

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MAY 7, 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 APRIL 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. **2018-1188-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential 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
 POSTPONED 4/2/2019 MEETING

2. **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
 POSTPONED 4/2/2019 MEETING

3. **2019-1397-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 1.6499 acres
Petitioner: St. Genevieve Church - Rev. Jose Roel Lungay
Owner: St. Genevieve Church - Rev. Jose Roel Lungay
Location: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road, Slidell, S42, T9S, R11E, Ward: 9, District 11
Council District: 11

APRIL 22, 2019

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

- 4. 2019-1411-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1 acre
Petitioner: Scariano Properties LLC - Craig Scariano
Owner: Scariano Properties LLC - Craig Scariano
Location: Parcel located on the south side of Brewster Road, west of Grand Oaks Blvd, being lot B-5, Madisonville, S17, T7S, R10E, Ward 1, District 1.

Council District: 1
- 5. 2019-1414-ZC**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: NC-1 (Professional Office District)
Acres: 8045 sq.ft.
Petitioner: Laura Rolling Guidry
Owner: Laura Rolling Guidry
Location: Parcel located on the south side of LA Highway 36, west of E. Third Street, being a part of Square 66 & 20066 Highway 36, Covington, S42, T6S, R11E, Ward 2, District 3.

Council District: 3
- 6. 2019-1415-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 0.87 acres
Petitioner: Doreen Peacock
Owner: Doreen Peacock
Location: Parcel located on the northwest corner of First Avenue & Pine Street, east of LA Highway 433, being lot 147 B-1, Pine Villa Subdivision, Slidell, S25, T9S, R14E, Ward 8, District 13.

Council District: 13
- 7. 2019-1416-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 3820 sq.ft.
Petitioner: Lennie L. Crawford
Owner: Lennie L. Crawford
Location: Parcel located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington, S42, T6S, R11E, Ward 3, District 2.

Council District: 2
- 8. 2019-1417-ZC**
Existing Zoning: A-2 (Suburban District) & NC-4 (Neighborhood Institutional District)
Proposed Zoning: NC-3 (Lodging District), NC-5 (Retail and Service District), CB-1 (Community Based Facilities District), PF-2 (Public Facilities District) & RO (Rural Overlay)

Acres: 121.434 acres
Petitioner: Jeffrey Shoen
Owner: Garrett Field, LLC - Gran & Bille G. Semmes
Location: Parcel located west side of Military Road, north of US Highway 190 East, Slidell, S17 & 18, T9S, R15E, Ward 8, District 13.

Council District: 13
- 9. 2019-1418-ZC**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 1.12 acres
Petitioner: Tina Varnado
Owner: Frank Bell
Location: Parcel located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell, S13, T9S, R14E, Ward 8, District 13.

Council District: 13

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10.

2019-1419-ZC

Existing Zoning: HC-1 (Highway Commercial District)

Proposed Zoning: HC-3 (Highway Commercial District)

Acres: 1.68 acres

Petitioner: Adams & Reese LLP - Marshall A. Hevron

Owner: R. M. L. C. Enterprises, LLC - Christine Revere, Richard Revere, Lisa Revere

Location: Parcel located on the southeast corner of LA Highway 22 & Trepagnier Road, Madisonville, S42,T7S, R10E, Ward 1, District 4.

Council District: 4
11.

2019-1420-ZC

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

Proposed Zoning: NC-2 (Indoor Retail and Service District)

Acres: 5130 sq.ft.

Petitioner: Grand Homes, LLC - Jay Ploue

Owner: Grand Homes, LLC - Jay Ploue

Location: Parcel located on the west side of 11th Street, north of LaSalle Street, being Lot 2, Square 30, Chinchuba Subdivision, Mandeville, S34, T7S, R11E, Ward 4, District 4.

Council District: 4

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

1.

PR17-12-002 - USE: Revised site and landscape plan for Retail Center

CORRIDOR: Highway 21 Planned Corridor Overlay

ZONING: HC-2 Highway Commercial District

USE SIZE: 48,000 sq. ft.

PETITIONER: JSB Hwy 21 Lots, LLC – John S. Bowers III

OWNER: JSB Hwy 21 Lots, LLC – John S. Bowers III

LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES OF THE 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

ROLL CALL

Present: Cazaubon, Lorren, Parker, Richard, Willie, Bagert, Davis, Doherty, Drumm, Randolph
Absent: Fitzmorris
Staff Present: Helen Lambert, Karlin Riles, Jennifer Lange 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 Doherty

APPROVAL OF THE MARCH 6, 2019 MINUTES

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

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

Nay:

Abstain:

The correction will be made recommended by Mr. Davis.

POSTPONING OF CASES

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

Mr. Bagert made a motion to postpone, second by Mr. Doherty.

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

Nay:

Abstain:

The motion to postpone was passed. This case will come before the June 4, 2019 meeting

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

Paul Mayronne came to the podium.

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING

Mr. Doherty made a motion to postpone, second by Mr. Randolph

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

Nay:

Abstain:

The motion to postpone was passed.

Mr. Davis recommended to move up Case 2019-1376-ZC to the beginning of the meeting.

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

Wendy Jarred, Petitioner/Owner, spoke at the podium

These people spoke in opposition; Kelsey Humphries, George Monsted, Dewey Little, Marie Humphries, Charles Monsted, Gasper Gioe, John Alford and Lynn Talley.

Mr. Richard made a motion to deny, second by Ms. Cazaubon.

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

Nay:

Abstain:

The motion to deny passed.

ZONING CHANGE REQUEST CASES:

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

Paul Mayronne spoke at the podium representing Mr. Herberger

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

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

Nay:

Abstain:

The motion to approve passed.

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING

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

Joy Barron came to the podium

Mr. Willie made a motion to approve, second by Ms. Cazaubon.

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

Nay:

Abstain:

The motion to approve passed.

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

Tonja Catanzaro came to the podium.

Mr. Lorren made a motion to approve second by Ms. Cazaubon. This motion was withdrawn. A motion was then made by Mr. Doherty and second by Mr. Willie to postpone until the June 4, 2019 meeting.

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

Nay:

Abstain:

The motion to postpone passed

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

Christi Olivia came to the podium

Mr. Randolph made a motion to approve second by Mr. Bagert

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

Nay:

Abstain:

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING

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

Paul Mayronne spoke at the podium

Mr. Randolph made a motion to approve second by Mr. Bagert

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

Nay:

Abstain:

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

Jeff Schoen spoke at the podium

Mr. Dan Shapiro came to the podium with some questions.

Mr. Bagert made a motion to approve second by Mr. Doherty.

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

Nay:

Abstain:

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT Mr. Doherty made a motion to adjourn

ZONING STAFF REPORT

Date: 4/25/2018
Case No.: 2018-1188-ZC
Prior Action: Postponed 4/2/2019
Posted: 04/17/19

Meeting Date: 5/7/2019
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 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: 70.9 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	I-1 Industrial District & PBC-1 Planned Business Campus A-1 & A-3 Suburban Districts
South	Undeveloped	HC-2 Highway Commercial Districts
East	Undeveloped	A-1 Suburban District
West	Undeveloped and Residential	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 85 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’ X120’
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, through the process of “Entering the Trace ROW”. Also, note that confirmation of the approval of the proposed names of the streets will have to be provided, from St Tammany Parish 911 Communications District.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
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	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as required

GREENSPACE

A total of 17.33 acres of greenspace 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	4.33 acres + 9 acres of wet pond (4.5 acres) (only calculating 50% of the total of 25% of greenspace/ allowable usage of pond = 3.6 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%	7.93 acres/27.93%	

Comments:

- Seating areas and/or gazebo should be provided within greenspace areas in close proximity of the ponds, to allow the residents of the subdivision to enjoy the ponds.
- Considering the distance between the greenspace area along Pond/Tract CA-9 from the Tammany Trace & other amenities, additional park amenities/playground equipment should be provided.
- Identify/delineate the top of the bank and the water line (different symbols) 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 approved.

Case No.: 2018-1188-ZC

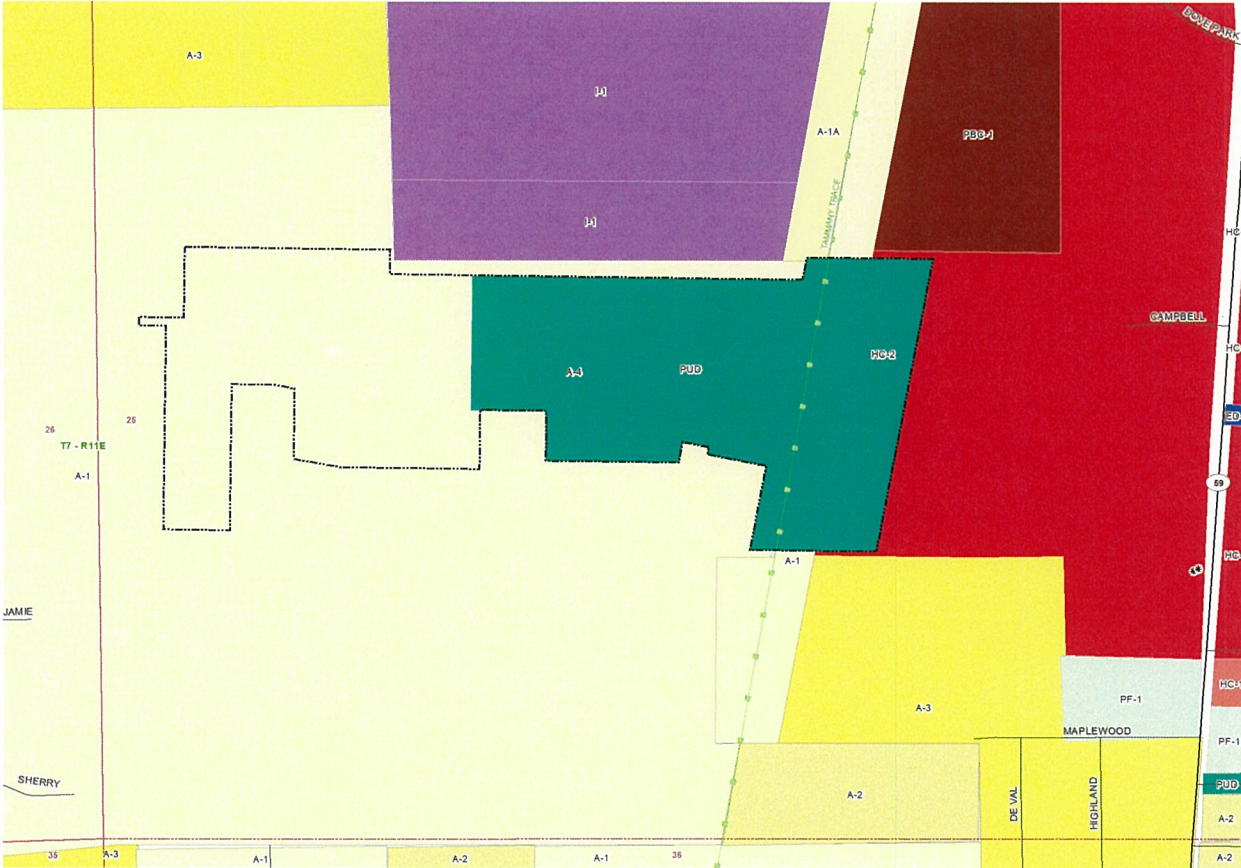
PETITIONER: Art Lancaster

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 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: 70.9 acres



PERMITTED USES (TRACTS A & B):

- (1) AUTOMOTIVE PARTS STORES.
- (2) BUSINESS COLLEGE OR BUSINESS SCHOOLS OPERATED AS A BUSINESS ENTERPRISE.
- (3) CATERING ESTABLISHMENTS.
- (4) DEPARTMENT STORES.
- (5) FUNERAL HOMES AND MAUSOLEUMS.
- (6) INSTRUCTION OF FINE ARTS.
- (7) PHYSICAL CULTURE AND HEALTH ESTABLISHMENTS.
- (8) ENCLOSED PLUMBING, ELECTRICAL AND HOME BUILDING SUPPLY SHOWROOMS AND SALES CENTERS WITH ASSOCIATED ASSEMBLY PROCESSES.
- (9) PRINTING, LITHOGRAPHY AND PUBLISHING ESTABLISHMENTS.
- (10) WHOLESALE MERCHANDISE BROKER/AGENT INCLUDING ASSOCIATED OFFICES AND INDOOR STORAGE FACILITIES.
- (11) DRUG STORES.
- (12) DRY CLEANING, LAUNDRIES AND SELF-SERVICE LAUNDRIES.
- (13) FOOD STORES.
- (14) PUBLIC PARKING LOTS AND GARAGES.
- (15) SINGLE-FAMILY DWELLING UNITS ABOVE THE FIRST FLOOR IN A BUILDING DESIGNED FOR BUSINESS USES. DWELLING UNITS SHALL NOT EXCEED ONE STORY IN HEIGHT.
- (16) VETERINARY CLINICS (NO OUTDOOR KENNELS).
- (17) PUBLIC OR PRIVATE AUDITORIUMS.
- (18) RESTAURANTS AND RESTAURANTS WITH LOUNGES.
- (19) CAR WASH.
- (20) WAREHOUSE AND DISTRIBUTION CENTERS AND ASSOCIATED USES SUCH AS OFFICES AND RETAIL SALES.
- (21) INDOOR RESEARCH AND TESTING LABORATORIES.
- (22) SPECIALTY FOOD PROCESSING.
- (23) BANKS AND FINANCIAL INSTITUTIONS.
- (24) CONVENIENCE STORES (WITH GAS), WHEN THE CRITERIA OF SECTION 330-221(5)(1)A ARE MET.
- (25) DRIVE-IN RESTAURANTS.
- (26) ANY PRIVATE OFFICE USE THAT IS A PERMITTED USE IN THE NC DISTRICT.
- (27) CLUBS, LODGES, FRATERNAL AND RELIGIOUS INSTITUTIONS, MEETING HALLS.
- (28) VETERINARY CLINICS (WITH OUTDOOR KENNELS).
- (29) PARCEL POST DELIVERY STATIONS.
- (30) MINI-WAREHOUSES.
- (31) COMMERCIAL KENNELS.
- (32) RETAIL SALES & PROFESSIONAL OFFICES.
- (33) LODGING, INCLUDING APARTMENTS, HOTELS, MOTELS.
- (34) AUTOMOTIVE REPAIR AND SERVICE FACILITIES.
- (35) AUTOMOTIVE SALES.
- (36) OUTDOOR RETAIL SALES AND STORAGE YARDS.
- (37) PORTABLE STORAGE CONTAINERS USE FOR STORAGE.
- (38) OUTDOOR DISPLAY, PRE-ASSEMBLED BUILDING, POOL AND PLAYGROUND EQUIPMENT.
- (40) DRIVE THRU ARE ALLOWED FOR ALL USES.

RESTRICTIVE COVENANTS:

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. 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 ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES.
3. 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).
4. BUILDING SETBACKS ARE TO MEET OR EXCEED PARISH MINIMUMS. FRONT-LOADED LOTS - FRONT - 15'; FRONT FACING GARAGE - 20'; SIDE - 10'; AND REAR - 15'.
5. MAXIMUM HEIGHT LIMIT SHALL BE 35' (RESIDENTIAL) 45' (COMMERCIAL).
6. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN STREET EASEMENTS AND DRAINAGE SERVICES.
7. NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON WITHOUT ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
8. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST FEMA MAP. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 1.0' ABOVE THE CROWN OF THE ADJACENT STREET OR MEET THE LATEST FEMA STANDARDS, WHICHEVER IS HIGHER.
9. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
10. NO LOT WILL BE FURTHER REDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
11. THE FOREMENTIONED RESTRICTIONS SHALL BE RECTED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
12. TELECOMMUNICATION CABLE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE.
13. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE & REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED TWENTY (20) FEET.
14. LANDSCAPING, LIGHTING, PARKING & SIGNAGE SHALL MEET ST. TAMMANY PARISH REGULATIONS.

LEGAL DESCRIPTIONS:

COTTON CREEK - PHASE 1

A CERTAIN PARTIAL PIECE OF LAND LOCATED ON A 63.3 ACRE TRACT AND A 168.7 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY NO. 59 AND THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED COTTON CREEK DRIVE; THENCE PROCEED NORTH 84°23' WEST, A DISTANCE OF 369.74' TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 555.00', AN ARC LENGTH OF 531.45' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°25'32" WEST, 510.49' TO A POINT OF TANGENCY; THENCE PROCEED NORTH 34°02'42" WEST, A DISTANCE OF 611.15' TO A POINT ON THE ARC OF A CURVE LEADING TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 645.00', AN ARC LENGTH OF 198.65' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°52'06" WEST, 197.87' TO THE POINT OF BEGINNING, THENCE NORTH 11°00'35" EAST, 442.41'; THENCE NORTH 89°23'19" WEST, 459.35'; THENCE SOUTH 11°02'32" WEST, 101.88'; THENCE NORTH 89°17'43" WEST, 1487.43'; THENCE SOUTH 00°43'45" WEST, 605.03'; THENCE SOUTH 89°17'43" EAST, 374.84'; THENCE NORTH 02°52'32" EAST, 100.00'; THENCE NORTH 89°17'43" WEST, 85.64'; THENCE SOUTH 00°42'17" WEST, 145.68' TO A POINT ON THE ARC OF A CURVE LEADING TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 51.42', AN ARC LENGTH OF 51.48' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°43'33" WEST, 49.36'; THENCE SOUTH 89°16'15" EAST, 380.53'; THENCE NORTH 02°04'30" WEST, 633.16'; THENCE NORTH 89°55'30" EAST, 208.47'; THENCE SOUTH 76°17'19" EAST, 83.85'; THENCE SOUTH 00°43'45" EAST, 605.25' BACK TO THE POINT OF BEGINNING.

SAID PIECE OF LAND CONTAINING 42.08 ACRES OR 1,832,336 SQUARE FEET, MORE OR LESS.

COTTON CREEK - PHASE 2

A CERTAIN PARTIAL PIECE OF LAND LOCATED ON A 63.3 ACRE TRACT AND A 168.7 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY NO. 59 AND THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED COTTON CREEK DRIVE; THENCE PROCEED NORTH 84°23' WEST, A DISTANCE OF 369.74' TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 555.00', AN ARC LENGTH OF 531.45' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°25'32" WEST, 510.49' TO A POINT OF TANGENCY; THENCE PROCEED NORTH 34°02'42" WEST, A DISTANCE OF 611.15' TO A POINT ON THE ARC OF A CURVE LEADING TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 645.00', AN ARC LENGTH OF 198.65' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°52'06" WEST, 197.87' TO THE POINT OF BEGINNING, THENCE NORTH 11°00'35" EAST, 442.41'; THENCE NORTH 89°23'19" WEST, 459.35'; THENCE SOUTH 11°02'32" WEST, 101.88'; THENCE NORTH 89°17'43" WEST, 1487.43'; THENCE SOUTH 00°43'45" WEST, 605.03'; THENCE SOUTH 89°17'43" EAST, 374.84'; THENCE NORTH 02°52'32" EAST, 100.00'; THENCE NORTH 89°17'43" WEST, 85.64'; THENCE SOUTH 00°42'17" WEST, 145.68' TO A POINT ON THE ARC OF A CURVE LEADING TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 51.42', AN ARC LENGTH OF 51.48' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°43'33" WEST, 49.36'; THENCE SOUTH 89°16'15" EAST, 380.53'; THENCE NORTH 02°04'30" WEST, 633.16'; THENCE NORTH 89°55'30" EAST, 208.47'; THENCE SOUTH 76°17'19" EAST, 83.85'; THENCE SOUTH 00°43'45" EAST, 605.25' BACK TO THE POINT OF BEGINNING.

SAID PIECE OF LAND CONTAINING 29.825 ACRES OR 1,259,986 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.
2. NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
3. NO UTILITY BOXES OR OTHER IMPEDIMENTS ARE ALLOWED WHICH WOULD LIMIT THE USE OF THE 25 FT ACCESS DRIVE FROM ALYS DRIVE TO THE POND.

PHASE 1 STATISTICS (PREVIOUSLY APPROVED)			
SITE STATISTICS:	# OF LOTS	AVG SIZE	HATCH/COLOR
RESIDENTIAL LOT (REGULAR)	9 (1.3 ACRES)	50'x120'	
RESIDENTIAL LOT (MEDIUM)	66 (11.5 ACRES)	60'x120'	
RESIDENTIAL LOT (LARGE)	6 (2.0 ACRES)	75'x120'	
TOTAL	81 (31 ACRES)	2.7 LOTS / ACRE	

TOTAL GREENSPACE PROVIDED: GREENSPACE (6.7 ACRES) + ACTIVE GREENSPACE (1.3 ACRES) + WET POND (505 X 2.8 ACRES = 1.4 ACRES) = 8.4 ACRES (26%)

RESIDENTIAL DENSITY CALCULATION: 81 ZONING - 31 ACRES X 75% X 4 LOTS / AC = 93 LOTS ALLOWABLE.

ACTUAL DENSITY = 83 LOTS / 31 ACRES = 2.7 LOTS PER ACRE

AVERAGE LOT SIZE: 14.8 ACRES / 83 LOTS = 7.675 SQ FT / LOT

ROADWAY LINEAR FOOTAGE: 3,823 LINEAR FT

ROADWAY LINEAR FOOTAGE PER LOT: 3,823 LINEAR FT / 83 LOTS = 45 LINEAR FT / LOT

PHASE 2 STATISTICS			
SITE STATISTICS:	# OF LOTS	AVG SIZE	HATCH/COLOR
RESIDENTIAL LOT (REGULAR)	59 (8.25 ACRES)	50'x120'	
RESIDENTIAL LOT (MEDIUM)	24 (3.97 ACRES)	60'x120'	
RESIDENTIAL LOT (LARGE)	1 (0.23 ACRES)	75'x120'	
TOTAL	84 (28.9 ACRES)	2.9 LOTS / ACRE	

TOTAL GREENSPACE PROVIDED: GREENSPACE (4.33 ACRES) + WET POND 505 X 9.0 ACRES = 4.5 ACRES (15.5%)

4.33 ACRES + 3.6 ACRES (12.5% OF PHASE 2 AREA ALLOWED IN CALC) = 7.93 ACRES (27.43%)

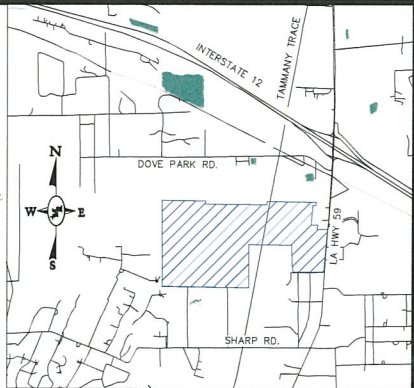
RESIDENTIAL DENSITY CALCULATION: 84 ZONING - 28.9 ACRES X 75% X 4 LOTS / AC = 87 LOTS ALLOWABLE.

ACTUAL DENSITY = 84 LOTS / 28.9 ACRES = 2.9 LOTS PER ACRE

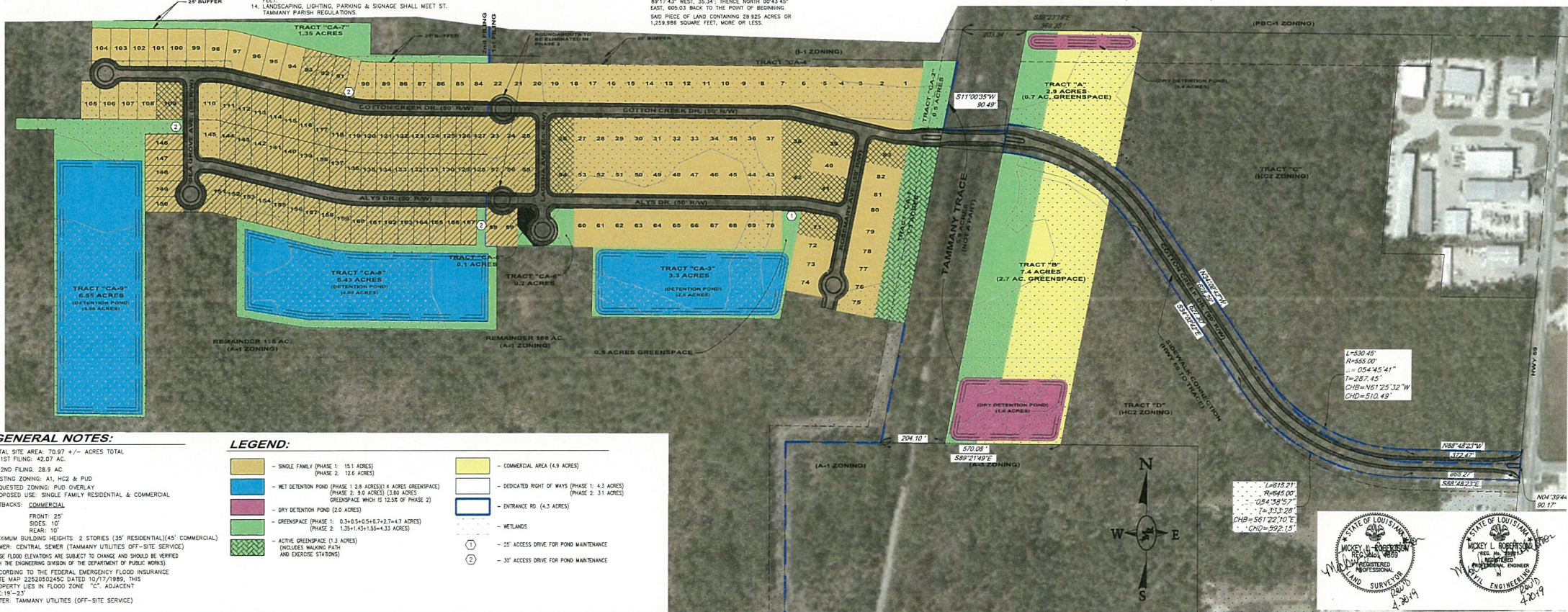
AVERAGE LOT SIZE: 12.45 ACRES / 84 LOTS = 6.456 SQ FT / LOT

ROADWAY LINEAR FOOTAGE: 2,761 LINEAR FT

ROADWAY LINEAR FOOTAGE PER LOT: 2,761 LINEAR FT / 85 LOTS = 30 LINEAR FT / LOT



VICINITY MAP:
SCALE: 1"=2000'



GENERAL NOTES:

TOTAL SITE AREA: 70.67 +/- ACRES TOTAL
1ST FILING: 42.07 AC.
2ND FILING: 28.60 AC.
EXISTING ZONING: A1, M2 & PUD
REQUESTED ZONING: PUD OVERLAY
PROPOSED USE: SINGLE FAMILY RESIDENTIAL & COMMERCIAL
SETBACKS: COMMERCIAL
FRONT: 25'
SIDES: 10'
REAR: 10'
MAXIMUM BUILDING HEIGHTS: 2 STORIES (35' RESIDENTIAL) 45' COMMERCIAL
SEWER: CENTRAL SEWER (TAMMANY UTILITIES OFF-SITE SERVICE)
(BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS)
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP 225050245C DATED 10/17/1989, THIS PROPERTY LIES IN FLOOD ZONE "C". ADJACENT RTE 10 - 23'
WATER: TAMMANY UTILITIES (OFF-SITE SERVICE)

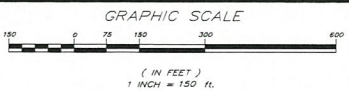
LEGEND:

- SINGLE FAMILY (PHASE 1: 15.1 ACRES) (PHASE 2: 12.6 ACRES)
- WET DETENTION POND (PHASE 1: 2.9 ACRES) (4 ACRES GREENSPACE) (PHASE 2: 9.0 ACRES) (3.80 ACRES GREENSPACE WHICH IS 12.5% OF PHASE 2)
- DRY DETENTION POND (2.0 ACRES)
- GREENSPACE (PHASE 1: 0.34+0.54+0.74+7.47 ACRES) (PHASE 2: 1.35+1.43+1.55+4.33 ACRES)
- ACTIVE GREENSPACE (1.3 ACRES)
- COMMERCIAL AREA (4.9 ACRES)
- DEDICATED RIGHT OF WAYS (PHASE 1: 4.3 ACRES) (PHASE 2: 3.1 ACRES)
- ENTRANCE RD (4.3 ACRES)
- WETLANDS
- 25' ACCESS DRIVE FOR POND MAINTENANCE (INCLUDES WALKING PATH AND EXERCISE STATIONS)
- 30' ACCESS DRIVE FOR POND MAINTENANCE

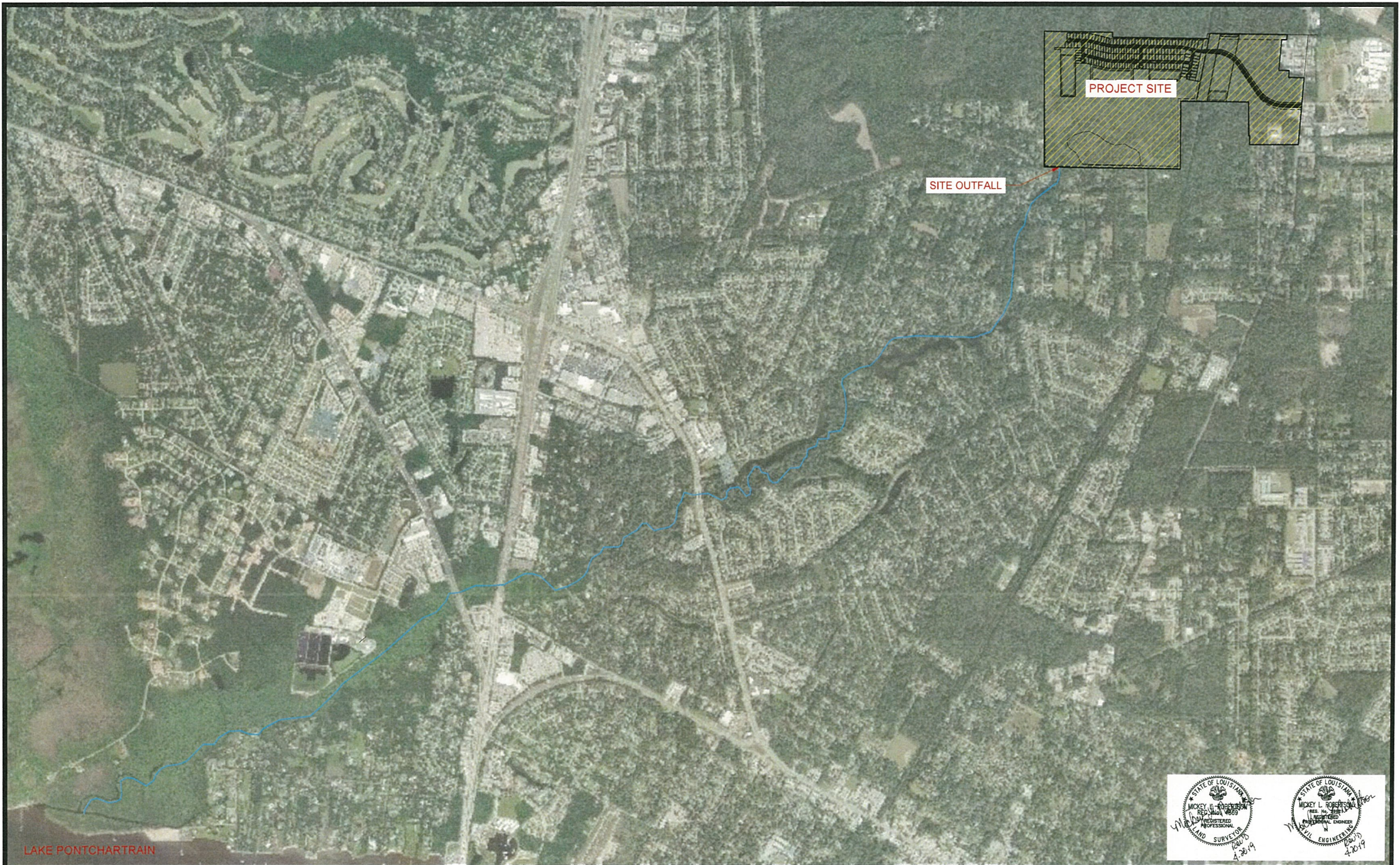
MR ENGINEERING & SURVEYING, LLC
9345 Interline Ave, Baton Rouge, LA 70809 225.490.9592

DEVELOPER/OWNER:
LANCASTER DEVELOPMENT, LLC
ARTHUR LANCASTER
11800 INDUSTRIPLEX BLVD, STE. B
BATON ROUGE, LA 70809
PH: 225.413.5250

COTTON CREEK - PHASES 1 & 2
A PLANNED UNIT DEVELOPMENT
PUD AMENDMENT PLAN - CONCEPTUAL PLAN FOR REZONING



2016-1188-20

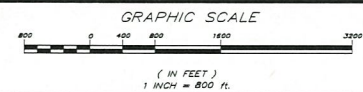


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COTTON CREEK - PHASES 1 & 2

A PLANNED UNIT DEVELOPMENT
ULTIMATE DISPOSAL PLAN- CONCEPTUAL PLAN FOR REZONING



2018-1188-2C

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Mickey L. Robertson, P.E., P.L.S.

Developer's Address: 11800 Industriplex Blvd, Ste 8 Baton Rouge La 70806

Street	City	State	Zip Code
<u>Lancaster Development, LLC</u>		<u>225.413.5250</u>	

Developer's Phone No. (Business) (Cell)

Subdivision Name: Cotton Creek PUD - Phase 2

Number of Acres in Development: 28.9 Number of Lots/Parcels in Development: 85 Residential

Ultimate Disposal of Surface Drainage: Lake Ponchartrain

Water Surface Runoff Mitigation Proposed: Detention

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☒ Average ☐ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? ☐ Yes ☒ No
- If yes, what major streams or waterways? _____

- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No
If yes, which major arterial streets? Future Cotton Creek Drive to Hwy 59

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No
If yes, please explain? normal construction activities associated with site work

- Is the subdivision subject to inundation? ☐ Frequently ☐ Infrequently ☒ None at all
- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? ☐ Yes ☒ No
- b.) disrupt, alter or destroy any historical or archeological sites or district? ☐ Yes ☒ No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? ☐ Yes ☒ No
- d.) displace a substantial number of people? ☐ Yes ☒ No
- e.) conform with the environmental plans and goals that have been adopted by the parish? ☒ Yes ☐ No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? ☐ Yes ☒ No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? ☐ Yes ☒ No

h.) breach any Federal, State or Local standards relative to:

- air Quality ☐ Yes ☒ No
- noise ☐ Yes ☒ No
- water Quality ☐ Yes ☒ No
- contamination of any public or private water supply ☐ Yes ☒ No
- ground water levels ☐ Yes ☒ No
- flooding/inundation ☐ Yes ☒ No
- erosion ☐ Yes ☒ No
- sedimentation ☐ Yes ☒ No
- rare and/or endangered species of animal or plant habitat ☐ Yes ☒ No
- interfering with any movement of resident or migratory fish or wildlife species ☐ Yes ☒ No
- inducing substantial concentration of population ☐ Yes ☒ No
- dredging and spoil placement ☐ Yes ☒ No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Mickey L. Robertson
Digitally signed by Mickey L. Robertson
Date: 2019.02.07 10:39:24 -06'00'

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1383-ZC
Prior Action: Postponed 4/2/2019
Posted: 04/17/19

Meeting Date: 5/7/2019
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

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 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 underlying zoning of a 28.9 acre addition to an approved residential subdivision (2018-1188-ZC). The 28.9 acre is proposed to be developed as a Planned Unit Development District (PUD) with an additional 85 single-family residential lots.

STAFF RECOMMENDATION:

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

Case No.: 2019-1383-ZC

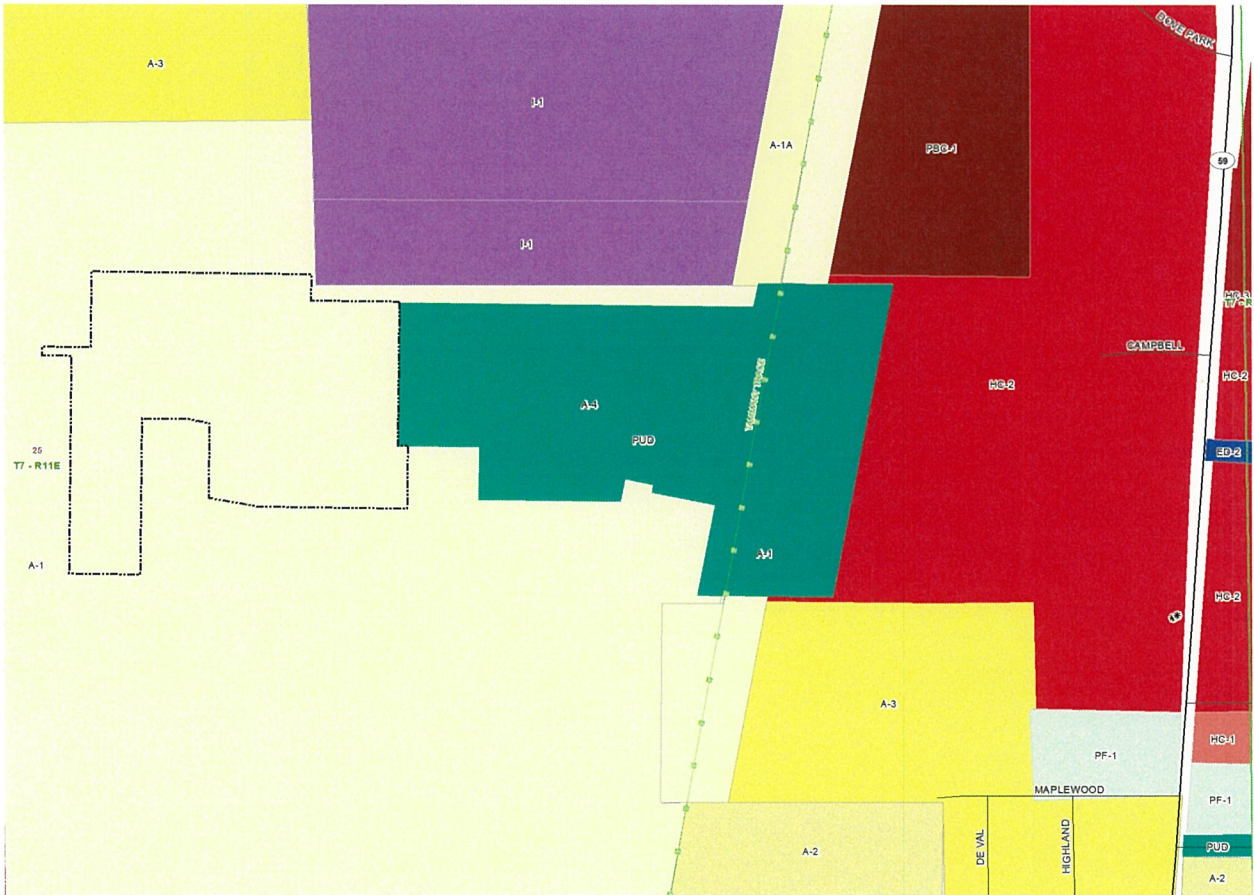
PETITIONER: Jones Fussell - Paul J. Mayronne

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



ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1397-ZC
Posted: 4/17/2019

Meeting Date: 5/7/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St. Genevieve Church - Rev. Jose Roel Lungay
OWNER: St. Genevieve Church - Rev. Jose Roel Lungay
REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road, Slidell; S42, T9S, R11E; Ward 9, District 11
SIZE: 1.6499 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-3 Suburban District
South	Undeveloped and Existing Church	A-3 Suburban District and PF-1 Public Facilities District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes – Single Family Residential **Multi occupancy development:** No

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 Suburban District to PF-1 Public Facilities District. This site is located along the eastern side of St. Genevieve Lane, north of Bayou Liberty Road, Slidell and is currently occupied with a single-family residential dwelling. The 2025 future land use plan calls for the area to be developed with residential uses.

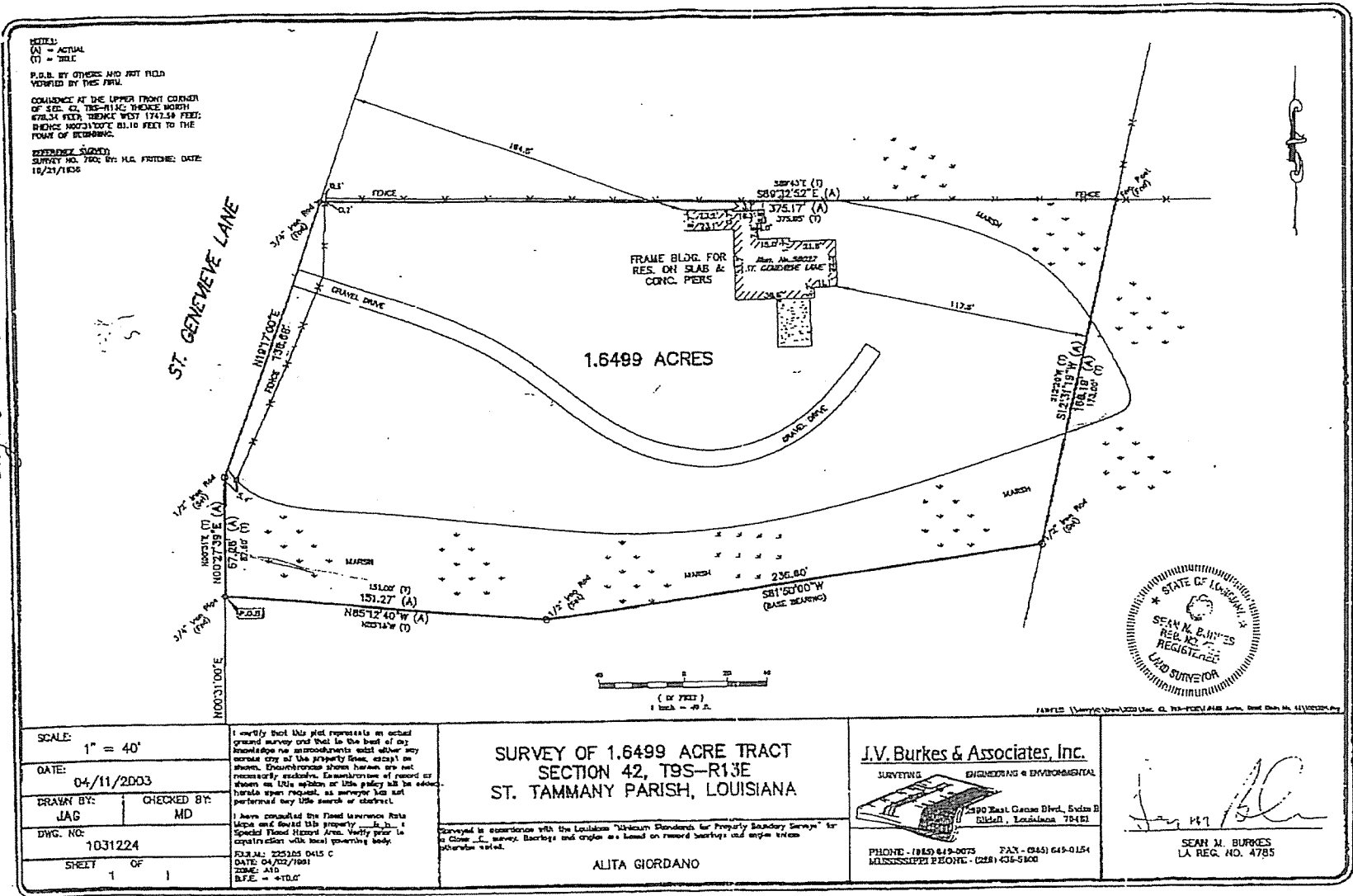
Staff does not have any objection to the request, considering that the purpose of the PF-1 Public Facilities District is to provide for the location of governmental and institutional uses to the public in the area. Also, other parcels of land, located in close proximity, are currently zoned PF-1 Public Facilities District.

STAFF RECOMMENDATION:
The staff recommends that the request for a PF-1 Public Facilities District designation be approved.

SIZE: 1.6499 acres



1744
 898 2552



Br: Parker
 J Labiano Corp 5/862 2204
 0 5TP 60V
 10RB
 448 2557
 6/11 0280

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1411-ZC
Posted: 4/17/2019

Meeting Date: 5/7/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Scariano Properties LLC - Craig Scariano

OWNER: Scariano Properties LLC - Craig Scariano

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

LOCATION: Parcel located on the south side of Brewster Road, west of Grand Oaks Blvd, being lot B-5, Madisonville ; S17, T7S, R10E; Ward 1, District 1

SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
South	Residential (Grand Oaks Sub.)	A-4 Single-Family Residential District
West	Residential (Raiford Oaks Sub.)	PUD Planned Unit Development Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The applicant is requesting to change the zoning of the property from A-2 Suburban District to A-3 Suburban District. The site is located on the south side of Brewster Road, west of Grand Oaks Blvd, being lot B-5, Madisonville. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, considering that the abutting residential subdivisions to the south & west have similar or higher density than the A-3 Suburban District Zoning Designation.

Note that the objective of the request is to allow for the creation of two single-family residential parcels.

STAFF RECOMMENDATION:

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

Case No.: 2019-1411-ZC

PETITIONER: Scariano Properties LLC - Craig Scariano

OWNER: Scariano Properties LLC - Craig Scariano

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

LOCATION: Parcel located on the south side of Brewster Road, west of Grand Oaks Blvd, being lot B-5, Madisonville ; S17, T7S, R10E; Ward 1, District 1

SIZE: 1 acre



ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1414-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved, Amended,
Postponed, Denied

GENERAL INFORMATION

PETITIONER: Laura Rolling Guidry
OWNER: Laura Rolling Guidry
REQUESTED CHANGE: From A-4A Single-Family Residential District to NC-1 Professional Office District
LOCATION: Parcel located on the south side of LA Highway 36, west of E. Third Street, being a part of Square 66 & 20066 Highway 36, Covington ; S42, T6S, R11E; Ward 2, District 3
SIZE: 8,045 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	Commercial and Residential	NC-4 Neighborhood Institutional District
East	Residential	NC-1 Professional Office District
South	Residential	A-4A Single Family Residential District
West	Commercial and Residential	A-4A Single Family Residential District

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-4A Single-Family Residential District to NC-1 Professional Office District. This site is located on the south side of LA Highway 36, west of E. Third Street, being a part of Square 66 & 20066 Highway 36, Covington. 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 lots to the north and east of the petitioned property are zoned commercial.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-1 Professional Office District designation be approved.

SIZE: 8045 sq.ft.



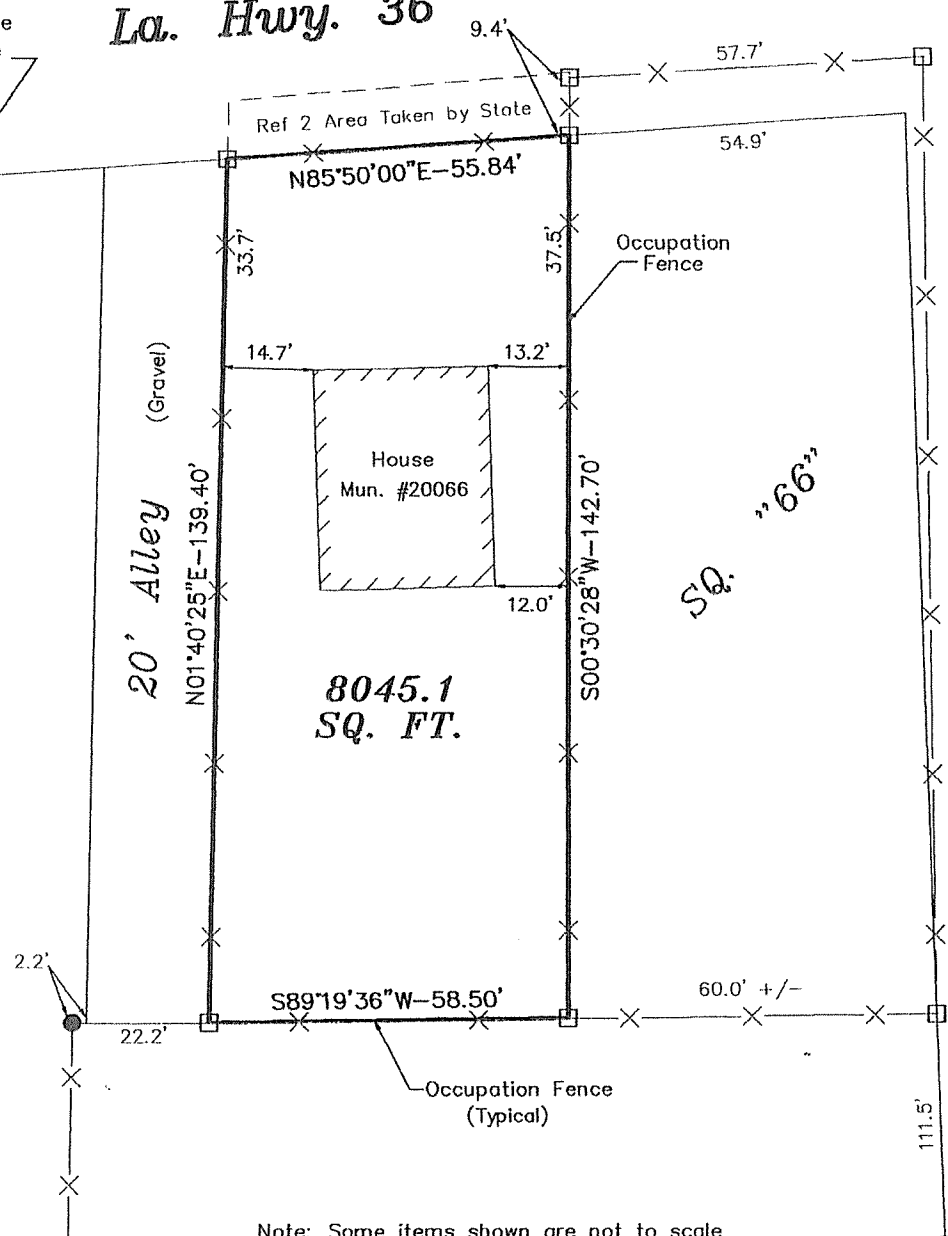
Reference:
1) A Survey Plat showing subject property by Robert Berlin, Dated 9-29-1956, for W.A. Chandler, et al
2) A Deed of subject property in Inst. #951395, also describing a piece taken by State Project No. 280-01-05 in COB 714/635 as 40' from the centerline of La. Hwy. 36 with said area being 550 Sq. Ft.

Bearings were derived by Magnetic Compass

- LEGEND:
- = Fnd. Chain Link Fence Cor. Post
 - = Fnd. 1/2" Iron Rod
 - = Fnd. 3/4" Iron Pipe
 - X— = Chain Link Fence

Apparent R/W Line
40' +/- from the
Centerline of La.
Hwy. 36 (Ref 2)

La. Hwy. 36



Note: Some items shown are not to scale
for clarity, dimensions shown prevail over
scale

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

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.
THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **LAURA R. GUIDRY**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN A PART OF SQUARE 66, OF THE S/D OF THE TOWN OF NEW
CLAIBORNE, SECTION 42, T6S, R11E, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

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

BRUCE M. BUTLER, III
CERTIFIED, CORRECT
LICENSE No. 4894
PROFESSIONAL
5-11-2019
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894
NUMBER 110201

SCALE: 1" = 30' DATE: 3-8-2019

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1415-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Doreen Peacock

OWNER: Doreen Peacock

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

LOCATION: Parcel located on the northwest corner of First Avenue & Pine Street, east of LA Highway 433, being lot 147 B-1, Pine Villa Subdivision, Slidell ; S25, T9S, R14E; Ward 8, District 13

SIZE: 0.87 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District & MHO Manufactured Housing Overlay
East	Undeveloped	A-2 Suburban District
West	Undeveloped and Residential	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the northwest corner of First Avenue & Pine Street, east of LA Highway 433, being lot 147 B-1, Pine Villa Subdivision, Slidell. The 2025 future land use plan calls for the area to be developed with varying degrees of 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.: 2019-1415-ZC

PETITIONER: Doreen Peacock

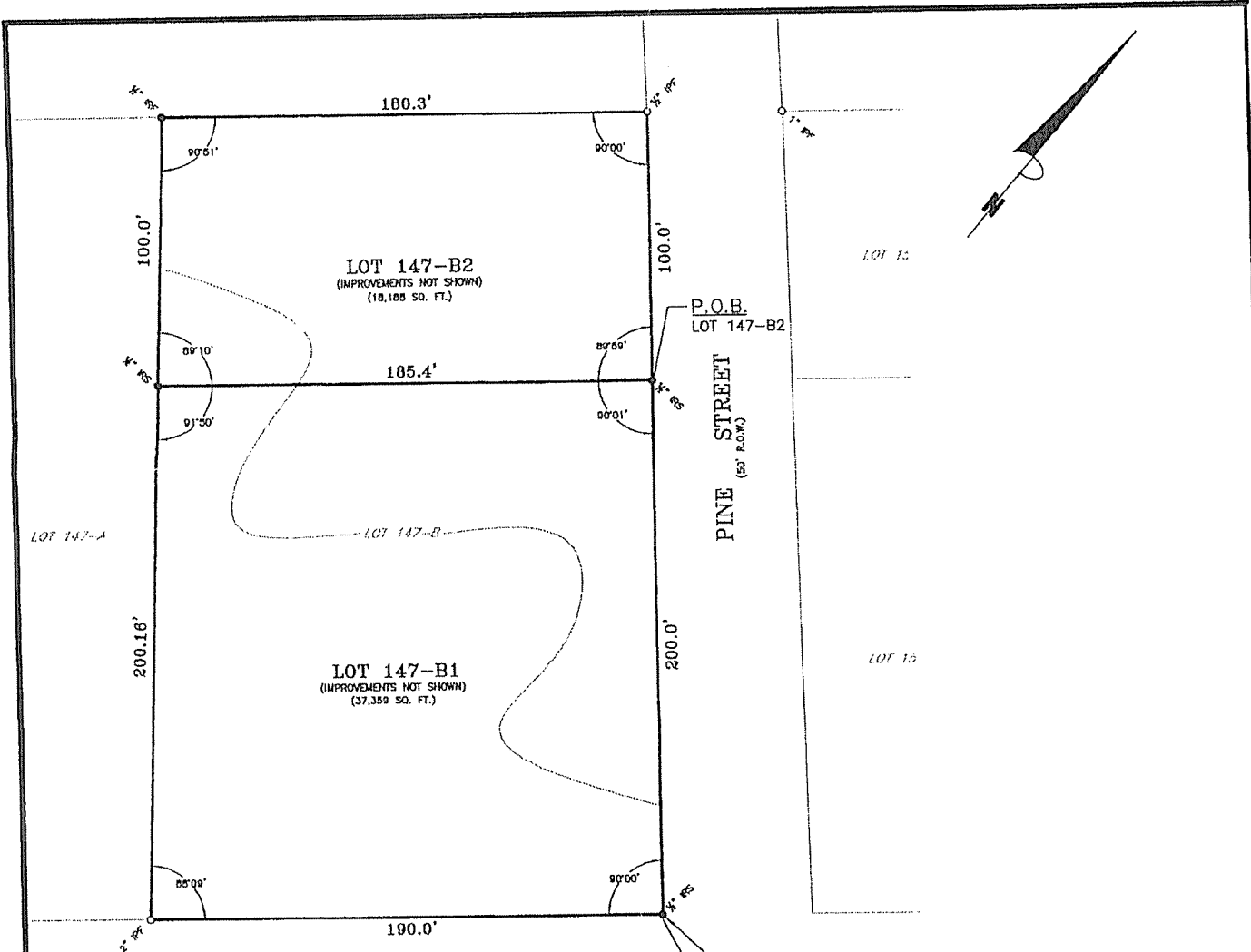
OWNER: Doreen Peacock

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

LOCATION: Parcel located on the northwest corner of First Avenue & Pine Street, east of LA Highway 433, being lot 147 B-1, Pine Villa Subdivision, Slidell ; S25, T9S, R14E; Ward 8, District 13

SIZE: 0.87 acres





Revised: 6/27/07 CERTIFICATIONS

REFERENCE SURVEY:
RESUBDIVISION MAP OF LOTS 146-148 INTO LOTS 147-A &
148-B PINE VILLA SUBDIVISION. BY: BORDEN ENGINEERING,
INC. DATED: APRIL 20, 1983.

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

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

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

NOTE: This is to certify that I have consulted the Federal Insurance
Administration Flood Hazard Boundary Maps and found the property
described is located in Flood Zone(s) "A-10" with a
Base Flood Elevation of 10' in accordance with Community
Panel No. 225205 0575 D ; Revised: APRIL 2, 1991

Emile Domblaid
CHAIRMAN, PLANNING COMMISSION

Ron Kellen
SECRETARY - ST. TAMMANY PARISH COMMISSION

Jack M. Kelly
PARISH ENGINEER

Diane C. Murphy
CLERK OF COURT

8-30-2007 4529B
DATE FILED MAP FILE No.

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

RESUBDIVISION MAP OF
LOT 147-B, PINE VILLA SUBDIVISION INTO
LOT 147-B1 AND LOT 147-B2 SITUATED IN
SECTION 25, TOWNSHIP 9 SOUTH, RANGE 14 EAST
in
St. Tammany Parish, Louisiana
for

RICHARD B. TRANUM & HELEN R. TRANUM

Survey No. 20061434 Drawn by: L.F.R. Scale: 1" = 60'
Date: DECEMBER 4, 2006 Revised: 2-5-07 CERTIFICATION

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

1011 N. CAUSEWAY BLVD.- SUITE 34 • MANDEVILLE, LA. 70471 (985)626-0808
SLIDELL (985)643-2508 • MANDEVILLE (985)626-3546 • N.O. (504)456-2042
HAMMOND (985)345-7641 • FAX NO. (985)626-0057 • e-mail: jebco1@bellsouth.net

STATE OF LOUISIANA
JOHN E. BONNEAU
REG. NO. 4423
REGISTERED
PROFESSIONAL
LAND SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1416-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Lennie L. Crawford
OWNER: Lennie L. Crawford
REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District
LOCATION: Parcel located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington ; S42, T6S, R11E; Ward 3, District 2
SIZE: 3,820 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 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	I-1 Industrial District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential 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 to change the zoning from A-4 Single-Family Residential District to PF-1 Public Facilities District. This site is located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering the surrounding area is mostly developed with existing residential development and undeveloped land.

Note that the objective of the request is to allow for the placement of a wireless telecommunications tower.

STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 Public Facilities District designation be denied.

Case No.: 2019-1416-ZC

PETITIONER: Lennie L.

OWNER: Lennie L. Crawford

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington ; S42, T6S, R11E; Ward 3, District 2

SIZE: 3820 sq.ft.



PARENT TRACT (TITLE COMMITMENT)

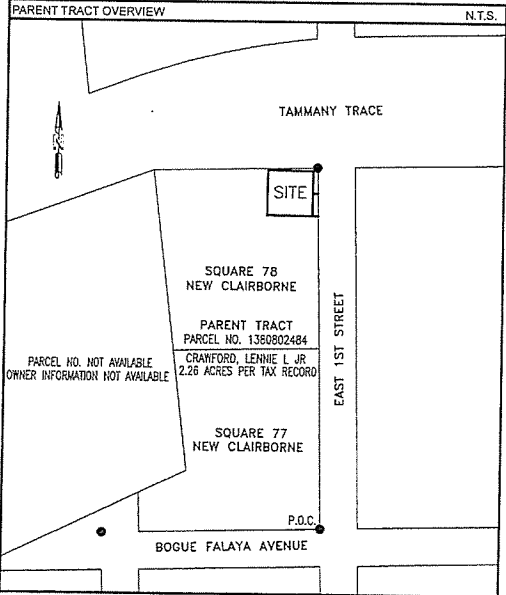
That certain leasehold interest created by Lease by and between Lennie L. Crawford, Jr., as Lessor, and New Cingular Wireless PCS, LLC, as Lessee, dated _____, 2018, recorded in Instrument No. _____ of the conveyance records of St. Tammany Parish, Louisiana, on a portion of the following described property, to-wit:

Situated in Section 42 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana in that portion thereof designated as The Town of New Claiborne and being more particularly described as follows to wit:

Square 78, Town of New Claiborne all is more fully shown on the survey by J. M. Yates, Parish Surveyor dated May 18, 1901 and survey of C.R. Shultz dated April 6, 1939.

PLOTTABLE EXCEPTIONS
Stewart Title Guaranty Company
Commitment for Title Insurance Issuing Office File No. 6340 (12093)
Date April 9, 2018 @ 12:00 a.m.
Schedule B Section II

Exception No.	Instrument	Comment
1-7		Cannot be addressed by surveyor
8	Instrument No. 2016088	Does not affect the subject lease area or easements and is not shown hereon.



60' x 60' LEASE AREA (AS-SURVEYED)

A portion of a tract of land known as Square 78 of the Subdivision known as New Claiborne, in Section 42, Township 6 South, Range 11 East, Parish of St. Tammany, Louisiana, being more particularly described by metes and bounds as follows:

Commencing at an iron pin found marking the intersection of the north right-of-way margin of Bogue Falaya Avenue and the west right-of-way margin of East 1st Street, said point also being the southeast corner of Square 77 of said New Claiborne Subdivision; thence North 01 degrees 09 minutes 44 seconds West along said west right-of-way margin for a distance of 479.88 feet to a 1/2" rebar found at a point on the south right-of-way margin of Tammany Trace, said point also being the northeast corner of Square 78 of said New Claiborne; thence leaving said right-of-way, South 52 degrees 56 minutes 24 seconds West for a distance of 7.14 feet to a 5/8" rebar set and the Point of Beginning; thence South 00 degrees 49 minutes 27 seconds West for a distance of 60.00 feet to a 5/8" rebar set; thence North 89 degrees 10 minutes 33 seconds West for a distance of 60.00 feet to a 5/8" rebar set; thence North 00 degrees 49 minutes 27 seconds East for a distance of 60.00 feet to a 5/8" rebar set; thence South 89 degrees 10 minutes 33 seconds East for a distance of 60.00 feet to the Point of Beginning. Said above described Lease Area contains 3,600.0 square feet or 0.08 acres, more or less.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

A portion of a tract of land known as Square 78 of the Subdivision known as New Claiborne, in Section 42, Township 6 South, Range 11 East, Parish of St. Tammany, Louisiana, being more particularly described by metes and bounds as follows:

Commencing at an iron pin found marking the intersection of the north right-of-way margin of Bogue Falaya Avenue and the west right-of-way margin of East 1st Street, said point also being the southeast corner of Square 77 of said New Claiborne Subdivision; thence North 01 degrees 09 minutes 44 seconds West along said west right-of-way margin for a distance of 479.88 feet to a 1/2" rebar found at a point on the south right-of-way margin of Tammany Trace, said point also being the northeast corner of Square 78 of said New Claiborne; thence leaving said right-of-way, South 52 degrees 56 minutes 24 seconds West for a distance of 7.14 feet to a 5/8" rebar set; thence South 00 degrees 49 minutes 27 seconds West for a distance of 45.00 feet to the Point of Beginning of a 30' Ingress/Egress & Utility/Fiber Easement being 30 feet in width and lying 15 feet each side of the following described centerline; thence South 89 degrees 10 minutes 33 seconds East for a distance of 7.35 feet to a point on the west right-of-way margin of East 1st Street and the Point of Ending. Said above described Easement contains 220.4 square feet or 0.06 acres, more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Louisiana to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Curtis M. Chaney
Louisiana License No. 4829

NORTH COLLINS
14482666
SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

BY	DATE	REVISION	NO.	PROJECT NO.	DRAWN BY: JMW	CHECKED BY: AAK	FIELD CREW: BB	APPROVED BY: CHC	DATE: 4/7/18	NO. SCALE	SHEET 2 OF 2
	5/16/18	REVISED AS-SURVEYED LEGAL	1	18-1170							
	9/16/18	RELOCATED LEASE AREA AND EASEMENT	2								
	10/16/18	ADDRESSED COMMENTS	2								

FOR: RAWLAND TOWER SURVEY

FORESITE
JMW'S ASBURY ROAD
VESTALA HILLS, AL 35243

SWW Engineering Group, Inc.
156 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.swweng.com

ENGINEERING GROUP, INC.

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1417-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved, Amended, Postponed,
 Denied

GENERAL INFORMATION

PETITIONER: Jeffrey Shoen

OWNER: Garrett Field, LLC - Gran & Bille G. Semmes

REQUESTED CHANGE: From A-2 Suburban District & NC-4 Neighborhood Institutional District to NC-3 Lodging District, NC-5 Retail and Service District, CB-1 Community Based Facilities District, PF-2 Public Facilities District & RO Rural Overlay

LOCATION: Parcel located west side of Military Road, north of US Highway 190 East, Slidell; S17 & 18, T9S, R15E; Ward 8, District 13

SIZE: 121.434 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	Residential (French Branch Estates)	A-3 Suburban District
South	Commercial and Undeveloped	A-3 Suburban District
East	Commercial and Residential (French Branch Estates)	A-3 Suburban District, CBF-1 Community Based Facilities District, and NC-4 Neighborhood Institutional District
West	Residential (Beverly Heights Subdivision)	A-2 Suburban District, NC-4 Neighborhood Institutional District, and HC-2 Highway Commercial 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.

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-2 Suburban District & NC-4 Neighborhood Institutional District to NC-3 Lodging District, NC-5 Retail and Service District, CB-1 Community Based Facilities District, PF-2 Public Facilities District & RO Rural Overlay. This site is located to the west of Military Road and north of US Highway 190 East, Slidell. The 2025 future land use plan calls for the northern part of the property to be developed as a planned district with residential uses and conservation areas and the southern half of the property to be maintained as a conservation area for human enjoyment & recreation while preserving the natural environment.

The attached zoning plan shows the location of the requested zoning changes and the proposed development for each zoning designation:

- 43.69 acres is requested to be rezoned to PF-2 and is proposed to be maintained as conservation areas.
- 27.85 acres is requested to be rezoned to CB-1 and is proposed to be developed with a polo field and other accessory uses.
- 15.74 acres is requested to be rezoned to NC-3 to allow for the construction of several residential cottages.
- 13 acres, located along Military Road, is requested to be rezoned to NC-5, to allow for several commercial uses.
- 121.43 acres requested to be rezoned to RO-Rural Overlay, to allow for agricultural and other permitted uses. The applicant has also expressed interest in potentially requesting certain administrative uses listed under the Rural Overlay as well as maintaining/preserving the wooded areas/forests and other undeveloped portions of the land.

Staff does not have any objection to the requests, as it meets the objectives of the 2025 future land use plan by providing some recreational, residential and commercial uses, while preserving most of the natural landscape of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for NC-3 Lodging District, NC-5 Retail and Service District, CB-1 Community Based Facilities District, PF-2 Public Facilities District & RO Rural Overlay be approved.

Case No.: 2019-1417-ZC

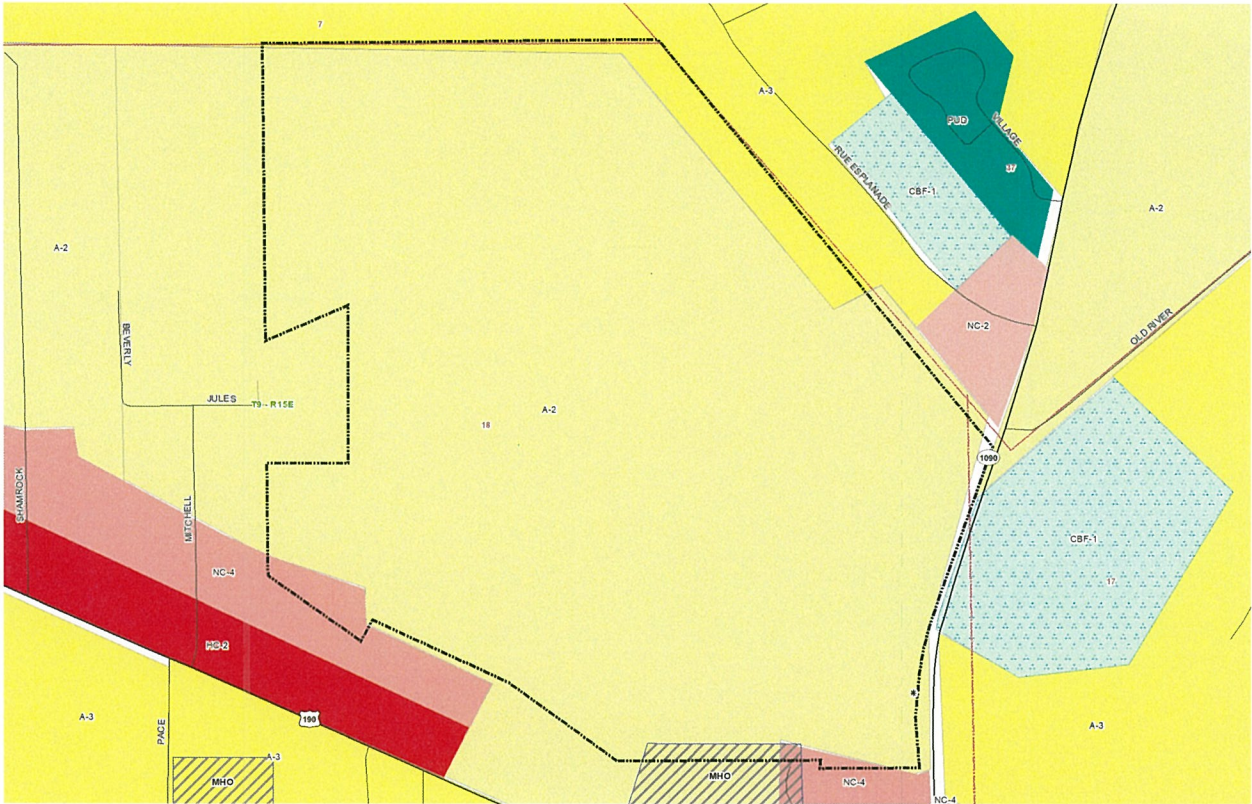
PETITIONER: Jeffrey Shoen

OWNER: Garrett Field, LLC - Gran & Bille G. Semmes

REQUESTED CHANGE: From A-2 Suburban District, NC-4 Neighborhood Institutional District to NC-3 Lodging District, NC-5 Retail and Service District, CB-1 Community Based Facilities District, PF-2 Public Facilities District & RO Rural Overlay

LOCATION: Parcel located west side of Military Road, north of US Highway 190 East, Slidell ; S17 & 18, T9S, R15E; Ward 8, District 13

SIZE: 121.434 acres

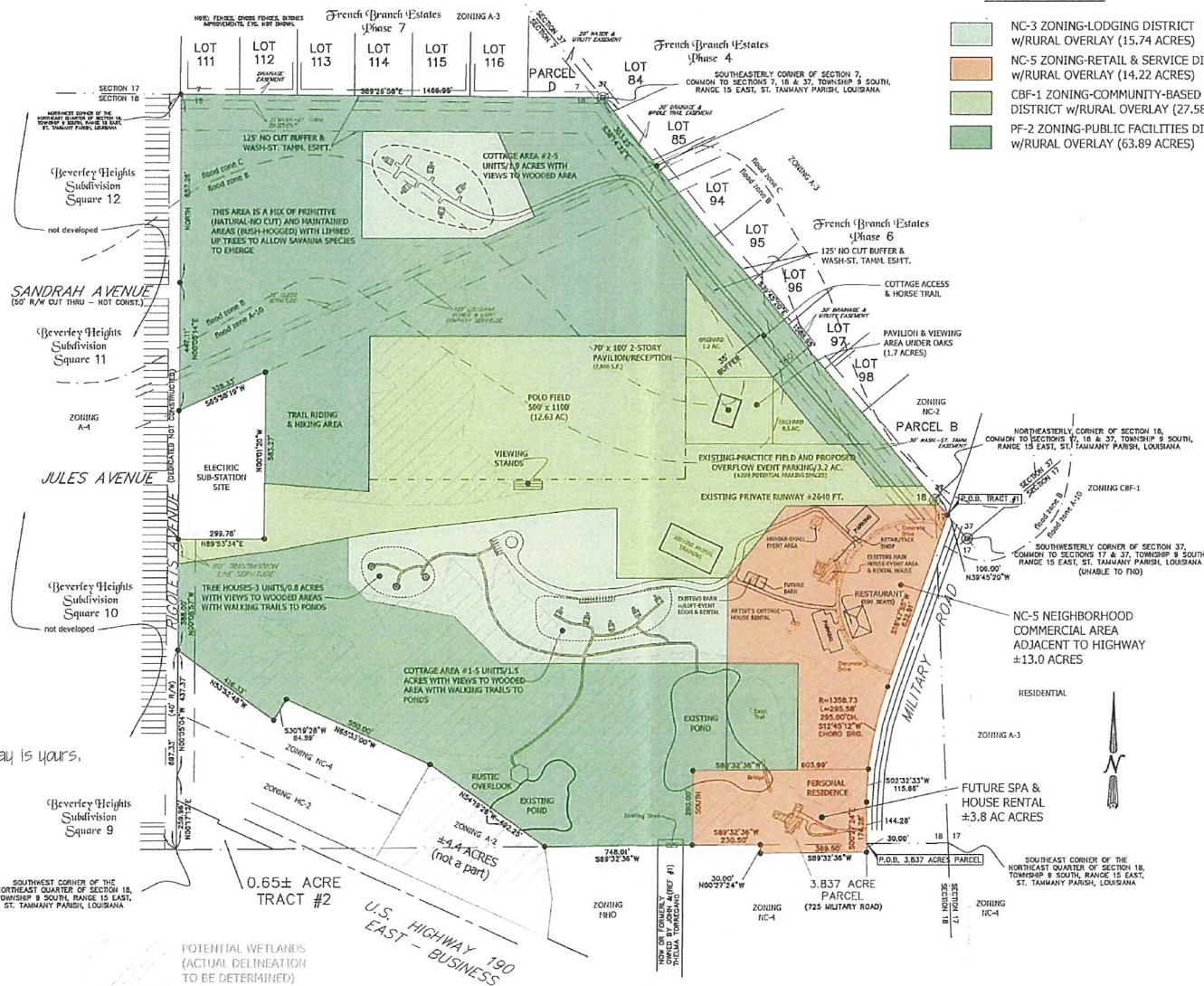




ZONING PLAN FOR GARRETT FIELD ESTANCIA A CONSERVATION RETREAT and POLO FIELD A PLANNED DEVELOPMENT LOCATED IN SECTIONS 17 & 18, T-9-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA

ZONING LEGEND

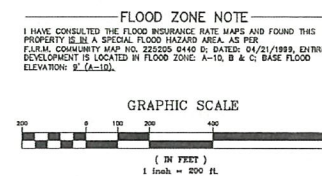
- NC-3 ZONING-LODGING DISTRICT w/RURAL OVERLAY (15.74 ACRES)
- NC-5 ZONING-RETAIL & SERVICE DISTRICT w/RURAL OVERLAY (14.22 ACRES)
- CBF-1 ZONING-COMMUNITY-BASED FACILITIES DISTRICT w/RURAL OVERLAY (27.58 ACRES)
- PF-2 ZONING-PUBLIC FACILITIES DISTRICT w/RURAL OVERLAY (63.89 ACRES)



Step Back, Unwind and Relax ~ the day is yours.

Features

- Onsite Guest cottages nestled in the woods
- Main house guest facilities including pool
- Onsite Restaurant
- Onsite Pooldeck and Bar
- Polo training and games
- Special events, Retreats and Gatherings at the Pavilion
- Horseback riding on natural trails
- Walking trails through local habitats
- Pond fishing
- Meditation and Reflection Stations
- Orchard picking - Satsuma, blueberries and pecans



J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jburkes@jvburkes.com
Phone: 855-444-2072 Fax: 855-444-2154
LA REG. NO. 7182

ZONING PLAN FOR
GARRETT FIELD ESTANCIA
SECTIONS 17 & 18, T-9-S, R-15-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA
GARRETT FIELD, LLC & BILLIE & GRAY SEMMES

SCALE: 1" = 200'
DATE: 03.08.2019
DRAWN BY: RAK
CHECKED BY: SMB
DWS. NO. 20180534
SHEET 1 OF 1

2019-1417-2C

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1418-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tina Varnado
OWNER: Frank Bell
REQUESTED CHANGE: From HC-2 Highway Commercial District to A-4A Single-Family Residential District
LOCATION: Parcel located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell; S13, T9S, R14E; Ward 8, District 13
SIZE: 1.12 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 3 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-4 Single-Family Residential District
South	Commercial	I-2 Industrial District
East	Residential	A-4 Single-Family Residential District and HC-2 Highway Commercial District
West	Residential	A-4 Single-Family Residential District and HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to A-4A Single-Family Residential District. This site is located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request.

Note that the site is proposed to be developed with single family residences.

STAFF RECOMMENDATION:

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

Case No.: 2019-1418-ZC

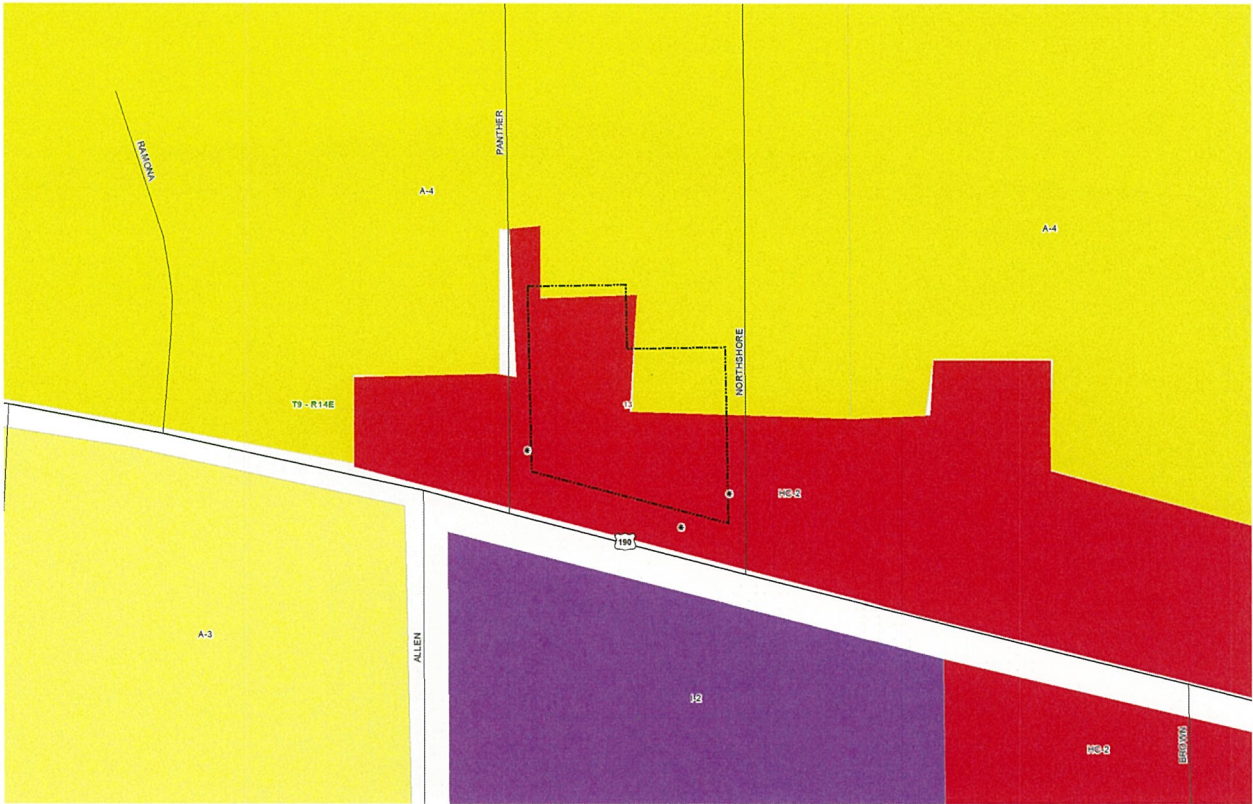
PETITIONER: Tina Varnado

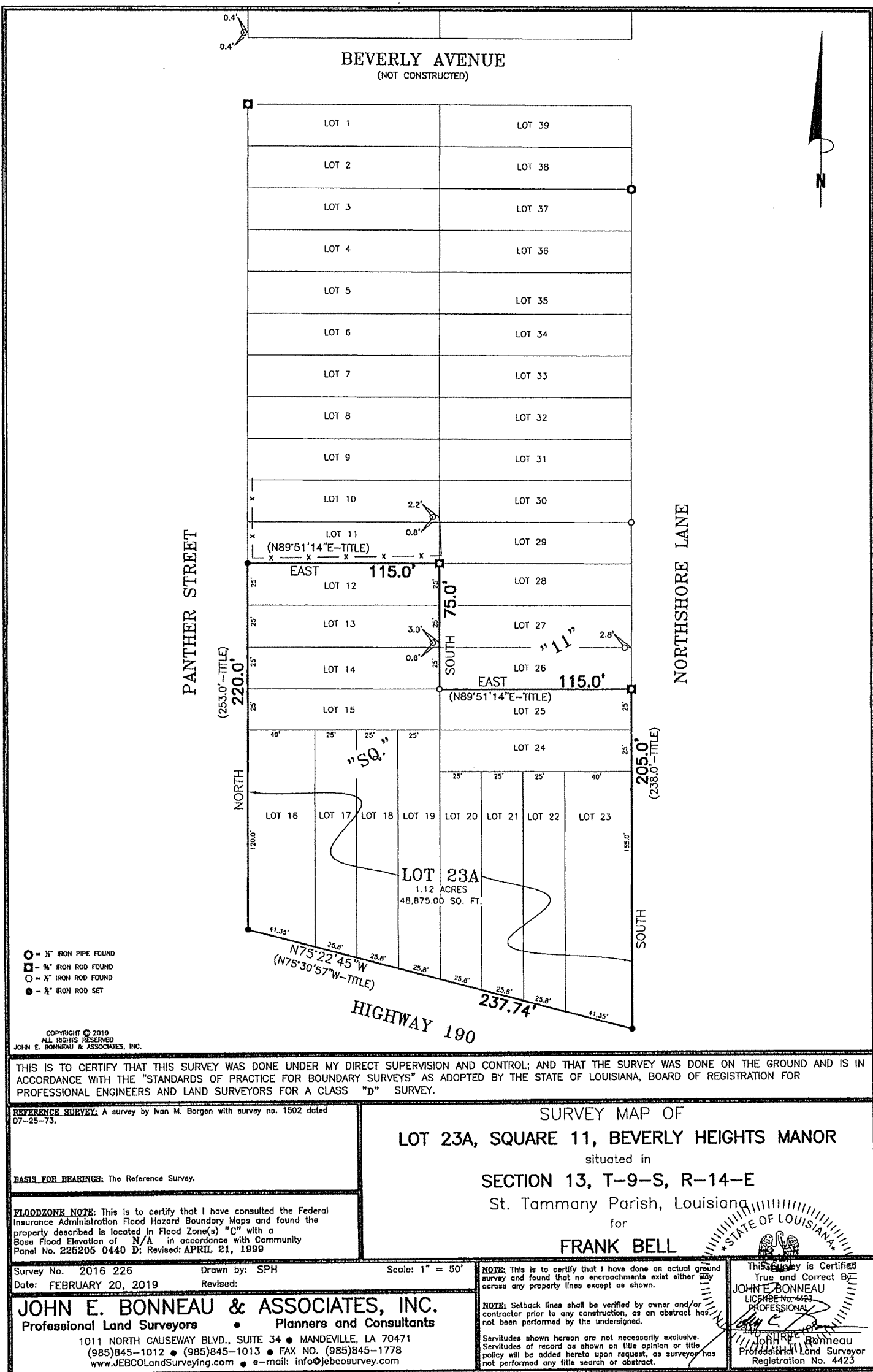
OWNER: Frank Bell

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

LOCATION: Parcel located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell; S13, T9S, R14E; Ward 8, District 13

SIZE: 1.12 acres





ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1419-ZC
Posted:04/17/19

Meeting Date: 5/7/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Adams & Reese LLP - Marshall A. Hevron

OWNER: R. M. L. C. Enterprises, LLC - Christine Revere, Richard Revere, Lisa Revere

REQUESTED CHANGE: From HC-1 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the southeast corner of LA Highway 22 & Trepagnier Road, Madisonville R; S42, T7S, R10E; Ward 1, District 4

SIZE: 1.68 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	HC-3 Highway Commercial District
South	Single Family Residence	A-2 Suburban District
East	Barn	PF-2 Public Facilities District
West	Single Family Residence	HC-1Highway Commercial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-1 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the southeast corner of LA Highway 22 & Trepagnier Road, Madisonville. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the property is already zoned HC-1 and abutting single family residences to the south, along Trepagnier Rd., staff feels that there is no compelling reason to increase the intensity of the commercial zoning in the area.

STAFF RECOMMENDATION:

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

Case No.: 2019-1419-ZC

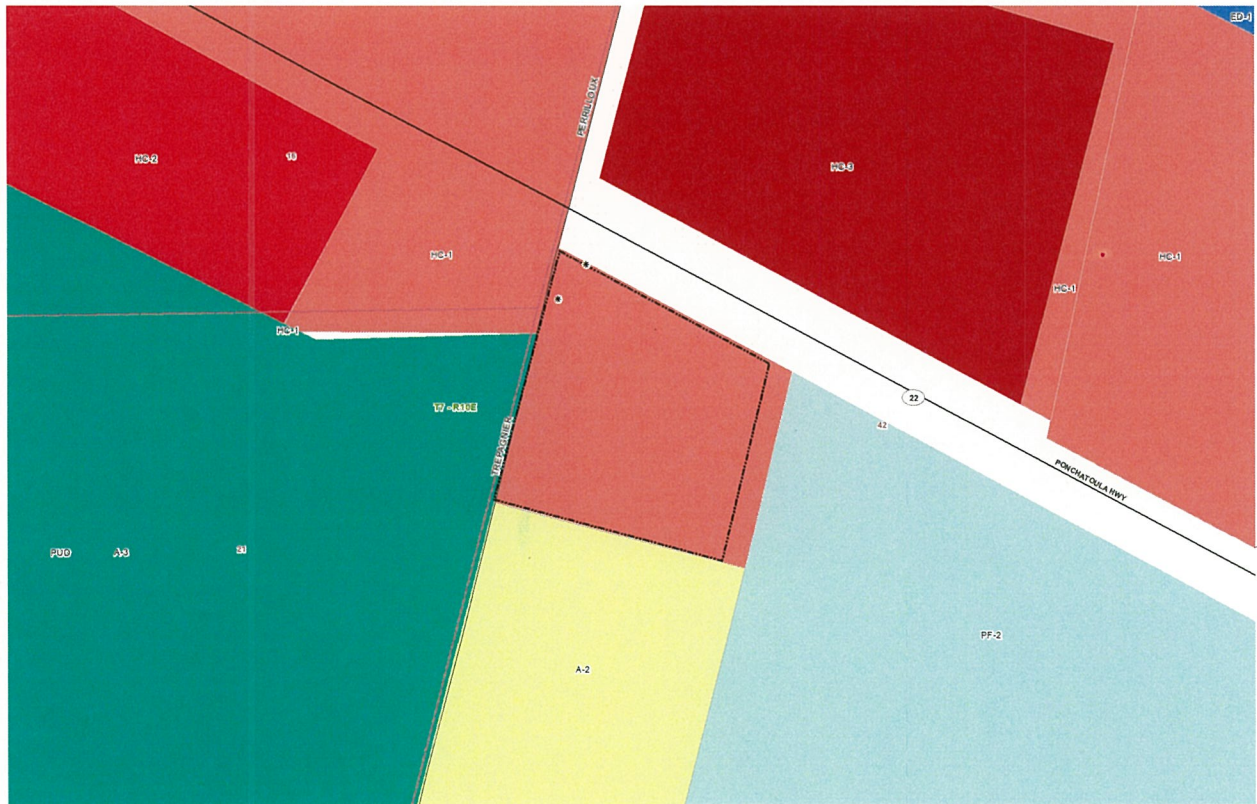
PETITIONER: Adams & Reese LLP - Marshall A. Hevron

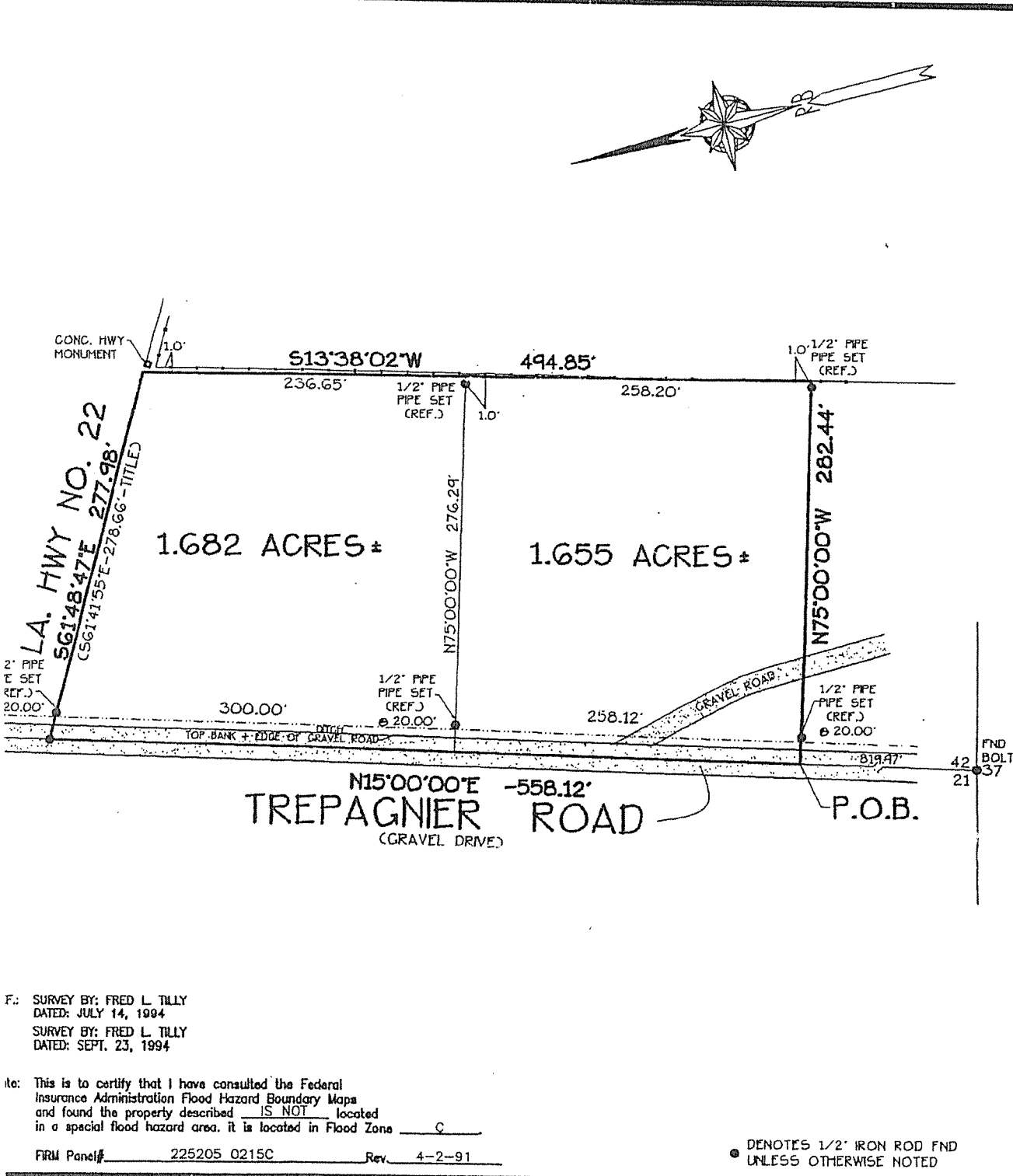
OWNER: R. M. L. C. Enterprises, LLC - Christine Revere, Richard Revere, Lisa Revere

REQUESTED CHANGE: From HC-1 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the southeast corner of LA Highway 22 & Trepagnier Road, Madisonville R; S42, T7S, R10E; Ward 1, District 4

SIZE: 1.68 acres





Survey of
TWO PARCELS OF GROUND LOCATED IN
SECTION 42, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
RICHARD & CHRISTINE REVERE

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Randall W. Brown, P.E.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

Date: NOVEMBER 5, 2001
Survey No. 01812

Scale: 1"=100'±
Drawn By: AMH
Revised:

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1420-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination:

GENERAL INFORMATION

PETITIONER: Grand Homes, LLC - Jay Ploue
OWNER: Grand Homes, LLC - Jay Ploue
REQUESTED CHANGE: From A-5 Two Family Residential District to NC-2 Indoor Retail and Service District
LOCATION: Parcel located on the west side of 11th Street, north of LaSalle Street, being Lot 2, square 30, Chinchuba Subdivision, Mandeville ; S34, T7S, R11E; Ward 4, District 4
SIZE: 5130 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	Undeveloped	A-5 Two Family Residential District
South		City of Mandeville
East	Commercial	HC-2 Highway Commercial District
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-5 Two Family Residential District to NC-2 Indoor Retail and Service District. This site is located on the west side of 11th Street, north of LaSalle Street, being Lot 2, square 30, Chinchuba Subdivision, Mandeville. 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.

Note that the site is currently occupied with a retail/office building. The objective of the requested zoning change is to bring the existing use in compliance with the appropriate zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-2 Indoor Retail and Service District designation be approved.

Case No.: 2019-1420-ZC

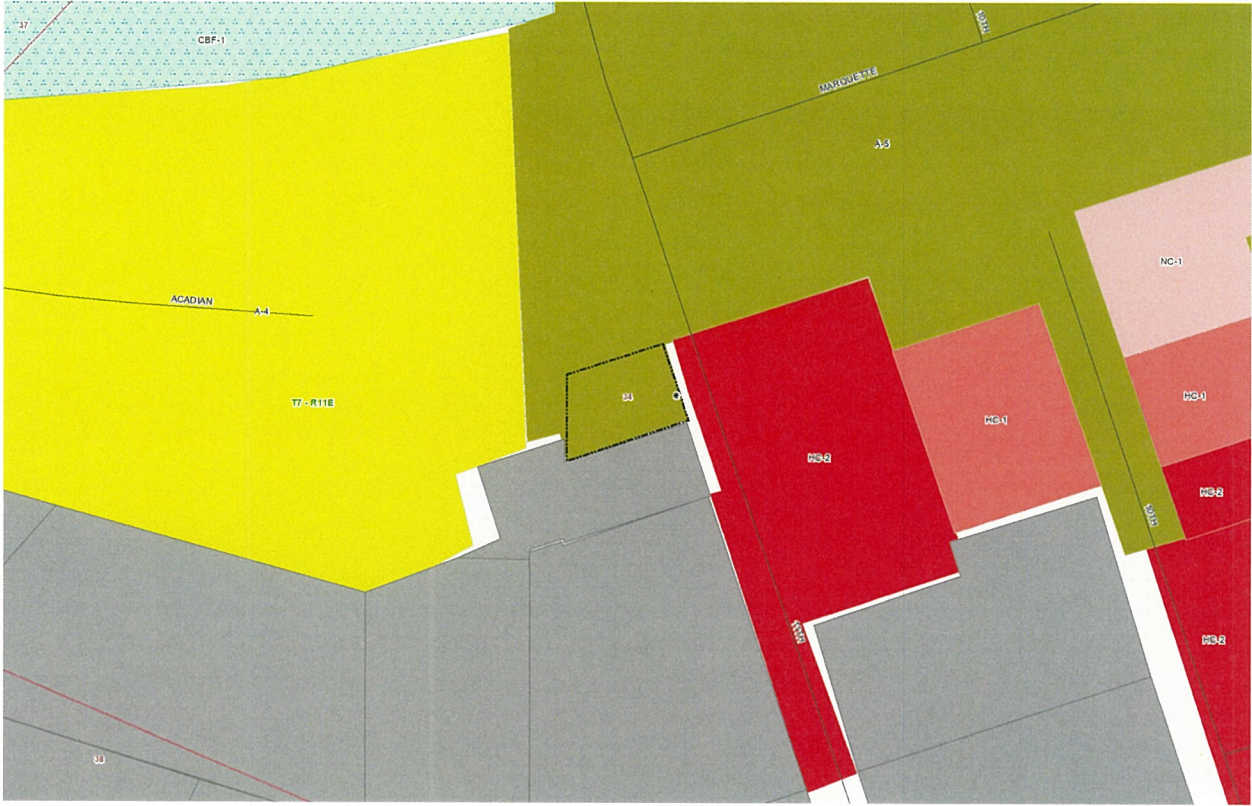
PETITIONER: Grand Homes, LLC - Jay Ploue

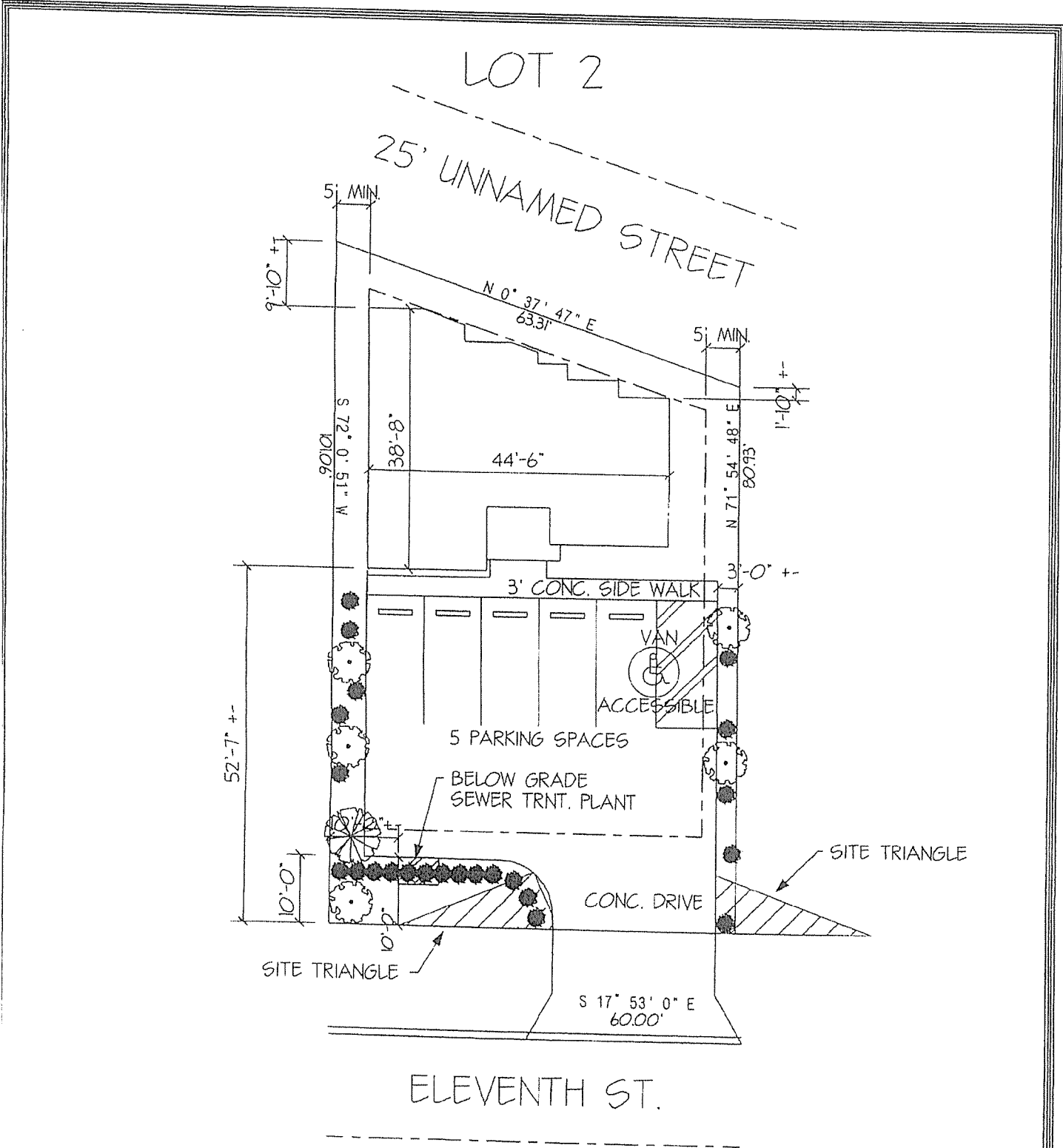
OWNER: Grand Homes, LLC - Jay Ploue

REQUESTED CHANGE: From A-5 Two Family Residential District to NC-2 Indoor Retail and Service District

LOCATION: Parcel located on the west side of 11th Street, north of LaSalle Street, being Lot 2, square 30, Chinchuba Subdivision, Mandeville ; S34, T7S, R11E; Ward 4, District 4

SIZE: 5130 sq.ft.





THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. DESIGNTech RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND, OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

FLOOD ZONE -
WIND ZONE - 130 MPH

LANDSCAPING KEY

- CLASS "A" TREES
- CLASS "B" TREES
- CLASS "C" (SHRUBS)

BUILDING SETBACKS

FRONT	14'
SIDES	5'
REAR	5'
SIDE STREET	N/A

MEMBER A B D®	PLANS FOR: GRAND HOMES LLC LOT 2, CHINCHUBA S/D ST TAMMANY PARISH, LA	DesignTech Engineering, LLC St. Tammany Parish, LA.		
DATE 10-23-06	PLOT PLAN SCALE 1" = 20'-0"	CODE 0	LIVING 1310	AREA U.B. 1375
				INDEX 8230

PLAN REVIEW STAFF REPORT

Date: 04/25/19
CASE NO.: PR17-12-002
Posted: 04/17/19

Meeting Date: May 7, 2019
Determination: Approved, Amended, Postponed, Denied

PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
ZONING CLASSIFICATION:
CORRIDOR:
LOCATION:

JSB Hwy 21Lots, LLC - John S. Bowers III
JSB Hwy 21Lots, LLC - John S. Bowers III
Retail Center
Undeveloped
48,000 sq. ft.
3.7 acres
HC-2 Highway Commercial District
Highway 21 Planned Corridor Overlay
Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 5 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Apartments & Undeveloped	HC-2 Highway Commercial District
South	Single Family Residential	A-2 Suburban District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial/office	HC-2 Highway Commercial District
Existing development?	Yes	Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a review of the revised site and landscape plan submitted for the site located on the east side of LA Highway 21, Covington.

STAFF RECOMMENDATIONS:

Staff recommends postponement of the case until the required information listed below is provided:

1.

The plan does not show parking calculations and building uses. Provide the total number of required and provided parking spaces according to each commercial use.

2.

The parking design has various layout problems relating to the location of the parking islands and drive aisles, which need to be modified for adequate circulation and access to parking spaces. Staff recommends redesign of islands specifically near Buildings #1, #5 and #7. Also, there is a concern with the location of the new drop off area, proposed along the side of Building #2, which may cause congestion with the flow of (2) drive thru lanes, located next to the existing 6,000 sq.ft. building.

3.

Information shall be provided in regards to the location of a potential new driveway, from Hwy 21, for Building 7, to confirm that the Hwy 21 Planned Corridor landscaping requirements detention requirements and all other Parish requirements are meet.

4.

Since a large portion of the required buffer trees and live oaks on the site have been damaged or removed during construction, staff recommends the following actions:

•

Install hard fencing around any trees for which the applicant seeks credit.

•

Confirm the health of the trees to remain and be preserved. Provide report from arborist outlining recommended remedial actions to preserve the trees.

•

Verify that construction, utilities and drainage that will be taking place during future construction will not further damage the existing & remaining trees to be preserved on the site.

5.

Note the plan calls for 2 of the 13 live oaks on the site to be preserved. Staff recommends that the applicant modify the parking closest to Hwy 21 to ensure survival of the 2 live oaks. Note that no parking or grading is allowed beneath the dripline of these trees.

6.

Provide the required 4’ minimum space/sidewalk between the parking lot and building façade on Buildings #2, #3 and #4.

7.

Since the revised plan shows the location of a dry detention pond within the Hwy 21 buffer, information shall be provided to confirm that all detention has been accounted for and show on the plan and confirm that no other detention will be proposed in the Hwy 21 buffer.

8.

Provide list of variances to be requested, including but not limited to the following:

•

Remove required buffer trees within the North, South and East Buffers and replant to minimum required standards.

•

Removal of trees within the Hwy 21 Corridor buffer to allow for detention pond.

•

Removal of the 11 of 13 live oaks on the site and mitigate with new live oaks per the plan.

9.

An 8’ opaque screen shall be provided along the rear of the property line, abutting residential zoning.

10.

Indicate on plan reduction of sideyard setback from 10’ to 7.8’ approved as 2018-1322-BOA.

11.

Applicant will have to confirm that DOTD and STP Engineering have review and approved the traffic study for both phases of this development.

12.

Note that property owner shall be responsible for the maintenance and the replacement of the required plant materials.

13.

Provide an exterior lighting plan meeting the Unified Development Code, Division 4 Lighting Regulations.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

CASE NO.:

PETITIONER

OWNER

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

PR17-12-002

JSB Hwy 21Lots, LLC - John S. Bowers III

JSB Hwy 21Lots, LLC - John S. Bowers III

Retail Center

Undeveloped

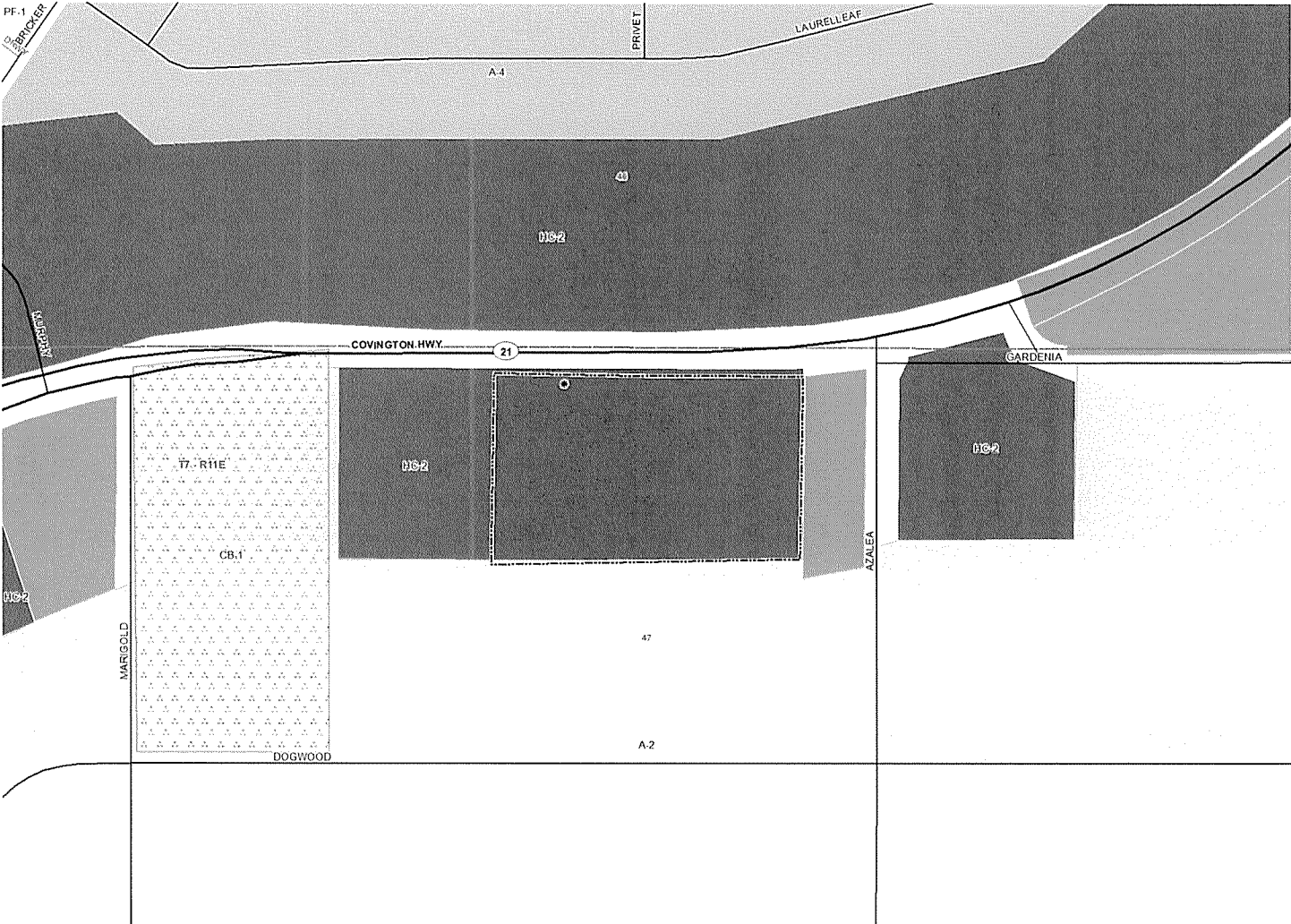
48,000 sq. ft.

3.7 acres

HC-2 Highway Commercial District

Highway 21 Planned Corridor Overlay

Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1





Commercial Across Highway
(LA Hwy 21)



Site Vicinity Map

Azalea Gardens-Plant Material List

Qty	Common Name	Botanical Name	Size
131	George Tabor Azalea	Rhododendron indicum (2' Ht. at Planting)	3 Gal.
47	Shumard Oak	Quercus shumardii (2.5' Cal @ 6')	10-12'
12	Cypress	Taxodium Distichum (2.5' Cal @ 6')	10-12'
6	Loblolly Pine	Pinus Taeda (2.5' Cal @ 6')	10-12'
158	Yaupon Tree	Ilex vomitoria (2.0' Cal @ 6')	8-10'
32	Live Oak	Quercus virginiana (4.0' Cal @ 6') Replacement Oak	12-14'

GENERAL LANDSCAPE NOTES:

Class A trees: All class A trees, at the time of planting, shall have a minimum caliper of at least 2 1/2 inches, measured six inches above the root ball, and a minimum height of ten to 12 feet, as per the National Nursery Association Standards.

Class B trees: All class B trees and all trees, other than class A trees, at the time of planting, shall have a minimum caliper of at least 1 1/2 inches, measured six inches above the root ball and a minimum height of eight feet to ten feet as per the National Nursery Association Standards.

Shrubs: All shrubs, at the time of planting, shall have a minimum height of two feet. All areas not designated as structure, walkways, driveways or landscape bed shall have Centipede Sod as a ground cover installed per industry standards.

All plant material are to be true to variety, size and name and shall conform to the provisions of the latest edition of the American Standards for Nursery Stock.

All plant material shall be installed in accordance with acceptable standards of the LA Nurseryman's Manual for the Horticulture Industry.

Contractor shall remove all weeds, debris, trash and contaminated soil/material from all landscape areas to necessary depth for proper landscape installation.

Landscape contractor shall coordinate with General Contractor, and subcontractors, to insure that proper grading and drainage is maintained on site. Landscape beds and plant material shall not impede the flow, or cause standing, water on site. Positive drainage, in accordance with the civil plans provided for this site shall be maintained.

Substitute plant material may be allowed as long as they meet the minimum requirements set forth in the St. Tammany Parish landscape provisions and as described on this plan.

Any landscape beds areas adjacent to turf areas shall have steel edging installed.

All existing trees and proposed landscape material shall be mulched a minimum of 3" depth to ensure viability and ease of maintenance.

Although every effort has been made to ensure these plans are correct, the owner/contractor is to verify all details and dimensions. On-site supervision is unable to be provided by the designer and as such the designer has no control over the interpretation and construction of the project. Therefore there is no warranty written, implied or provided to the use of these plans.

SITE NOTES:

Site is 5.35 Acres +/- or 233,046 SF +/-

Site location is Highway 21 (S. Tyler St) West of N. Azalea Dr. Covington, LA.

Site use Retail/Restaurant

Site Zoning is HC-2 Highway Commercial

Adjacent site zoning:

North (Street Frontage-Hwy 21)
South (A-2 Single Family)
East (Vacant Land-Commercial)
West (Medical Building-Commercial)

Existing Tree Survey Information from Southern Geomatics Services Survey Proj. No. 17-090 & 17-098

Dates of Tree Survey: October 4, 2017 & December 1, 2017 (REVISED APRIL 11, 2018)

Commercial Zoning
(Office Building)

(10' Required
Landscape Buffer)

Commercial Zoning
(Vacant)

(10' Required
Landscape Buffer)

2018-899MRA (20" Sewer, Drainage, Utility Easement on Southern Property Line. 10' North and South of the Southern Property Line.)

A-2 Residential Zoning
(Single Family Homes)



Landscape Permit Plan

SP-Hwy 22-Total 60 Tree Credits

- TTT-6" Oak-2 Credits
- UUU-6" Oak-2 Credits
- VVV-6" Magnolia-2 Credits
- WWW-15" Pine-3 Credits
- XXX-10" Oak-3 Credits
- YYY-12" Oak-3 Credits
- ZZZ-10" Pine-3 Credits
- 4A-8" Oak-2 Credits
- 4B-10" Pine-3 Credits
- 4C-15" Pine-3 Credits
- 4D-10" Pine-3 Credits
- 4E-10" Pine-3 Credits
- 4F-10" Pine-3 Credits
- 4G-10" Pine-3 Credits
- 4H-18" Pine-3 Credits
- 4I-10" Oak-3 Credits
- 4J-10" Oak-3 Credits
- 4K-12" Pine-3 Credits

SP-Hwy 22-Total 65 Tree Credits

- 4L-10" Pine-3 Credits
- 4M-15" Pine-3 Credits
- 4N-10" Pine-3 Credits
- 4O-15" Pine-3 Credits
- 4P-15" Pine-3 Credits
- 4Q-6" Pine-2 Credits
- 4R-15" Pine-3 Credits
- 4S-12" Pine-3 Credits
- 4T-15" Pine-3 Credits
- 4U-18" Pine-3 Credits
- 4V-10" Pine-3 Credits
- 4W-6" Oak-2 Credits
- 4X-12" Pine-3 Credits
- 4Y-18" Pine-3 Credits
- 4Z-12" Pine-3 Credits
- 5A-18" Oak-3 Credits
- 5B-12" Oak-3 Credits
- 5C-6" Oak-2 Credits
- 5D-6" Oak-2 Credits
- 5E-12" Pine-3 Credits

SP-Hwy 22-Total 51 Tree Credits

- 5G-10" Pine-3 Credits
- 5H-12" Oak-3 Credits
- 5I-12" Magnolia-3 Credits
- 5J-8" Magnolia-2 Credits
- 5K-10" Pine-3 Credits
- 5L-6" Pine-2 Credits
- 5M-8" Oak-2 Credits
- 5N-12" Pine-3 Credits
- 5O-6" Oak-2 Credits
- 5P-12" Magnolia-3 Credits
- 5Q-18" Pine-3 Credits
- 5R-12" Pine-3 Credits
- 5S-18" Oak-3 Credits
- 5T-12" Pine-3 Credits
- 5U-12" Pine-3 Credits
- 5V-12" Pine-3 Credits
- 5W-12" Pine-3 Credits
- 5X-12" Pine-3 Credits
- 5Y-12" Pine-3 Credits
- 5Z-6" Oak-2 Credits
- 6A-6" Oak-2 Credits

RB-Rear Buffer Zone-21 Credits

- F-15" Pine-3 Credits
- G-15" Pine-3 Credits
- H-15" Pine-3 Credits
- I-15" Pine-3 Credits
- J-15" Pine-3 Credits
- K-12" Pine-3 Credits
- L-12" Pine-3 Credits
- M-12" Pine-3 Credits
- N-12" Pine-3 Credits
- O-12" Pine-3 Credits
- P-12" Pine-3 Credits
- Q-12" Pine-3 Credits
- R-12" Pine-3 Credits
- S-15" Oak-3 Credits
- T-15" Pine-3 Credits
- U-15" Magnolia-3 Credits
- V-15" Magnolia-3 Credits
- W-15" Pine-3 Credits
- X-15" Pine-3 Credits
- Y-15" Pine-3 Credits
- Z-15" Pine-3 Credits
- AA-15" Pine-3 Credits
- BB-12" Pine-3 Credits
- CC-18" Pine-3 Credits

RB-Rear Buffer Zone-41 Credits

- DD-12" Pine-3 Credits
- EE-12" Pine-3 Credits
- FF-8" Pine-2 Credits
- GG-10" Pine-3 Credits
- HH-10" Pine-3 Credits
- II-6" Oak-2 Credits
- JJ-12" Pine-3 Credits
- KK-12" Pine-3 Credits
- LL-15" Pine-3 Credits
- MM-12" Pine-3 Credits
- NN-20" Oak-3 Credits
- OO-12" Pine-3 Credits
- PP-6" Oak-2 Credits
- QQ-15" Pine-3 Credits
- RR-8" Magnolia-2 Credits
- SS-10" Pine-3 Credits
- TT-10" Pine-3 Credits
- UU-10" Pine-3 Credits
- VV-15" Oak-3 Credits
- WW-15" Oak-3 Credits
- XX-15" Oak-3 Credits
- YY-12" Pine-3 Credits
- ZZ-6" Oak-2 Credits
- AAA-6" Oak-2 Credits

SB-East Buffer Zone-47 Total Tree Credits

- BBB-6" Oak-2 Credits
- CCC-8" Oak-2 Credits
- DDD-8" Oak-2 Credits
- EEE-12" Oak-3 Credits
- FFF-18" Oak-3 Credits
- GGG-6" Pine-2 Credits
- HHH-18" Pine-3 Credits
- III-6" Oak-2 Credits
- JJJ-12" Oak-3 Credits
- KKK-12" Pine-3 Credits
- LLL-12" Pine-3 Credits
- MMM-12" Pine-3 Credits
- NNN-8" Pine-2 Credits
- OOO-6" Oak-2 Credits
- PPP-10" Pine-3 Credits
- QQQ-10" Pine-3 Credits
- RRR-15" Pine-3 Credits
- SSS-15" Pine-3 Credits

SB-West Buffer Zone-6 Tree Credits

- A-12" Pine-3 Credits
- B-12" Pine-3 Credits
- C-6" Pine-2 Credits
- D-4" Magnolia-1 Credits

GP -60' Northern Street Planting (PCO District)

- 665.5 L.F. Hwy 21
- 32,775 SF
- 115 Total Tree Credits
- 1 Class 'A' for Every 300 S.F. Required
- 22 Class 'A' Trees Required
- 12 Class 'A' Trees Provided
- 97 Tree Credits Used

GP -60' Northern Street Planting (PCO District)

- 665.5 L.F. Hwy 21
- 32,775 SF
- 115 Total Tree Credits
- 1 Class 'A' for Every 300 S.F. Required
- 22 Class 'A' Trees Required
- 12 Class 'A' Trees Provided
- 97 Tree Credits Used

RB -30' Southern Rear Buffer (645.92 L.F. Rear Property Line)

- 62 Total Tree Credits
- 1 Class 'A' for Every 30 L.F. Required
- 22 Class 'A' Trees Required
- 0 Class 'A' Trees Provided
- 22 Tree Credits Used

SB -10' Eastern Buffer Area (366.42 L.F. Side Property Line)

- 47 Total Tree Credits
- 1 Class 'A' for Every 30 L.F. Required
- 12 Class 'A' Trees Required
- 0 Class 'A' Trees Provided
- 12 Tree Credits Used

SB -10' Western Side Buffer (344.74 L.F. Side Property Line)

- 6 Total Tree Credits
- 1 Class 'A' for Every 30 L.F. Required
- 12 Class 'A' Trees Required
- 0 Class 'A' Trees Provided
- 6 Tree Credits Used

1 Class 'B' for Every 30 L.F. Required

- 12 Class 'B' Trees Required
- 0 Class 'B' Trees Provided
- 12 Tree Credits Used

0 Shrubs Required

8" Tall Wood Fence Installed, and Maintained.

Along Northern Side of Utility Service Area

Sits in the Southern Buffer Property Line and Which Extends 16' North of the South Property Line-Starts at W/S. Property Line Intersection & Concludes at E/S. Property Line.

1 Class 'B' for Every 30 L.F. Required

- 12 Class 'B' Trees Required
- 0 Class 'B' Trees Provided
- 12 Tree Credits Used

0 Shrubs Required

Live Oak Replacement Schedule (Total 126.5" Replacement)

LO1-18" (B) .76 = 13.5" Replace Value

LO2-12" (B) PRESERVED

LO3-24" (C) .76 = 18" Replace Value

LO4-3" (C) .50 = 4" Replace Value

LO6-12" (C) .50 = 6" Replace Value

LO7-20" (B) .76 = 15" Replace Value

LO8-12" (B) .76 = 9" Replace Value

LO9-12" (B) .76 = 9" Replace Value

LO10-10" (C) .50 = 5" Replace Value

LO11-10" (C) .50 = 5" Replace Value

LO12-16" (C) .50 = 7.5" Replace Value

LO13-12" PRESERVED

Landscape Design by: BCN

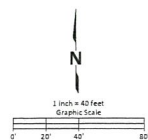
Landscape Plan: 81802

Azalea Garden Landscape Plan

Revision #: v.1.0

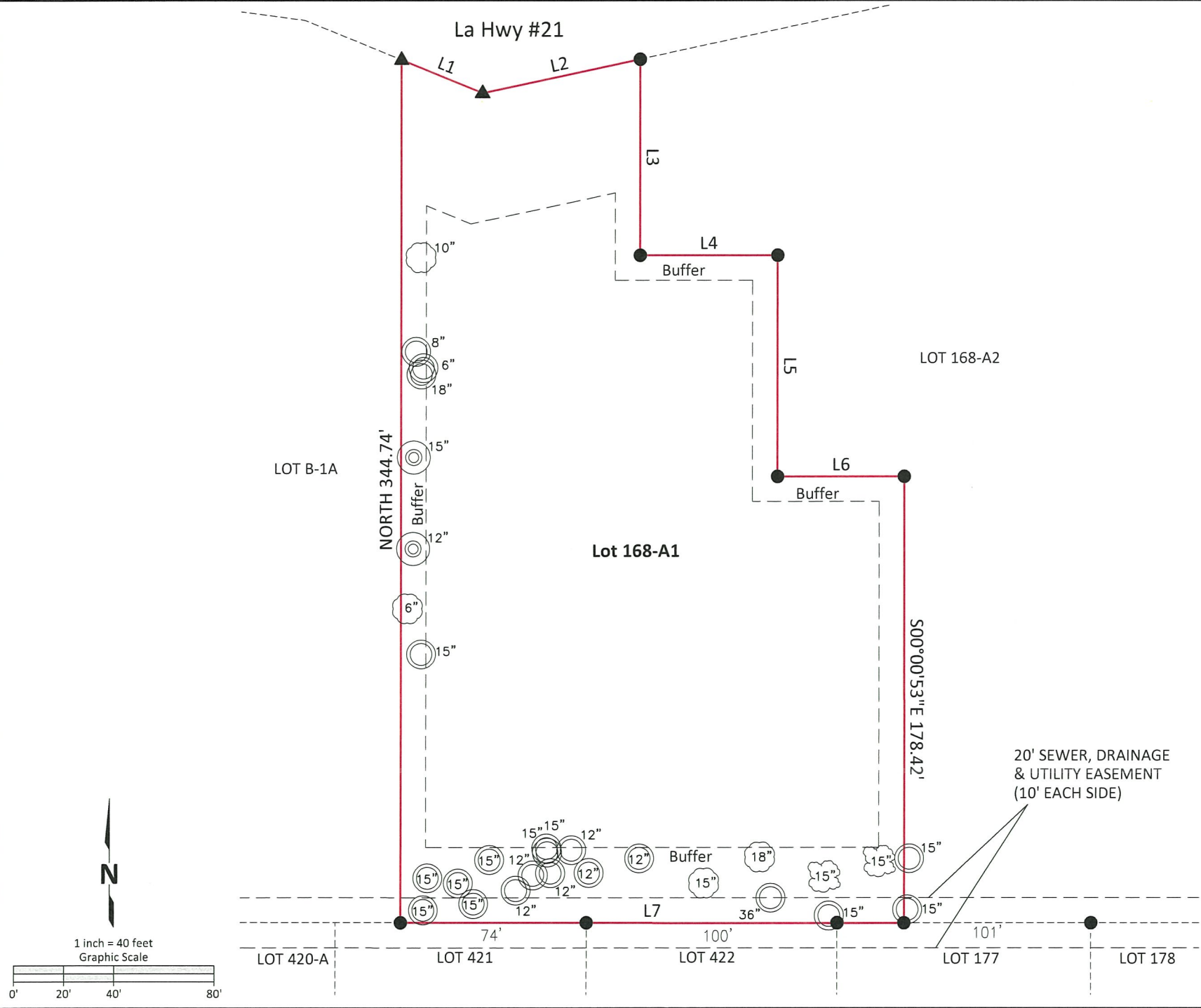
Date: 4/12/2019

Scale: 1/64" = 1'



Alfred J. Kesler
Professional Land Surveyor #5051

Date _____



BASIS OF BEARINGS

Bearings and distances shown hereon are based on Map File #5646A.

SURVEYOR'S NOTES

- Servitudes shown hereon are not necessarily exclusive. servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.
- The property is located within Flood Zone "C" with a base of n/a according to the Federal Emergency Management Agency (FEMA) flood insurance rate map (firm) Community Panel No. 225205 0210 C & 0230C dated 10-17-1989.
- Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.
Setbacks are as follows: Front = 50', Sides = 10' & Rear = 30'.
- This survey was done on the ground under my direct supervision and control and found no encroachments on the subject property unless otherwise shown.
- Positional accuracy of found monuments are within dimensional tolerances in accordance with the minimum standards of a class C survey unless otherwise noted.

LEGEND OF SYMBOLS AND ABBREVIATIONS AND LINE TABLE

OAK TREE

MAGNOLIA TREE

PINE TREE

Unknown Tree Type

1/2" IRON ROD FOUND

D.O.T.D. CAP FOUND

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S67°44'51"E	34.99'
L2	N77°49'09"E	64.22'
L3	S00°00'53"E	78.22'
L4	N89°59'07"E	54.93'
L5	S00°00'53"E	88.49'
L6	N89°59'07"E	50.45'
L7	N89°58'53"W	200.63'

TREE SURVEY

PERFORMED BY:

Southern Geomatics Services, LLC

PO Box 504
Madisonville, Louisiana 70447

985.801.9990
akesler@southerngeomatics.com

PROJECT INFORMATION

Lot 168-A1,
Flower Estates Subdivision, Section "A"
St. Tammany Parish, Louisiana

SECTION	TOWNSHIP	RANGE	LAND DISTRICT
47	7 South	11 East	Southeastern

SURVEY INFORMATION

Date of Field SurveySeptember 21, 2017

PROJECT NUMBER	PARTY CHIEF	DRAWN BY	CALCS BY	APPROVED
17-090	JBM	JBM	JBM	AJK

SURVEYOR'S CERTIFICATION

To : **H&O HWY. 21 PROPERTIES, L.L.C.**

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the minimum standards for property boundary surveys as found in Louisiana Administrative Code Title 46: LXI, Chapter 25 for a Class C survey.

Alfred J. Akesler
Professional Land Surveyor #5051

REG. No. 5051
REGISTERED
PROFESSIONAL
LAND SURVEYOR

09/22/2017

Date

Sheet 1 of 1