

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, FEBRUARY 5, 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 JANUARY 2, 2019 MINUTES**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

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

1.     **2017-845-ZC**  
Text Change:             An Ordinance amending the text of Chapter 130 St. Tammany Parish Unified Development Code, to add definitions for “Reception Venue Small”, “Reception Venue Medium”, “Reception Venue Large” and to amend the definition of Restaurant and Restaurant without lounge in Section 130.5 Definitions, add the new uses of: “Reception Venue Small” to Section 130-792, “Reception Venue Medium” to Section 130-897, “Reception Venue Large” to Section 130-918, amend Section 130-2163 Minimum parking requirements and add to Section 130-2213 Minimum Standards for reception venues.

**POSTPONED 12/4/2018 MEETING**

2.     **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

**POSTPONED 12/4/2018 MEETING**

3.     **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 1/2/2019 MEETING**

AGENDA  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. TUESDAY, FEBRUARY 5, 2019  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

4.     **2018-1232-ZC**  
Existing Zoning:     A-1 (Suburban District)  
Proposed Zoning:    I-2 Industrial District & RO Rural Overlay  
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 1/2/2019 MEETING**
5.     **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  
**POSTPONED 1/2/2019 MEETING**
6.     **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  
**POSTPONED 1/2/2019 MEETING**
7.     **2018-1304-ZC**  
Text change:        An Ordinance to amend the St. Tammany Parish Unified Development Code, Chapter 130, Section 130-5. - Definitions to add Continuing Care Retirement Community (CCRC) and to amend Chapter 130, Section 130-1159 relative to Permitted Uses in the MD-1 Medical Residential District to add a new use as follows: (5) Continuing Care Retirement Community (CCRC).
8.     **ZC08-01-007**  
Major Amendment to the PUD (Planned Unit Development Overlay) to add Directional Sign Regulations.  
Acres:                92.61 acres  
Petitioner:          Gulf State Services/ Mike Saucier  
Owners:              Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC, TDG Northshore, LLC, Thermo Covington, LLC, Holiday Ventures, LLC  
Location:            Parcel located on the north side of I-12, west of Holiday Square Blvd, south of Versaille Subdivision, S15 & 16, T7S, R11E, Ward 3, District 3  
Council District:    3

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE ST TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 PM – WEDNESDAY, JANUARY 2, 2019**  
**ST TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Cazaubon, Lorren, Richard, Willie, Bagert, Davis, Doherty, Drumm, Randolph  
Absent: Richardson, Fitzmorris  
Staff Present: Helen Lambert, Karlin Riles, Emily Couvillion, Ashley McMenamin

**CALL TO ORDER**

The 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 Ms. Cazaubon.

**APPROVAL OF THE DECEMBER 4, 2018 MINUTES**

Ms. Cazaubon motioned to approve; second by Mr. Lorren.

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

**Nay:**

**Abstain:**

**ELECTION OF OFFICERS**

Nominations:

Chairman: Jimmie Davis

Vice-Chairman: Dave Doherty

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

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

**Nay:**

**Abstain:**

Mr. Davis designated Todd Richard as Parliamentarian.

**POSTPONING OF CASES**

Staff would recommend postponing Case #1, 2018-1134-ZC, Case #2, 2018-1262-ZC, and Case #7, 2018-1303-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. Bagert motioned to postpone to February meeting; second by Mr. Randolph

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

**Nay:**

**Abstain:**

**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 Rd, S33, T9S, R15E, Ward 8, District 13
Council District:	13

Michael Fisher, 33 Treasure Isle, Slidell – spoke on his requests

Mr. Randolph motioned to postpone until February; second by Ms. Cazaubon.

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

**Nay:**

**Abstain:**

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

Mr. Paul Mayronne spoke and requested to postpone for 30 days, until February meeting.

Mr. Bagert motioned to postpone until February meeting; second by Ms. Cazaubon

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

**Nay:**

**Abstain:**

## PUBLIC HEARINGS

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

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

Gary Williams, attorney, spoke representing Mr. Gerding

Terina Rose, 20531 LeRu Lane, spoke against

Michael Lissing, 20588 LeRu Lane, spoke against

Gary Williams spoke again



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

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

**Nay:**

**Abstain:**

**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

Cynthia Tschida, Gottschalk Rd in Covington, was present.

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

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

**Nay:**

**Abstain:**

**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

Doug Graiser spoke requesting approval

Mr. Doherty motioned to approve; second by Mr. Bagert

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

**Nay:**

**Abstain:**

**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

James Willie, 85408 Hwy 25, spoke requesting approval

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

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

**Nay:**

**Abstain:**

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

Mr. Doherty motioned to postpone to February meeting; second by Ms. Cazaubon  
**Yea:**                    Cazaubon, Lorren, Richard, Willie, Bagert, Davis, Doherty, Drumm, Randolph  
**Nay:**  
**Abstain:**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

ST. TAMMANY PARISH COUNCIL

ORDINANCE

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

COUNCIL SPONSOR STEFANCIK PROVIDED BY: PLANNING & DEVELOPMENT/COUNCIL

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~Amend Section 130.791 NC-5 Retail and Service District, specifically Section 130.792 PERMITTED USES to add a new:~~

~~#6 Reception Venue, Small~~

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

~~#23 Reception Venue, Medium~~

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

~~#18 Reception Venue, Large~~

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

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

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

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

*(5) Bars, lounges, and nightclubs.*

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

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

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

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

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

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

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

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

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

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

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

h. Alcohol

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

i. Paid Details

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

\_\_\_\_\_ 1. Small venues: At least one deputy.

\_\_\_\_\_ 2. Medium venues: At least two deputies.

\_\_\_\_\_ 3. Large venues: At least three deputies.

j. Hours of operation:

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

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

k. Fines

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

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

(32) *Restaurants.*

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

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

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

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

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

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

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

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

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

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

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

g. Alcohol

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

h. Paid Details

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

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

i. Hours of operation:

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

j. Fines

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

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

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

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

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

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

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

e. Alcohol

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

f. Paid Details

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

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

g. Hours of operation:

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

h. Fines

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



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

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

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

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

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019; AND BECOMES ORDINANCE COUNCIL SERIES NO. 19-\_\_\_\_\_.

\_\_\_\_\_  
MICHAEL LORINO JR., 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:** 01/25/2019  
**Case No.:** 2018-1265-ZC  
**Prior Action:** Postponed 12/04/18  
**Posted:** 01/18/19

