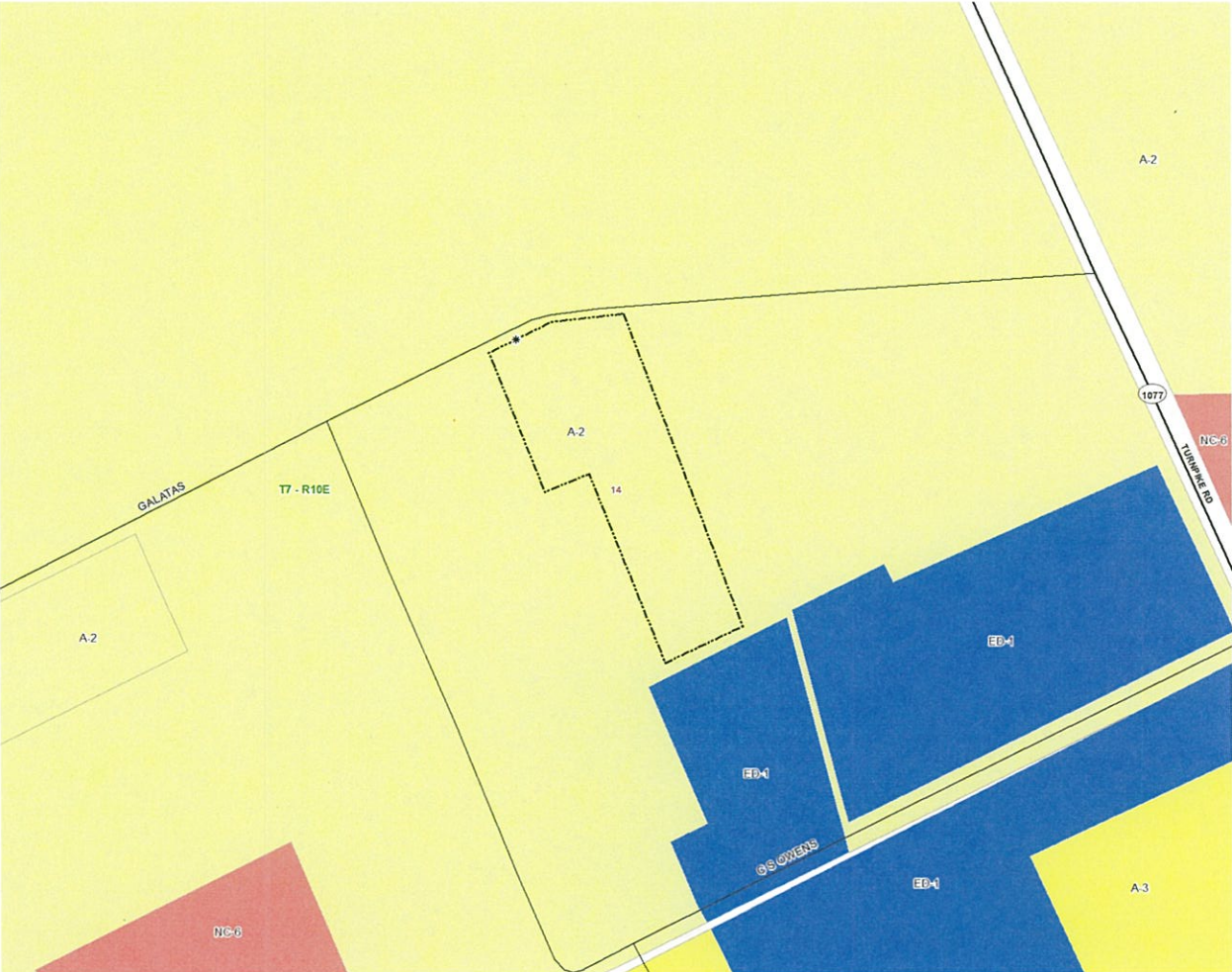
**PETITIONER:** Jennifer & Kenny Adams

**OWNER:** Jennifer & Kenny Adams

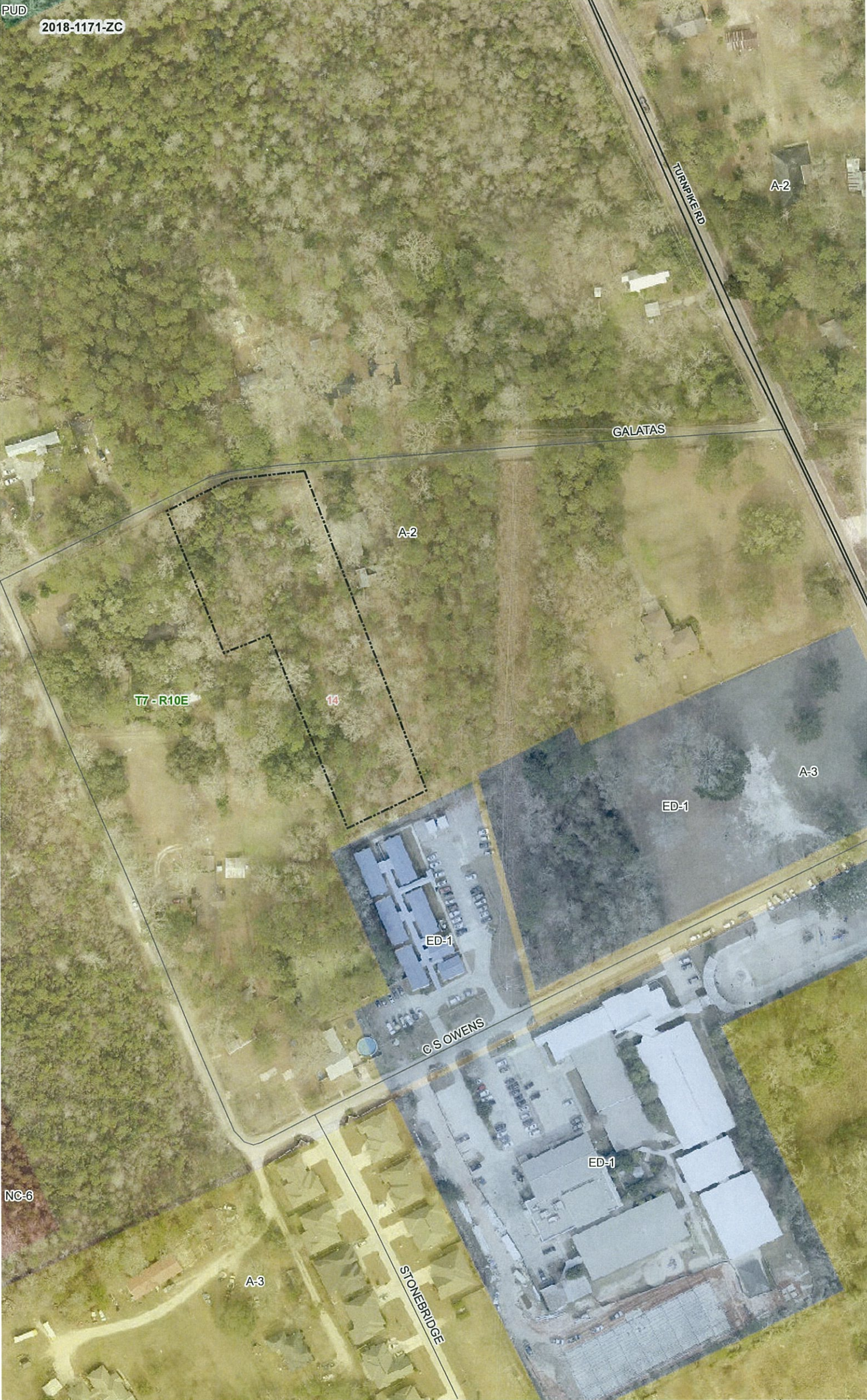
**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District

**LOCATION:** Parcel located on the south side of Galatas Road, east of C.S. Owens Road, west of LA Highway 1077; S14, T7S, R10E; Ward 1, District 1

**SIZE:** 1.834 acres







NC-6

A-2

GALATAS

A-2

T7 - R10E

14

A-3

ED-1

ED-1

C S OWENS

ED-1

A-3

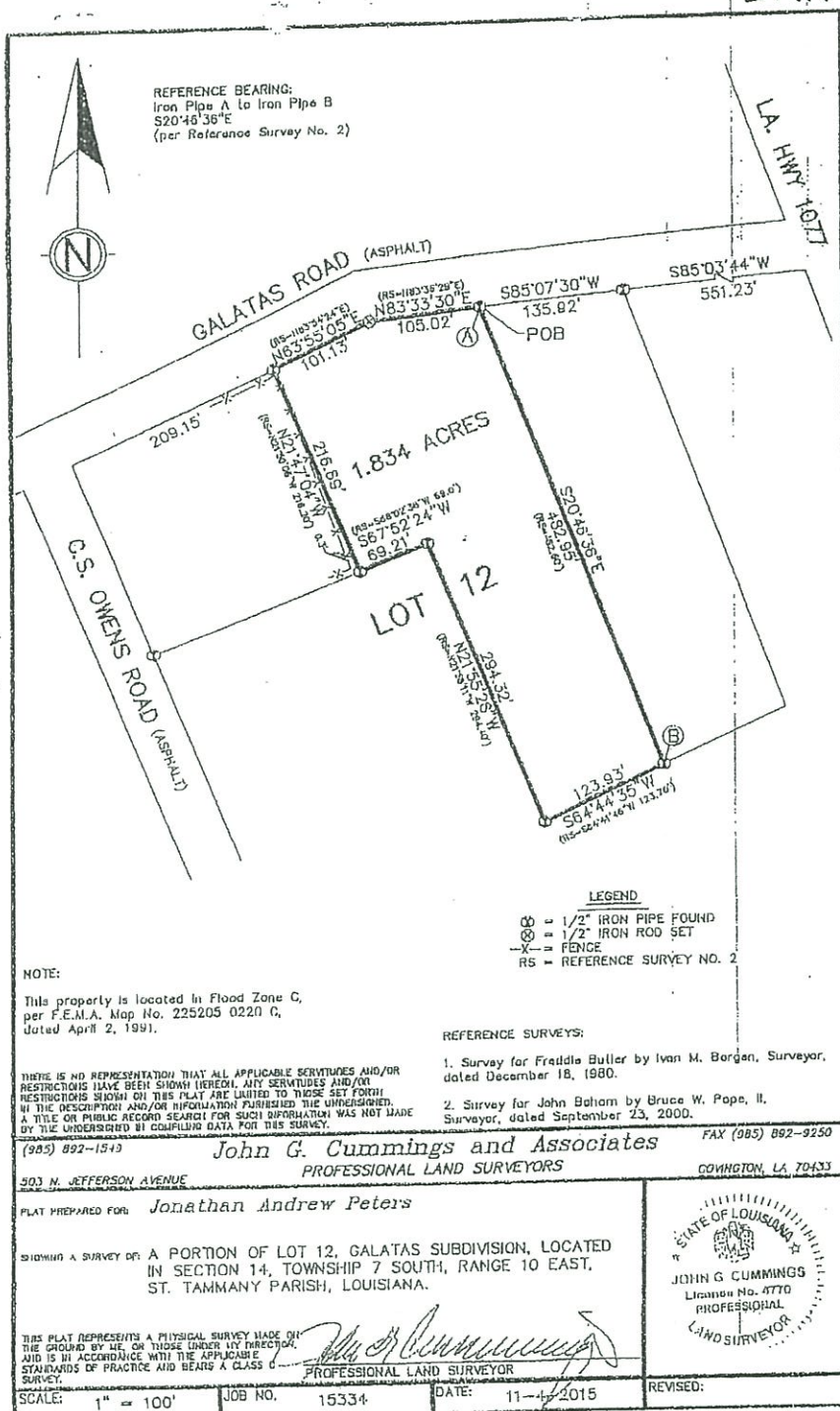
STONEBRIDGE





2018-1171-ZC

EXHIBIT B



**ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1176-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Roman Lopez  
**OWNER:** Angelica Rivera  
**REQUESTED CHANGE:** From A-1A Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay  
**LOCATION:** Parcel located on the south side of Murray Road, west of LA Highway 41; S3, T8S, R14E; Ward 8, District 11  
**SIZE:** 19.29 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 & Undeveloped	A-1A Suburban District
South	Residential	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Residential & Undeveloped	A-1A Suburban District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1A Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay. This site is located on the south side of Murray Road, west of LA Highway 41. The 2025 future land use plan calls for the area to be developed with residential uses.

