

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

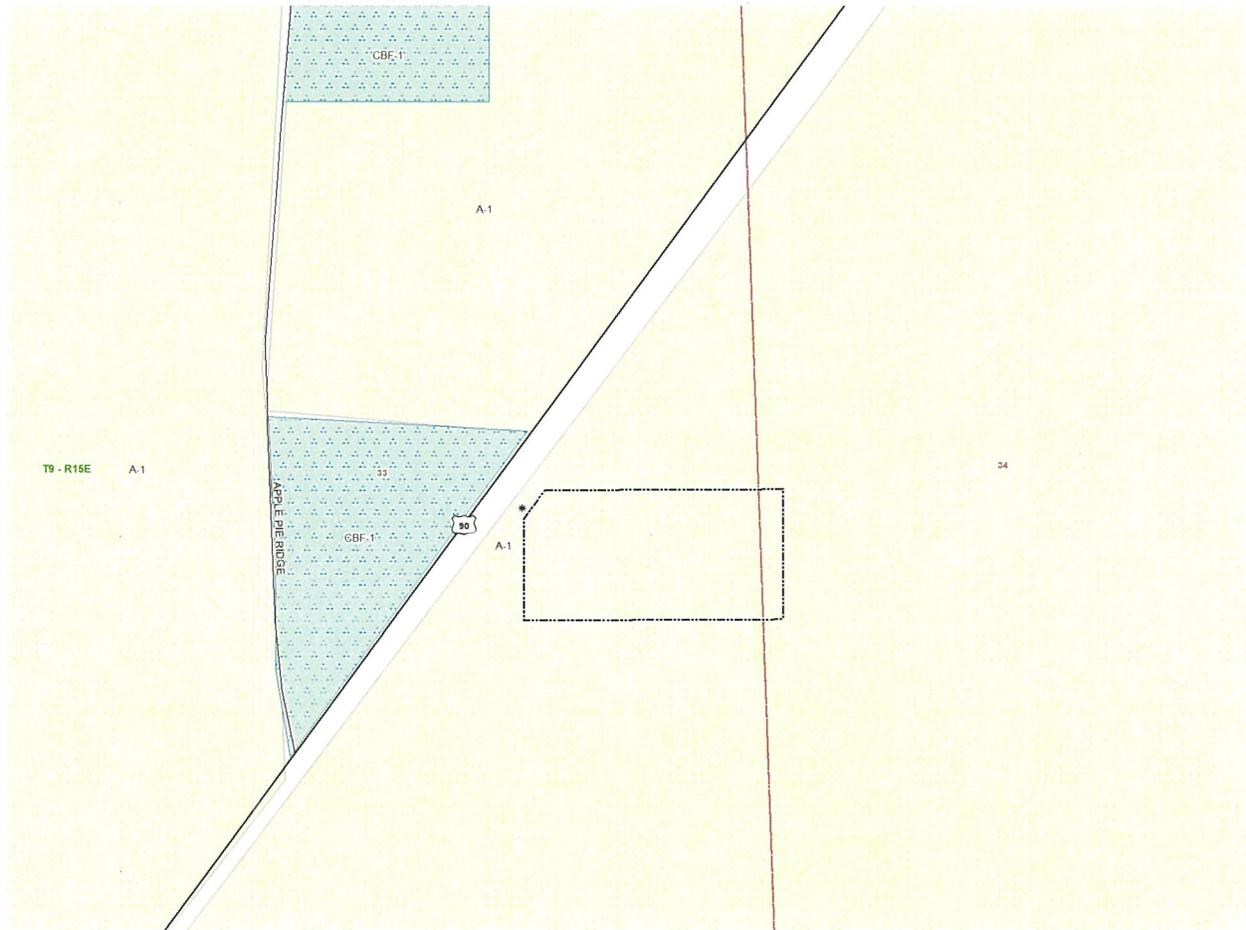
PETITIONER: Michael & Kim P. Fisher

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

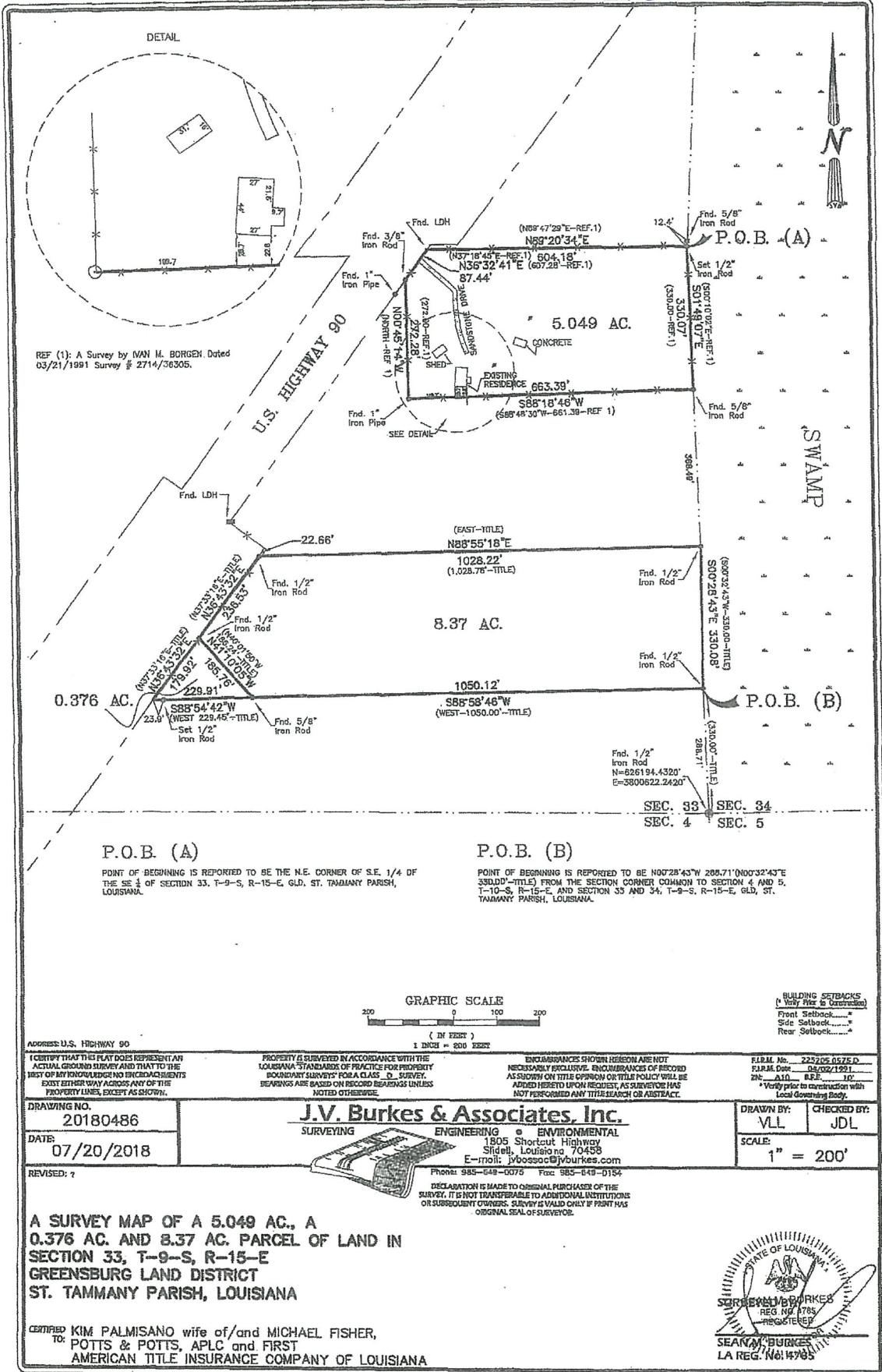
A-1

3

0 470 Feet



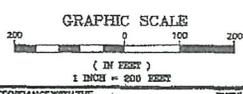
2018-1232-ZC



REF (1): A Survey by IVAN M. BORGEN, Dated 03/21/1991 Survey # 2714/36305.

P.O.B. (A)
POINT OF BEGINNING IS REPORTED TO BE THE N.E. CORNER OF S.E. 1/4 OF THE SE 1/4 OF SECTION 33, T-9-S, R-15-E, GLD. ST. TAMMANY PARISH, LOUISIANA.

P.O.B. (B)
POINT OF BEGINNING IS REPORTED TO BE N00°28'43"W 288.71'(N00°32'43"E 330.00'-TITLE) FROM THE SECTION CORNER COMMON TO SECTION 4 AND 5, T-10-S, R-15-E, AND SECTION 33 AND 34, T-9-S, R-15-E, GLD. ST. TAMMANY PARISH, LOUISIANA.



BUILDING SETBACKS
(Only Prior to Construction)
Front Setback...
Side Setback...
Rear Setback...

ADDRESS: U.S. HIGHWAY 90

I CERTIFY THAT THIS PLAN DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCUMBRANCES EXIST EITHER UPON OR 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 "D" SURVEY. BEARINGS ARE BASED ON RECORD REQUIREMENTS UNLESS NOTED OTHERWISE.

