

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, AUGUST 6, 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 JULY 2, 2019 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

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

1. **2019-1503-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: I-1 (Industrial District)
Acres: 0.73 acre
Petitioner: David Moores
Owner: Mary Pratt Lobdell
Location: Parcel located on the northwest corner of LA Highway 36 & Plantation Street, Covington, being lots 17 and 18, Section 2, Robindale Subdivision, S35, T6S, R11E, Ward 3, District 2.

Council District: 2

2. **2019-1512-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Acres: 7 acres
Petitioner: Connie Dufour
Owner: Connie Dufour
Location: Parcel located on the west side of Booth Road, north of LA Highway 1078, being 78187 Booth Road, Folsom, S34, T5S, R10E, Ward 2, District 3.

Council District: 3

3. **2019-1517-ZC**
Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: HC-3 (Highway Commercial District) & RO (Rural Overlay)
Acres: 3.93 acres
Petitioner: Ivan Milicivic
Owner: Ivan Milicivic
Location: Parcel located on the south side LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane, Abita Springs, S18, T6S, R13E, Ward 6, District 6.

Council District: 6

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, AUGUST 6, 2019
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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

4. **2019-1524-ZC**
 TEXT CHANGE: An Ordinance amending the St. Tammany Parish Unified Development Code, Chapter 130, to amend Section 130-969 relative to permitted uses in HC-3 Highway Commercial District to add a new permitted use “Crematorium”, to amend Section 130-1050 relative to permitted uses in I-1 Industrial District to add a new permitted use “Crematorium” and to amend Section 130-1264 PF-1 Public Facilities District to remove a permitted use “Crematorium.

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

1. **2019-1490-PR - USE: Billboard**
 CORRIDOR: Highway 21 Planned Corridor Overlay
 ZONING: HC-2 Highway Commercial District
 USE SIZE: 200 sq. ft.
 PETITIONER: Joel Champagne
 OWNER: Advance Mortgage Company, LLC
 LOCATION: Parcel located on the south side of LA Highway 21, on the west side of N. Azalea Drive & on the north side of Gardenia Drive, Covington; S46 T7S, R11E; Ward 1, District 1.
2. **2019-1537-PR - USE: Building A:Chapel & Building B: support rooms for the chapel & small gatherings**
 CORRIDOR: Highway 21 Planned Corridor Overlay
 ZONING: HC-2 Highway Commercial District
 USE SIZE: Building A: 6,667 sq. ft. & Building B: 2,122 sq.ft.
 PETITIONER: Kent Design Build, Inc – Adam Martin
 OWNER: First Baptist Church, Covington, Louisiana- Waylon Bailey
 LOCATION: Parcel located on the north side of LA Highway 21, on the east side of Murphy Road & on the south side of Bricker Road, Covington; S46 & 47, 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, JULY 2, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph and Parker
Absent: Lorren
Staff Present: Helen Lambert, Erin Cook, Karlin Riles, Jennifer Lange, and Leslie DeLatte

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 Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiances was presented by Willie

APPROVAL OF THE JUNE 4, 2019 MINUTES

Fitzmorris made a motion to approve, second by Bagert

Yeas: Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Parker
Nays:
Abstain:

This motion passed

ZONING CHANGE REQUEST CASES

The Petitioner of Case 2019-1479-ZC, Ms. LaPont requested to postpone this case. That request was denied.

This case was heard first:

6. 2019-1479-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1 (Suburban District) & RO (Rural Overlay)
Acres:	5.5 acres
Petitioner:	Lauren Dellinger LaPont
Owner:	Lauren Dellinger LaPont
Location:	Parcel located on the southeast corner of Dogwood Lane and Johnsen Rd., Covington LA, S27, T6S, R11E, Ward 3, District 2 .
Council District:	2

Lauren LaPont spoke at the podium

Muldrow Etheredge, Dena Willett and Craig Schimpf spoke against

Bagert made a motion to deny, second by Willie

Yeas: Richard, Willie, Bagert, Fitzmorris, Doherty, Randolph, Parker
Nays: Drumm

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

Abstain:
The motion to deny passed.

1. **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.

POSTPONED 6/4/2019 MEETING

Mr. Spencer King representing Tim and Ann Melisses spoke for
E. J. Lamulle, Scott Martin, Donald Ducote and John Martinez spoke against

Richard made a motion to send this request back to the Council, second by Randolph

Yeas: Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Parker
Nays:
Abstain:

This motion to send back to Council passed

2. **2019-1464-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-5 (Two Family Residential District)
Acres: 1.14 acres
Petitioner: Barbara Deitch
Owner: Barbara Deitch
Location: Parcel located on the east side of LA Highway 25, north of Million Dollar Road, south of Bruhl Road, being 78488 LA Highway 25 & 78492 LA Highway 25, Folsom, S36, T5S, R10E, Ward 2, District 3.
Council District: 3

Barbara Deitch Ricks came to the podium

Willie made a motion to deny, second by Drumm

Yeas: Willie, Bagert, Doherty, Drumm, Randolph, Parker
Nays: Richard and Fitzmorris
Abstain:

The motion to deny passed

3. **2019-1474-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 5 acres
Petitioner: Terence Ryan
Owner: Terence Ryan
Location: Parcel located on the south side of Boyd Road, east of Tantela Ranch Road, S15, T6S, R10E, Covington, Ward 1, District 3.
Council District: 3

Darnell Ryan came to the podium

John Martin spoke in favor of

Willie made a motion to approve, second by Fitzmorris

This motion to approve passed

MINUTES OF THE
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4. **2019-1475-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1 acre
Petitioner: Robert Fielding
Owner: Robert Fielding
Location: Parcel located on the north side of LA Highway 21, east of LA Highway 40, being 81819 LA Highway 21, Bush, S41, T5S, R13E, Ward 5, District 6.
Council District: 6

Ron Ward, Attorney for Petitioner Robert Fielding came to the podium

Willie made a motion to approve, second by Randolph

Yeas: Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Parker
Nays:
Abstain:

The motion to approve passed

5. **2019-1478-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1.89 acres
Petitioner: Allan Paul Wright
Owner: Jeffrey Mays Johannsen
Location: Parcel located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, S33, T7S, R13E, Ward 6, District 11.
Council District: 11

Allan Paul Wright came to the podium

Fitzmorris made a motion to approve, second by Bagert

Yeas: Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Parker
Nays:
Abstain:

The motion to approve passed

7. **2019-1483-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 4.325 acres
Petitioner: Shanadorah Voiron
Owner: Alieen Munger
Location: Parcel located on the north side of Davis Drive, east of Sanders Road & Downs Avenue, S10, T6S, R12E, Ward 10, District 6.
Council District: 6

Shanadorah Voiron came to the podium

Adam Acquistapace, Bill Huerstel, Lee Robin, Erik Acquistapace and Stephen Acquistapace spoke against

Willie made a motion to deny, second by Richard

Yeas: Richard, Willie, Bagert, Drumm, Randolph, Parker
Nays: Fitzmorris, Doherty
Abstain:

MINUTES OF THE
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The motion to deny passed

8. 2019-1484-ZC
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 0.61 acres
Petitioner: Jerome Mitchell Harris
Owner: Jerome Mitchell Harris
Location: Parcel located on the east side of Josephine Street, south of Mill
 Road, north of Ohio Road, being lot 7, Covington, S36, T6S, R11E,
 Ward 3, District 2.
Council District: 2

Stephanie Cyprian representing Petitioner/Owner Jerome Harris came to the podium

Willie made a motion to approve, second by Willie

Yeas: Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Parker
Nays:
Abstain:
The motion to approve passed

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Fitzmorris made a motion to adjourn , second by Randolph

ZONING STAFF REPORT

Date: 07/26/19
Case No.: 2019-1503-ZC
Posted: 7/19/2019

Meeting Date: 8/6/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: David Moores
OWNER: Mary Pratt Lobdell
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District
LOCATION: Parcel located on the north side of LA Highway 36, east of Manor St, west of Plantation Street, being lots 17 and 18, Square 2, Robindale Subdivision, Covington, S35, T6S, R11E, Ward 3, District 2.
SIZE: .73 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	Residential	A-4 Single Family Residential District & NC-4 Neighborhood Institutional District
South	Undeveloped and Commercial	I-2 Institutional
East	Commercial	NC-4 Neighborhood Institutional
West	Undeveloped and Residential	I-1 Industrial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to I-1 Industrial District. This site is located on the north side of LA Highway 36, east of Manor Street, west of Plantation Street, being lots 17 and 18, Square 2, Robindale Subdivision. The 2025 future land use plan designates the site to be developed with commercial uses with varying levels of intensity. Although the Highway 36 corridor is developed with a mix of existing residential, commercial, and industrial uses and the property in question is abutting Industrial zoning on the south and west sides, staff feels that there is no compelling reason recommend approval of the request as it would further increase the intensity of the zoning in the area. Staff is also concerned about the inconsistency in the intensity of the permitted uses listed under the proposed I-1 Industrial District and the A-4 Single Family Residential zoning district of the abutting neighborhood to the north.