Staff is not in favor of the request zoning change to CB-1 considering that the site is surrounded by residential uses and undeveloped land zoned A-1A. Note that the objective of the CB-1 zoning district is to provide for the location of public and quasi-public uses within close proximity to residential districts, such as religious institutions and recreational facilities.

Staff does not have any objection to the request for a Rural Overlay, considering the rural character of the area.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a CB-1 Community Based Facilities District designation be denied and that the request for a RO Rural Overlay designation be approved.



**Case No.:** 2018-1176-ZC

**PETITIONER:** Roman Lopez

**OWNER:** Angelica Rivera

**REQUESTED CHANGE:** From A-1A Suburban District to CB-1 Community Based Facilities District, RO Rural Overlay

**LOCATION:** Parcel located on the south side of Murray Road, west of LA Highway 41; S3, T8S, R14E; Ward 8, District 11

**SIZE:** 19.29 acres





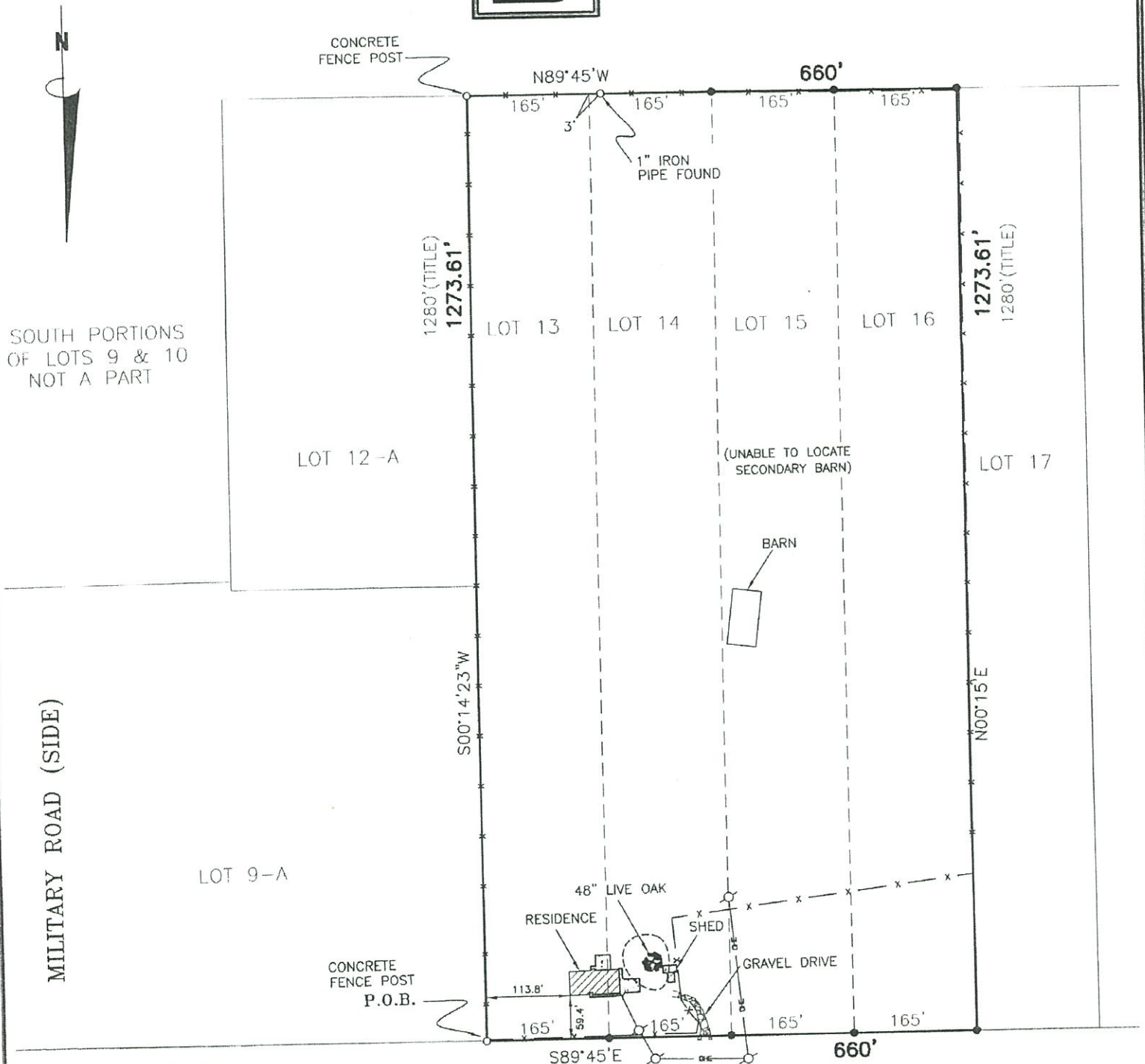






NOT A PART

2018-1176-ZC



THE POINT OF BEGINNING IS MORE FULLY DESCRIBED AS:

FROM THE QUARTER SECTION CORNER COMMON TO SECTIONS 2 & 3, T-8-S, R-14-E, GO SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 40.00 FEET; THENCE GO SOUTH 89 DEGREES 24 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 659.91 FEET TO THE POINT OF BEGINNING.

#37454 MURRAY ROAD

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

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 "D" SURVEY.

REFERENCE SURVEY: A resubdivision map by J.V. Burkes & Associates, Inc., dated 06/08/09 and having DWG. NO.: 20090623.

BASIS FOR BEARINGS/ANGLES: The Reference Survey.

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 0300 C; Revised: OCTOBER 17, 1989

Survey No. 2017 069  
Date: JUNE 19, 2017

Drawn by: JCB  
Revised:

Scale: 1" = 150'

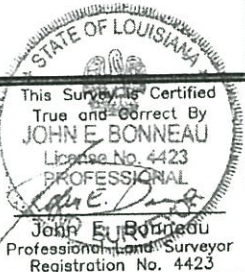
JOHN E. BONNEAU & ASSOCIATES, INC.  
Professional Land Surveyors • Planners and Consultants

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: 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.

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.

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.



## ZONING STAFF REPORT

**Date:** 9/24/2018  
**Case No.:** 2018-1179-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Eric Penton

**OWNER:** Eric Penton

**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay & RO Rural Overlay

**LOCATION:** Parcel located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A; S21, T7S, R14E; Ward 6, District 6

**SIZE:** 1.171 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-2 Suburban District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

**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 / 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-2 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay. This site is located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A. The 2025 future land use plan calls for the front half of the property to be developed with commercial uses and the rear portion of the property to be developed with residential & agricultural uses.

Staff does not have any objection to the request for a MHO manufactured housing overlay and the RO Rural Overlay. However, there is no compelling reason to recommend approval of the request to rezone to A-3 considering that the site is surrounded by A-2 Suburban District zoning on the north, east & west sides.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-3 Suburban District be denied and the request for MHO Manufactured Housing Overlay & RO Rural Overlay designation be approved.



**Case No.:** 2018-1179-ZC

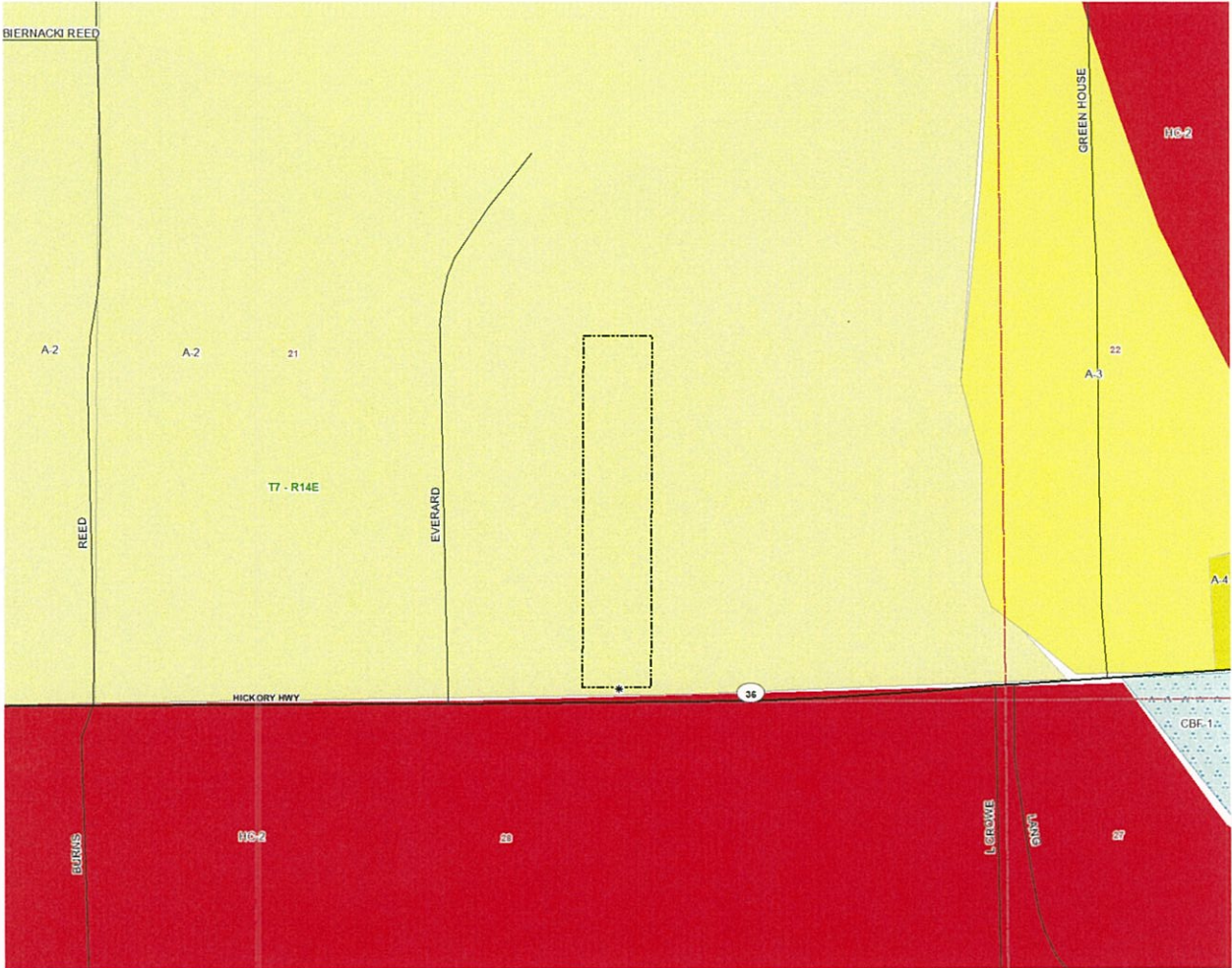
**PETITIONER:** Eric Penton

**OWNER:** Eric Penton

**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay

**LOCATION:** Parcel located on the north side of LA Highway 36, west of LA Highway 41, being Parcel A; S21, T7S, R14E; Ward 6, District 6

**SIZE:** 1.171 acres







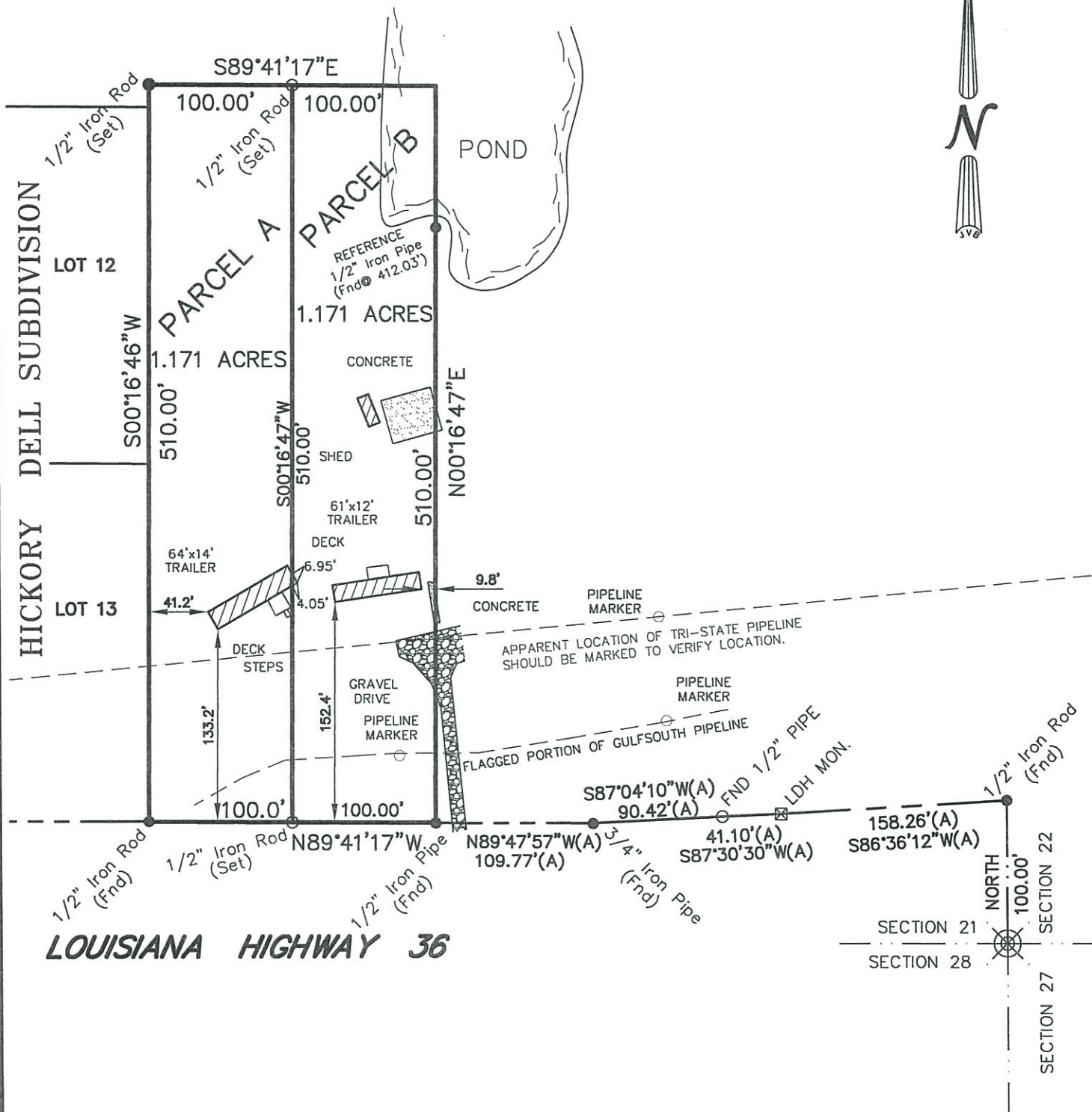
0 280 Feet





2018-1179-20

HICKORY DELL SUBDIVISION



LEGEND

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

GRAPHIC SCALE



( IN FEET )  
1 INCH = 100 FEET

BUILDING SETBACKS  
(\* Verify Prior to Construction)

- Front Setback.....\*
- Side Setback.....\*
- Rear Setback.....\*

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

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

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

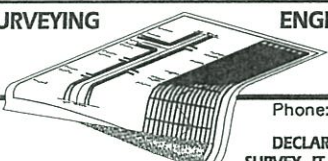
F.I.R.M. No. 225205.0300.C  
F.I.R.M. Date 10/17/1989  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20081090

DATE:  
07/29/2008

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL



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

DRAWN BY:  
BPT

CHECKED BY:  
SMB

SCALE:  
1" = 100'

**SURVEY OF  
PARCEL A & B  
SECTION 21, T7S - R14E  
NEAR THE COMMUNITY OF HICKORY  
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: CLARA SANCHEZ

Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.





**ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1183-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Guste Island Holdings, LLC - Kelly McHugh  
**OWNER:** Guste Island Holdings, LLC - Kelly McHugh  
**REQUESTED CHANGE:** From A-1 Suburban District to PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the east side of Guste Island Road, south of LA Highway 22; S20, T7S, R10E; Ward 1, District 4  
**SIZE:** 20.3 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	PUD Planned Unit Development Overlay
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Guste Island Utilities	A-1 Suburban District

**EXISTING LAND USE:**

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

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

**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 A-1 Suburban District to PUD Planned Unit Development Overlay. This site is located on the east side of Guste Island Road, south of LA Highway 22. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The zoning change is being requested in order to add 20.3 acres to the residential PUD site, to compensate for the 20.3 acres of greenspace lost on the west side of Guste Island Road, for the expansion of the Guste Island Utility facility site ( 2018-1169-ZC).

**STAFF RECOMMENDATION:**

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

**Case No.:** 2018-1183-ZC

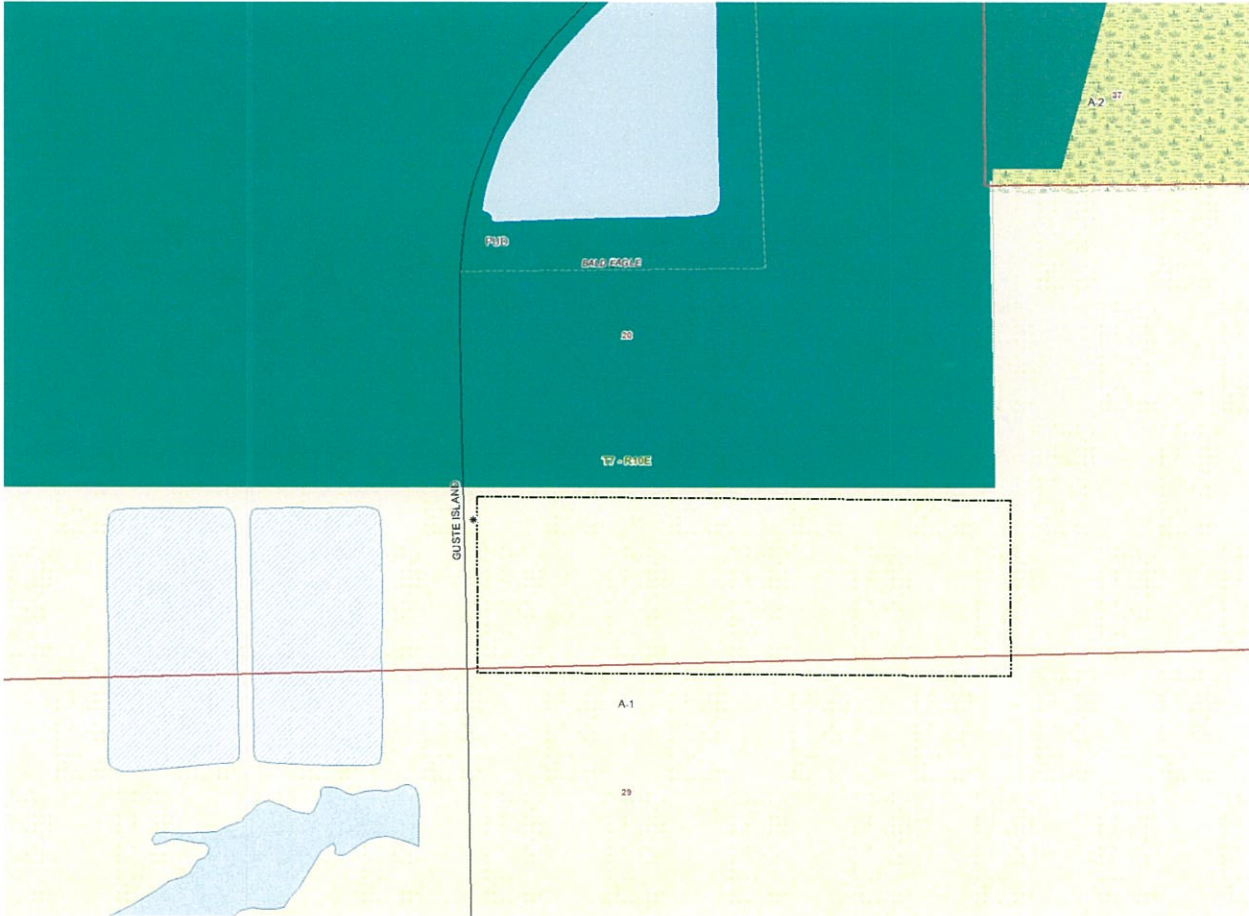
**PETITIONER:** Guste Island Holdings, LLC - Kelly McHugh

**OWNER:** Guste Island Holdings, LLC - Kelly McHugh

**REQUESTED CHANGE:** From A-1 Suburban District to PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east side of Guste Island Road, south of LA Highway 22; S20, T7S, R10E; Ward 1, District 4

**SIZE:** 20.3 acres





2018-1183-ZC

A-1

PUD

20

BALD EAGLE

37

A-2

T7 - R10E

A-3

A-1

29

GUSTE ISLAND

0 740 Feet

N



2018-1183-ZC

LEGAL DESCRIPTION

Guste Island Utility Co. facility expansion

A certain parcel of land situated in Section 20,  
Township 7 South, Range 10 East, Greensburg Land district  
St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Corner common to Sections 17 and 20, LA. HWY. 22

Township 7 South, Range 10 East, and measure South 00°13' 00" West a  
distance of 2,637.71 feet to a point;

Thence West a distance of 2,644.95 feet to a point;

Thence South 00°15' 00" West a distance of 2,089.35 feet to a point;

Thence South 89°39' 11" East a distance of 924.92 feet to the

POINT OF BEGINNING

From the POINT OF BEGINNING measure

North 00°20' 49" East a distance of 550.00 feet to a point;

Thence South 89°39' 11" East a distance of 1,500.00 feet to a point;

Thence South 00°20' 49" West a distance of 250.00 feet to a point;

Thence South 89°39' 11" East a distance of 196.42 feet to a point;

Thence South 00°20' 11" East a distance of 300.02 feet to a point;

Thence North 89°39' 11" West a distance of 1,700.00 feet to the

POINT OF BEGINNING, and containing 884,463.29 square feet or

20.30 acre(s) of land, more or less.

LEGAL DESCRIPTION

Guste Island Estates Greenspace expansion

A certain parcel of land situated in Section 20,  
Township 7 South, Range 10 East, Greensburg Land district  
St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Corner common to Sections 17  
and 20, Township 7 South, Range 10 East, and measure South 00°13' 00"  
West a distance of 2,637.71 feet to a point; Thence West a distance of  
2,644.95 feet to a point; Thence South 00°15' 00" West a distance of  
2,089.35 feet to a point; Thence South 89°39' 11" East a distance of  
2684.92 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING continue

South 89°39' 11" East a distance of 1,641.77 feet to a point;

Thence South 00°10' 48" East a distance of 538.75 feet to a point;

Thence North 89°39' 11" West a distance of 1,640.30 feet to a point;

Thence North 00°20' 11" West a distance of 538.77 feet to the

POINT OF BEGINNING, and containing 884,074.78 square feet or

20.30 acre(s) of land, more or less.

QUARTER SECTION CORNER  
COMMON TO SECTIONS 17 & 20.  
T-7-S, R-10-E, G.L.D.

S 00°13' 00" W 2637.71'

WEST 2644.95'

S 00°15' 00" W 2089.35'

S 00°15' 00" W 2089.35'

924.92'

S 89°39' 11" E

POINT OF  
BEGINNING

GUSTE ISLAND UTILITIES  
SEWER TREATMENT FACILITY

S 89°39' 11" E 1500.00'

2018-1169-ZC  
ZONING CHANGE  
FROM P.U.D. TO A1  
20.30 ACRES

N 89°39' 11" W 1700.00'

S 00°20' 49" W  
250.00'

S 00°20' 49" W  
250.00'

S 89°39' 11" E  
196.42'

S 89°39' 11" E  
196.42'

S 00°20' 11" E  
300.02'

S 00°20' 11" E  
300.02'

S 89°39' 11" E 1641.77'

S 89°39' 11" E 1641.77'

ZONING CHANGE 2018-1183-ZC  
FROM A1 TO P.U.D.  
20.30 ACRES

(ADDITIONAL GREENSPACE ADDED  
TO OFFSET UTILITY SITE REDUCTION)

(ADDITIONAL GREENSPACE ADDED  
TO OFFSET UTILITY SITE REDUCTION)

N 89°39' 11" W 1640.30'

N 89°39' 11" W 1640.30'

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N 89°39' 11" W 1640.30'

N 89°39' 11" W 1640.30'

SKETCH OF ZONING CHANGES

SKETCH OF LAND IN SECTION 20  
TOWNSHIP-7-SOUTH, RANGE-10-EAST,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 700' DATE: 08-01-18

DRAWN: DRJ JOB NO.: 03-523

REVISED:

KELLY J. McHUGH & ASSOC., INC.