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

FIRM No. 227206 AB7E D
FIRM Date 05/02/1991
2nd A10 RFE 10
*Verify prior to construction with Local Governing Body

DRAWING NO. 20180486
DATE 07/20/2018

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING & ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbosac@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0184

DRAWN BY: VLL
CHECKED BY: JDL
SCALE: 1" = 200'

REVISIONS: ?

A SURVEY MAP OF A 5.049 AC., A 0.376 AC. AND 8.37 AC. PARCEL OF LAND IN SECTION 33, T-9-S, R-15-E GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: KIM PALMISANO wife of and MICHAEL FISHER, POTTS & POTTS, APLC and FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA

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

SEAN M. BURKES
LA REG. No. 14783

FILED IN TAMMANY PARISH, LOUISIANA, ON 07/20/2018 AT 10:00 AM BY J.V. BURKES, SURVEYOR. MAP NO. 20180486, 33-9-15, FISHER\20180486.dwg

Case No.: 2018-1262-ZC

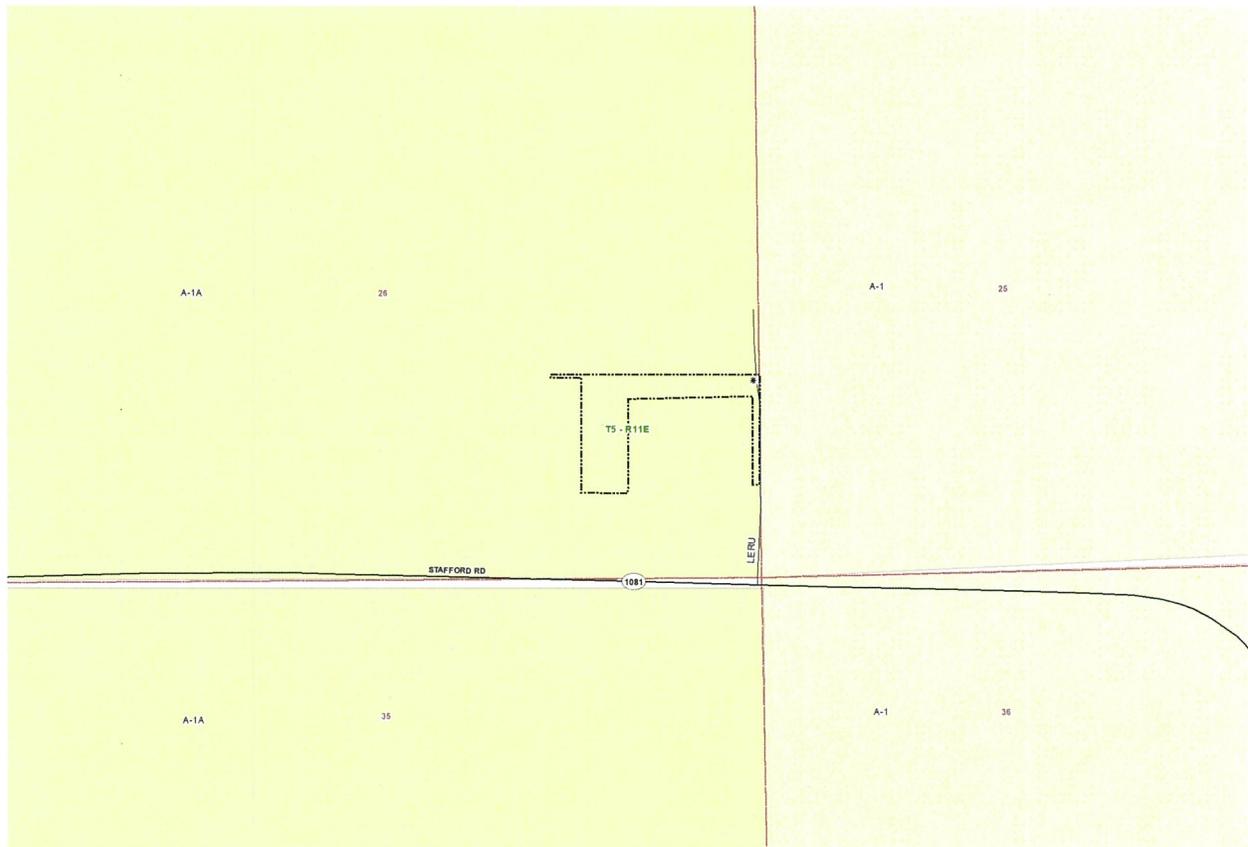
PETITIONER: Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