Note that the petitioned property is proposed to be developed as an RV storage yard.

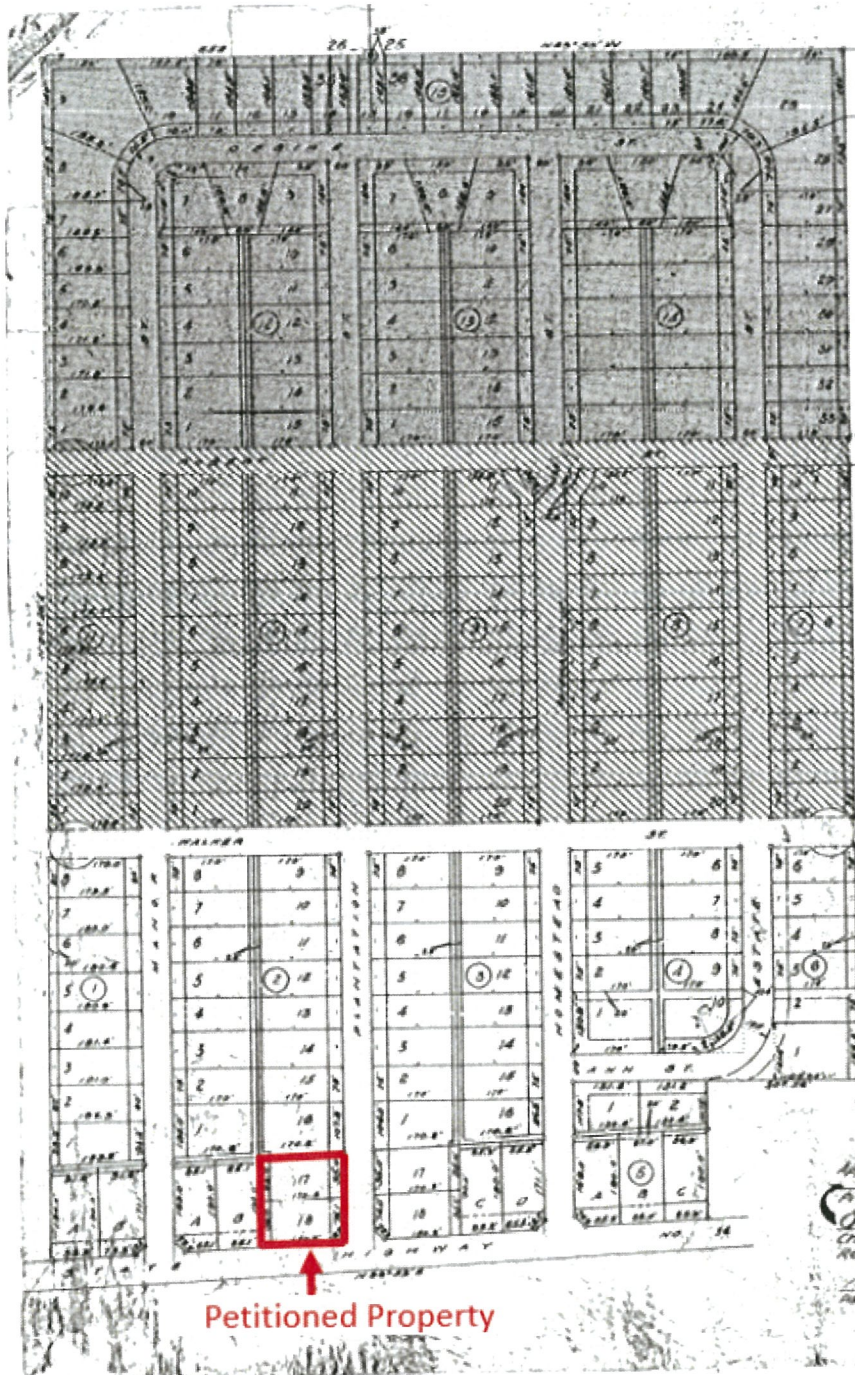
STAFF RECOMMENDATION:

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

SIZE: .73 acres

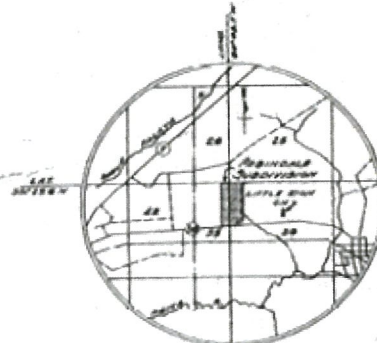
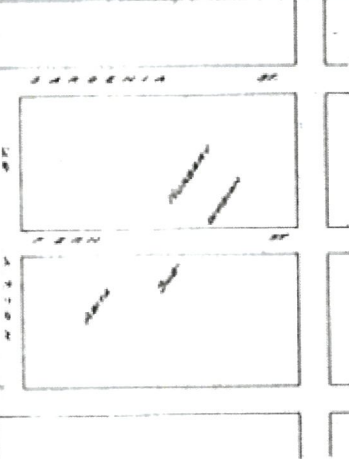






Approved *George A. Brown*
 President, Arthur J. Brown
Malcolm S. Brown
 Chairman, Subdivision
 Regulatory Committee
Charles M. Smith
 Civil Engineer

Filed for record
 Date _____
 Clerk of Court.



PROPERTY OF
 ST. TAMMANY PARISH
 CLERK OF COURT
 COURTHOUSE, COVINGTON, LA.

ROBINDALL
 SUBDIVISION

PROPERTY OF --
 WALKER PERRY & ROBERT L. LOBBELL
 Being in Sections 35 & 36 Township 6 South,
 Range 11 East, St. Tammany Parish, La.

- LEGEND:**
- Phase I
 - Phase II
 - Phase III

--- Drainage & utility easement
 --- Building setback line

MAP 146B

1. Building setback line is 30 feet & shall be a covenant running with each title, residential, commercial, 30 feet.
2. Reference to covenant shall be made in each title.
3. A 20-foot easement for utilities, drainage & sewage disposal is reserved as shown.

This map certified to be correct & in accordance with a physical survey made on the ground under the supervision of the undersigned
 June 1, 1950. *Robert A. Berl*
 La. Registered Surveyor, Assistant

Scale: 1"=200'

LAND ENGINEERING SERVICES, INC. *Filed*
 Covington, La.

Agnes M. Kelly
 President, 100-1501

ZONING STAFF REPORT

Date: 7/26/2019
Case No.: 2019-1512-ZC
Posted: 7/19/2019

Meeting Date: 8/6/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Connie Dufour
OWNER: Connie Dufour
REQUESTED CHANGE: From A-1 Suburban District with a RO Rural Overlay to A-1A Suburban District with a RO Rural Overlay
LOCATION: Parcel located on the west side of Booth Road, north of LA Highway 1078, being 78187 Booth Road, Folsom, S34, T5S, R10E, Ward 2, District 3.
SIZE: 7 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private **Road Surface:** Gravel **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District and RO Rural Overlay to A-1A Suburban District and RO Rural Overlay. The site is located on the west side of Booth Road, north of LA Highway 1078. The 2025 future land use plan calls for the area to be developed with rural residential and agricultural uses that preserve the countryside. Staff feels that there is no compelling reason to recommend approval of the request considering the site is surrounded by properties that conform to their existing A-1 Suburban District zoning designation.

STAFF RECOMMENDATION:

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

Case No.: 2019-1512-ZC

PETITIONER: Connie Dufour

OWNER: Connie Dufour

REQUESTED CHANGE: From A-1 Suburban District with a RO Rural Overlay to A-1A Suburban District with a RO Rural Overlay

LOCATION: Parcel located on the west side of Booth Road, north of LA Highway 1078, being 78187 Booth Road, Folsom, S34, T5S, R10E, Ward 2, District 3.

