

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 4, 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

APPROVAL OF THE NOVEMBER 7, 2018 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

- 1. 2018-1134-ZC**
Text Change An Ordinance amending the St. Tammany Parish Unified Development Code Section 130-55 “Notice Requirements” to include additional abutter notice provisions.

POSTPONED 11/7/2018 MEETING

- 2. 2018-1135-ZC**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 5.4 acres
Petitioner: Council Motion
Owner: Multiple Owners
Location: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, S34, T8S, R14E, Ward 9, District 14.
Council District: 14

POSTPONED 11/7/2018 MEETING 2

- 3. 2018-1232-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: I-2 Industrial District
Acres: 5.049 acres
Petitioner: Michael & Kim P. Fisher
Owner: Michael & Kim P. Fisher
Location: Parcel located on the east side of US Highway 90, north of LA Highway 433, south of Apple Pie Ridge Road, S33, T9S, R15E, Ward 8, District 13.
Council District: 13

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. TUESDAY, DECEMBER 4, 2018

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

4. 2018-1239-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 12.02 acres
Petitioner: Philip J. Swett
Owner: Samuel E. Swett, Philip J. Swett III & Rosemary Swett Smith
Location: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd, east of E Stadium Blvd., S29, T6S, R11E, Ward 3, District 3.
Council District: 3

5. 2018-1248-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Acres: 4 acres
Petitioner: Elise Crovetto
Owner: Kerry Crovetto
Location: Parcel located on the northeast side of Sharp Chapel Road, east of LA Highway 40, S7, T5S, R12E, Ward 5, District 6.
Council District: 6

6. 2018-1251-ZC

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

7. 2018-1265-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Acres: 0.552 acre
Petitioner: Daniel Spayde
Owner: Slidell Community Baptist Church - Michael Peyton
Location: Parcel located on the west side of US Highway 11, south of Ben Thomas Road, being 60059 US Highway 11, Slidell, S34, T8S, R14E, Ward 9, District 14.
Council District: 14

8. 2018-1266-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 5.42 acres
Petitioner: Andrew Mendheim
Owner: Succession of Karen Meier Ramirez - Mark Meier
Location: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd., S29, T6S, R11E, Ward 3, District 3.
Council District: 3

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, DECEMBER 4, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

9.

2018-1268-ZC

Existing Zoning: A-1A (Suburban District)

Proposed Zoning: HC-2 (Highway Commercial District)

Acres: 1.94 acres

Petitioner: Swett Living Trust - Philip J. Swett

Owner: Swett Living Trust - Philip J. Swett

Location: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd S29, T6S, R11E, Ward 3, District 3.

Council District: 3
10.

2018-1270-ZC

Existing Zoning: A-6 (Multiple Family Residential District)

Proposed Zoning: A-4 (Single-Family Residential District)

Acres: 10,800 sq.ft.

Petitioner: Richard C. & Daphne C. Galloway

Owner: Richard C. & Daphne C. Galloway

Location: Parcel located on the north side of Lakeview Drive, being lot 19, Unit 1-A, Eden Isles Subdivision, S29, 32 & 44, T9S, R14E, Ward 9, District 13.

Council District: 13
11.

2018-1274-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: I-1 (Industrial District)

Acres: 0.655 acre

Petitioner: Rainbow Drive, LLC - John A. & Joy M. Foxworth

Owner: Rainbow Drive, LLC - John A. & Joy M. Foxworth

Location: Parcel located at the end of Rainbow Drive, south of LA Highway 36, S35, T6S, R11E, Ward 3, District 2.

Council District: 2
12.

2018-1275-ZC

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)

Proposed Zoning: HC-3 (Highway Commercial District) & RO (Rural Overlay)

Acres: 10 acres

Petitioner: Ivan Milicevic

Owner: Ivan Milicevic

Location: Parcel located on the south side of LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane, S18, T6S, R13E, Ward 6, District 6.

Council District: 6
13.

2018-1279-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-3 (Suburban District)

Acres: 0.664 acres

Petitioner: Joseph & Debra Sicard

Owner: Joseph & Debra Sicard

Location: Parcel located on the south side of Oscar Street, west of Mulberry Street, S5, T8S, R12E, Ward 4, District 7.

Council District: 7

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. TUESDAY, DECEMBER 4, 2018

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

14. 2017-845-ZC

Text Change

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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES OF THE ST TAMMANY PARISH ZONING COMMISSION MEETING
6:00 PM – TUESDAY, SEPTEMBER 18, 2018
(RESCHEDULED FROM TUESDAY, SEPTEMBER 4, 2018)
ST TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Absent: Richard, Doherty
Staff Present: Helen Lambert

CALL TO ORDER

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

INVOCATION

The Invocation was presented by Commissioner Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Commissioner Fitzmorris.

APPROVAL OF THE MINUTES FOR THE AUGUST 7, 2018 MINUTES

Randolph motioned to approve, second by Lorren

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

Nay:

Abstain:

POSTPONING OF CASES

Davis motioned to hear the cases requested to be postponed first, second by Fitzmorris

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

Nay:

Abstain:

2. 2018-1079-ZC

Existing Zoning: A-3 (Suburban District) & HC-3 (Highway Commercial District)

Proposed Zoning: HC-3 (Highway Commercial District)

Location: Parcel located on the southeast corner of I-12 & LA Highway 434,
S17 & 18, T8S, R13E, Ward 7, District 7

Acres: 31.34 acres

Petitioner: David T. & Mary M. Aquistapace

Owner: David T. & Mary M. Aquistapace

Council District: 7

POSTPONED FROM THE AUGUST 7, 2018 MEETING

Staff stated the representative for Mr. & Mrs. Aquistapace was present and would like to postpone until November. There was a very good community meeting in August, and they are still working with the neighborhood. Mr. Rick Richardson requested a postponement until November.

Cazaubon motioned to postpone until November, second by Fitzmorris

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

Nay:

Abstain:

3. 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 FROM THE 8-7-18 MEETING

Staff stated they had to readvertise and it will be on the agenda for the October meeting.

Cazaubon motioned to postpone until October, second by Randolph

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

Nay:

Abstain:

11. 2018-1135-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single Family Residential District)
Acres: 5.4 acres
Petitioner: Council Motion
Owners: Multiple Owners
Location: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, S34, T8S, R14E, Ward 9, District 14
Council District: 14

Staff stated they are still trying to identify the owners of the property and are requesting a postponement until November.

Randolph motioned to postpone until November, second by Richardson

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

Nay:

Abstain:

Davis motioned to move up the Text Change Cases (#1, #10, #12, #19), second by Fitzmorris

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

Nay:

Abstain:

1. 2018-1075-ZC

Text Change: An Ordinance to amend the St Tammany Parish Unified Development Code, Section 130-2163. Minimum off-street loading requirements to amend the required number of parking spaces for Institutional and commercial medical uses, clinics & medical office buildings.

Carlo Hernandez spoke against this change.

Willie motioned to approve, second by Cazaubon

Yea: Cazaubon, Willie, Davis, Fitzmorris, Drumm, Randolph

Nay: Lorren, Richardson

Abstain:

10. 2018-1134-ZC

Text Change An Ordinance amending the St Tammany Parish Unified Development Code Section 130-55 "Notice Requirements" to Include additional abutter notice provisions.

Councilman Rykert Toledano spoke to the Commission stating that in addition to posting the site, it would require specific notice within a radius (300 feet). There is a savings clause that no one can overturn a case because they didn't get notified. Mailing notices are at the applicant's expense. Mr. Fontenot said that he agrees with the intent of the Councilman, and we advertise in the Farmer three times, property is posted, and the posters are approximately 5 feet, however, it can't be efficiently done at this time. Mr. McHugh with the Farmer had a question, and Mr. Doyle (268 Lakeview Dr) also spoke.

Councilman Toledano asked if the Commission would table the case until a later date.
Cazaubon motioned to postpone until the November meeting, second by Randolph.

Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

12. 2018-1138-ZC

Text Change An Ordinance to add the use of Specialty Food Processing to the I-1 Industrial Zoning District

Cazaubon motioned to approve, second by Fitzmorris
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

19. 2018-1161-ZC

Text Change An Ordinance amending the text of Chapter 130 St Tammany Parish Unified Development Code, to add "Air Curtain Incinerator" and "Non-Construction Wood Waste" to Section 130-5 Definitions and to add a New use "Air Curtain Incinerator" in Section 130-1074 I-2 Industrial District.

Lorren motioned to approve, second by Randolph
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

4. 2018-1110-ZC

Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: A-4A (Single Family Residential District)
Acres: 22,800 sq. ft.
Petitioner: Michael & Mary Edwards
Owner: Michael & Mary Edwards
Location: Parcel located on the north side of Lakeview Drive, being lot 63, Eden Isles Subdivision, S32, T9S, R14E, Ward 9, District 13
Council District: 13

Michael Edwards, 210 Intrepid Dr, stated it should be lots 63 and 64. Staff agreed.

Randolph motioned to approve, second by Willie
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

5.

2018-1114-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-3 (Suburban District)

Acres: 1.68 acres

Petitioner: Louis & Charles Hargon

Owner: Susan & Joe Doss

Location: Parcel located on the east side of Holly Street, south of Copal Avenue, being lot 32-D-1, Lewisburg Subdivision, S44, T8S, R11E, Ward 4, District 4

Council District: 4

Charles Hargon spoke requesting the Commission approve.
Cazaubon motioned to approve, second by Willie
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

6.

2018-1124-ZC

Existing Zoning: A-6 (Multiple Family Residential District)

Proposed Zoning: A-4A (Single Family Residential District)

Acres: 11,400 sq. ft.

Petitioner: Leo & Linda Doyle

Owner: Leo & Linda Doyle

Location: Parcel located on the north side of Lakeview Drive, being lots 68A and 68B, Eden Isles Subdivision, S32 & 33, T9S, R14E, Ward 9, District 13

Council District: 13

Leo Doyle, 268 Lakeview Dr, stated he would like to build a home on the property.
Willie motioned to approve, second by Randolph
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

7.

2018-1125-ZC

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-2 (Suburban District)

Acres: 1 acre

Petitioner: Floyd Mckee

Owner: Floyd Mckee

Location: Parcel located on the southwest corner of Bruhl Road & Chickamaw Road, east of LA Highway 25, S36, T5S, R10E, Ward 2, District 3

Council District: 3

Floyd Mckee said he would like to give 1 acre of his property to his daughter to build on to live.
Tom Lowe, 15162 Bruhl Road, is definitely against dividing the property into a smaller lot size
Daryl Thompson, 16441 Bruhl Road, speaking for the many people that are here on Bruhl Road, that they are against the dividing of this property, and would ask the Commission to deny this request.
Cazaubon motioned to approve, second by Willie
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

8.

2018-1129-ZC

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

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

Acres: 10,830 sq. ft.

Petitioner: Roger Wayne Warner

Owner: Roger Wayne Warner

Location: Parcel located on the west side of Brookter Street, south of Sycamore Street, being lots 39, 40, 41, & 42, Square 9, Beverly Hills Subdivision, S13, T9S, R14E, Ward 8, District 14.

Council District: 14

Matthew Crane, who represents Roger Warner, spoke on his behalf
Randolph motioned to approve, second by Willie
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

9.

2018-1133-ZC

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)

Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)

Acres: 2 acres

Petitioner: Fred & Rochelle Hinkel

Owner: Fred & Rochelle Hinkel

Location: Parcel located at the southwest corner of Million Dollar Road & Southern Drive, S33, T5S, R11E, Ward 2, District 2.

Council District: 2

Fred Hinkel, 78449 Southern Drive, requested the Commission to approve
Cazaubon motioned to approve, second by Randolph
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

13.

2018-1140-ZC

Existing Zoning: A-6 (Multiple Family Residential District)

Proposed Zoning: A-4A (Single Family Residential District)

Acres: 11,400 sq. ft.

Petitioner: Alfred L. & Laura L. Pearson

Owner: Alfred L. & Laura L. Pearson

Location: Parcel located on the north side of Lakeview Drive, being lot 69, Eden Isles Subdivision, S32 & 33, T9S, R14E, Ward 9, District 13.

Council District: 13

Alfred Pearson, 270 Lakeview Dr, requests the Commission to approve
Randolph motioned to approve, second by Willie
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

14.

2018-1145-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-1A (Suburban District)

A-1A (Suburban District) & RO (Rural Overlay)

23.48 acres

Joshua Beaver & Rae Ann Gauthier

Joshua Beaver & Rae Ann Gauthier

Parcel located on the west side of LA Highway 1077, across from Tantella Ranch Road, S20, T6S, R10E, Ward 1, District 3.

3

Terry Beaver, 15311 Harrison Bayou Rd, requests the Commission to approve
Fitzmorris motioned to approve, second by Lorren

Yea: Cazaubon, Lorren, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

15.

2018-1150-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-4 (Single Family Residential District)

I-2 (Industrial District)

20,000 sq. ft.

Russell & Michelle Bolotte

Russell & Michelle Bolotte

Parcel located on the north side of South Street, east of Hickory Street, Being lot 6, Slidell Manor Subdivision, 411 South Street, Slidell, S37, T8S, R14E, Ward 9, District 11.

11

Michelle Bolotte spoke and requests the Commission to approve
Drumm motioned to approve, second by Randolph

Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

16.

2018-1151-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

HC-1 (Highway Commercial District), HC-2 (Highway Commercial District), & A-4A (Single Family Residential District)

HC-2A (Highway Commercial District)

4.461 acres

Paul J. Mayronne

B B Mini Storage Inc – Matthew P. Bennett

Parcel located on the east side of US Highway 190, south of Harrison Avenue, S10 & 48, T7S, R11E, Ward 3, District 2

2

Paul Mayronne spoke on behalf of the Bennett Brothers.
Lorren motioned to approve, second by Cazaubon

Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

17. 2018-1152-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-4A (Single Family Residential District)
Acres: 27.14 acres
Petitioner: H & I Investments, LLC – Robert Hurley
Owner: Abita Springs Land, LLC – Robert Caplan
Location: Parcel located on the south side of Hoffman Road, east of LA Highway 59, west of the Tammany Trace, S7, T7S, R12E, Ward 4, District 5.

Council District: 5

Paul Mayronne spoke on behalf of H & I Investments.
Greg Krause, 321 Autumn Wind, would prefer to see houses built instead of commercial
Suzanne Bennett , 22469 Hoffman, is concerned with traffic if this is residential
AJ Lazaro, 730 Summer Lane, concerned with drainage
Dawn Lynch, 431 Autumn Wind, concerned with drainage and traffic
Paul Mayronne explained the proposal.

Willie motioned to approve, second by Fitzmorris

Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

18. 2018-1153-ZC

Existing Zoning: A-5 (Two Family Residential District) & MD-1 (Medical Residential District)
Proposed Zoning: A-1A (Suburban District)
Acres: 3.85 acres
Petitioner: Rita Stephens & Lexi Melerine
Owner: Rita Stephens & Lexi Melerine
Location: Parcel located on the south side of Hickory Street, west of Colonia Court, being 162 Hickory Street, Covington, S27, T7S, R11E, Ward 4, District 5

Council District: 5

Mary Thompson, 162 Hickory Street, just wants it rezoned back to residential.
Fitzmorris motioned to approve, second by Randolph
Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, Randolph
Nay:
Abstain:

OLD BUSINESS

NEW BUSINESS

Election of officers at the next meeting.

ADJOURNMENT

Fitzmorris motioned to adjourn, second by Randolph

MINUTES OF THE ST TAMMANY PARISH ZONING COMMISSION MEETING
6:00 PM – WEDNESDAY, NOVEMBER 7, 2018
ST TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

Present: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty,
Drumm, Randolph
Absent: Lorren
Staff Present: Helen Lambert

CALL TO ORDER

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

INVOCATION

The Invocation was presented by Mr. Randolph.

THE PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Doherty.

APPROVAL OF THE SEPTEMBER 18, 2018 MINUTES - Postponed

APPROVAL OF THE OCTOBER 2, 2018 MINUTES

Mr. Drumm motioned to approve, second by Mr. Richard, with the request to change References of Co-Chairman to Vice-Chairman Doherty.

Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty,
Drumm, Randolph

Nay:

Abstain:

POSTPONING OF CASES

Staff would recommend postponing Case #2, 2018-1134-ZC and Case #3, 2018-1135-ZC.

Mr. Bagert motioned to move on both cases, second by Mr. Randolph.

Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty,
Drumm, Randolph

Nay:

Absent:

2. 2018-1134-ZC

Text Change: An Ordinance amending the St Tammany Parish Unified Development Code Section 130-55 "Notice Requirements" to include additional abutter notice Provisions.

Mr. Richard motioned to postpone until the December meeting; second by Mr. Willie

Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty,
Drumm, Randolph

Nay:

Abstain:

3.

2018-1135-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

HC-2 (Highway Commercial District)

A-4 (Single-Family Residential District)

5.4 acres

Council Motion

Multiple Owners

Parcel located on the north side of Ben Thomas Road, west of US Highway 11, S34, T8S, R14E, Ward 9, District 14.

14

Mr. Randolph motioned to postpone until the December meeting, second by Mr. Doherty

Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

Abstain:

PUBLIC HEARINGS

ZONING CHANGE REQUEST CASES – APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1.

2018-1079-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-3 (Suburban District) & HC-3 (Highway Commercial District)

HC-3(Highway Commercial District)

Parcel located on the southeast corner of I-12 & LA Highway 434, S17 & 18, T8S, R13E, Ward 7, District 7.

31.34 acres

David T. & Mary M. Acquistapace

David T. & Mary M. Acquistapace

7

POSTPONED 9/18/2018 MEETING

Rick Richardson – 9 Starbrush Circle, representing the Acquistapaces. They met with the neighbors and agreed on no cut buffer of 75 feet, and not to access through Pine Acres Rd. Also, whoever develops property will have to put a privacy fence on north side of property.

Mr. Fitzmorris motioned to approve; second by Mr. Willie

Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

Abstain:

4.

2018-1205-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

MD-1 (Medical Residential District) & PBC-2 (Planned Business Center)

MD-2 Medical Clinic District

10.71 acres

Paul Mayronne

Forest Manor LLC - David Stallard

Parcel located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1, S12, T7S, R10E, Ward 1, District 1.

1

Mr. Paul Mayronne spoke on behalf of Forest Manor LLC.

Ms. Cazaubon motioned to approve, second by Mr. Richardson

Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty,
Drumm, Randolph

Nay:

Abstain:

5. **2018-1211-ZC**
- | | |
|-------------------|--|
| Existing Zoning: | A-2 (Suburban District) |
| Proposed Zoning: | NC-4 (Neighborhood Institutional District) |
| Acres: | 2.01 acres |
| Petitioner: | Jeffrey Schoen |
| Owner: | Manuel G. & Suzanne P. Estrada |
| Location: | Parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Faye Daye Drive, S17, T7S, R10E, Ward 1, District 1. |
| Council District: | 1 |

Jeff Schoen, P.O. Box 1810, Covington, spoke on behalf of Mr. & Mrs. Estrada.
John Skave, 1827 Hwy 22, spoke against
Steve Ferrar, 176 Timberwood, spoke against
John Cox, 504 Drake Elm Ct, spoke against
Stephanie Kovak, 660 Timberwood Loop, spoke against
Jared Young, owns lot directly behind lot in question, spoke against
Mr. Schoen spoke again.
Jared Young, John Skave, John Cox, and Stephanie Kovak also spoke again.
Denise Eck, 180 Timberwood Dr, spoke against
Mr. Schoen spoke again.

Mr. Fitzmorris motioned to deny, second by Cazaubon

Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty,
Drumm, Randolph

Nay:

Abstain:

6. **2018-1212-ZC**
- | | |
|-------------------|--|
| Existing Zoning: | NC-5 (Retail and Service District) |
| Proposed Zoning: | I-2 (Industrial District) |
| Acres: | 8 acre |
| Petitioner: | ChillCo |
| Owner: | Journey Fellowship Church, Inc - Doug McAllister |
| Location: | Parcel located on the south side of Dixie Ranch Road, north of I-12, west of Richards Road, S17, T8S, R13E , Ward 7, District 7. |
| Council District: | 7 |

Jeff Schoen spoke on behalf of Chillco.
Pastor Randy Craighead, Church of the Kings, spoke on their great relationship with Chillco
Joy Nesbit, lives next door to subject property, spoke against
Roy Nesbit, lives next door to subject property, spoke against
Jeff Schoen spoke again.
Georgia Helmer, N Dixie Ranch Rd, spoke against
Roy Nesbit spoke again against this

Mr. Doherty motioned to approve, second by Mr. Drumm

Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty,
Drumm, Randolph

Nay:

Abstain:

7.

2018-1213-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-2 (Suburban District)

HC-1 (Highway Commercial District)

2.89 acres

Mire Three - Wayne Porter & Nora Steele

Mire Three - Wayne Porter & Nora Steele

Parcel located on the north side of Mire Drive, west of LA Highway 59, S13, T7S, R11E, Ward 3, District 5.

5

Nora Steele, 215 Fountain St in Mandeville, would like to change this to NC-1, not HC-1.
Charlie Clark, 21458 Casril, spoke against and presented a petition from the neighbors
Michael Borelli, 21442 Mire, asked for clarification on what is allowed in NC-1
Ms. Steele spoke again

Mr. Fitzmorris motioned to deny, second by Mr. Randolph
Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

8.

2018-1214-ZC

WITHDRAWN

9.

2018-1215-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

CB-1 (Community Based Facilities District)

HC-2 (Highway Commercial District)

1.18 acres

Larry Tape

E321 - Sharman Stockstill

Parcel located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3, S54, T7S, R11E, Ward 4, District 4.

4

Larry Tape, 424 Aspen Ln, spoke on this case
Terry Martin, 111 Forest Loop, spoke against
Mr. Tape said they would like some flexibility to market the property
Mr. Martin again spoke against
Mr. Richard asked if Mr. Tape would be ok with changing to HC-1, and Mr. Tape said he would.

Mr. Richard motioned to approve with the change to HC-1, second by Mr. Randolph
Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

10.

2018-1217-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-1 (Suburban District) & A-4 (Single-Family Residential District)

A-4 (Single-Family Residential District)

2.97 acres

Richard Levere & Julie Prinz Elliott

Richard Levere & Julie Prinz Elliott

Parcel located on the west side of Bigner Road, south of LA Highway 22, S54, T7S, R11E, Ward 4, District 4.

4

Richard Levere Elliott, 218 Scotchpine spoke, and would like to change from A-1 to A-3 (not A-4). They just want to divide into three lots for family.

Jim McCarthy, 216 Scotchpine, spoke in favor of;
Jerry Thomas, 120 Bigner, spoke against, and had a petition from neighbors against the A-4 zoning
Gregory Burgess, 315 Scotchpine, spoke against
Jeff Brown, 101 Bigner, spoke against
Nancy Thomas, 120 Bigner, spoke against
Ms. Elliott spoke again
Vickie Smith, 136 Bigner, spoke against

Ms. Cazaubon motioned to approve with the change to A-3, second by Mr. Doherty
Yea: Cazaubon, Richardson, Richard, Willie, Bagert, Fitzmorris, Doherty,
Drumm, Randolph
Nay: Davis
Abstain:

- 11. 2018-1219-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: MD-2 (Medical Clinic District) & HC-2 (Highway Commercial District)
Acres: 24.85 acres
Petitioner: Paul J. Mayronne
Owner: PTP Properties, LLC - Carrie Deane Prieto Segrave, Don Scot Prieto, James Kent Jackson & Janet Ruth Jackson
Location: Parcel located on the west side of LA Highway 59 & on the south side of Lonesome Road, 36 & 1, T7S & 8S, R11E, Ward 4, District 10.
Council District: 10

Paul Mayronne spoke on behalf of PTP Properties LLC. Would like to clarify that they would like MD-2 zoning for 22.45 acres, and NC-6 for the 2.4 acre tract left along Highway 59.
Mr. Zimmerleski, 34 River Birch, spoke in favor
Jams Ronquillo, lives in Deerfield subdivision, questioned where entrance would be located
Tom Valentine , 7009 Longview in the Lakes, spoke against
Patty Keating, 1825 Logan Ln, spoke against
Steven Green, 1068 Deerfield, spoke against
Marie Billeaud, 1016 Whitetail, had questions on lighting and entrance
Mr Mayronne spoke on the entrance to the facility and other issues
Patty Keating spoke again

Mr. Randolph motioned to approve the MD-2 and the change to NC-6, second by Mr. Fitzmorris
Yea: Cazaubon, Richardson, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty,
Drumm, Randolph
Nay:
Abstain:

- 12. 2018-1222-ZC**
Existing Zoning: PF-1 (Public Facilities District)
Proposed Zoning: A-2 (Suburban District)
Acres: 20 acres
Petitioner: Council Motion
Owner: Roger Dale & Crystal Hugues Magee
Location: Parcel located on the north side of Carter Street, east of Rowell Street, S17, T7S, R12E, Ward 4, District 7.
Council District: 7

Roger Magee, 1073 Hwy 48E in Tylertown; zoning change was made and he would like to get it back to what it was zoned before.

Ms. Cazaubon motioned to approve, second by Mr. Fitzmorris
Yea: Cazaubon, Richardson, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty,
Drumm, Randolph
Nay:
Abstain:

13.

2018-1223-ZC

Text Change:

An ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-971 (a) to increase the maximum building size in the HC-3 Highway Commercial Zoning District from 200,000 square feet to 250,000 square feet.

Sunday Burra, SGA Design Group, spoke on wanting to add square footage to the grocery pick up area at Walmart.

Mr. Doherty motioned to approve, second by Mr. Randolph
Yea: Cazaubon, Richardson, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

14.

2018-1224-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

2.5 acres

Ralph & Joy Thompson

Ralph & Joy Thompson

Parcel located on the west side of Lee Settlement Road, south of Bill Lee Road, north of Westley Road, S6, T5S, R10E, Ward 2, District 3.

3

Ralph Thompson, 83115 Lee Settlement Rd, would like to put a larger mobile home on their property for family (second residence).

Mr. Willie motioned to approve, second by Ms. Cazaubon
Yea: Cazaubon, Richardson, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

15.

2018-1238-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-4 (Single-Family Residential District)

A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)

10,000 sq. ft.

Calenthia Honeycutt

Calenthia Honeycutt

Parcel located on the southwest corner of 4th Avenue & 4th Street, being lot 2-A, Square 25, Alton Subdivision, S23, T8S, R14E, Ward 8, District 14.

14

Wanda Meyers from New Orleans, representing her daughter.

Mr. Randolph motioned to approve, second by Mr. Fitzmorris.
Yea: Cazaubon, Richardson, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

1. **2018-1260-PR - USE: Variance to allow for internal illumination of the proposed Monument Sign**
- | | |
|-------------|--|
| CORRIDOR: | <u>Highway 21 Planned Corridor Overlay</u> |
| ZONING: | HC-2 Highway Commercial District |
| USE SIZE: | 50 sq. ft. |
| PETITIONER: | Giselle Diaz Eastlack |
| OWNER: | Diaz Realty Investments, LLC |
| LOCATION: | Parcel located at the southwest corner of LA Highway 21 & Greenbriar Blvd.; S47, T7S, R11E; Ward 1, District 1 |

Staff is not in favor of the requested variance. However, should the Commission wish to grant the variance, it should be subjected to the following conditions:
Only the portion of the sign identifying gas prices shall be allowed to be internally illuminated with LED digital, the remaining portion of the sign shall be externally illuminated. Placement of the sign shall not require removal of any trees or create any stress to existing or new trees. No additional signs can be placed within 50 foot buffer on Highway 21. A sign permit shall be required before sign can be installed.

Ms. Giselle Diaz Eastlack spoke on this request.

Mr. Randolph motioned to approve with Staff recommendations, second by Mr. Doherty.
Yea: Cazaubon, Richardson, Richard, Willie, Davis, Bagert, Doherty, Drumm, Randolph
Nay: Fitzmorris
Abstain:

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: TOLEDANO PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2018

AN ORDINANCE AMENDING CHAPTER 130 ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, TO ADD TO SECTION 130-55 "NOTICE REQUIREMENTS" TO INCLUDE ADDITIONAL ABUTTER NOTICE PROVISIONS (2018-1134-ZC)

WHEREAS, from time to time property owners in St. Tammany Parish request amendments to the zoning classification of their properties; and

WHEREAS, currently notices of requested changes are published in the official journal and a newspaper of general circulation, together with physical notice signs placed in designated areas by the department of planning and developments; and

WHEREAS, in order to further provide notice to property owners directly abutting or surrounding the property which will appear on the St. Tammany Parish Zoning Commission agenda for a requested zoning amendment, the St. Tammany Parish Council desires to implement a notice requirement commonly referred to as "abutter notice", requiring additional notice provisions in certain cases.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that the following amendments be made to the St. Tammany Parish Unified Development Code Section 130-55:

Sec. 130-55. Notice Requirements.

Posted Notice. For all proposed changes, except comprehensive zoning changes and text changes, a printed notice in bold type shall be posted for not less than 10 consecutive days prior to the public hearing conducted by the parish zoning commission on signs not less than one square foot in area, prepared, furnished, and placed by the director of planning and development or his designated appointee upon

- (a) the principal and accessible rights of way adjoining the area proposed for a zoning change. Said signs shall contain the case number, the time and place of the public hearing as provided above. The parish council shall take no action until it has received the final reports of the zoning commission.
- (b) No such posting is required of the area within or adjoining an area to be affected by any proposed changes provided there is compliance with the publication requirement set above.
- (c) Comprehensive rezoning proposals need be posted under the requirements set out above only within the area to be affected in general geographic terms and need not list the specific zone proposed for all land within that area. The zoning commission may then adopt the final map after a public hearing on a ward of comprehensive rezoning area zoning change.

(d) Mailed “abutter notice”.

(1) In addition to the above posted notice, notice setting forth the date, time, place and purpose of the public hearing, a general description of the proposal, and location of the subject property shall be mailed to all property owners within three hundred (300) feet, measured radially from the lot lines of the subject property (as depicted in the figure below), as listed in the official records of the parish assessor, at least twenty (20) calendar days before the public hearing. Mailed notice of a public hearing shall be sent by the applicant at the applicant's cost and the applicant shall provide the director of planning and development with a notarized list of names and addresses of the property owners notified and copies of delivery confirmation.



(2) For those properties requiring mailed abutter notice as set out in section (d)(1) above for which no delivery confirmation was received within ten (10) calendar days prior to the public meeting, a door hanger type notice setting forth the date, time, place and purpose of the public hearing, a general description of the proposal, and location of the subject property shall be placed at said property at least five (5) business days prior to the public meeting by the applicant at the applicant's cost. The applicant shall provide the director of planning and development with a notarized list of names and addresses of the property owners notified in this manner and a sworn statement that such notice was provided.

(3) No amendment, supplement, or change to any zoning classification, regulation, map, district or boundary or denial by the planning or zoning commission or council of any application, petition or other matter requiring notice shall be declared invalid by reason of any defect in the mailed abutter notice described above. No further research, other than that provided by the property owner requesting a zoning change shall be necessary, and no mistake in the assessor's records shall cause any action by the planning or zoning commission or counsel to be declared invalid. It shall be the duty of abutting property owners to ensure that the official records of the assessor are up to date and include correct ownership and mailing information for all parcels of property located in St. Tammany Parish.

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: 11/26/2018
Case No.: 2018-1135-ZC
Prior Action: Postponed (11/07/18)
Posted: 11/15/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: Multiple Owners

REQUESTED CHANGE: From HC-2 Highway Commercial District to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11; S34, T8S, R14E; Ward 9, District 14

SIZE: 5.4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-4 Single Family Residential District
South	Undeveloped, Commercial & Residential	A-4 Single Family Residential District
East	Office Warehouse	I-2 Industrial District
West	Undeveloped & Residential	A-4 Single Family Residential District

EXISTING LAND USE:

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

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-2 Highway Commercial District to A-4 Single-Family Residential District. This site is located on the north side of Ben Thomas Road, west of US Highway 11. The 2025 future land use plan calls for the site to be developed with residential uses compatible with the surrounding density. Staff does not have any objections to the request considering that most of the abutting parcels of land to the north, south and west sides, are developed with residential uses.

STAFF RECOMMENDATION:

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

Case No.: 2018-1135-ZC

PETITIONER: Council Motion

OWNER: Multiple Owners

REQUESTED CHANGE: From HC-2 Highway Commercial District to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11; S34, T8S, R14E;
Ward 9, District 14

SIZE: 5.4 acres





ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1232-ZC
Posted:11/15/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Michael & Kim P. Fisher

OWNER: Michael & Kim P. Fisher

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

LOCATION: Parcel located on the east side of US Highway 90, north of LA Highway 433, south of Apple Pie Ridge Road ; S33, T9S, R15E; Ward 8, District 13

SIZE: 5.049 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	CBF-1 Community Based Facilities District

EXISTING LAND USE:

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

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 I-2 Industrial District. This site is located on the east side of US Highway 90, north of LA Highway 433, south of Apple Pie Ridge Road. The 2025 future land use plan calls for the site to be developed as a conservation area for extraction or production for commerce, human enjoyment such as hunting & fishing or other recreation and for the preservation of the natural systems. Staff feels that there is no compelling reason to recommend approval of the request considering that the site is surrounded by undeveloped land zoned A-1 on the north, south & east sides.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 Industrial District designation be denied.

Case No.: 2018-1232-ZC

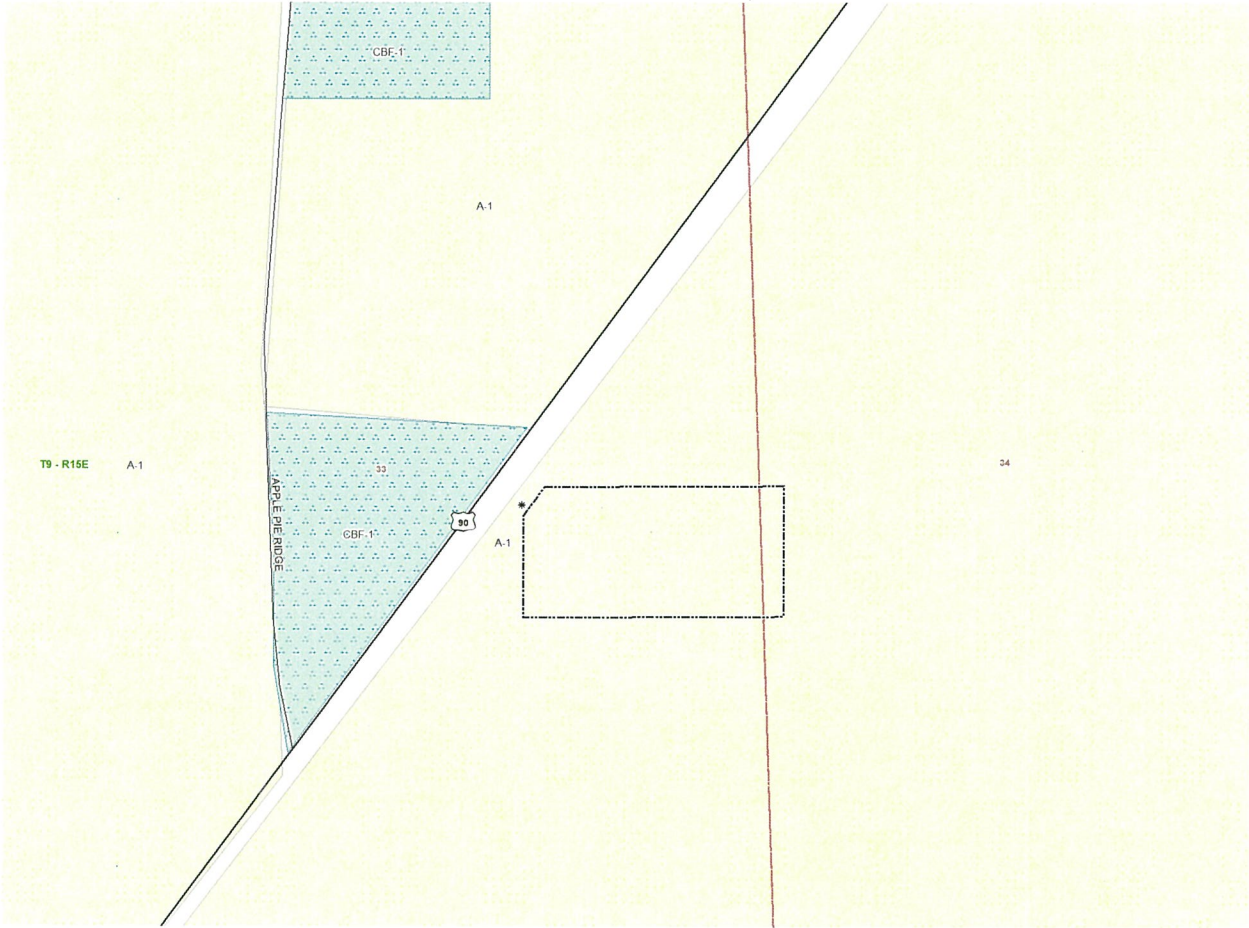
PETITIONER: Michael & Kim P. Fisher

OWNER: Michael & Kim P. Fisher

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

LOCATION: Parcel located on the east side of US Highway 90, north of LA Highway 433, south of Apple Pie Ridge Road ; S33, T9S, R15E; Ward 8, District 13

SIZE: 5.049 acres



2018-1232-ZC

CBF-1

A-1

A-1

T9 - R15E
33

34

APPLE PIE RIDGE

CBF-1

90

A-3

A-1

T10 - R15E

4

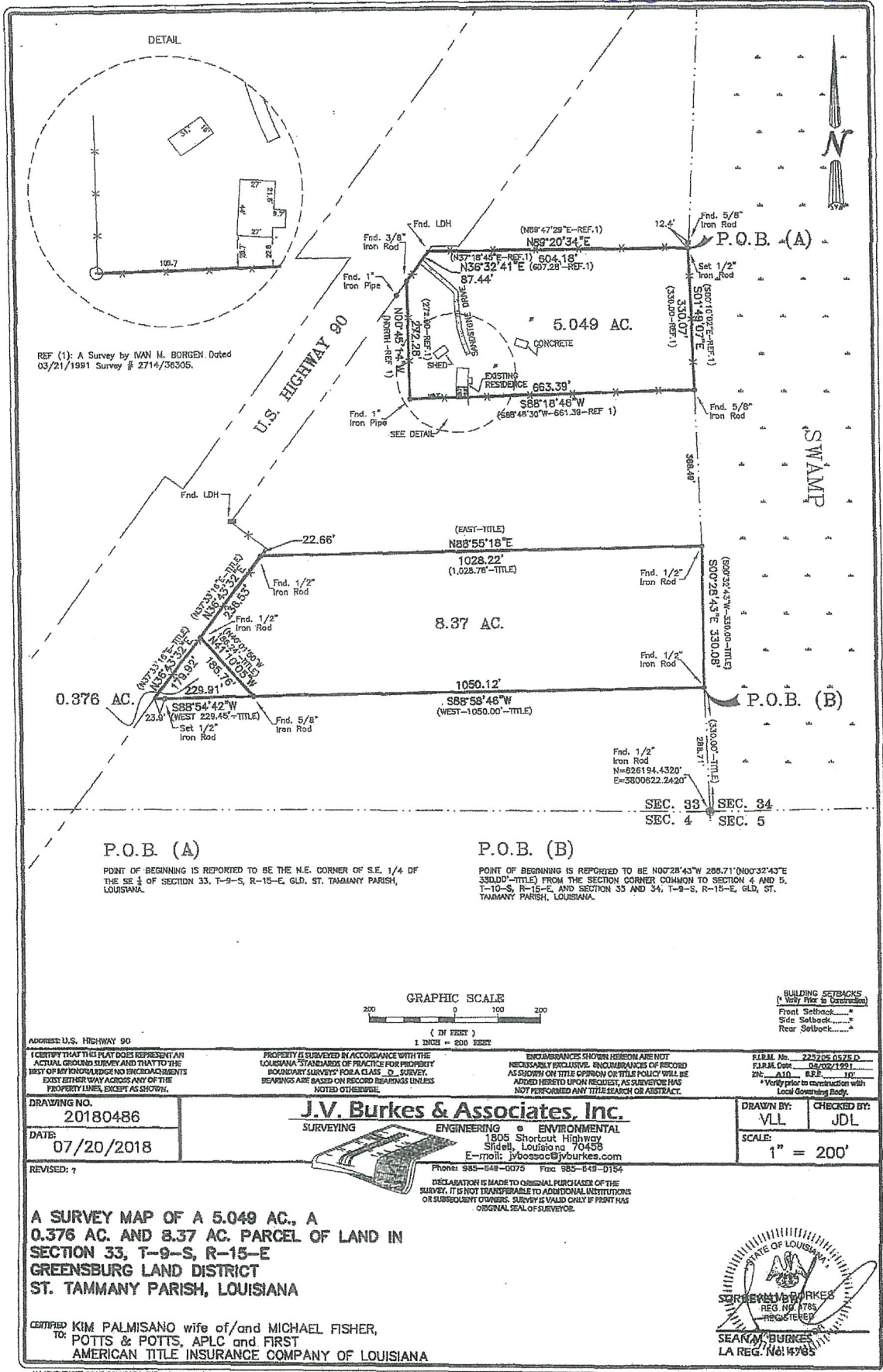
A-1

8

0 470 Feet

N

2018-1232-ZC



ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1239-ZC
Posted: 11/15/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Philip J. Swett

OWNER: Samuel E. Swett, Philip J. Swett III & Rosemary Swett Smith

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

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd, east of E Stadium Blvd. ; S29, T6S, R11E; Ward 3, District 3

SIZE: 12.02 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Future Residential Subdivision	PUD Planned Unit Development Overlay
South	Commercial	City of Covington & HC-2 Highway Commercial District
East	Commercial & Industrial	City of Covington
West	Residential & Vacant	A-1A 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.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District to HC-2 Highway Commercial District. This site is located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd, east of E Stadium Blvd. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses and conservation areas. Staff is not completely opposed to the request, considering that the site is located along a heavily travelled corridor and is abutting commercial/industrial uses on the south and west sides of the site. However, staff feels that a less intensive category of commercial zoning would be more appropriate for the rear half of the site, considering that it is directly abutting a single family residential subdivision.

Note that the adjacent properties, to the east of the subject site, are located inside the City limits of Covington and zoned CR Regional Commercial (see attached zoning map and list of permitted uses).

STAFF RECOMMENDATION:

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

Case No.: 2018-1239-ZC

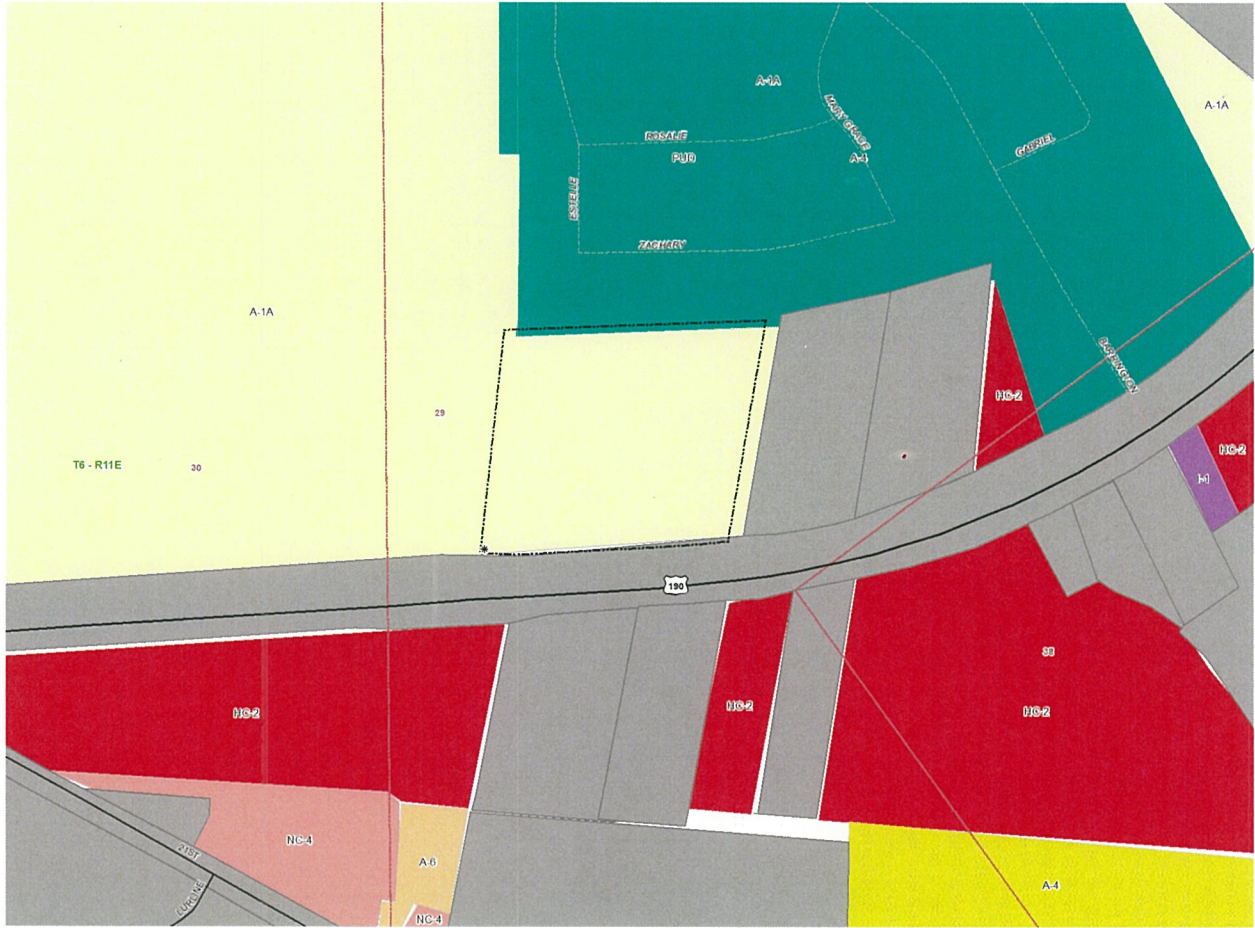
PETITIONER: Philip J. Swett

OWNER: Samuel E. Swett, Philip J. Swett III & Rosemary Swett Smith

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

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd, east of E Stadium Blvd. ; S29, T6S, R11E; Ward 3, District 3

SIZE: 12.02 acres





208-1239-ZC

This property is located in Flood Zone C,
as per FEMA Firm, Comm. Panel
#225205 0230 C, Map Dated 10-17-1989

Reference:
Survey prepared by Land Surveying, Inc.
Dated 1-15-2009, Survey #13855
(Basis of Bearings)

Resub by Randall W. Brown
Map File #5328D
Date Filed: 1-20-2015

Tract A-1

Section 29

Tract B-1
12.02 Acres

U. S. Hwy. 190 (Bypass)
(Ronald Reagan HWY)

Section 38

This point is N49°01'E, 152.1'; N14°05'E, 540.3'; N85°28'W, 235.7'; N01°01'E, 728.1'; N81°14'E, 7.91'; N86°57'E, 200.00'; S87°20'E, 33.64'; S87°26'21"E, 60.12' from the Section Corner between Sections 29, 30, 31 & 32 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana

Building Setback Lines should be determined by owner or contractor prior to any construction

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:LX1.

LEGEND:
● = 1/2" Rebar Found
□ = 5/8" Rebar Found
▣ = 3/4" Iron Pipe Found
■ = Hwy. Monument Found
⊗ = Powerpole
✕ = Fence

MAP PREPARED FOR **Phillip Swett**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Tract B-1, Swett Family Subdivision, Section 29
Township 6 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 INK OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(905) 892-6271 office (905) 890-0355 fax
landsur@bellsouth.net email

CERTIFIED CORRECT

Bruce M. Butler 6-7-2017

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 300'

DATE: 6-5-2017

NUMBER: 18115

Terr3/PhillSwettTractB-1

Subject Property is Zoned CR (Regional commercial)

02-6221-8102



2018-1239-20

CR (Regional commercial)

Sec. 3.18. - CR—Regional commercial.

3.1801. *Purpose and intent.* The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

3.1802. *Permitted uses.*

1. All permitted uses in CBD community business district unless specifically prohibited herein with no gross floor area requirements;
2. Adult uses (see [section 5.4](#) for standards);
3. Automotive, boat, trailer and motorcycle sales;
4. Automotive repair, major;
5. Bail bonds office;
6. Crematory;
7. Equipment sales, service, rental and repair;
8. Fairgrounds and fairground activities;
9. Food service establishments with drive-through facilities;
10. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use (see [section 5.10](#) for standards);
11. Pawnshops;
12. Recreation facilities;
13. Residential permitted uses in RM-2, multifamily residential district as per [section 3.14](#).
14. Revival and gospel establishments under temporary use permits;
15. Seasonal stands, including produce and food under temporary use permit;
16. Television and radio broadcasting transmitter tower;
17. Truck stop facilities;
18. Trucking and parcel delivery service;
19. Warehousing and mini-storage for household goods and private vehicles;
20. Accessory uses customarily incidental to the above permitted uses

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1248-ZC
Posted:11/15/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Elise Crovetto
OWNER: Kerry Crovetto
REQUESTED CHANGE: From A-1 Suburban District with MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District with MHO Manufactured Housing Overlay & RO Rural Overlay
LOCATION: Parcel located on the northeast side of Sharp Chapel Road, east of LA Highway 40 ; S7, T5S, R12E; Ward 5, District 6
SIZE: 4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District with MHO Manufactured Housing Overlay & RO Rural Overlay. This site is located on the northeast side of Sharp Chapel Road, east of LA Highway 40. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by properties zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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

Case No.: 2018-1248-ZC

PETITIONER: Elise Crovetto

OWNER: Kerry Crovetto

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

LOCATION: Parcel located on the northeast side of Sharp Chapel Road, east of LA Highway 40 ; S7, T5S, R12E; Ward 5, District 6

SIZE: 4 acres



2018-1248-ZC

ALEBLANG

SHARP CHAPEL 7

A-1

T5-R12E

A-3

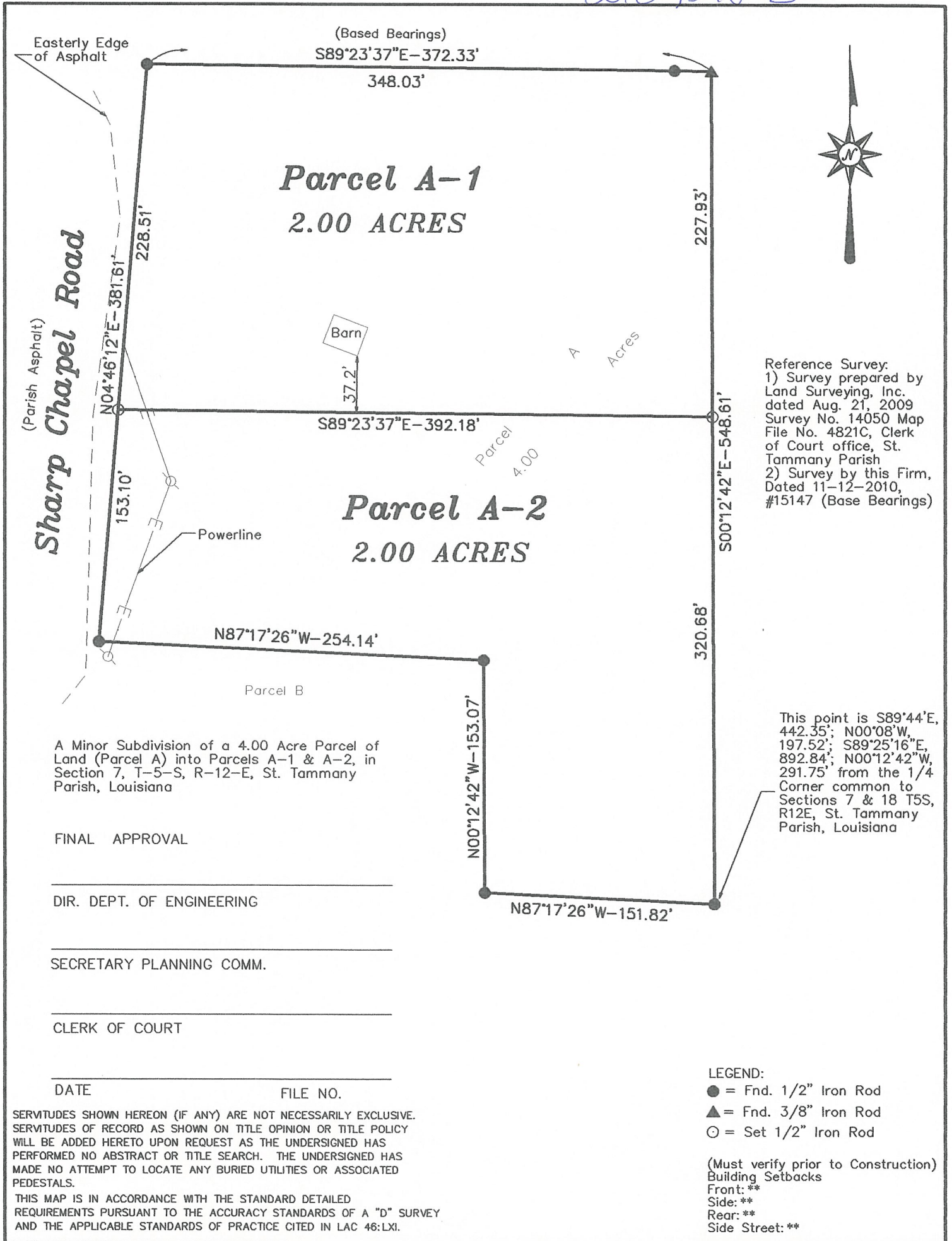
18

A-1

0 470 Feet



2018-1248-ZC



MAP PREPARED FOR **Kerry L. Crovetta**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 7 Township 5 South, Range 12 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.

LAND SURVEYING LLC

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

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 80'

DATE: 9-12-2018

NUMBER: 18951

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1251-ZC
Posted: 11/15/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: The Millennium Group - Guy W. Olano
OWNER: The Millennium Group - Guy W. Olano
REQUESTED CHANGE: From A-6 Multiple Family Residential District to PUD Planned Unit Development Overlay
LOCATION: Parcel located on the west side of Harbor View Court, north of Lakeview Drive being lots 16, 17, 18, 19, 20, 21 & 24, Oak Harbor Boat Service Area; S33, T9S, R14E; Ward 9, District 13
SIZE: 6.873 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial District
South	Sewer Treatment Plant	PUD Planned Unit Development Overlay
East	Vacant	A-5 Two Family Residential District
West	Canal/Residential	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-6 Multiple Family Residential District to PUD Planned Unit Development Overlay. This site is located on the west side of Harbor View Court, north of Lakeview Drive being lots 16, 17, 18, 19, 20, 21 & 24, Oak Harbor Boat Service Area. The 2025 future land use plan calls for the site to be developed with residential uses.

The site was originally part of the Oak Harbor PUD and allowed to be developed with permitted uses listed under the Commercial Boater Service Area zoning designation. It was rezoned to A-5 Two Family Residential District in 1996, and subsequently rezoned to A-6 General Multiple Family Residential District in 1998.

The objective of the request is to rezone the site to the PUD designation, to allow for the site to be developed with any of the permitted uses listed under the Commercial Boater Service Area zoning designation. Note that the allowable uses listed under the Commercial Boater Service Area are: Fuel Dock, Boat Launch, Boat Sales, Boat Repair, Boat Storage, Marina Restaurant and Marina Related Commercial Uses.

Staff does not have any objection to the request considering that the site is directly abutting a navigable canal and is located in close proximity to existing an existing marina and boat launch.

STAFF RECOMMENDATION:

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

Case No.: 2018-1251-ZC

PETITIONER: The Millennium Group - Guy W. Olano

OWNER: The Millennium Group - Guy W. Olano

REQUESTED CHANGE: From A-6 Multiple Family Residential District to PUD Planned Unit Development Overlay

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

SIZE: 6.873 acres





VICINITY MAP
(NOT TO SCALE)

CANAL (SIDE)

NOBTHSHORE DRIVE

HARBOR VIEW COURT

SURVEY OF LOTS 16, 17, 18, 19, 20, 21 & 24
OAK HARBOR BOAT SERVICE AREA
SECTION 33, T-9-S-R-14-E
ST. TAMMANY PARISH, LOUISIANA

MADE AT THE REQUEST OF
MILLENNIUM GROUP, LLC

DADING, MARQUES
ASSOCIATES, LLC



P.O. BOX 790
METairie, LA. 700
(504) 834-0200



CODY A. DUMARCO
P.L.S. LA ST REC NO 3243

LEGEND:

- = 10' HIGH ROAD SIGN
 ○ = 4' HIGH ROAD POLE
 ◇ = FIRE HYDRANT
 ■ = UTILITY POLE
 ----- = CONCRETE CURB
 _____ = OVERHEAD UTILITY LINE
 ---X--- = FENCE

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

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

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:
04-12-2018	1" = 30'	J.R.	C.A.U.	54852

04.24.2018: REVISED TO SHOW SQUARE FOOTAGE & ACREAGE OF LOTS

GENERAL SURVEY NOTES:

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

SURVEY REFERENCE

OAK HARBOR BOATER SERVICE AREA, PORTION OF SECTION 33, T-9-S T-14-E BY J.J. KREBS & SONS, INC., ENGINEERS, PLANNERS & SURVEYORS DATED NOVEMBER 8, 1988.

BASIS OF BEARING

TAKEN FROM REFERENCED SURVEY PLAT



02-15-08

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1265-ZC
Posted:11/15/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Daniel Spayde
OWNER: Slidell Community Baptist Church - Michael Peyton
REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District
LOCATION: Parcel located on the west side of US Highway 11, south of Ben Thomas Road, being 60059 US Highway 11, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.552 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial –Engine Repair	A-4 Single-Family Residential District
South	Mini Storage	A-4 Single-Family Residential District
East	Undeveloped	City of Slidell
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District. This site is located on the west side of US Highway 11, south of Ben Thomas Road, being 60059 US Highway 11, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses.

Note that the property is currently developed with a religious use. The objective of the request is to bring the existing use in compliance with the appropriate zoning.

Staff is not completely opposed to the request: however, the request shall be postponed since the site is currently under moratorium.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be postponed.

Case No.: 2018-1265-ZC

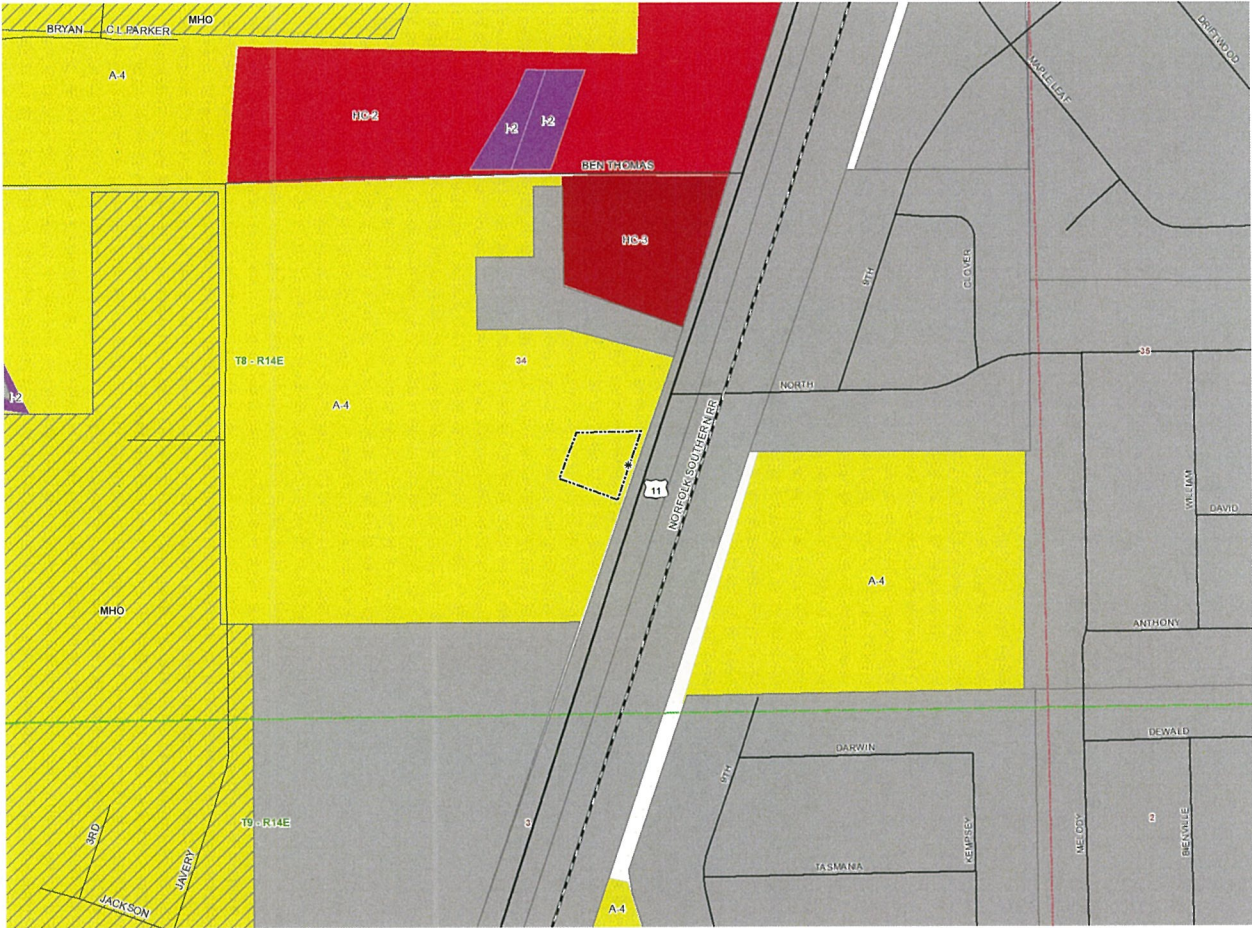
PETITIONER: Daniel Spayde

OWNER: Slidell Community Baptist Church - Michael Peyton

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

LOCATION: Parcel located on the west side of US Highway 11, south of Ben Thomas Road, being 60059 US Highway 11, Slidell; S34, T8S, R14E; Ward 9, District 14

SIZE: 0.552 acre



2018-1265-ZC

I-2

I-2

HC-2

BEN THOMAS

HC-3

T8-R14E

34

A-4

11

NORFOLK SOUTHERN RR

NORTH

9TH

A-3

A-4

9TH

DARWIN

T9-R14E

3

0 280 Feet

N



ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1266-ZC
Posted:11/16/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Andrew Mendheim
OWNER: Succession of Karen Meier Ramirez - Mark Meier
REQUESTED CHANGE: From A-1A Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd; S29, T6S, R11E; Ward 3, District 3
SIZE: 5.42 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 3 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	City of Covington
South	Commercial	HC-2 Highway Commercial District
East	Residential & Undeveloped	City of Slidell
West	Future Residential & Commercial	PUD Planned Unit Development Overlay.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District to HC-2 Highway Commercial District. This site is located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd. The 2025 future land use plan calls for the site to be developed as a Planned District with a mix of commercial uses and conservation areas. Staff is not completely opposed to the request; however, only the front portion of the site (approximately 500 feet in depth), should be rezoned to HC-2. The rear portion of the site should be rezoned to a less intense commercial zoning district, or remain A-1A, to allow for a buffer to be provided on the east and west sides of the site, abutting residential uses.

Note that the first 500 feet (approximately) of the adjacent property to the west, is zoned PUD and allow for the site to be developed with permitted uses similar to the allowable uses listed under the HC-2 Highway Commercial Zoning District. As for the site located on the east side of the subject property, it is inside the City limits of Covington and designated as CR Regional Commercial Zoning District (see attached zoning map and list of permitted uses).

STAFF RECOMMENDATION:

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

Case No.: 2018-1266-ZC

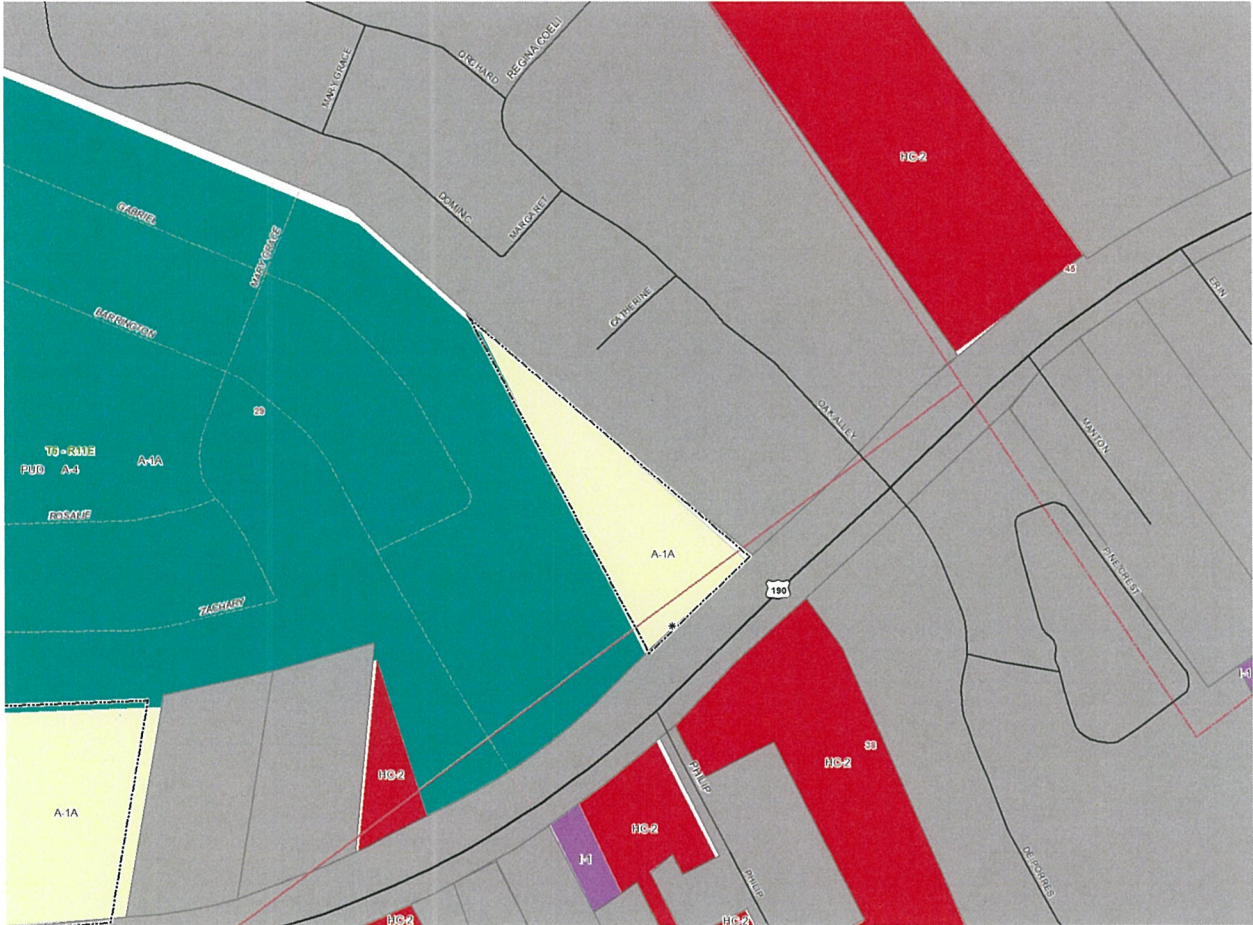
PETITIONER: Andrew Mendheim

OWNER: Succession of Karen Meier Ramirez - Mark Meier

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

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd; S29, T6S, R11E; Ward 3, District 3

SIZE: 5.42 acres



2018-1266-ZC



2018-1266-ZC

ORCHARD

MARY GRACE

MARY GRACE

DOMINGO

MARGARET

REGINA COELI

CATHERINE

OAK ALLEY

DEPORRES

BARRINGTON

GABRIEL

PUD

A-4

T6-R11E

A-1A

A-3

190

HC-2

33

I-1

HC-2

PHLP

PHLP

HC-2

PHLP

HC-2

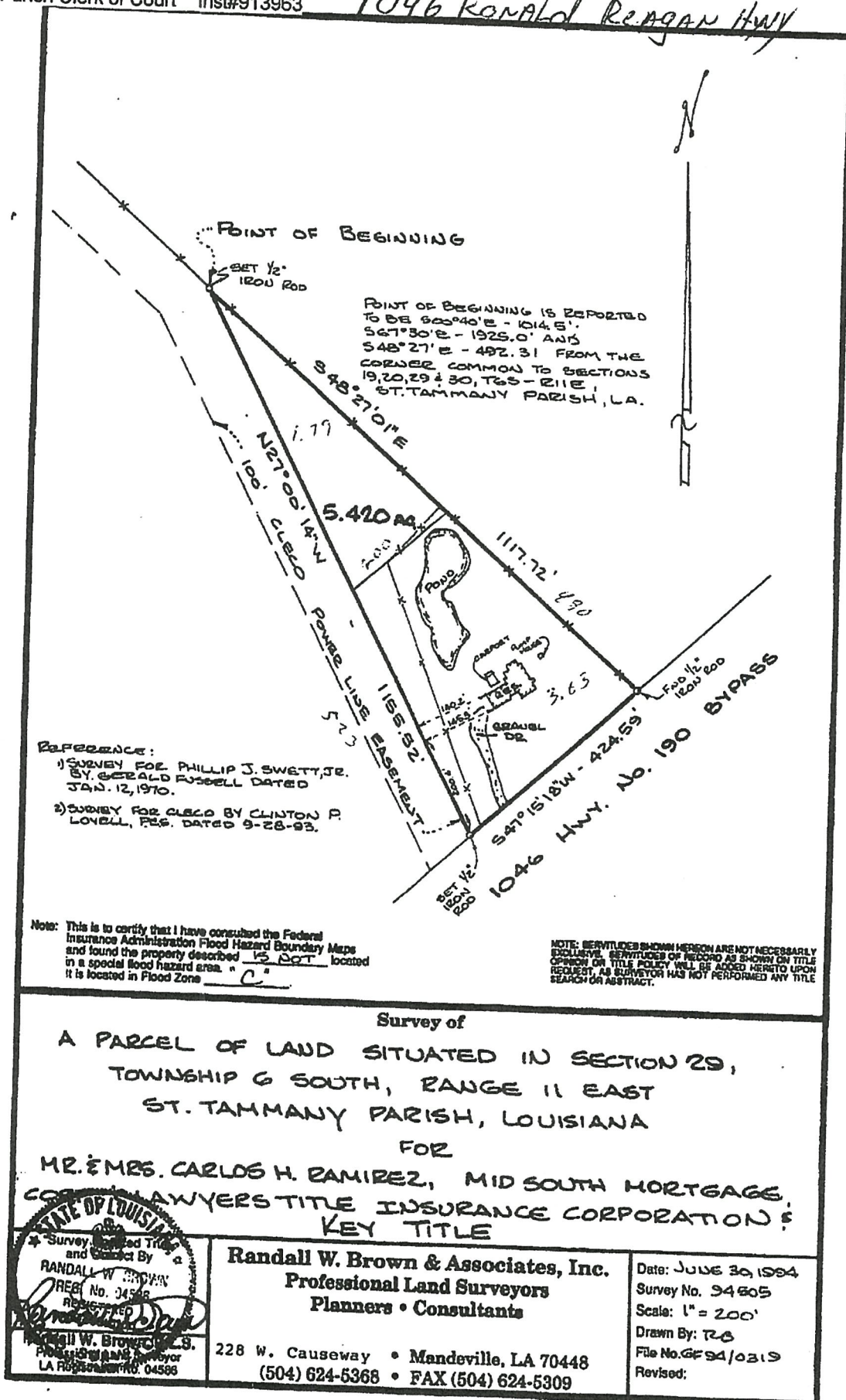
43
HC-2

HC-2

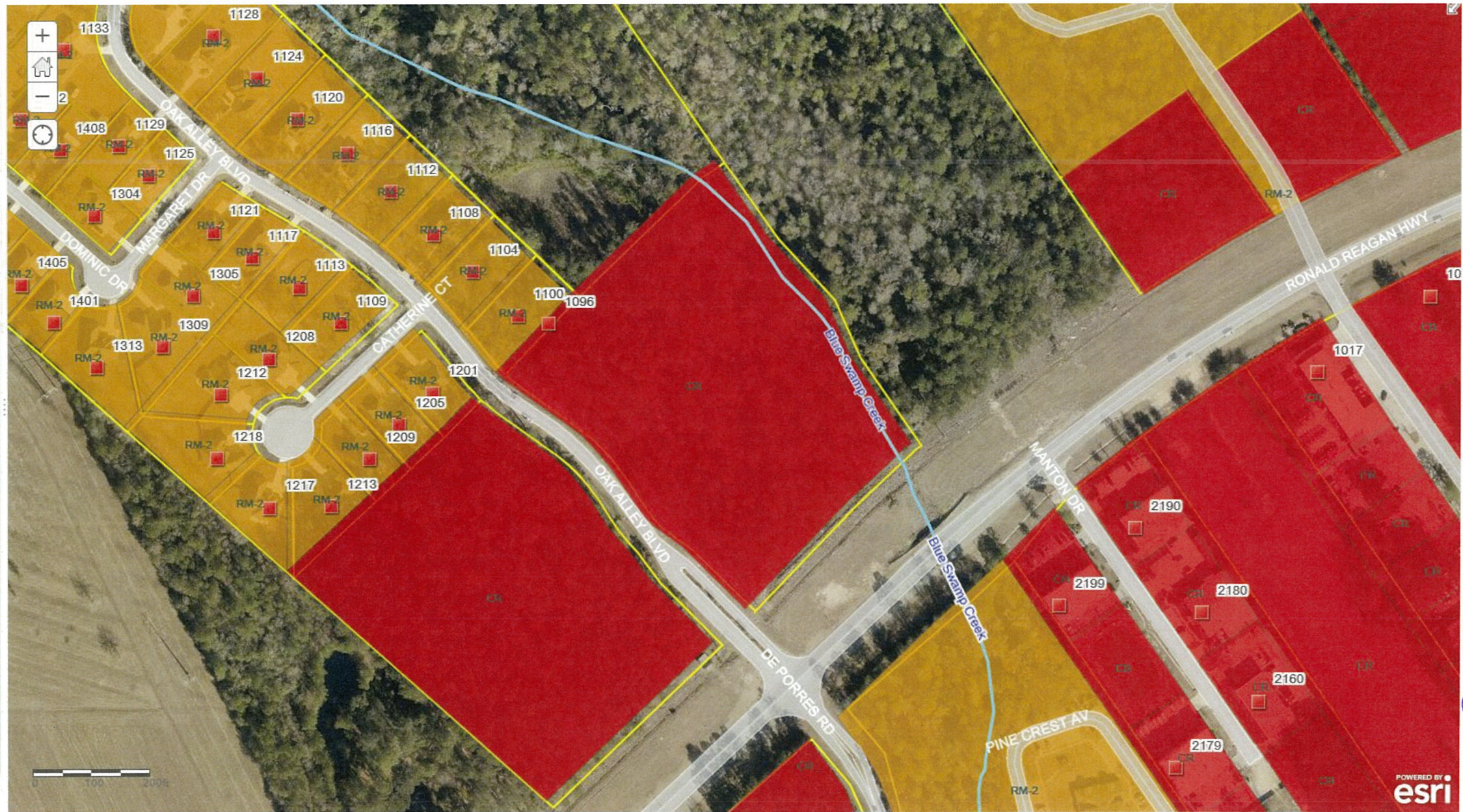
0 470 Feet



2018-1266-ZC
1046 RONALD REAGAN HWY



Subject Property is Zoned CR (Regional commercial)



2018-12-11-2018

2018-1266-ZC

CR (Regional commercial)

Sec. 3.18. - CR—Regional commercial.

3.1801. Purpose and intent. The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

3.1802. Permitted uses.

1. All permitted uses in CBD community business district unless specifically prohibited herein with no gross floor area requirements;
2. Adult uses (see [section 5.4](#) for standards);
3. Automotive, boat, trailer and motorcycle sales;
4. Automotive repair, major;
5. Bail bonds office;
6. Crematory;
7. Equipment sales, service, rental and repair;
8. Fairgrounds and fairground activities;
9. Food service establishments with drive-through facilities;
10. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use (see [section 5.10](#) for standards);
11. Pawnshops;
12. Recreation facilities;
13. Residential permitted uses in RM-2, multifamily residential district as per [section 3.14](#).
14. Revival and gospel establishments under temporary use permits;
15. Seasonal stands, including produce and food under temporary use permit;
16. Television and radio broadcasting transmitter tower;
17. Truck stop facilities;
18. Trucking and parcel delivery service;
19. Warehousing and mini-storage for household goods and private vehicles;
20. Accessory uses customarily incidental to the above permitted uses

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1268-ZC
Posted: 11/16/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Swett Living Trust - Philip J. Swett
OWNER: Swett Living Trust - Philip J. Swett
REQUESTED CHANGE: From A-1A Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd ; S29, T6S, R11E; Ward 3, District 3
SIZE: 1.94 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 3 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District to HC-2 Highway Commercial District. This site is located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd. The 2025 future land use plan calls for the site to be developed as a Planned District with a mix of commercial uses and conservation areas.

Note that, although the site is abutting A-1A on the east and west sides, staff in not opposed to the request considering that a zoning change request to HC-2 has also been submit for the adjacent property (2018-1239-ZC) located to the east of the subject site.

STAFF RECOMMENDATION:

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

Case No.: 2018-1268-ZC

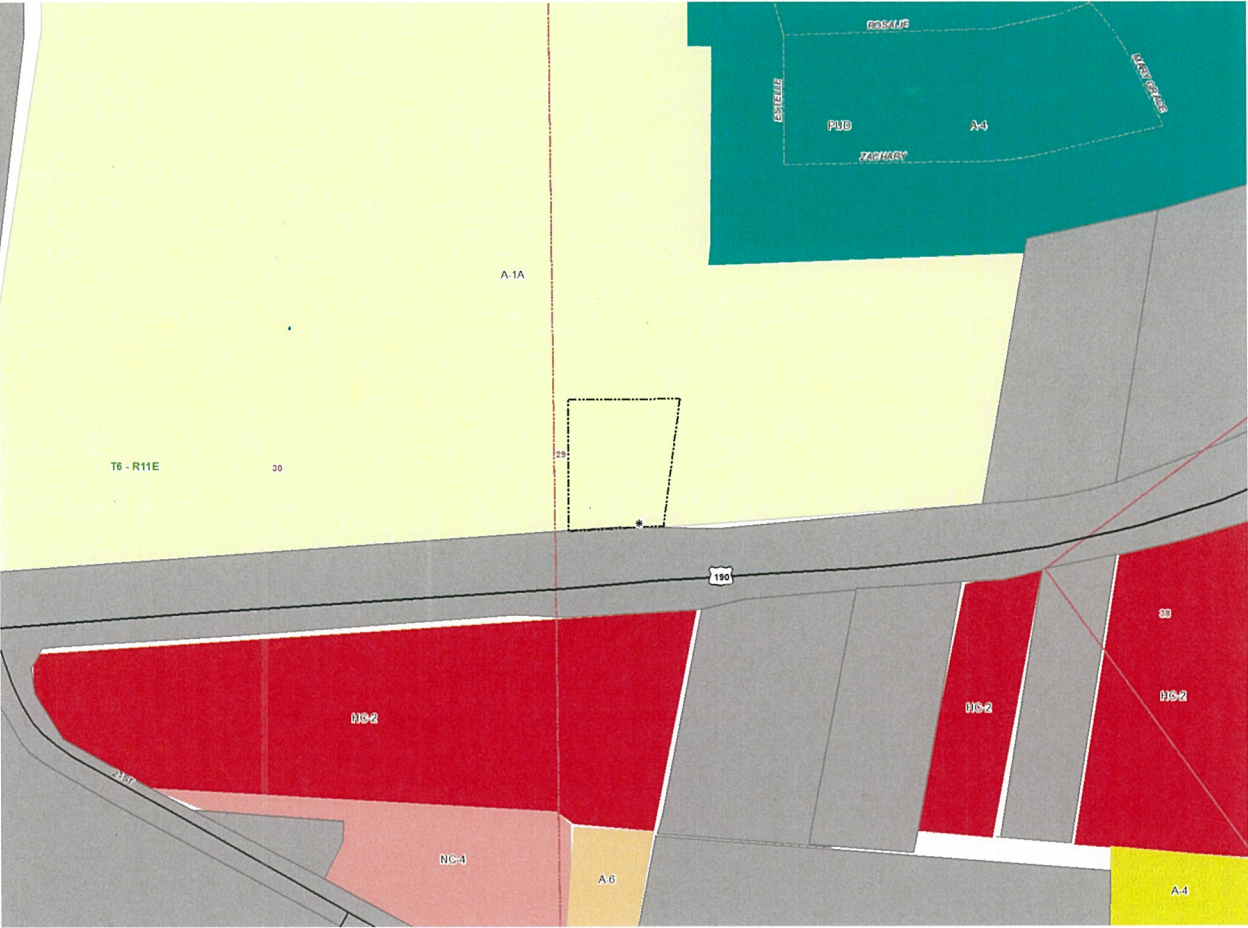
PETITIONER: Swett Living Trust - Philip J. Swett

OWNER: Swett Living Trust - Philip J. Swett

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

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd ; S29, T6S, R11E; Ward 3, District 3

SIZE: 1.94 acres



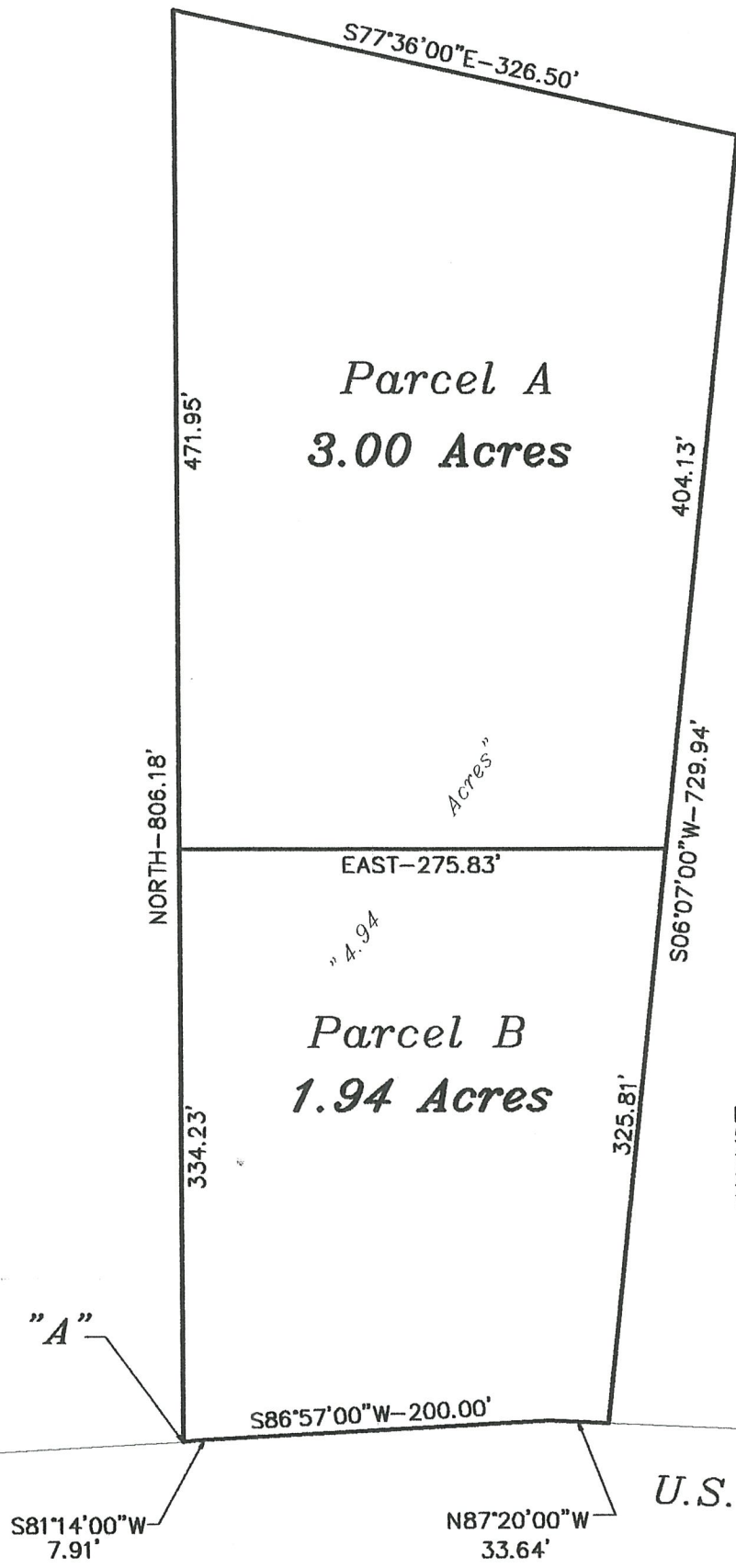


0 470 Feet



2018-1268-ZC

2018-1268-ZC



A Sketch Map (For Zoning Purpose Only) of a 4.94 Acre Parcel of Land into Parcels A & B, in Section 29, T-6-S, R-11-E, St. Tammany Parish La.

Reference: A Survey Map of Subject property, by Jeron Fitzmorris, Dated 1-3-1979, #1628

Point "A" is N49°01'E, 152.1'; N14°05'E, 540.3'; N85°28'W, 235.7'; N01°01'E, 728.1'; from the Section Corner between Sections 29, 30, 31 & 32 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana

U.S. Hwy. 190 Bypass

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **PHILIP J. SWETT, III**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 29, T-6-S, R-11-E, ST. TAMMANY PARISH, LA.

THIS MAP IS NOT 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.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 Fax
landsuri@bellsouth.net email

STATE OF LOUISIANA
BRUCE M. BUTLER, III
LICENSE NO. 4894
10-10-2018
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 100'	DATE: 10-10-2018	NUMBER: 19008
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ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1270-ZC
Posted: 11/15/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Richard C. & Daphne C. Galloway
OWNER: Richard C. & Daphne C. Galloway
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 lot 19, Unit 1-A, Eden Isles Subdivision; S29, 32 & 44, T9S, R14E; Ward 9, District 13
SIZE: 10,800 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4A Single-Family Residential District
South	Undeveloped	A-4A Single-Family Residential District
East	Residential	A-6 Multiple Family Residential District
West	Undeveloped	A-6 Multiple 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 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 lot 19, Unit 1-A, Eden Isles Subdivision. 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.: 2018-1270-ZC

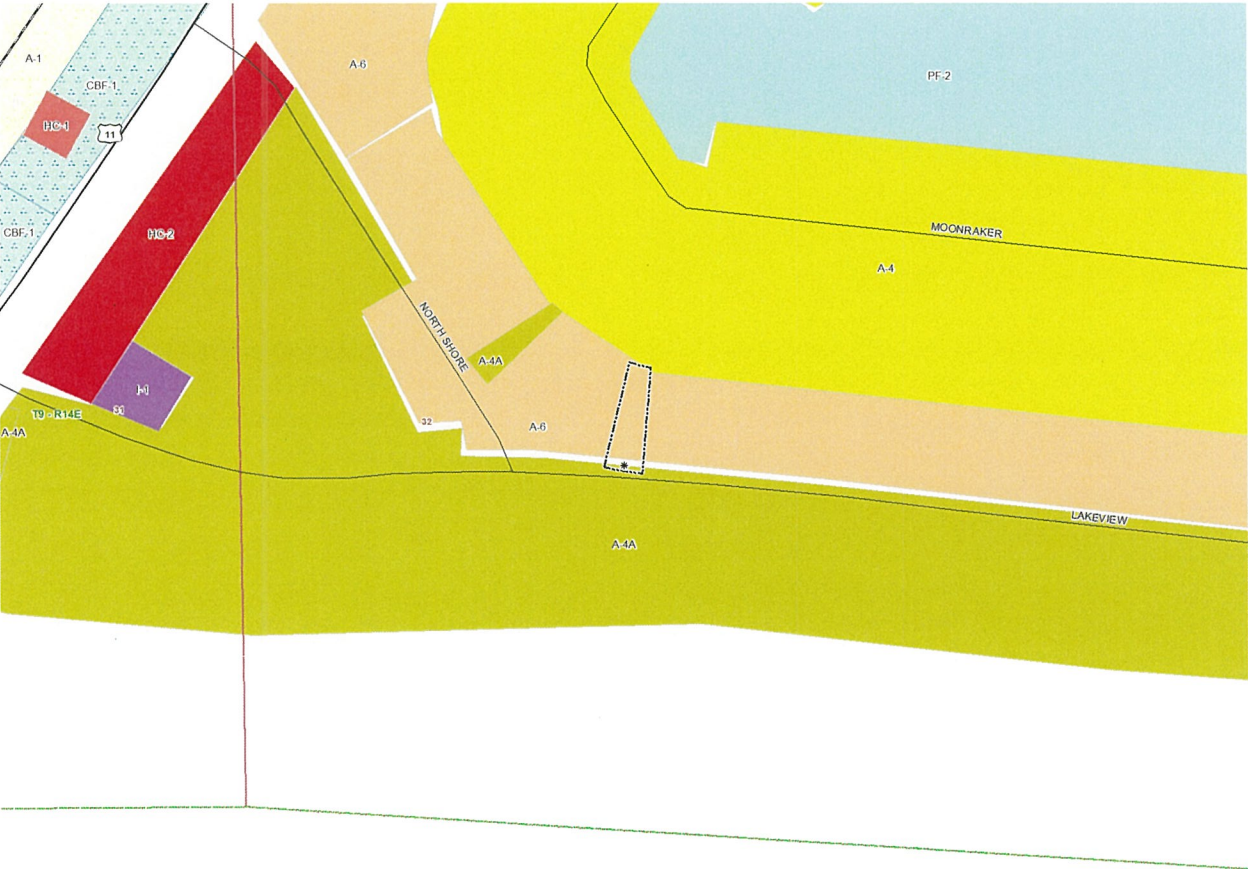
PETITIONER: Richard C. & Daphne C. Galloway

OWNER: Richard C. & Daphne C. Galloway

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

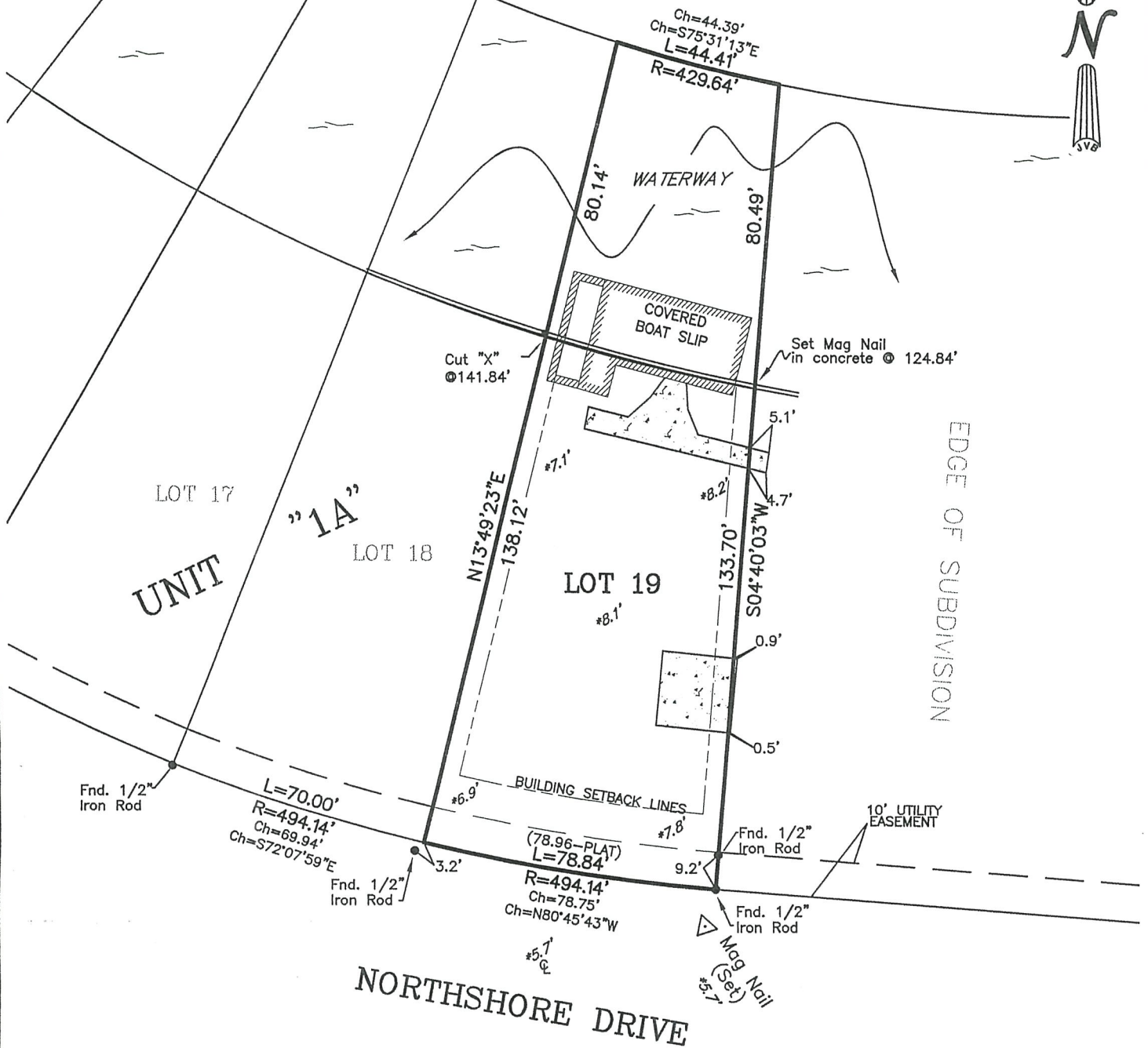
LOCATION: Parcel located on the north side of Lakeview Drive, being lot 19, Unit 1-A, Eden Isles Subdivision ; S29, 32 & 44, T9S, R14E; Ward 9, District 13

SIZE: 10,800 sq.ft.





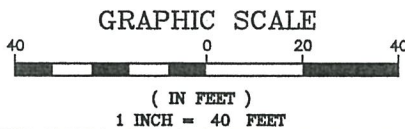
2018-1270-20



EDGE OF SUBDIVISION

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

ADDRESS: NORTHSHORE DRIVE



BENCHMARK
MAG NAIL SET
ELEV. = 5.7'

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....20'
Side Setback.....5'
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 04/02/1991
ZN: A10 B.F.E. 13'
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20180488

DATE:
07/23/2018

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

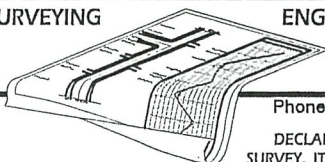
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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

DRAWN BY:
VLL

CHECKED BY:
JDL

SCALE:
1" = 40'



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

**A SURVEY MAP OF
LOT 19 , UNIT 1-A, EDEN ISLES
IN SECTIONS 29, 32 & 44, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: CHRIS GALLOWAY



SEAN M. BURKES
LA REG. NO. 4785

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1274-ZC
Posted:11/16/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Rainbow Drive, LLC - John A. & Joy M. Foxworth
OWNER: Rainbow Drive, LLC - John A. & Joy M. Foxworth
REQUESTED CHANGE: From A-3 Suburban District to I-1 Industrial District
LOCATION: Parcel located at the end of Rainbow Drive, south of LA Highway 36; S35, T6S, R11E; Ward 3, District 2
SIZE: 0.655 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:
Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 Suburban District to I-1 Industrial District. This site is located at the end of Rainbow Drive, south of LA Highway 36. The 2025 future land use plan calls for the site to be developed with commercial uses. Staff is not in favor of the request considering that Rainbow Drive is, for the most part, developed with residential uses.

The property is currently developed with a warehouse. The objective of the request is to bring the existing building in compliance with the appropriate zoning.

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

Case No.: 2018-1274-ZC

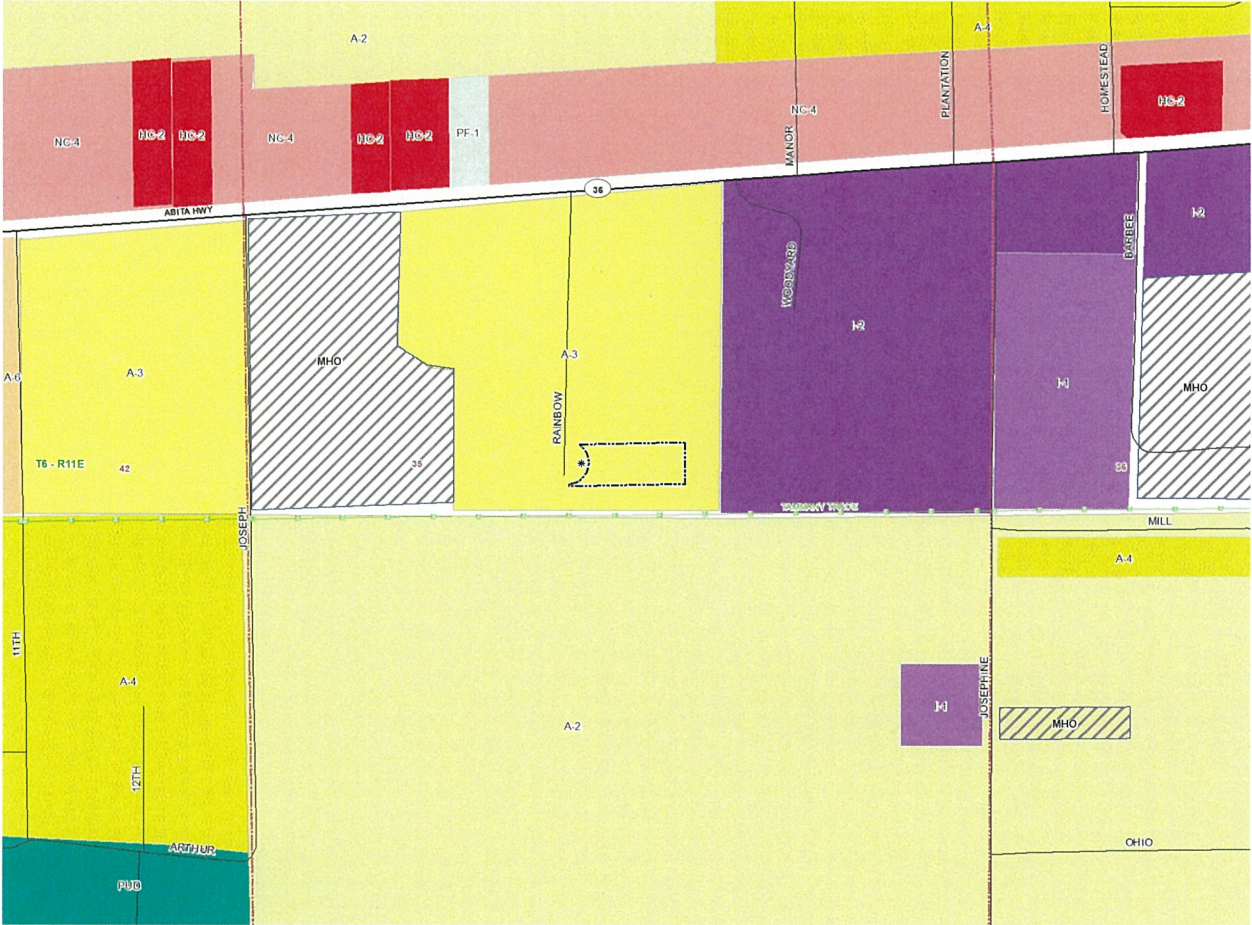
PETITIONER: Rainbow Drive, LLC - John A. & Joy M. Foxworth

OWNER: Rainbow Drive, LLC - John A. & Joy M. Foxworth

REQUESTED CHANGE: From A-3 Suburban District to I-1 Industrial District

LOCATION: Parcel located at the end of Rainbow Drive, south of LA Highway 36; S35, T6S, R11E; Ward 3, District 2

SIZE: 0.655 acre





A-2
2018-1274-ZC

HC-2 HC-2

PF-1

NC-4

MANOR

36

ABITA HWY

WOODYARD

I-2

A-3

RAINBOW

35
T6-R11E

A-3
TAMMANY TRACE

A-2

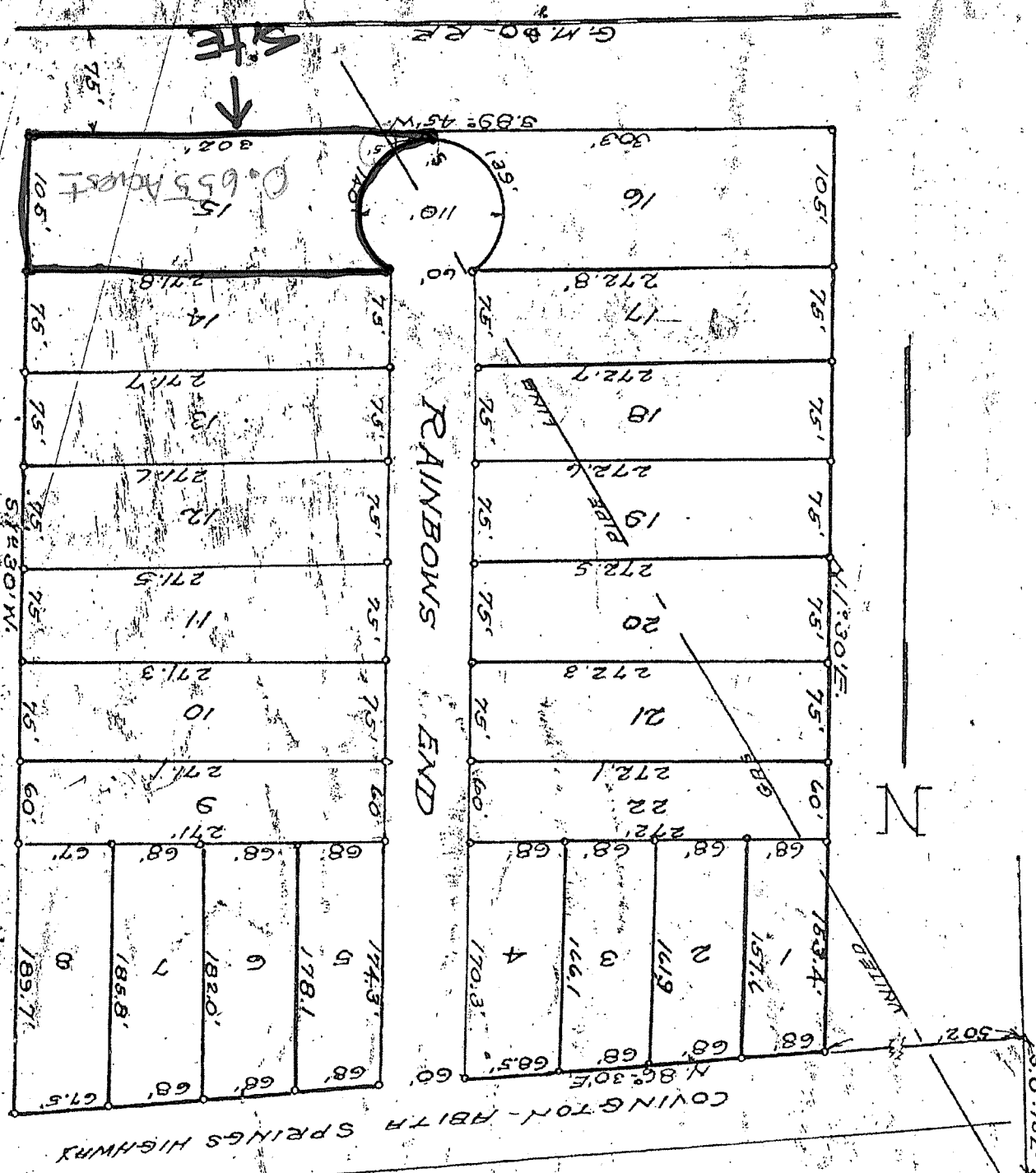
0 280 Feet

N

RAINBOW SUBDIVISION

SEC. 26
SECTION
LINE
SEC. 35

ST. TAMMANY PARISH
CLERK OF COURT
CORPORATE OFFICE - COVINGTON, LA



A SUBDIVISION IN SECTION 35, T-6, S-26
II-E. GREENSBURG DISTRICT, LOUISIANA
OWNER: CHARLES COMMANDER
SCALE 1" = 100 FT.
OCTOBER-10-1956
APPROVED: *James L. Williams*
ST. TAMMANY PARISH
SUBDIVISION REGISTRY COMMITTEE
COVINGTON, LA.

2018-12-31-20

ZONING STAFF REPORT

Date: 11/21/2018
Case No.: 2018-1275-ZC
Posted:11/16/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Ivan Milicevic
OWNER: Ivan Milicevic
REQUESTED CHANGE: From A-1 Suburban District with RO Rural Overlay to HC-3 Highway Commercial District with RO Rural Overlay
LOCATION: Parcel located on the south side of LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane ; S18, T6S, R13E; Ward 6, District 6
SIZE: 10 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	A-1 Suburban District
South	Vacant	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District, RO Rural Overlay to HC-3 Highway Commercial District with RO Rural Overlay. This site is located on the south side of LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by undeveloped properties and residential uses on large parcels of land zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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

Case No.: 2018-1275-ZC

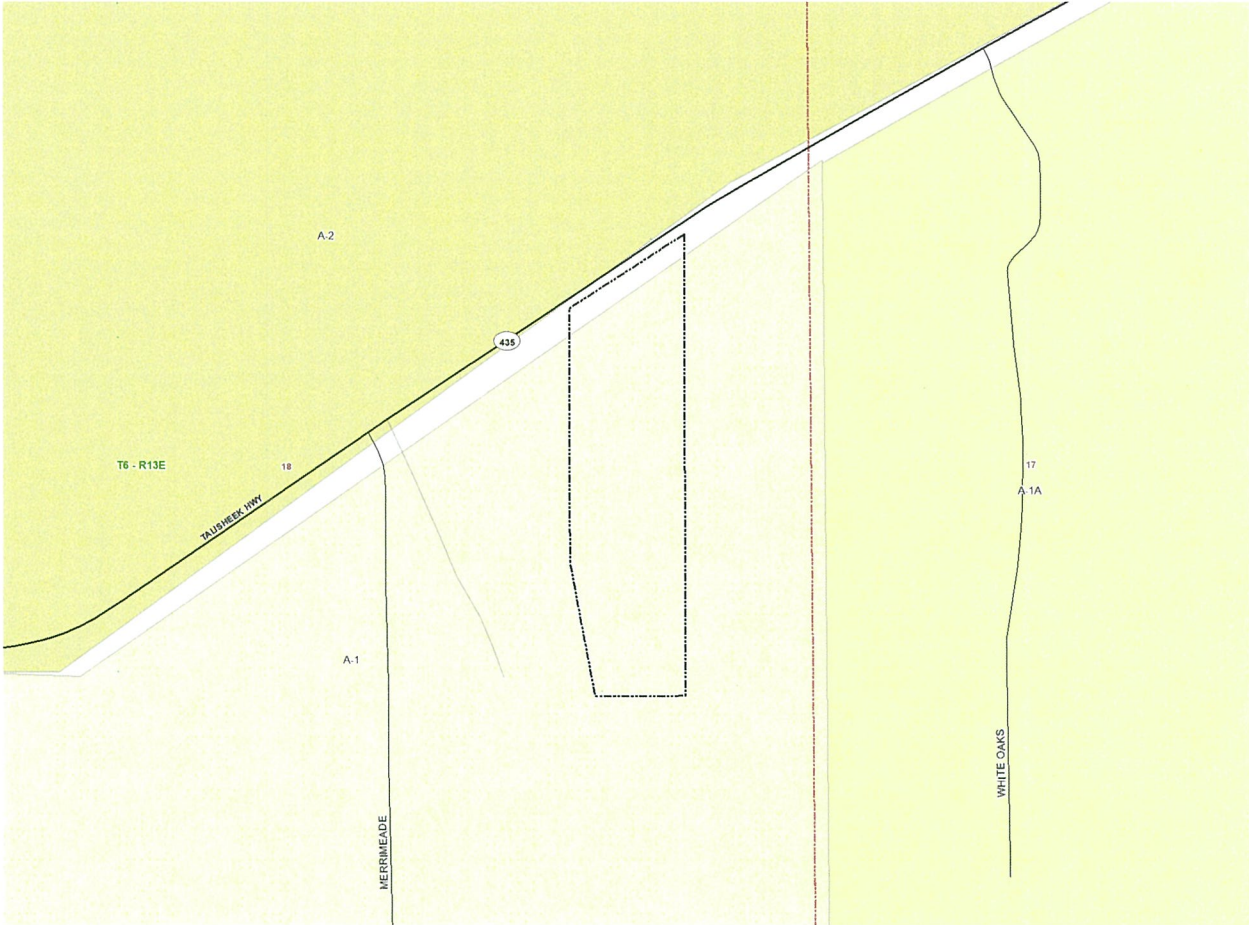
PETITIONER: Ivan Milicevic

OWNER: Ivan Milicevic

REQUESTED CHANGE: From A-1 Suburban District with RO Rural Overlay to HC-3 Highway Commercial District with RO Rural Overlay

LOCATION: Parcel located on the south side of LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane ; S18, T6S, R13E; Ward 6, District 6

SIZE: 10 acres



ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1275-ZC
Posted:11/16/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Ivan Milicevic
OWNER: Ivan Milicevic
REQUESTED CHANGE: From A-1 Suburban District with RO Rural Overlay to HC-3 Highway Commercial District with RO Rural Overlay
LOCATION: Parcel located on the south side of LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane ; S18, T6S, R13E; Ward 6, District 6
SIZE: 10 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	A-1 Suburban District
South	Vacant	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District, RO Rural Overlay to HC-3 Highway Commercial District with RO Rural Overlay. This site is located on the south side of LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by undeveloped properties and residential uses zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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

2018-1275-ZC

A-2

435

TALSHEEK HWY

18

T6 - R13E

17

A-1A

A-3

A-1

MERRIMEADE

0

375 Feet

N



THIS MAP IS LOCATED IN FLOOD ZONE C, AS PER
FEMA FIRM, COMM. PANEL NO. 225205 0175 C,
MAP DATED 10-17-89

*Building Setbacks (if Any) should be
verified prior to construction

Reference: A Boundary Survey by this Company
Dated 10-26-14, Drawing #16572
(Basis of Bearing)

The P.O.B. is Reported to be N00°06'W-
361.87', from the Section Corner common
to Section 17, 18, 19 & 20, T-6-S, R-13-E,
St. Tammany Parish, Louisiana

- LEGEND:
- = Fnd. 1 1/2" Pipe
 - ⊙ = Fnd. 1 1/2" Rebar
 - = Fnd. Highway Monument
 - Q = Powerpole



Note: Overhead Power
Line runs along the
Front Property Line

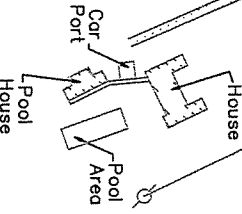
LA. HWY 435
(N57°03'00"E-1070.42'-Ref)
N57°07'23"E 1070.08'
N57°07'23"E 416.58'

20.2'
19.4'
N23°23'18"W 98.50'
(N23°28'00"W-Ref)
(99.24'-Ref)

N00°01'27"W 660.25'
(North-659.65'-Ref)

20.9'
N89°59'02"W 200.04'
(200.00'-Ref)
S89°59'25"W-Ref

N00°00'43"E 599.86'
(North-600.00'-Ref)



N00°02'10"W 767.85'

N10°33'19"W 414.85'

S89°57'50"W 274.26'

S00°02'10"E 1401.64'

S00°02'10"E 972.77'
(S00°00'08"W-973.68'-Ref)

N89°58'37"E 399.45'
(East-399.61'-Ref)

38.75
Acres
Total

28.75 Acres

S89°59'25"W
(Basis of Bearing)

1061.38'
(1060.99'-Ref)

Section 18
Section 17

(S00°06'00"E-958.70'-Ref)

S00°06'52"E 958.67'

P.O.B.

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 NOT IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAC 46:LXI.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

Bruce M. Butler
BRUCE M. BUTLER, III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894
10-12-2018

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

MAP PREPARED FOR
IVAN MILICEVIC

SCALE: 1" = 180'	DRAWN BY JWG
DATE: 10-12-2018	
Property Located in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana	
DRAWN NUMBER 16572A	

A Sketch Map (For Zoning Purpose Only)
Of a 10 Acre Parcel , And a 28.75 Acre Parcel
of Land in Section 18, T-6-S, R-13-E,
St. Tammany Parish, Louisiana

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1279-ZC
Posted: 11/15/18

Meeting Date: 12/4/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Joseph & Debra Sicard
OWNER: Joseph & Debra Sicard
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the south side of Oscar Street, west of Mulberry Street ; S5, T8S, R12E; Ward 4, District 7
SIZE: 0.664 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	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located on the south side of Oscar Street, west of Mulberry Street. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any compelling reason to recommend approval considering that the site is surrounded by single family residential lots zoned A-2 Suburban District.

STAFF RECOMMENDATION:

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

Case No.: 2018-1279-ZC

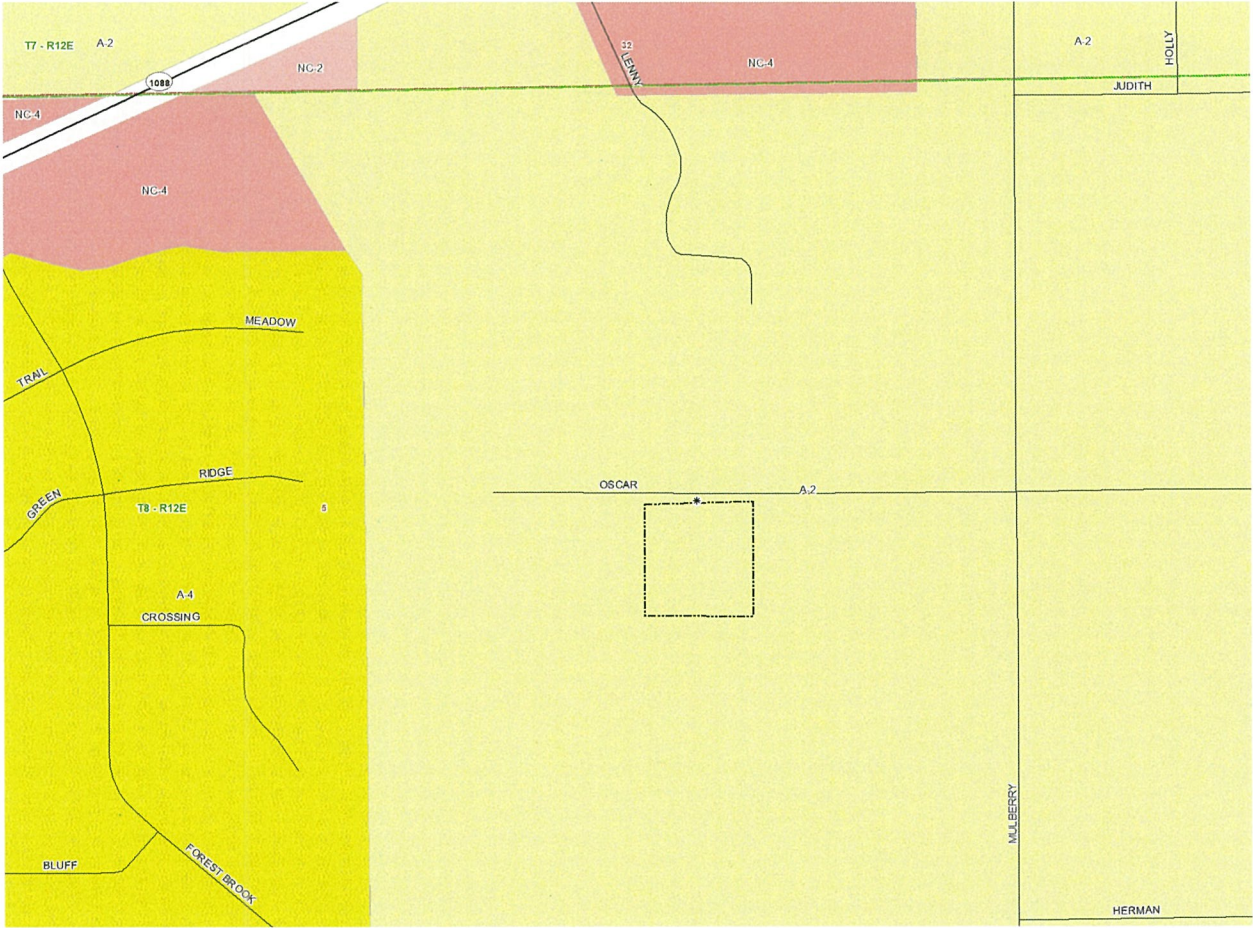
PETITIONER: Joseph & Debra Sicard

OWNER: Joseph & Debra Sicard

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

LOCATION: Parcel located on the south side of Oscar Street, west of Mulberry Street ; S5, T8S, R12E; Ward 4, District 7

SIZE: 0.664 acres



2018-1279-ZC

LENNY

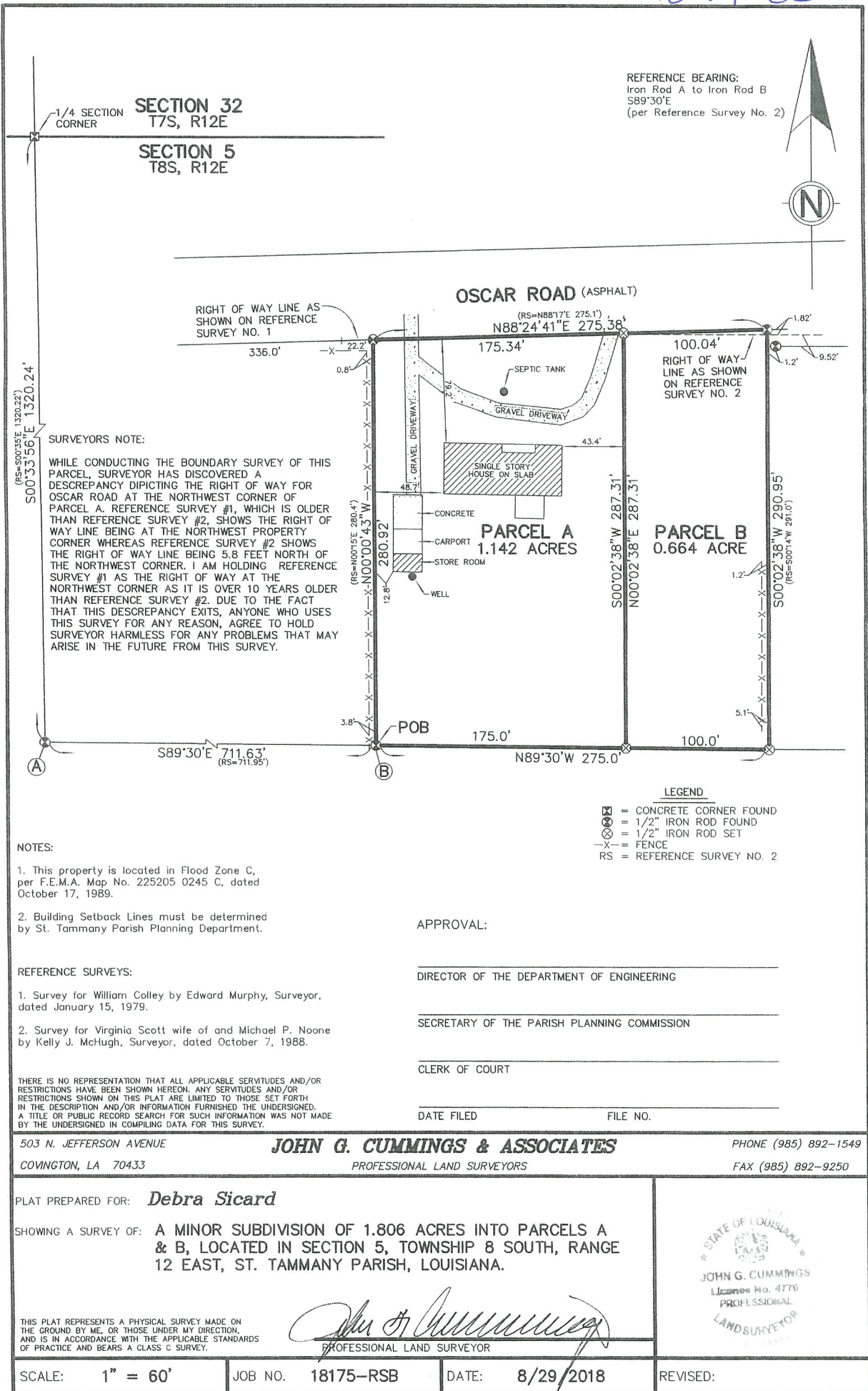
OSCAR

A-2

T8-R12E

5

2018-1279-ZC



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK PROVIDED BY: PLANNING & DEVELOPMENT/COUNCIL

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2019

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 22nd 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 22nd 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 22nd 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 _____, 2019; AND BECOMES ORDINANCE COUNCIL SERIES NO. 19-_____.

S. MICHELLE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2019
Published Adoption: _____ 2019
Delivered to Parish President: _____ 2019 at _____
Returned to Council Clerk: _____ 2019 at _____