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



2018-1262-ZC

A-1A

26

A-1

25

T5-R11E

LERU

STAFFORD RD

1081

36

35

0 375 Feet



22-2921-8102



Property Line is Center of River

Little Bogue Falaya River

Center of River

Parcel A
5.21 ACRES
(More or Less)

(4.00 Acres)

Parcel 1
(1.21 Acres)

Line Adjusted
(Typical)

Parcel B
1.65 ACRES
(0.138 Acres in Leroux Lane)

(Not Apart)

La. Hwy. 1081
(Stafford Road)

Leroux Lane
(Gravel)

P.O.B.

Section Corner

26
35
25
36

A Lot Line Adjustment of Parcel 1, a Portion of Parcels 5, 6 and 7 & a 4.00 Acre Parcel of Land, into Parcels A & B, in Sections 26 & 35, T-5-S, R-11-E, St. Tammany Parish, Louisiana

Filed for record:

Clerk of Court

Date File No.

- Reference:
- 1) A Survey Plat by Jeron Fitzmorris, Dated 12-9-1986, #4462, (Based Bearings)
 - 2) A Survey Plat by Jeron Fitzmorris, File Date 10-8-1986, File No. 2199, Clerks Office
 - 3) A Survey Plat by Jeron Fitzmorris, Dated 4-26-2000, #8836
 - 4) A Survey Plat by Jeron Fitzmorris, Dated 11-9-1994, #6615

Reference calls not shown

- LEGEND:
- = Fnd. 1/2" Iron Rod
 - = Fnd. 1 1/2" Iron Pipe
 - = Fnd. 1" Iron Pipe
 - ▲ = Fnd. 5/8" Iron Rod
 - = Set 1/2" Iron Rod

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERE TO 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 "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:147.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Bruce M. Butler 9-21-2018
BRUCE M. BUTLER
L.A. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

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

MAP PREPARED FOR	
RICHIE GERDING	
SCALE: 1" = 100'	DRAWN BY: JWG
DATE: 9-20-2018	
Sections 26 & 35, T-5-S, R-11-E, St. Tammany Parish, La.	
DRAWN NUMBER 18978	

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



2018-1299-ZC

A-2

T6-R10E

MHO

6

HASKINS

JIM WILLIE

0 400 Feet



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

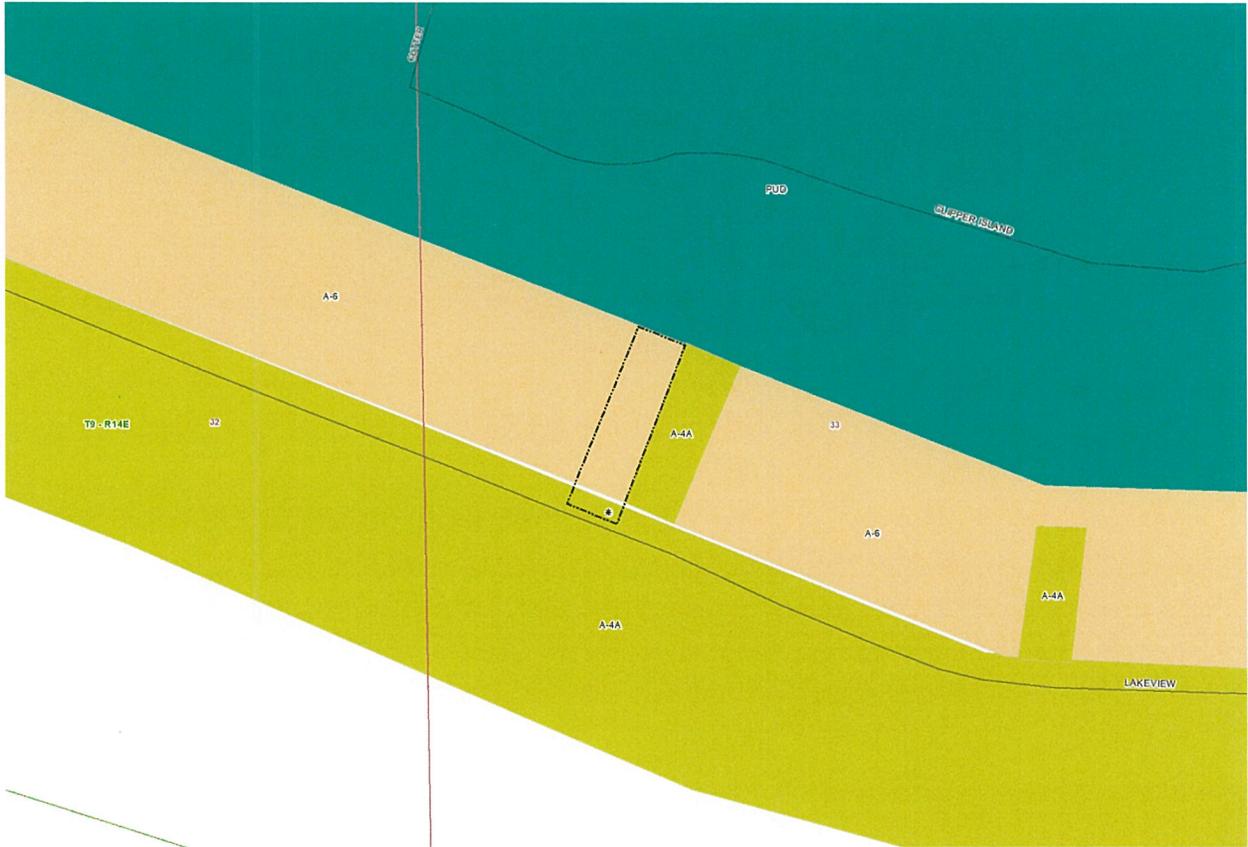
PETITIONER: Douglas Graiser

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.