SIZE: 7 acres



2019-1512-ZC

1A

78264

2A
A-1A

3A

78228

34

T5 -
R10E

A-1

BOOTH

JOINER

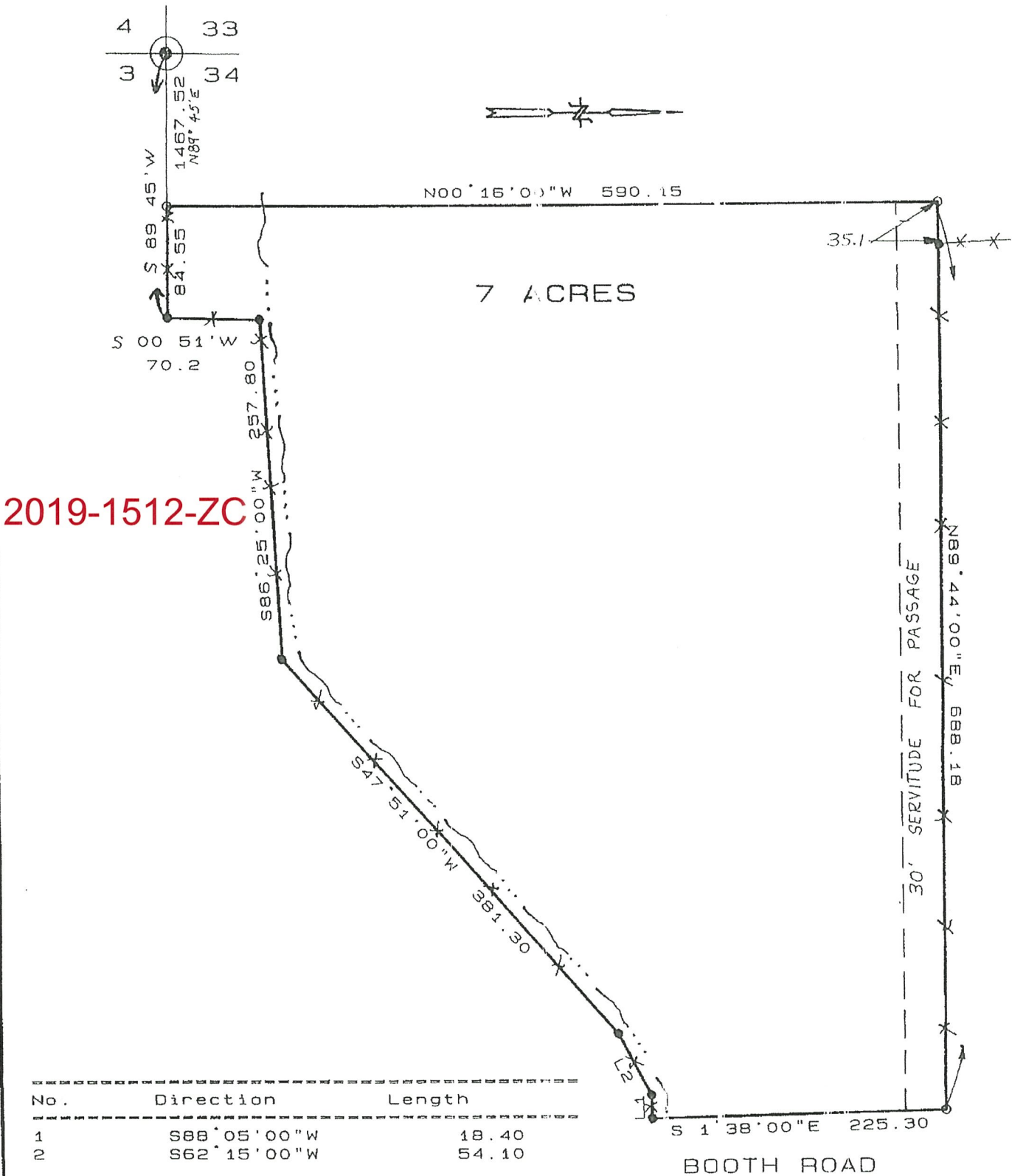
A-1

T6 - R10E

3

LEGAL DESCRIPTION:

A Parcel of land located in Section 34, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana as shown hereon.



CERTIFIED TO:
CONNIE M. DUFOUR
LIBERTY BANK AND TRUST COMPANY

- LEGEND:
- SET 1/2" IRON ROD
 - FOUND IRON ROD
 - FOUND OLD WOOD
 - X--- FENCE
 - 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.

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 of the ALTA / ASCE Land Title Surveys, pursuant to the applicable standards of a RURAL survey and the applicable standards of practice cited in ASCE 40-11.11. Signature must be in RED and sealed by the undersigned for this plat to be certified correct.

NEO R. WILSON
REGISTERED
WILSON-POPE INC.

CLASS/TYPE	"D"	CPN: 225205 0125 C
BOUNDARY	15 SEP 98	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	6556	SCALE: 1 inch = 100 ft

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

Case No.: 2019-1517-ZC

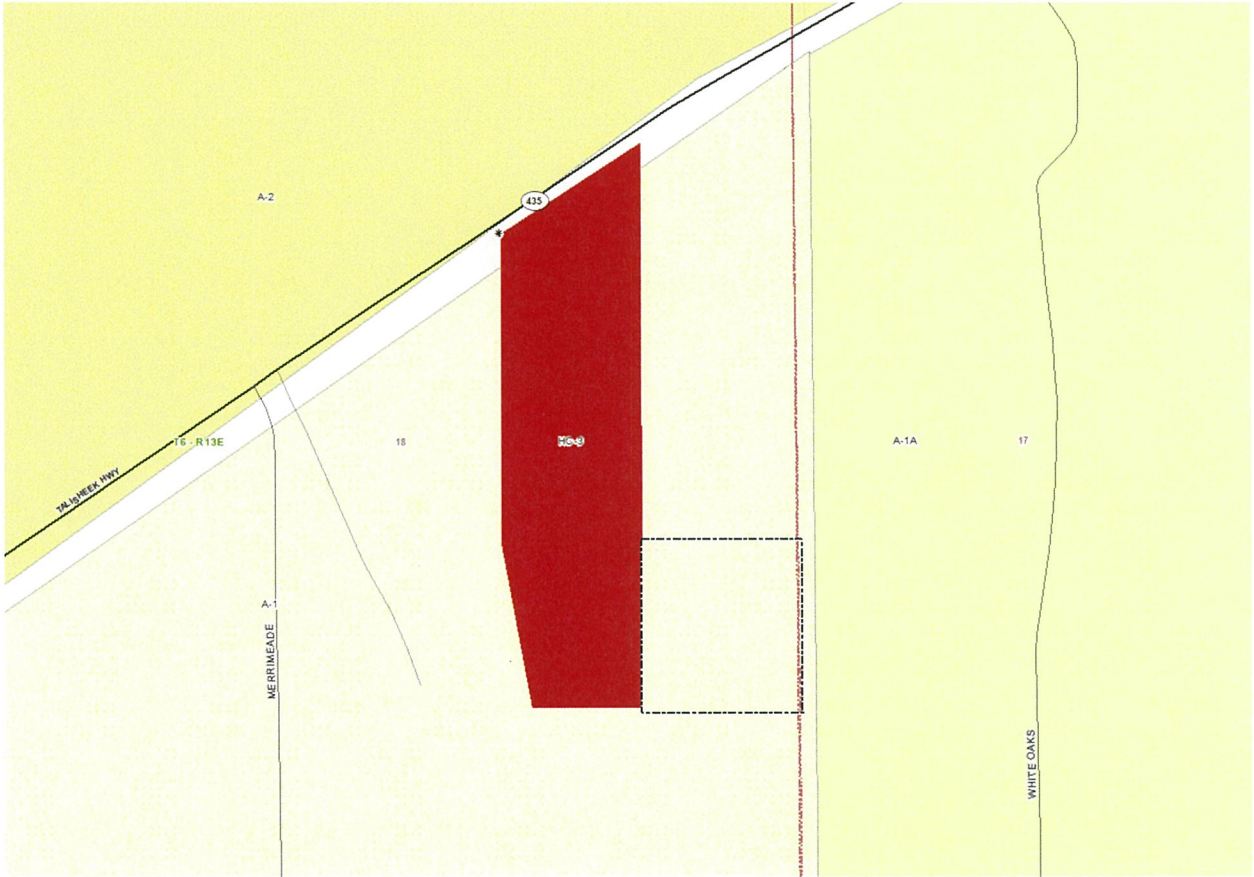
PETITIONER: Ivan Milicevic

OWNER: Ivan Milicevic

REQUESTED CHANGE: A-1 Suburban District with a RO Rural Overlay to HC-3 Highway Commercial District with a RO Rural Overlay

LOCATION: Parcel located on the south side LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane, being 28480 Hwy 435, Abita Springs, S18, T6S, R13E, Ward 6, District 6

SIZE: 3.93 acre



ZONING STAFF REPORT

Date: 7/26/2019
Case No.: 2019-1517-ZC
Posted: 7/19/2019

Meeting Date: 8/6/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Ivan Milicevic

OWNER: Ivan Milicevic

REQUESTED CHANGE: From A-1 Suburban District with a RO Rural Overlay to HC-3 Highway Commercial District with a RO Rural Overlay

LOCATION: Parcel located on the south side LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane, being 28480 Hwy 435, Abita Springs, S18, T6S, R13E, Ward 6, District 6

SIZE: 3.93 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	Residential & Undeveloped	A-1 Suburban with a RO Rural Overlay
South	Undeveloped	A-1 Suburban with a RO Rural Overlay
East	Residential	A-1A Suburban with a RO Rural Overlay
West	Residential & Undeveloped	HC-3 Highway Commercial with a RO Rural Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District with a RO Rural Overlay to HC-3 Highway Commercial District with a RO Rural Overlay. The site is located on the south side LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane, being 28480 Hwy 435, Abita Springs. The 2025 future land use plan designates the site to be developed with agricultural and residential uses which preserve the countryside and other rural residential uses. Although the site is abutting HC-3 Highway Commercial Zoning along the western property line, staff does not see any compelling reason to recommend approval of the request considering that the site is surrounded by a majority of undeveloped parcels and residential uses that conform to the existing A-1, A-1A, and A-2 Suburban Districts.

STAFF RECOMMENDATION:

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

2019-1517-ZC

A-2

TALISHEEK HWY 435

HC-3

A-1A



A-1

THIS MAP IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225205 0175 C, MAP DATED 10-17-89

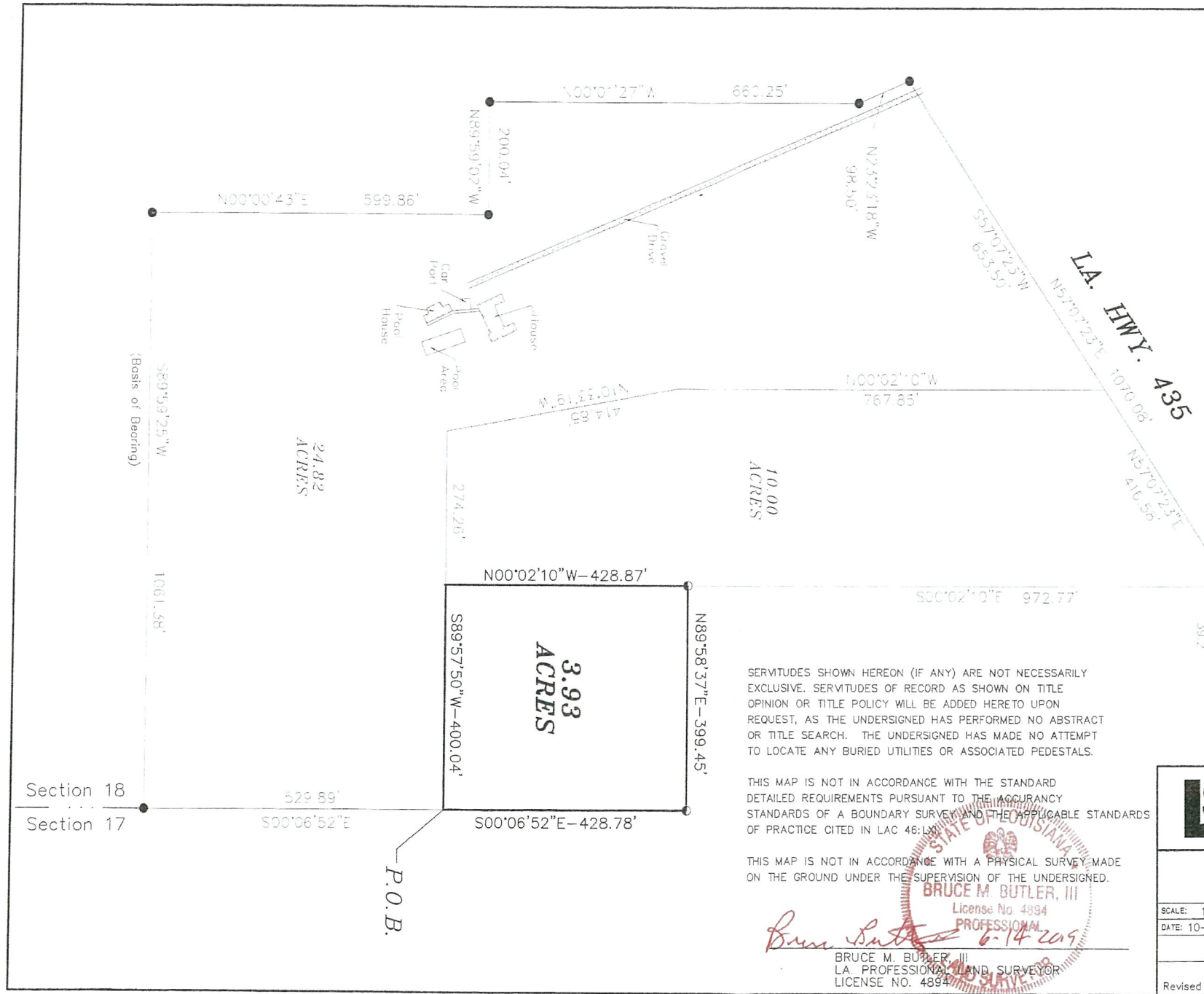
*Building Setbacks (if Any) should be verified prior to construction

The P.O.B. is Reported to be N00°06'W-361.87', from the Section Corner common to Section 17, 18, 19 & 20, T-6-S, R-13-E, St. Tammany Parish, Louisiana

Reference: A Boundary Survey by this Company Dated 10-26-14, Drawing #15572 (Basis of Bearing)

A Sketch Map (For Zoning Purpose Only) of a 3.93 Acre Parcel in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana

- LEGEND:
- = Fnd. 1/2" Iron Pipe
 - = Fnd. 1/2" Rebar
 - = Fnd. Highway Monument



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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:140.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER, III
License No. 4894
PROFESSIONAL
6-14-2019
BRUCE M. BUTLER, III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

LS Land Surveying, LLC 518 N. Columbia Street Covington, LA 70433 (985) 842-6277 office (985) 840-0355 fax	
MAP PREPARED FOR IVAN MILICEVIC	
SCALE: 1" = 180'	DRAWN BY: JWG
DATE: 10-12-2018	
Property Located in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana	
Revised 6-3-2019 (Parcels) 6-14-2019	DRAWN NUMBER 16572A

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR _____ PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2019

ORDINANCE AMENDING THE ST. TAMMAY PARISH UNIFIED DEVELOPMENT CODE, CHAPTER 130, TO AMEND SECTION 130-969 RELATIVE TO PERMITTED USES IN HC-3 HIGHWAY COMMERCIAL DISTRICT TO ADD A NEW PERMITTED USE "CREMATORIUM", TO AMEND SECTION 130-1050 RELATIVE TO THE PERMITTED USES IN I-1 INDUSTRIAL DISTRICT TO ADD A NEW PERMITTED USE "CREMATORIUM" AND TO AMEND SECTION 130-1264 PF-1 PUBLIC FACILITIES DISTRICT TO REMOVE A PERMITTED USE "CREMATORIUM".

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2019-1524-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of Chapter 130 St. Tammany Parish Unified Development Code to amend Section 130-969 relative to permitted uses in HC-3 Highway Commercial District to add a new permitted use "Crematorium", to amend Section 130-1050 relative to permitted uses in I-1 Industrial District to add a new permitted use "Crematorium" and to amend Section 130-1264 PF-1 Public Facilities District to remove a permitted use "Crematorium.;" and

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

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the business and citizens of St. Tammany Parish to add the use of crematorium to the HC-3 Highway Commercial District & I-1 Industrial District and to remove it from the PF-1 Public Facilities District.

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

Amend Division 27 HC-3 Highway Commercial District **specifically Section 130.969 PERMITTED USES, add a new**

(13) Crematorium

Amend Division 30 I-1 Industrial District **specifically Section 130.1050 PERMITTED USES, add a new**

(10) Crematorium

Amend Division 38 PF-1 Public Facilities District **specifically Section 130.1264 PERMITTED USES, and remove**

(2) Funerary parlor, ~~erematoriums~~, cemeteries

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

PLAN REVIEW STAFF REPORT

Date: 07/26/19 Meeting Date: 08/06/19
CASE NO.: 2019-1490-PR Determination: Approved, Amended, Tabled, Denied
Posted: 07/19/19

PETITIONER: Joel Champagne
OWNER: Advance Mortgage Company, LLC
PROPOSED USE: Billboard
PREVIOUS/CURRENT USE: Undeveloped
SQ. FT. OF USE: 200 sq. ft.
GROSS AREA LOT SIZE: 0.04 acres
ZONING CLASSIFICATION: HC-2 Highway Commercial District
CORRIDOR: Highway 21 Planned Corridor Overlay
LOCATION: Parcel located on the south side of LA Highway 21, on the west side of N. Azalea Drive & on the north side of Gardenia Drive, Covington; S46, 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	Retail	HC-2 Highway Commercial District
South	Doctor’s office	HC-2 Highway Commercial District
East	Offices	City of Covington
West	Undeveloped	City of Covington
Existing development?	No	Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting to replace a billboard that was removed from the site in question, prior to the Highway 21 road improvements. The billboard was previously located on a portion of the property that was taken by the Department of Transportation to allow for future road improvements to take place. Before removing the billboard, the owner obtained a billboard credit letter, as required under the Unified Development Code, Section 130-2213 Minimum Standards (22) Outdoor advertising (billboards)k. Billboard Credit (see attached letter). Although a billboard credit was issued prior to the removal, the replacement of the billboard is subject public hearing due to the fact that the site is located within the Hwy 21 Planned Corridor Overlay.

As shown on the attached drawing, the billboard is proposed to have a size of 200 square feet and located 7.5 feet from the northern property line and the LA Highway 21 Right of Way. The Unified Development Code, Section 130-2213 Minimum Standards (22) Outdoor advertising (billboards) requires that an off-premises sign must be set back a minimum of 15 feet from the highway right-of-way and Division 6. Planned Corridor District requires that any building and accessory use be setback of 100 feet from the front property line, any be parking setback 50 feet from the front property line and that a minimum of 50 feet of planting area be provided along Hwy 21. Considering the small size of the property (0.04 acres), reduction of the required setbacks and waiver of the Hwy 21 PCO setback and greenspace requirements are being requested. Staff does not have any objection of the requested waivers of the Hwy 21 Planned Corridor setbacks and greenspace requirements. However, staff is not in favor of the requested reduction of required setback from property line and the LA Highway 21 Right of Way from 15 feet to 7.5 feet.

STAFF RECOMMENDATIONS:

Staff recommends to postpone the request to replace the billboard, to allow the petitioner to provide a revised plan meeting the 15 foot setback requirement.

Should the commission wish to recommend approval it should be subject to the following requirements :

- 1. Waiver of the required 100’ building and accessory setback along Hwy 21.
- 2. Waiver of the required 50’ parking setback along Hwy 21.
- 3. Waiver of the required 50’ planting area along Hwy 21.
- 4. Reduction of the required 15’ setback to 7.5’ from the property line and the Hwy 21 right of way.
- 5. The off-premises advertising sign or structure shall be located or situated in a manner as to obscure or otherwise physically interfere with the effectiveness of any official traffic sign, signal or devise, or obstruct or physically interfere with the driver's view of approaching, merging or interstate traffic.
- 6. The lowest point of the off-premises sign shall extend not less than ten feet and the highest point shall extend not more than 45 feet measured from either the ground level at its supports or the nearest edge of the main traveled way, whichever is higher in elevation (as shown on attach drawing).
- 7. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. Flashing devices shall not be permitted upon a sign.
- 8. External lighting, such as floodlights, thin line and goose neck reflectors are permitted provided the light source is directed on the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main travel way of the highway system, or into a residential use area.
- 9. No internal illumination or diamond-vision type technology may be utilized as part of any outdoor advertising sign.
- 10. All structural elements of off-premises signs shall be of metal construction.
- 11. Every freestanding off-premises sign shall henceforward be so erected or construed in such a manner as to withstand a wind load factor of 30 pounds per square foot.

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:

2019-1490-PR

Joel Champagne

Advance Mortgage Company, LLC

Billboard

Undeveloped

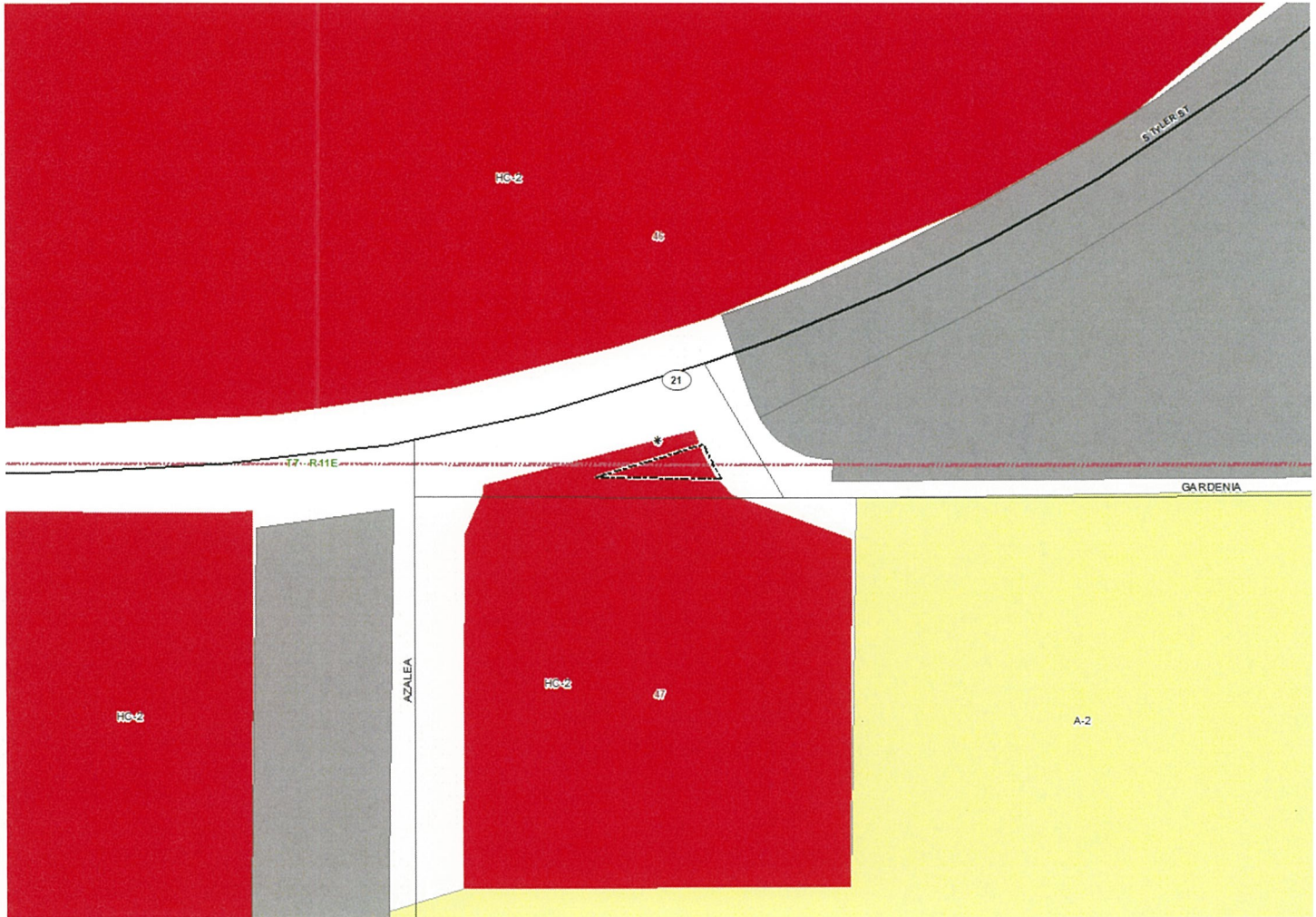
200 sq. ft.

0.04 acres

HC-2 Highway Commercial District

Highway 21 Planned Corridor Overlay

Parcel located on the south side of LA Highway 21, on the west side of N. Azalea Drive & on the north side of Gardenia Drive, Covington; S46, T7S, R11E; Ward 1, District 1



2019-1490-PR



CABINET
SCALE : 3/4" = 1'-0"

G

106.64

106.64

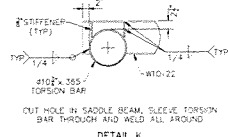
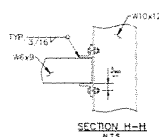
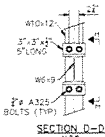
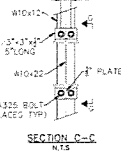
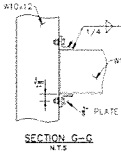
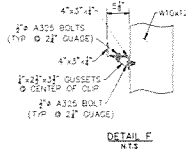
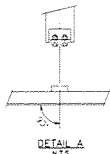
7.5'

124.76

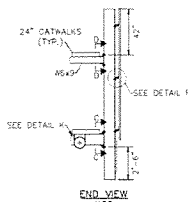
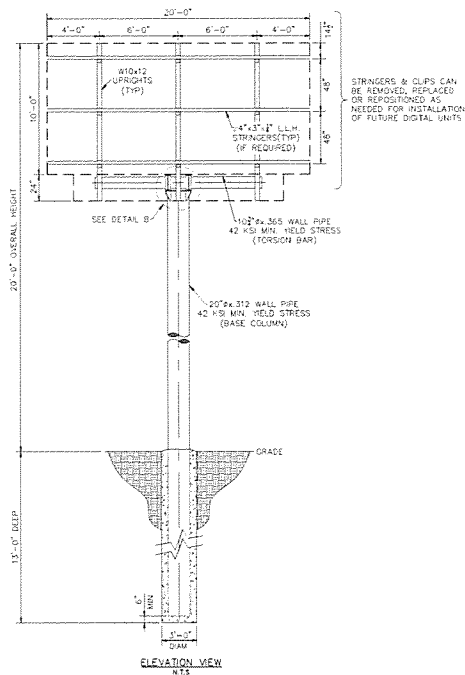
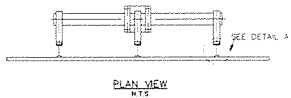
7.5'

39.25

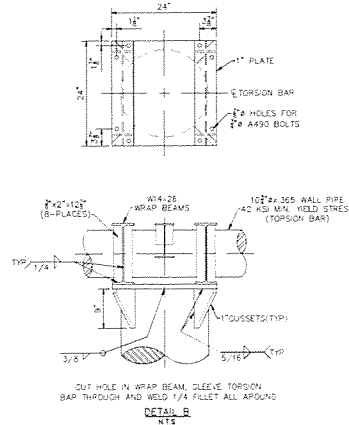
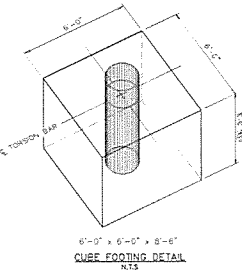
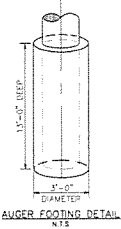
Billboard Property location Survey



NOTE: 24" UPPER & LOWER INSIDE CATWALKS NOT SHOWN FOR CLARITY



THIS STRUCTURE AS DESIGNED IS CAPABLE OF SUPPORTING (1) DIGITAL UNIT WEIGHING APPROXIMATELY 2,500# EITHER AT TIME OF CONSTRUCTION OR IN FUTURE.



- GENERAL NOTES:**
- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - The International Building Code (2015/18 Edition)
 - American Society of Testing and Materials (ASTM) specifications.
 - Building Code Requirements for Reinforced Concrete (ACI 318-(Current Edition))
 - Code for Welding in Building Construction of the American Welding Society (AWS) (Current Edition)
 - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC) (Current Edition)
 - Concrete shall be 4,000 P.S.I. @ 28 days Compressive Strength, Standard Weight (F'CD ≥ 0.85)
 - Reinforcing Steel (if required) shall be ASTM A-615 Grade 60.
 - All reinforcing steel shall be free from rust, oil, rust or coatings that would reduce or destroy bond.
 - All reinforcing steel shall be 30 diameters minimum, except as noted.
 - Minimum concrete cover on all slabs and walls shall be 3/4 inch for slab, and walls shall be 1 inch and in contact with ground, 3 inches for all other surfaces deposited against the ground except as noted.
 - Structural Material Specifications
 - Structural Steel and Plates shall be A-36
 - W-Shape beams shall be (Fy=50 ksi) Minimum
 - Structural Lating shall be ASTM A-501, Grade B, (Fy=42 ksi)
 - Structural piping shall be ASTM A-53, Grade B, Type E or S, (Fy=35 ksi), ASTM A572 Grade 42 (Fy=42 ksi) or ASTM A572 Grade 50 (Fy=50 ksi), unless otherwise noted. (see drawing for individual member specifications).
 - Anchor Bolts (if required) shall be ASTM F-1554 Grade 36, unless otherwise noted.
 - High strength bolts for connections shall be ASTM A-325, unless otherwise noted.
 - Welding electrodes shall comply with AWS D-11 (Current Edition), E70xx
 - Design Wind Speed= 140 MPH (1.6 C.S.F.) Equivalent Wind Load= 32.20 PSF @ 20'-0" above the ground. (3 Sec. Wind Gusts). Evacuation "C" I=2.0, S=0.85
 - Soil Bearing Capacity Requirements:
 - Spread Footings shall be 2.0 P.S.F.
 - Cube or Auger Footing Minimum Lateral Soil Bearing Capacity shall be (200 PSF + 2) 400 P.S.F. per foot of depth (see notes on table 25.14)
 - Contractor shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.
 - Soil logs of bays having an equal diameter, and are yield is permitted. A full penetration test of ground (per AWS D11) shall be used and must be performed by a certified welder. Soils shall not be white and not of the foundation depth below grade, with 12' above grade or with 12' above (excepting soils). Unless noted otherwise.
 - The structure as designed is capable of supporting (1) digital unit weighing 2,500#.

NOTICE:
This drawing is for permit procurement purposes only and is for the sole use of T.E.S. and its designees. Unauthorized use is strictly prohibited.

10'-0" x 20'-0" CM. SF for 20'-0" O.A.H.
w/ (1) 2,500# Digital Units
Located In: Saint Tammany Parish, LA

TES
THOMPSON ENGINEERING SERVICES, LLC
P.O. BOX 1800, BINGHAM, LA 70309
PHONE: (423) 781-7336 FAX: (423) 781-7337

REVISIONS	
R1-	
DRAWN BY:	JNG
DATE:	05/17/19
SELECTIVE#	Permitting
SCALE:	1/4"=1'-0"
PROJ #	065119
DWG #	ED-6412
SHEET#	1 OF 1

CARL E. THOMPSON, JR., P.E.

2019-1490-R2

2019-1490-PR



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
e-mail: planning@stpgov.org

October 10, 2014

Advance Mortgage Company
Attn: Mr. Joshua Wainer
321 Veterans Blvd, Suite 201
Metairie, LA 70005

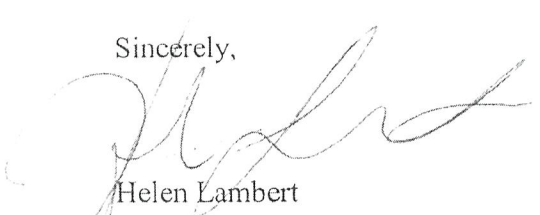
Mr. Wainer,

According to the St. Tammany Parish Unified Development Code, Section 8.01 U. Outdoor Advertising (Billboard), a billboard credit can be issued to the billboard owner who have previously removed a lawfully erected billboard. Considering that the 1 face monopole billboard, located on LA Highway 21, Covington (see attached drawing), has been removed from the site, a billboard credit is hereby issued.

Note that the billboard credit shall be utilized within 5 years of the removal of the billboard. The billboard credit referenced in this letter will have to be used before May 20, 2019. Also, the billboard credit can only be use in a location which meets the standards of the St. Tammany Parish Unified Development Code.

Should you have any question, please call me at (985) 898-2529.

Sincerely,



Helen Lambert
Assistant Director



Proposed 10'x20'
Billboard Location

2019-1490 PR

PLAN REVIEW STAFF REPORT

Date: 07/26/19

CASE NO.: 2019-1537-PR

Posted: 07/19/19

Meeting Date: 08/06/19

Determination: Approved, Amended, Tabled, Denied

PETITIONER:

OWNER:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

Kent Design Build, Inc – Adam Martin

First Baptist Church, Covington, Louisiana- Waylon Bailey

Building A: Chapel & Building B: support rooms for the chapel & small gatherings

Undeveloped

Building A: 6,667 sq. ft. & Building B: 2,122 sq.ft.

3.21 acres

HC-2 Highway Commercial District

Highway 21 Planned Corridor Overlay

Parcel located on the north side of LA Highway 21, on the east side of Murphy Road & on the south side of Bricker Road, Covington; S46 & 47, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 5 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Water & Sewer plant & Residential	A-4 Single Family Residential District
South	Office & Church	City of Covington & CBF-1 Community Based Facilities District
East	Doctor’s office	HC-2 Highway Commercial District
West	Retail	HC-2 Highway Commercial District
Existing development?	No	Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting to build a Chapel and a building serving as support rooms for the chapel & small gatherings, along Hwy 21. Site and landscape plans have been provided as required. A waiver of the required 8’ opaque screen is being requested, on the north side, where abutting A-4 Single Family Residential District. Staff is not opposed to the request, where the property is abutting a water & sewer plant. However, there is a concern regarding the request to provide a living screen, along the portion of the property directly abutting single family residences, versus the required 8’opaque screen. The concern is mainly regarding the growth of the living screen and the possibility to provide adequate buffering between the residences and the commercial property.

STAFF RECOMMENDATIONS:

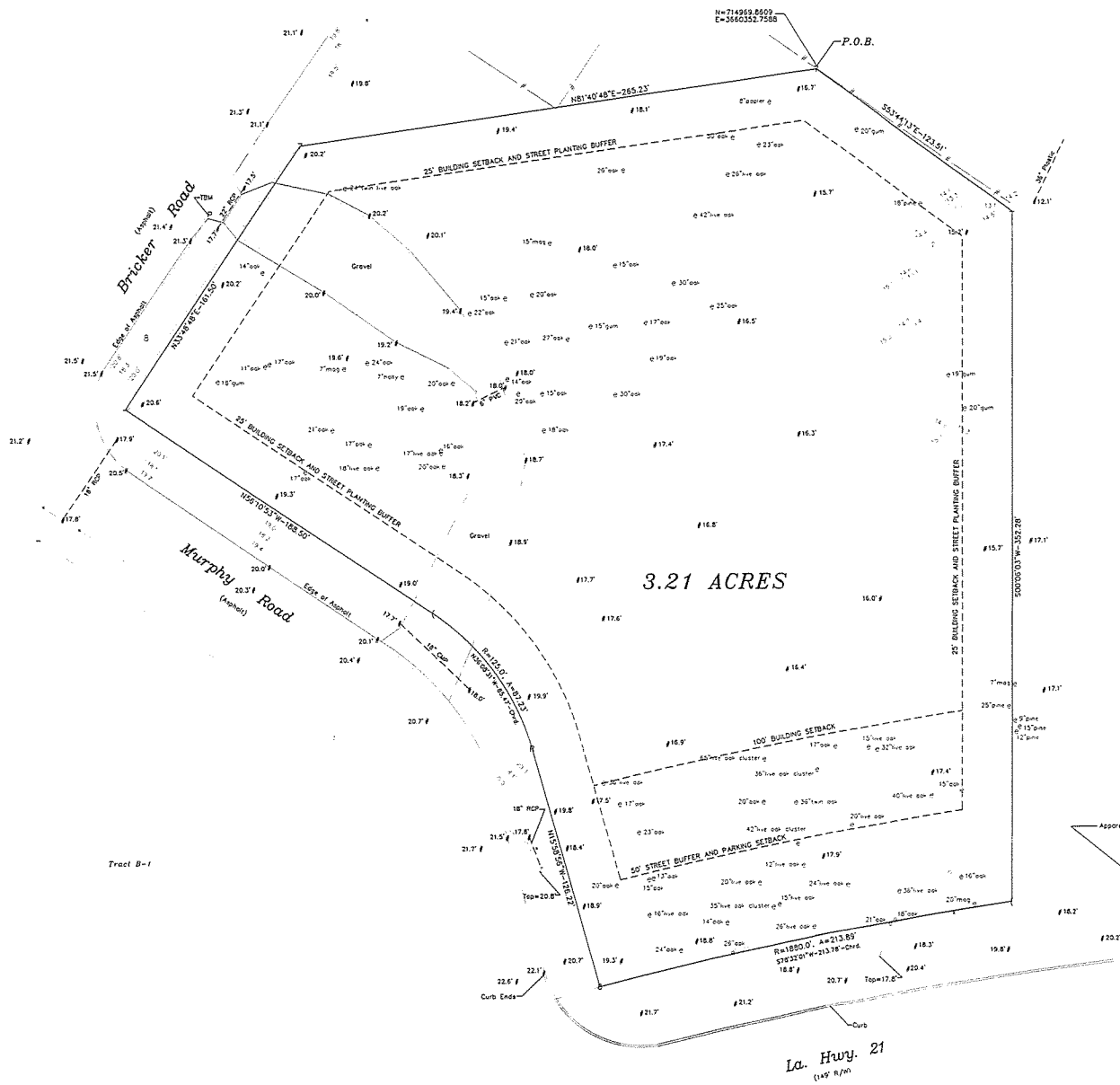
Staff recommends to postpone the request for the proposed chapel and additional building to allow the petitioner to provide additional information regarding the proposed living screen along the side abutting single family residences, as stated above.

Should the commission wish to recommend approval, it subject to the following requirements:

1. North side: granting request to allow sidewalk within the required 30’ greenspace, where abutting A-4 Single Family Residential Zoning District.
2. North side: request to allow a portion of the pond within the required 30’ greenspace, where abutting A-4 Single Family Residential Zoning District.
3. North side: request waiver of the 8’ opaque screen to be replaced with living screen, where abutting A-4 Single Family Residential Zoning District along the site abutting the sewer treatment plant.
4. North side: request waiver of the 8’ opaque screen to be replaced with living screen, where abutting A-4 Single Family Residential Zoning District along the site abutting the sewer treatment plant.
5. North side: request waiver of the 8’ opaque screen to be replaced with living screen, where abutting A-4 Single Family Residential Zoning District along the site abutting the single family residences.
6. Applicant will have to confirm that DOTD and STP Engineering have review and approved the traffic study for both phases of this development.
7. Note that property owner shall be responsible for the maintenance and the replacement of the required plant materials. Credits will be granted if trees remain healthy thru the duration of construction.
8. Exterior lighting plan has been provided as required under the Unified Development Code, Division 4 Lighting Regulations. Additional information required: provide cut sheets for the lighting fixtures to confirm that the fixtures are aimed correctly.

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.



PRELIMINARY

*This is a Preliminary Map and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for issuance of a permit



Reference:
1) A Survey Map by John Banneau, Dated 5-14-2007, #20061239 West_006
2) A Survey Map by John Banneau, Dated 5-14-2007, #20061239 Brick_001
3) A Survey Map by Kelly McHugh, Dated 1-03-1997, #96-141
4) State Highway Plan Sheet 3 of 20, Map File No. 5234, File Date 1-16-2014, Project No. H.001340, Clerk of Courts Office
5) State Highway Plan Sheet 4 of 20, Map File No. 5234, File Date 1-16-2014, Project No. H.001340, Clerk of Courts Office

Reference Bearing calls not shown
Bearings shown refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

The P.O.B. is described as being S89°22'E-4277.9'; N34°34'41"E-545.0'; N82°13'42"E-255.4' from the NW Corner of Section 46, T-7-S, R-10-E, St. Tammany Parish, Louisiana (per Ref 3)

TBM Set May Nail in asphalt, Elev.21.3'; TBM is for reference only and does not represent an actual elevation to build to (Elevation refers to NAVD 88, Geoid 12B)

This property is located in Flood Zone C, per Fema Map No. 225205 0210 C, Dated 10-17-1989

Building Setbacks shown must be verified prior to Construction with the Local Governing Body
Front: 50' (Hwy 21)
Side: 20'
Rear: 20'
Side Streets: 20'

- LEGEND:
- R = Fnd. 400 Hoi
 - = Fnd. 5/8" Iron Rod
 - = Fnd. 1/2" Iron Rod
 - 7 = Fnd. 3/4" Iron Pipe
 - (= Set 1/2" Iron Rod
 - 8 = Fnd. Iron R/W Pin
 - # = Elevation
 - = Elevation (Ditch)
 - 2 = Drain Inlet
 - = Power Pole
 - S = Phone Ped.
 - = Guy Wire
 - = Tree
 - = Water Line
 - = Overhead Powerline
 - = Underground Phone Line
 - = Underground Gas Line
 - = Fence

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD AS SHOWN ON TITLE ORIGIN ON TITLE POINT MAY BE ADDED HEREON UPON REQUEST. AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH, THE UNDERSIGNED HAS MADE HIS ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

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

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

PRELIMINARY

BRUCE M. BUTLER, IS
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4254



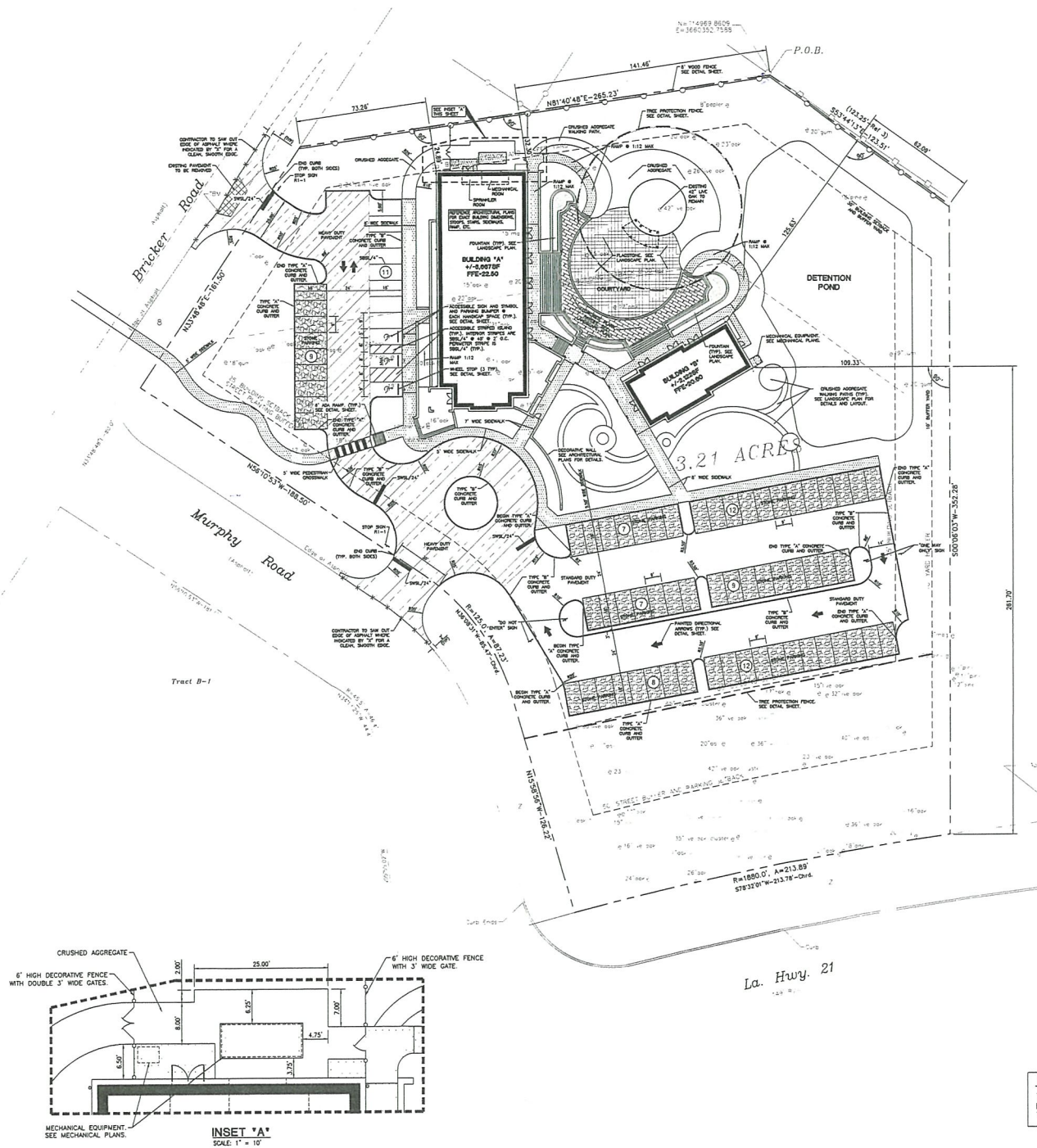
KENT DESIGN BUILD

1"= 30'
10-24-2018
JWG

PROPERTY LOCATED IN SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.

15040

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.



SITE ANALYSIS	
PARCEL	± 3.21 A.C.
SITE ANALYSIS	
BUILDING 'A'	6,667 S.F.
BUILDING 'B'	2,122 S.F.
TOTAL	8,789 S.F.
PARKING REQUIRED*	75 SPACES
PARKING PROVIDED	75 SPACES
RATIO	8.53 / 1,000 S.F.

* REQUIRED PARKING: THE NUMBER OF PARKING SPACES SHALL BE 1 SPACE PER 4 OCCUPANTS OF THE TOTAL MAXIMUM OCCUPANCY LOAD. MAXIMUM OCCUPANCY LOAD FOR THIS PROJECT IS 300 PEOPLE.

LEGEND - EXISTING

EXISTING OVERHEAD POWER	EXISTING ELEVATION OF TOP OF STRUCTURE	EXISTING ELEVATION OF TOP OF STRUCTURE
EXISTING CO. DUMPS	EXISTING SPOT	EXISTING SPOT
EXISTING CONCRETE FENCE	EXISTING WALK	EXISTING WALK
EXISTING 10" V.C. CHLORIDE PIPE	EXISTING 10" V.C. CHLORIDE PIPE	EXISTING 10" V.C. CHLORIDE PIPE
EXISTING 10" V.C. CHLORIDE PIPE	EXISTING 10" V.C. CHLORIDE PIPE	EXISTING 10" V.C. CHLORIDE PIPE

LEGEND - NEW IMPROVEMENTS

STANDARD DUTY PAVEMENT	BUILDING	CURB & GUTTER
STONE WITH TRUE GRID	PARKING SPACES	PARKING SPACES
CRUSHED AGGREGATE PAVING (SEE LANDSCAPE PLANS)	SITE LIGHTING POLES	SITE LIGHTING POLES
CONCRETE PLANK PAVEMENT (SEE LANDSCAPE PLANS)	ADA RAMPS	ADA RAMPS
FLAGSTONE ON AGGREGATE BASE (SEE LANDSCAPE PLANS)	DIRECTIONAL ARROWS	DIRECTIONAL ARROWS
FOUNTAIN/WATER FEATURE (SEE LANDSCAPE PLANS)	TREE PROTECTION FENCE	TREE PROTECTION FENCE
HEAVY DUTY PAVEMENT		

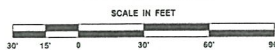
SITE LAYOUT NOTES:

1. SITE AREA = ± 3.21 ACRES
2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADI ARE 5' UNLESS NOTED OTHERWISE.
4. SEE DRAWING C-5 THROUGH C-9 FOR DETAILS.

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ROADS, SIDEWALKS, EXISTING UTILITY ENTRANCE LOCATIONS, AND EXISTING BUILDING UTILITY ENTRANCE LOCATIONS.
2. ALL UNSURFACED AREAS ARE TO BE RECENT FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOIL, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH THE LANDSCAPE PLANS.
3. BENCHMARK INFORMATION WAS PROVIDED BY LAND SURVEYING, LLC DATED 10/24/18.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
5. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS.
6. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
7. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-INS/CONNECTIONS TO THEIR FACILITIES.
9. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
10. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
13. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
14. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
15. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
16. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, AND CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES AND QUI WIRES, WATER METERS AND WATER LINES, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, PAVEMENT AND FENCES SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED TO ALLOW FOR FULL MATERIAL, CONTRACTOR TO REVIEW SITE AS IT RELATES TO DEMOLITION WORK TO INSURE ALL DEMOLITION ITEMS ARE INCLUDED IN THE BASE BID.
17. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
18. ANY WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH ST. TAMMANY PARISH & THE LOUISIANA DEPARTMENT OF TRANSPORTATION ENGINEERING STANDARDS & SPECIFICATIONS.
19. FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 225202 0210 C OF ST. TAMMANY PARISH, LOUISIANA, LAST REVISED OCTOBER 17, 1989, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C".

TBM:
TBM SET MAG NAIL IN ASPHALT,
ELEV = 21.3'. ELEVATION REFERS
TO NAVD 85, GEOID 12B.



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ELECTRICAL & PLUMBING ENGINEER

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(504) 831-9119

AUDIO / VISUAL ENGINEER

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3823 RYAN ROAD
NEW HAVEN, IN 46774
(202) 918-3500

REVISIONS

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APPENDIX A
CASE NO.: 2019-1537-PR
LANDSCAPE CHART

Affected Area	Planned Corridor Requirements	Minimum Required Buffer Plantings	Petitioner Provided	Staff Recommends
Hwy 21 Street Planting Hwy 21 213.89 ft.	50' planting area & parking setback 100' building setback 1 Class A/300 sq. ft. 1 Class B/ 200sq ft. 1 Shrub per 10 linear feet	30' planting area 9 Class A trees Required 9 Class B trees Required 22 shrubs required	50' planting area and 100' building setback Existing trees to be preserved. 22 Shrubs	As petitioner proposes
North Perimeter Planting 388.74 ft.	30' planting area 1 Class A/ 30 ft. 1 Class B/ 30 ft. 8' opaque fence	10' planting area 25' setback 13 Class A 13 Class B 8' opaque fence	30' buffer planting area interrupted by sidewalk 4 Class A 14 Class B 8 tree credit Living screen	Request to allow sidewalk within the required 30' & request waiver of the 8' opaque screen to be replaced with living screen along waste water treatment plant
East Perimeter Planting 352.28 ft.	10' planting area 1 Class A/ 30 ft. 1 Class B/ 30 ft.	10' planting area 12 Class A/ 30 ft. 12 Class B/ 30 ft.	10' planting area 9Class A 11 Class B 4 tree credit	As petitioner proposes
Murphy Road Planting 401.95 ft.	25' planting area 1 Class A/ 30 ft. 1 Class B/ 30 ft. 1 Shrub per 10 linear feet	25' planting area 13 Class A 13 Class B 40 Shrub	25' planting area 11 Class A 15 tree credit 40 Shrubs	As petitioner proposes
Bricker Road Planting 161.5 ft.	25' planting area 1 Class A/ 30 ft. 1 Class B/ 30 ft. 1 Shrub per 10 linear feet	25' planting area 5 Class A 5 Class B 16 Shrub	25' planting area 5 Class A 5 Class B 16 Shrub	As petitioner proposes
Parking Planting 75 Spaces Required 75 Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row	1 Class A in Island / 12 spaces & in island at ends of row	1 Class A / 12 spaces & in islands at ends of row	As petitioner proposes