CIVIL ENGINEERS & LAND SURVEYORS

845 GALVEZ ST., MANDEVILLE, LA. 626-5611



**ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1184-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Blanchard Lisa  
**OWNER:** Lisa Blanchard  
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4 Single-Family Residential District  
**LOCATION:** Parcel located on the north side of Lakeview Drive, being a portion of lot 21, Pontlake Estates ; S32, T9S, R14E; Ward 9, District 13  
**SIZE:** 0.75 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	Undeveloped	PUD Planned Unit Development Overlay
South	Vacant	A-4A Single Family Residential District
East	Vacant & Residential	A-6 Multiple Family Residential District
West	Vacant & Residential	A-4A 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-4 Single-Family Residential District. This site is located on the north side of Lakeview Drive, being a portion of lot 21, Pontlake Estates. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request.

Note that the objective of the request is to allow for the construction of a single family residence.

**STAFF RECOMMENDATION:**

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

**Case No.:** 2018-1184-ZC

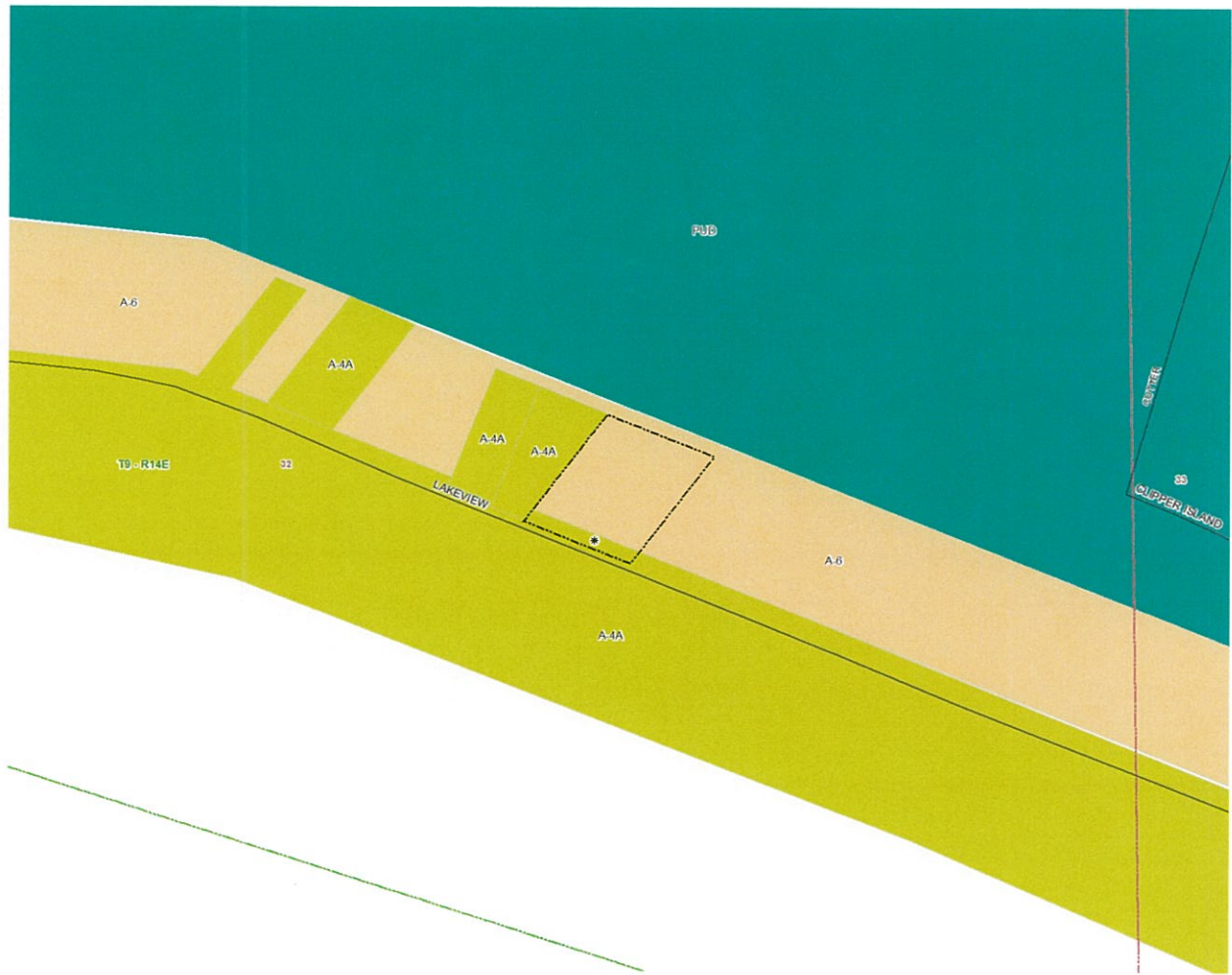
**PETITIONER:** Blanchard Lisa

**OWNER:** Lisa Blanchard

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

**LOCATION:** Parcel located on the north side of Lakeview Drive, being a portion of lot 21, Pontlake Estates ; S32, T9S, R14E; Ward 9, District 13

**SIZE:** 0.75 acres





2018-1184-ZC

PUD

A-6

A-4A

A-4A

A-4A

T9-R14E 32

A-6

A-3

LAKEVIEW

A-4A

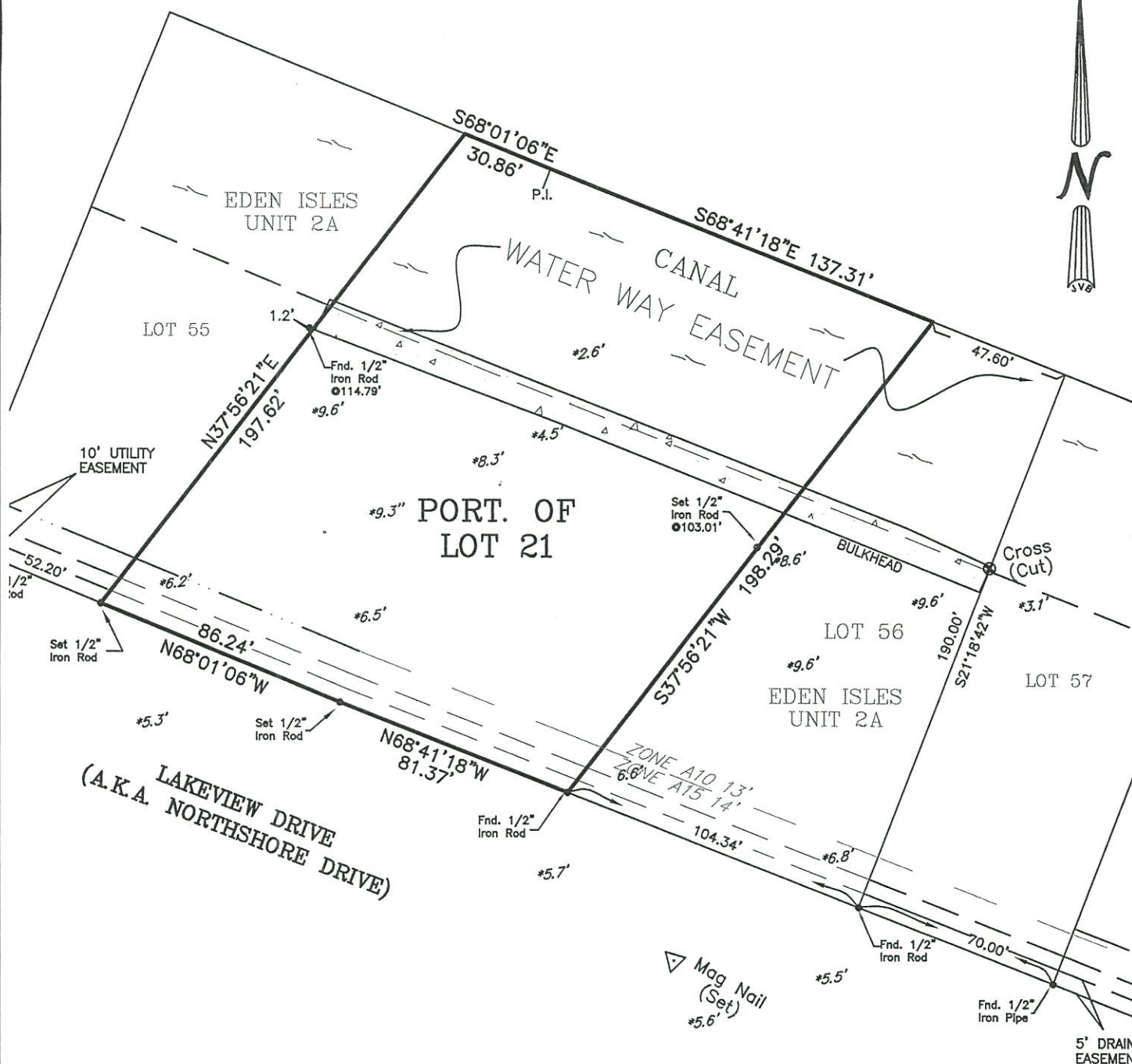
0 180 Feet





WONALD KNOLES

208-1184-ZC

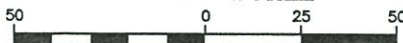


LEGEND

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

ADDRESS: LAKEVIEW DRIVE

GRAPHIC SCALE



( IN FEET )  
1 INCH = 50 FEET

BENCHMARK  
MAG SET  
ELEV. = 6.05'

BUILDING SETBACKS  
(\* Verify Prior to Construction)

Front Setback.....\*  
Side Setback.....\*  
Rear Setback.....\*

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 "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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

F.I.R.M. No. 225205 0535 D  
F.I.R.M. Date 4/2/91  
ZN: A10/V15 B.F.E. 13/14'  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20180387

DATE:  
6/13/18

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL

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

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

DRAWN BY:  
VLL

CHECKED BY:  
JDL

SCALE:  
1" = 50'

A SURVEY MAP OF A PORTION  
OF LOT 21, PONTLAKE ESTATES IN  
SECTION 32, T-9-S, R-14-E,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: WAGUESPACK CONSTRUCTION

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





## ZONING STAFF REPORT

**Date:** 9/24/2018  
**Case No.:** 2018-1187-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Art Lancaster

**OWNER:** De Val, Inc - Albert J. Vallon

**REQUESTED CHANGE:** From A-1 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue; S25, T7S, R12E; Ward 4, District 5

**SIZE:** 30.978 acres

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

<b>Type:</b> State & Future Parish Road	<b>Road Surface:</b> 3 lane asphalt & future 2 lane asphalt	<b>Condition:</b> Good
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## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	I-1 Industrial District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped	A-1 Suburban 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.

**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:**

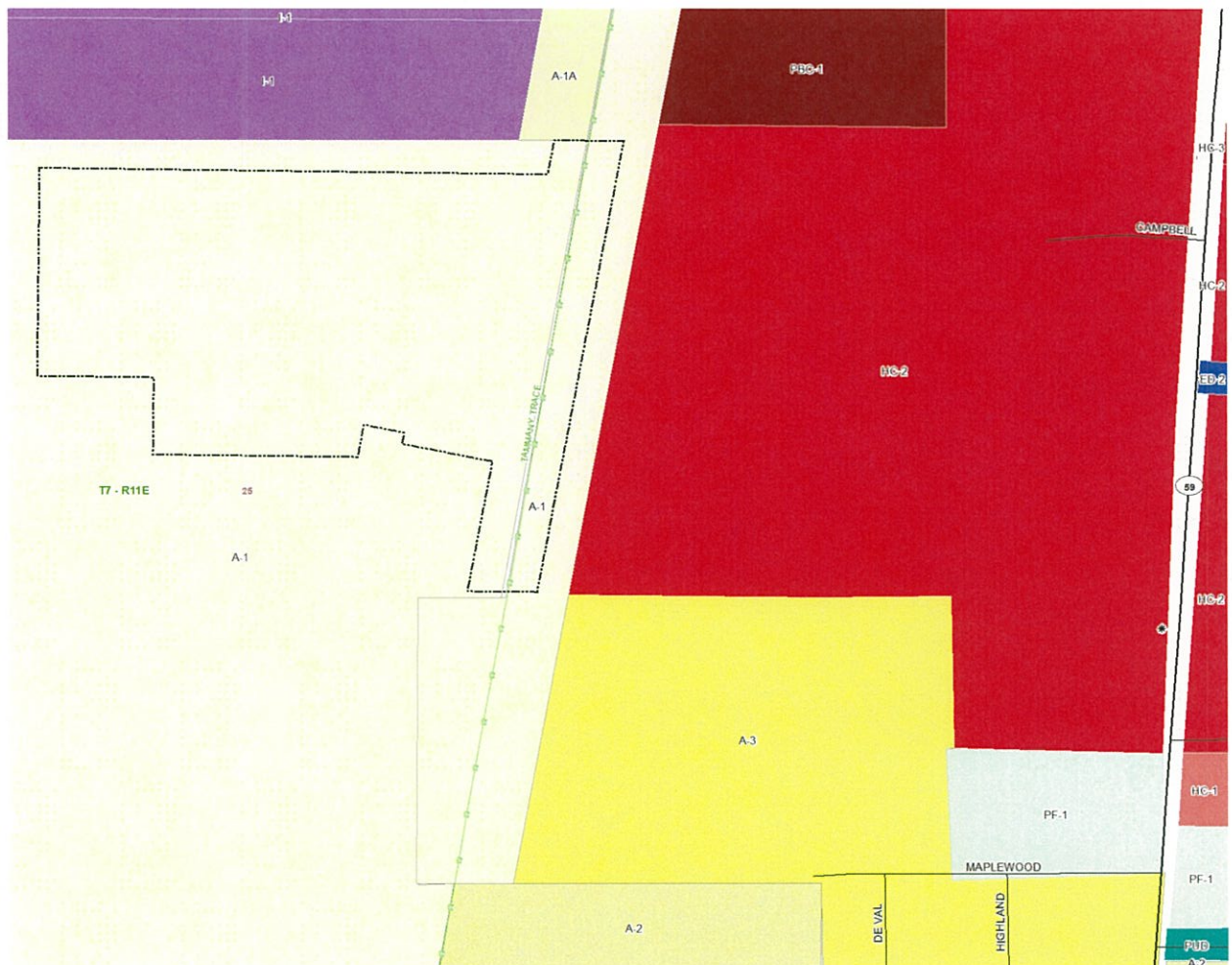
The petitioner is requesting to change the zoning from A-1 Suburban District to A-4 Single-Family Residential District. This site is located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses including conservation areas.

Note that the site is proposed to be developed as a residential & commercial subdivision and that a zoning change to PUD Planned Unit Development Overlay (2018-1188-ZC) has also be submitted for the site. Staff is not opposed to the requested; however, at this time, the zoning change to establish the underlying zoning of the proposed PUD should be postponed considering that the same recommendation is made for the zoning change to request to PUD.

**STAFF RECOMMENDATION:**

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

**SIZE:** 30.978 acres









## ZONING STAFF REPORT

**Date:** 9/24/2018  
**Case No.:** 2018-1188-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Art Lancaster

**OWNER:** De Val, Inc - Albert J. Vallon

**REQUESTED CHANGE:** From A-1 Suburban District & HC-2 Highway Commercial District to A-4 Single-Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue; S25, T7S, R12E; Ward 4, District 5

**SIZE:** 42.065 acres

## GENERAL INFORMATION

### ACCESS ROAD INFORMATION

<b>Type:</b> State & Future Parish Road	<b>Road Surface:</b> 3 lane asphalt & future 2 lane asphalt	<b>Condition:</b> Good
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## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

<b><u>Direction</u></b>	<b><u>Surrounding Use</u></b>	<b><u>Surrounding Zone</u></b>
North	Undeveloped	I-1 Industrial District & PBC-1 Planned Business Campus
South	Undeveloped	A-1 & A-3 Suburban Districts
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:**

**Multi occupancy development:**

### 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 to change the zoning from A-1 Suburban District & HC-2 Highway Commercial District to A-4 Single-Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay. This site is located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue. The site is proposed to be developed with 3 different sizes of residential lots & a variety of commercial uses.

### SUBDIVISION INFORMATION

Type	Number of Lots	Size
Residential Lots (Regular)	9	50' X 120'
Residential Lots (Medium)	68	60' X120'
Residential Lots (Regular)	8	75' X 120'
Commercial Permitted uses listed on the plan	North and south sides of future Cotton Creek Drive, multiple lots	10.3 acres  Provide the minimum/maximum lot size and maximum building size



ACCESS

The site proposed to be accessed from Highway 59 through a future 2 lane parish road (Cotton Creek Drive), crossing the Tammany Trace. Note that the cul de sacs, located at the end of the proposed streets, shall be located within the PUD development.

GENERAL INFORMATION

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

GREENSPACE

A total of 11.5 acres of greenspace (27%) is proposed to be provided within the subdivision, including pond, passive & active greenspace areas, the Tammany Trace & ponds.

Amenities	Acreage	Type of Amenities
Passive	3.2 acres & 4.8 acres of pond area	Walking path, greenspace areas & connection to the Tammany Trace (will require approval through the process of “Enter the Parish ROW”)
Active	5.9 acres	Tammany Trace & Exercise Stations
Total	11.5 acres/ 27%	

Comments:

- A complete Recreational Development Plan shall be submitted depicting the proposed amenities, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.
- Formal connections to the Tammany Trace, from the greenspace areas, must be shown on the plan and requested through the process of entering the Trace Right of way.
- The 5.9 acre of greenspace, identify on the map as the Tammany Trace, cannot be calculated as part of the proposed greenspace to meet the minimum requirements of 25% of greenspace.

DENSITY

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

The gross density is based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 124 units. Based on the formula, the net density would allow for a total of 93 units. The proposal is for 85 residential units, which meets the maximum net density allowable within the PUD development.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with commercial & residential uses and conservation areas. The proposed development definitely meets the objectives of the 2025 future land use plan and of the PUD Planned Unit Development Overlay.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be postponed, considering that changes to the plan will have to take place to meet the minimum greenspace requirements and to relocate the cul de sacs within the proposed PUD development.

**Case No.:** 2018-1188-ZC

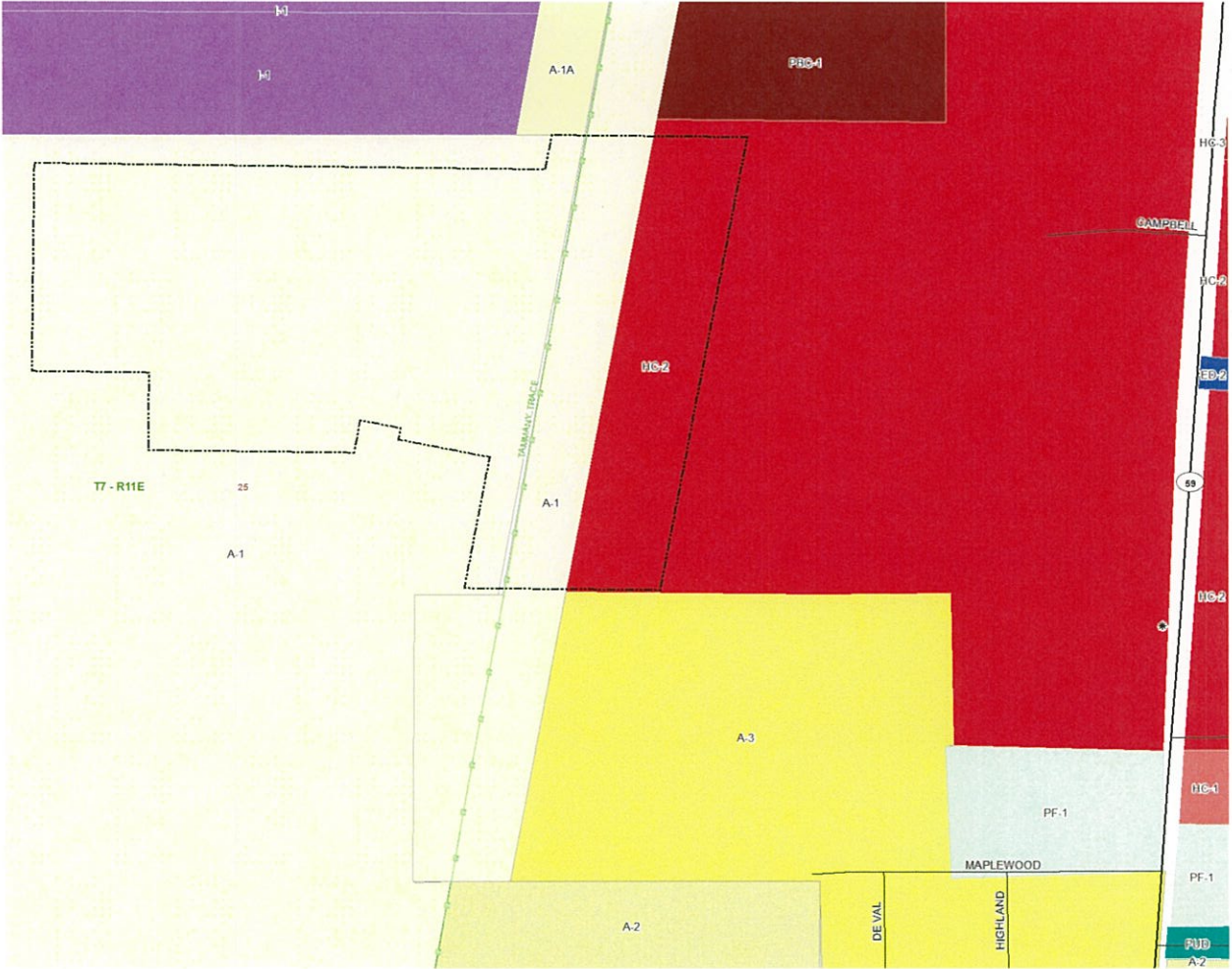
**PETITIONER:** Art Lancaster

**OWNER:** De Val, Inc - Albert J. Vallon

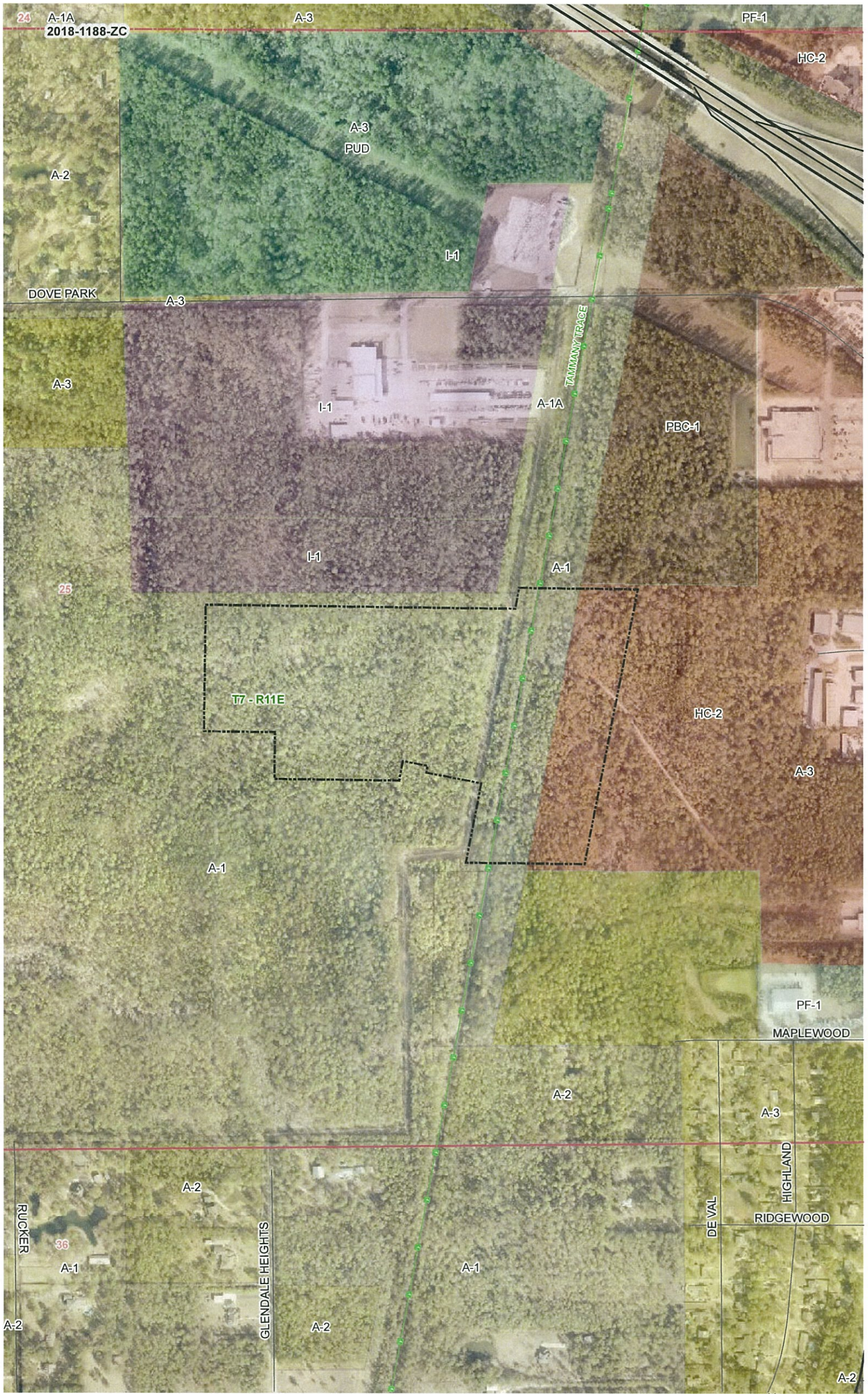
**REQUESTED CHANGE:** From A-1 Suburban District, HC-2 Highway Commercial District to A-4 Single-Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue; S25, T7S, R12E; Ward 4, District 5

