

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 4, 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 MAY 7, 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. **2019-1373-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (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

2. **2019-1410-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1 acre
Petitioner: Grand Homes, LLC - Jay Ploue
Owner: Grand Homes, LLC - John Ploue
Location: Parcel located on the southwest corner of Brewster Road & Grand Oaks Blvd,
 being Parcel B-4, Madisonville, S17, T7S, R10E, Ward 1, District 1.
Council District: 1

3. **2019-1430-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District) & A-2 (Suburban District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Acres: 0.67 acres
Petitioner: Jones Fussell - Paul J. Mayronne
Owner: CM Combs Properties LLC - Chris Comb
Location: Parcel located on the north side of Dummyline Road, west of LA Highway
 21, Madisonville, S41, T7S, R10E, Ward 1, District 1.
Council District: 1

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4. **2019-1439-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & (MHO Manufactured Housing Overlay)
Acres: 2.5 acres
Petitioner: Mark David Bersuder
Owner: Mark David Bersuder
Location: Parcel located on the south side of West Powerline Road, west of LA Highway 41, being 37190 West Powerline Road, Pearl River, S10, T8S, R14E, Ward 8, District 9.

Council District: 9

5. **2019-1443-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 0.25 acres
Petitioner: Joseph & Melissa Spinosa
Owner: Joseph & Melissa Spinosa
Location: Parcel located on the south side of Bell Park Road, being lot 37, Bell Park Subdivision, S46, T9S, R13E, Ward 7, District 7.

Council District: 7

6. **2019-1446-ZC**
Text Change: An Ordinance amending the St. Tammany Parish Unified Development Code, Section 130-5- Definitions- to include additional language in the definition of a funeral home.

7. **2019-1447-ZC**
Existing Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Acres: 1.63 acres
Petitioner: Judy Cannon
Owner: Judy Cannon
Location: Parcel located on the west side of LA Highway 41, south of LA Highway 21, being 81833 Highway 41, Bush, S42, T5S, R13E, Ward 5, District 6.

Council District: 6

8. **2019-1449-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 9.84 acres
Petitioner: Mark & Vieta Collins
Owner: Mark & Vieta Collins
Location: Parcel located on the north side of Million Dollar Road, east of Honeysuckle Estates Loop, Covington, S30, T5S, R11E, Ward 2, District 6.

Council District: 6

9. **2019-1450-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1.68 acres
Petitioner: Jordan Fernandez
Owner: Jordan Fernandez
Location: Parcel located on the north & south sides of Breen Road, east of Gottschalk Road, S18, T6S, R10E, Ward 1, District 3.

Council District: 3

10. **2019-1451-ZC**
Text Change: An Ordinance to Amend and Reenact the St. Tammany Parish Code of Ordinances, Chapter 22 Licenses, and Chapter 130 Unified Development Code, to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for penalties and fines for violations.

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

11. **2019-1452-ZC**
Existing Zoning: A-2 (Suburban District) & A-3 (Suburban District)
Proposed Zoning: A-2 (Suburban District), A-3 (Suburban District) & RO (Rural Overlay)
Acres: 10.45 acres
Petitioner: Jones Fussell, L.L.P. - Jeffery Schoen
Owner: Walter & June Davisson
Location: Parcel located on the southwest corner of Dove Park Road, west of LA Highway 59, Mandeville, S26, T7S, R11E, Ward 4, District 5.
Council District: 5
12. **2019-1453-ZC –Withdrawn**
Existing Zoning: HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 8.67 acres
Petitioner: Gulf States Construction Services, INC. - Michael Saucier
Owner: N 59 Ventures - N 59 Ventures, LLC
Location: Parcel located on the north side of East Koop Drive, east of LA Highway 59, Mandeville, S19, T7S, R12E, Ward 4, District 5.
Council District: 5
13. **2019-1457-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1 acre
Petitioner: Walter Jenkins
Owner: Walter Jenkins
Location: Parcel located on the north and south sides of Breen Road, east of Gottschalk Road, being 10090 Breen Road, Covington, S18, T6S, R10E, Ward 1, District 3.
Council District: 3

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, MAY 7, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

ROLL CALL

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

Absent: Willie

Staff Present: Helen Lambert, Erin Cook, Karlin Riles, Jennifer Lange, Emily Couvillon and Leslie DeLatta

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

The invocation was presented by Ron Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiances was presented by Carolyn Parker

APPROVAL OF THE APRIL 2, 2019 MINUTES

Randolph made a motion to approve as corrected, second by Bagert

Yeas: Cazaubon, Lorren, Parker, Richard, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph

POSTPONING OF CASES

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

CORRIDOR:	<u>Highway 21 Planned Corridor Overlay</u>
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 I, District 1

Kimberly Everett was at the podium as a representative.

These people spoke in opposition of the request: Debra Hebert and Leo Hemelt

Doherty made a motion to postpone for a month, second by Cazaubon

Yea: Cazaubon, Parker, Richard, Bagert, Davis, Fitzmorris, Doherty, Randolph

Nay: Lorren, Drumm

Abstain: ,

The motion to postpone for one month for this request passed

Chairman Davis made a request to move up case **2019-1415-ZC**

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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

Doreen Peacock was at the podium.

Doherty made a motion to approve, second by Fitzmorris

Yea: Cazaubon, Lorren, Parker, Richard, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

The motion to approve this request passed

Chairman Davis requested to move up cases 2019-1188-ZC and 2019-1383-ZC, but vote on separately

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

Paul Mayronne was at the podium

These people spoke in opposition of the request: Robert Troncoso, Ken Ress

Doherty made a motion to approve, second by Fitzmorris

Yea: Cazaubon, Lorren, Parker, Richard, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

The motion to approve this request passed

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

Doherty made a motion to approve second by Fitzmorris

Yea: Cazaubon, Lorren, Parker, Richard, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

The motion to approve this request passed

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ZONING CHANGE REQUEST CASES:

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

Rev. Dan Haggerty came to the podium and said he would like to amend his request to add a cell tower on property

These people spoke in opposition of the request: Louie Scaffidi, Brian Cappy, Mark Milligan and Brice Jones

Doherty made a motion to approve, second by Randolph

Yea: Randolph
Nay: Cazaubon, Lorren, Parker, Richard, Bagert, Davis, Doherty, Fitzmorris, Drumm
Abstain:

The motion to approve this request failed; this case was denied.

4. 2019-1411-ZC
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
Existing Blvd, being lot B-5, Madisonville, S17, T7S, R10E, Ward 1,
District 1.
Council District: 1

Craig Scariano was at the podium.

Cazaubon made a motion to approve, second by Bagert

Yea: Cazaubon, Lorren, Parker, Richard, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain:

The motion to approve this request passed

MINUTES OF THE
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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

Laura Guidry came to the podium

These people spoke in opposition of the request: Paul Lewis and Sharon Farve

Cazaubon made a motion to deny second by Fitzmorris

Yea: Cazaubon, Lorren, Parker, Richard, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain

The motion to deny this request passed

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

Richard made a motion to approve, second by Fitzmorris

Yea: Cazaubon, Lorren, Parker, Richard, Bagert, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain
The motion to approve this request passed

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

Jeff Schoen came to the podium

Teresa Crawford spoke in opposition of the request

Randolph made a motion to approve, second by Fitzmorris

Yea: Cazaubon, Lorren, Parker, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph
Nay:
Abstain

The motion to approve this request passed.

MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
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ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

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

Austin Varnado came to the podium

Bagert made a motion to approve, second by Lorren

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

Nay:

Abstain

The motion to approve this request passed

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

Jay Ploue came to the podium

Bagert made a motion to approve, second by Fitzmorris

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

Nay:

Abstain

The motion to approve this request passed

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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

Marshall Hevron came to the podium

These people spoke in favor of the request: Joe Moore and Richard Revere

Randolph made a motion to approve, second by Richard

Yea: Cazaubon, Lorren, Parker, Richard, Davis, Doherty, Drumm, Randolph
Nay: Fitzmorris, Bagert
Abstain

The motion to approve this request passed

ADJOURNMENT

Bagert made a motion to adjourn

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1373-ZC
Posted: 5/20/19
Prior Action: Postponed 04/02/19

Meeting Date: 6/4/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tayler Miguez

OWNER: August Joseph & Tonja D. Catanzaro III

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay

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

SIZE: 8 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** 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-2 Suburban District and MHO Manufactured Housing Overlay. This site is located on the east side of Press Sharp Road, north of Otis Sharp Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay designation. However, staff does not see any compelling reason to recommend approval of the requested A-2 Suburban District, considering that the surrounding area is zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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

Case No.: 2019-1373-ZC

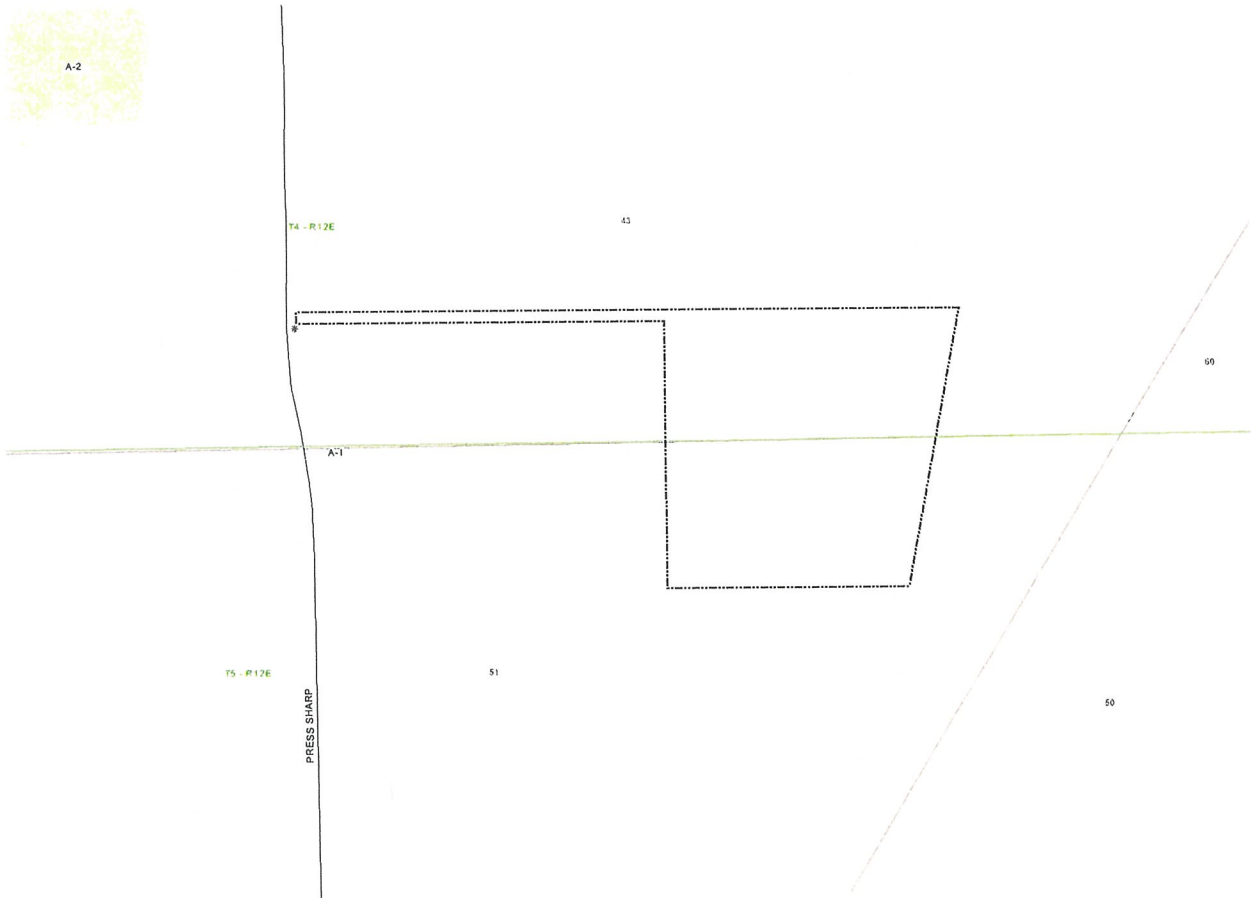
PETITIONER: Tayler Migue

OWNER: August Joseph & Tonja D. Catanzaro

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

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

SIZE: 8 acres



2019-1373-ZC

2019-1373-ZC

A-2

T4-R12E

48

A-1

PRESS SHARP

60

T5-R12E

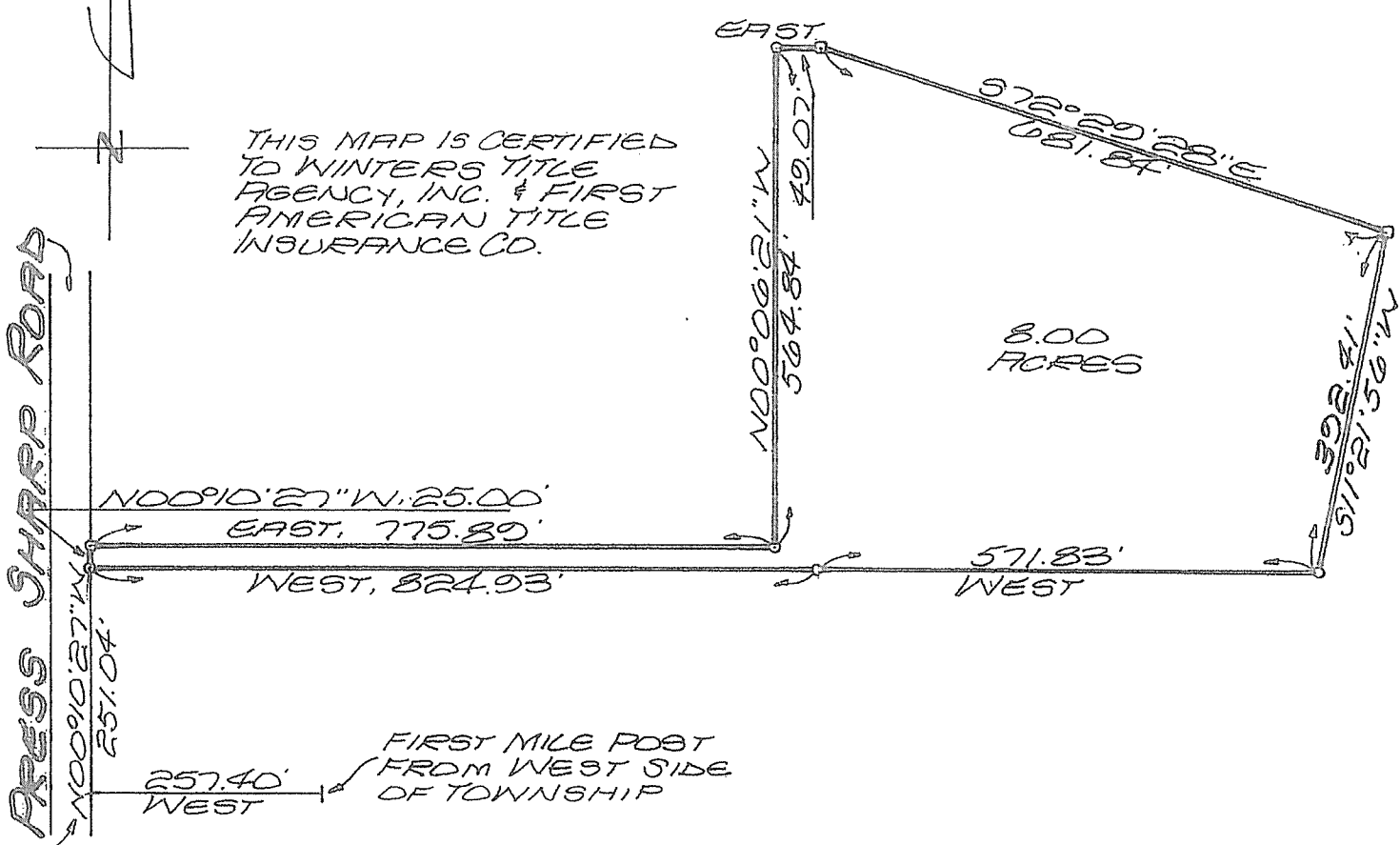
51

50

OTTIS SHARP

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

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



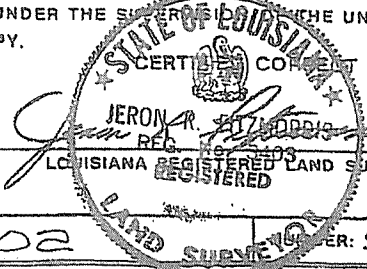
THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 40:641.

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

MAP PREPARED FOR **DAVID C. PORREYTO, AMANDA S. ANSEL, SALLY BRONAUGH** WIFE OF **AND JUSTIN ANSEL, SR.**
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **SECTION 43 TOWNSHIP 4 SOUTH, Range 12 East, St. Tammany Parish, Louisiana**

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

LAND SURVEYING Inc.
COVINGTON, LOUISIANA



SCALE: 1" = 200'

DATE: MAY 21, 2002

NUMBER: 2675

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1410-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Grand Homes LLC - John Ploue
OWNER: Grand Homes LLC - John Ploue
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District
LOCATION: Parcel B-4 located on the southwest corner of Brewster Road and Grand Oaks Blvd., Madisonville
Section 17, Township 7S, Range 10E; 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 and Undeveloped	A-2 Suburban District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District & PUD Planned Unit Development

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential Infill - New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located on the southwest corner of Brewster Rd. and Grand Oaks Blvd, being lot B-4. The 2025 future land use plan calls for the area to be developed with residential uses that are compatible with the surrounding area. 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 the A-3 Suburban District designation be denied.

Case No.: 2019-1410-ZC

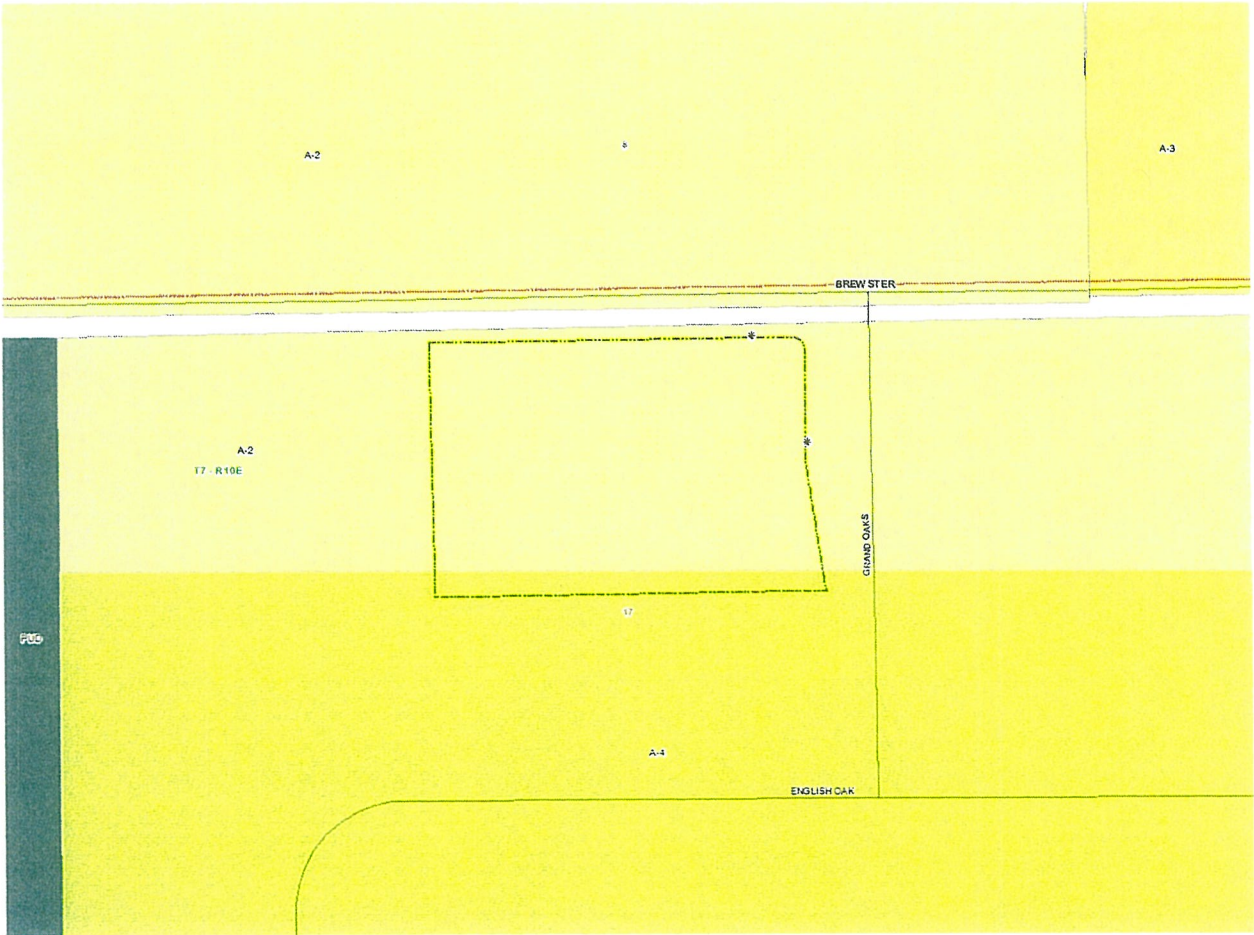
PETITIONER: Grand Homes LLC – John Ploue

OWNER: Grand Homes LLC – John Ploue

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

LOCATION: Parcel B-4 located on the southwest corner of Brewster Road and Grand Oaks Blvd., Madisonville
Section 17, Township 7S, Range 10E; Ward 1, District 1

SIZE: 1 acre



2019-1410-ZC

A-2 8

A-2

A-3

BREWSTER

T7-R10E

A-2

GRAND OAKS

ENGLISH OAK

SILVER OAK

A-4

PUD

17

MACK

RAIFORD OAKS

LAUREL OAKS

OLD PLACE

BREWSTER ROAD (ASPHALT)

(RS=EAST)
N89°49'51"E
241.45'

POB

R=10.0'
A=15.70'
CHORD=S41°19'29"E
14.14'

W. 10.00.00S
(RS-SOUTH 90.02')

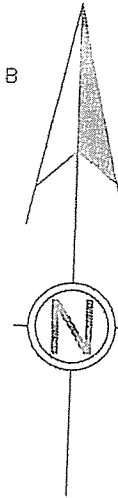
(RS=S07°59'38"E 71.91')
S08°26'17"E
72.02'

80'

60' GRAND OAKS BOULEVARD (ASPHALT)

B-3

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S89°59'33"W
(per Reference Survey)



LEGEND

⊗ = 1/2" IRON ROD FOUND
⊗ = 1/2" IRON ROD SET
RS = REFERENCE SURVEY

REFERENCE SURVEY:

Survey for Trinity Developers by Kelly J. McHugh, Surveyor,
dated June 2, 2014, filed St. Tammany Parish Clerk of
Court Map File No. 5280C.

NOTES:

1. This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0205 C, dated
October 17, 1989.
2. Building Setback Lines must be determined
by St. Tammany Parish Planning Department.

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

PLAT PREPARED FOR:

Grand Homes, LLC

SCALE

1" = 60'

DATE:

8-29-2017

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR

PARCEL B-4, LOCATED IN SECTION 17, TOWNSHIP 7 SOUTH,
RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

(985) 892-1549

503 N. JEFFERSON AVE.

COVINGTON, LA 70433

JOB NO.

17243

2019-1410-2C

2019-1410-2C

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1430-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell – Paul J. Mayronne
OWNER: CM Combs Properties, LLC - Chris Comb
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and A-2 Suburban District to NC-4 Neighborhood Institutional District
LOCATION: Parcel located on the north side of Dummyline Road, west of LA Highway 21, Madisonville, Section 41, Township 7S, Range 10E; Ward 1 District 1
SIZE: .67 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Church	A-2 Suburban District and NC-4 Neighborhood Institutional District
South	Residential and Undeveloped	A-2 Suburban District & NC-1Professional Office District
East	Office	NC-4 Neighborhood Institutional District
West	Residential and Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes 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 NC-4 Neighborhood Institutional District and A-2 Suburban District to NC-4 Neighborhood Institutional District. This site is located on the north side of Dummyline Road, West of LA Highway 21, 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, as the petitioned rezoning request would correct what is now a split-zoned lot and allow for permitted uses listed under the NC-4 zoning designation.

Note that the objective of the request is to allow for the site to be developed with a professional office.

STAFF RECOMMENDATION:

Staff recommends that the request for an NC-4 Neighborhood Institutional District designation be approved.

1

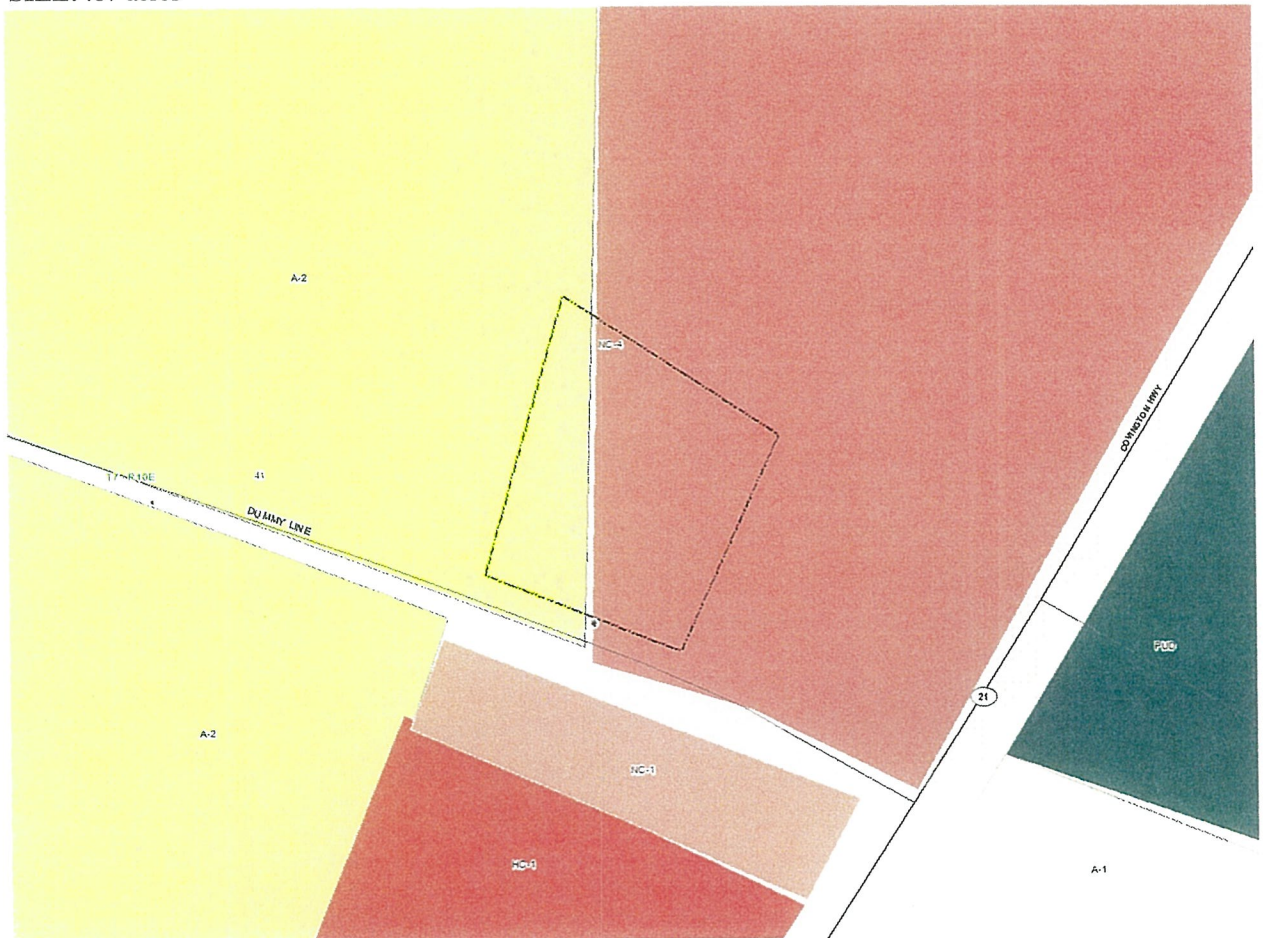
ne

nb

4

n

es



2019-1430-ZC

PUD

A-2

NC-4

T7-R10E

DUMMY LINE

41

21

PUD

BRADY ISLAND ESTATES

A-2

NC-1

HC-1

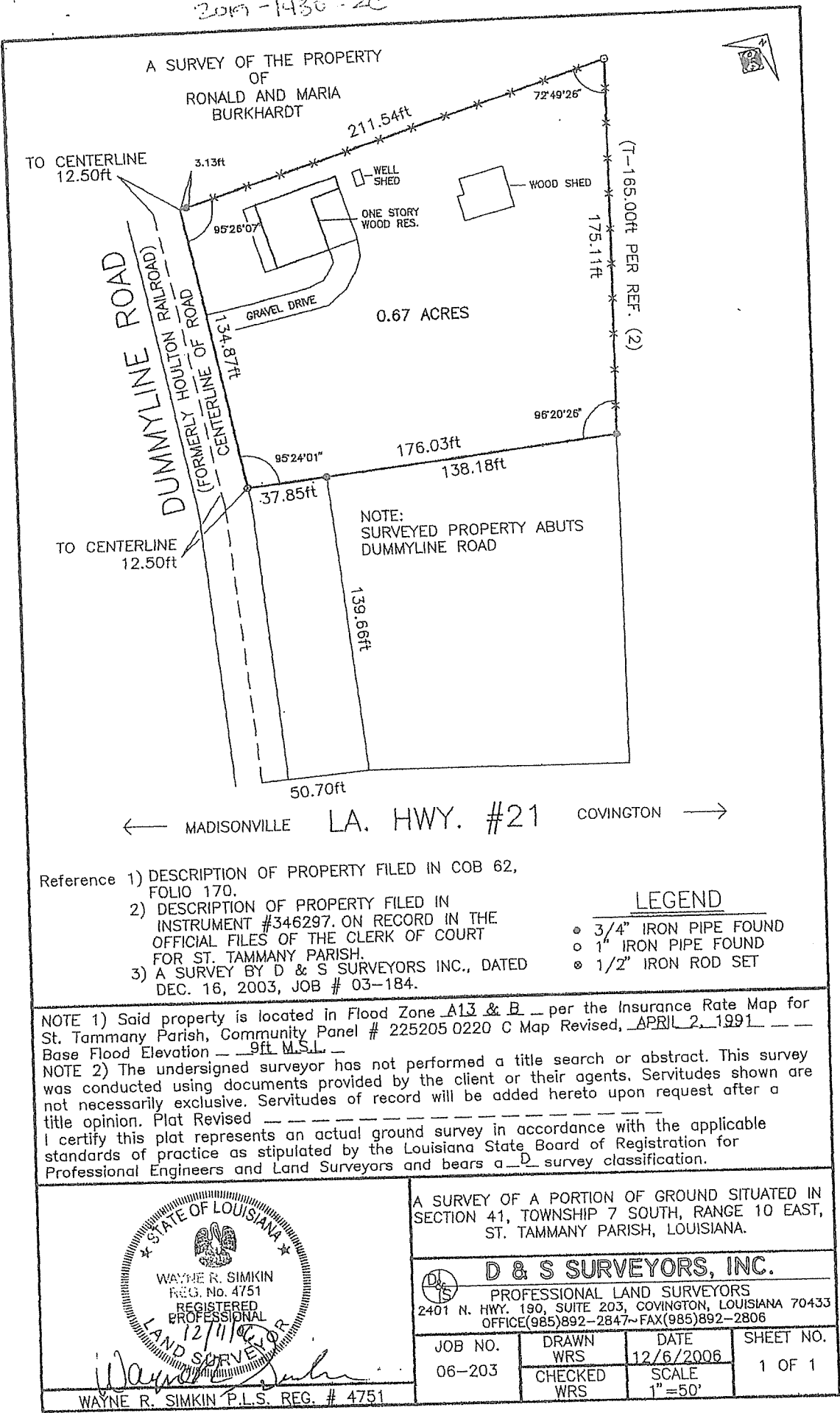
A-1

COVINGTON LANE

ED-1

NC-1

2019-1430-ZC



ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1439-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark David Bersuder Sr.
OWNER: Mark David Bersuder Sr.
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay
LOCATION: Parcel located on the south side of West Powerline Road, West of Highway 41; being 37190 West Powerline Rd., Pearl River; Section 10, Township 8S, Range 14E; Ward 8 District 9
SIZE: 2.5 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 and Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes **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 with a MHO Manufactured Home Overlay. The site is located on the south side of West Powerline Rd., West of Highway 41; being 37190 West Powerline Rd., Pearl River. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2019-1439-ZC

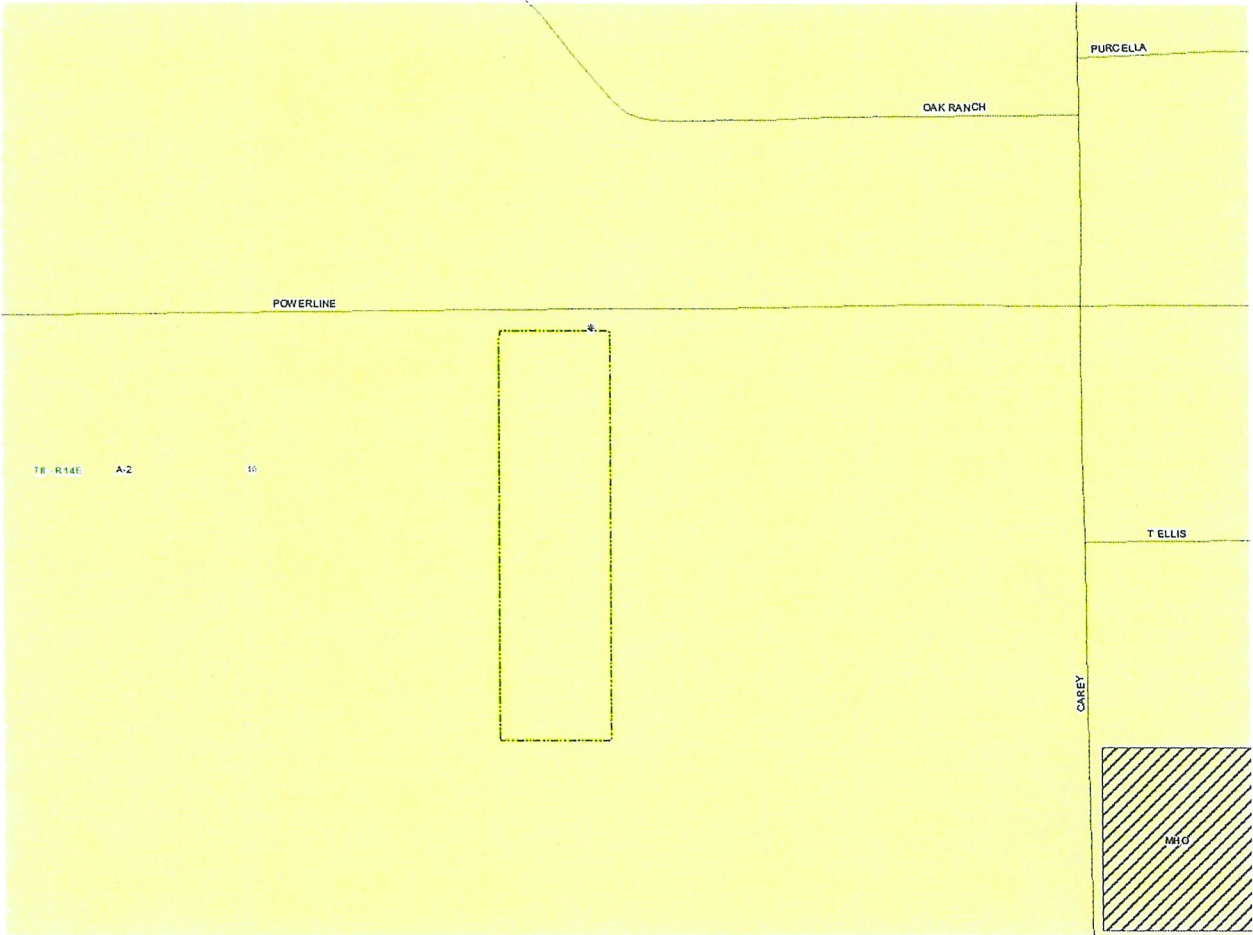
PETITIONER: Mark David Bersuder

OWNER: Mark David Bersuder

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay

LOCATION: Parcel located on the south side of West Powerline Road, West of Highway 41; being 37190 West Powerline Rd., Pearl River; Section 10, Township 8S, Range 14E; Ward 8, District 9

SIZE: 2.5 acres



2019-1439-2C

2019-1439-ZC

OAK RANCH

POWERLINE

A-2

T8-R14E

10

A-2

15

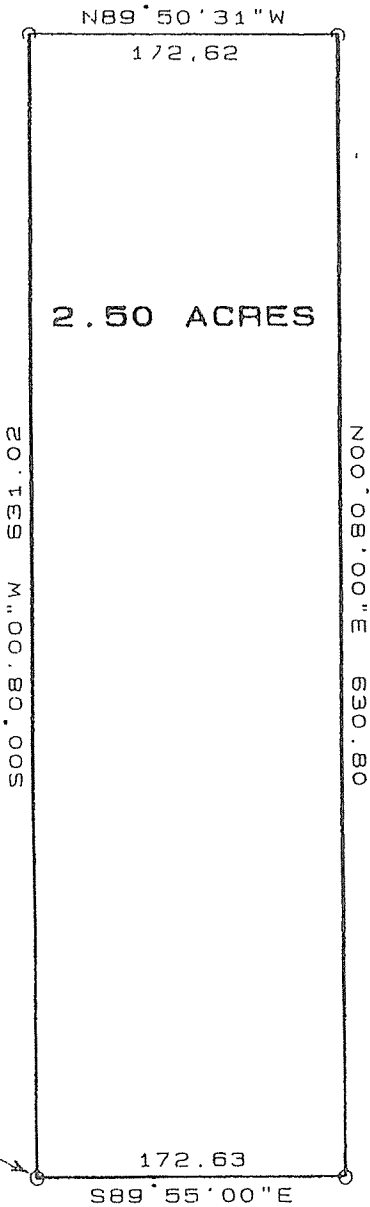
0 170 Feet



LEGAL DESCRIPTION:

A parcel of land located in SECTION 10, TOWNSHIP 8 SOUTH, RANGE 14 EAST, St. Tammany Parish, Louisiana as shown hereon.

This point is described as being South 00 degrees 08 minutes West, 1400.00 feet, thence North 89 degrees 55 minutes West, 720.00 feet from the Southwest corner of the Northeast Quarter of Section 10, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.



WEST POWERLINE ROAD

CERTIFIED TO:
NORRIS CHAISSON, Jr.

- LEGEND:
- SET 1/2" IRON ROD
 - FOUND 1/2" IRON ROD
 - FOUND OLD WOOD
 - FENCE ---X---X---
 - BEARINGS: RECORD
 - SETBACK LINES -----
 - FRONT SIDES
 - REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.		
CLASS/TYPE	"D"	CPN: 225205 0410 C
BOUNDARY	20 AUG 97	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	5761/5761A	SCALE: 1 inch = 100 ft

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the Minimum Standard Detailed Requirements for ALTA / ASCM Land Title Surveys, published by the accuracy standards of a RURAL survey and the applicable standards of practice cited in LAR 14:151. Signature must be in RED and sealed by the undersigned for this plat to be certified correct.

BRUCE W. POPE, II
REG. NO. 4072
REGISTERED
PROFESSIONAL

WILSON-POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO. 388
1990 SURGI DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5651 FAX: (504) 626-5626

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1443-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Joseph and Melissa Spinosa
OWNER: Joseph and Melissa Spinosa
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay
LOCATION: Parcel located on the south side of Bell Park Raod, being lot 37, Bell Park Subdivision; 28358 Bell Park Rd., Lacombe; Section 46, Township 9S, Range 13E; Ward 7, District 7
SIZE: .28 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 lane asphalt **Condition:** Fair

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
East	Undeveloped	A-2 Suburban District
West	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 with a MHO Manufactured Home Overlay. The site is on the south side of Bell Park Road, being lot 37, Bell Park Subdivision; 28358 Bell Park Rd., Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2019-1443-ZC

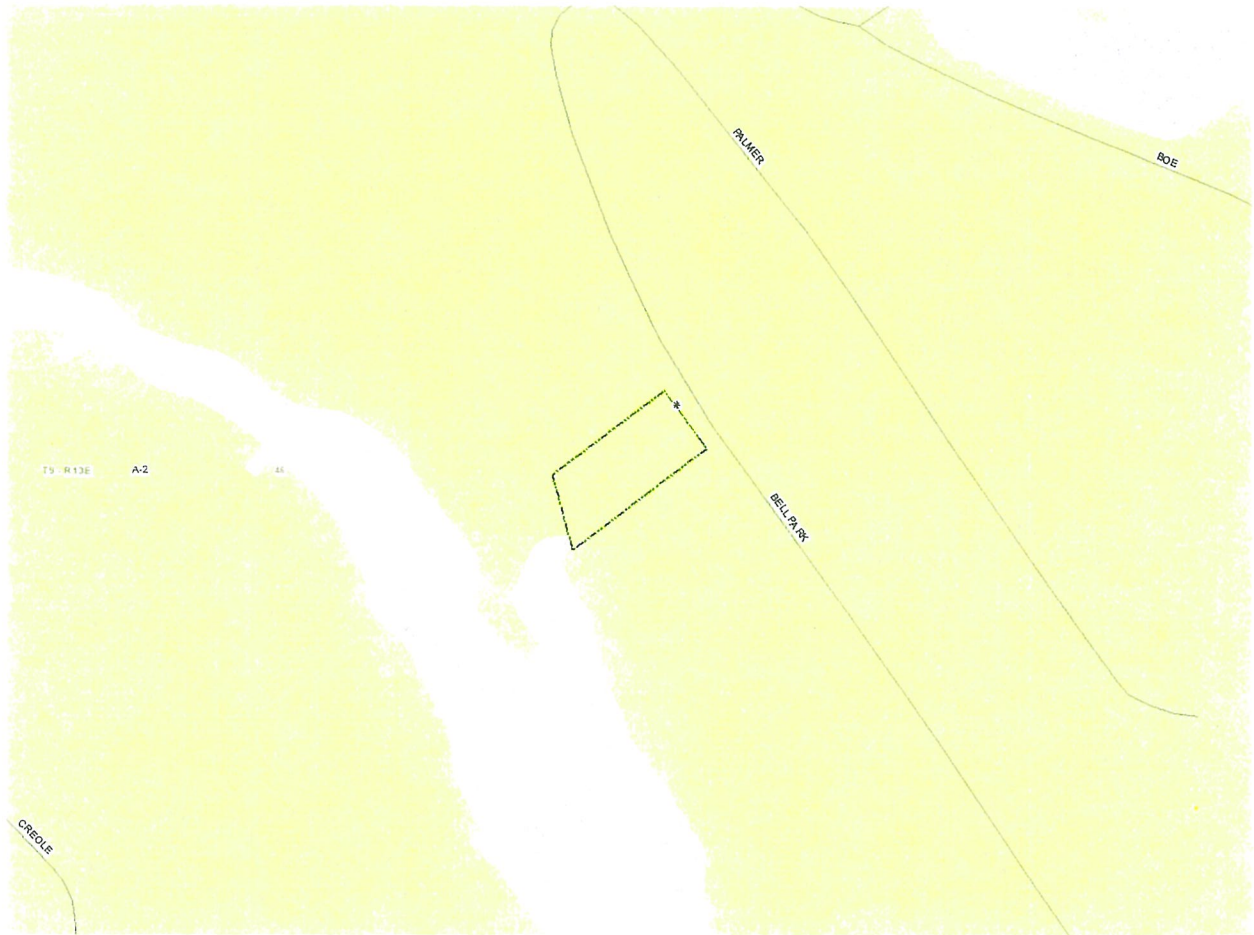
PETITIONER: Joseph and Melissa Spinosa

OWNER: Joseph and Melissa Spinosa

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay

LOCATION: Parcel located on the south side of Bell Park Rd., being lot 37, Bell Park Subdivision; 28358 Bell Park Rd., Lacombe; Section 46, Township 9S, Range 13E; Ward 7, District 7

SIZE: .28 acres



2019-1443-ZC

ISLAND

BOE

PAIMER

A-2

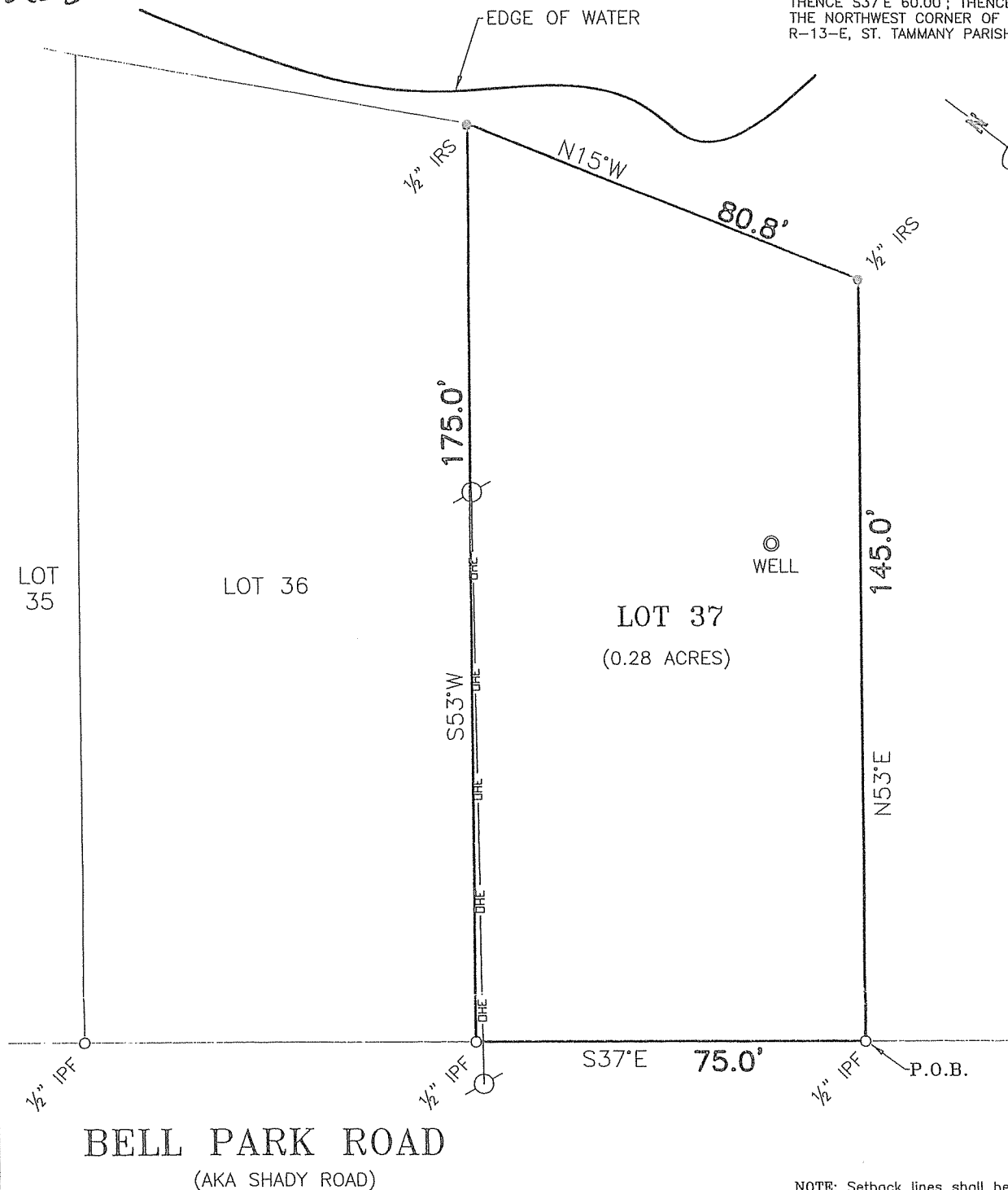
T9-R13E

46

BELL PARK

28358 Belle Park Rd.

THE P.O.B. IS REPORTED TO BE S61°07'E 1077.80';
THENCE S62°30'E 19.00'; THENCE S27°30'E 427.7;
THENCE S37°E 60.00'; THENCE S53°W 210.0' FROM
THE NORTHWEST CORNER OF SECTION 46, T-9-S,
R-13-E, ST. TAMMANY PARISH, LA.



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 0395 D; Revised: APRIL 2, 1991

NOTE: ADVISORY FLOOD ZONE "AE"
ADVISORY BASE FLOOD ELEV. 11'
PANEL NO. LA-NN36 DATED 1-18-06

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.

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.

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

SURVEY MAP OF
LOT 37, BELLE PARK
situated in
SECTION 46, T-9-S, R-13-E
in
St. Tammany Parish, Louisiana
for
JOE SPINOSA

Survey No. 2007 633
Date: JULY 3, 2007

Drawn by: SPH/LFR
Revised:

Scale: 1" = 30'

This Survey is Certified
True and Correct By

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

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 6154 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: MS. BLANCHARD PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. CANULETTE SECONDED BY: MS. OBRIEN

ON THE 4 DAY OF APRIL, 2019

ORDINANCE AMENDING THE ST. TAMMANY PARISH
UNIFIED DEVELOPMENT CODE, SECTION 130-5-
DEFINITIONS - TO INCLUDE ADDITIONAL LANGUAGE
IN THE DEFINITION OF A FUNERAL HOME. (2019-1446-
ZC)

WHEREAS, a Funeral Home is defined as a dwelling or other structure used and occupied by a professional licensed mortician for burial preparation and funeral services; and

WHEREAS, some Funeral Home also provide the services of crematorium; and

WHEREAS, to promote the health, safety and welfare of citizens, the St. Tammany Parish Government considers it necessary to amend the St. Tammany Parish Code of Ordinances and its Unified Development Code to amend the definitions of Funeral Home to exclude crematorium.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Parish Code of Ordinances, Chapter 130 Unified Development Code, Section 130-5 to amend the definition of a Funeral Home as follows:

Funeral Home means a dwelling or other structure used and occupied by a professional licensed mortician for burial preparation and funeral services, excluding crematoriums.

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

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

MICHAEL LORINO JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2019
Published Adoption: _____, 2019
Delivered to Parish President: _____, 2019 at
Returned to Council Clerk: _____, 2019 at

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1447-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Judy Cannon
OWNER: Judy Cannon
REQUESTED CHANGE: From A-2 Suburban District, MHO Manufactured Home Overlay and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Home Overlay and RO Rural Overlay
LOCATION: Parcel located on the west side of LA Highway 41 and the south of LA Highway 21; being 81833 Highway 41, Bush; Section 42, Township 5S, Range 13E; Ward 5, District 6
SIZE: 1.63 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 Land	A-2 Suburban District
South	Residential and Undeveloped Land	NC-4 Neighborhood Institutional District
East	Residential and Undeveloped Land	A-2 Suburban District
West	Undeveloped Land	A-2 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.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District with a MHO Manufactured Home Overlay and a RO Rural Overlay to A-3 Suburban District with a MHO Manufactured Home Overlay and a RO Rural Overlay. This site is located on the west side of LA Highway 41 and the south of LA Highway 21; being 81833 Highway 41, Bush. The 2025 future land use plan calls for the area to be developed with a mix of uses at varying densities. Staff does not see any compelling reason to recommend approval of the requested A-3 Suburban District, considering the surrounding area is zoned A-2 Suburban District.

STAFF RECOMMENDATION:

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

Case No.: 2019-1447-ZC

OWNER: Judy Cannon

OWNER: Judy Cannon

REQUESTED CHANGE: From A-2 Suburban District with a MHO Manufactured Home Overlay and a RO Rural Overlay to A-3 Suburban District, with a MHO Manufactured Home Overlay and a RO Rural Overlay

LOCATION: Parcel located on the west side of LA Highway 41 and the south of LA Highway 21; being 81833 Highway 41, Bush; Section 42, Township 5S, Range 13E; Ward 5, District 6

SIZE: 1.63 acres





Reference Survey:**Basis of Bearings**

1. State of Louisiana Dept. of Transportation & Development
Office of Hwys. Sheet No. 21
Right-of-way Map State Project
No. 852-33-01 dated 1-23-1987
revised 5-19-1993, 5-26-1993
and 6-18-1993

2. State of Louisiana Dept. of Transportation & Development
Office of Hwys. Sheet No. 20
Right-of-way Map State Project
No. 852-33-01 dated 1-23-1987
revised 7-6-1992, 5-19-1993,
6-15-1993 and 6-18-1993

3. Survey prepared by Land
Surveying, Inc. dated
Mar. 18, 2008 Survey No. 13523

Point A is N89°52'48"E, 1796.31';
N82°51'20"E, 203.46'; N89°54'26"E,
228.40'; S89°56'39"E, 303.29';
N06°18'39"E, 1067.60' from the
Southwest Corner of Section 42
T5S R13E, St. Tammany Parish,
Louisiana

This property is located in Flood
Zone C as per FEMA FIRM,
Comm. Panel No. 225205
0160 B, map dated 3-1-1984

This map is certified to
First American Title Insurance
Company and Winters Title
Agency, Inc.

Building setback lines should
be determined by owner or
contractor prior to any
construction

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

Legend:

- 1/2" Rebar Set
- 1/2" Iron Pipe Found
- 1" Iron Pipe Found
- 1" DOTD Monument Found
- ✕ Fence
- 1/2" Rebar Found
- ⚡ Powerline

MAP PREPARED FOR

Alice Bullock Laurence

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 42 Township 5 South Range
St. Tammany Parish, Louisiana

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

LAND SURVEYING LLC

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

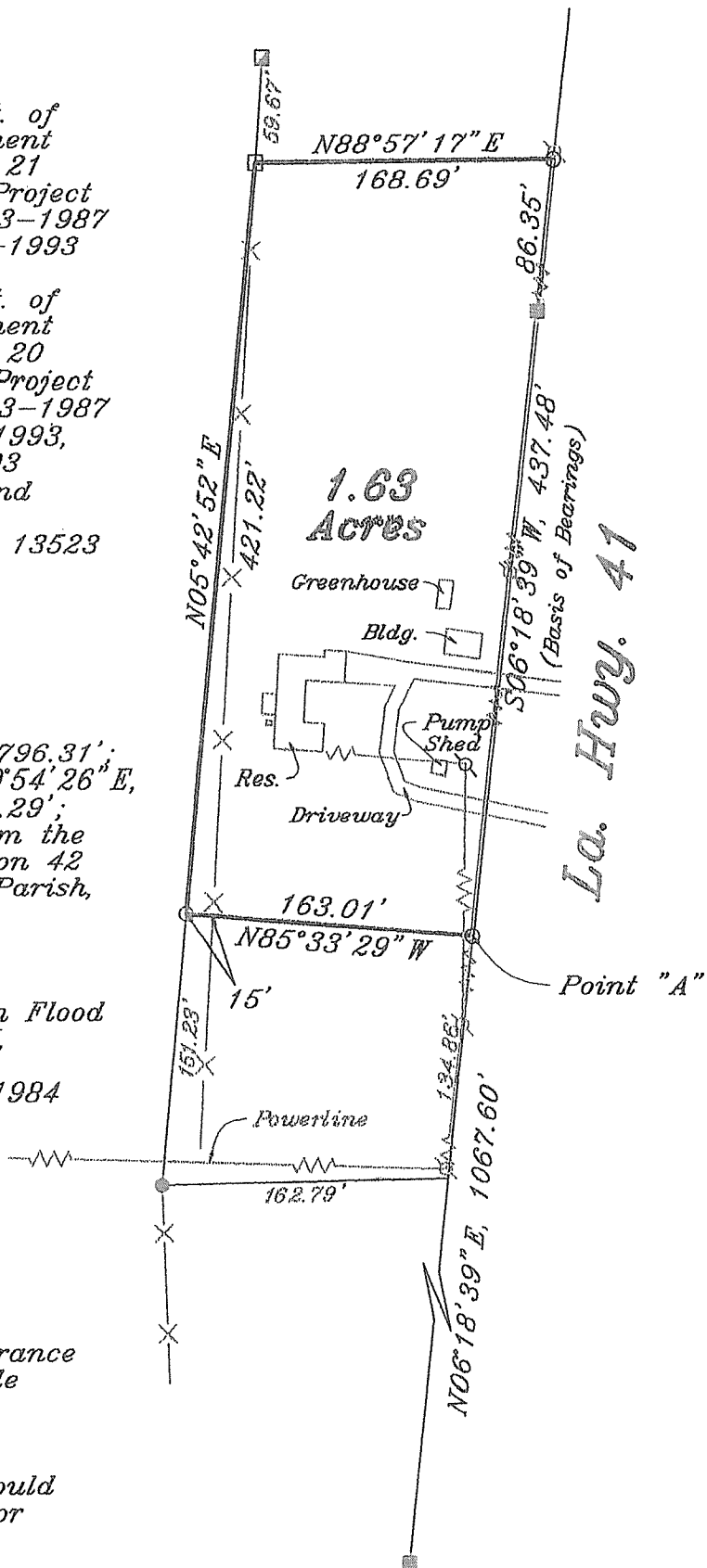
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 15870

SCALE: 1" = 100'

DATE: April 4, 2013

NUMBER: 15870

LAND SURVEYOR



ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1449-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Vieta Collins
OWNER: Mark and Vieta Collins
REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District
LOCATION: Parcel located on the north side of Million Dollard Road and east of Honeysuckle Estates Loop, being Parcel B-2; 17221 Million Dollar Rd., Covington; Section 30, Township 5S, Range 11E; Ward 2, District 6
SIZE: 9.84 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt Condition: Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Multi occupancy development:

COMPREHENSIVE PLAN:

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

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1A Suburban District. This site is located on the north side of Million Dollar Road, east of Honeysuckle Estate Loop, being Parcel B-2; 17221 Million Dollar Road, Covington. The 2025 future land use plan designates the site to be developed with residential and agricultural uses and as a conservation area, for preservation of the natural landscape and natural systems of the site. Staff does not see any compelling reason to recommend approval of the requested zoning change to A-1A Suburban District, considering the property is abutting A-1 Suburban District, on the north, south and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for the A-1A Suburban District designation be denied.

Case No.: 2019-1449-ZC

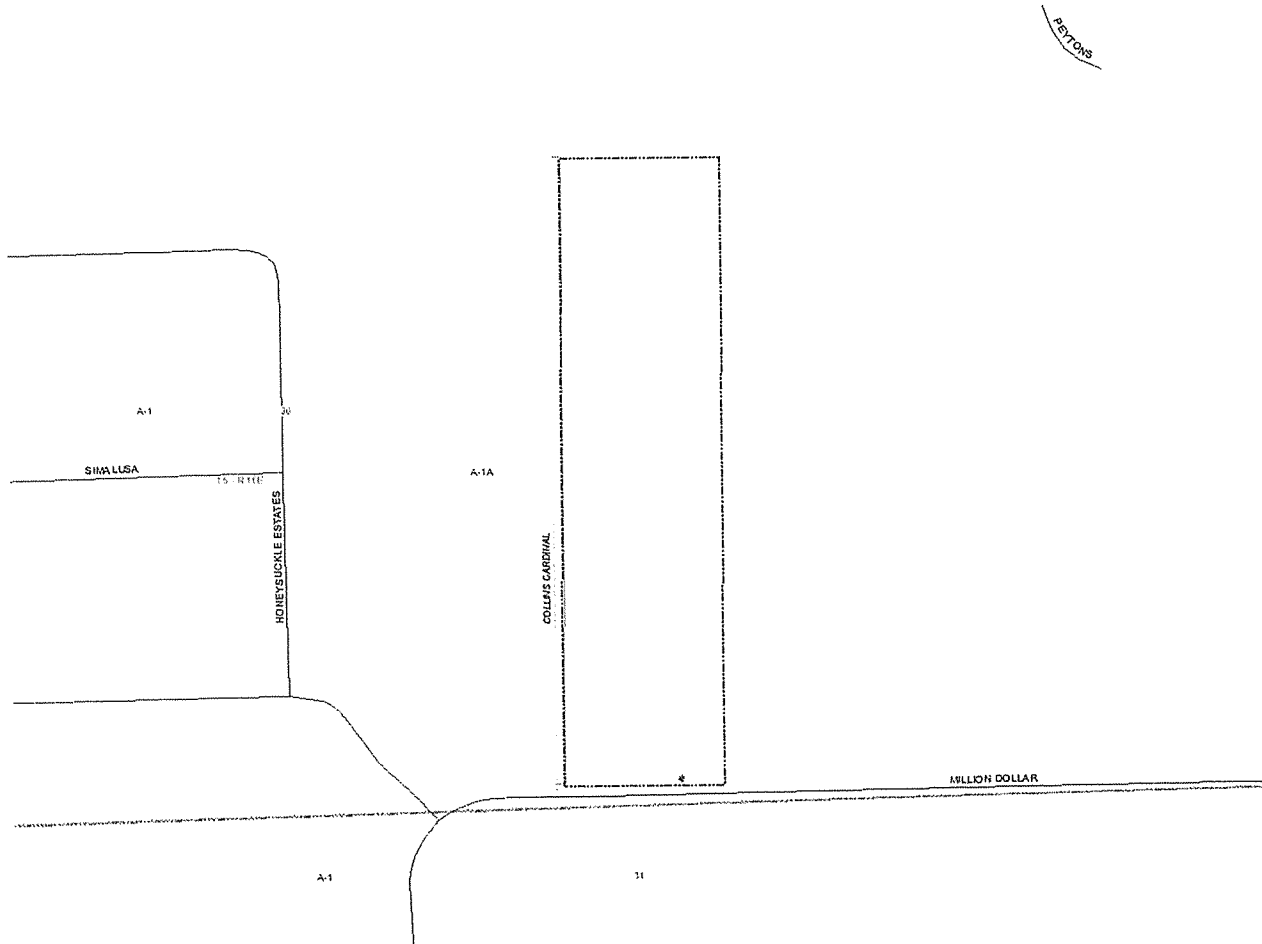
PETITIONER: Vieta Collins

OWNER: Mark and Vieta Collins

REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District

LOCATION: Parcel located on the north side of Million Dollard Road and east of Honeysuckle Estates Loop, Covington; Section 30, Township 5S, Range 11E; Ward 2, District 6

SIZE: 9.84 acres



2019-1449-ZC

PEYTONS

30

HONEYSUCKLE ESTATES

SIMALUSA

T5-R11E

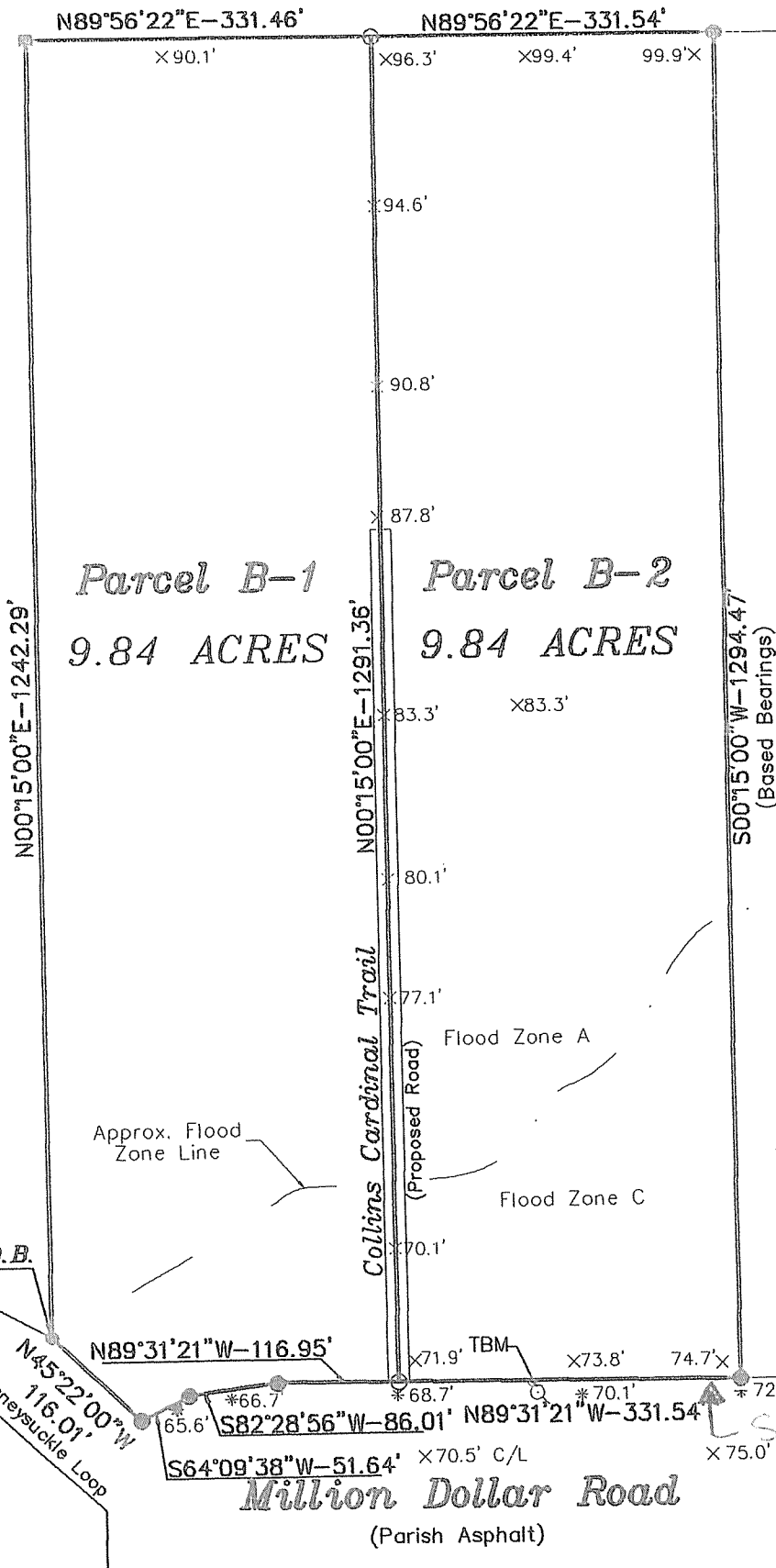
A-1A

A-1

MILLION DOLLAR

A-1

81



Reference: A Survey Map by John Cummings, Date Filed 10-15-2015, File No. 5445A, Clerk of Court (Basis of Bearings)

This property is located in Flood Zones A & C, per Fema Map No. 225205 0125 C, Dated 10-17-1989

The P.O.B. is described as being N00°15'00"E-85.2'; from the 1/4 Section Corner common to Sections 30 & 31, T-5-S,R-11-E, St. Tammany Parish, Louisiana

TBM St Nail in Power Pole, #2927, Elev.=75.0' TBM is for reference only and does not represent an actual Elevation to Build too (Elevation Refers to NAVD 88, Geoid 12B)

Parcel B-3

- LEGEND:
- = Fnd. 1/2" Iron Rod
 - = Fnd. 2" Iron Pipe
 - = Set 1/2" Rebar
 - × = Elevation N/G
 - * = Elevation C/L Ditch

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 "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

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

MAP PREPARED FOR **Mary Beth Collins and Mark & Vieta Collins**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 30, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

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

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

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 170'

DATE: 8-15-2017

NUMBER: 18272

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1450-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jordan Fernandez
OWNER: Jordan Fernandez
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay
LOCATION: Parcel located on north and south sides of Breen Road and East of Gottschalk Road, Covington; Section 18, Township 6S, Range 10E; Ward 1, District 3
SIZE: 1.68 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 lane asphalt **Condition:** Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay. The site is located on the north and south sides of Breen Road and the east side of Gottschalk Road; Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

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

Case No.: 2019-1450-ZC

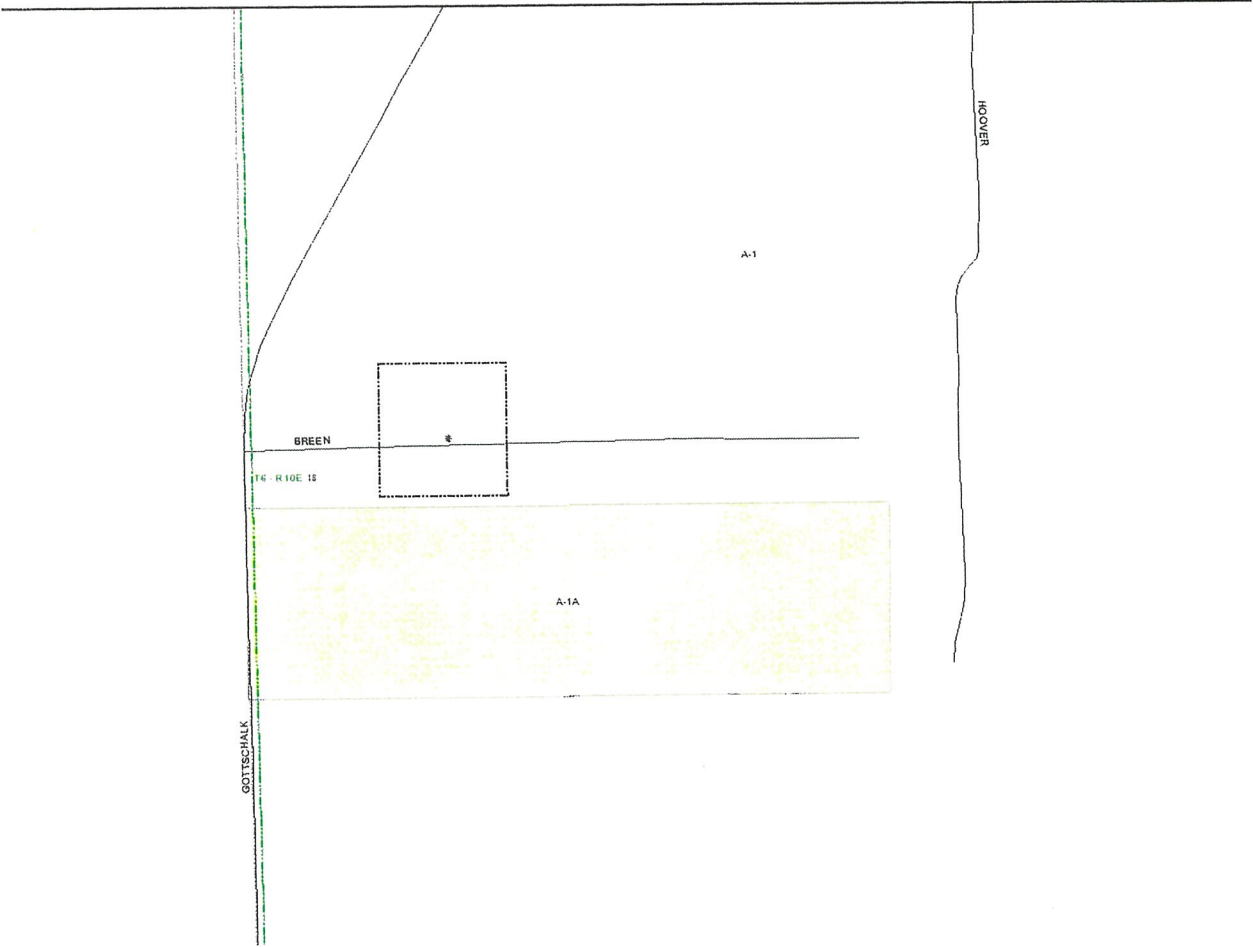
PETITIONER: Jordan Fernandez

OWNER: Jordan Fernandez

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay

LOCATION: Parcel located on north and south sides of Breen Road and east of Gottschalk Road, Covington; Section 18, Township 6S, Range 10E; Ward 1, District 3

SIZE: 1.68 acres



2019-1450-ZC

GOTTSCHALK

A-1

BREEN

19

T6-R10E

A-1A

GOTTSCHALK

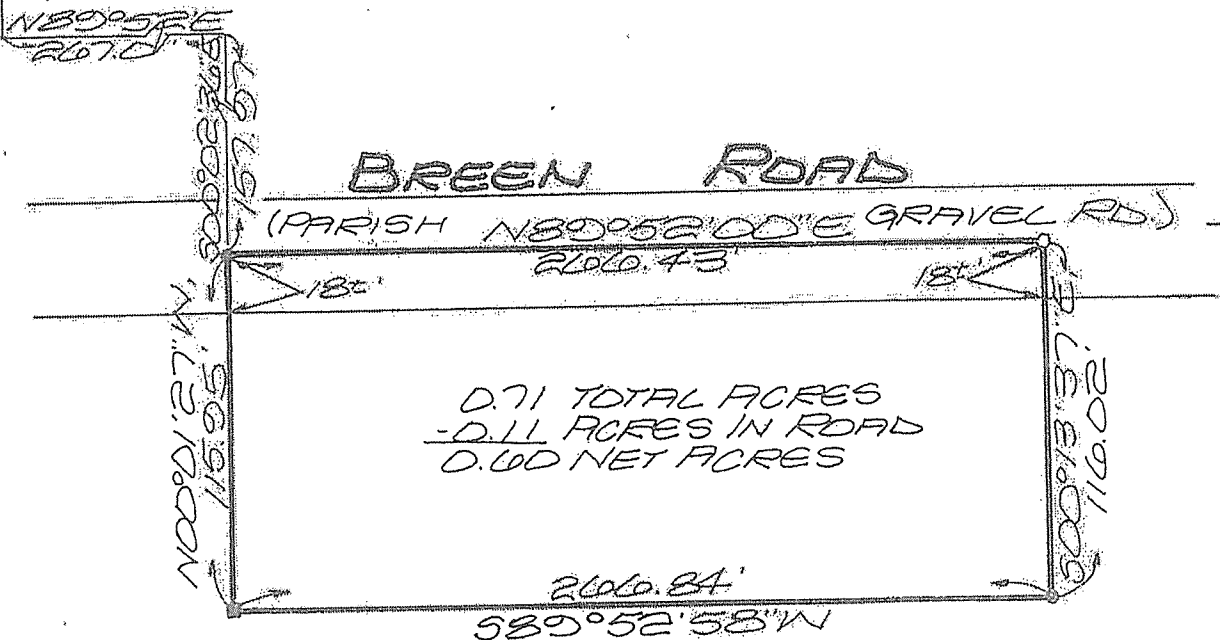
0 110 Feet

2019-1450-2E

322269

12 7
13 18
TANGIPAHOA
PARISH
RANGE 9 EAST
1333.8'
SOUTH
ST. TAMMANY
PARISH
RANGE 10 EAST

SERVITUDES SHOWN HEREON (IF ANY)
ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON
TITLE OPINION OR TITLE POLICY WILL BE
ADDED HERETO UPON REQUEST AS
THE UNDERSIGNED HAS PERFORMED
NO ABSTRACT OR TITLE SEARCH. THE
UNDERSIGNED HAS MADE NO ATTEMPT
TO LOCATE ANY BURIED UTILITIES OR
ASSOCIATED PEDESTALS.



THIS PROPERTY IS LOCATED IN
FLOOD ZONE A AS PER FEMA
FIRM COMM. PANEL NO. 225005
D125C, MAP REVISED 10-17-1989.

- 3/4" IRON PIPE FD.
- 1/2" REBAR FOUND
- 1/2" REBAR SET

THIS MAP IS IN ACCORDANCE WITH THE
MINIMUM STANDARDS DETAINED REQUIRE
MENTS PURSUANT TO THE ACCURACY
STANDARDS OF A D SURVEY AND THE
APPLICABLE STANDARDS OF PRACTICE
CITED IN LAC 40:XXI.

MAP PREPARED FOR

LISA M. WIFE OF AND
WALTER A. BROWN

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 18 Township 6 South,

Range 10 East, St. Tammany Parish, Louisiana

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

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

CERTIFIED CORRECT

LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1"=60'

DATE: MARCH 10, 2003

NUMBER: 10,058

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR _____ PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF APRIL, 2019

An Ordinance to Amend and Reenact the St. Tammany Parish Code of Ordinances, Chapter 22 Licenses, and Chapter 130 Unified Development Code, to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for penalties and fines for violations. (2019-1451-ZC)

WHEREAS, a short term rental is commonly defined as a dwelling unit rented for a period of less than thirty (30) days; and

WHEREAS, the growth and popularity of short term rentals in unincorporated St. Tammany Parish has resulted in a need to better define and establish uniformity for their permitting and use; and

WHEREAS, short term rental involves the business of lodging accommodation that caters to travelers and tourists, thus making it more similar to other lodging and accommodation uses (hotels, motels, bed and breakfasts, and similar venues) and less similar to long term residential rentals and home office uses; and

WHEREAS, short term rentals are not compatible with the uses of residentially zoned districts except in certain, limited situations; and

WHEREAS, short term rentals are more compatible with mixed-use and commercially zoned districts where residential and commercial uses are allowed to co-exist; and

WHEREAS, to promote the health, safety and welfare of citizens, the St. Tammany Parish Government considers it necessary to amend the St. Tammany Parish Code of Ordinances and its Unified Development Code to provide definitions and regulations regarding short term rentals in unincorporated St. Tammany Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Parish Code of Ordinances, Chapter 22 Licenses, Taxation, Regulations, and Chapter 130 Unified Development Code to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for penalties and fines for violations as follows:

Amend Sec. 22-41. – Retail dealers in merchandise, services and rentals, to add:

(2) jji. Short term rentals

Amend Sec. 22-116. – Definitions, to add short term rentals to the definition of hotels subject to the hotel tax:

Sec. 22-116. - Definitions.

As used in this article, the following words, terms and phrases have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

Hotel, as used herein, means and include any establishment, including short term rentals, both public and private, engaged in the business of furnishing or providing rooms and overnight camping facilities intended or designed for dwelling, lodging or sleeping purposes to transient guests where such establishment consists of two or more guest rooms and does not encompass any hospital, convalescent or nursing home or sanitarium, or any hotel-like facility operated by or in connection with a hospital or medical clinic providing rooms exclusively for patients and their families. Motels and tourist camps and overnight camping facilities are included within the definition in this subsection and shall specifically include establishments providing campgrounds and hook-ups or connection facilities for transient or overnight campers who travel or provide their own camping equipment but pay fees and consideration for the location and placement and various services for such campers. The term "hotel" used herein shall not include camp and retreat facilities owned and operated by nonprofit organizations exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c) (3) of the Internal Revenue Code provided that the net revenue derived from the organization's property is devoted wholly to the nonprofit organization's purposes.

Amend Chapter 22 – Licenses, Taxation and Regulations to add a new Article XII – SHORT TERM RENTALS:

Sec. 22-587. - Definitions.

As used in this article, the following words, terms and phrases have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

Short Term Rental – A dwelling unit, whether single family or multi-family, rented for a period of less than thirty (30) days.

Sec. 22-588. – Imposition and Levy.

There is hereby levied and imposed within the unincorporated areas of the parish an annual license in the amount of one thousand dollars (\$1000.00) for all short term rentals operating in the unincorporated areas of the parish, for the purposes of monitoring and enforcing the provisions of this code related to short term rentals.

Sec. 22-589. – Disbursement.

The proceeds of the annual license shall be utilized for enforcement.

Sec. 22-590. - Failure to pay tax—Court action.

Failure to pay any tax due as provided in this article shall ipso facto, without demand or putting in default, cause said tax, interest, penalties and costs to become immediately delinquent, and the parish council is hereby vested with authority, on motion in a court of competent jurisdiction, to take a rule on the said dealers or operators of the facilities for which this occupancy tax is imposed to show cause in not less than two or more than ten days, exclusive of holidays, after the service thereof, which may be tried out of term and in chambers, and shall always be tried by preference, why said dealer or person should not be ordered to cease from further pursuit of business as a dealer, and in case said rule is made absolute, the order thereon rendered shall be considered a judgment in favor of the governing authority, prohibiting such dealer from the further pursuit of said business until such time as he has paid the said delinquent tax, interest, penalties and costs, and every violation of the injunction shall be considered as a contempt of court, and punished according to law.

Amend Sec 130-5 Definitions, to insert the following in alphabetical order:

Residence means a home, abode or place where an individual is actively living at a specific point in time, other than one being used as a short term rental as defined herein.

Short Term Rental – A dwelling unit, whether single family or multi-family, rented for a period of less than thirty (30) days.

Amend Article III of Chapter 130 to add a new Sec. 130-89. – Violations of Short Term Rental Provisions.:

Advertising a residence as a short term rental in any district other than those in which short term rentals are permitted creates a presumption that a short term rental is being operated in violation of this code.

Amend Article III of Chapter 130 to add a new Sec. 130-164. – Legal nonconforming Short Term Rental.:

(a) A legal nonconforming short term rental is a Short Term Rental is a Short Term Rental legally operating at the time of the adoption of this ordinance. Legally operating shall mean a Short Term Rental which was in existence and registered with the St. Tammany Parish Sheriff's Office for the collection of hotel/motel taxes as prescribed by law on or before December 31, 2018.

(b) Legal nonconforming Short Term Rentals are subject to the following restrictions:

(1) Legal nonconforming Short Term Rentals shall conform to all provisions of the use district in which it is located in addition to all standards related to Short Term Rentals

(2). No building or structure within where a legal nonconforming Short Term Rental use has ceased for reasons other than those stated in Section 130-195 for a period of more than six months or has changed to a permitted or conforming use, shall again be used as a legal nonconforming use. Failure to maintain all necessary licenses, abide by the standards related to Short Term Rentals, and/or remit all legally due hotel/motel taxes shall constitute a cease in legal conforming use.

Amend A-1 (D) Suburban District, specifically Sec. 130-388. – Administrative Permits, to add a new:

(17) Short Term Rental

Amend NC-3 Lodging District, specifically Sec. 130-736. – Administrative Permits, to add a new:

(4) Short Term Rental

Amend NC-4 Neighborhood Institutional District, specifically Sec. 130-760. – Administrative Permits, to add a new:

(4) Short Term Rental

Amend NC-5 Retail and Service District, specifically Sec. 130-792. – Administrative Permits, to add a new:

(6) Short Term Rental

Amend NC-6 Public, Cultural and Recreational District, specifically Sec. 130-814. – Administrative Permits, to add a new:

(4) Short Term Rental

Amend HC-1 Highway Commercial District, specifically Sec. 130-898. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend HC-2 Highway Commercial District, specifically Sec. 130-898. – Administrative Permits, to add a new:

(18) Short Term Rental

Amend HC-2A Highway Commercial District, specifically Sec. 130-946. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend HC-3 Highway Commercial District, specifically Sec. 130-970. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend HC-4 Highway Commercial District, specifically Sec. 130-1003. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend HC-5 Highway Commercial District, specifically Sec. 130-898. – Administrative Permits, to add a new:

(9) Short Term Rental

Amend TND-1 Traditional Neighborhood Development District, specifically Sec. 130-1459. – Overview, to add short term rentals:

(d) A "mixed residential area" includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, short term rentals, offices, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.

Amend TND-2 Traditional Neighborhood Development District, specifically Sec. 130-1510.
– Overview, to add short term rentals:

(d) A "mixed residential area" includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, offices, short term rentals, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.

Amend Sec. 130-2213 Minimum standards, to add a new:

(57) Short Term Rental.

A. Where a short term rental is allowed, the proposed use shall meet the following criteria:

1. One off street parking space will be required for each rented bedroom. A floor plan must be submitted at the time of application to determine the number of parking spaces required.

2. The owner or operator of a short term rental is not required to be present during the duration of a short term rental guest's visit, except as provided for in Sec. 130-2213(57)(A)(5), but when the owner or operator is off premises a designated local party, which may be the owner or operator, must be available to respond to complaints from either guests or neighbors and shall be available to appear on the premises to address any issues. A letter detailing the name and contact information of the owner, operator or designated local party, including phone number(s), address, and email address if available, must be provided to the Department of Planning and Development at the time of application. The owner or operator is responsible for updating said designated local party and contact information anytime such information changes.

3. Proof of occupational license is required at time of application.

4. An annual license must be obtained at the time of application and renewed each year in accordance with Chapter 22 of the St. Tammany Parish Code of Ordinances.

5. The owner of a short term rental operating in a residential zoning classification must have a valid homestead exemption and must be present for the duration of a short term rental guest's visit. A letter detailing the name and contact information of the owner, including phone number(s), address, and email if available, along with proof of a valid homestead exemption on the property to be used as a short term rental must be provided to the Department of Planning and Development at the time of application.

B. Nothing in this section is intended to apply to or prohibit the long-term rental of a dwelling unit for thirty (30) consecutive days or more and where typically the method of rental involves an extended period of time.

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

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

MICHAEL LORINO JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2019
Published Adoption: _____, 2019
Delivered to Parish President: _____, 2019 at
Returned to Council Clerk: _____, 2019 at

ZONING STAFF REPORT

Date: 5/24/2019

Case No.: 2019-1452-ZC

Posted: 5/17/2019

Meeting Date: 6/4/2019

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. – Jeffery Schoen

OWNER: Walter and June Davisson

REQUESTED CHANGE: From A-2 Suburban District and A-3 Suburban District to A-2 Suburban District and A-3 Suburban District with a RO Rural Overlay

LOCATION: Parcel located on the southwest corner of Dove Park Road and west of LA Highway 59, Mandeville; Section 26, Township 7S, Range 11E; Ward 4, District 5

SIZE: 10.45 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 and Undeveloped	A-2 and A-3 Suburban Districts
South	Undeveloped	A-1 and A-3 Suburban Districts
East	Undeveloped	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: No **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-2 Suburban District and A-3 Suburban District to A-2 Suburban District and A-3 Suburban District with a RO Rural Overlay. The site is located on the southwest corner of Dove Park Rd., west of LA Highway 59, Mandeville. The 2025 future land use plan calls for the area to be developed as a planned district with single-family residential uses and conservation areas.

The objectives of the RO-Rural Overlay designation are to preserve the forests and other undeveloped lands and to allow for the conduct of agricultural uses and related business and including the construction of single family residences. Note that only the following permitted uses shall be allowed in the RO Rural Overlay:

Agriculture uses: Farming and any other agricultural use as defined in section 130-5, Agricultural buildings, Limited commercial and industrial uses supporting the agricultural production limited to buildings no larger than 5,000 square feet, Wholesale/retail greenhouses and nurseries, Roadside farm stands, Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than ten percent of the property.

Residential uses. Single-family dwelling units, Private garages and accessory structures, One garage apartment or guest house under 1,000 square feet of habitable floor space, Accessory single- or multi-family farm tenant dwellings on unsubdivided farm land when residents are employed on the property and when gross density does not exceed one family per acre, Private landing strips or heliports.

Staff does not have any objection to the requested considering that the site is surrounded by undeveloped land on the south and east sides and single-family residences on lot of approximately half to one acre in size or larger on the north and west sides.

Note that the site is proposed to be developed with a single family residence and an animal sanctuary.

STAFF RECOMMENDATION:

Staff recommends the request for the RO-Rural Overlay designation be approved.

Case No.: 2019-1452-ZC

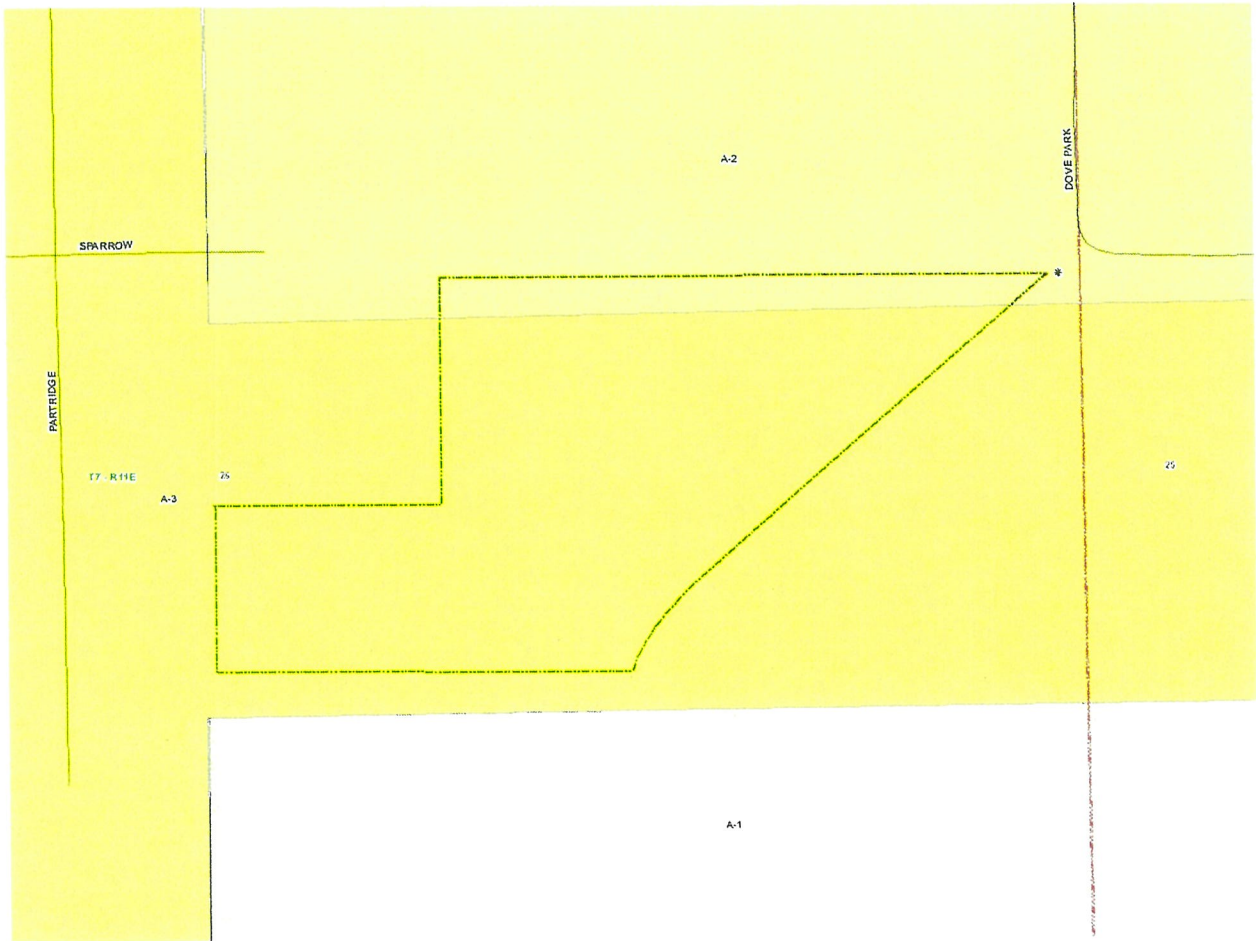
PETITIONER: Jones Fussell, L.L.P. – Jeffery Schoen

OWNER: Walter and June Davisson

REQUESTED CHANGE: From A-2 Suburban District and A-3 Suburban District to A-2 Suburban District and A-3 Suburban District with a RO Rural Overlay

LOCATION: Parcel located on the southwest corner of Dove Park Raod and west of LA Highway 59, Mandeville; Section 26, Township 7S, Range 11E; Ward 4, District 5

SIZE: 10.45 acres



2019-1452-ZC

23 A-1A

PARTRIDGE

SPARROW

DOVE PARK

A-2

A-3

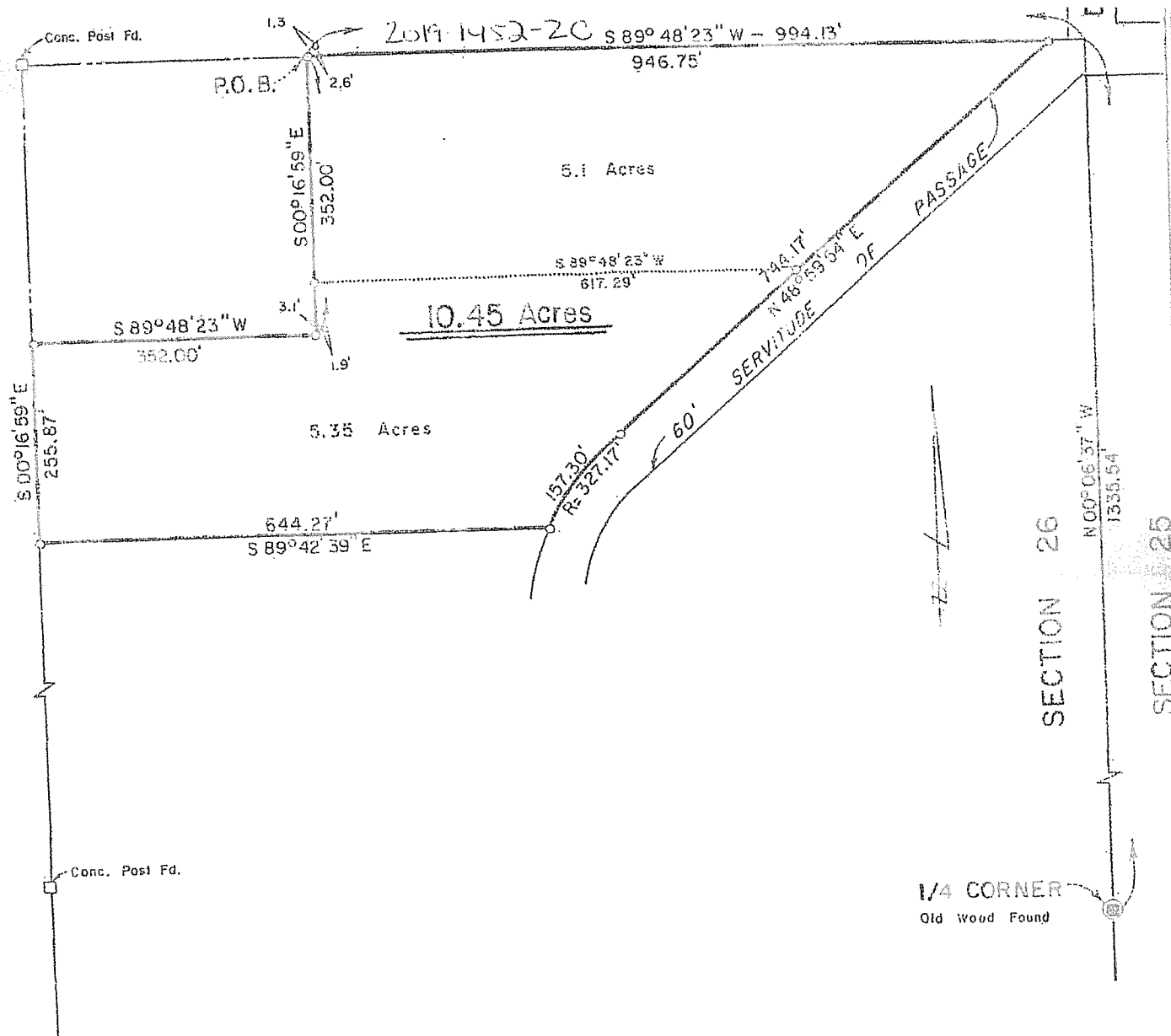
177-R411E

26

25

A-1



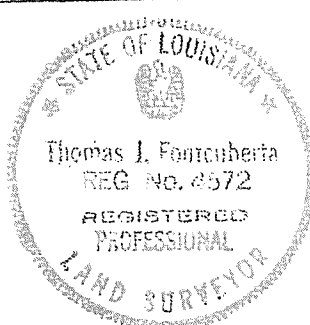


NOTE:
Existing fences on or near
Boundary Lines are not shown
hereon.

SKETCH OF A PARCEL OF LAND
SITUATED IN SECTION 26,
TOWNSHIP 7 SOUTH
RANGE 11 EAST
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:

June Guedimin Davisson and
Walter B. Davisson



FONTCUBERTA
Surveys
INCORPORATED



CERTIFIED CORRECT

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE		DRAWN BY	CHECKED BY	JOB NO.	PLAN FILE NO.
4-02-92	1" = 200'	o = Iron Pipe Fd.	R.L.F.	T.J.F.	922945	124-517A

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1457-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Walter Jenkins
OWNER: Walter Jenkins
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay
LOCATION: Parcel located on the north side of Breen Road and the east side of Gottschalk Road; being 10090 Breen Road, Covington; Section 18, Township 6S, and Range 10E; Ward 1, District 3
SIZE: 1 acre

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 District
South	Residential and Undeveloped	A-1 Suburban District and A-1A Suburban District
East	Residential	A-1 Suburban District
West	Residential and Undeveloped	A-1 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-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay. The site is located on the north side of Breen Road and the east side of Gottschalk Road; being 10090 Breen Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2019-1453-ZC

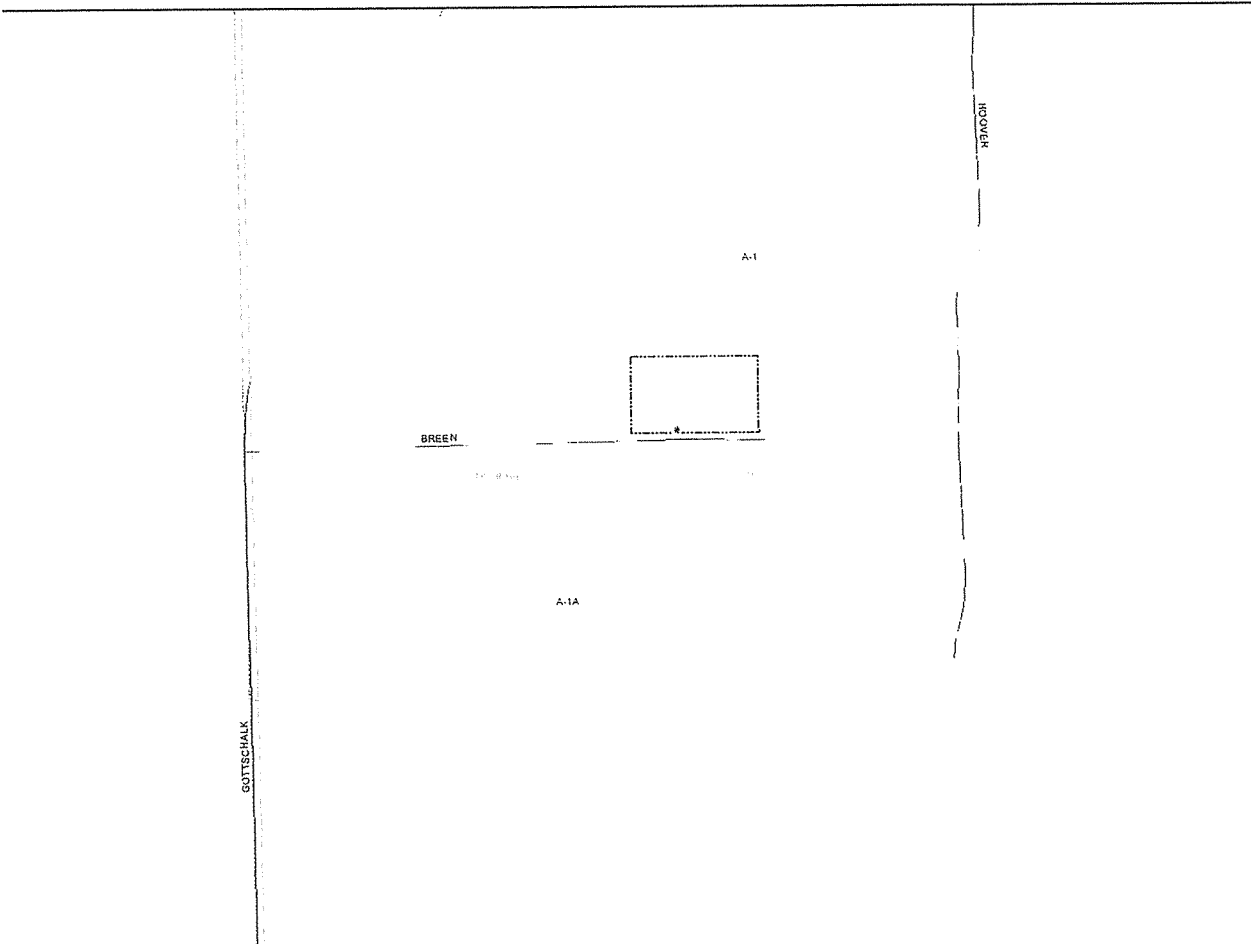
PETITIONER: Walter Jenkins

OWNER: Walter Jenkins

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay

LOCATION: Parcel located on the north side of Breen Road and the east side of Gottschalk Road; being 10090 Breen Road, Covington; Section 18, Township 6S, and Range 10E; Ward 1, District 3

SIZE: 1 acre



2019-1457-ZC

A-1

GOTTSCALK

HOOVER

T6-
R10E

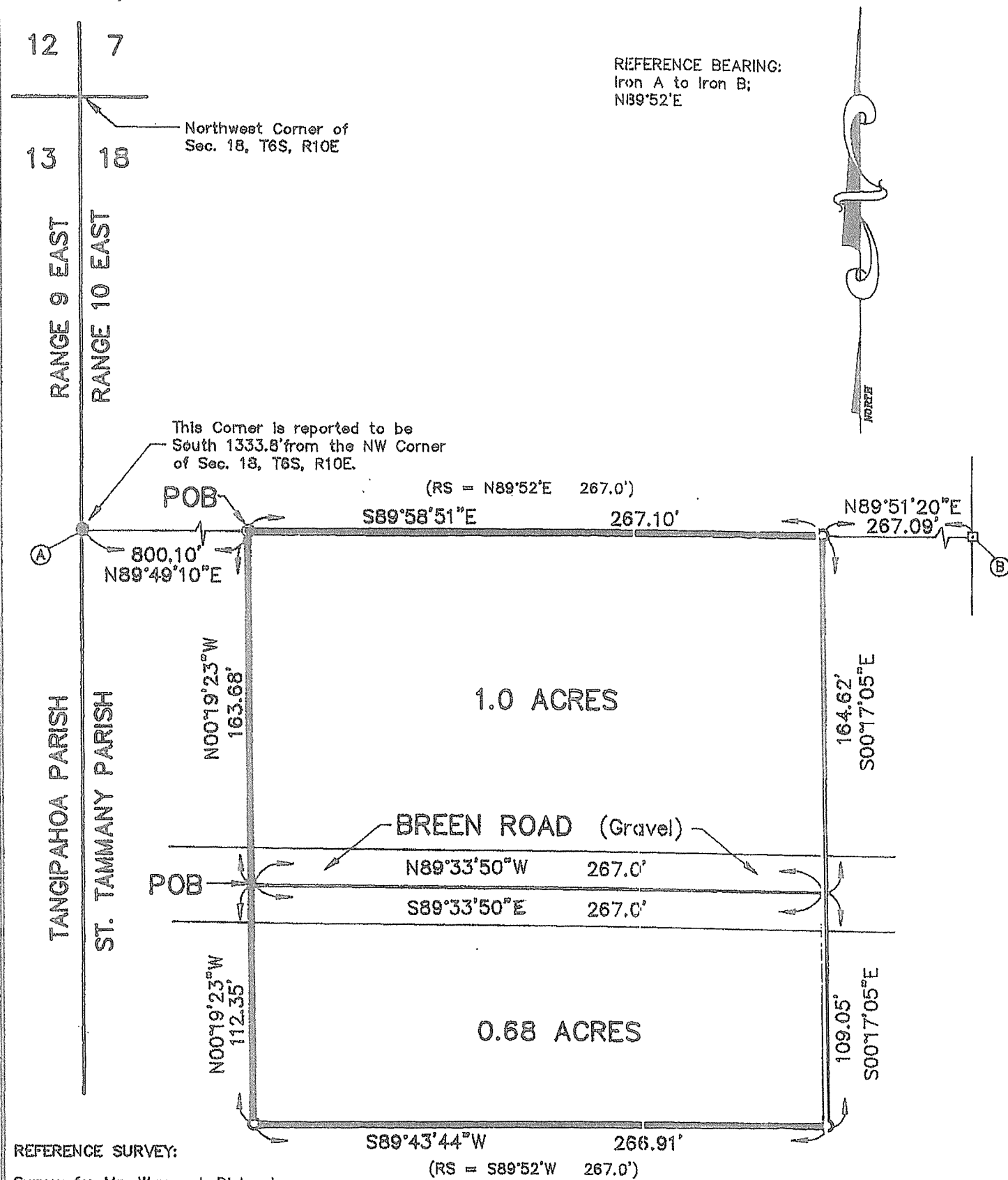
2019-1457-ZC

2019-1450-ZC

BREEN

19
A-1A

PARCEL C



REFERENCE SURVEY:

Survey for Mr. Wayne J. Richardson,
ET. AL., by Gerald Fussell, Surveyor,
dated April 14, 1984.

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

LEGEND

- = 1/2" Iron Pipe Found
- = 3/4" Iron Pipe Found
- = 2" Iron Pipe Found
- ⊙ = 5/8" Iron Rod Found
- RS = Reference Survey

John G. Cummings and Associates

503 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70433

PLAT PREPARED FOR: Betty Jenkins

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP
6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND CONFORMS TO ALL APPLICABLE STANDARDS SET
FORTH BY THE STATE OF LOUISIANA, AND BEARS A
CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 99174A

DATE: 9-28-99

REVISED:

PLAN REVIEW STAFF REPORT

Date: 05/23/19

CASE NO.: PR17-12-002

Prior Action: Postponed 05/07/19

Posted: 05/17/19

Meeting Date: June 4, 2019

Determination: Approved, Amended, Postponed, Denied

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

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

PROPOSED USE: Retail Center

PREVIOUS/CURRENT USE: Undeveloped

SQ. FT. OF USE: 48,000 sq. ft.

GROSS AREA LOT SIZE: 3.7 acres

ZONING CLASSIFICATION: HC-2 Highway Commercial District

CORRIDOR: Planned Corridor Overlay

LOCATION: 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:

Direction	Land Use	Zoning
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 proposing a reconfiguration of the previously approved retail center, as shown on the attached plan.

STAFF RECOMMENDATIONS:

The staff has reviewed the plans and has numerous comments and a list of outstanding items to be completed. Staff is not opposed to the plan as shown. However, approval should be contingent on completion of all outstanding items and comments listed below:

1.

The plan shows parking calculations based on anticipated tenants. Note that there is discrepancy between the size of Building 6 shown on the plans and the size shown in the parking calculation and that any modifications to tenants must be accurately noted on revised plan when submitting for the building permit (required number parking spaces must be provided per code).
2.

Staff previously recommended modifications to the parking layout for safety and proper island placement. The Landscape Plan provided shows adjustments to the layout: however, the civil plans submitted do not reflect the same modifications. Please note Civil Plans must be updated to match Landscape Plan dated 5/20/2019.
3.

Applicant must provide approval from DOTD and STP Engineering for the parking and traffic study for this development. Modifications to the driveway or traffic circulation, creation of outparcel for Building 6 may require the project to be resubmitted for Plan Review. Note that the landscape, driveways and detention have been designed as one contiguous development and should remain as such per previous discussions with applicant.
4.

The new plan shows a dry detention pond within the west side of the Hwy 21 buffer. Applicant shall confirm that all detention has been accounted for on this plan and that no other detention will be proposed or required within the Hwy 21 buffer. Any modifications to the detention as shown on the attached plan would require the project to be resubmitted for Plan Review.
5.

Conflicts still exist between existing trees to be preserved and proposed utilities. Provide revised plan to ensure protection of existing trees.
6.

A large portion of the required buffer trees and live oaks on the site have been damaged or removed during construction. Staff recommended that the applicant take the following actions:

•

Install hard fencing around any existing trees to remain throughout construction.

•

As previously requested report from arborist outlining recommended remedial actions to preserve the trees and public safety has been provided. Standing dead or dangerous trees will be removed as per arborist report. Remaining trees to be protected shall be taken into consideration for credits to fulfill the commercial landscape requirements.

•

Verify that construction, utilities and drainage work will not further damage the remaining trees on the site.
7.

The following variances have been requested:

•

Variance to remove required trees in West buffer due to encroachment of utilities. This has already occurred, staff is in favor of replanting the buffer to meet code standards per the Landscape Plan submitted.

•

Variance to remove 9 of 13 live oaks on the site and mitigate with new live oaks in the Hwy 21 buffer and rear buffer as shown. Based on the existing condition of the oaks, staff does not object to this request. However, staff recommends irrigation be provided to ensure the survival of the 4” caliper mitigation oaks shown.

•

Variance to pay into the St. Tammany Parish Tree bank in lieu of planting Class ‘A’ trees in Hwy 21 buffer. Applicant plans to keep all remaining healthy trees in buffer, plant all required Class ‘B’ trees and plant (18) mitigation live oaks. Note that the plan submitted does not show gain credit for any existing trees. Staff does not object to the request.

•

Variance to remove trees in Hwy 21 Corridor buffer to place detention pond. This has also already occurred, staff recommends the strategy described above for protection of any remaining healthy trees and supplemental planting per the Landscape Plan.

•

Variance to encroach into south buffer for utility location. This has happened in a portion of the south buffer. Staff is not in favor of any further encroachment. No additional trees shall be removed to accommodate utilities.

•

Variance previously granted to encroach into west buffer with structure, has been noted on the plan. (Fat Spoon Café- 2018-1322-BOA- approved).

8. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
9. 8 foot opaque screen shall remain in place, within the rear buffer where abutting residential.
10. 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:

District 1

PR17-12-002

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

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

Retail Center

Undeveloped

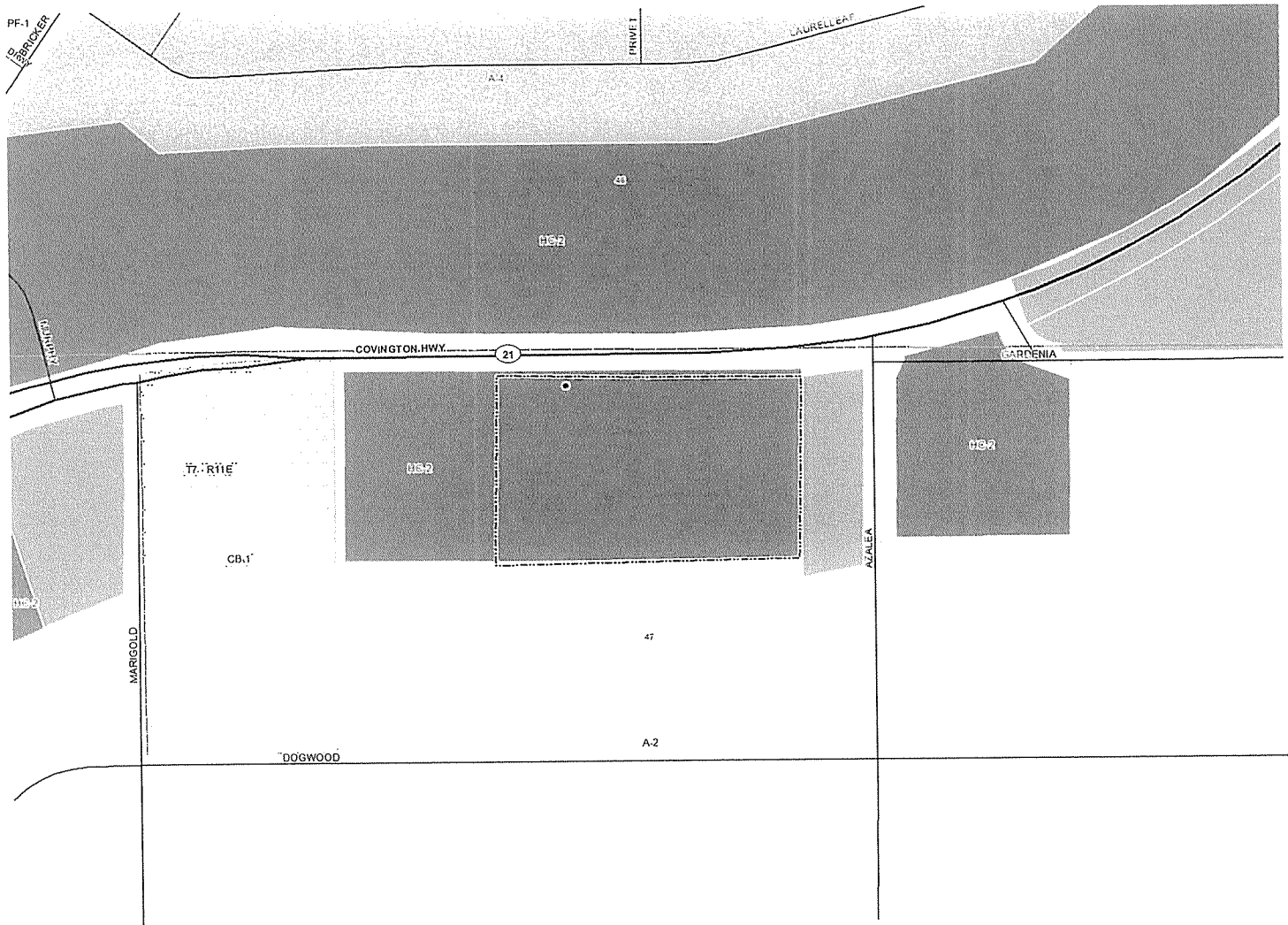
48,000 sq. ft.

3.7 acres

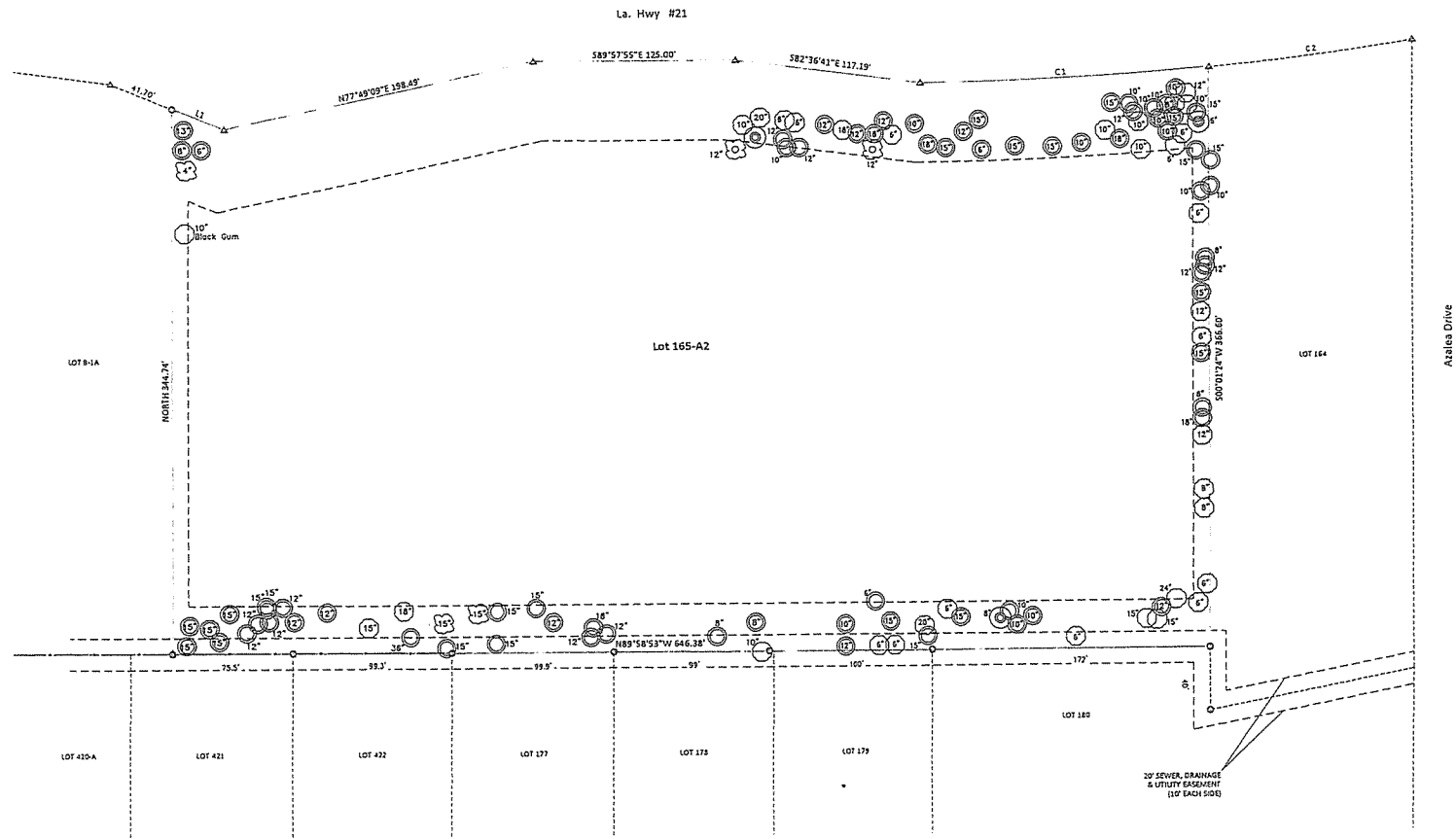
HC-2 Highway Commercial District

Highway 21 Planned Corridor Overlay

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



PR17-12-002



LINE AND CURVE TABLES

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S57°44'31"E	14.93'

CURVE TABLE			
NUMBER	CHORD DIRECTION	RADIUS	CHORD LENGTH
C1	N87°26'16"E	1918.00	175.48
C2	S82°36'41"E	5918.00	118.83

BASIS OF BEARINGS

Bearings and distances shown are based on Map File #5701A.

SURVEYOR'S NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL @ 811 BEFORE DIGGING.
- SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "C" WITH A BASE OF H/A ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 210504 0320 C & 0320C 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. FRONT = 50', REAR = 10', SIDE = 10'.
- 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

- 1" IRON ROD FOUND UNLESS NOTED OTHERWISE
- D.O.T.D. CAP FOUND
- OAK TREE
- LIVE OAK TREE
- PIKE TREE
- MAGNOLIA TREE
- MAGNOLIA TREE
- MAPLE TREE

TREE SURVEY

PERFORMED BY:

Southern Geomatics Services, LLC
PO Box 524
Madisonville, Louisiana 70447
985.801.9990
akesler@southerngeomatics.com

PROJECT INFORMATION

LOT 165-A2
FLOWER ESTATES SUBDIVISION, SECTION "A"
St. Tammany Parish, Louisiana

SECTION	TOWNSHIP	RANGE	LAND DISTRICT
47	7 South	11 East	Greensboro

SURVEY INFORMATION
Date of Field Survey: January 10, 2018
Revision Date: January 10, 2018

PROJECT NUMBER	PARTY CHIEF	DRAWN BY	CALCS BY	APPROVED
17-900	JEM	JEM	JEM	AJK

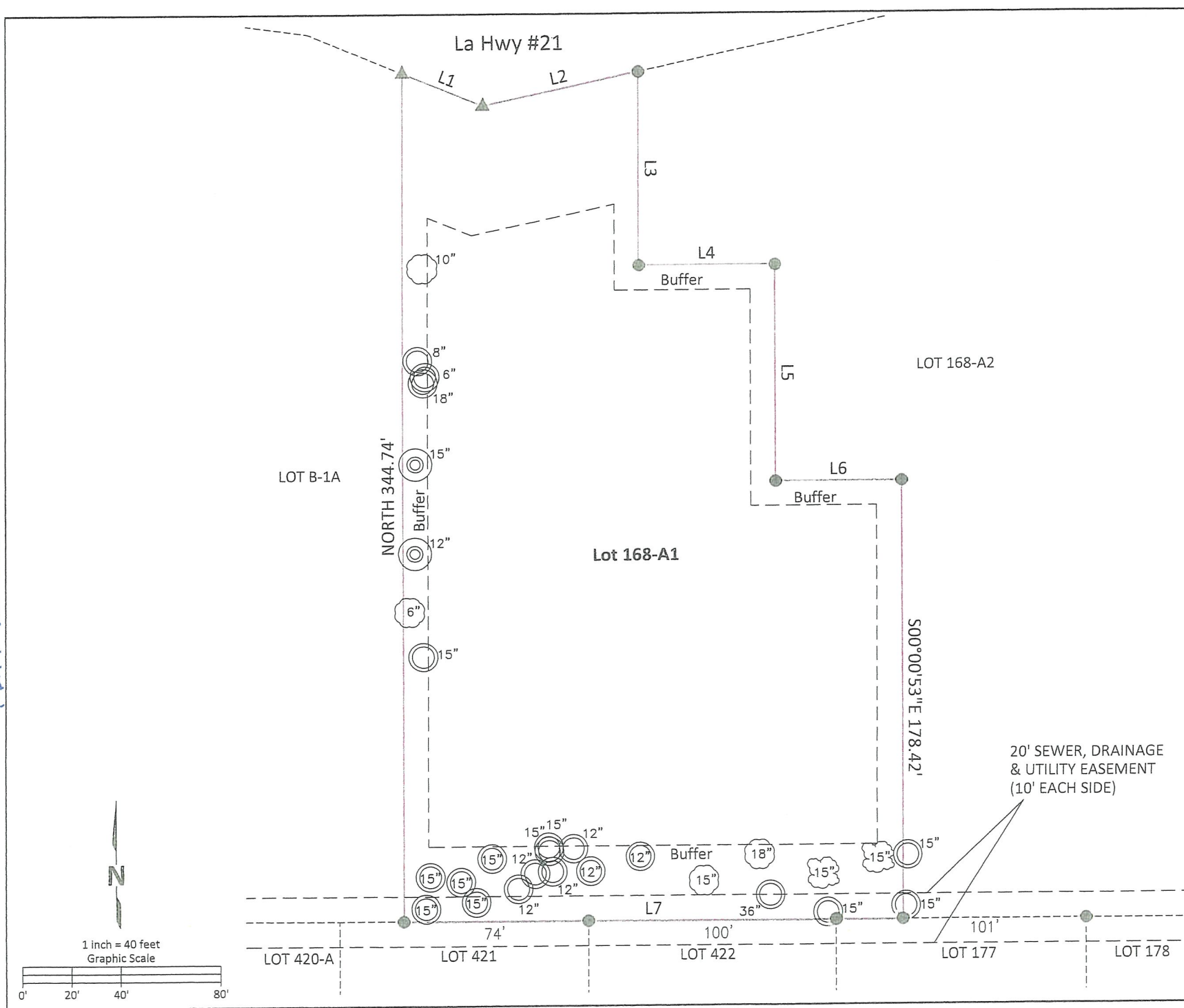
SURVEYOR'S CERTIFICATION

I certify that this plat represents an actual ground survey made by me or under my direction, and it does not conform to the requirements for the minimum standards for property boundary surveys as found in Louisiana Administrative Code Title 46:10, Chapter 33 for a Class C Survey.

Alfred J. Kessler
Professional Land Surveyor #3501

Date

PR17-12-002



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 Survey: September 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. Kessler
Professional Land Surveyor #5051

Date

09/22/2017

Sheet 1 of 1