**Meeting Date:** 02/5/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Daniel Spayde

**OWNER:** Slidell Community Baptist Church - Michael Peyton

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

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

**SIZE:** 0.552 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

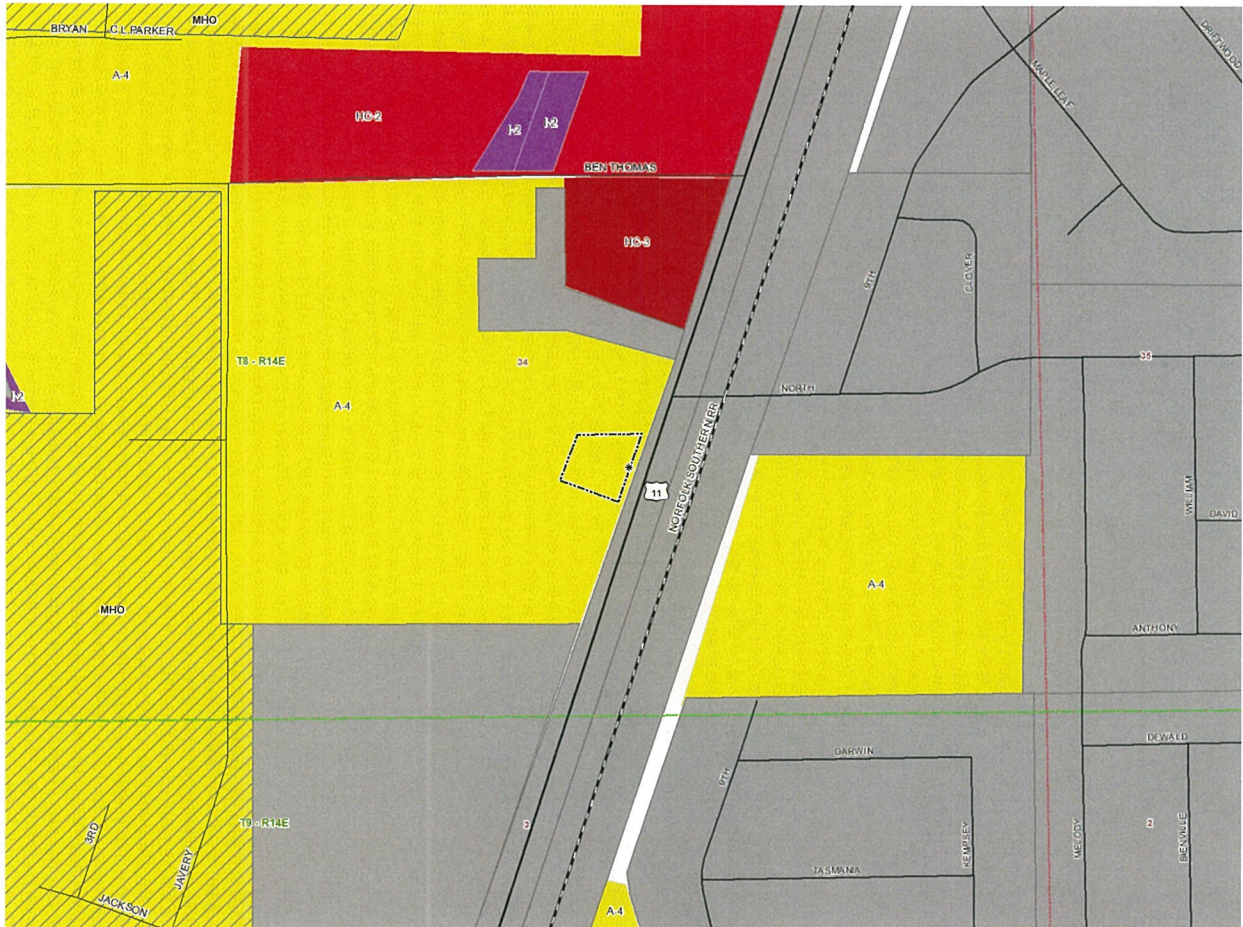
STAFF COMMENTS:

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

Note that the property is currently developed with a religious use. The objective of the request is to bring the existing use in compliance with the appropriate zoning. As stated in the previous staff report, staff is not opposed to the request considering that the site is surrounded by commercial uses.

STAFF RECOMMENDATION:

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





2018-1265-ZC

I-2

HC-2

BEN THOMAS

HC-3

T8-R14E

34

A-4

NORFOLK SOUTHERN RR

11

9TH

NORTH

A-3

A-4

9TH

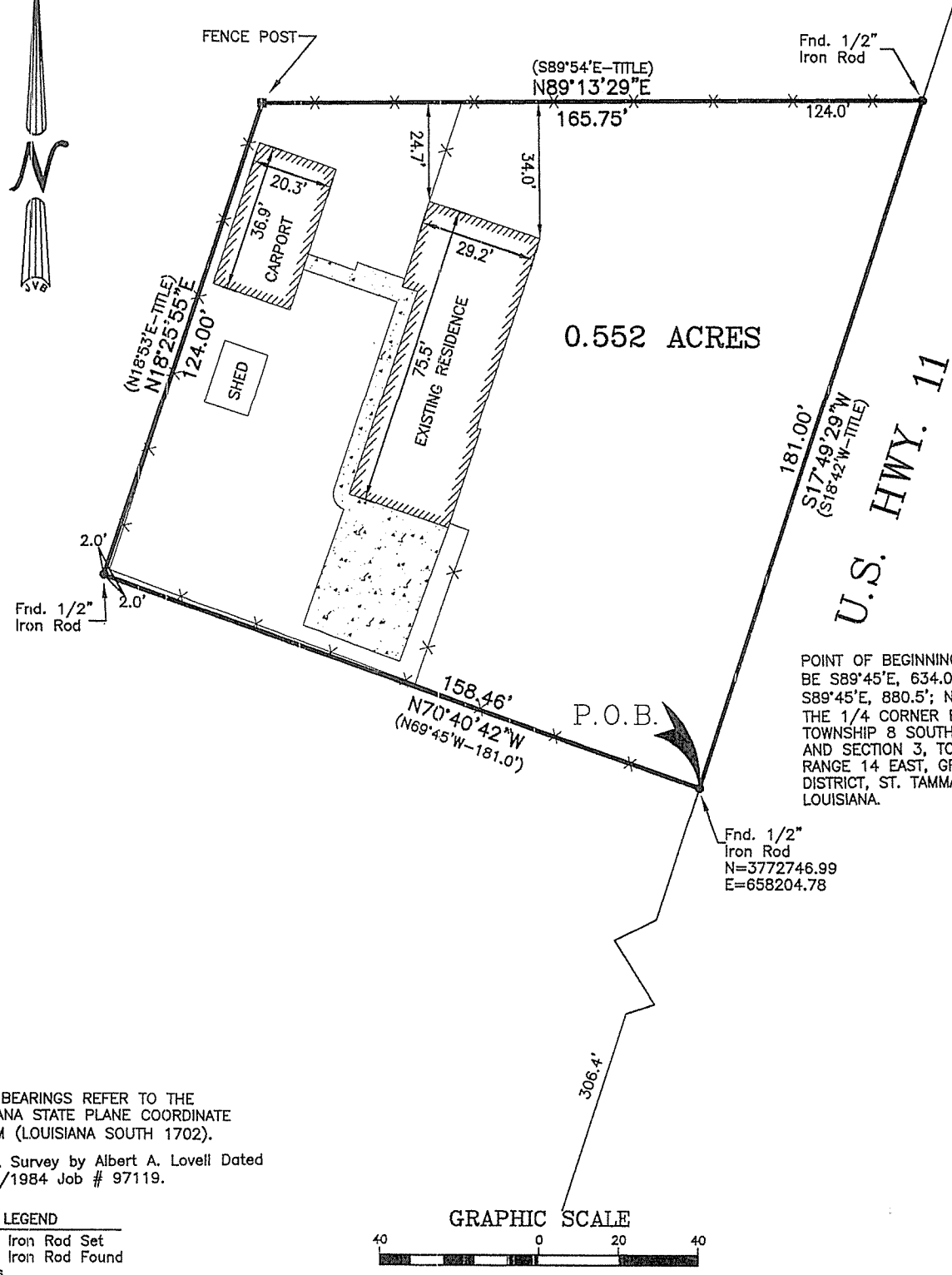
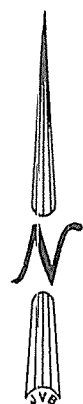
DARWIN

T9-R14E

3







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

REF: A Survey by Albert A. Lovell Dated 01/09/1984 Job # 97119.

