

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – WEDNESDAY, JANUARY 2, 2019**  
**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 DECEMBER 4, 2018 MINUTES**

**Election of Officers**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

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

1.     **2018-1134-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 12/4/2018 MEETING**

2.     **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

**POSTPONED 12/4/2018 MEETING**

3.     **2018-1262-ZC**  
Existing Zoning:                A-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)  
Proposed Zoning:              A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)  
Acres:                            1.65 acres  
Petitioner:                      Successions of Jeanette Toney & Ronnie Toney - Richie Gerding  
Owner:                            Successions of Jeanette Toney & Ronnie Toney - Richie Gerding  
Location:                        Parcel located on the west side of Leru Lane, north of LA Highway 1081, S26, T5S, R11E, Ward 2, District 6.  
Council District:                6

## AGENDA

### ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. WEDNESDAY, JANARUY 2, 2019

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

#### 4. 2018-1299-ZC

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: 2 acres  
Petitioner: Cynthia H. Tschida  
Owner: James D & Valerie J. Willie  
Location: Parcel located at the end of Jim Willie Road, west of LA Highway 1077, S6, T6S, R10E, Ward 1, District 3.  
Council District: 3

#### 5. 2018-1300-ZC

Existing Zoning: A-6 (Multiple Family Residential District)  
Proposed Zoning: A-4A (Single-Family Residential District)  
Acres: 7209 sq.ft  
Petitioner: Douglas Graiser  
Owner: Douglas Graiser  
Location: Parcel located on the north side of Lakeview Drive, being lot 72, Eden Isles Subdivision, Unit 2, S33, T9S, R14E, Ward 9, District 13.  
Council District: 13

#### 6. 2018-1302-ZC

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)  
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)  
Acres: 3.5 acres  
Petitioner: James & Valerie Willie  
Owner: James & Valerie Willie  
Location: Parcel located on the east side of LA Highway 25, north of Livaudais Road, S28, T4S, R10E, Ward 2, District 3.  
Council District: 3

#### 7. 2018-1303-ZC

Existing Zoning: HC-3 (Highway Commercial District)  
Proposed Zoning: MD-3 (Medical Facility District)  
Acres: 1.5 acres  
Petitioner: Mark D. Higdon  
Owner: Greenland LLC  
Location: Parcel located on the south side of Pinnacle Pkwy, east of LA Highway 21, north of I-12, S47, T7S, R11E, Ward 1, District 1.  
Council District: 1

#### 8. 2018-1306-ZC

Existing Zoning: A-4A (Single-Family Residential District)  
Proposed Zoning: A-4A (Single-Family Residential District) & MHO (Manufactured Housing Overlay)  
Acres: 6256 sq.ft.  
Petitioner: Reyna & Antonio Delarca  
Owner: Reyna & Antonio Delarca  
Location: Parcel located on the east side of Behrman Avenue, north of Coast Blvd, being lots 9 & 10, Central Park, S23, T9S, R14E, Ward 8, District 12.  
Council District: 12

## OLD BUSINESS

## NEW BUSINESS

## ADJOURNMENT

**MINUTES OF THE ST TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 PM – TUESDAY, DECEMBER 4, 2018**  
**ST TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**ROLL CALL**

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

Absent: N/A

Staff Present: Helen Lambert, Cara Bartholomew, Karlin Riles, Emily Couvillon, Ashley McMenamin

**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. Fitzmorris

**APPROVAL OF THE SEPTEMBER 18, 2018 MINUTES**

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

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

**APPROVAL OF THE NOVEMBER 7, 2018 MINUTES**

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

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

Nay:

Abstain:

**POSTPONING OF CASES**

Staff would recommend postponing Case #1, 2018-1134-ZC, Case #2, 2018-1135-ZC, Case #7 2018-1265-ZC.

**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.

Mr. Doherty motioned to postpone until the January meeting; second by Mr. Randolph

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

Nay:

Abstain:

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

Mr. Randolph motioned to postpone until the January meeting, second by Mrs. Cazaubon

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

**Nay:**

**Abstain:**

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

**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:**

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

**Opposition: Scott Martin**

**Bargert opposes the rezoning request, Randolph suggested a follow up meeting with staff to clarify intent.**

**Mr. Randolph motioned to postpone until the January meeting, second by Mr. Fitzmorris**

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

**Nay:**

**Abstain:**



**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

**This case was heard in conjunction with 2018-1268-ZC**

**Zoning amended to leave 25' of the rear portion of the property zoned A-1A**

**Mrs. Cazaubon motioned to approve as amended, second by Mr. Richard.**

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

**Nay:**

**Abstain**

**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

**Mr. Richard motioned to approve as amended, second by Mr. Willie.**

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

**Nay:**

**Abstain**

**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

**Mr. Willie motioned to approve, second by Mrs. Cazaubon**

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

**Nay:**

**Abstain**

**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

**Opposition: Lakeview Res. Association, Judy Gomez, Scott Martin, Richard Galloway. Mrs. Simms**

**Mr. Bagert motioned to deny, second by Mr. Doherty**

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

**Nay:**

**Abstain**

**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

**Mr. Willie motioned to approve as amended, second by Mrs. Cazaubon**

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

**Nay:**

**Abstain**

**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

**Mr. Willie motioned to approve, second by Mrs. Cazaubon**

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

**Nay:**

**Abstain**

**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

**Mr. Willie motioned to approve, second by Mrs. Cazaubon**

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

**Nay:**

**Abstain**

**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

**Mr. Willie motioned to approve, second by Mrs. Cazaubon**

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

**Nay:**

**Abstain**

**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

**Mr. Willie motioned to approve, second by Mr. Randolph**

**Yea:** Lorren, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain** Cazaubon and Richardson

**Mr. Willie motioned to approve, second by Mrs. Cazaubon**

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

**Nay:**

**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 \_\_\_\_\_, 2019

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 \_\_\_\_\_, 2019; AND BECOMES ORDINANCE \_\_\_\_\_ COUNCIL \_\_\_\_\_ SERIES \_\_\_\_\_ NO. \_\_\_\_\_ 19-\_\_\_\_.

\_\_\_\_\_  
Thomas. J. Smith , 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