**SIZE:** 42.065 acres







0 950 Feet





PERMITTED USES (TRACTS A & B):

- (1) AUTOMOTIVE PARTS STORES.
- (2) BUSINESS COLLEGE OR BUSINESS SCHOOLS OPERATED AS A BUSINESS ENTERPRISE.
- (3) CATERING ESTABLISHMENTS.
- (4) DEPARTMENT STORES.
- (5) FUNERAL HOMES AND MAUSOLEUMS.
- (6) INSTRUCTION OF FINE ARTS.
- (7) PHYSICAL CULTURE AND HEALTH ESTABLISHMENTS.
- (8) ENCLOSED PLUMBING, ELECTRICAL AND HOME BUILDING SUPPLY SHOWROOMS AND SALES CENTERS WITH ASSOCIATED ASSEMBLY PROCESSES.
- (9) PRINTING, LITHOGRAPHY AND PUBLISHING ESTABLISHMENTS.
- (10) WHOLESALE MERCHANDISE BROKER/AGENT INCLUDING ASSOCIATED OFFICES AND INDOOR STORAGE FACILITIES.
- (11) DRUG STORES.
- (12) DRY CLEANING, LAUNDRIES AND SELF-SERVICE LAUNDRIES.
- (13) FOOD STORES.
- (14) PUBLIC PARKING LOTS AND GARAGES.
- (15) SINGLE-FAMILY DWELLING UNITS ABOVE THE FIRST FLOOR IN A BUILDING DESIGNED FOR BUSINESS USES. DWELLING UNITS SHALL NOT EXCEED ONE STORY IN HEIGHT.
- (16) VETERINARY CLINICS (NO OUTDOOR KENNELS).
- (17) PUBLIC OR PRIVATE AUDITORIUMS.
- (18) RESTAURANTS AND RESTAURANTS WITH LOUNGES.
- (19) CAR WASH.
- (20) WAREHOUSE AND DISTRIBUTION CENTERS AND ASSOCIATED USES SUCH AS OFFICES AND RETAIL SALES.
- (21) INDOOR RESEARCH AND TESTING LABORATORIES.
- (22) SPECIALTY FOOD PROCESSING.
- (23) BANKS AND FINANCIAL INSTITUTIONS.
- (24) CONVENIENCE STORES (INCLUDING GAS), WHEN THE CRITERIA OF SECTION 130-221(5)(1) ARE MET.
- (25) DRIVE-IN RESTAURANTS.
- (26) LIQUOR STORES.
- (27) ANY PRIVATE OFFICE USE THAT IS A PERMITTED USE IN THE NC DISTRICT CLUBS, LODGES, FRATERNAL AND RELIGIOUS INSTITUTIONS, MEETING HALLS.
- (28) VETERINARY CLINICS (WITH OUTDOOR KENNELS).
- (29) PARCEL POST DELIVERY STATIONS.
- (30) MINI-WAREHOUSES.
- (31) COMMERCIAL KENNELS.
- (32) OUTDOOR STORAGE YARDS THAT DO NOT OCCUPY AN AREA GREATER THAN 50 PERCENT OF LAND AREA, AND ARE ENCLOSED BY AN EIGHT-FOOT ORANGE PERIMETER FENCE, LOCATED ON THE SAME PARCEL, AS, AND ARE ACCESSORY TO AN EXISTING MINI-WAREHOUSE, NOT TO BE LOCATED ON THE STREET SIDE.
- (33) LODGING, (INCLUDING APARTMENTS, HOTELS, MOTELS).
- (34) AUTOMOTIVE REPAIR AND SERVICE FACILITIES.
- (35) AUTOMOTIVE SALES.
- (36) OUTDOOR RETAIL SALES AND STORAGE YARDS.
- (37) PORTABLE STORAGE CONTAINERS USE FOR STORAGE.
- (38) OUTDOOR DISPLAY AREA OF PRE-ASSEMBLED BUILDING, POOL AND PLAYGROUND EQUIPMENT.
- (39) DRIVE THRU ARE ALLOWED FOR ALL USES.

RESTRICTIVE COVENANTS:

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) 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).
3. BUILDING SETBACKS SHALL BE TO MEET OR EXCEED PARISH MINIMUMS: ALLEY-LOADED LOTS - FRONT - 5' SIDE - 5' AND REAR - 0'. FRONT-LOADED LOTS - FRONT - 10', FRONT FACING GARAGE - 20', SIDE - 5' AND REAR - 0'.
4. MAXIMUM HEIGHT LIMIT SHALL BE 36' (RESIDENTIAL) 45' (COMMERCIAL).
5. CONSTRUCTION OF ANY NATIVE INCLUDING FENCES, IS PROHIBITED IN STREET EASEMENTS AND DRAINAGE SERVITUDES.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
7. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST FEMA MAP. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 1.0' ABOVE THE CROWN OF THE ADJACENT STREET OR MEET THE LATEST FEMA STANDARDS, WHICHEVER IS HIGHER.
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
10. THE AFORESAID RESTRICTIONS SHALL BE REEDITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT (AMENDED BY ORD. 84-2142, ADOPTED 12/15/94).
11. DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE COMMON AREAS.
12. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
13. TELECOMMUNICATION CABINET PERMITTED TO BE LOCATED WITHIN THE GREENSPACE, COMMERCIAL AREA.
14. 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 SIDE & REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED TWENTY (20) FEET.
15. LANDSCAPING, LIGHTING, PARKING & SIGNAGE SHALL MEET ST. TAMMANY PARISH REGULATIONS.

GENERAL NOTES:

TOTAL SITE AREA: 42.0 +/- ACRES TOTAL  
EXISTING ZONING: A1 & H2  
REQUESTED ZONING: PUD OVERLAY  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL & COMMERCIAL  
SETBACKS: RESIDENTIAL COMMERCIAL  
FRONT: 15' FRONT: 10'  
SIDE: 5' SIDE: 0'  
REAR: 20' REAR: 10'  
MAXIMUM BUILDING HEIGHTS: 2 STORIES (35')  
SEWER: CENTRAL SEWER (TAMMANY UTILITIES OFF-SITE SERVICE)  
DAIRY FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.  
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP 225655245E DATED 10/17/1989, THIS PROPERTY LIES IN FLOOD ZONES "A5", "B" & "C".  
ADJACENT BFE 19'-23"  
WATER: TAMMANY UTILITIES (OFF-SITE SERVICE)

LEGAL DESCRIPTIONS:

**COTTON CREEK - PHASE 1**  
A CERTAIN PARTIAL PIECE OF LAND LOCATED ON A 63.3 ACRE TRACT AND A 168.7 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY No. 59 AND THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED COTTON CREEK DRIVE, THENCE PROCEED NORTH 88°48'21" WEST, A DISTANCE OF 369.74' TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT, THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 555.00', AN ARC LENGTH OF 531.45' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°23'32" WEST, 510.49' TO A POINT OF TANGENCY, THENCE PROCEED NORTH 34°02'42" WEST, A DISTANCE OF 611.15' TO A POINT ON THE ARC OF A CURVE TO THE LEFT, THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 645.00', AN ARC LENGTH OF 570.26' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°52'06" WEST, 197.87' TO THE POINT OF BEGINNING, THENCE NORTH 11°00'35" EAST, 442.41', THENCE NORTH 89°23'19" WEST, 569.35', THENCE SOUTH 11°02'32" WEST, 101.98', THENCE NORTH 89°17'43" WEST, 1487.43', THENCE SOUTH 00°43'45" WEST, 605.03', THENCE SOUTH 89°17'43" EAST, 340.38', THENCE SOUTH 00°42'17" WEST, 224.63', THENCE SOUTH 89°17'43" EAST, 599.85', THENCE NORTH 11°02'32" EAST, 95.31', THENCE SOUTH 78°57'28" EAST, 120.00', THENCE SOUTH 11°02'32" WEST, 33.23', THENCE SOUTH 78°57'28" EAST, 270.00', THENCE SOUTH 11°02'32" WEST, 387.04', THENCE SOUTH 89°21'49" EAST, 570.08', THENCE NORTH 11°00'35" EAST, 899.12' BACK TO THE POINT OF BEGINNING.  
SAD PIECE OF LAND CONTAINING 42.065 ACRES OR 1,823,336 SQUARE FEET, MORE OR LESS.

**COTTON CREEK - PHASE 1 RE-ZONING**  
A CERTAIN PARTIAL PIECE OF LAND LOCATED ON A 63.3 ACRE TRACT AND A 168.7 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY No. 59 AND THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED COTTON CREEK DRIVE, THENCE PROCEED NORTH 88°48'21" WEST, A DISTANCE OF 369.74' TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT, THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 555.00', AN ARC LENGTH OF 531.45' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°23'32" WEST, 510.49' TO A POINT OF TANGENCY, THENCE PROCEED NORTH 34°02'42" WEST, A DISTANCE OF 611.15' TO A POINT ON THE ARC OF A CURVE TO THE LEFT, THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 645.00', AN ARC LENGTH OF 570.26' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°52'23" WEST, 551.86' TO THE POINT OF BEGINNING, THENCE NORTH 11°00'35" EAST, 307.71', THENCE NORTH 89°23'19" WEST, 203.34', THENCE SOUTH 11°02'32" WEST, 101.98', THENCE NORTH 89°17'43" WEST, 1487.43', THENCE SOUTH 00°43'45" WEST, 605.03', THENCE SOUTH 89°17'43" EAST, 340.38', THENCE SOUTH 00°42'17" WEST, 224.63', THENCE SOUTH 89°17'43" EAST, 599.85', THENCE NORTH 11°02'32" EAST, 95.31', THENCE SOUTH 78°57'28" EAST, 120.00', THENCE SOUTH 11°02'32" WEST, 33.23', THENCE SOUTH 78°57'28" EAST, 270.00', THENCE SOUTH 11°02'32" WEST, 387.04', THENCE SOUTH 89°21'49" EAST, 204.10', THENCE NORTH 11°00'35" EAST, 1033.66' BACK TO THE POINT OF BEGINNING.  
SAD PIECE OF LAND CONTAINING 30.978 ACRES OR 1,349,414 SQUARE FEET, MORE OR LESS.

DESIGN PROFESSIONALS:

CIVIL ENGINEER/LAND SURVEYOR:  
MR. ENGINEERING & SURVEYING, LLC  
MICKEY L. ROBERTSON, P.E./P.L.S.  
9345 INTERLINE AVENUE  
BATON ROUGE, LA 70809  
PH: 225.490.9592  
FAX: 225.490.9504

DEVELOPER/OWNER:

LANCASTER DEVELOPMENT, LLC  
ARTHUR LANCASTER  
11800 INDUSTRIAL BLVD., STE. B  
BATON ROUGE, LA 70809  
PH: 225.413.5250

SITE STATISTICS:	# OF LOTS	AVG SIZE	HATCH/COLOR
RESIDENTIAL LOT (REGULAR)	9 (1.3 ACRES)	50'X120'	
RESIDENTIAL LOT (MEDIUM)	68 (11.5 ACRES)	60'X120'	
RESIDENTIAL LOT (LARGE)	8 (2.0 ACRES)	75'X120'	
TOTAL	85 (31 ACRES)	2.7 LOTS / ACRE	

TOTAL GREENSPACE PROVIDED: GREENSPACE (3.2 ACRES) + ACTIVE GREENSPACE (5.9 ACRES) + WET POND  
(50% X 4.8 ACRES - 2.4 ACRES) = 11.5 ACRES (27%)  
RESIDENTIAL DENSITY CALCULATION: A4 ZONING - 31 ACRES X 75% X 4 LOTS / AC = 93 LOTS ALLOWABLE.  
ACTUAL DENSITY = 85 LOTS / 31 ACRES = 2.7 LOTS PER ACRE

AVERAGE LOT SIZE: 14.8 ACRES / 85 LOTS = 7,585 SQ FT / LOT  
ROADWAY LINEAR FOOTAGE: 3,823 LINEAR FT  
ROADWAY LINEAR FOOTAGE PER LOT: 3,823 LINEAR FT / 85 LOTS = 45 LINEAR FT / LOT

LEGEND:

- SINGLE FAMILY (14.8 ACRES)
- POND (4.8 ACRES)
- GREENSPACE (3.6 + 0.6 = 3.2 ACRES)
- ACTIVE GREENSPACE (5.9 ACRES) (INCLUDES WALKING PATH AND EXERCISE STATIONS)
- COMMERCIAL AREA (10.3 ACRES)
- DEDICATED RIGHT OF WAYS (4.3 ACRES)
- ENTRANCE RD. (4.3 ACRES)
- WETLANDS

COTTON CREEK - PHASE 1  
A PLANNED UNIT DEVELOPMENT  
PUD AMENDMENT PLAN - CONCEPTUAL PLAN FOR REZONING

2018-1188-ZC



208-1188-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Mickey L. Robertson, P.E., P.L.S.

Developer's Address: 11800 Industriplex Blvd, Ste 8 Baton Rouge La 70806

Street	City	State	Zip Code
<u>Lancaster Development, LLC</u>	<u>225.413.5250</u>		

Developer's Phone No. (Business) (Cell)

Subdivision Name: Cotton Creek PUD - Phase I

Number of Acres in Development: 42 Number of Lots/Parcels in Development: 85 Res/2 Comm

Ultimate Disposal of Surface Drainage: Lake Ponchartrain

Water Surface Runoff Mitigation Proposed: Detention

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

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

2018-1188-2C

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

If yes, which major arterial streets? Hwy 59

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

If yes, please explain? normal construction activities associated with site work

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

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

(Does the proposed subdivision development...)

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

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

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

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

Mickey L. Robertson  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

8-10-18  
DATE



**ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1189-ZC  
**Posted:** 9/13/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Marina Beau Chene LLC - Jared Riecke  
**OWNER:** Marina Beau Chene LLC - Jared Riecke  
**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to A-8 Multiple Family Residential District  
**LOCATION:** Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels J-3 & J-4A; S54,, T7S, R11E; Ward 4, District 4  
**SIZE:** 0.91 acre

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

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

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

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-6 Multi Family Residential District
South	Residential & Marina	CBF-1 Community Based Facilities District
East	Tchefuncta River	
West	Multi-Family Residential/boat house units	A-8 Multi Family Residential District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District to A-8 Multiple Family Residential District. This site is located at the end of Marina Blvd, north of Mako Nako Drive, being parcels J-3 & J-4A. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, considering that it would be a continuation/addition to the existing multi-family residential/boat house units, along the Marina Drive.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-8 Multiple Family Residential District designation be approved.

**Case No.:** 2018-1189-ZC

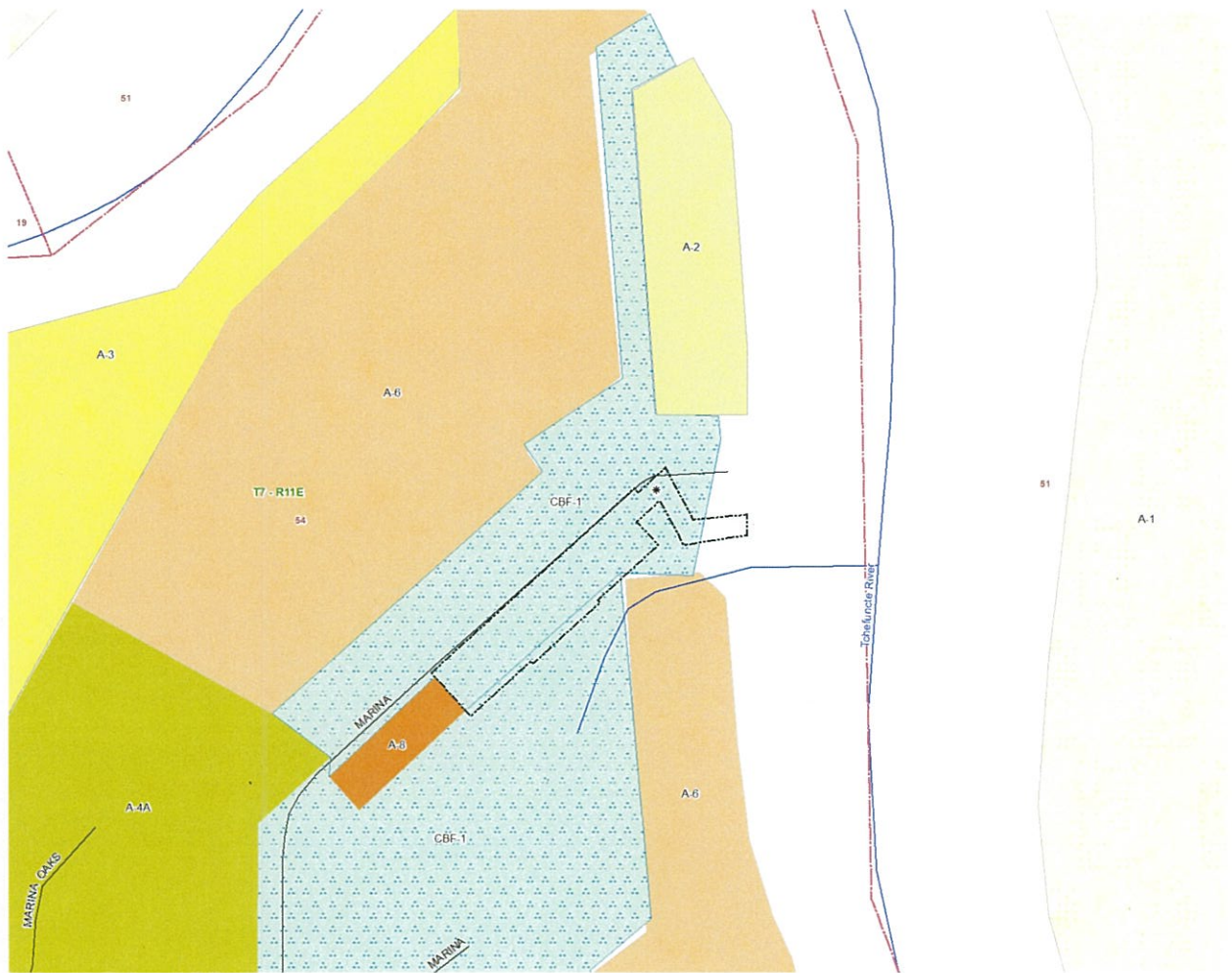
**PETITIONER:** Marina Beau Chene LLC - Jared Riecke

**OWNER:** Marina Beau Chene LLC - Jared Riecke

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to A-8 Multiple Family Residential District

**LOCATION:** Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels J-3 & J-4A; S54,, T7S, R11E; Ward 4, District 4

**SIZE:** 0.91 acre





2018-1189-ZC

A-3

A-2

A-6

CBF-1

T7-R11E 54

MARINA

A-8

A-4A

CBF-1

MARINA

A-6

A-3

TCHEFUNCTE OAKS

0 180 Feet





2018-1189-ZC





## ZONING STAFF REPORT

**Date:** 9/24/2018  
**Case No.:** 2018-1190-ZC  
**Posted:** 9/13/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Marina Beau Chene LLC - Jared Riecke

**OWNER:** Marina Beau Chene LLC - Jared Riecke

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District, A-2 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels G-1A & K; S54, T7S, R11E; Ward 4, District 4

**SIZE:** 2.122 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Private

**Road Surface:** Gravel

**Condition:** Fair

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Tchefuncte River	A-6 Multi Family Residential District
South	Residential & Marina	A-6 Multi Family Residential District
East	Tchefuncte River	
West	Undeveloped	A-6 Multi Family Residential District

##### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** Yes

##### COMPREHENSIVE PLAN:

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

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District, A-2 Suburban District to A-4 Single-Family Residential District. This site is located at the end of Marina Blvd, north of Mako Nako Drive, being parcels G-1A & K. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to increase the density of the site.

##### STAFF RECOMMENDATION:

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

**Case No.:** 2018-1190-ZC

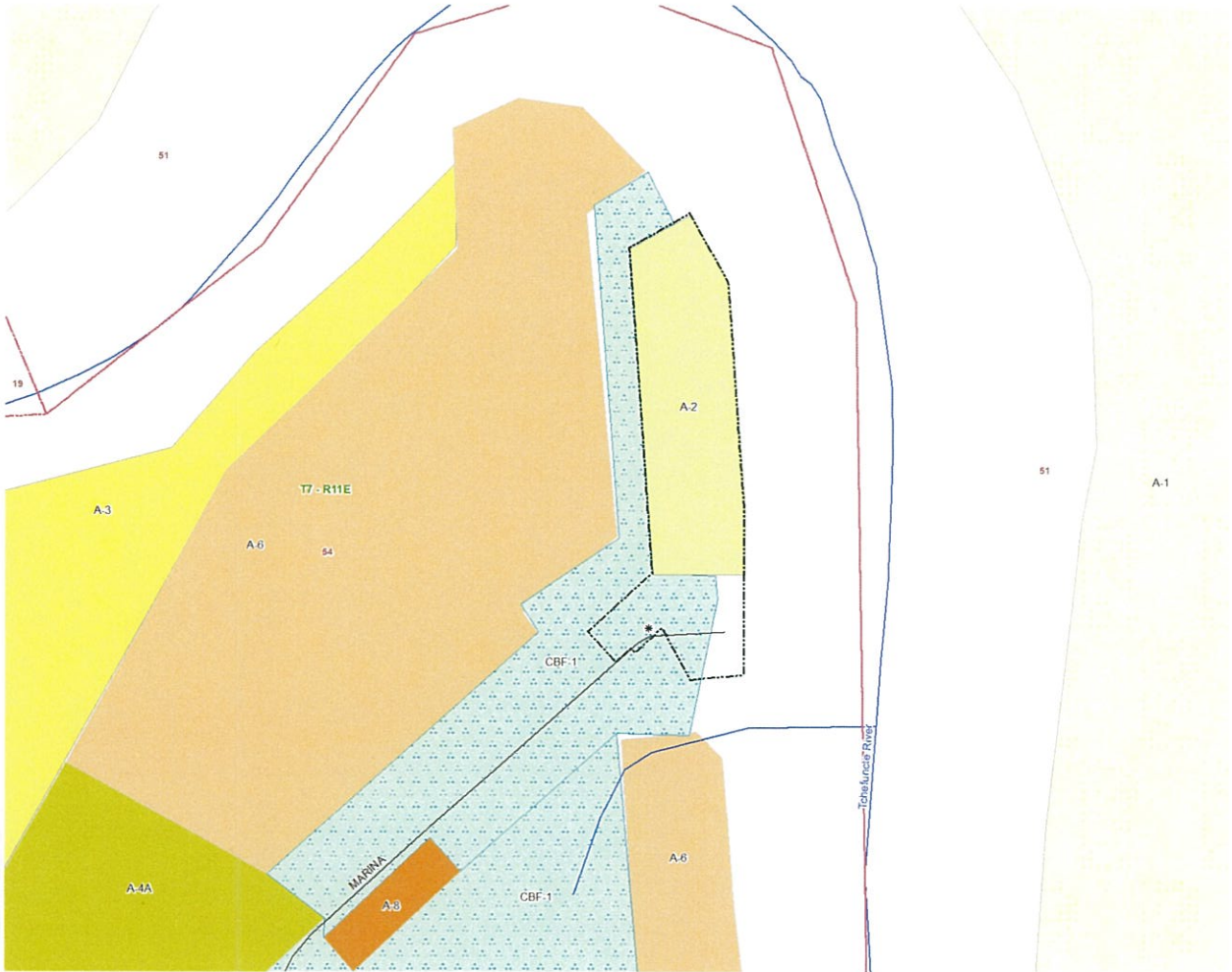
**PETITIONER:** Marina Beau Chene LLC - Jared Riecke

**OWNER:** Marina Beau Chene LLC - Jared Riecke

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District, A-2 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels G-1A & K; S54, T7S, R11E; Ward 4, District 4

**SIZE:** 2.122 acres





A-3

A-6

T7-R11E

54

A-2

51

A-3

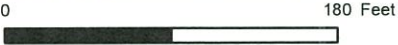
CBF-1

MARINA

CBF-1

A-6

A-8





2018-1190-ZC





**ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1194-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Anderson Design + Build, LLC - Jon Anderson  
**OWNER:** Advance Mortgage Company, LLC - Bruce Wainer  
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the south side of Jenkins Street, east of Soell Drive, being 69298 Jenkins Street, Covington; S13, T7S, R11E; Ward 3, District 5  
**SIZE:** 2.3 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		A-2 Suburban District
South		A-2 Suburban District
East		A-2 Suburban District
West		A-2 Suburban District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Jenkins Street, east of Soell Drive, being 69298 Jenkins Street, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

**STAFF RECOMMENDATION:**

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

**Case No.:** 2018-1194-ZC

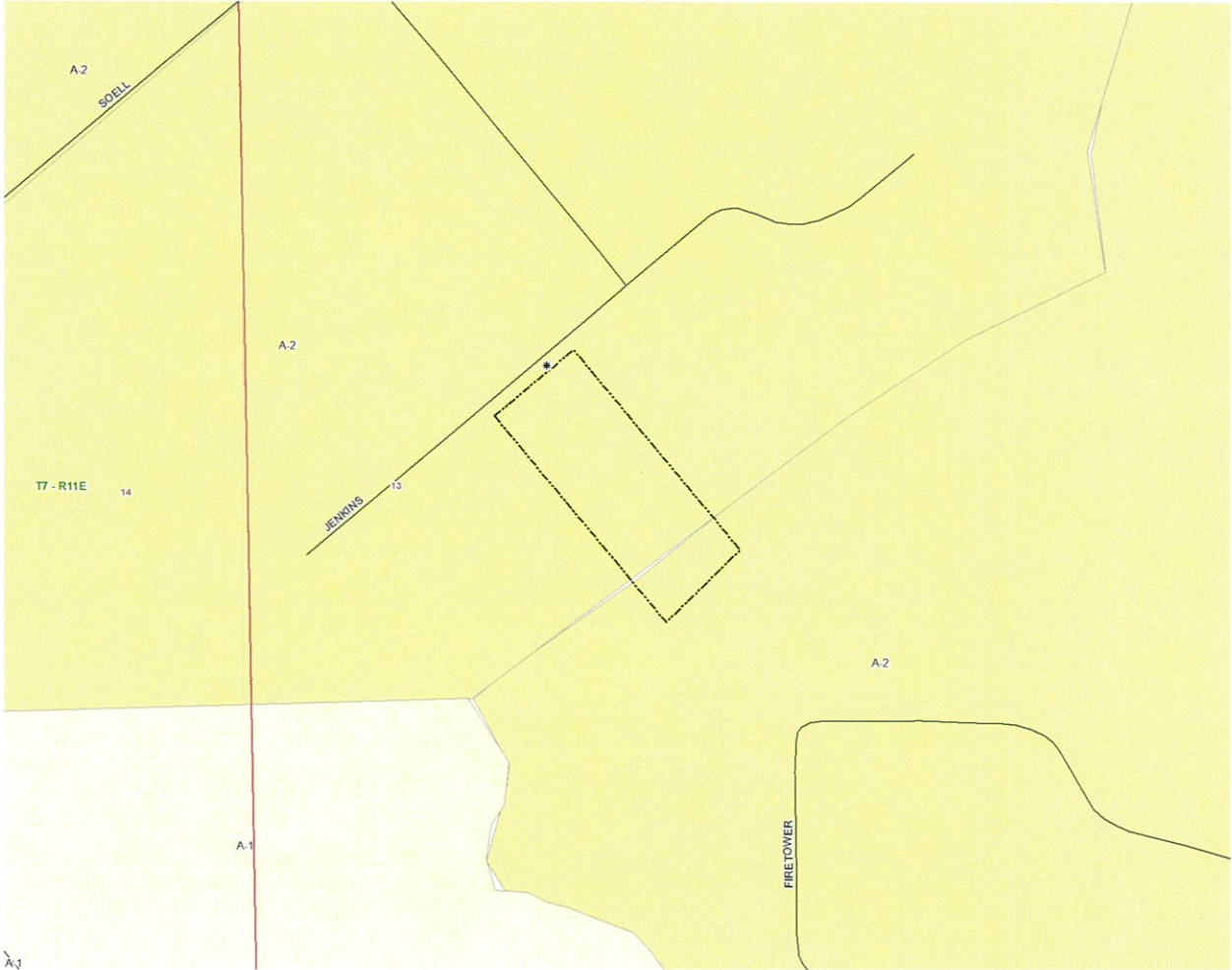
**PETITIONER:** Anderson Design + Build, LLC - Jon Anderson

**OWNER:** Advance Mortgage Company, LLC - Bruce Wainer

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

**LOCATION:** Parcel located on the south side of Jenkins Street, east of Soell Drive, being 69298 Jenkins Street, Covington; S13, T7S, R11E; Ward 3, District 5

**SIZE:** 2.3 acres







0 375 Feet





## ZONING STAFF REPORT

**Date:** 9/24/2018  
**Case No.:** 2018-1195-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Helen Anglade

**OWNER:** Rubie Amie Teal

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

**LOCATION:** Parcel located on the north side of Teal Road, east of LA Industrial Pit Road ; S10, T7S, R14E; Ward 6, District 6

**SIZE:** 1.4736 acres

## GENERAL INFORMATION

### ACCESS ROAD INFORMATION

**Type:** Parish & end of Private Road **Road Surface:** 2 lane asphalt & Gravel **Condition:** Fair

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

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Pond & Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development: Yes**

### COMPREHENSIVE PLAN:

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District. This site is located on the north side of Teal Road, east of LA Industrial Pit Road. The 2025 future land use plan calls for the area to be developed in a manner to preserve the natural systems & landscaping of the area. Staff does not see any compelling reason to recommend approval of the request considering that the site is surrounded by A-1 Suburban Zoning District.

Note that the objective of the request is to allow for the creation of a 1.83 acre parcel 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.:** 2018-1195-ZC

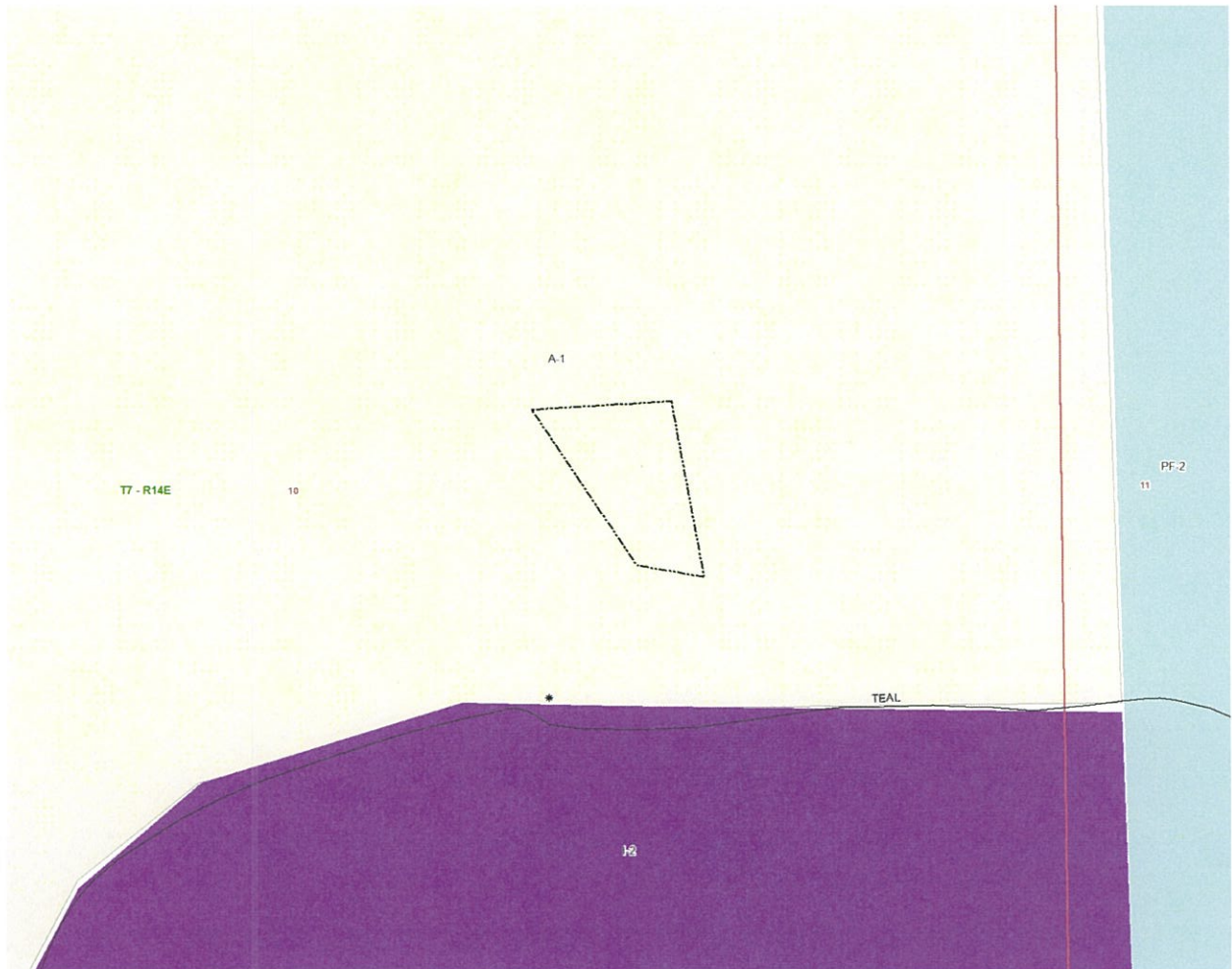
**PETITIONER:** Helen Anglade

**OWNER:** Rubie Amie Teal

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

**LOCATION:** Parcel located on the north side of Teal Road, east of LA Industrial Pit Road ; S10, T7S, R14E; Ward 6, District 6

**SIZE:** 1.4736 acres





2018-1195-ZC

A-1

10

T7-R14E

A-3

TEAL

I-2

15





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

LINE TABLE		
LINE	LENGTH	BEARING
L1	94.90	N67°23'58"E
L2	114.74	N72°22'41"E
L3	77.41	N82°31'51"E
L4	60.71	N62°34'53"E
L5	35.65	N37°09'20"E
L6	60.47	N25°26'50"E
L7	62.63	N03°52'49"W
L8	25.00	S80°17'50"E
L9	67.36	S02°32'26"E
L10	64.93	S25°26'50"W
L11	43.85	S37°09'20"W
L12	70.74	S62°34'53"W
L13	79.58	S82°31'51"W
L14	111.43	S72°22'41"W
L15	31.33	S67°23'58"W
L16	67.30	S89°12'23"W

APPROVED:

CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

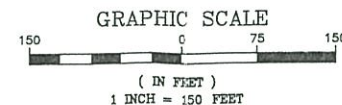
SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_

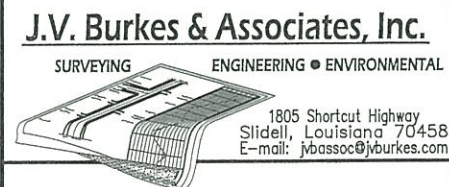
DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 866,757 SQ. FT. OR 19.898 ACRES

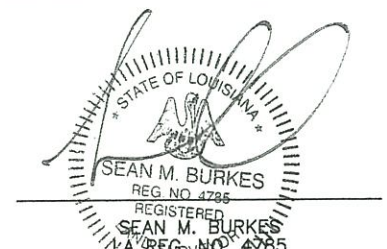


A MINOR SUBDIVISION MAP OF A  
19.898 ACRE PARCEL INTO PARCEL A &  
PARCEL B IN SECTION 10, T-7-S, T-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

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



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



SCALE:  
1" = 150'

DATE:  
5/15/17

DRAWN BY: JDL  
CHECKED BY: RMK

DWG. NO:  
20170302

I certify that this plot 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. 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.

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

F.I.R.M.: 225205 0300 C  
DATE: 10/17/89