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

ADDRESS: 60059 HWY. 11

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

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

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

F.I.R.M. No. 225205 0420 E  
F.I.R.M. Date 04/21/1999  
ZN: A1 B.F.E. 14'  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20180533  
DATE:  
08 / 16 / 2018

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458

DRAWN BY: VLL  
CHECKED BY: JDL  
SCALE:

POINT OF BEGINNING IS REPORTED TO BE S89°45'E, 634.0'; NORTH, 208.9'; S89°45'E, 880.5'; N18°42'E, 306.4' FROM THE 1/4 CORNER BETWEEN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, AND SECTION 3, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....\*  
Side Setback.....\*  
Rear Setback.....\*

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 THE ST. TAMMANY PARISH  
UNIFIED DEVELOPMENT CODE 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 in addition to that noted above for 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.**

(a) 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 ~~15~~ ten (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 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 *by regular mail* 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 *online GIS Parcel Viewer* records of the parish assessor, at least twenty (20) calendar days before the public hearing *by the Department of Planning and Development*. ~~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 ten (10) business days prior to the public meeting on all properties located within one hundred (100) feet measured radially from the lot lines of the subject property as listed in the online GIS Parcel Viewer records of the parish assessor 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 *St. Tammany Parish planning or zoning commission or Parish Council 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 for *within this section 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 *St. Tammany Parish planning or zoning commission or Parish Council council* 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-\_\_\_\_\_.

\_\_\_\_\_  
MICHAEL LORINO JR., 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:** 01/25/2019  
**Case No.:** 2018-1232-ZC  
**Postponed:** 01/02/19  
**Posted:** 01/18/19

**Meeting Date:** 2/5/2019  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

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

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

**REQUESTED CHANGE:** From A-1 Suburban District to I-2 Industrial District & RO Rural Overlay

**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

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### 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 & RO Rural Overlay. 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 to rezone the property to I-2, considering that the site is surrounded by undeveloped land zoned A-1 on the north, south & east sides. However, staff does not have any objection to the request for a Rural Overlay, considering that the objectives of the overlay are to allow for agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 Industrial District designation be denied and that the request for a Rural Overlay be approved.

**Case No.:** 2018-1232-ZC

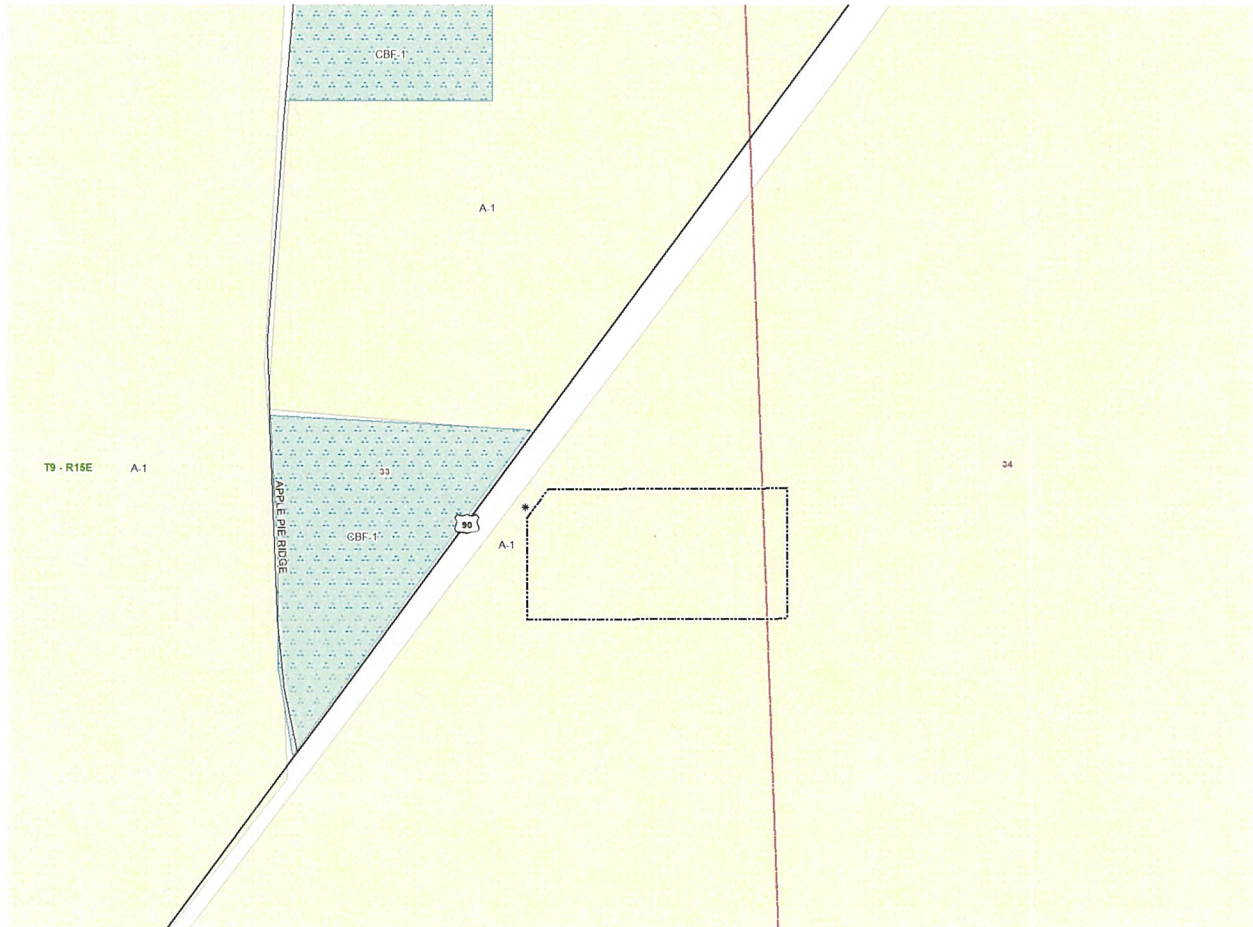
**PETITIONER:** Michael & Kim P. Fisher

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

**REQUESTED CHANGE:** From A-1 Suburban District to I-2 Industrial District & RO Rural Overlay

**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







T9-R15E  
33

A-1

APPLE PIE RIDGE

CBF-1

90

CBF-1

A-1

A-1

A-3

34

T10-R15E

4

A-1

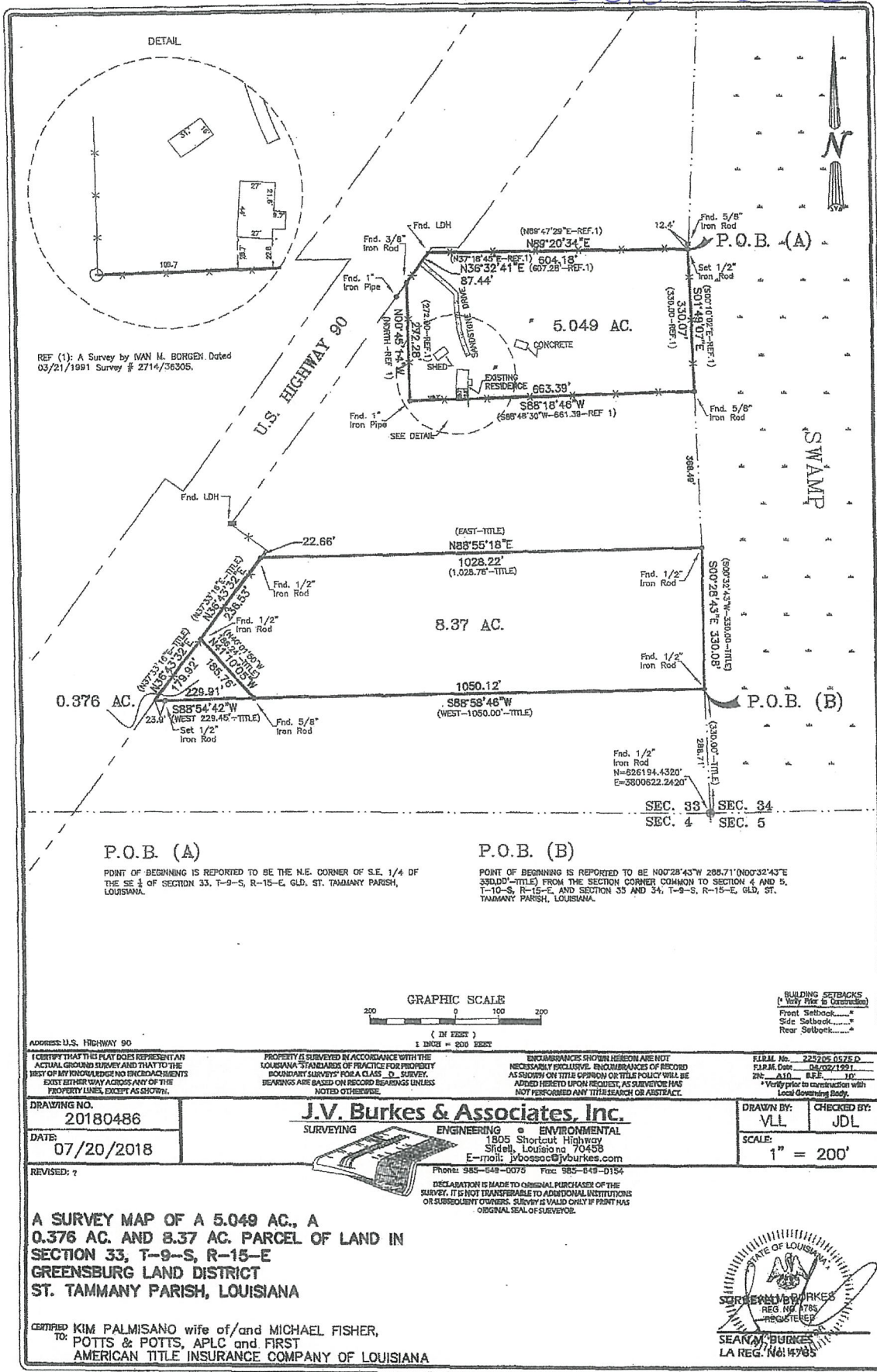
3

0 470 Feet





2018-1232-ZC



ZONING STAFF REPORT

**Date:** 01/25/2019  
**Case No.:** 2018-1303-ZC  
**Prior Action:** Postponed (01/02/19)  
**Posted:** 01/18/19

**Meeting Date:** 2/5/2019  
**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 used 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

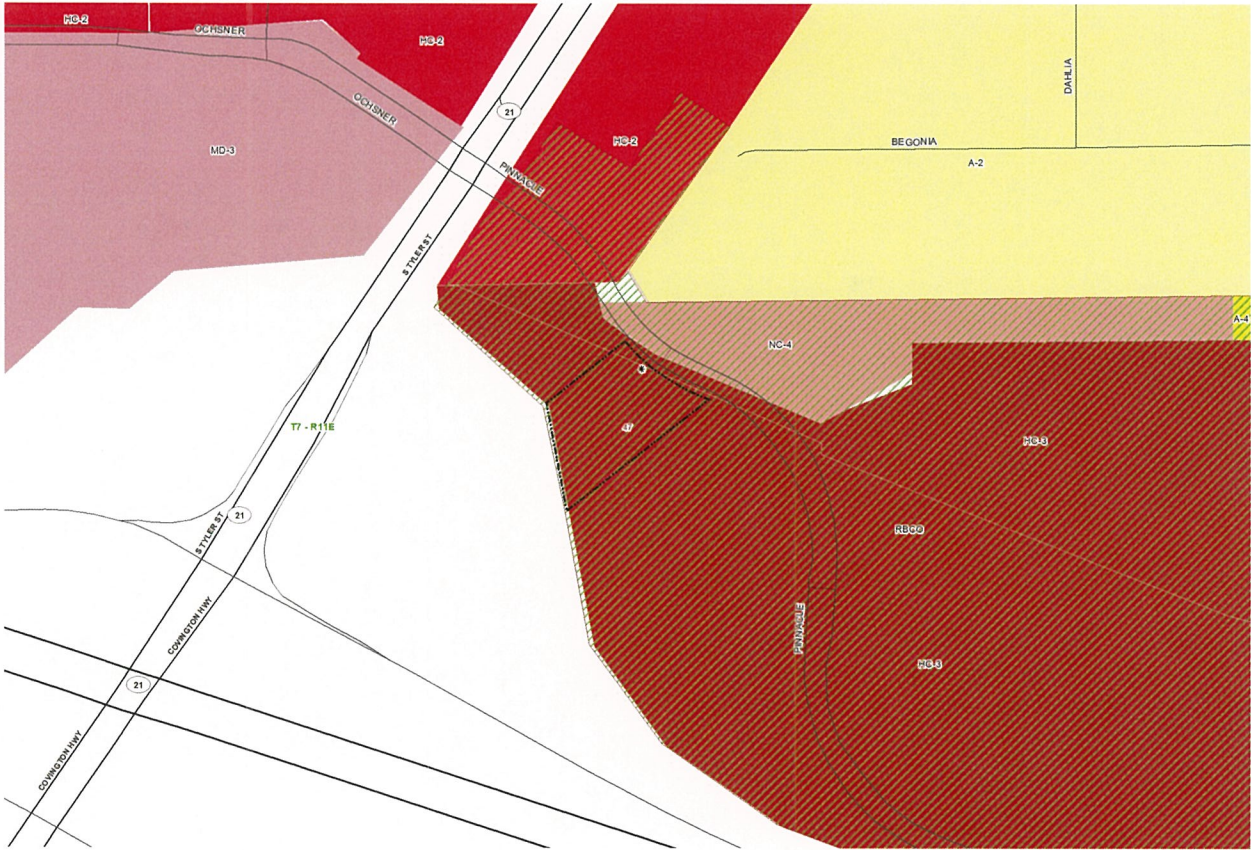
**PETITIONER:** Mark D. Higdon

**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  
21

HYACINTH

PF-2

OCHSNER

MD-3

A-2

BEGONIA

DAHLIA

NC-4

T7-R41E

47

RBCO

PINNACLE  
PINNACLE

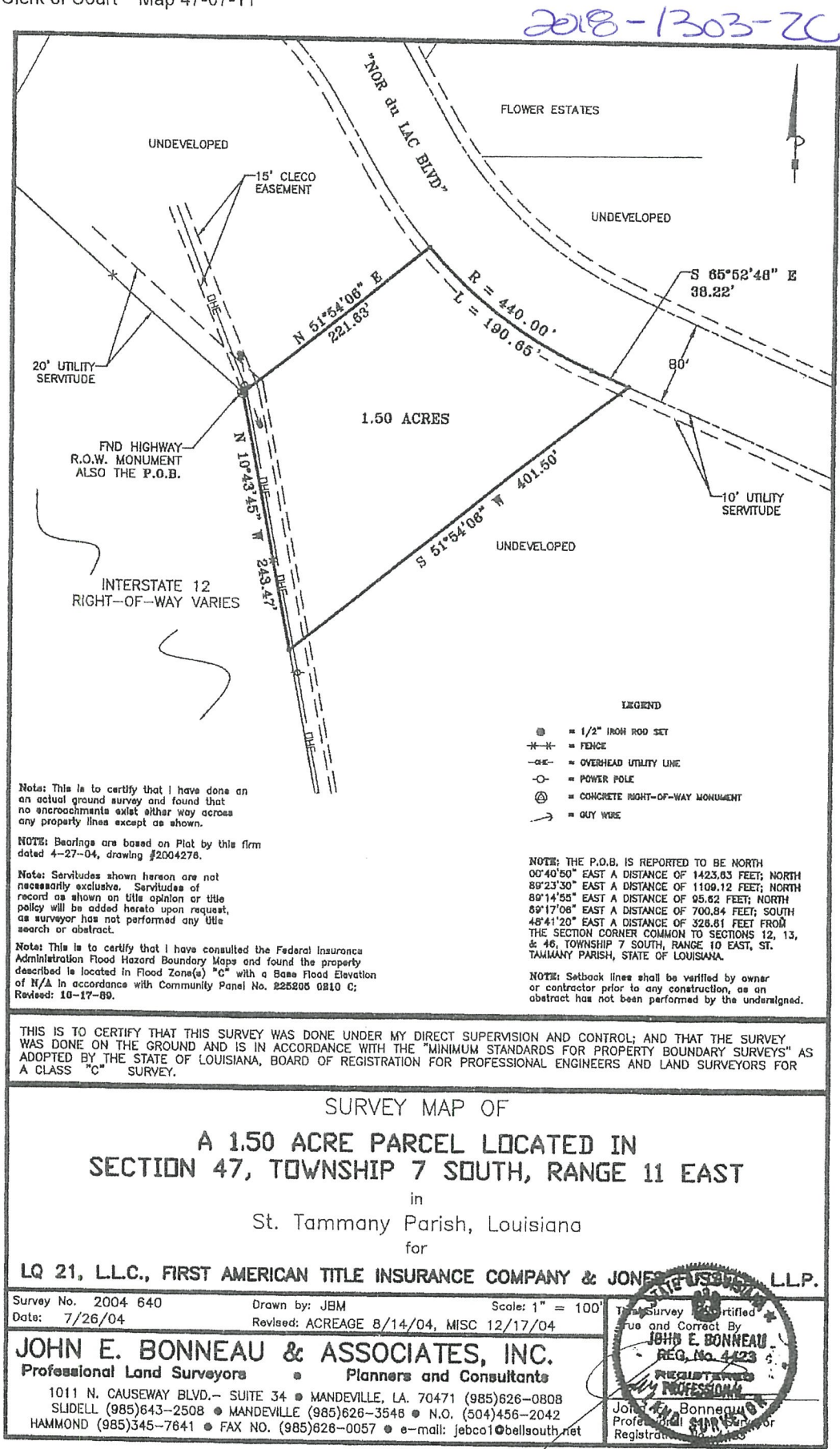
STIRLING

HC-8

PBC-

0 560 Feet



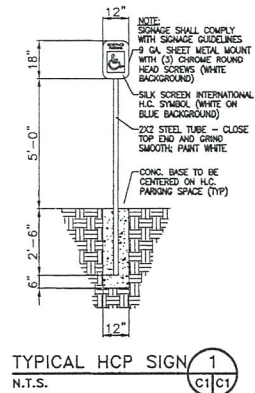
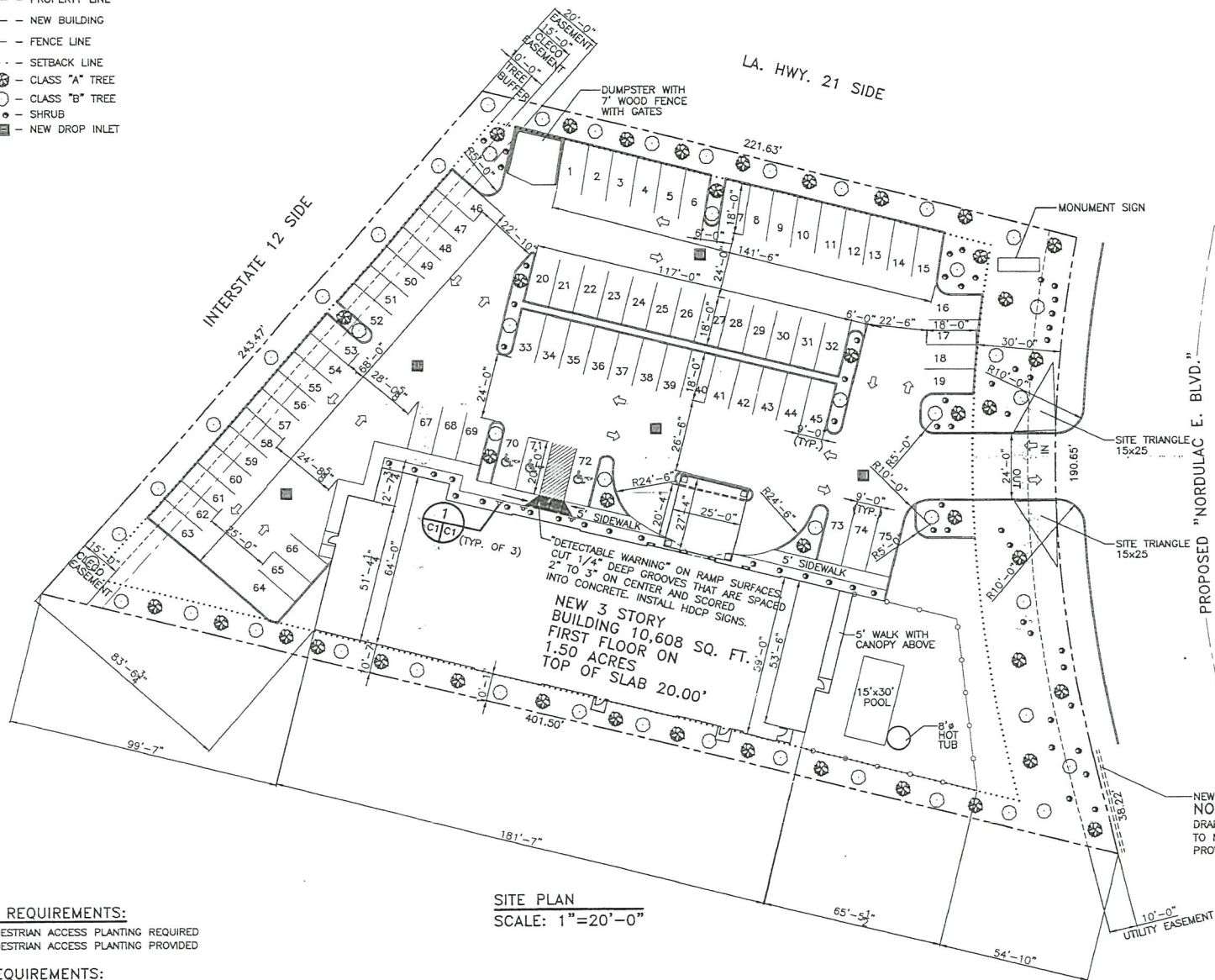




2018-1303-2C

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.

LA QUINTA INN & SUITES #21

DAMON ENGINEERING, INC.

1095 FLORIDA AVENUE 985-849-5832 SLIDELL, LA. 70458  
DAMONENGINEERING.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:** 01/25/2019  
**Case No.:** 2018-1306-ZC  
**Prior Action:** Postponed (01/02/19)  
**Posted:** 01/18/19

**Meeting Date:** 2/5/2019  
**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

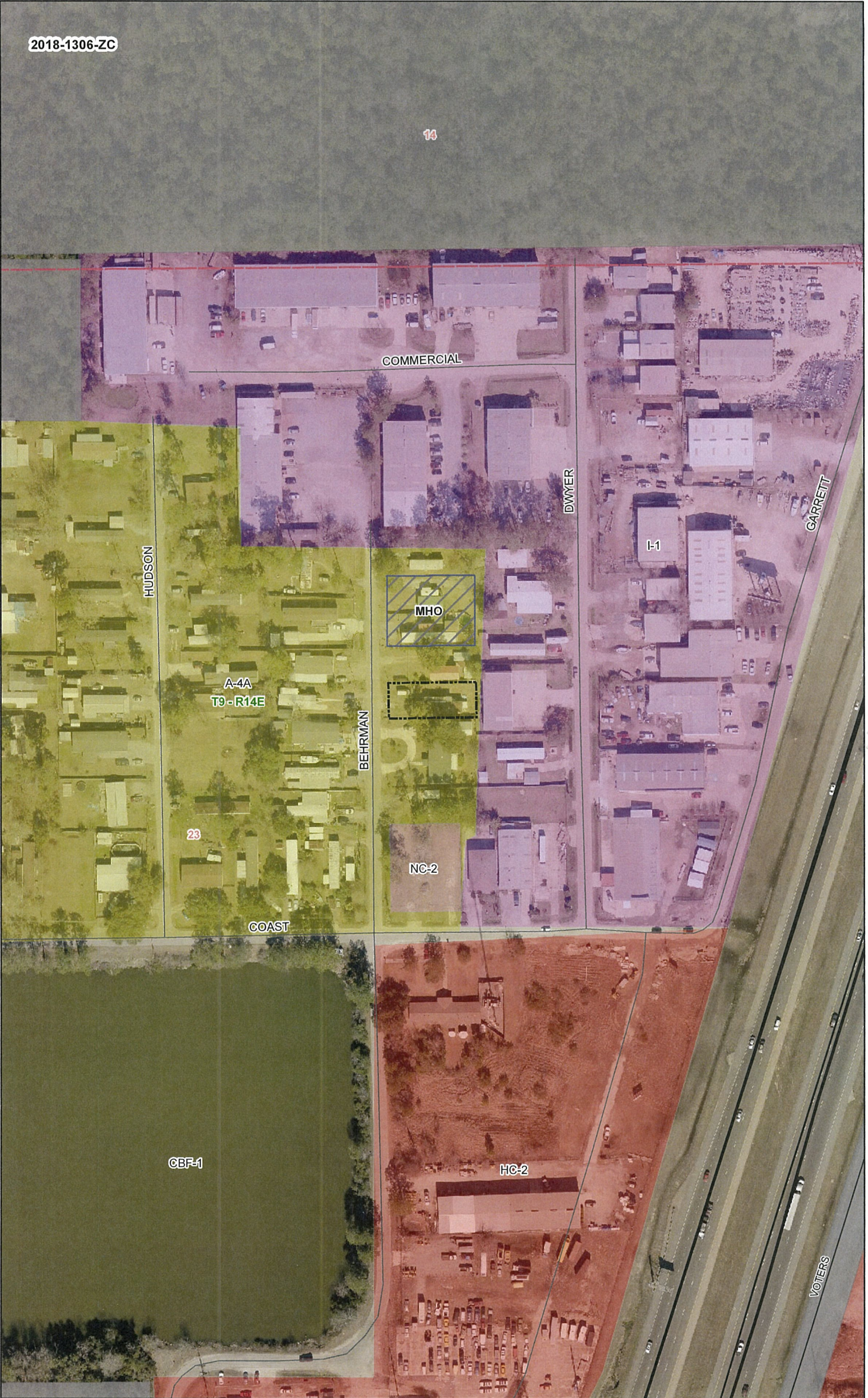
REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay

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.







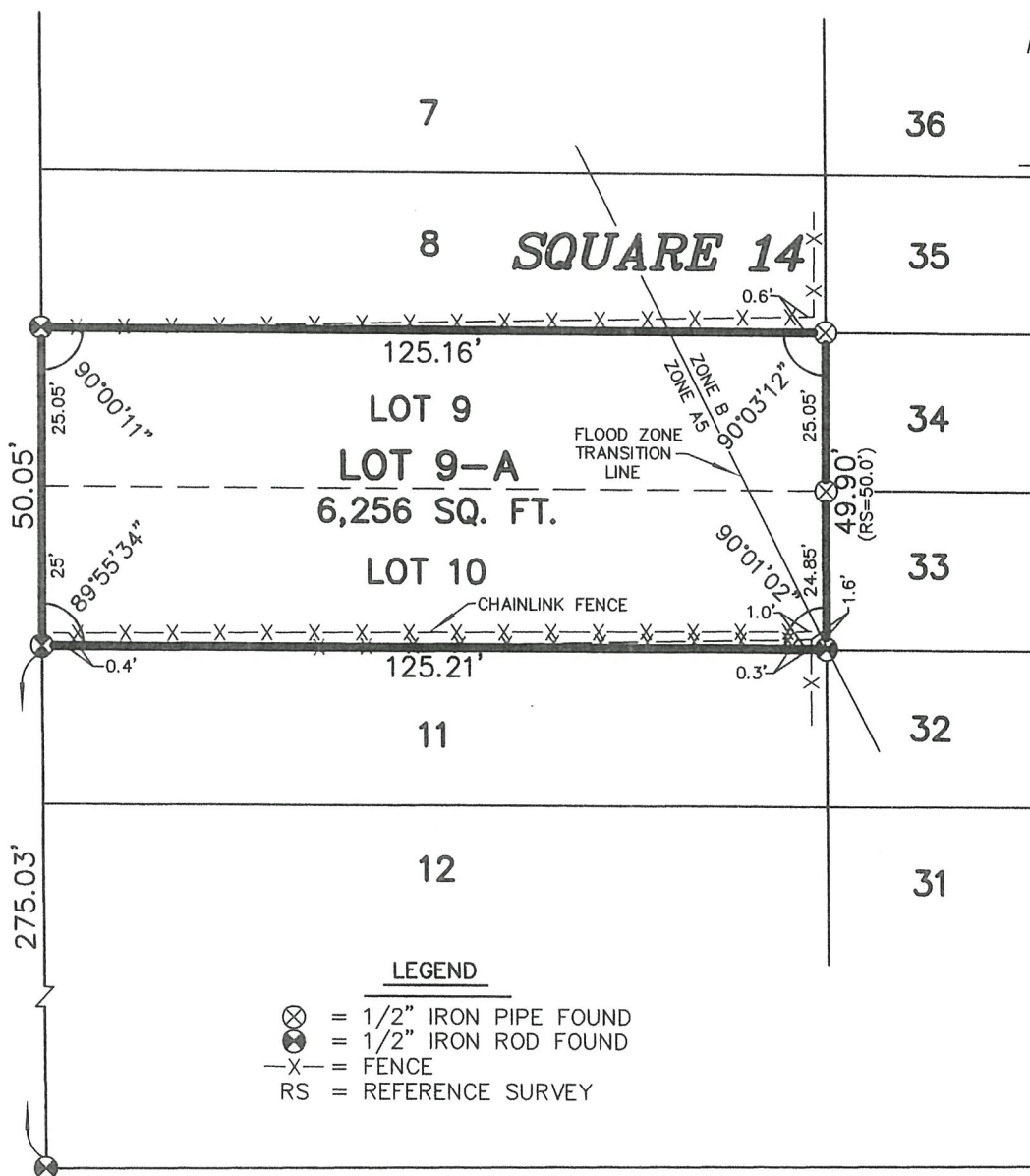


2018-1306-ZC

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.

APPROVAL:

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.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

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

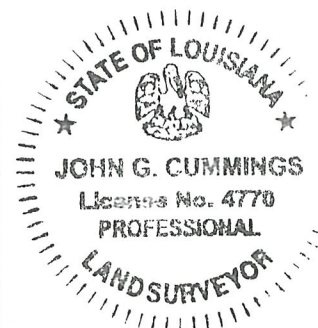
COVINGTON, LA 70433

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 C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 30'

JOB NO. 18246-RSB

DATE: 11/2/2018

REVISED:

ST. TAMMANY PARISH COUNCIL

ORDINANCE

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

COUNCIL SPONSOR \_\_\_\_\_ PROVIDED BY: PLANNING & DEVELOPMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

An Ordinance amending the St. Tammany Parish Unified Development Code, Chapter 130, Section 130-5. – Definitions, to add Continuing Care Retirement Community (CCRC) and to amend Section 130-1159 relative to permitted uses in MD-1 Medical Residential District to add a new permitted use “Continuing Care Retirement Community”.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2018-1304-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of Chapter 130 St. Tammany Parish Unified Development Code be amended, to add a new definition for “Continuing Care Retirement Community (CCRC)” and as a permitted use in Section 130-1159 MD-1 Medical Residential District; and

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

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the business and citizens of St. Tammany Parish to add the use of Continuing Care Retirement Community (CCRC) to the MD-1 Medical Residential District.

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

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

*Continuing Care Retirement Community (CCRC)* - A community providing multistage living and care primarily (but not exclusively) for senior citizens, including facilities for recreation, exercise, and outside living. Common interior areas in supported facilities will provide social spaces, indoor recreation/wellness facilities, medical services (including physical therapy) /offices and food service/dining support. The residential units are designed for and occupied by those persons age 55 and older as defined by the Fair Housing Act, as amended, and those persons with disabilities as defined by the Americans With Disabilities Act, as amended. A CCRC shall provide a range of housing and lifestyle needs, including independent living, assisted living, nursing home, memory care and skilled nursing care in an integrated system. Accessory retail, daycare, and medical (including physical therapy) uses, services and related functions must be sized in relation to the resident population of the CCRC. Access to these accessory uses and service by non-resident members, employees and visitors is permitted, but these uses will not be sized or located in a fashion to encourage general public product sales or service as a primary use. Any accessory uses will be interior to the primary buildings and not a separate building. There will be no commercial appearances of the accessory retail uses visible from outside the project with the exception of directional or accessory signage as permitted in these regulations.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends Chapter 130 St. Tammany Unified Development Code, and that “Continuing Care Retirement Community (CCRC)” be established as a permitted use, in the following section:

Section 130-1159 MD-1 Medical Residential District  
In Section 130-1159 PERMITTED USES, add a new,

(5) Continuing Care Retirement Community (CCRC)

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-\_\_\_\_.

\_\_\_\_\_  
MICHAEL LORINO JR., 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:** 01/25/20189

**Case No.:** ZC08-01-007

**Posted:**01/18/19

**Meeting Date:** 2/5/2019

**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Gulf States Real Estates Services, LLC

**OWNER:** Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC, TDG Northshore, LLC, Thermo Covington, LLC, Holiday Ventures, LLC

**REQUESTED CHANGE:** Major Amendment to the PUD Planned Unit Development Overlay- Add Directional Sign

**LOCATION:** Parcel located on the north side of Interstate 12, west of Holiday Square Blvd, south of Versailles Subdivision, S15 & 16, T7S, R11E, Ward 3, District 5

**SIZE:** 92.61 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 & Undeveloped	A-4 Single Family Residential District
South	I-12	
East	Commercial	HC-3 Highway Commercial District
West	Undeveloped	A-4 Single Family Residential District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD to allow internally illuminated directional signs within the development (see attached drawing & see below specifications). The top portion of the sign will identify the subdivision and show design element/logo and the bottom portion will allow to identify provide directions to the businesses in the general vicinity. At this time, the location of only one sign has been identified within the development.

Directional Sign	Specifications
Maximum square footage	55 sq. ft.
Maximum Height	9 feet
Illumination	Letters & top border as shown on drawing
Location: Private property or within the Parish ROW	Outside the sight triangle, final location within Parish ROW to be reviewed by Public Works when applying for permit.

STAFF RECOMMENDATION:

The staff recommends that the request for the major amendment to the PUD be approved. Note that a revised plat shall be provided with sign stipulations.



**Case No.:** ZC08-01-007

**PETITIONER:** Gulf States Real Estates Services, LLC

**OWNER:** Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC, TDG Northshore, LLC, Thermo Covington, LLC, Holiday Ventures, LLC

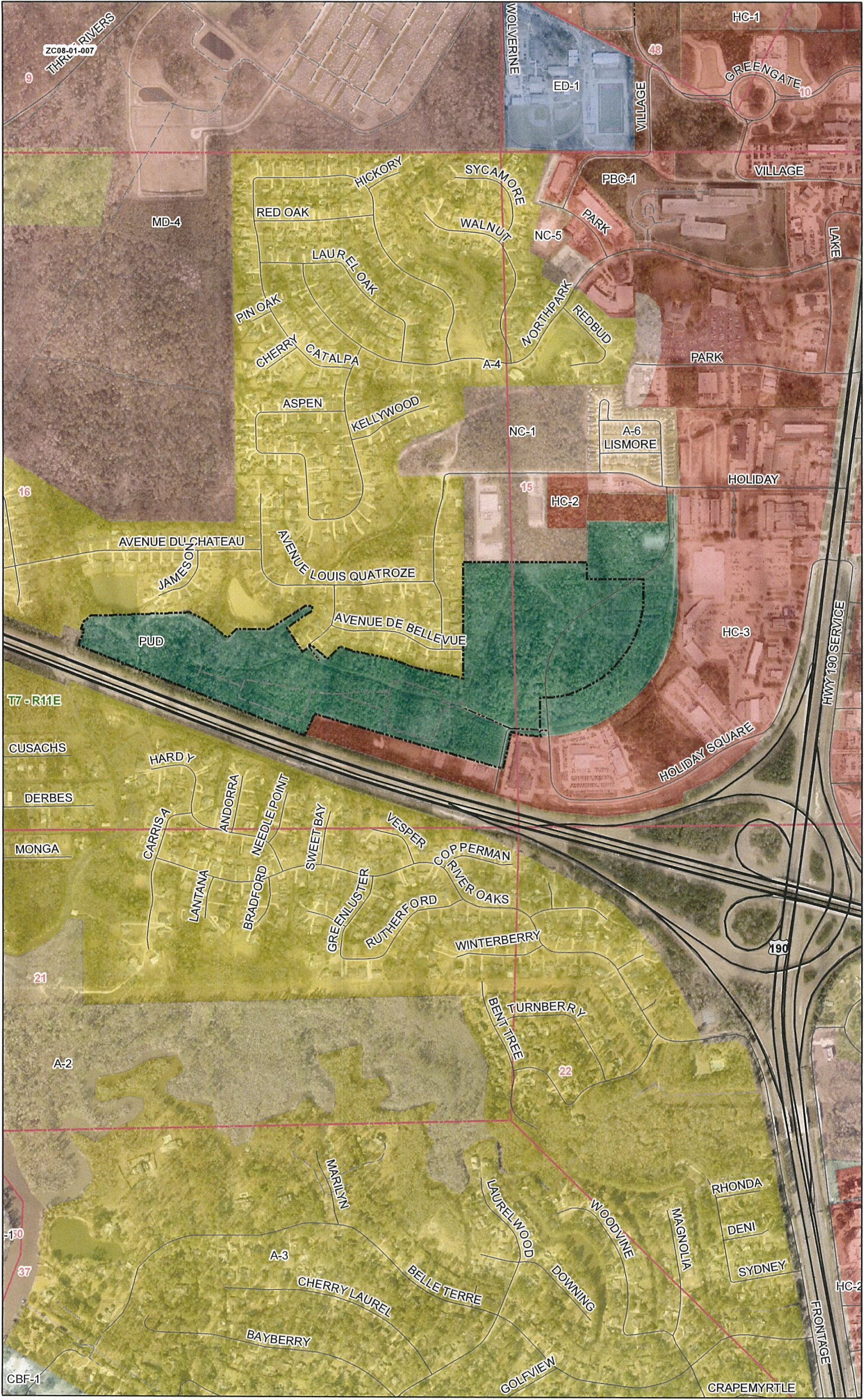
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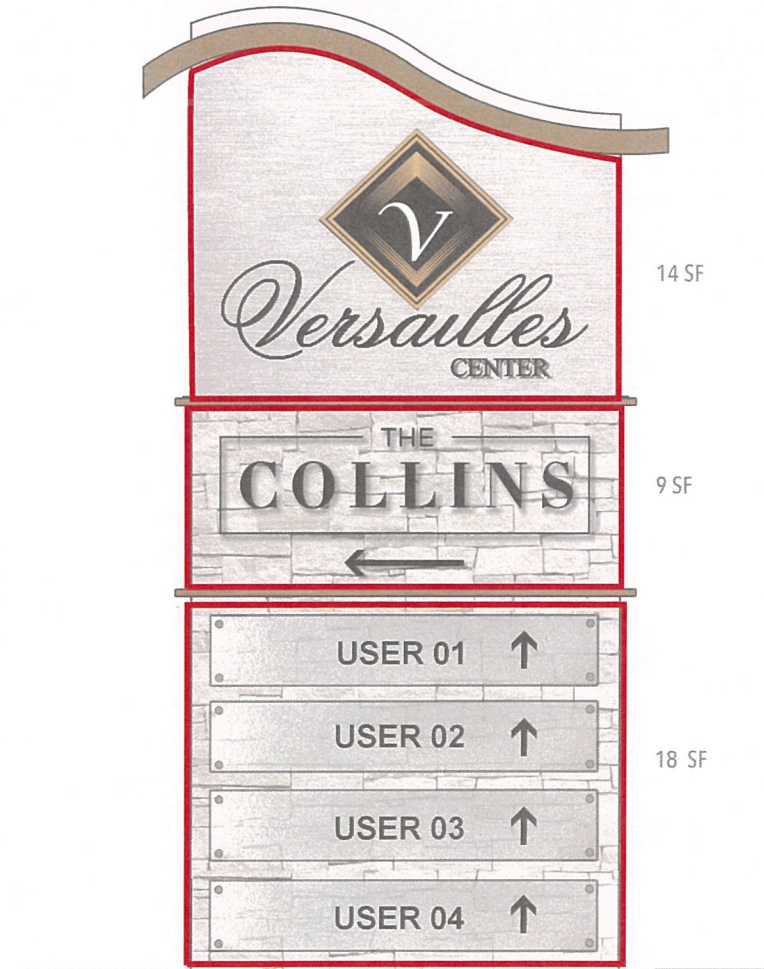






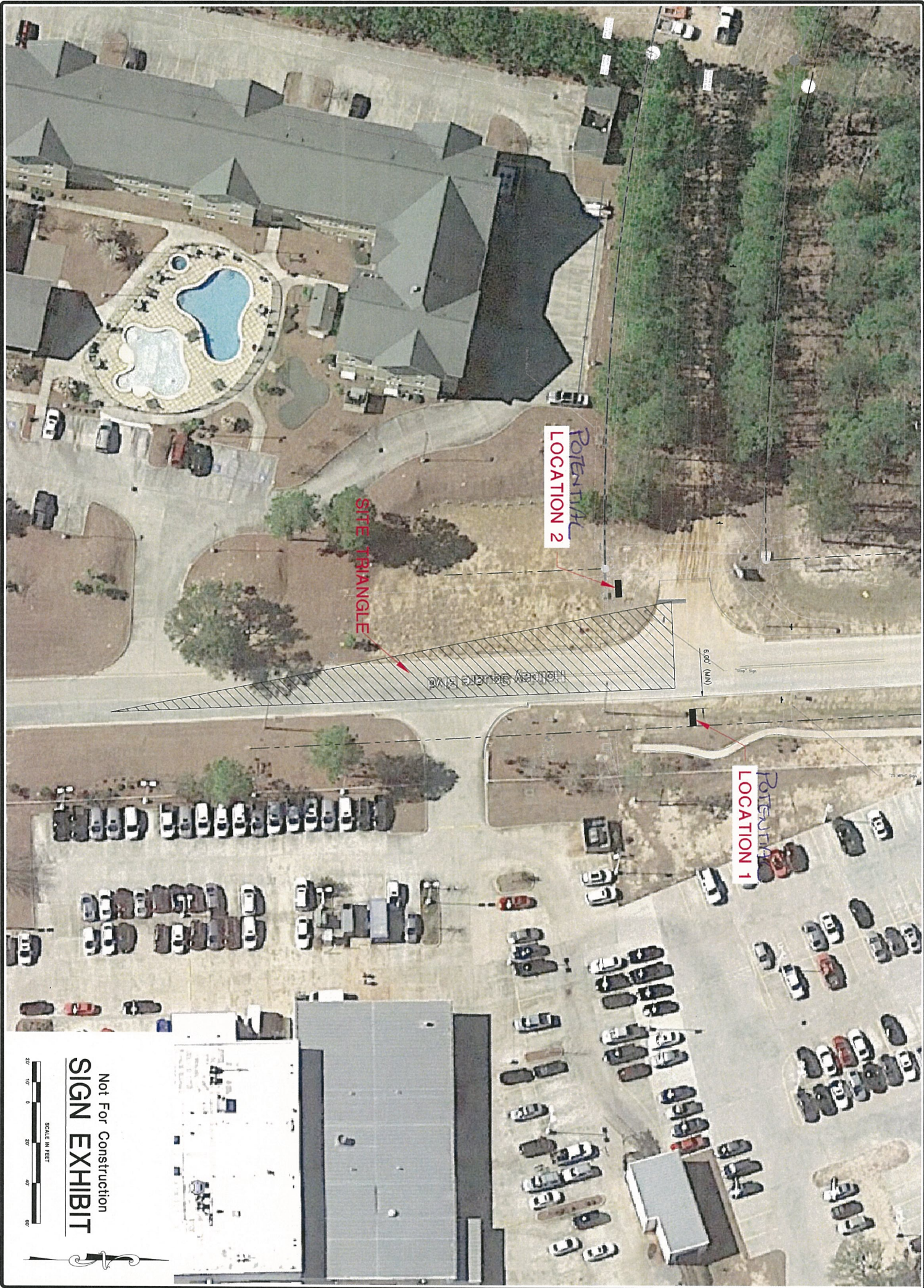


SIGANGE AREAS  
 VERSAILLES CENTER- 14 Sq. Ft.  
 THE COLLINS-9 Sq. Ft.  
 USER 01-4 Sq. Ft.  
 USER 02-4 Sq. Ft.  
 USER 03-4 Sq. Ft.  
 USER 04-4 Sq. Ft.



2008-01-007





Not For Construction  
SIGN EXHIBIT

SCALE IN FEET  
20' 10' 0' 20' 40' 60'

DRAWN DTB
CHECKED THB
ISSUED DATE 7/1/10
ISSUED FOR 10-292
PROJECT NO. 10-292
FILE 10-292 SIGN EXHIBIT
SHEET EX-1

VERSAILLES APARTMENTS  
COVINGTON, LOUISIANA  
ST. TAMMANY PARISH  
FOR DOBBINS GROUP  
BIRMINGHAM, ALABAMA

STAMP

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**DDG**  
DUPLANTIS DESIGN GROUP, PC  
16564 E. Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 || FAX: 985.249.6190  
THIBODAUX | COVINGTON | HOUSTON  
BATON ROUGE | LAFAYETTE  
WWW.DDGPC.COM

REVISION	BY

2000-10-002