**ZONING STAFF REPORT**

**Date:** 12/18/2018  
**Case No.:** 2018-1232-ZC  
**Postponed:** 12/04/18  
**Posted:** 11/13/18

**Meeting Date:** 1/2/2019  
**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

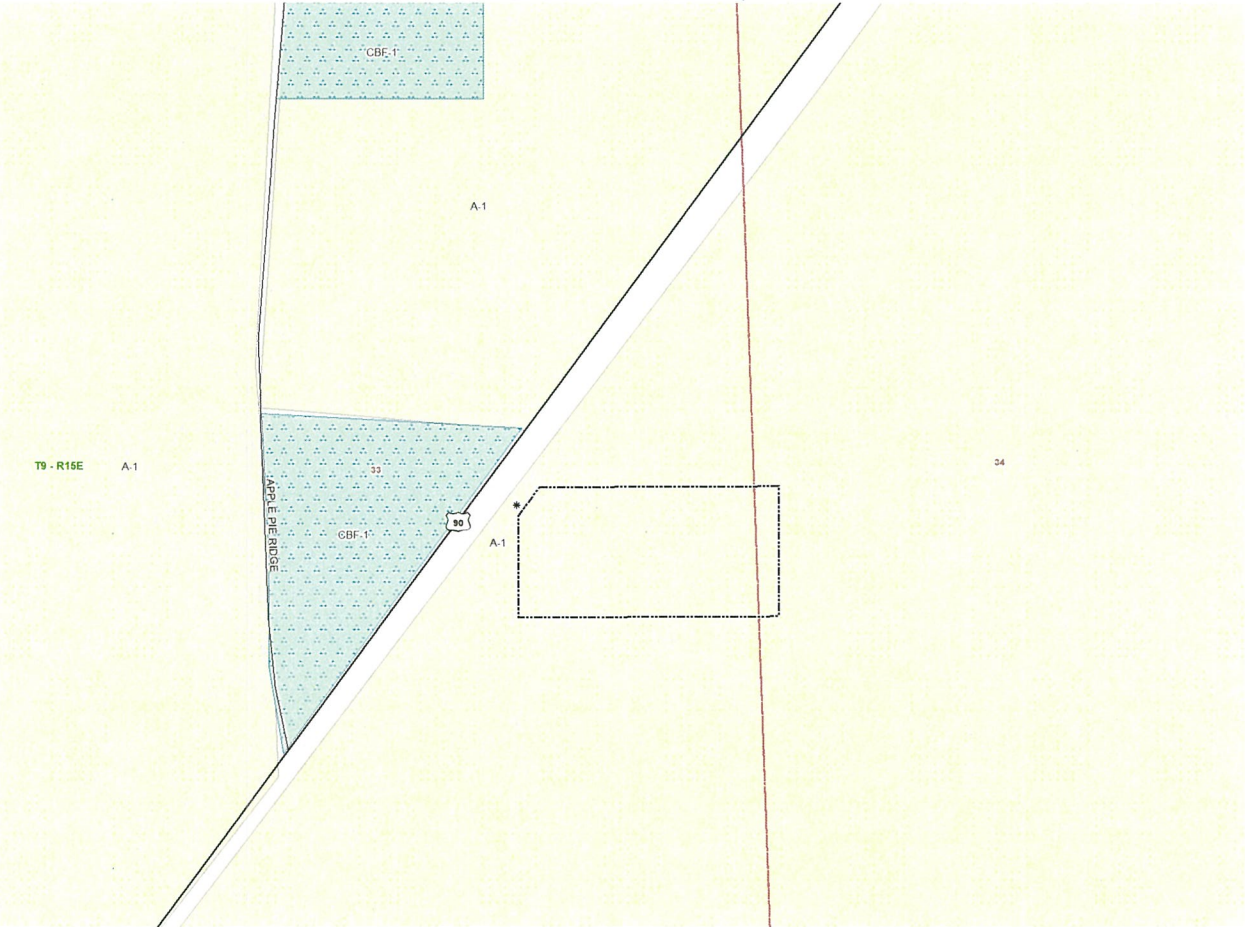
**PETITIONER:** Michael & Kim P. Fisher

**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

APPLE PIE RIDGE

90

CBF-1

A-1

A-3

34

T10 - R15E

4

A-1

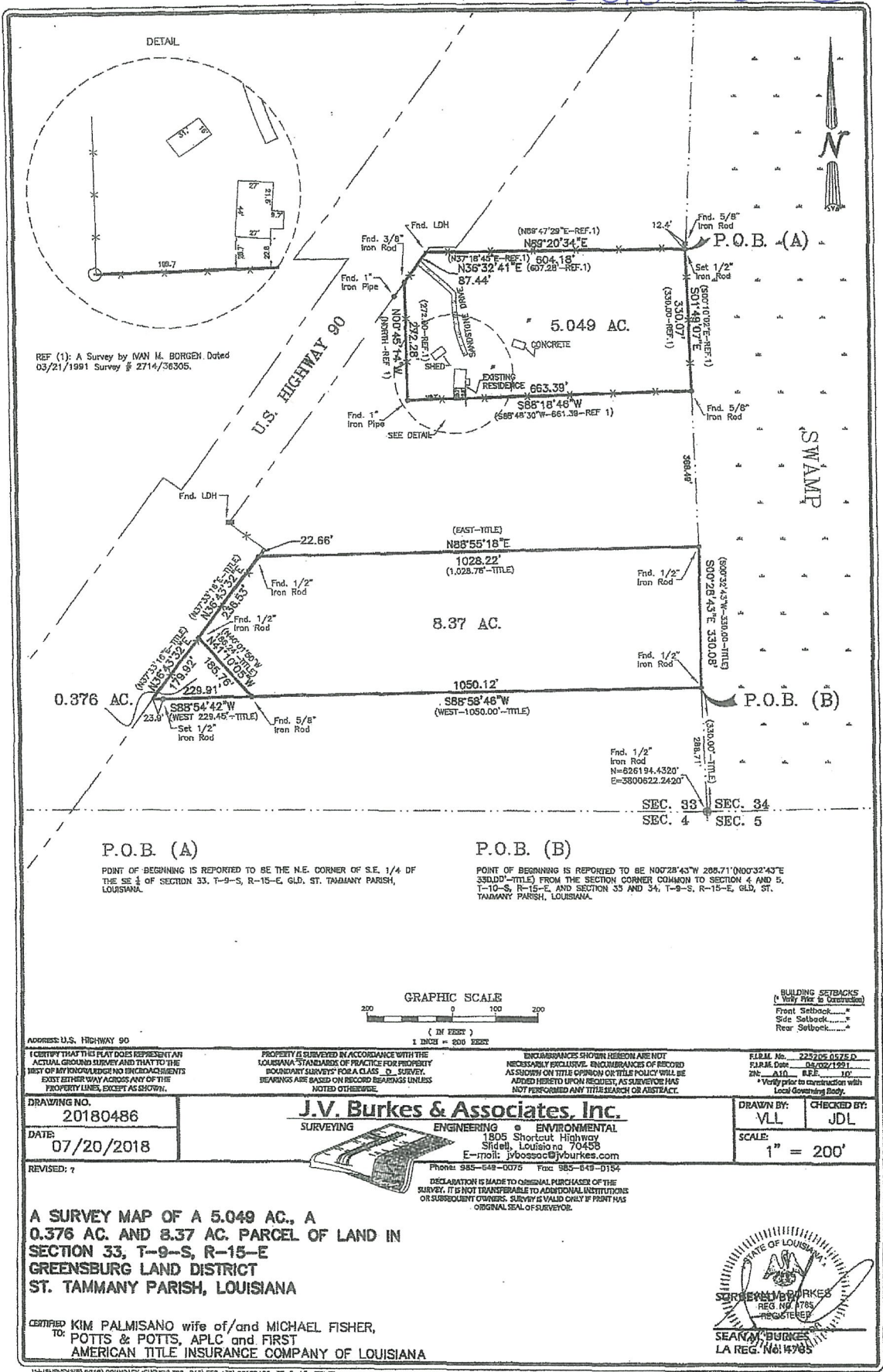
3

0 470 Feet





2018-1232-ZC



FILED IN PUBLIC RECORDS OF ST. TAMMANY PARISH, LOUISIANA, 07/20/2018, BY JVB, 20180486.dwg

ZONING STAFF REPORT

**Date:** 12/18/2018  
**Case No.:** 2018-1262-ZC  
**Posted:**12/14/18

**Meeting Date:** 1/2/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

**OWNER:** Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

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

**LOCATION:** Parcel located on the west side of Leru Lane, north of LA Highway 1081; S26, T5S, R11E; Ward 2, District 6

**SIZE:** 1.65 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

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

**STAFF COMMENTS:**  
The petitioner is requesting to change the zoning from A-1A Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay. This site is located on the west side of Leru Lane, north of LA Highway 1081. 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 parcels of land zoned A-1A Suburban District on the north, south and west sides and zoned A-1 Suburban District on the east side.

Note that the zoning change is being requested in order to allow for the creation of a 5.21 acre parcel of land and a 1.65 acre parcel of land, as shown on the attached survey.

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

**Case No.:** 2018-1262-ZC

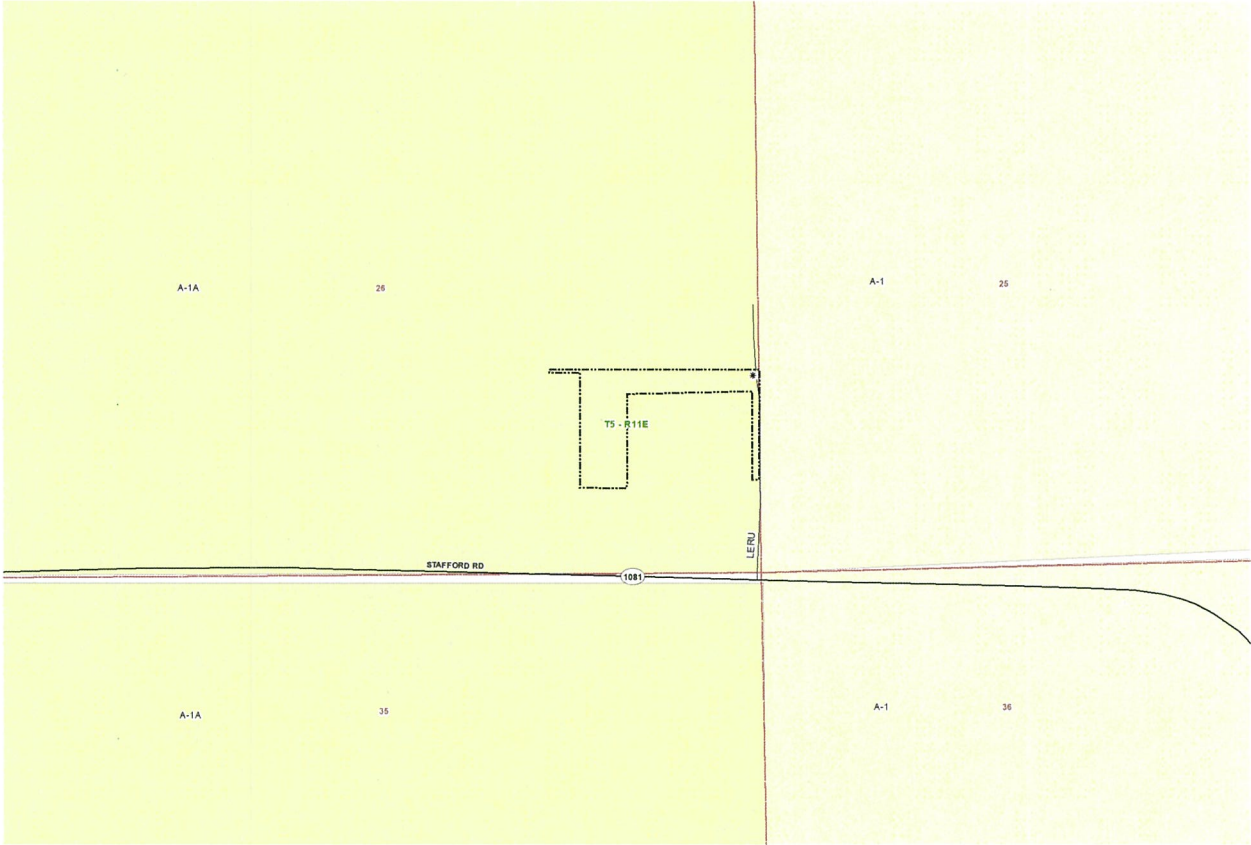
**PETITIONER:** Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

**OWNER:** Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

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

**LOCATION:** Parcel located on the west side of Leru Lane, north of LA Highway 1081; S26, T5S, R11E; Ward 2, District 6

**SIZE:** 1.65 acres

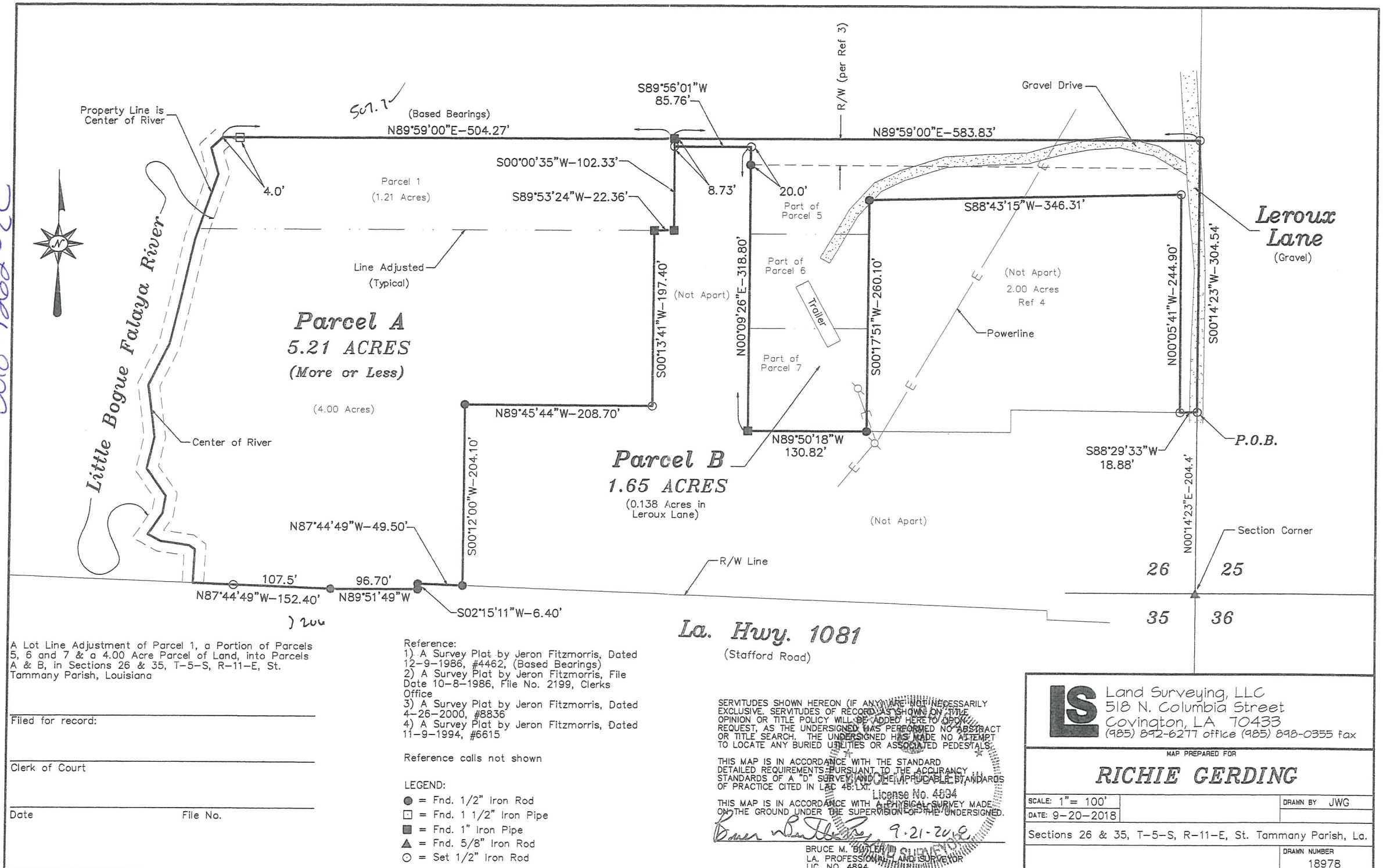








208-1262-202



ZONING STAFF REPORT

**Date:** 12/18/2018  
**Case No.:** 2018-1299-ZC  
**Posted:**12/14/18

**Meeting Date:** 1/2/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Cynthia H. Tschida  
**OWNER:** James D & Valerie J. Willie  
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located at the end of Jim Willie Road, west of LA Highway 1077; S6, T6S, R10E; Ward 1, District 3  
**SIZE:** 2 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-2 Suburban District
South	Undeveloped/Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District & MHO Manufactured Housing Overlay

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-2 Suburban District, MHO Manufactured Housing Overlay. This site is located at the end of Jim Willie Road, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

Note that a zoning change to MHO (ZC15-02-014) was granted for the adjacent property to the west in 2015.

STAFF RECOMMENDATION:

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

**Case No.:** 2018-1299-ZC

**PETITIONER:** Cynthia H. Tschida

**OWNER:** James D & Valerie J. Willie

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

**LOCATION:** Parcel located at the end of Jim Willie Road, west of LA Highway 1077; S6, T6S, R10E; Ward 1, District 3

**SIZE:** 2 acres









2018-11-29-20

SECTION 6, T6S, R10E

RTD MON E 1/4 CORNER

HILLIS  
THOMPSON  
(0.233 ACRES)

N02°21'10"W  
679.0'

1/4 FD & FENCE CORNER  
1588 SOUTH 118.50 EAST

CAROL  
DARLENE  
LEE  
(2.0 ACRES)

JAMES  
D  
WILLIE  
(2.0 ACRES)

KIEWIN  
D  
WILLIE  
(2.0 ACRES)

Site

RUTH  
MARINGER  
(2.116 ACRES)

DENNIS  
RAY  
WILLIE  
(2.0 ACRES)

RUTH  
MARINGER  
(2.0 ACRES)

1/4 FD & FENCE CORNER  
7.53 SOUTH 4 22.17 EAST  
-POB IS 642.07' EAST OF 1/4  
CORNER ON WEST LINE OF 6-6-10.



— RUTH MARINGER —		
SCALE 1"=100'	APPROVED BY	DRAWN BY S.E.P.
DATE 09-12-83		REVISED
ROBERT G. BARRILLEAUX, C.E., L.S.		
SECTION 6, T6S, R10E. ST. TAMMANY PARISH, LOUISIANA		DRAWING NUMBER

ZONING STAFF REPORT

**Date:** 12/18/2018  
**Case No.:** 2018-1300-ZC  
**Posted:**12/13/18

**Meeting Date:** 1/2/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Douglas Graiser

**OWNER:** Douglas Graiser

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

**LOCATION:** Parcel located on the north side of Lakeview Drive, being lot 72, Eden Isles Subdivision, Unit 2; S33, T9S, R14E; Ward 9, District 13

**SIZE:** 7209 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development Overlay
South	Residential	A-4A Single Family Residential District
East	Vacant	A-6 Multiple Family Residential District
West	Vacant	A-6 Multiple Family Residential District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, being lot 72, Eden Isles Subdivision, Unit 2. 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-4A Single-Family Residential District designation be approved.

**Case No.:** 2018-1300-ZC

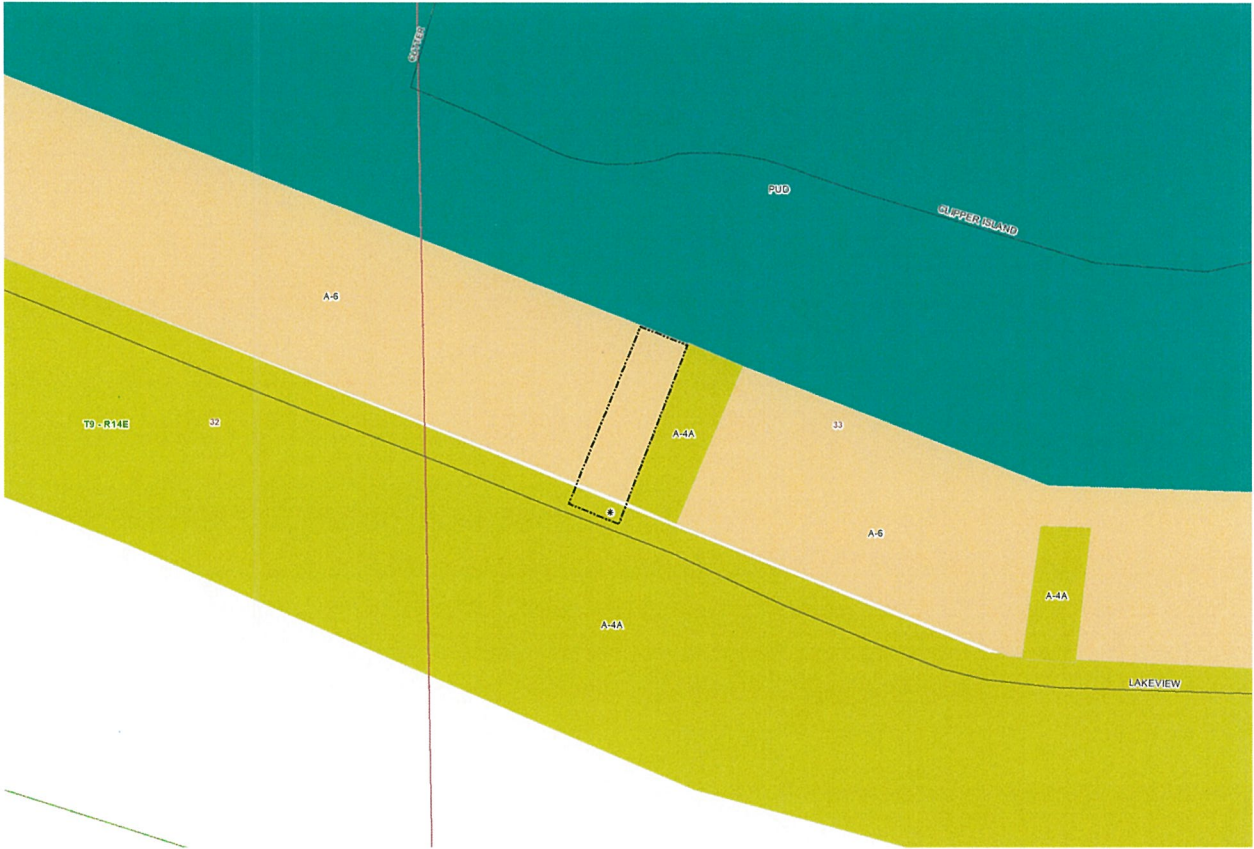
**PETITIONER:** Douglas Graiser

**OWNER:** Douglas Graiser

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

**LOCATION:** Parcel located on the north side of Lakeview Drive, being lot 72, Eden Isles Subdivision, Unit 2; S33, T9S, R14E; Ward 9, District 13

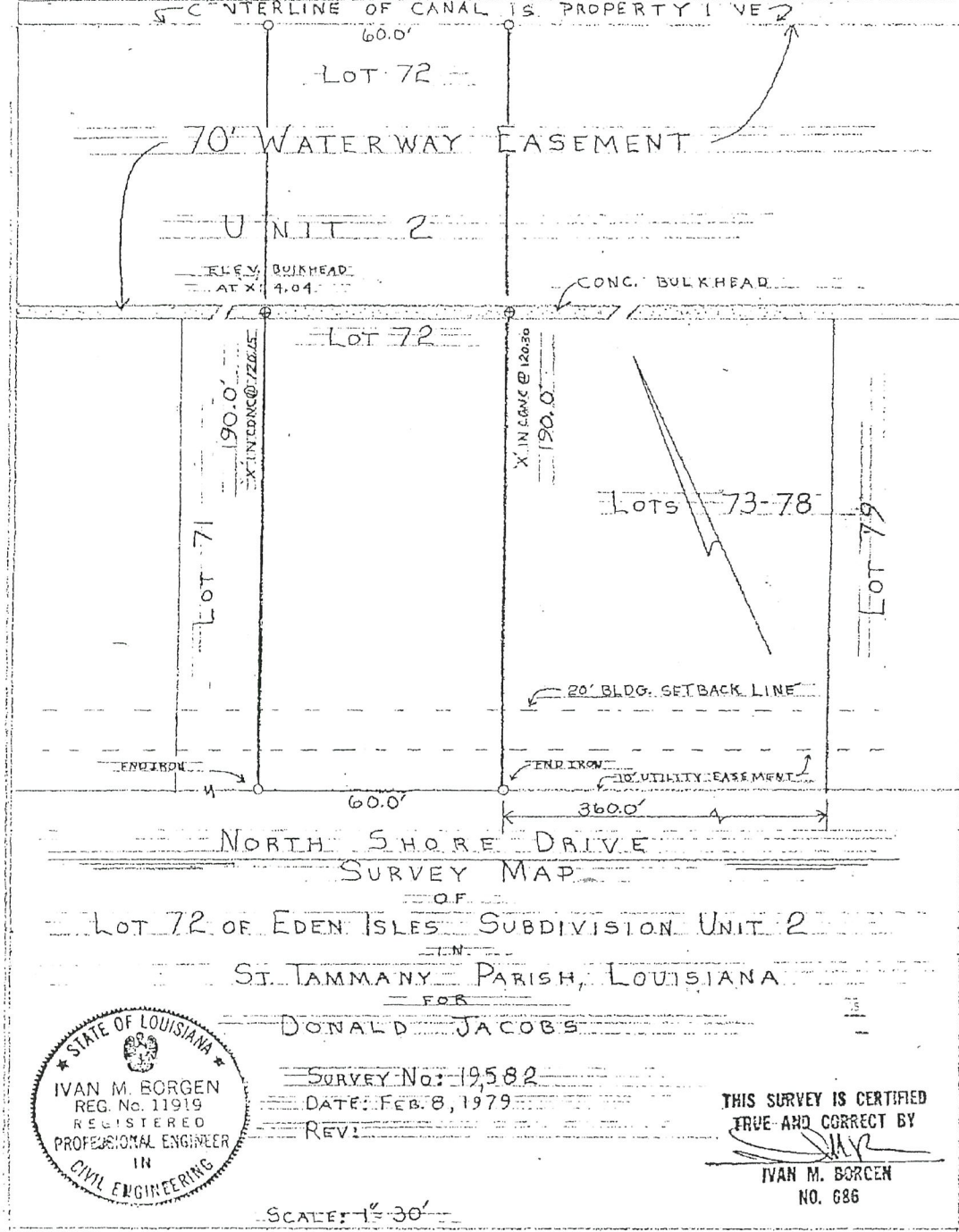
**SIZE:** 7209 sq.ft.











2018-1300-7C

ZONING STAFF REPORT

**Date:** 12/18/2018  
**Case No.:** 2018-1302-ZC  
**Posted:**12/14/18

**Meeting Date:** 1/2/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** James & Valerie Willie

**OWNER:** James & Valerie Willie

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

**LOCATION:** Parcel located on the east side of LA Highway 25, north of Livaudais Road ; S28, T4S, R10E; Ward 2, District 3

**SIZE:** 3.5 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	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:

**Agriculture (nursery, sod)** - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District & RO Rural Overlay to A-2 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay. This site is located on the east side of LA Highway 25, north of Livaudais Road. The 2025 future land use plan calls for the area to be developed with agricultural uses. Staff does not see any compelling reason to recommend approval of the request to rezone the site to A-2, considering that it is surrounded by large parcels of land zoned A-1; however, staff does not have any objection to the request for a MHO Manufactured Housing Overlay.

Note that the objective of the request is to allow for the creation of a 1 acre parcel of land and 2.5 acre parcel of land and for the placement of a manufacture home on the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied and that the request for a MHO Manufactured Housing Overlay designation be approved.

**Case No.:** 2018-1302-ZC

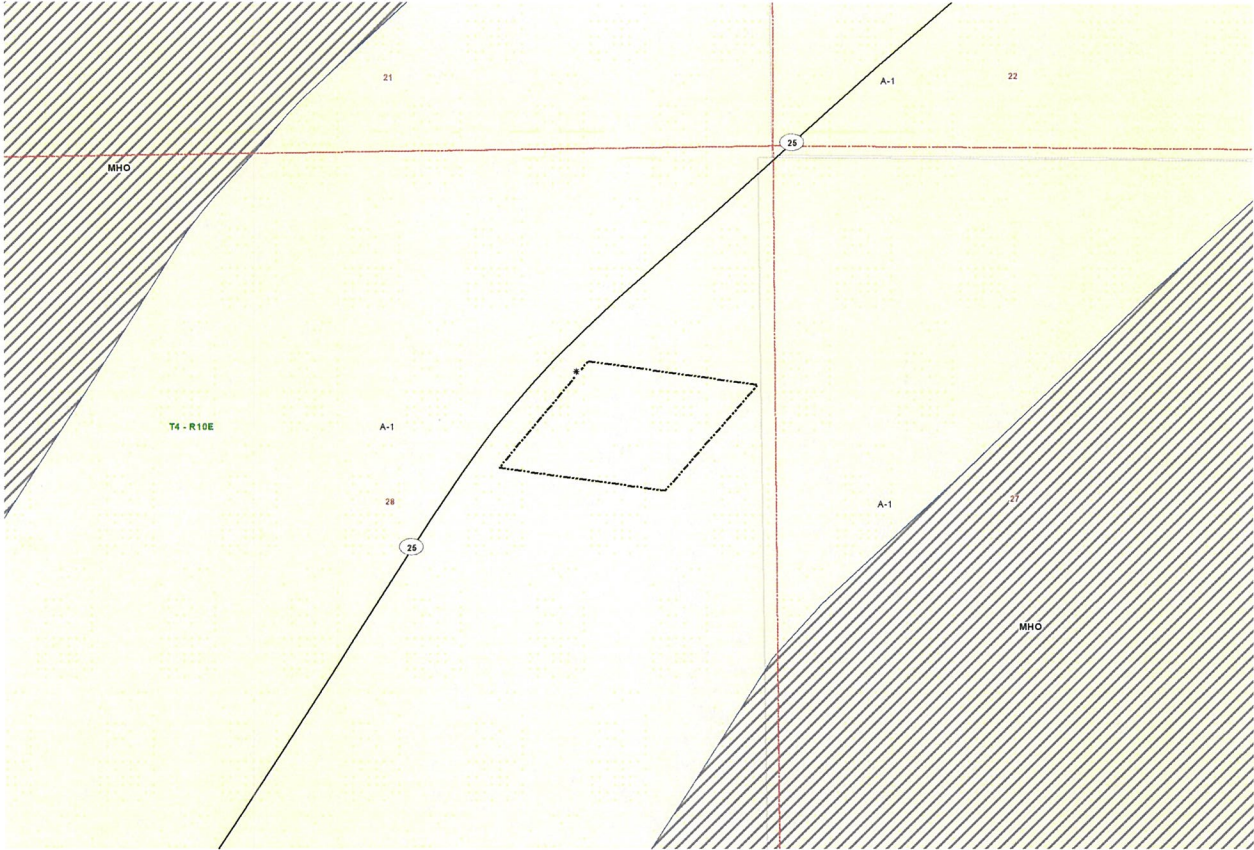
**PETITIONER:** James & Valerie Willie

**OWNER:** James & Valerie Willie

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

**LOCATION:** Parcel located on the east side of LA Highway 25, north of Livaudais Road ; S28, T4S, R10E; Ward 2, District 3

**SIZE:** 3.5 acres





2018-1302-ZC

MHO

21

22

25

A-1

T4 - R10E

25

28

27

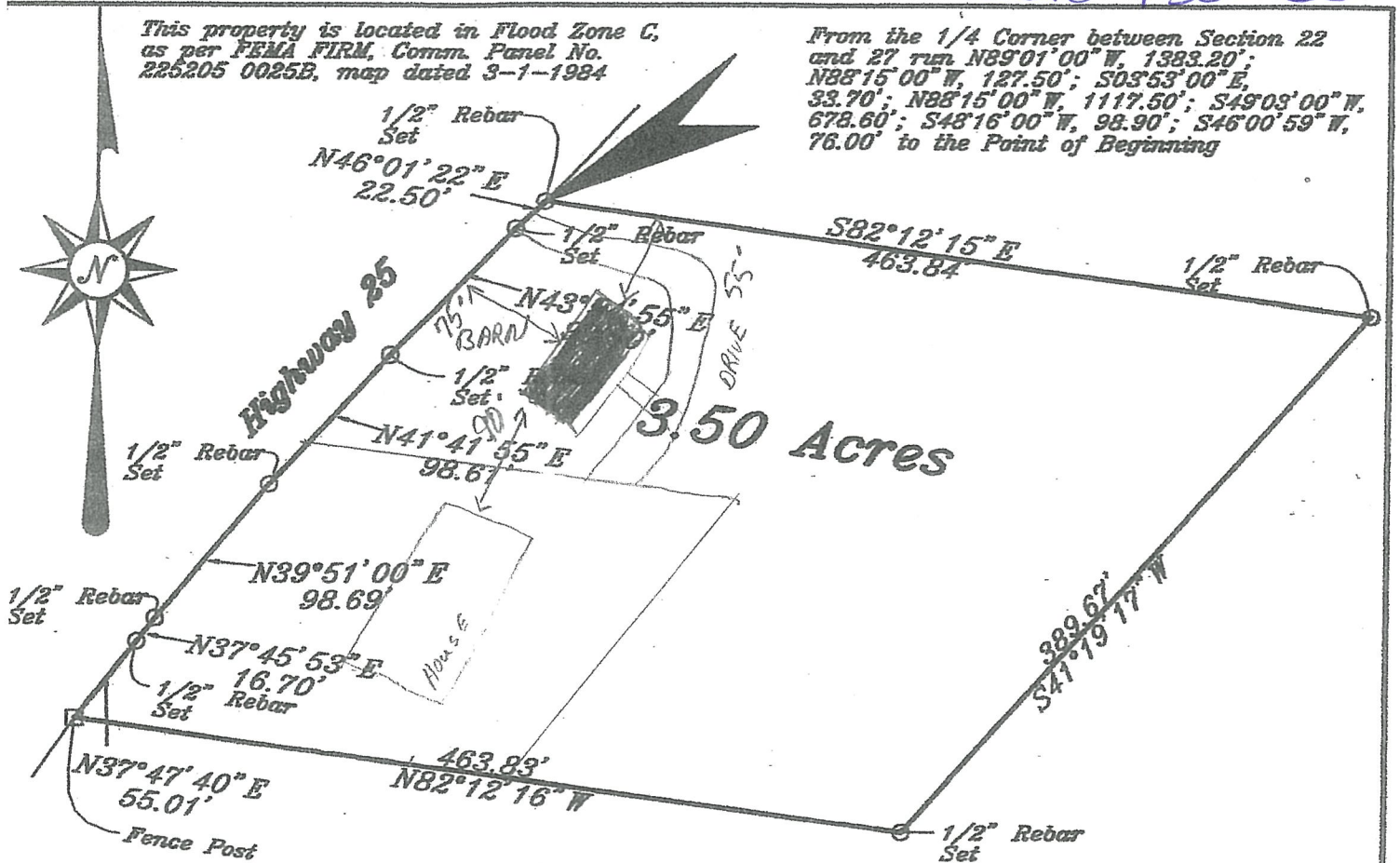
MHO



2018-1302-ZC

This property is located in Flood Zone C,  
as per FEMA FIRM, Comm. Panel No.  
225205 0025B, map dated 3-1-1984

From the 1/4 Corner between Section 22  
and 27 run N89°01'00"W, 1383.20';  
N88°15'00"W, 127.50'; S05°53'00"E,  
33.70'; N88°15'00"W, 1117.50'; S49°03'00"W,  
678.60'; S48°16'00"W, 98.90'; S46°00'59"W,  
76.00' to the Point of Beginning



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 MINIMUM STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXL.

**Danny Willie**

(985)373-1760

MAP PREPARED FOR

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 28, Township 4 South,**  
**Range 10 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 Inc.**

COVINGTON, LOUISIANA

*[Signature]*  
LOUISIANA REGISTERED LAND SURVEYOR  
REG. NO. 3403

SCALE: 1" = 100'

DATE: May 17, 2006

NUMBER: 11878

ZONING STAFF REPORT

Date: 12/18/2018Meeting Date: 1/2/2019

Case No.: 2018-1303-ZCDetermination: Approved, Amended, Postponed, Denied

Posted:12/14/18

GENERAL INFORMATION

**PETITIONER:** Mark D. Higdon

**OWNER:** Greenland LLC

**REQUESTED CHANGE:** From HC-3 Highway Commercial District to MD-3 Medical Facility District

**LOCATION:** Parcel located on the south side of Pinnacle Pkwy, east of LA Highway 21, north of I-12 ; S47, T7S, R11E; Ward 1, District 1

**SIZE:** 1.5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish**Road Surface:** 4 lanes asphalt**Condition:** Good

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-4 Neighborhood Institutional District
South	I-12	
East	Commercial	HC-3 Highway Commercial District
West	Commercial	HC-3 Highway Commercial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

**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 HC-3 Highway Commercial District to MD-3 Medical Facility District. This site is located on the south side of Pinnacle Pkwy, east of LA Highway 21, north of I-12. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial and possibly other institutional or recreational uses, including conservation areas.

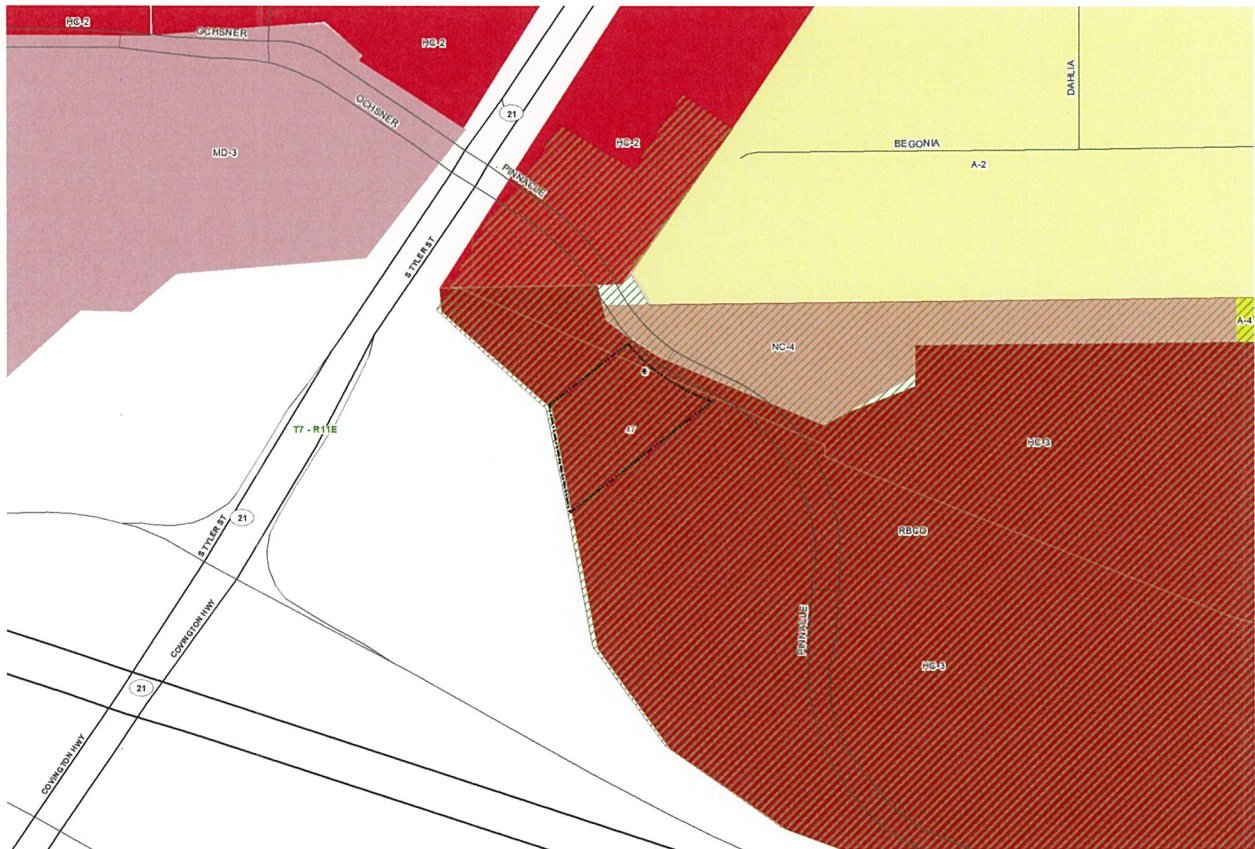
The purpose of the MD-3 Medical Facility District is to provide for the location of medical and veterinarian facilities for regional populations on properties located adjacent to, or with adequate access to, the major street network. Although, the site is mainly surrounded by commercial uses, Staff does not have any objection to the request considering the location of the site, being adjacent to a major street network, and that it meets the purpose of the MD-3 zoning and the objectives of the 2025 future land use plan.

Note that there is an existing 60 room hotel/31,926 square foot building on the site, which is proposed to be developed as a Behavioral Healthcare Facility.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-3 Medical Facility District designation be approved.

**SIZE:** 1.5 acres







2018-1303-ZC  
A-4

PF-2

HC-2

PELICAN LANDING SC SERVICE  
PELICAN LANDING SHOPPING CTR  
PELICAN LANDING PARKING ACCESS

HYACINTH

21

STYLERST

DAHLIA

A-2

BEGONIA

OCHSNER

MD-3

21

NC-4

T7-R11E

47

RBCO

21

COVINGTON HWY

COVINGTON HWY

Pinnacle  
Pinnacle

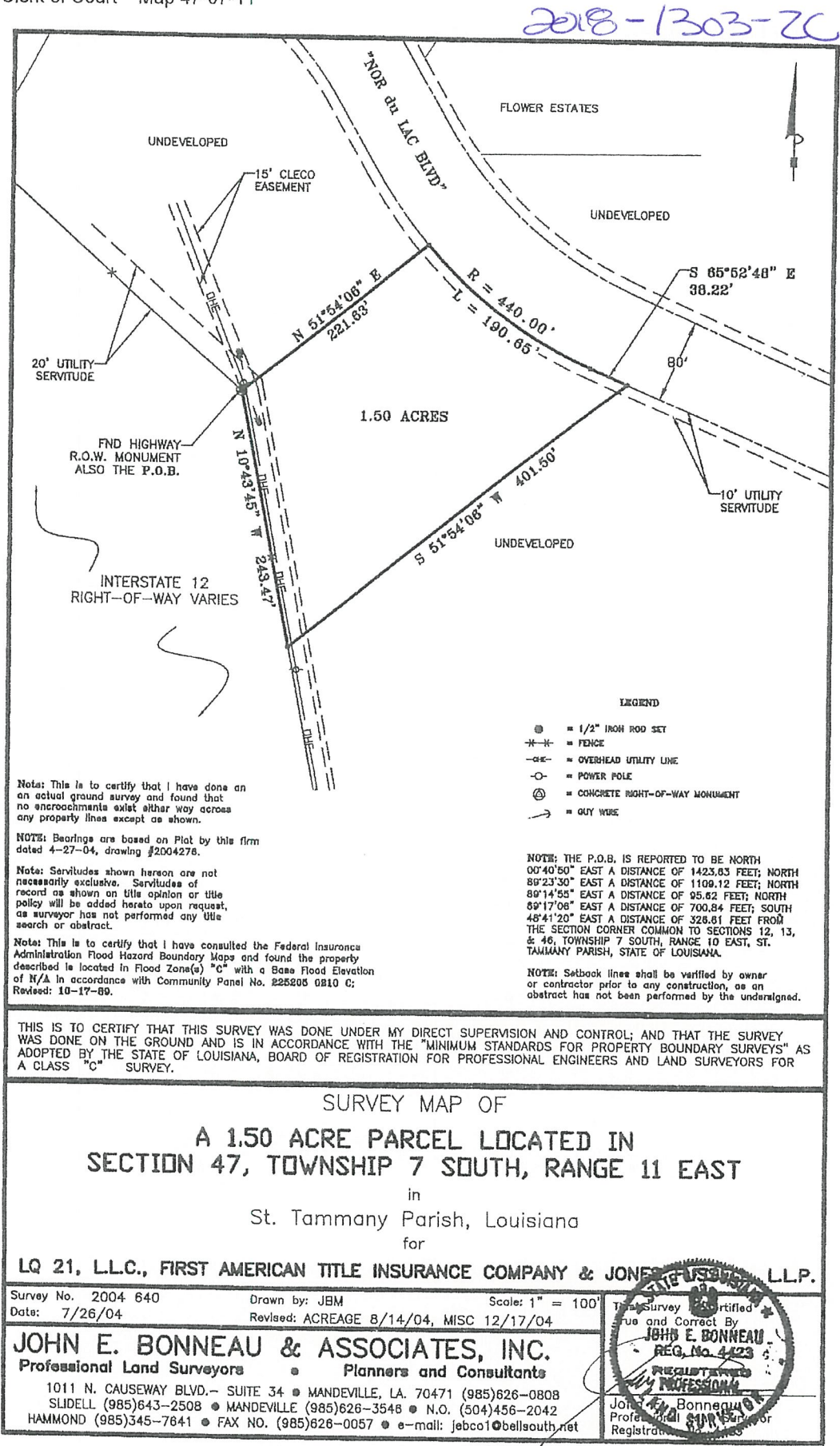
STIRLING

HC-3

PBC

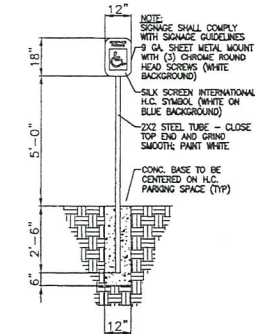
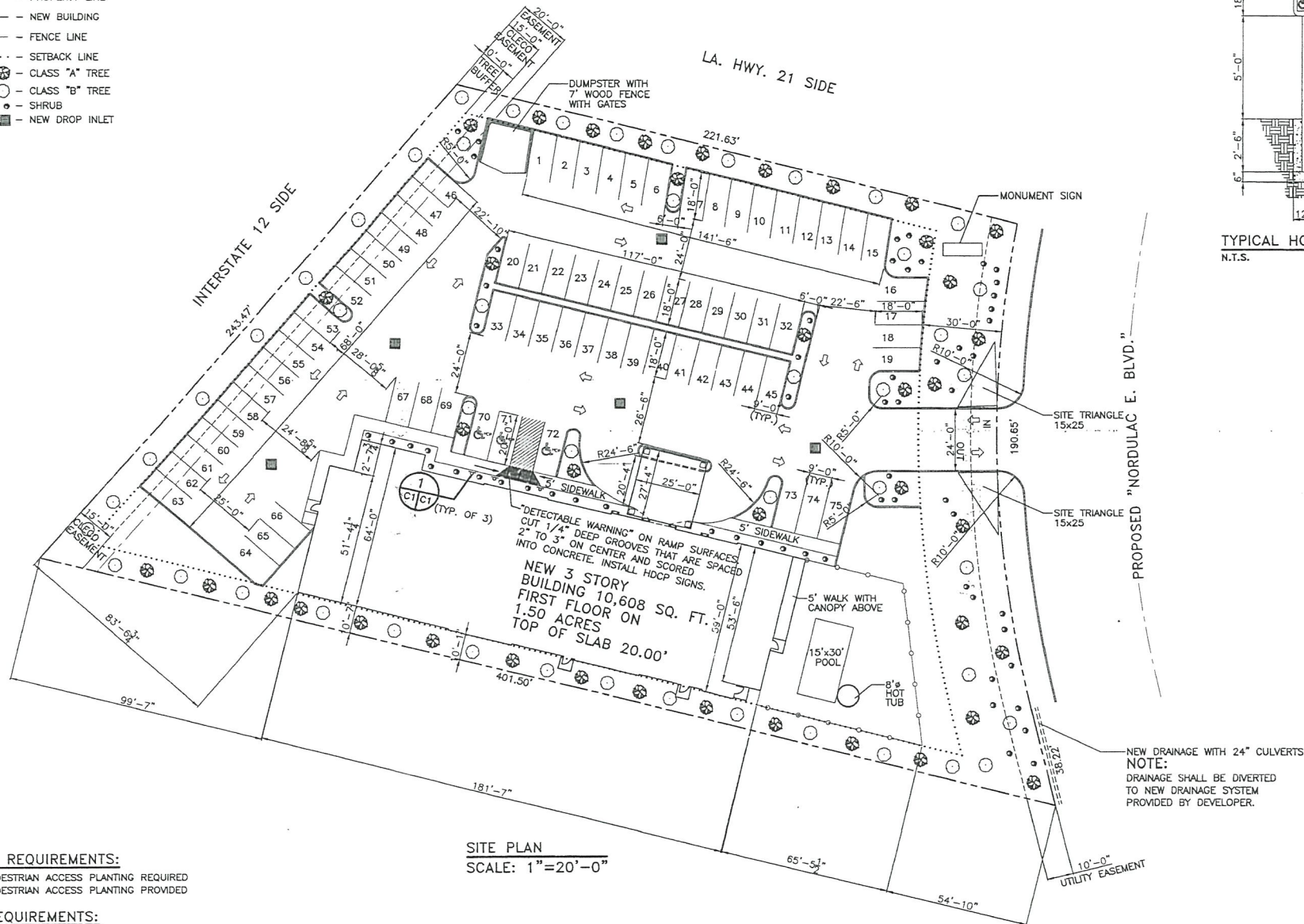
0 560 Feet





# LEGEND

- CENTERLINE OF ROAD
- PROPERTY LINE
- NEW BUILDING
- FENCE LINE
- SETBACK LINE
- CLASS "A" TREE
- CLASS "B" TREE
- SHRUB
- NEW DROP INLET



TYPICAL HCP SIGN  
N.T.S.

## LANDSCAPE REQUIREMENTS:

726 SQ. FT. PEDESTRIAN ACCESS PLANTING REQUIRED  
740 SQ. FT. PEDESTRIAN ACCESS PLANTING PROVIDED

## PARKING REQUIREMENTS:

1 SPACE FOR EACH ROOM  
60 ROOMS PROVIDED=60 SPACES REQUIRED  
72 SPACES  
+ 3 HANDICAP  
75 TOTAL SPACES PROVIDED

## SITE PLAN

SCALE: 1"=20'-0"

LA QUINTA INN & SUITES #21

DAMMON ENGINEERING, INC.

1095 FLORIDA AVENUE 985-649-5632 SLIDELL, LA. 70468  
DAMMONENGINEERING.COM



SCALE: AS NOTED

FILE:

JOB NO. 1583

DATE: 11-18-04

SHEET 2

C-1

OF 28

SITE PLAN

DAPCO VENTURES

HWY. 21

COVINGTON, LOUISIANA

**ZONING STAFF REPORT**

**Date:** 12/18/2018  
**Case No.:** 2018-1306-ZC  
**Posted:**12/13/18

**Meeting Date:** 1/2/2019  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Reyna & Antonio Delarca  
**OWNER:** Reyna & Antonio Delarca  
**REQUESTED CHANGE:** From A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the east side of Behrman Avenue, north of Coast Blvd, being lots 9 & 10, Central Park ; S23, T9S, R14E; Ward 8, District 12  
**SIZE:** 6256 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	Office Warehouse	I-1 Industrial District
South	Manufactured Home	A-4A Single-Family Residential District
East	Office Warehouse	I-1 Industrial District
West	Manufactured Home	A-4A Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** No                                      **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-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the east side of Behrman Avenue, north of Coast Blvd, being lots 9 & 10, Central Park. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that the site is abutting residential uses/existing manufactured homes on the south and west sides.

**STAFF RECOMMENDATION:**

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



Case No.: 2018-1306-ZC

PETITIONER: Reyna & Antonio Delarca

OWNER: Reyna & Antonio Delarca

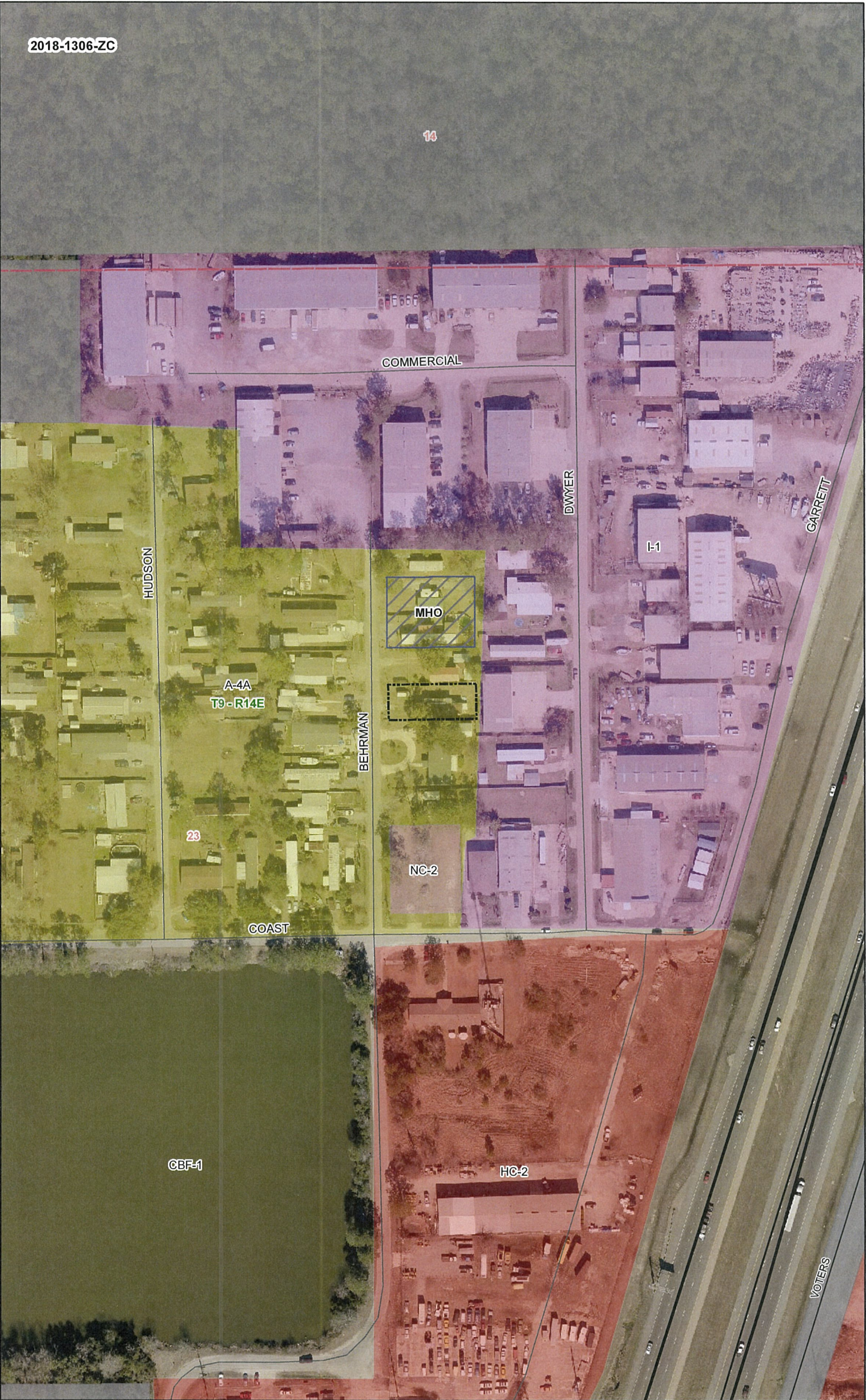
REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Behrman Avenue, north of Coast Blvd, being lots 9 & 10, Central Park ; S23, T9S, R14E; Ward 8, District 12

SIZE: 6256 sq.ft.







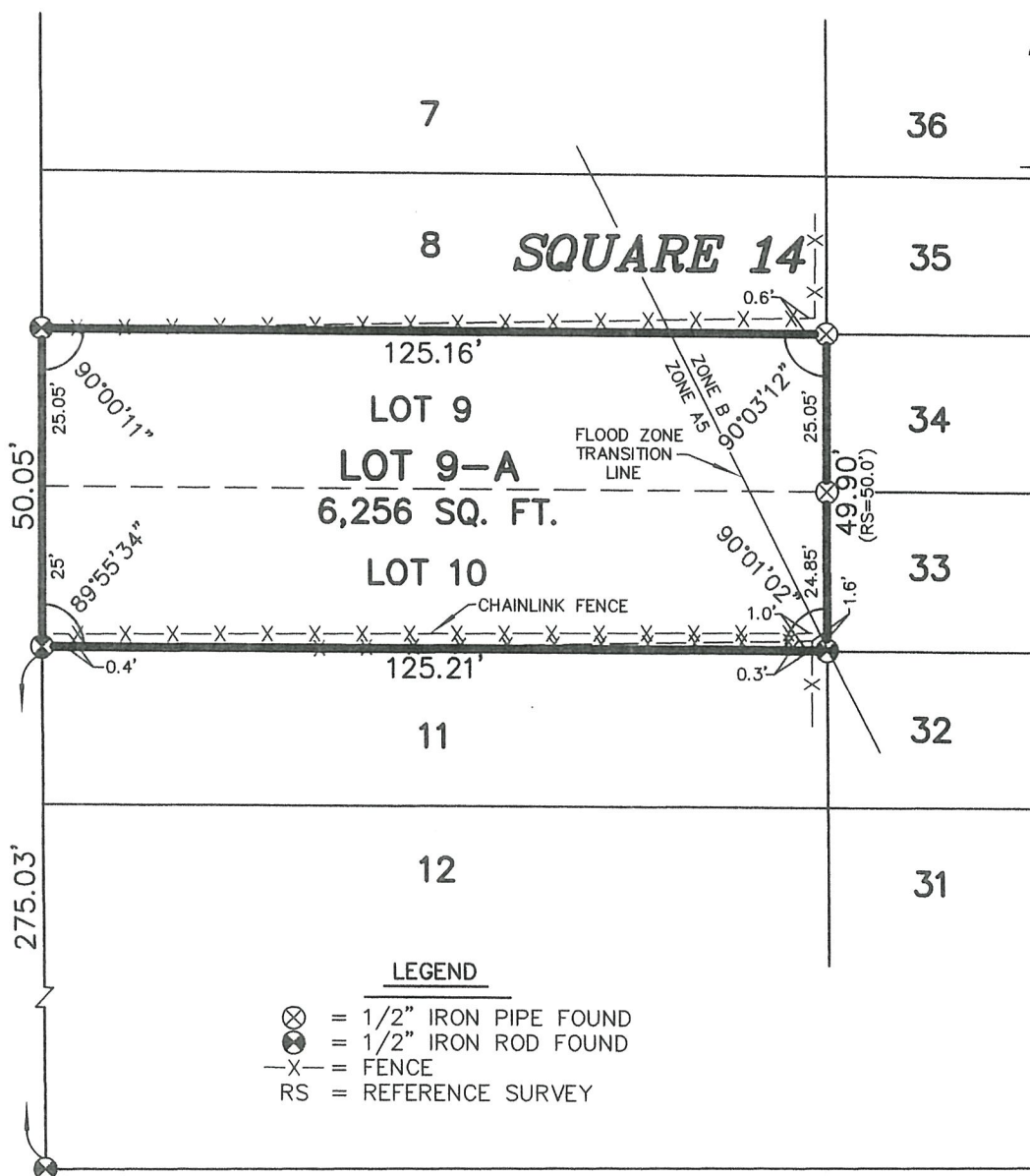


2018-1306-ZC

NORTH LINE OF SUBDIVISION (SIDE)

BEHRMAN AVENUE (ASPHALT)  
(50' R.O.W.)

DWYER AVENUE (SIDE)



LEGEND

- ⊗ = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- X- = FENCE
- RS = REFERENCE SURVEY

COAST BOULEVARD (ASPHALT)  
(60' R.O.W.)

NOTES:

1. This property is located in Flood Zones A5 & B, per F.E.M.A. Map No. 225205 0420 E, dated April 21, 1991.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Plat of Central Park, Section A, by H.G. Fritchie, Surveyor, dated January 1st - 10th, 1929, filed St. Tammany Parish Clerk of Court Map File No. 139A.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

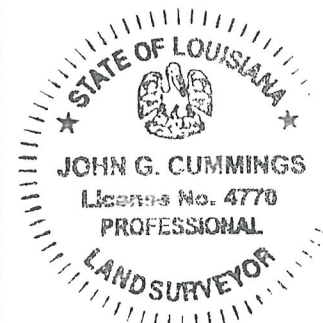
COVINGTON, LA 70433

PLAT PREPARED FOR: **Reyna & Antonio Delarca**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 9 & 10, INTO LOT 9-A, SQUARE 14, CENTRAL PARK, SECTION A, LOCATED IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS 'S' SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 30'

JOB NO. 18246-RSB

DATE: 11/2/2018

REVISED: