

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, APRIL 2, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

DRAFT

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 MARCH 6, 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. **2018-1188-ZC**
Existing Zoning: A-1 (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District), HC-2 (Highway Commercial District) & PUD (Planned Unit Development Overlay) & Major Amendment to the PUD Planned Unit Development Overlay

Acres: 70.9 acres
Petitioner: Art Lancaster
Owner: De Val, Inc - Albert J. Vallon
Location: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue, S25, T7S, R11E, Ward 4, District 5.
Council District: 5
2. **2018-1330-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 2.03 acres
Petitioner: River Park Estates, LLC - Corie Herberger
Owner: River Park Estates, LLC - Corie Herberger
Location: Parcel located on the west side of Sydney Drive, north of M. P. Planche Road, S18, T6S, R11E, Ward 3, District 3.
Council District: 3
3. **2019-1371-ZC**
Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-3 (Suburban District) & RO (Rural Overlay)
Acres: 2.19
Petitioner: Joy Barron
Owner: Joy Barron
Location: Parcel located on the northwest corner of LA Highway 25 & C. Gotti Road, Covington, S36, T5S, R10E, Ward: 2, District 3.
Council District: 3

March 20, 2019

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. TUESDAY, APRIL 2, 2019

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

4. 2019-1373-ZC

Existing Zoning:	A-1 Suburban District
Proposed Zoning:	A-1 Suburban District & MHO Manufactured Housing Overlay
Acres:	8 acres
Petitioner:	Tayler Miguez
Owner:	August Joseph & Tonja D. Catanzaro
Location:	Parcel located on the east side of Press Sharp Road, north of Otis Sharp Road, S51, T5S, R12E, Ward 2, District 6.
Council District:	6

5. 2019-1376-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	I-1 (Industrial District)
Acres:	5.02 acres
Petitioner:	Wendy Jarred
Owner:	Wendy Jarred
Location:	Parcel located on the northwest corner of LA Highway 41 & Grantham Road, Bush S15, T5S, R13E, Ward 5, District 6.
Council District:	6

6. 2019-1380-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres:	3.318 acres
Petitioner:	Christi Olivia
Owner:	Christi Olivia
Location:	Parcel located on the south side of Main Street, west of Transmitter Road, east of Villars Street, S33, T8S, R13E, Ward 7, District 7.
Council District:	7

7. 2019-1382-ZC

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	I-1 (Industrial District)
Acres:	1.65 acres
Petitioner:	Jones Fussell - Paul J. Mayronne
Owner:	Deltus Mitchell
Location:	Parcel located on the west side of US Highway 11 & on the south side of A Avenue & on the north side of Amos Street & on the east side of North Seventh Street, Square 69, Alton Subdivision, S26, T8S, R14E, Ward 8, District 14.
Council District:	14

8. 2019-1383-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-4 (Single-Family Residential District)
Acres:	28.9 acres
Petitioner:	Jones Fussell - Paul J. Mayronne
Owner:	De Val, Inc - Albert J. Vallon
Location:	Parcel located on the west side of LA Highway 59, S25, T7S, R11E, Ward 4, District 5.
Council District:	5

9. 2016-295-ZC

Major Amendment to the PUD (Planned Unit Development Overlay)	
Acres:	104.17 acres
Petitioner:	Kelly McHugh
Owner:	Brentwood Land Development LLC
Location:	Parcel located on the north side of Sharp Road, east of Westwood Drive S39, T7S, R11E, Ward 4, District 5
Council District:	5

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

March 20, 2019

MINUTES OF THE ST TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, MARCH 6, 2019
ST TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

Present: Lorren, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Absent: Cazaubon
Staff Present: Helen Lambert, Karlin Riles, Emily Couvillion, Ashlely McMenamin and Leslie DeLatte

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Fitzmorris

APPROVAL OF THE FEBRUARY 5, 2019 MINUTES

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

Yea: Lorren, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:
The corrections were made recommended by Mr. Davis.

ZONING CHANGE REQUEST CASES:

Mr. Davis recommended to move up Case 2019-1343-ZC to the beginning of the meeting.

- 3. 2019-1355-ZC**
- | | |
|-------------------|--|
| Existing Zoning: | A-4 (Single-Family Residential District) |
| Proposed Zoning: | A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay) |
| Acres: | 15,000 sq. ft. |
| Petitioner: | Janet Ford Payne |
| Owner: | Clarence Payne & Dennis Payne |
| Location: | Parcel located on the west side of Violet Street, north of Progress Street, being lots 28, 30, 32, 34, 36 & 38, Square 1, West Abita Springs Subdivision, being 72495 Violet Street, Covington, S36, T6S, R11E, Ward 10, District 6. |
| Council District: | 6 |

Janet Payne, the Owner/Pet came to the podium.

Mr. Bagert made a motion to approve, second by Mr. Fitzmorris.

Yea: Lorren, Richard, Willie, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:
This motion was passed as approved.

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING

1. **2019-1343-ZC**

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: I-1 (Industrial District)
Acres: 32,338 Sq. Ft.
Petitioner: John D. Moores
Owner: Ann P. Moores
Location: Parcel located on the north side of LA Highway 36, east of Manor Street, west of Plantation Street, being lots A & B, Square 2, Robindale Subdivision, S35, T6S, R11E, Ward 3, District 2.
Council District: 2
John Moores, the Petitioner, came to the podium.
Mr. Doherty made a motion to approve, second by Willie

Yea: Willie and Doherty

Nay: Lorren, Richard, Bagert, Davis, Fitzmorris, Drumm, Randolph

Abstain:

This motion did not pass; therefore denied

2. **2019-1353-ZC**

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 2 Acres
Petitioner: Scott Chiasson, Sr.
Owner: Scott Chiasson, Sr.
Location: Parcel located on the south side of LA Highway 22, east of Mitcham Street, west of Indian Trace Blvd., S18, T7S, R10E, Ward 1, District 4.
Council District: 4

Scott Chiasson, Sr., the Owner/Pet, came to the podium.

A motion was made by Mr. Willie, Second by Mr. Fitzmorris to approve as Amended to rezone 400' in depth.

This motion passed as approved as amended.

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

Nay:

Abstain:

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Mr. Doherty made a motion to adjourn

ZONING STAFF REPORT

Date: 3/25/2019

Case No.: 2018-1188-ZC

Prior Action: Approved

Posted: 03/15/19

Meeting Date: 4/2/2019

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Art Lancaster

OWNER: De Val, Inc - Albert J. Vallon

REQUESTED CHANGE: From A-1 Suburban District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay & Major Amendment to the PUD

LOCATION: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue; S25, T7S, R11E; Ward 4, District 5

SIZE: 70.965 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-4 Single-Family Residential & PUD Planned Unit Development Overlay and also for a major amendment to the PUD to add 28.9 acres to the previously approved commercial & residential development of 42.065 acres. The proposed addition is located to the west of the originally approved PUD development and will consist of an addition of 93 new single family residential lots. Note that a zoning change request to A-4 (2019-1383-ZC) has been submitted to establish the underlying density of the proposed PUD.

SUBDIVISION INFORMATION

Type	Number of Lots Phase 1	Number of Lots Phase 2	Size
Residential Lots (Regular)	9	57	50' X 120'
Residential Lots (Medium)	68	27	60' X 120'
Residential Lots (Regular)	6	1	75' X 120'
Commercial Permitted uses listed on the plan	North and south sides of future Cotton Creek Drive, multiple lots		4.9 acres
Total per phase	83 residential lots & 2 commercial lots	85 residential lots	
Total	168 residential lots & 2 commercial lots		

ACCESS

The site is proposed to be accessed from Highway 59 through a future 2 lane parish road (Cotton Creek Drive), crossing the Tammany Trace. Note that the proposed crossing of the Tammany Trace will have to be approved by the Planning Commission, by submitting application, through the process of “Entering the Trace ROW”. Also, provide confirmation of the approval of the proposed names of the streets, from St Tammany Parish 911 Communications District.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provide Legal Descriptions of Phase 1 & 2 on the plat
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off-site Tammany Utilities)
Wetland Delineations	Provide location of wetlands as shown on previously approved plan
Flood Zone Demarcation Lines	Must be Provided as Required
Ultimate Disposal of Surface Drainage	Must be Provide as Required
Environmental Assessment Data Form	Provide revised form reflecting the addition to the PUD

GREENSPACE

A total of 16.86 acres of greenspace (23.75%) is proposed to be provided within the subdivision, including ponds, passive & active greenspace areas and access to the Tammany Trace.

Amenities	Phase 1 Acreage	Phase 2 Acreage	Type of Amenities
Passive	4.7 acres+ 2.8 acres of wet pond area (1.4 acres) + 2 acres dry pond area	2.13 acres + 10.9 acres of wet pond (5.3 acres)	Walking path, greenspace areas & connection to the Tammany Trace (will require approval through the process of “Enter the Trace ROW”)
Active	1.3 acres		Access to Tammany Trace & Exercise Stations
Total	9.4 acres/ 26%	7.43 acres/25.7%	

Comments:

- Total acreage of Phase 1: 42.065 acres + Total acreage of Phase 2: 28.9 acres = 70.965 acres. Required 25% of greenspace = 17.74 acres. Additional greenspace shall be provided to meet the minimum requirements.
- The total acreage of greenspace within Phase 2, conflicts with the requirement that no more than 50 percent of the required open space shall be satisfied using limited use land. Additional accessible greenspace, not in form of detention ponds, shall be provided within Phase 2.
- Provide the total acreage of the proposed greenspace identified as CA-7, either 1.3 acres or 0.83 acres. Also, provide information regarding the functionality, access and maintenance of the proposed greenspace area.
- Formal access should be provided to ponds identified as Tract CA-3 & Tract CA-9, with observation deck, seating area and/or gazebo to allow the residents of the subdivision to enjoy the ponds.
- Access to Tract CA-8/detention pond shall be provided to allow for maintenance.
- Confirm the width of the greenspace around the ponds and the proximity of the water from the rear of the lots abutting the pond.
- Identify the top of the bank and the water line for the ponds.
- A complete Recreational Development Plan shall be submitted depicting the proposed amenities, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.
- Formal connections to the Tammany Trace, from the greenspace areas, must be shown on the plan and approval shall be requested through the process of entering the Trace Right of way.

DENSITY

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

The gross density is based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 283 units. Based on the formula, the net density would allow for a total of 212 units. The proposal is for 168 residential units, which meets the maximum net density allowable within the PUD development.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with commercial & residential uses and conservation areas. The proposed development meets the objectives of the 2025 future land use plan and of the PUD Planned Unit Development Overlay. However, staff feels that more diversity could be provided with Phase 2, such as Garden homes or homes with rear garage access through alleyways.

STAFF RECOMMENDATION:

The staff recommends that the request for an addition to the PUD and major amendment to the PUD be postponed. See above, required additional information to be provided.

Case No.: 2018-1188-ZC

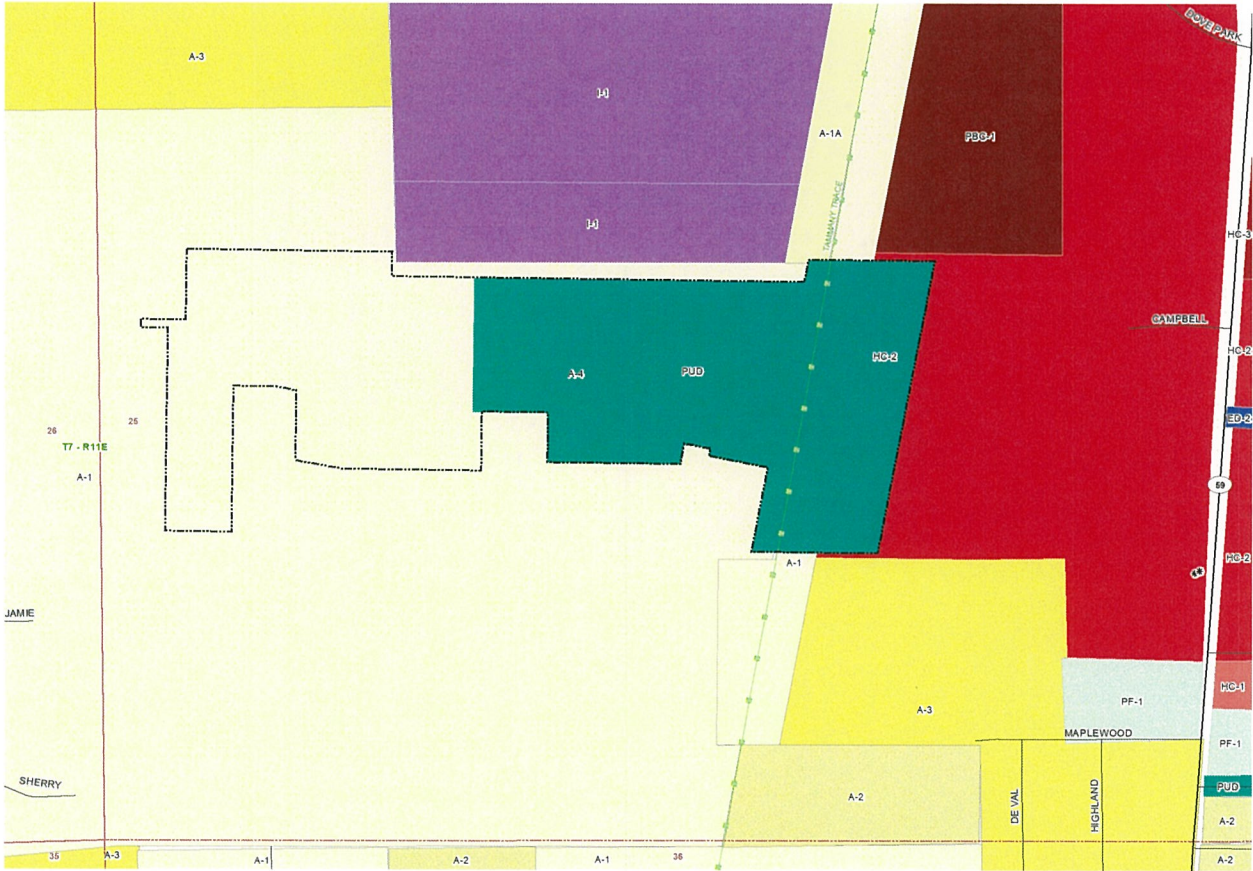
PETITIONER: Art Lancaster

OWNER: De Val, Inc - Albert J. Vallon

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

LOCATION: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue; S25, T7S, R11E; Ward 4, District 5

SIZE: 42.065 acres



ZONING STAFF REPORT

Date: 3/25/2019
Case No.: 2018-1330-ZC
Posted:3/15/19

Meeting Date: 4/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: River Park Estates, LLC - Corie Herberger
OWNER: River Park Estates, LLC - Corie Herberger
REQUESTED CHANGE: From A-2 Suburban District to A-4A Single-Family Residential District
LOCATION: Parcel located on the west side of Sydney Drive, north of M. P. Planche Road; S18, T6S, R11E; Ward 3, District 3
SIZE: 2.03 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Park & Pond	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-4A Single-Family Residential District. This site is located on the west side of Sydney Drive, north of M. P. Planche Road. The 2025 future land use plan calls for the area to be developed as a Planned District with Residential uses and conservation areas. The zoning change is being requested to allow for the creation of lots 11 to 16, which will be part of River Park Estates (see attached plat). Staff does not have any objection to the request, considering that the existing lots within River Park Estates meet the density of the A-4A Zoning District.

STAFF RECOMMENDATION:

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

Case No.: 2018-1330-ZC

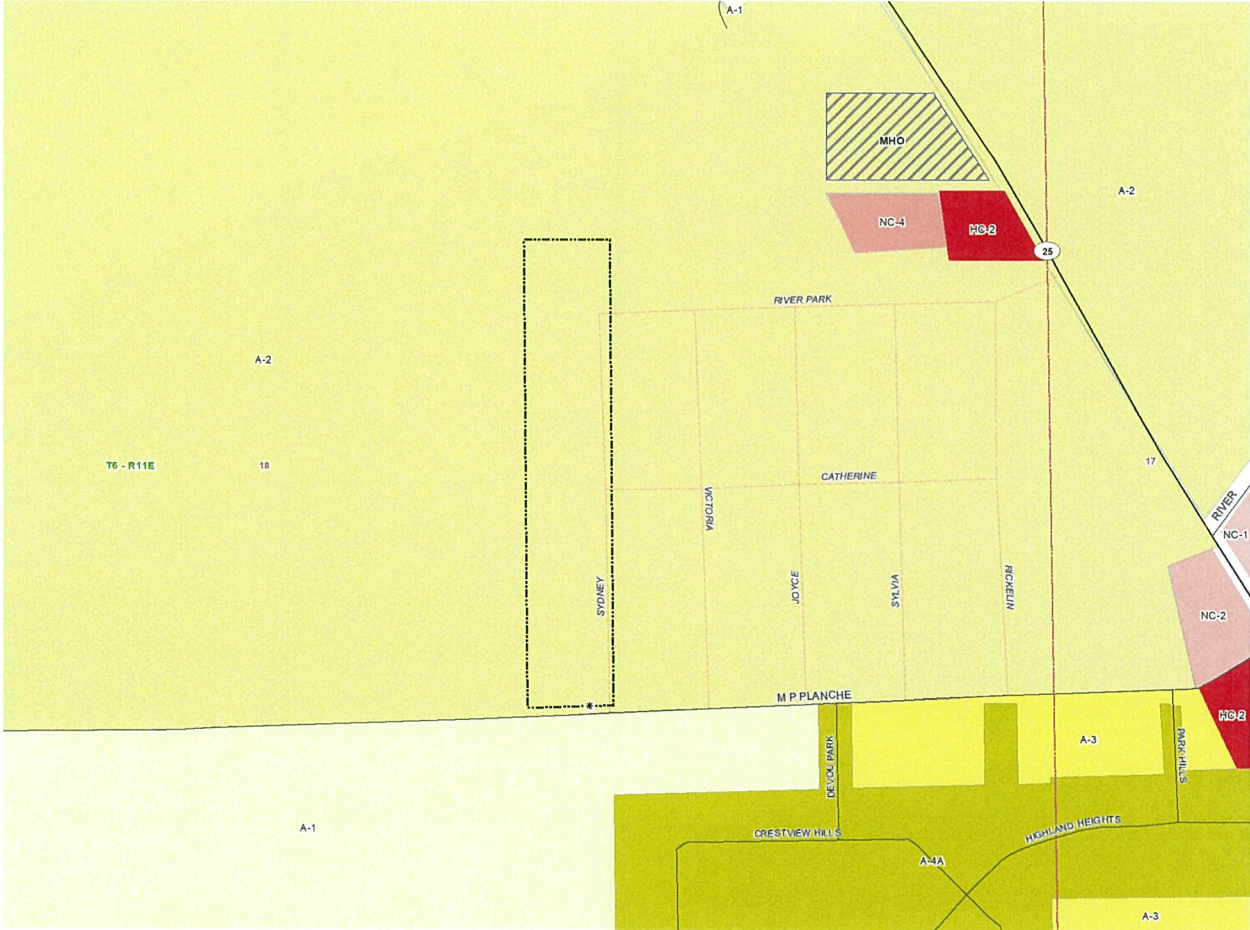
PETITIONER: River Park Estates, LLC - Corie Herberger

OWNER: River Park Estates, LLC - Corie Herberger

REQUESTED CHANGE: From A-2 Suburban District to A-4A Single-Family Residential District

LOCATION: Parcel located on the west side of Sydney Drive, north of M. P. Planche Road; S18, T6S, R11E; Ward 3, District 3

SIZE: 2.03 acres



2018-1330-2C

Tentative Subdivision Plat of RIVER PARK ESTATES, PHASE 2

Located in Section 18, Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana

TENTATIVE PLANS
RECEIVED
3/15/2019 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

RESTRICTIVE COVENANTS

1. NO BUILDING MAY BE OCCUPIED AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. BUILDING SETBACK REQUIREMENTS SHALL BE AS SHOWN ON THIS PLAT. FRONT-25', SIDE-5', SIDE STREET-10' REAR-25'
3. NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK CAR STORAGE.
4. DRIVEWAY CULVERT SIZE-
5. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION.
7. NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH GOVERNMENT.
8. CONSTRUCTION OF ABOVE GRADE IMPROVEMENTS OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS OR STREET RIGHTS-OF-WAY.
9. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENTS, WHICHEVER IS GREATER.
10. THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED IN C.O.B. FOLD SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED.
11. THE DRAINAGE AND STORM WATER DETENTION STORAGE AREAS AS SHOWN HEREON ARE TO BE MAINTAINED BY THE PARISH OF ST. TAMMANY.
12. THE PARK AREA AND PARK ACCESS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY H2O SYSTEMS, INC.
14. THE APREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

DEDICATION

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DEDICATE THIS TO BE A TRUE AND ACCURATE PLAT OF
RIVER PARK ESTATES, PHASE 2
OF THE PUBLIC FOR PROPER USE. EASEMENTS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER:	DATE:
19.715 ACRES	79
AREA	NO. OF LOTS
80' X 120'	60'
AVG. LOT SIZE	LOT FRONTAGE
ASPHALT ROAD SURFACE	LOT DEPTH
TOCHFUNCTIONE RIVER	LOT DEPTH
ULTIMATE SURFACE WATER DISPOSAL	LOT DEPTH

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA RE. 33-501 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

ALEX J. KESLER
La. Reg. Land Surveyor
Reg. No. 5051

ALEX E. WILLIAMS
La. Reg. Civil Engineer
Reg. No. 35169

APPROVAL:

CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION

RIVER PARK ESTATES LLC
22161 MARSHALL ROAD, SUITE C
MANVILLE, LA.

SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

OWNER

DIRECTOR-PARISH ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

NOTE ALL P.V.C. PIPING SHALL CONFORM TO DOTT STANDARDS AND SPECIFICATIONS.

BENCHMARK -

NOTE: 1/2" IRON RODS TO BE SET AT ALL PROPERTY CORNERS.

NOTE: EACH LOT SHALL BE SUBJECT TO A 12' UTILITY, DRAINAGE & ACCESS EASEMENT ALONG THE STREET FRONTAGE.

NOTE: DRAINAGE DETENTION SHALL BE WET PONDS LOCATED ON SITE. PONDS SHALL BE DEDICATED TO ST. TAMMANY PARISH.

CENTRAL SEWER AND WATER SERVICE WILL BE PROVIDED BY

NOTE: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "A" AS PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 225253 0125 C, MAP REVISED OCTOBER 17, 1989. BASE FLOOD ELEVATION N/A.

DEEP SOUTH DESIGN GROUP
Civil/Environmental Engineering Firm
P.O. Box 1122 | Madisonville, LA 70447
985-705-4696



CLIENT: RIVER PARK ESTATES, LLC
PROJECT DESCRIPTION: TENTATIVE SUBDIVISION PLAN OF RIVER PARK ESTATES, PHASE 2, SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

This drawing and design are the property of DEEP SOUTH DESIGN GROUP. They are submitted on the condition that they are not to be used, reproduced or copied in whole or in part or used for furnishing information to others, without the prior written approval of DEEP SOUTH DESIGN GROUP. All other rights of copyright and/or other intellectual property are hereby specifically reserved.

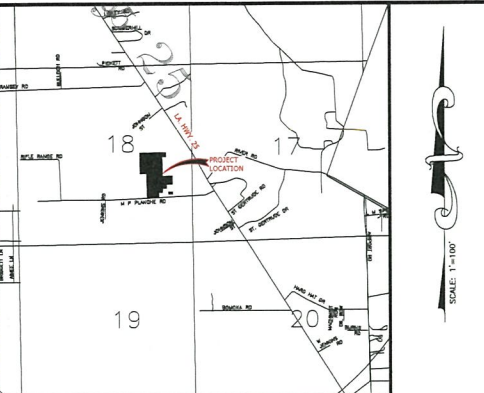
REVISION NO:

1
2
3
4
5
6
7
8
9
10

JOB NO: 14-126
DATE: 03.10.2019
DRAWN BY: CAD
SCALE: 1" = 100'
COMPUTER FILE:

SHEET

SD-1



VICINITY MAP

Boundary Description For: RIVER PARK, PHASE 2

A certain parcel of land situated in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section corner common to Sections 17, 18, 19 & 20, Township 6 South, Range 11 East, and run North 00 Degrees 38 Minutes, 06 Seconds West for a distance of 1,364.78 Feet to a point;
Thence run South 88 Degrees 19 Minutes 40 Seconds West for a distance of 1020.38 Feet to the Point of Beginning.

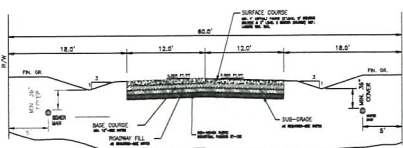
From the Point of Beginning run South 85 Degrees 59 Minutes 59 Seconds West a Distance of 59.59 Feet to a Point;
Thence run South 88 Degrees 28 Minutes 35 Seconds West a Distance of 120.23 Feet to a Point;
Thence run South 88 Degrees 58 Minutes 45 Seconds West a Distance of 120.53 Feet to a Point;
Thence run South 87 Degrees 45 Minutes 52 Seconds West a Distance of 60.03 Feet to a Point;
Thence run North 01 Degrees 03 Minutes 33 Seconds East a Distance of 125.80 Feet to a Point;
Thence run South 88 Degrees 57 Minutes 53 Seconds West a Distance of 200.00 Feet to a Point;
Thence run North 01 Degrees 02 Minutes 33 Seconds East a Distance of 623.38 Feet to a Point;
Thence run North 88 Degrees 12 Minutes 37 Seconds East a Distance of 799.87 Feet to a Point;
Thence run South 01 Degrees 02 Minutes 33 Seconds West a Distance of 120.00 Feet to a Point;
Thence run South 88 Degrees 13 Minutes 37 Seconds East a Distance of 122.74 Feet to a Point;
Thence run South 01 Degrees 09 Minutes 47 Seconds East a Distance of 600.00 Feet to a Point;
Thence run South 01 Degrees 09 Minutes 47 Seconds East a Distance of 240.00 Feet to a Point;
Thence run South 88 Degrees 13 Minutes 37 Seconds West a Distance of 180.00 Feet to a Point;
Thence run South 01 Degrees 09 Minutes 47 Seconds East a Distance of 120.00 Feet to a Point;
Thence run South 88 Degrees 13 Minutes 37 Seconds West a Distance of 120.00 Feet to a Point;
Thence run South 01 Degrees 09 Minutes 47 Seconds East a Distance of 123.32 Feet to a Point;
Thence run South 88 Degrees 53 Minutes 15 Seconds West a Distance of 123.38 Feet to a Point;
Thence run South 01 Degrees 52 Minutes 06 Seconds East a Distance of 132.50 Feet back to the Point of Beginning.

Containing 19.55 acres or 851,558.50 square feet more or less.

And containing Lot 19 of Square 10, River Park Phase 1.

SCALE: 1"=100'

Catherine F. Baumann
A-2 (UNDEVELOPED)



TYPICAL ROADWAY SECTION
NOT TO SCALE

SECT. 18

SECT. 17

SECT. 19

SECT. 20

ZONING STAFF REPORT

Date: 3/25/2019
Case No.: 2019-1371-ZC
Posted: 3/15/19

Meeting Date: 4/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Joy Barron
OWNER: Joy Barron
REQUESTED CHANGE: From A-1 Suburban District & RO Rural Overlay to A-3 Suburban District & RO Rural Overlay
LOCATION: Parcel located on the northwest corner of LA Highway 25 & C. Gotti Road, Covington ; S36, T5S, R10E; Ward 2, District 3
SIZE: 2.19

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District& RO Rural Overlay to A-3 Suburban District & RO Rural Overlay. This site is located on the northwest corner of LA Highway 25 & C. Gotti Road, Covington. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval considering that the property is surrounded by large parcels of land zoned A-1 Suburban District.

Note that the objective of the request is to allow for the creation of a 0.54 acre parcel and a 1.65 acre parcel, as shown on the attached survey.

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

Case No.: 2019-1371-ZC

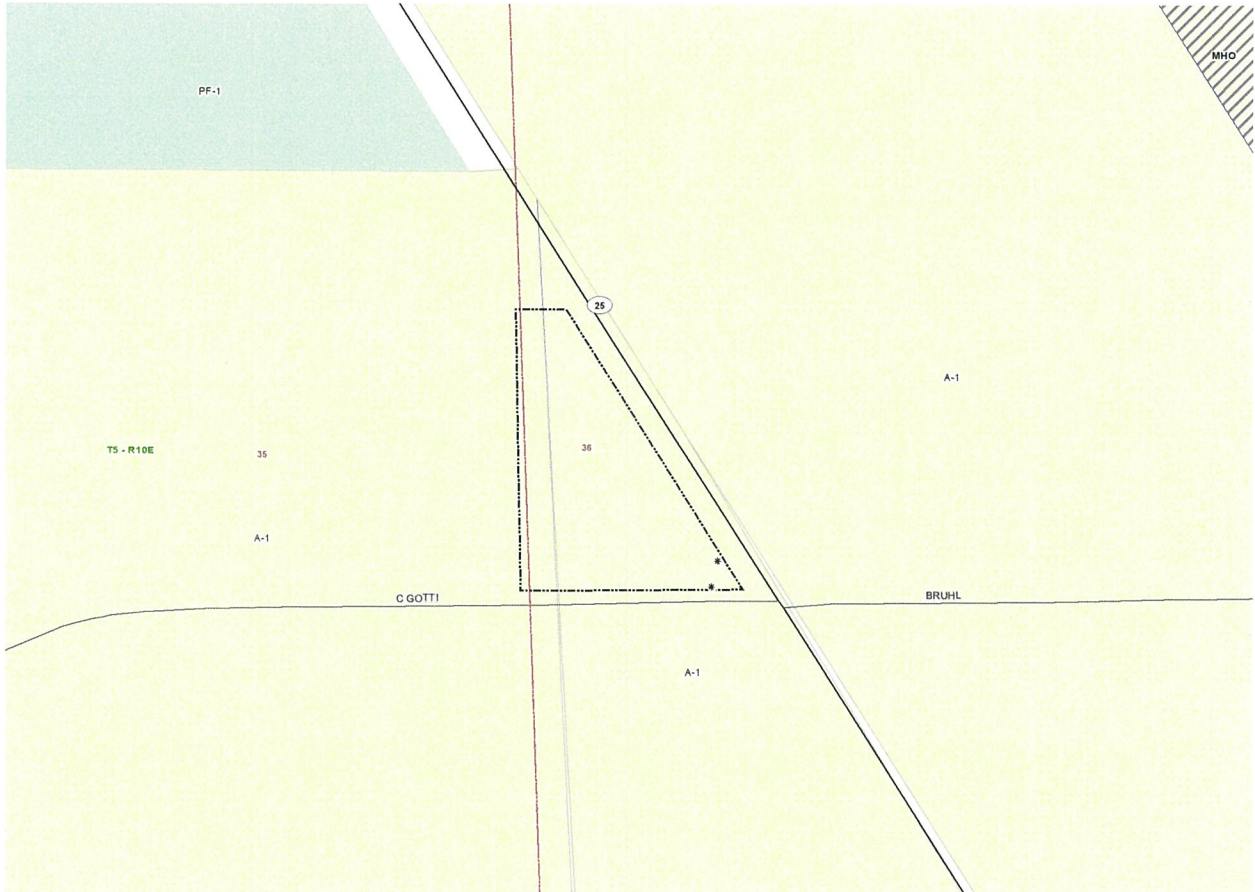
PETITIONER: Joy Barron

OWNER: Joy Barron

REQUESTED CHANGE: From A-1 Suburban District & RO Rural Overlay to A-3 Suburban District & RO Rural Overlay

LOCATION: Parcel located on the northwest corner of LA Highway 25 & C. Gotti Road, Covington ; S36, T5S, R10E; Ward 2, District 3

SIZE: 2.19





2019-1371-ZC

PF-1

25

A-1

T5-R10E

35

36

C GOTTI

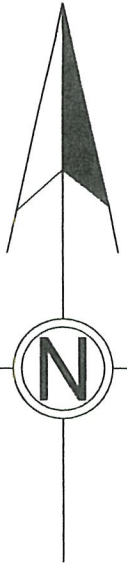
BRUHL

A-1

A-1

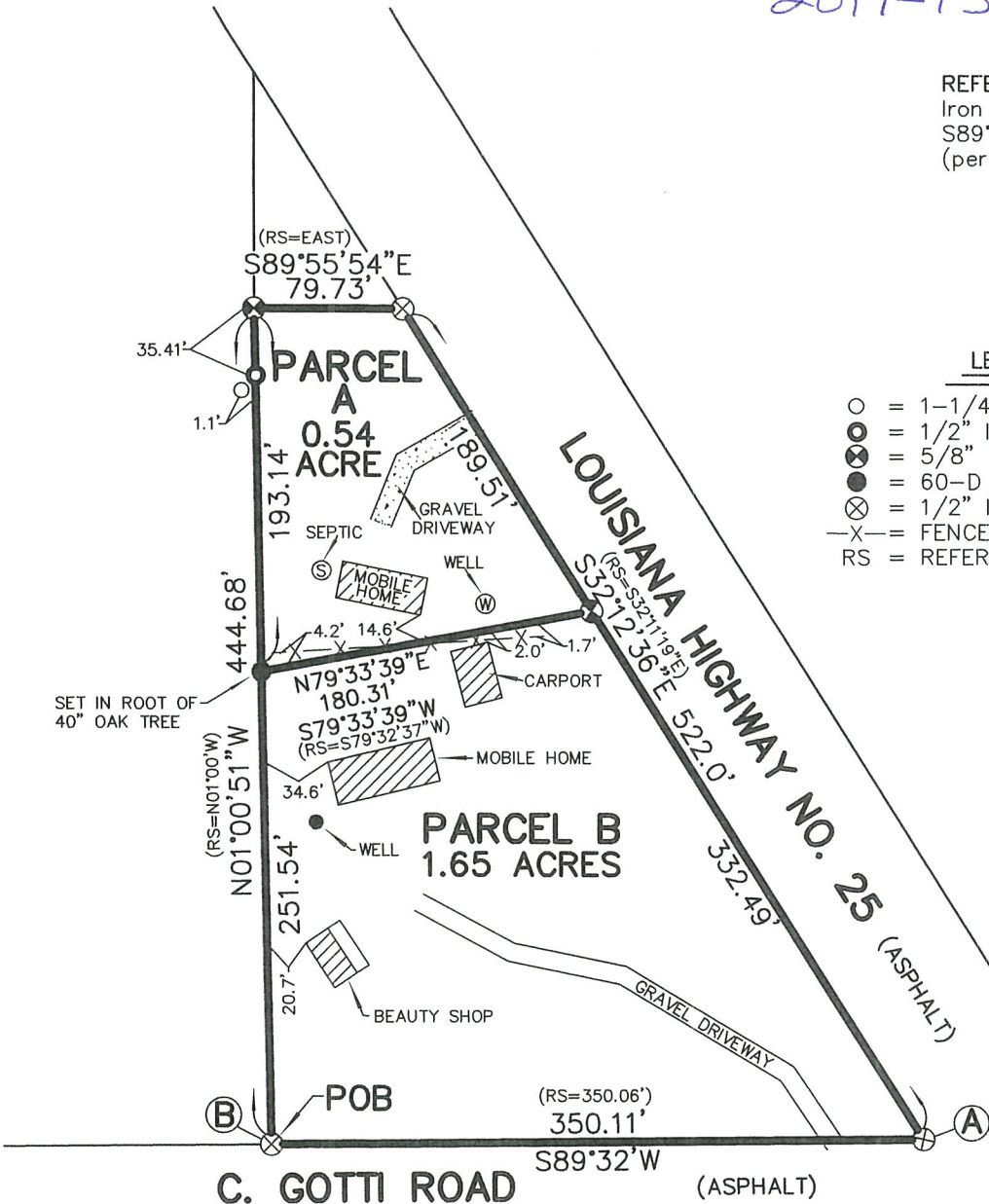
2019-1371-ZC

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S89°32'W
(per Reference Survey)



LEGEND

- = 1-1/4" IRON PIPE FOUND
- ◐ = 1/2" IRON PIPE FOUND
- ◑ = 5/8" IRON ROD FOUND
- = 60-D NAIL SET
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE
- RS = REFERENCE SURVEY



POB is reported to be N00°37'W 714.6'
from the 1/4 Section Corner common
to Sections 35 & 36, T5S, R10E.

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0125 C,
dated October 17, 1989.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

REFERENCE SURVEY:

Survey for Joy Barron by Fred L. Tilley, Surveyor, dated
August 23, 1993, Job No. 93-28.

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: **Joy Barron**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 2.19 ACRES INTO PARCELS
A & B, LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH,
RANGE 10 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.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 93-28B-RSB

DATE: 8/9/18

REVISED:

ZONING STAFF REPORT

Date: 3/25/2019
Case No.: 2019-1373-ZC
Posted:3/15/19

Meeting Date: 4/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tayler Migues

OWNER: August Joseph & Tonja D. Catanzaro

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Press Sharp Road, north of Otis Sharp Road ; S51, T5S, R12E, Ward 2, District 6

SIZE: 8 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development:

COMPREHENSIVE PLAN:

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

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay. This site is located on the east side of Press Sharp Road, north of Otis Sharp Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2019-1373-ZC

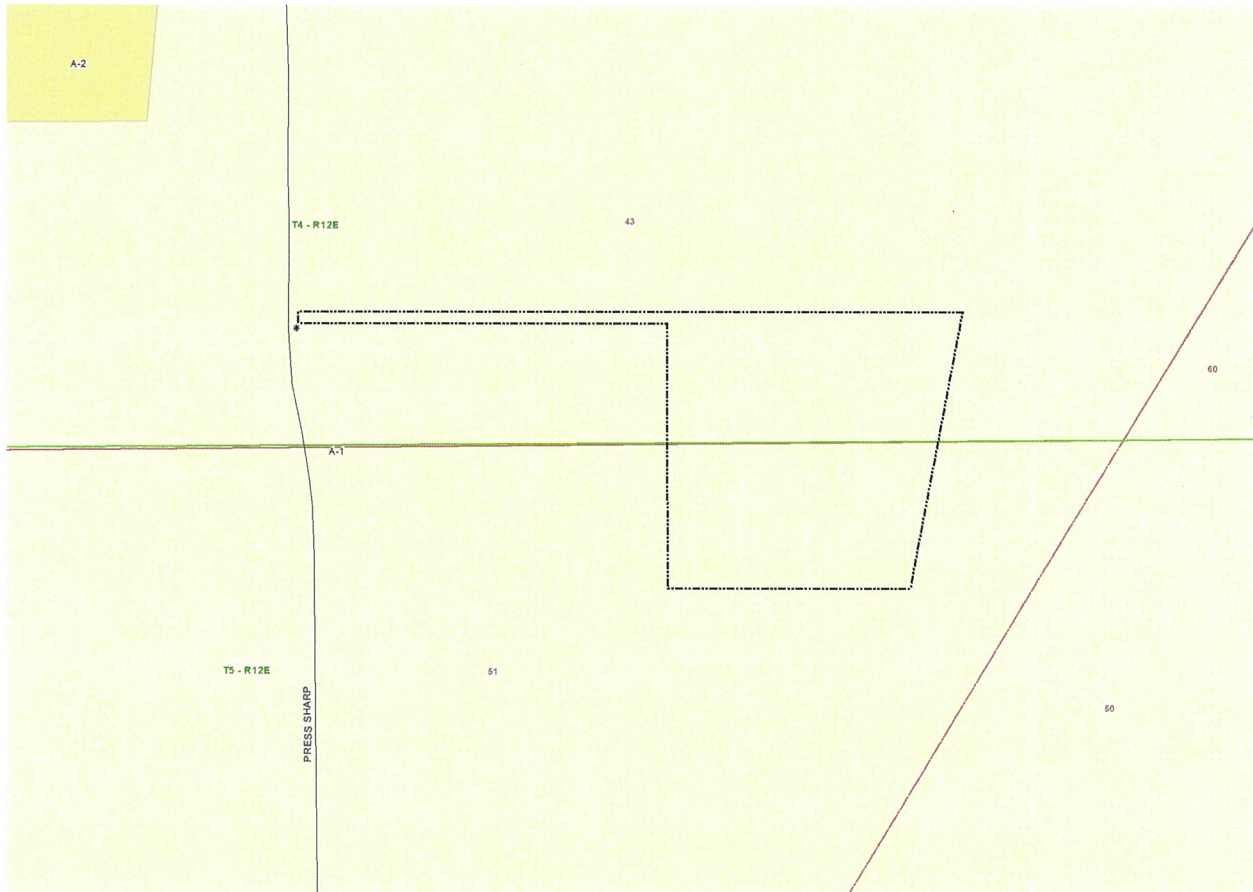
PETITIONER: Tayler Miguez

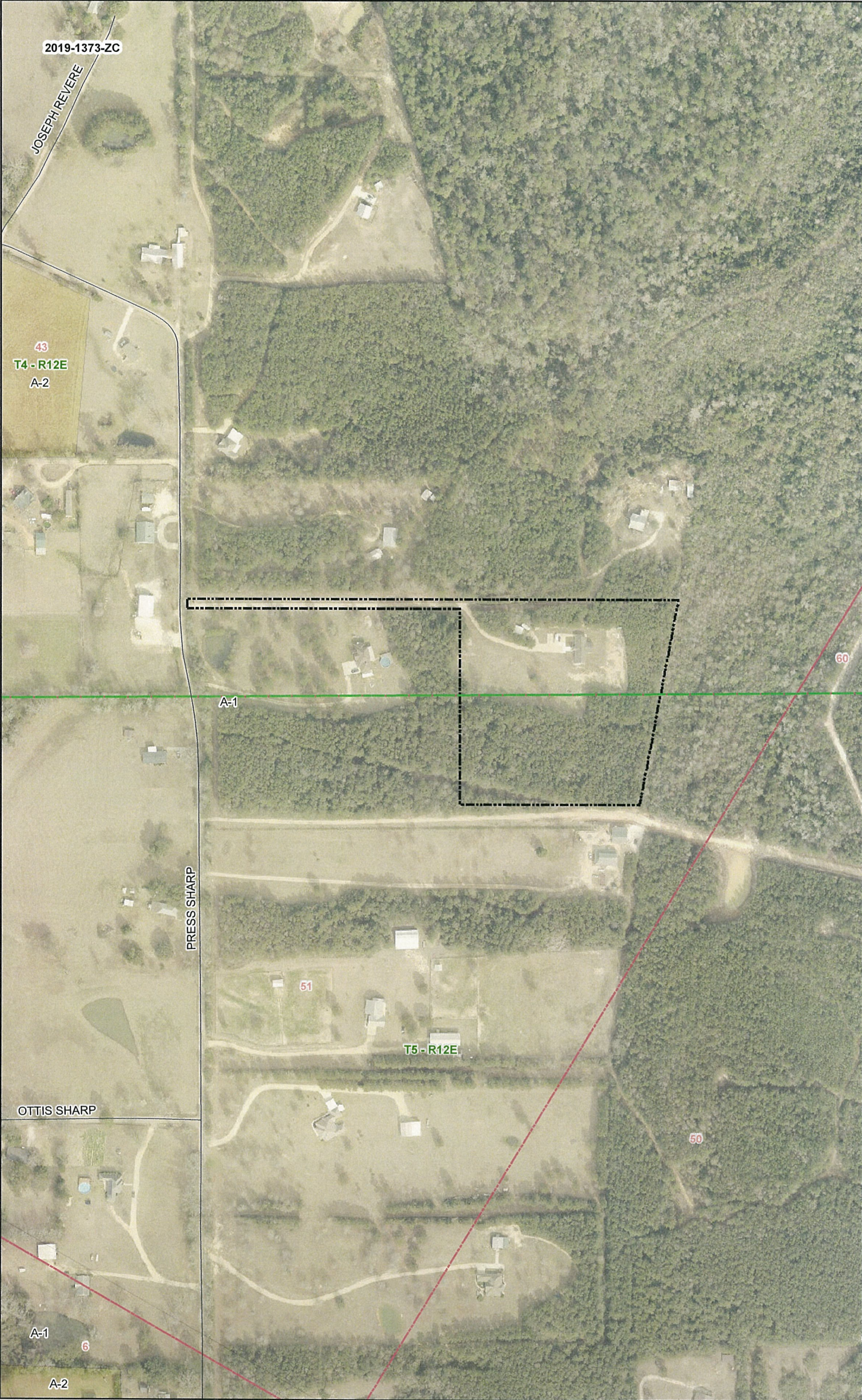
OWNER: August Joseph & Tonja D. Catanzaro

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Press Sharp Road, north of Otis Sharp Road ; S51, T5S, R12E; Ward 2, District 6

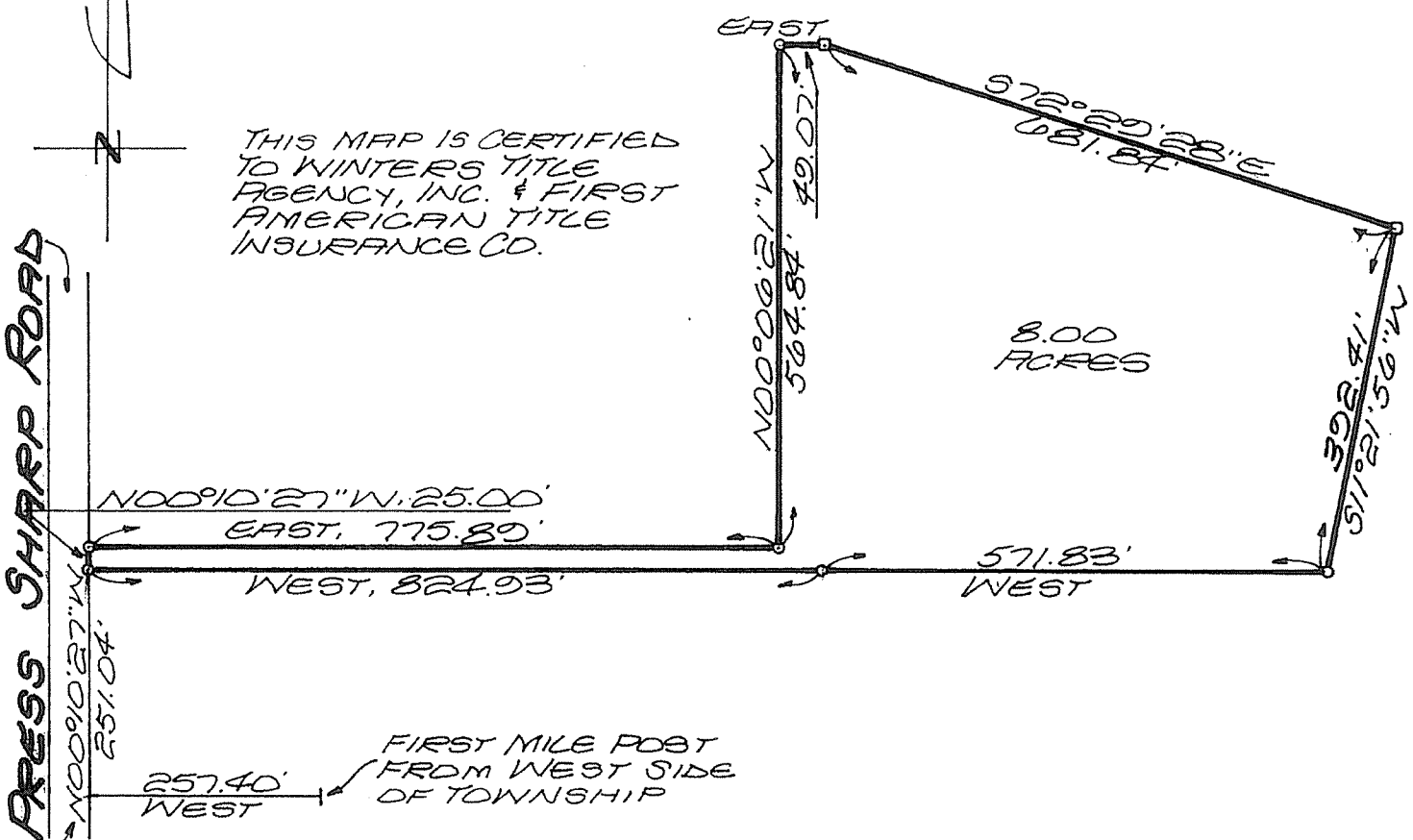
SIZE: 8 acres





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 PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM COMM. PANEL NO. 225205 005DC, MAP REVISED 10-17-1989.

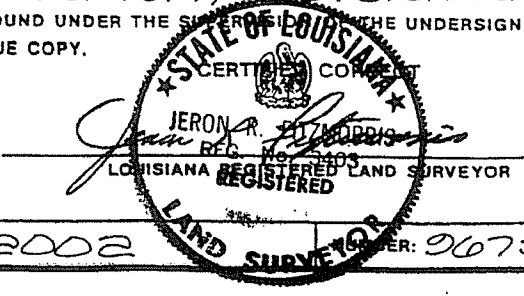


0 1/2" REBAR SET
0 CONC. MON. FOUND

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 40:641.

MAP PREPARED FOR **DAVID C. PORREYTO, AMANDA S. ANSEL, SALLY BRONAUGH** WIFE OF **AND JUSTIN ANSEL, SR.**
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **section 43 Township 4 South, Range 12 East, St. Tammany Parish, Louisiana**
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.
COVINGTON, LOUISIANA



SCALE: 1" = 200' DATE: May 21, 2002 LAND SURVEY NO. 9675

ZONING STAFF REPORT

Date: 3/25/2019
Case No.: 2019-1376-ZC
Posted: 3/15/19

Meeting Date: 4/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Wendy Jarred
OWNER: Wendy Jarred
REQUESTED CHANGE: From A-2 Suburban District to I-1 Industrial District
LOCATION: Parcel located on the northwest corner of LA Highway 41 & Grantham Road, Bush ; S15, T5S, R13E; Ward 5, District 6
SIZE: 5.02 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & 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-2 Suburban District
South	Residential & Undeveloped	A-2 Suburban District
East	Residential & Undeveloped	A-2 Suburban District
West	Residential & Undeveloped	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to I-1 Industrial District. This site is located on the northwest corner of LA Highway 41 & Grantham Road, Bush. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Although the site is located along a State Highway, staff does not see any compelling reason to recommend approval, considering the surrounding area is for the most part developed with single family residences and undeveloped land.

Note that the site is proposed to be developed with a mechanic, towing & body shop business.

STAFF RECOMMENDATION:

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

Case No.: 2019-1376-ZC

PETITIONER: Wendy Jarred

OWNER: Wendy Jarred

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

LOCATION: Parcel located on the northwest corner of LA Highway 41 & Grantham Road, Bush ; S15, T5S, R13E; Ward 5, District 6

SIZE: 5.02 acres





2019-1376-ZC

BARN

WILLIAMS

T5 - R13E

CHARLES

A-2

GRANTHAM

44

43

15

41

BOGALUSA HWY

STICKER

L CRAWFORD

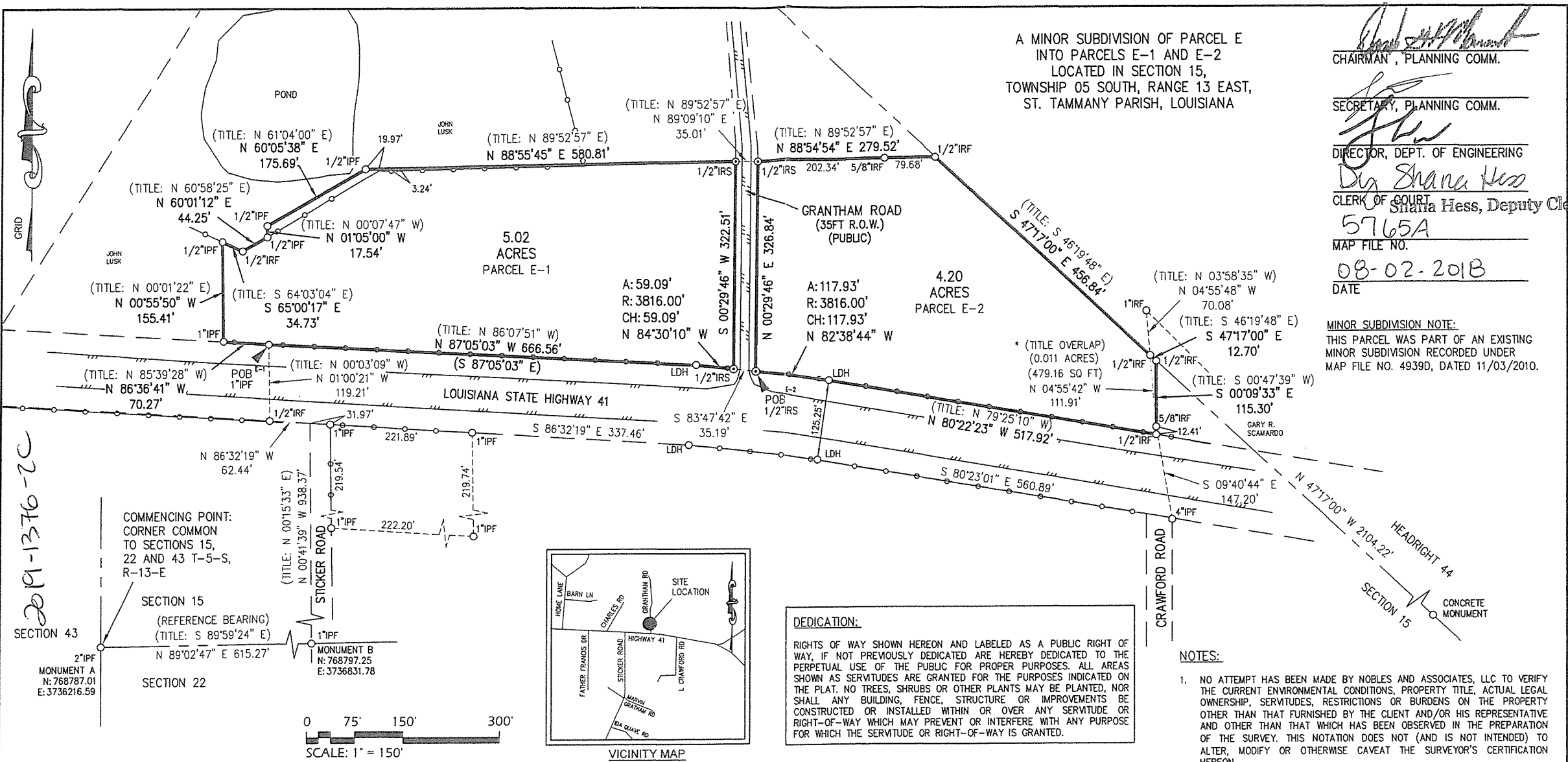
A-2

A-2

22

DRIFTWOOD

MARVIN GRANTHAM



Shana Hess
CHAIRMAN, PLANNING COMM.

Shana Hess
SECRETARY, PLANNING COMM.

Shana Hess
DIRECTOR, DEPT. OF ENGINEERING

Shana Hess
CLERK OF COURT
Shana Hess, Deputy Clerk

5765A
MAP FILE NO.

08-02-2018
DATE

MINOR SUBDIVISION NOTE:
THIS PARCEL WAS PART OF AN EXISTING
MINOR SUBDIVISION RECORDED UNDER
MAP FILE NO. 4939D, DATED 11/03/2010.

DEDICATION:
RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY WHICH MAY PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

- NOTES:**
1. NO ATTEMPT HAS BEEN MADE BY NOBLES AND ASSOCIATES, LLC TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, RESTRICTIONS OR BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED) TO ALTER, MODIFY OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
 2. GOVERNING AUTHORITY SHOULD BE CONSULTED FOR SETBACK AND SERVITUDE REQUIREMENTS.
 3. THE FENCES SHOWN HEREON REPRESENT GENERAL LOCATIONS. THIS SURVEY DOES NOT WARRANT THE FENCES AS TRUE AND LEGAL BOUNDARIES BETWEEN CONTIGUOUS PARCELS OF LAND. REFER TO THE PROPERTY METES AND BOUNDS DESCRIPTIONS FOR TRUE BOUNDARIES.
 4. THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED BY THE APPROPRIATE AUTHORITY.
 5. ADJOINING PROPERTY OWNERS PROVIDED BY PARISH TAX ASSESSOR'S OFFICE.
 6. SEE REFERENCES FOR PARENT TRACT INFORMATION.
 7. BEARINGS ARE BASED ON GRID NORTH UTILIZING LOUISIANA (SOUTH) STATE PLANE COORDINATES (SPC LA S).

- * TITLE OVERLAP NOTES:**
TITLE OVERLAP AS PER INST. NO. 1787238 AND INST. NO. 710287
- LEGEND:**
- P.O.B. POINT OF BEGINNING
 - MONUMENT FOUND
 - ⊙ MONUMENT SET
 - ⊕ POWER POLE
 - FENCE LINE
 - - - TITLE CALLS
 - - - SECTION LINES
 - - - R.O.W. LINES
 - - - EDGE OF ASPHALT
- REFERENCES:**
- WENDY GARNER INST. NO. 1787238
 - GARY R. SCAMARDO INST. NO. 710287
 - SURVEY FOR SYLVIA JORDAN AS PER NOBLES AND ASSOC., LLC DATED 08/08/2005
 - SURVEY FOR PATRICK AND WENDY BEAVER AS PER NOBLES AND ASSOC., LLC DATED 08/09/2010 JOB NO. 1206

Nobles & Associates L.L.C.
Professional Engineers, Land Surveyors & Designers
562 Columbia St. Bogalusa, LA. 70427 Phone: 985-732-0380 Fax: 985-732-0322
800 Mariner's Plaza Suite 808 Mandeville, LA. 70448 Phone: 985-727-7221 Fax: 985-727-7231

PLAT PREPARED FOR: WENDY JARRED
SHOWING A SURVEY OF: 5.02 (PARCEL E-1) AND 4.20 (PARCEL E-2) ACRES OF LAND LOCATED IN SECTION 15, TOWNSHIP 05 SOUTH, RANGE 13 EAST, ST. HELENA MERIDIAN, ST. TAMMANY, LOUISIANA.

DATE:	04/28/2017	REVISED:	06/14/2018	CPN:	22520501608	BASE FLOOD:	-----
DRAWN BY:	SGD	JOB NO.	3090	FIRM DATE:	03/01/84	SCALE:	1" = 150'
CHECKED BY:	GBN	FILE NAME:	3090-C	FIRM ZONE:	C	DATE OF FIELD SURVEY:	06/13/2018

GEORGE B. NOBLES
REG. No. 4696
REGISTERED PROFESSIONAL LAND SURVEYOR

GEORGE B. NOBLES, LLC REG. NO. 4896
PROFESSIONAL LAND SURVEYOR LOUISIANA
RED STAMP SURVEYS CORRECT PLAT

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION, IN ACCORDANCE WITH THE REVISED MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

ZONING STAFF REPORT

Date: 3/25/2019
Case No.: 2019-1380-ZC
Posted: 03/15/19

Meeting Date: 4/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Christi Olivia
OWNER: Christi Olivia
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Main Street, west of Transmitter Road, east of Villars Street ; S33, T8S, R13E; Ward 7, District 7
SIZE: 3.318 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	Tammany Trace	
South	Undeveloped	A-2 Suburban District
East	Undeveloped & Manufactured Home	A-2 Suburban District
West	Undeveloped & Manufactured Home	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District& MHO Manufactured Housing Overlay. This site is located on the south side of Main Street, west of Transmitter Road, east of Villars Street. The 2025 future land use plan calls for the area be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2019-1380-ZC

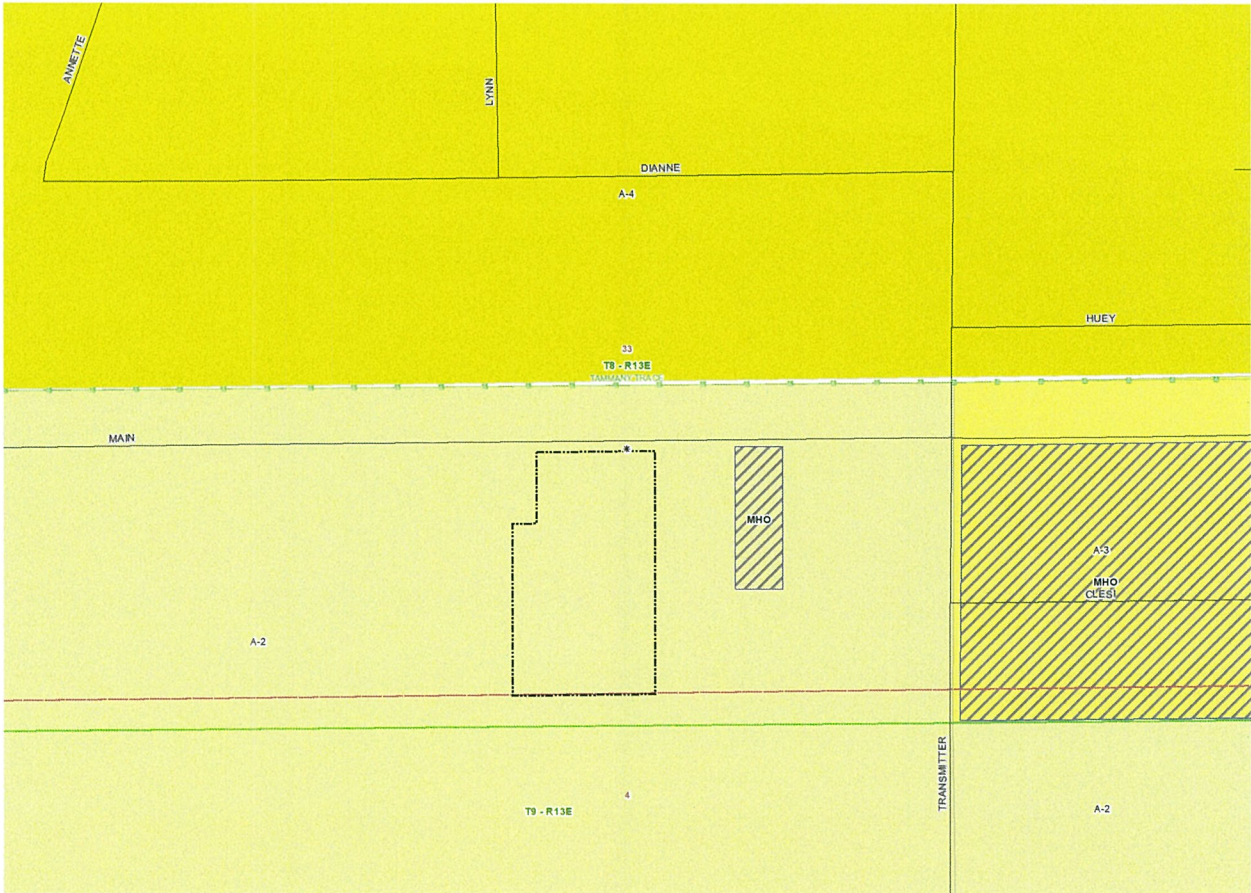
PETITIONER: Christi Olivia

OWNER: Christi Olivia

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

LOCATION: Parcel located on the south side of Main Street, west of Transmitter Road, east of Villars Street ; S33, T8S, R13E; Ward 7, District 7

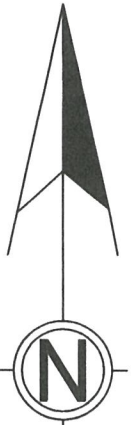
SIZE: 3.318 acres



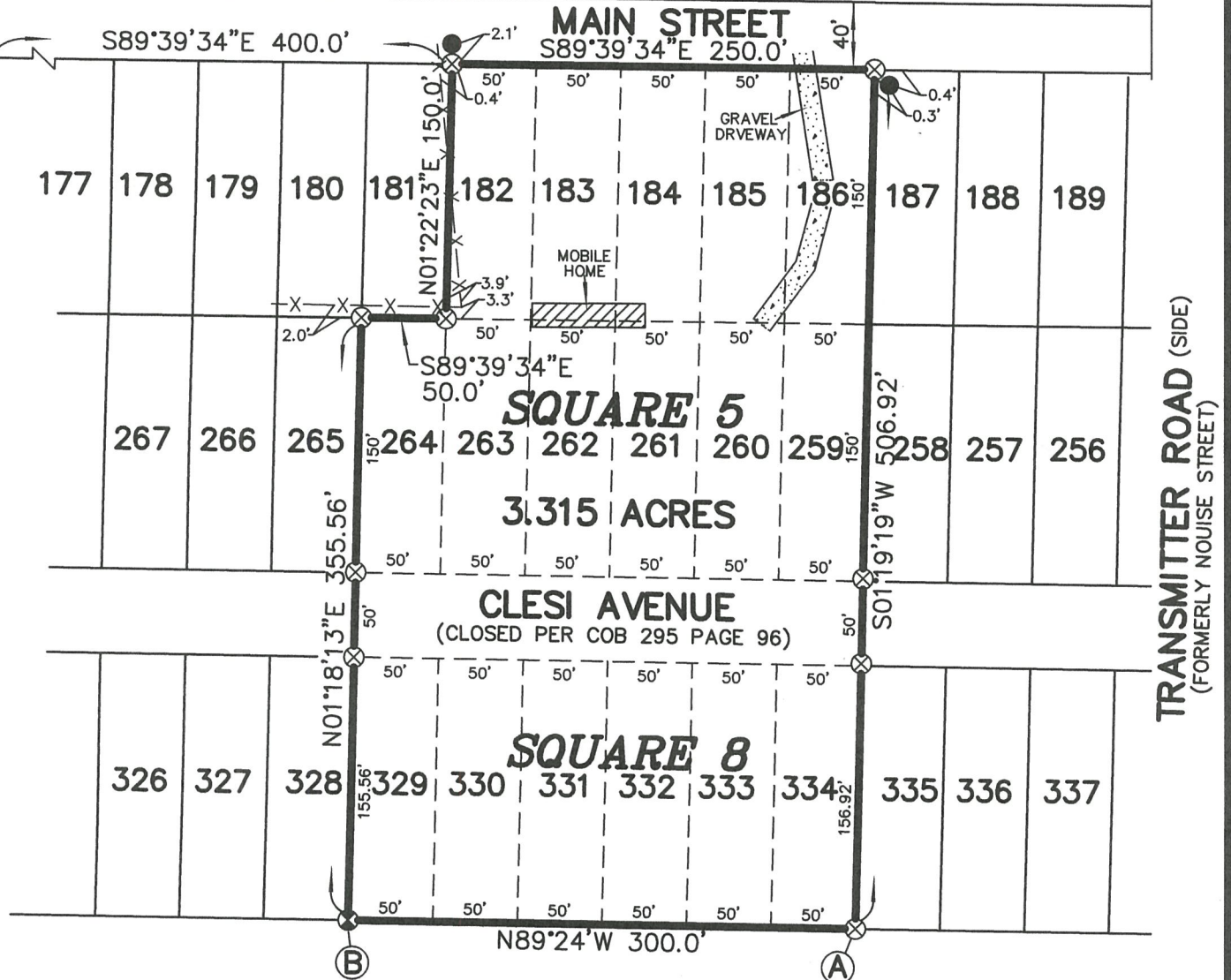


2019-1380-ZC

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
N89°24'W
(per Reference Survey)



VILLARS STREET



NOTE:

1. This property is located in Flood Zone A10, per F.E.M.A. Map No. 225205 0395 D, dated April 2, 1991.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

LEGEND

- = 1" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE

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.

REFERENCE SURVEY:

Plat of East Oaklawn Town Lots by A.G. Mundinger, Civil Engineer, filed St. Tammany Parish Clerk of Court Map File No. 187A.

(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: **Christi Oliva**

SHOWING A SURVEY OF: LOTS 182 THRU 186 AND LOTS 259 THRU 264, SQUARE 5 AND LOTS 329 THRU 334, SQUARE 8, AND A PORTION OF CLESI AVENUE (CLOSED), EAST OAKLAWN TOWN LOTS, LOCATED IN SECTION 33, TOWNSHIP 8 SOUTH, RANGE 13 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.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 19028

DATE: 2/11/2019

REVISED: CORRECTION OF LOTS IN SQ. 8, 2/14/2019

ZONING STAFF REPORT

Date: 3/25/2019
Case No.: 2019-1382-ZC
Posted: 3/15/19

Meeting Date: 4/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell - Paul J. Mayronne

OWNER: Deltus Mitchell

REQUESTED CHANGE: From A-4 Single-Family Residential District to I-1 Industrial District

LOCATION: Parcel located on the west side of US Highway 11 & on the south side of A Avenue & on the north side of Amos Street & on the east side of North Seventh Street, Square 69, Alton Subdivision ; S26, T8S, R14E; Ward 8, District 14

SIZE: 1.65 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	Residential	A-4 Single-Family Residential District
South	Commercial	A-4 Single-Family Residential District
East	Undeveloped	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

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

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 I-1 Industrial District. This site is located on the west side of US Highway 11 & on the south side of A Avenue & on the north side of Amos Street & on the east side of North Seventh Street, Square 69, Alton Subdivision. The 2025 future land use plan calls for the area along Hwy 11 to be developed with commercial uses. The site is currently being used as an outdoor storage yard and has been for many years. The objective of the request is to bring the property in compliance with the appropriate zoning. Staff is not opposed to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 Industrial District designation be approved.

Case No.: 2019-1382-ZC

PETITIONER: Jones Fussell - Paul J. Mayronne

OWNER: Deltus Mitchell

REQUESTED CHANGE: From A-4 Single-Family Residential District to I-1 Industrial District

LOCATION: Parcel located on the west side of US Highway 11 & on the south side of A Avenue & on the north side of Amos Street & on the east side of North Seventh Street, Square 69, Alton Subdivision ; S26, T8S, R14E; Ward 8, District 14

SIZE: 1.65 acres





2019-1382-ZC

HC-1

2ND

2ND

10TH

9TH

8TH

1ST

23

A-4

Voting Precinct 914

1ST

HAAS

7TH

A-4

9TH

A

I-1

T8-R14E

AMOS

26

11

PUD

FAIRFIELD

ESTRID

7-3

NORFOLK SOUTHERN RR

HC-3

8TH

HUNTER

7TH

SILVERMAPLE A-4

CHESTNUT

0 230 Feet

2019-1382-2C

APPROVED:

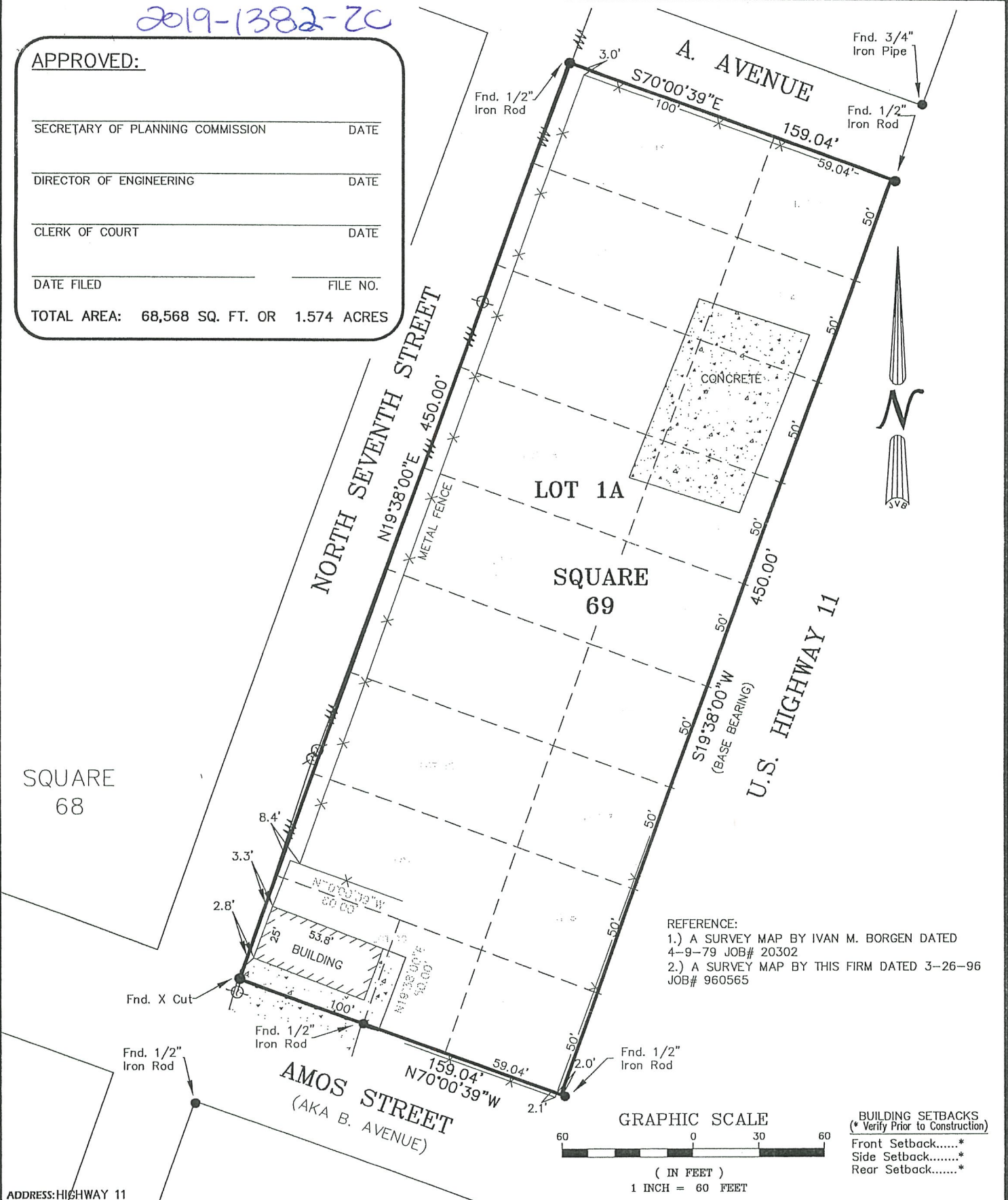
SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 68,568 SQ. FT. OR 1.574 ACRES



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

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

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

F.I.R.M. No. 225205 0410 C
F.I.R.M. Date 10-17-89
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.

20180769

DATE:

11/16/2018

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

DRAWN BY:

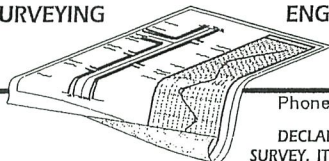
JWG

CHECKED BY:

JDL

SCALE:

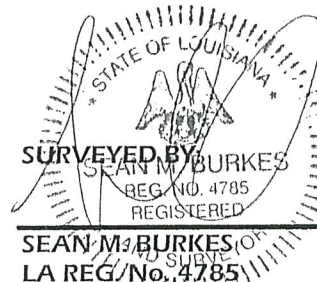
1" = 60'



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

A RESUBDIVISION MAP OF LOTS 1-18 INTO LOT 1A, SQ. 69, ALTON SUBDIVISION, SITUATED IN SECTION 26, T-8-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: GUS MITCHELL



ZONING STAFF REPORT

Date: 3/25/2019
Case No.: 2019-1383-ZC
Posted:3/15/19

Meeting Date: 4/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell - Paul J. Mayronne
OWNER: De Val, Inc - Albert J. Vallon
REQUESTED CHANGE: From A-1 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the west side of LA Highway 59; S25, T7S, R11E; Ward 4, District 5
SIZE: 28.9 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban & Industrial Districts
South	Undeveloped	A-1 Suburban District
East	Undeveloped	PUD Planned Unit Development Overlay
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

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

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

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-4 Single-Family Residential District. This site is located on the west side of LA Highway 59. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The zoning change is being requested to establish the under lying zoning of a 28.9 acres addition to an approved residential subdivision (2018-1188-ZC). The 28.9 acre is proposed developed as a PUD Planned Unit Development District with an additional 85 single family residential lots. Staff is not opposed to the request; however, recommendation to postpone is necessary considering that additional information shall be provided before staff can recommend approval of the proposed zoning change to PUD for the same site.

STAFF RECOMMENDATION:

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

Case No.: 2019-1383-ZC

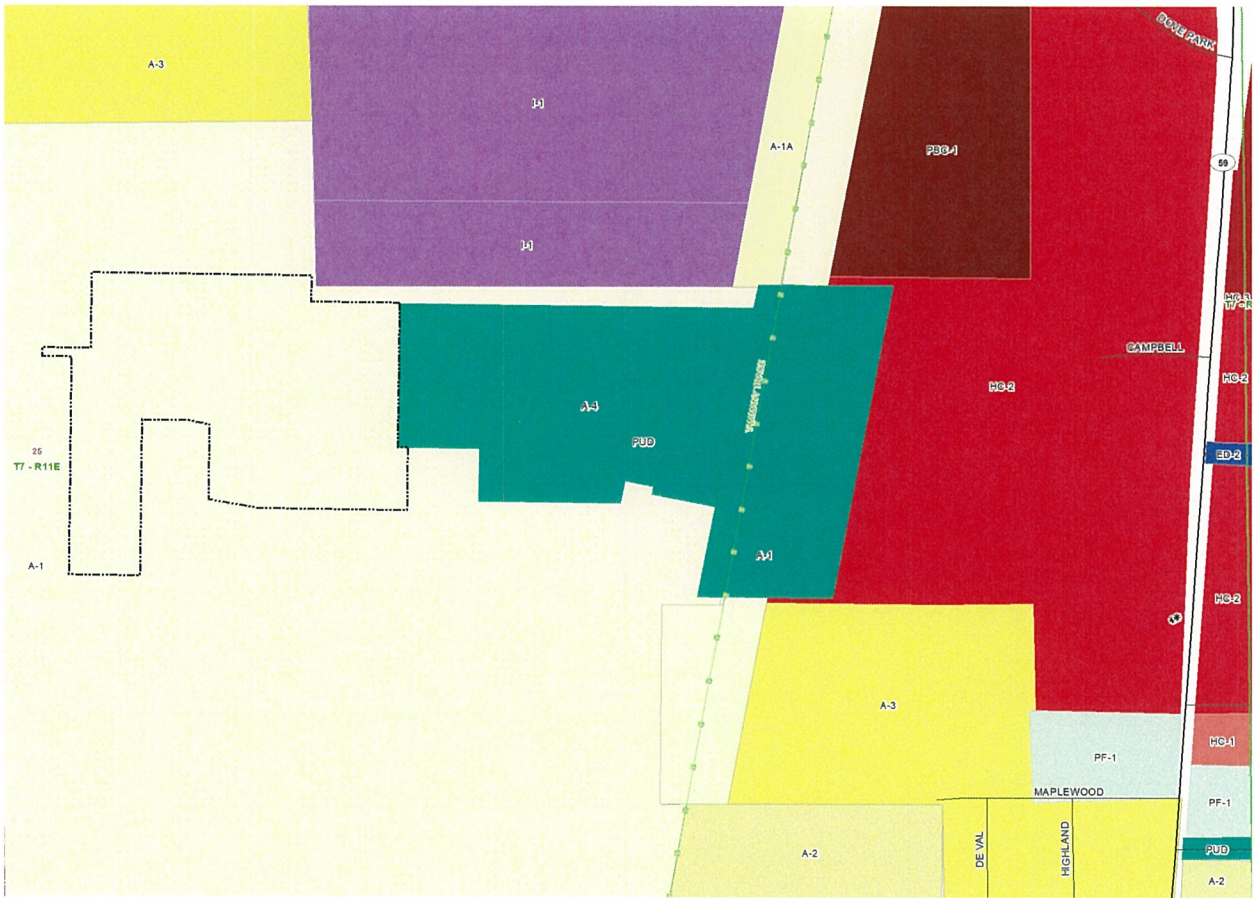
PETITIONER: Jones Fussell - Paul J. Mayronne

OWNER: De Val, Inc - Albert J. Vallon

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

LOCATION: Parcel located on the west side of LA Highway 59; S25, T7S, R11E; Ward 4, District 5

SIZE: 28.9 acres



2019-1383-ZC

A-2

DOVE PARK

A-3

PUD

I-1

A-3

A-3

I-1

A-1A

PBG-1

A-1

I-1

25

A-4

PUD

HC-2

T7-R11E

A-1

A-3

A-2

A-3

TAMMANY TRACE

A-1

A-2

GLENDALE HEIGHTS

A-2

A-1

A-2

RUCKER

LOCHMERE

35

36

26



ZONING STAFF REPORT

Date: 3/26/2019
Case No.: 2016-295-ZC
Prior Action: approved (07/05/16)
Posted:03/15/19

Meeting Date: 4/2/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen
OWNER: Brentwood Land Development LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District 5
SIZE: 104.17 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-1 Suburban District
South	Residential & Church	A-1, A-2, A-3 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-2 Suburban & a-4 Single Family Residential Districts

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting a Major Amendment to the PUD Planned Unit Development. This site is located on the north side of Sharp Road, east of Westwood Drive and approved to be developed as a 102 lot residential subdivision. The request consist of an amendment of previously approved setbacks (see below chart showing proposed changes).

Lot Type	Current setbacks	Proposed setbacks
Single Family Residence 90’ lots	Front setback 30 feet	Front setback 25 feet
Single Family Residence 65’ to 75’ lots	Front setback 25 feet	Front setback 20 feet
	Side setback 7.5 feet	Side setback 5 feet
Garden homes	65 feet deep	70 feet deep

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD be approved.

Case No.: 2016-295-ZC

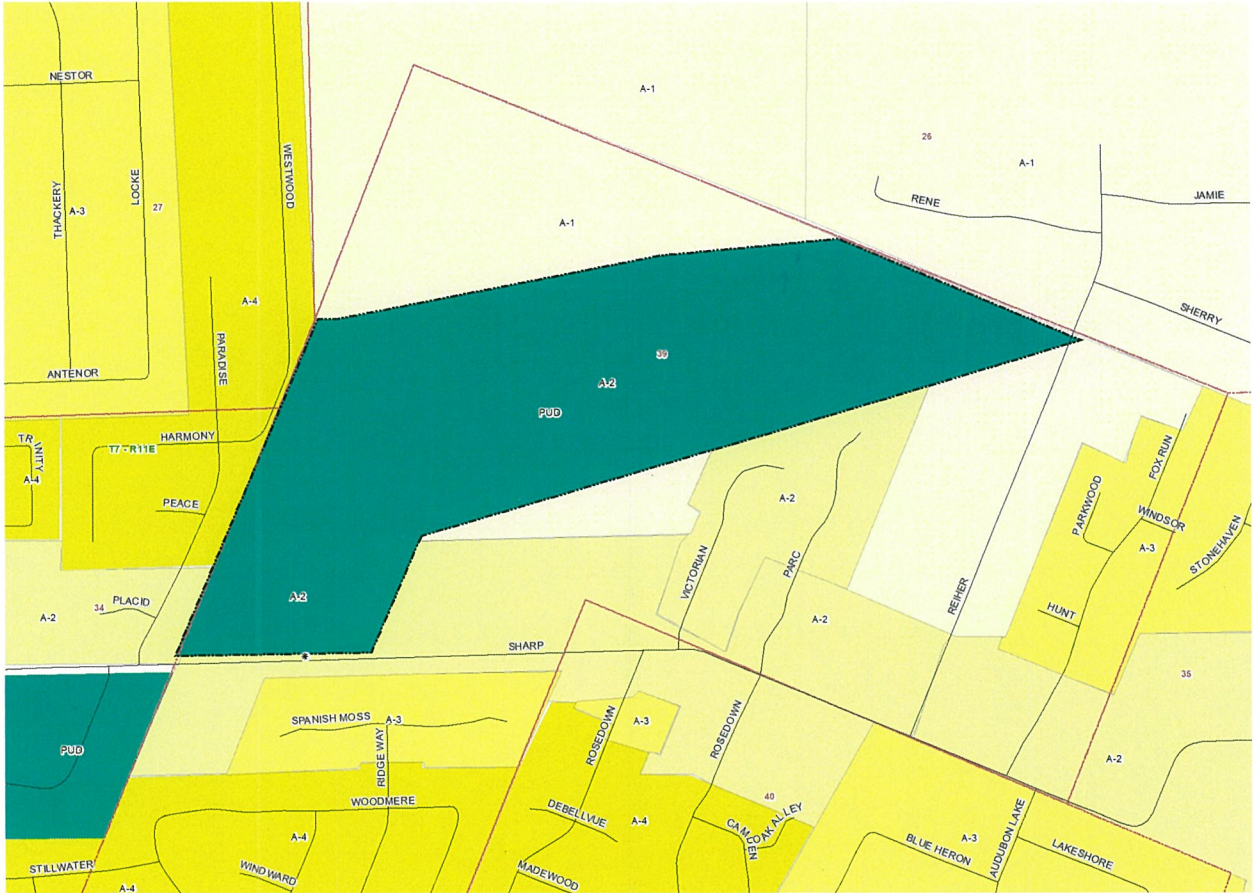
PETITIONER: Jeffery D. Schoen

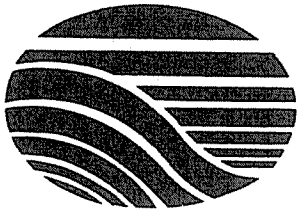
OWNER: Brentwood Land Development LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District 5

SIZE: 104.17 acres





Kelly McHugh
&
Associates, Inc.

February 15, 2019

St. Tammany Parish
Department of Planning
Attn: Helen
PO Box 628
Covington, LA 70435

RE: Brentwood Major PUD Amendment

2016-295-2C

Helen,

After input from the potential builders, the Developer is requesting revising the setbacks as detailed below.

90' lots – Change front setback from 30' to 25'

65-75' lots – Change side setback from 7.5' to 5.0'

Change front setback from 25' to 20'

Garden Homes – Change building from 65' deep to 70' deep.

The attached PUD Plan shows the changes.

We are requesting a major PUD Amendment.

Attached is the \$325 application fee.

Your kind attention to the matter is always appreciated.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah