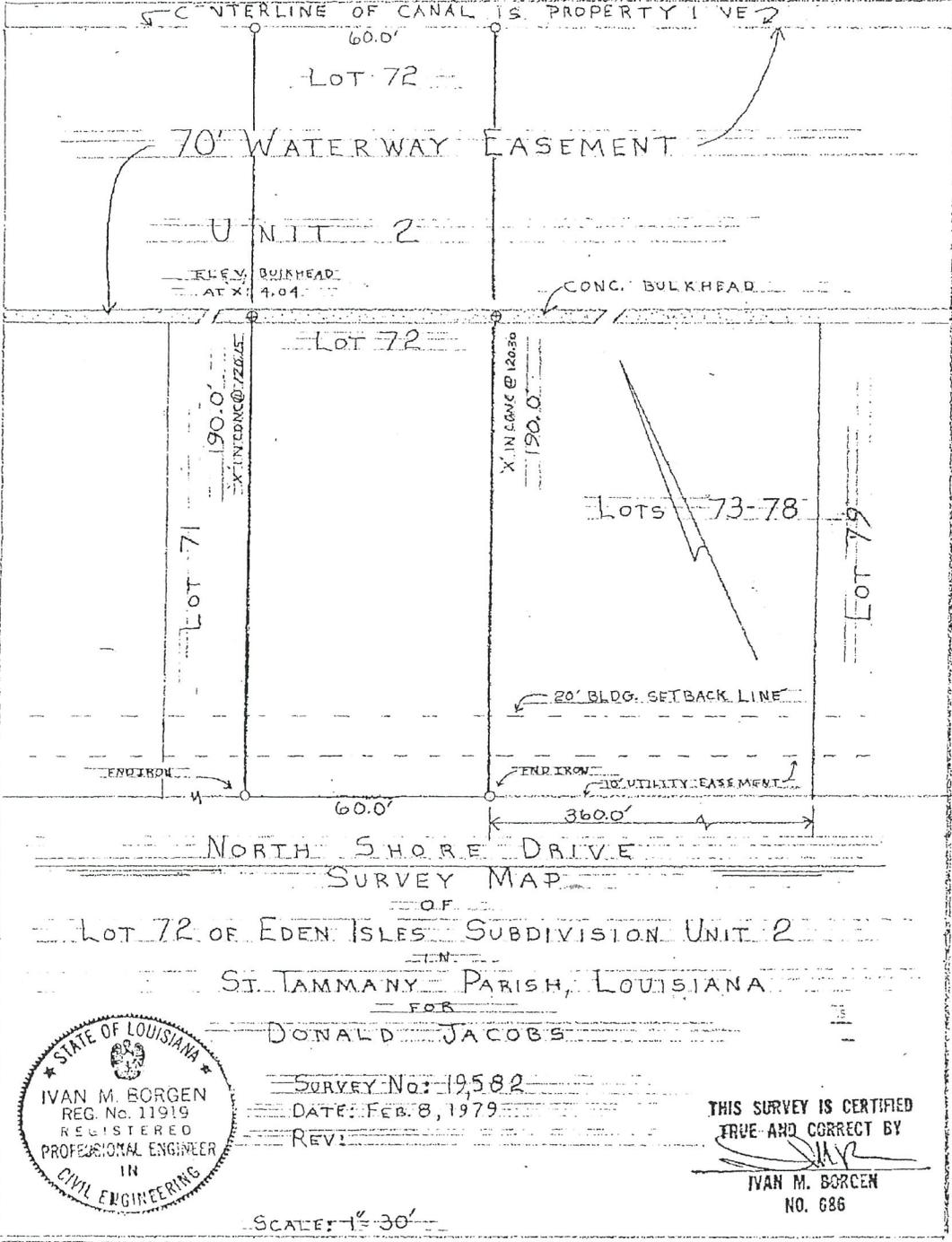
2018-1300-ZC



0 280 Feet



2018-1300-70



Case No.: 2018-1302-ZC

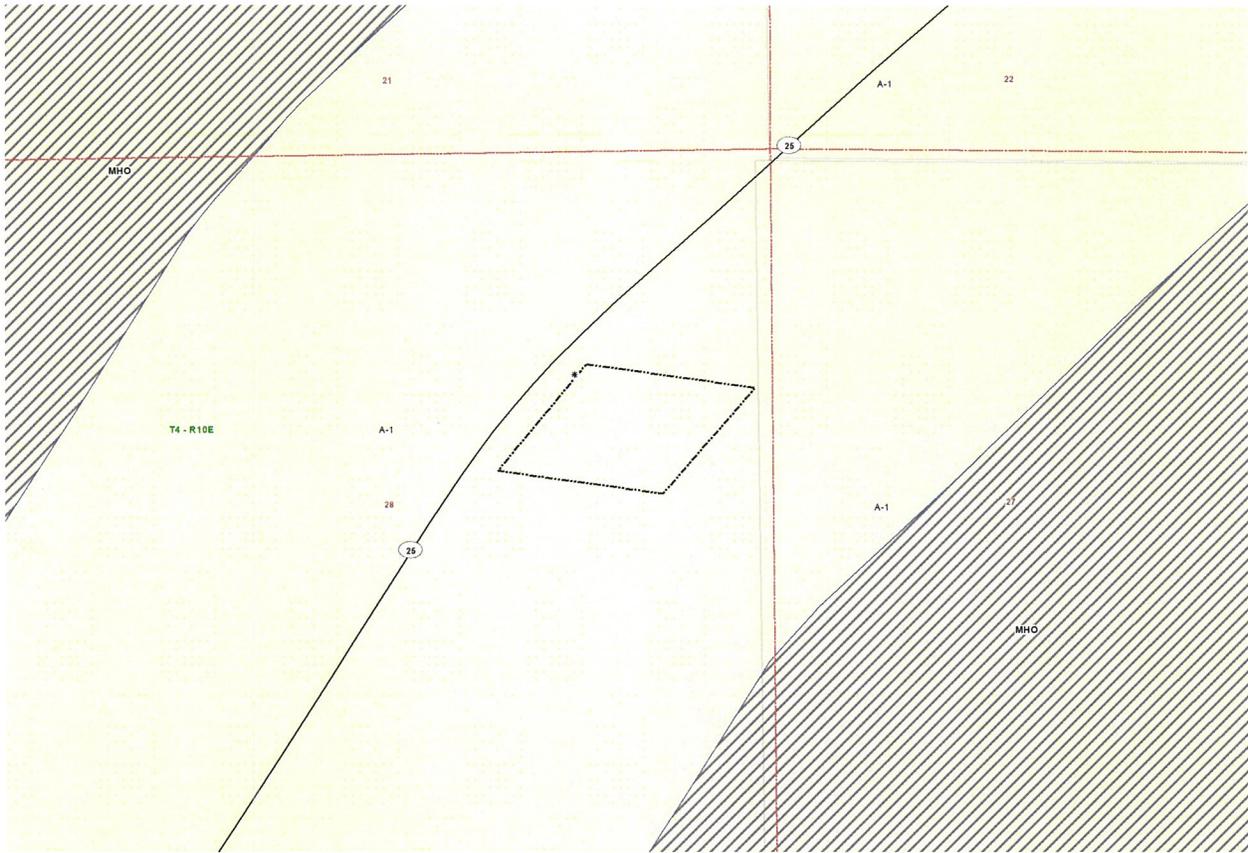
PETITIONER: James & Valerie Willie

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

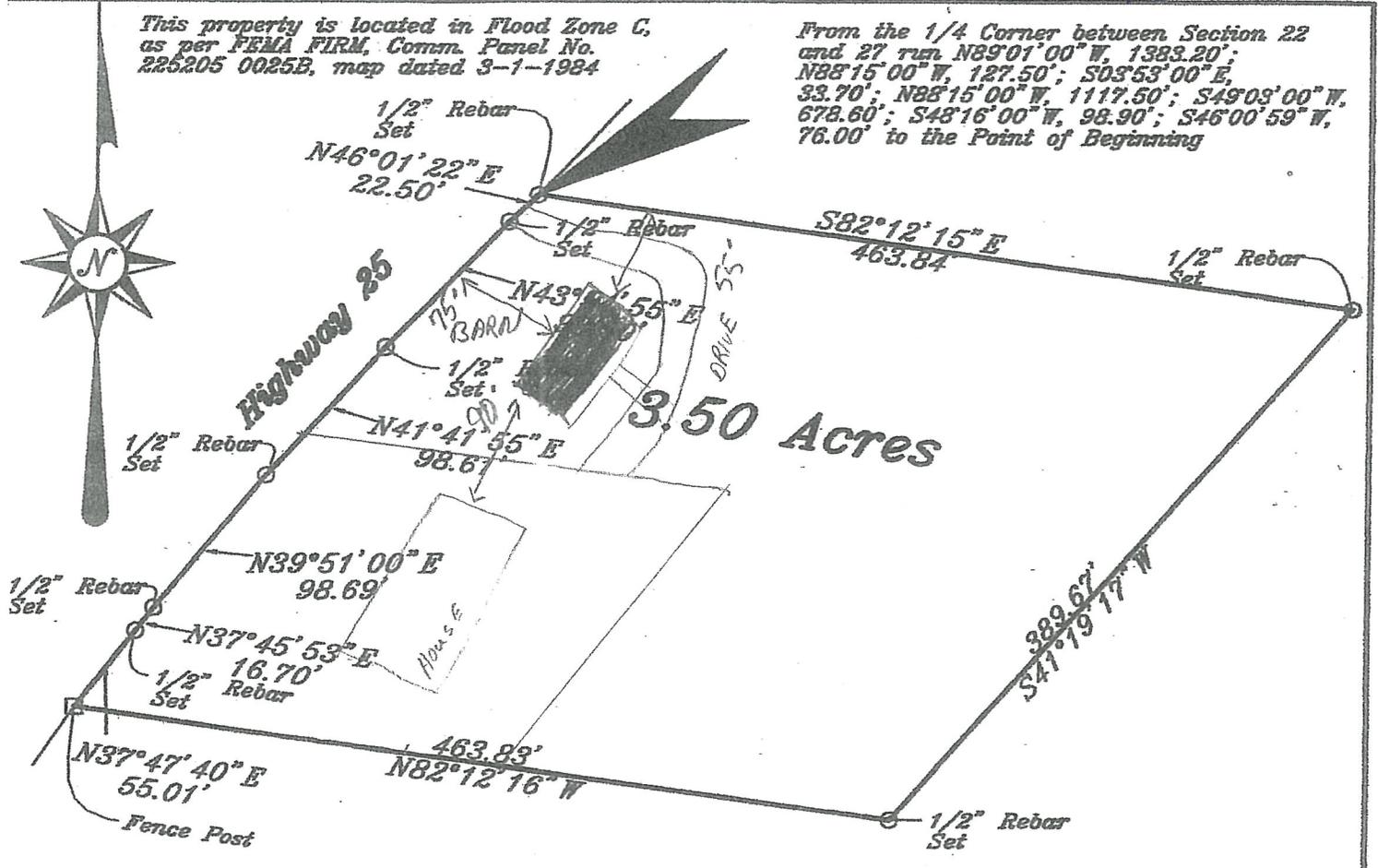
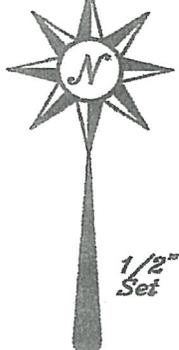
0 560 Feet



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
SURV. NUMBER: 11878

SCALE: 1" = 100' DATE: May 17, 2006

ZONING STAFF REPORT

Date: 12/18/2018
Case No.: 2018-1303-ZC
Posted: 12/14/18

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

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.

Case No.: 2018-1303-ZC

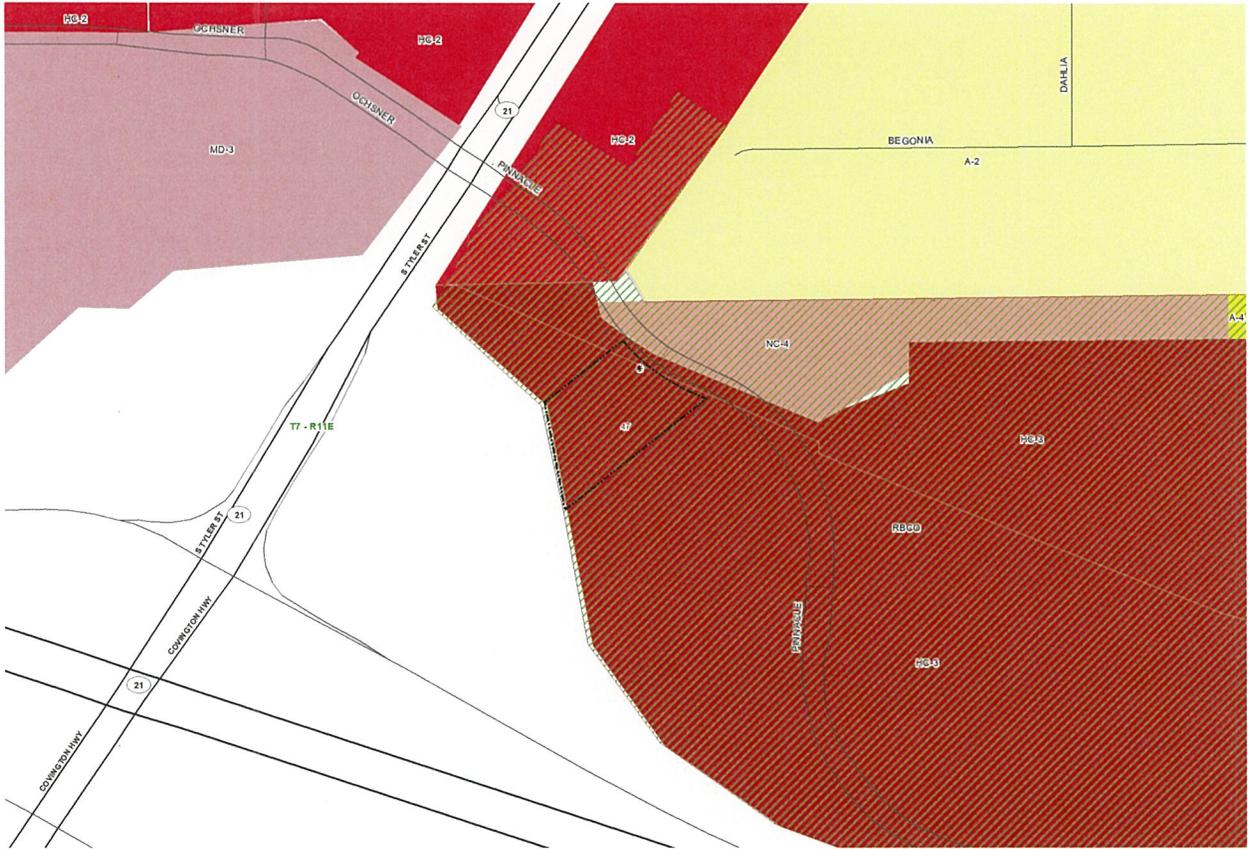
PETITIONER: Mark D. Higdon

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



2018-1303-ZC
A-4

HC-2

PELICAN LANDING SC SERVICE
PELICAN LANDING SHOPPING CTR

PELICAN LANDING PARKING ACCESS
STYLERST
STYLERST

21

HYACINTH

DAHLIA

A-2

BEGONIA

OCHSNER

MD-3

21

NC-4

T7-R11E

47

COVINGTON HWY
COVINGTON HWY

21

RBCO

PINNACLE
PINNACLE

STIRLING

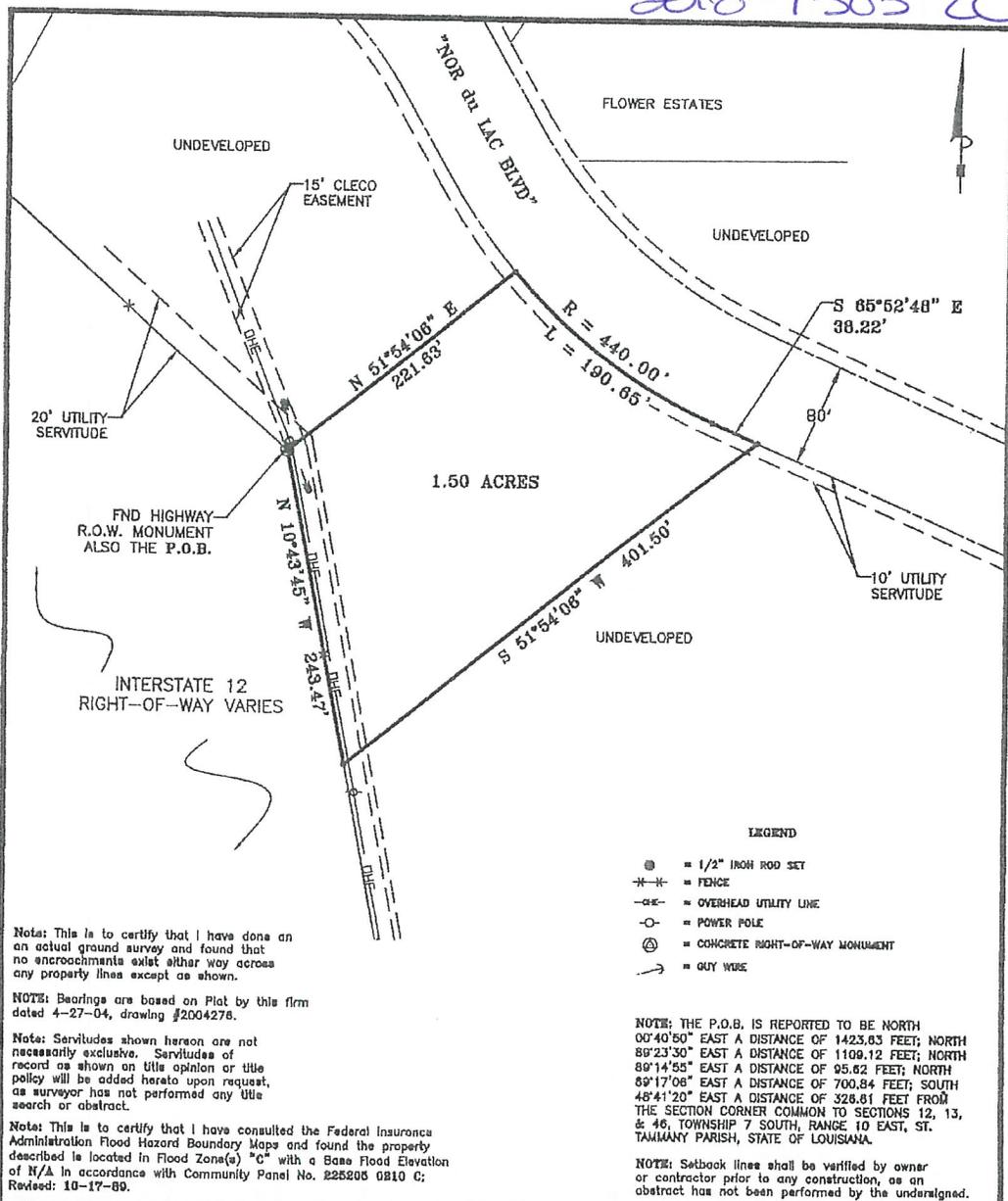
HC-3

PBC

0 560 Feet



2018-1303-ZC



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

NOTE: Bearings are based on Plat by this firm dated 4-27-04, drawing #2004278.

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as a surveyor has not performed any title search or abstract.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225208 0810 C; Revised: 10-17-89.

- LEGEND
- = 1/2" IRON ROD SET
 - = FENCE
 - = OVERHEAD UTILITY LINE
 - = POWER POLE
 - ⊙ = CONCRETE RIGHT-OF-WAY MONUMENT
 - = GUY WIRE

NOTE: THE P.O.B. IS REPORTED TO BE NORTH 00°40'50" EAST A DISTANCE OF 1423.83 FEET; NORTH 80°23'30" EAST A DISTANCE OF 1109.12 FEET; NORTH 80°14'55" EAST A DISTANCE OF 95.82 FEET; NORTH 80°17'08" EAST A DISTANCE OF 700.84 FEET; SOUTH 48°41'20" EAST A DISTANCE OF 328.81 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 12, 13, & 46, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, STATE OF LOUISIANA.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

SURVEY MAP OF
**A 1.50 ACRE PARCEL LOCATED IN
 SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST**
 in
 St. Tammany Parish, Louisiana
 for
LQ 21, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY & JONES & BELL, L.L.P.

Survey No. 2004 640 Drawn by: JBM Scale: 1" = 100'
 Date: 7/26/04 Revised: ACREAGE 8/14/04, MISC 12/17/04

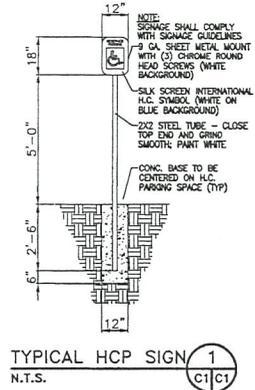
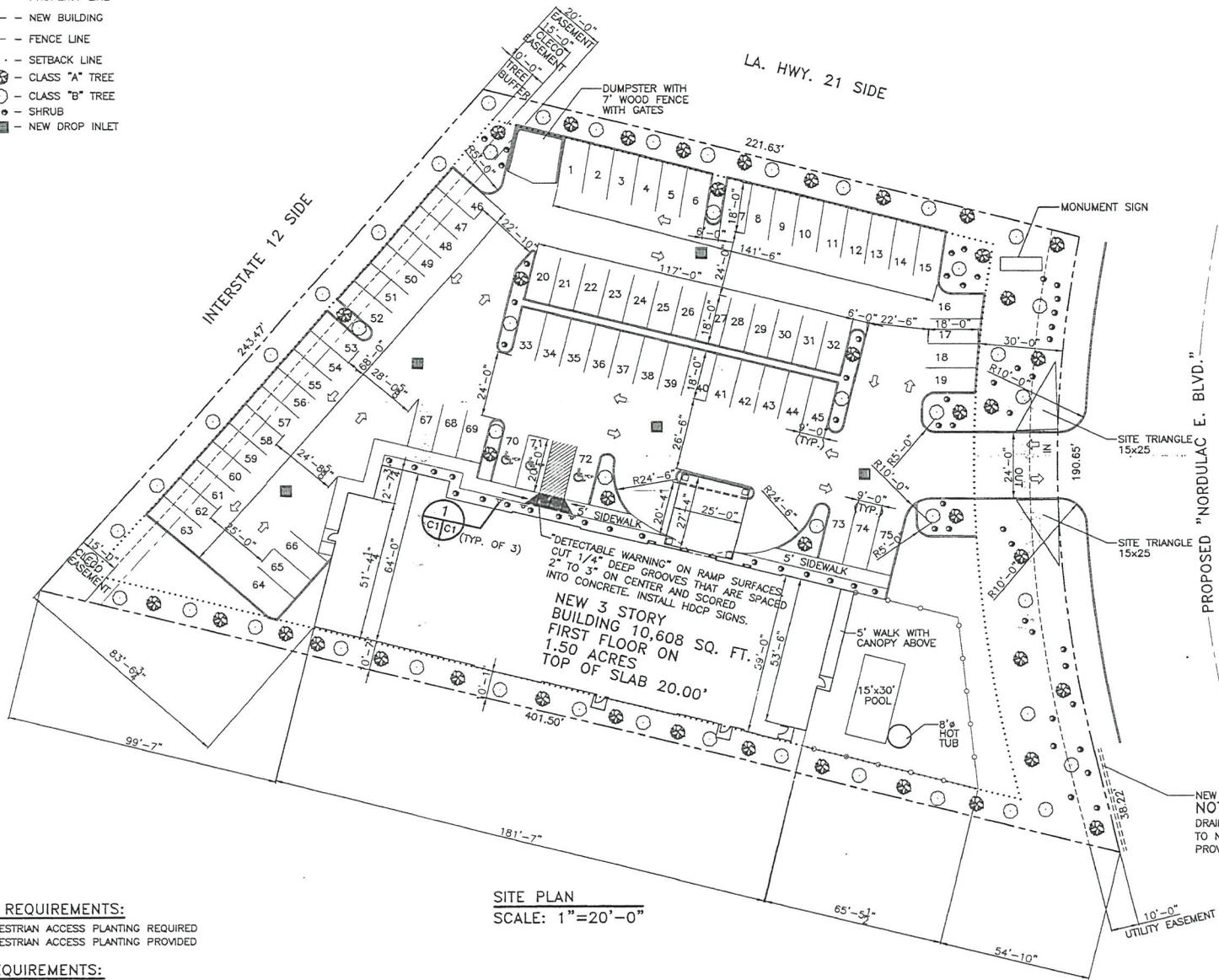
JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA. 70471 (985)626-0808
 SLIDELL (985)643-2508 • MANDEVILLE (985)626-3548 • N.O. (504)456-2042
 HAMMOND (985)345-7641 • FAX NO. (985)626-0057 • e-mail: jebco1@bellsouth.net



2018-1303-2C

LEGEND

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



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"

NEW DRAINAGE WITH 24" CULVERTS
 NOTE:
 DRAINAGE SHALL BE DIVERTED
 TO NEW DRAINAGE SYSTEM
 PROVIDED BY DEVELOPER.

SITE PLAN

DAPCO VENTURES
 HWY. 21
 COVINGTON, LOUISIANA

LA QUINTA INN & SUITES #21

DAMMON ENGINEERING, INC.

1095 FLORIDA AVENUE 985-849-5632 SLIDELL, LA. 70458
 DAMMONENGINEERING.COM



SCALE: AS NOTED

FILE:

JOB NO. 1583

DATE: 11-18-04

SHEET 2

C-1

OF 28

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.



14

COMMERCIAL

HUDSON

DWYER

GARRETT

I-1

MHO

A-4A
T9-R14E

BEHRMAN

23

NC-2

COAST

CBF-1

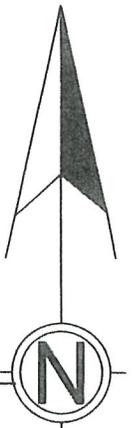
HC-2

VOTERS

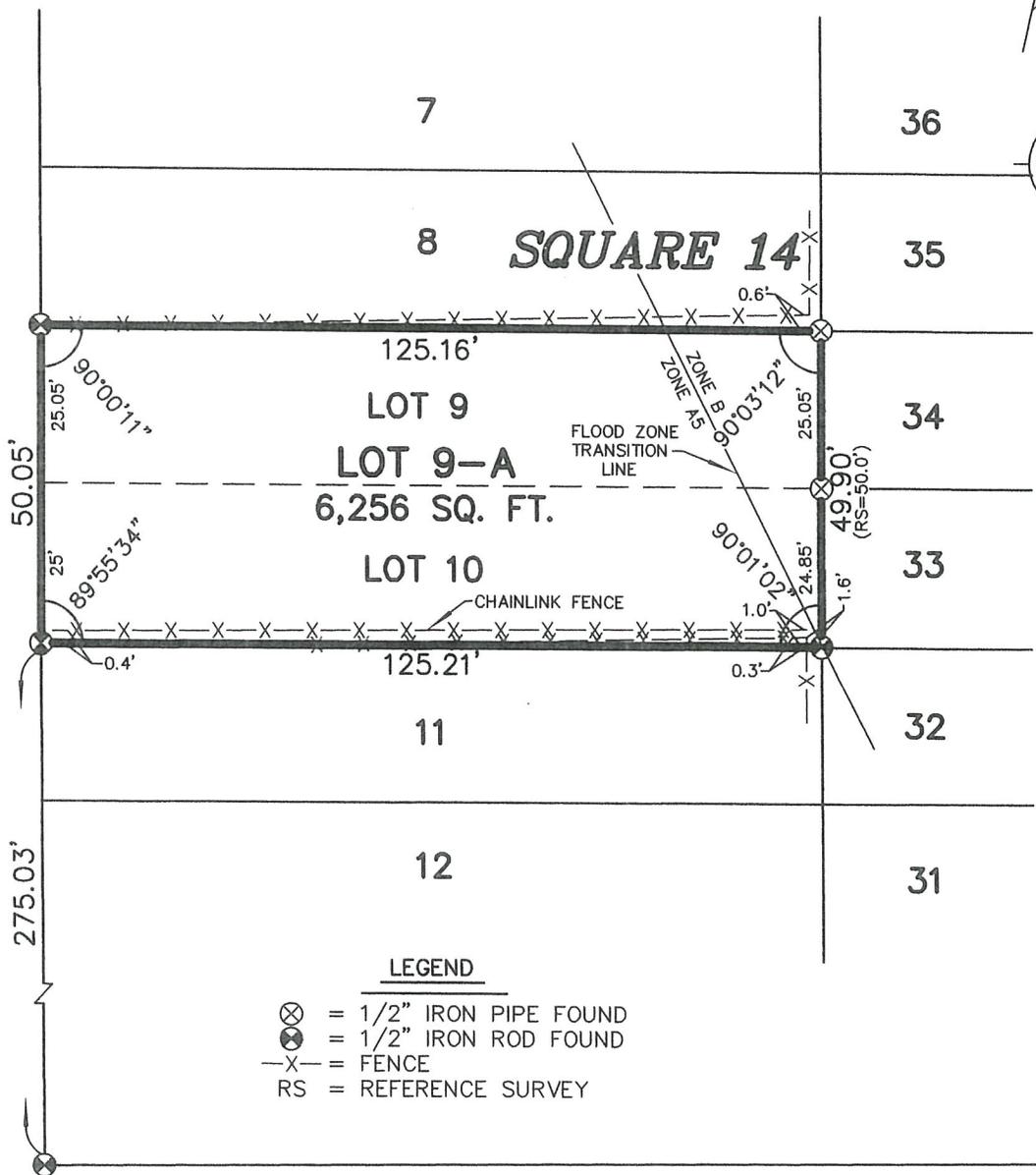


2018-1306-ZC

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.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

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.

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

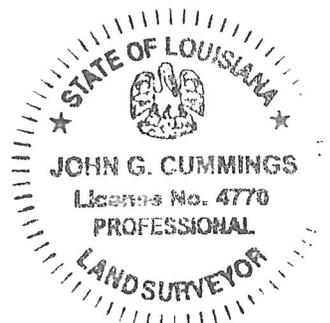
COVINGTON, LA 70433

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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 30'

JOB NO. 18246-RSB

DATE: 11/2/2018

REVISED: