

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, SEPTEMBER 3, 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 AUGUST 6, 2019 MINUTES**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

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

1.     **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  
          **POSTPONED 8/6//2018 MEETING**
  
2.     **2016-524-ZC**               Major Amendment to the Planned Unit Development Overlay  
Existing Zoning:     PUD (Planned Unit Development Overlay)  
Acres:               157.31 acres  
Petitioner:          Southern Lifestyle Development-Jason Ellis  
Owner:               Providence Parks Development LLC-Robert Daigle  
Location:            Parcel located east side of LA Highway 1077, south of McGee Road, north of US Highway 190, Covington, S21, T6S, R10E, S21, T6S, R10E, Ward 1, District 3.  
  
Council District:     3
  
3.     **2019-1529-ZC**  
Existing Zoning:     I-1 (Industrial District)  
Proposed Zoning:    MD-3 (Medical Facility District)  
Acres:               1 acre  
Petitioner:          Rich Mauti  
Owner:               Jeffrey & Laura Dena  
Location:            Parcel located on the north side of Champagne Street, west of Columbia Street, Covington S38, T6S, R11E, Ward 3 District 3.  
  
Council District:     3

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**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

4.     **2019-1530-ZC**  
Existing Zoning:     PBC-2 (Planned Business Center)  
Proposed Zoning:    AML (Advanced Manufacturing and Logistics District)  
Acres:                90.31 acres  
Petitioner:          Jones Fussell - Paul J. Mayronne  
Owner:                All State Financial Company - Bruce Wainer  
Location:            Parcel located on the south & west sides of Ochsner, west of LA Highway  
                          21, Covington, S12, T7S, R10E, Ward 1, District 1.  
Council District:    1
  
5.     **2019-1534-ZC**  
Existing Zoning:     A-3 (Suburban District)  
Proposed Zoning:    A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres:                0.2349 acres  
Petitioner:          Harold Burfict  
Owner:                Harold Burfict  
Location:            Parcel located on the north side of Shady Lane, east of Carroll Road, Slidell,  
                          S4, T9S, R14E, Ward 9, District 14.  
Council District:    14
  
6.     **2019-1544-ZC**  
Existing Zoning:     NC-1 (Professional Office District)  
Proposed Zoning:    ED-1 (Primary Education District)  
Acres:                0.17 acres  
Petitioner:          Iberville - 7th, LLC - Paul D. Rees  
Owner:                Iberville - 7th, LLC - Paul D. Rees  
Location:            Parcel located on the north side of Iberville Street, on the west side of 7th  
                          Street & on the east side of 8th Street, being lots 9 and 10, Square 8,  
                          Chinchuba Subdivision, Mandeville, S34, T7S, R11E, Ward 4, District 4.  
Council District:    4
  
7.     **2019-1547-ZC**  
Existing Zoning:     A-2 (Suburban District) & RO (Rural Overlay)  
Proposed Zoning:    A-2 (Suburban District), RO (Rural Overlay & MHO (Manufactured  
                          Housing Overlay)  
Acres:                1.34 acres  
Petitioner:          Angel McCoy  
Owner:                Angel McCoy  
Location:            Parcel located on the east side of Stephanie Lane, south of Elaine Lane,  
                          being lot 51, Ramsey Estates Subdivision, Phase II, Covington, S24, T6S,  
                          R10E, Ward 3, District 3.  
Council District:    3
  
8.     **2019-1550-ZC**  
Existing Zoning:     NC-2 (Indoor Retail and Service District)  
Proposed Zoning:    I-1 (Industrial District)  
Acres:                1.123 acres  
Petitioner:          Julie and Brian Daire  
Owner:                Julie and Brian Daire  
Location:            Parcel located south side of Hwy 190, east of Pontchartrain Drive, being a  
                          portion of Lot 545, Forest Glen Addition to Lacombe, Park, Lacombe, S48,  
                          T8S, R12E, Ward 7, District 7.  
Council District:    7
  
9.     **2019-1559-ZC**  
Existing Zoning:     A-1A (Suburban District) & RO (Rural Overlay)  
Proposed Zoning:    A-1A (Suburban District), MHO (Manufactured Housing Overlay), & RO  
                          (Rural Overlay)  
Acres:                0.277 acres  
Petitioner:          Katie Michel  
Owner:                Lorrie Vanderwall  
Location:            Parcel located on NW Windom Road, east of LA Highway 40, Covington,  
                          S27, T5S, R11E, Ward 2, District 2.  
Council District:    2



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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

10.

2019-1562-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-4 (Single-Family Residential District), A-5 (Two Family Residential District) & HC-2 (Highway Commercial District)

A-4 (Single-Family Residential District) & A-5 (Two Family Residential District)

5.53 acres

Southern Lifestyle Development-Jason Ellis

Providence Parks Development LLC-Robert Daigle

Parcel located on the east side of LA Highway 1077, south of McGee Road, north of US Highway 190, Covington, S21, T6S, R10E, Ward 1, District 3.

3

11.

2019-1563-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

MD-3 (Medical Facility District)

HC-2 (Highway Commercial District)

1.65 acres

Jon Leyens

NewTrac West, L.L.C. - Emerson Loga

Parcel located on the north side of Keystone Boulevard, east of US Highway 190 East Service Road, Covington, S37, T7S, R11E, Ward 4, District 5.

5

12.

2019-1564-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-1 (Suburban District) & RO (Rural Overlay)

A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)

1 acre

Jarrett and Courtney Wallace

Dorothy Sanchez and Darryl Gonsoulin

Parcel located at the end of Martha Sharp Road, east of House Creek Road, north of LA Highway 40, Bush, S6, T5S, R12E, Ward 2, District 6.

6

13.

2019-1565-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-1A (Suburban District) & RO (Rural Overlay)

A-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)

14.636 acres

Kaitlyn Galloway

Kenneth and Helen Galloway

Parcel located on the west side of LA Highway 437, north of K Sharp Lane, Covington, S3, T6S, R11E, Ward 3, District 2.

2

14.

2019-1566-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-1 (Suburban District)

A-2(Suburban District)

4.95 acres

Helmut Ermlich Jr.

Helmut Ermlich Jr.

Parcel located on the southeast corner of Pat O'Brien Road, north of Pine Hollow Road, Covington, S25, T5S, R11E, Ward 2, District 2.

2

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

**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**

**ROLL CALL**

Present: Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Parker and Crawford  
Absent:  
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 Bagert

**APPROVAL OF THE JULY 2, 2019 MINUTES**

Willie made a motion to approve as amended, second by Randolph

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

This motion to approve as amended passed

**POSTPONING OF CASES**

- 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  |

Connie Dufour came to the podium.

Bagert made a motion to postpone (for 1 month), second by Willie

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

The motion to postpone passed

Chairman Doherty introduced the new member of the Planning and Zoning Commission, Mr. Weldon Crawford.

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

ZONING CHANGE REQUEST CASES

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

Robert Barkeding representing David Moores came to the podium.

Lynn Fritscher, Joseph Martinez, Jr. and Daniel Rector spoke in opposition of this case.

Richard made a motion to deny, second by Randolph.

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

The motion to deny passed

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

Ivan Milicivic came to the podium.

Richard Baumgartner and James Tidwell spoke in opposition of this case.

Willie made a motion to deny, second by Richard.

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

The motion to deny passed.

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.

Carlo Hernandez came to the podium with some concerns.

Bagert made a motion to approve, second by Fitzmorris

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

The motion to approve passed

MINUTES OF THE  
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

**PLAN REVIEW CASES-**

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.

Jeff Schoen came to the podium and spoke representing Mr. Champagne.

Fitzmorris made a motion to approve with waivers, second by Lorren.

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

The motion to approve passed.

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.

Adam Martin came to the podium representing the church.

Richard made a motion to approve with waivers, second by Randolph

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

The motion to approve passed

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

Doherty made a motion to adjourn, second by Fitzmorris.

## ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2019-1512-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Prior Action:** 8/6/2019 – Postponed  
**Determination:** Approved, Amended, Postponed, Denied

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### 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

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### 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 the 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

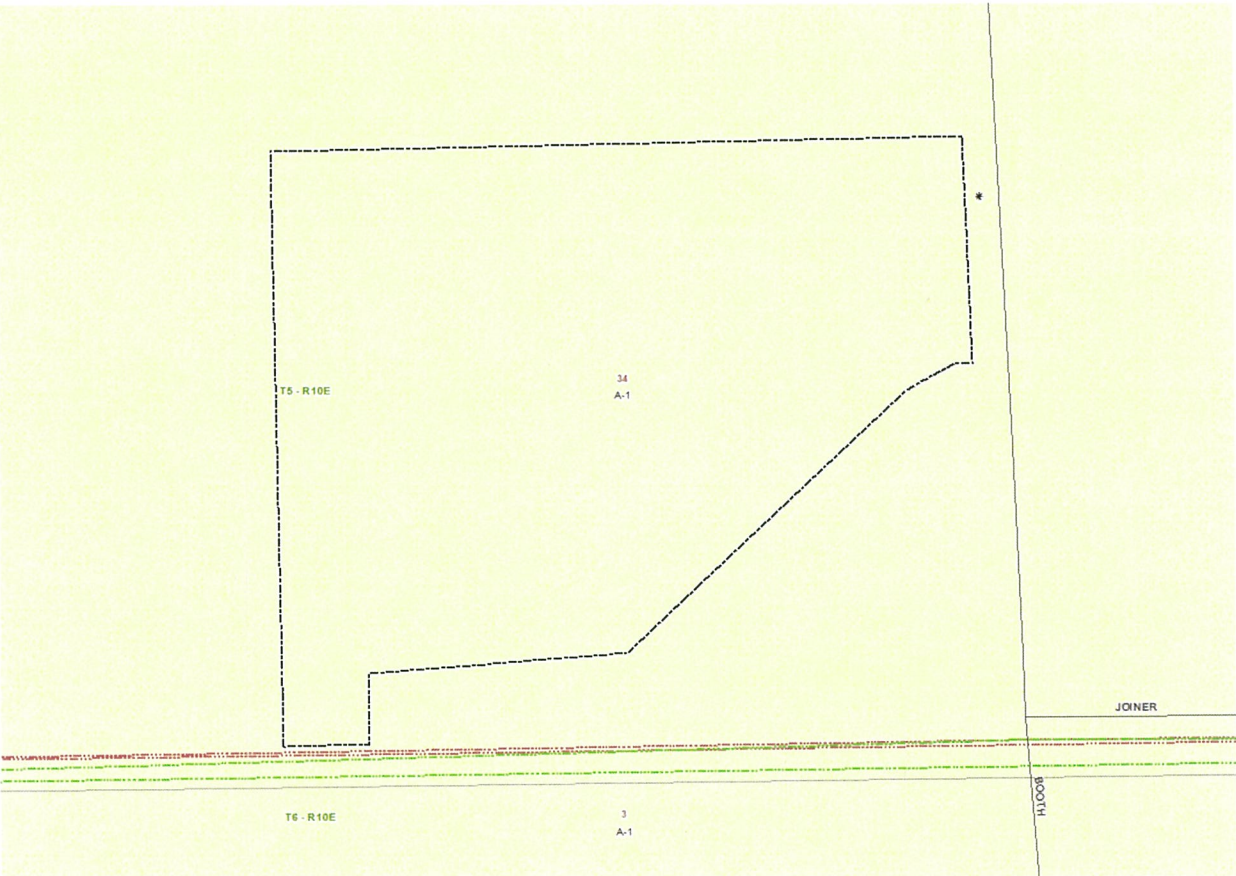
**PETITIONER:** Connie Dufour

**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



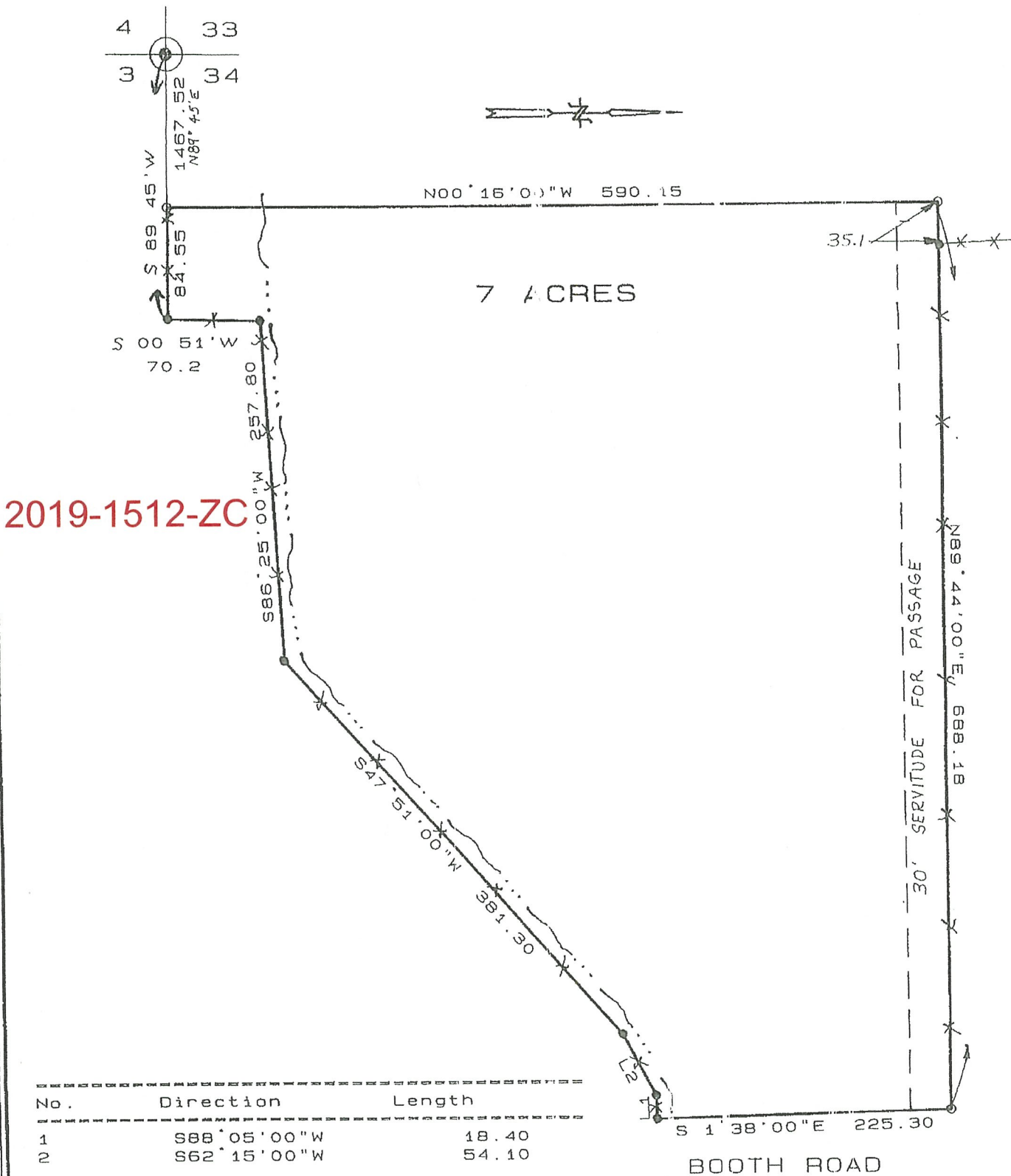






LEGAL DESCRIPTION:

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



No.	Direction	Length
1	S88°05'00\"W	18.40
2	S62°15'00\"W	54.10

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

- LEGEND:
- SET 1/2" IRON ROD
  - FOUND 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.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the the Minimum Standard Detailed Requirements of the LTA / ASCE Land Title Surveys, pursuant to the applicable standards of a RURAL survey and the applicable standards of practice cited in ASCE 40-10.1.1. Signature must be in RED and sealed by the undersigned for this plat to be certified correct.

WILSON-POPE, INC.

REGISTERED

WILSON-POPE, INC.

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

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



## ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2016-524-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Southern Lifestyle Development - Jason Ellis

**OWNER:** Providence Parks Development LLC - Robert Daigle

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

**LOCATION:** Parcel located on the east side of LA Highway 1077, south of McGee Road, north of US Highway 190, Covington, S21, T6S, R10E, Ward 1, District 3

**SIZE:** 157.31 acres

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

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

## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

<b><u>Direction</u></b>	<b><u>Surrounding Use</u></b>	<b><u>Surrounding Zone</u></b>
North	Residential and Undeveloped	A-1 and A-2 Suburban Residential
South	Commercial and Undeveloped	I-2 Industrial
East	Undeveloped	A-1 Suburban Residential
West	Residential and Undeveloped	PUD Planned Unit Development Overlay

**EXISTING LAND USE:**

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

### COMPREHENSIVE PLAN:

**Agriculture (nursery, sod)** - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

**Agriculture – extraction** - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

**STAFF COMMENTS:**

The petitioner is requesting a major amendment to the PUD Planned Unit Development Overlay to allow for a reconfiguration of the greenspace, ponds, and areas to be developed with commercial & residential uses. The amendments also consist of the removal of the originally proposed "Estate Lots", changes in the total number of units by type, and an increase of the total density of the proposed development. See chart below depicting the proposed changes.

Note that a zoning change request to adjust the total acreage of the A-4, A-5 & HC-2 underlying zoning categories of the PUD has also been submitted (2019-1562-ZC).

### SUBDIVISION INFORMATION

Type	Currently approved Number of Units	Proposed number of Units	Lot Size
Townhome Alley-Loaded Lot	20	16	25' X 115'
Alley Loaded Lot	79	94	40' X 125'
Neighborhood Regular	80	108	50' X 120'
Neighborhood Medium	181	208	60' X 120'
Neighborhood Large	64	36	70' X 120'
Estate Lot	12	0	80'-90' X 120'
Total	436	462	
Providence Park Commercial District (landscaping, lighting, parking and signage will meet all Parish Requirements, list of permitted uses shown on plan)	Multiple commercial buildings not to exceed 40,000 sq.ft. Total: 7.47 acres	Multiple commercial buildings not to exceed 40,000 sq.ft. Total: 6.81 acres	

ACCESS

The access to the site will remain as originally proposed, through a two way driveway and a two lane boulevard type driveway, directly from Highway 1077.

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided by Tammany Utilities (off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required (see flood statement on plan)
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

As required under Section 130-1674 (a) (4) of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = \_\_\_\_\_ X maximum net density = \_\_\_\_\_ lots (units)), or the number of lots/units may be established by a yield plan.

Zoning	Acreage	Gross Density	Gross Number of Units	Number of Units (allowed based on net density)
A-4	145.15	4 units/ acre	581	437
A-5	5.34	8 Units/ acre	43	32
Total number of Units allowed			624	469
Total number of Units proposed				New proposed number: 462 Units Previously approved number: 436 units

The gross density is based on the underlying zoning of A-4 Single Family Residential District & A-5 Two Family Residential District, which would allow for a total of 624 units. Based on the formula, the net density would allow for a total of 469 units. The proposal shows an increase in the total number of residential units from 436 to 462 units, which still meets the maximum net density allowable within the PUD development.

GREENSPACE

The total acreage dedicated to open space has been reduced from a total of 58.77 acres to 56.46 acres of greenspace (35.9%), (see below acreage & list of passive and active amenities). The proposed amenities will allow for the open space areas to be functional, beneficial and easy to access for the residents of the subdivision.

Amenities	Acreage	Type of Amenities
Passive	51.61	Greenspace Area, Town Square Pavilion for Community Events, walking path (aggregate & hard-surfaced materials)
Active	4.85	Pond for fishing, playground, exercise stations

Note that a complete Recreational Development Plan will have to be provided, at the Preliminary level of review, depicting the amenities to be provided, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

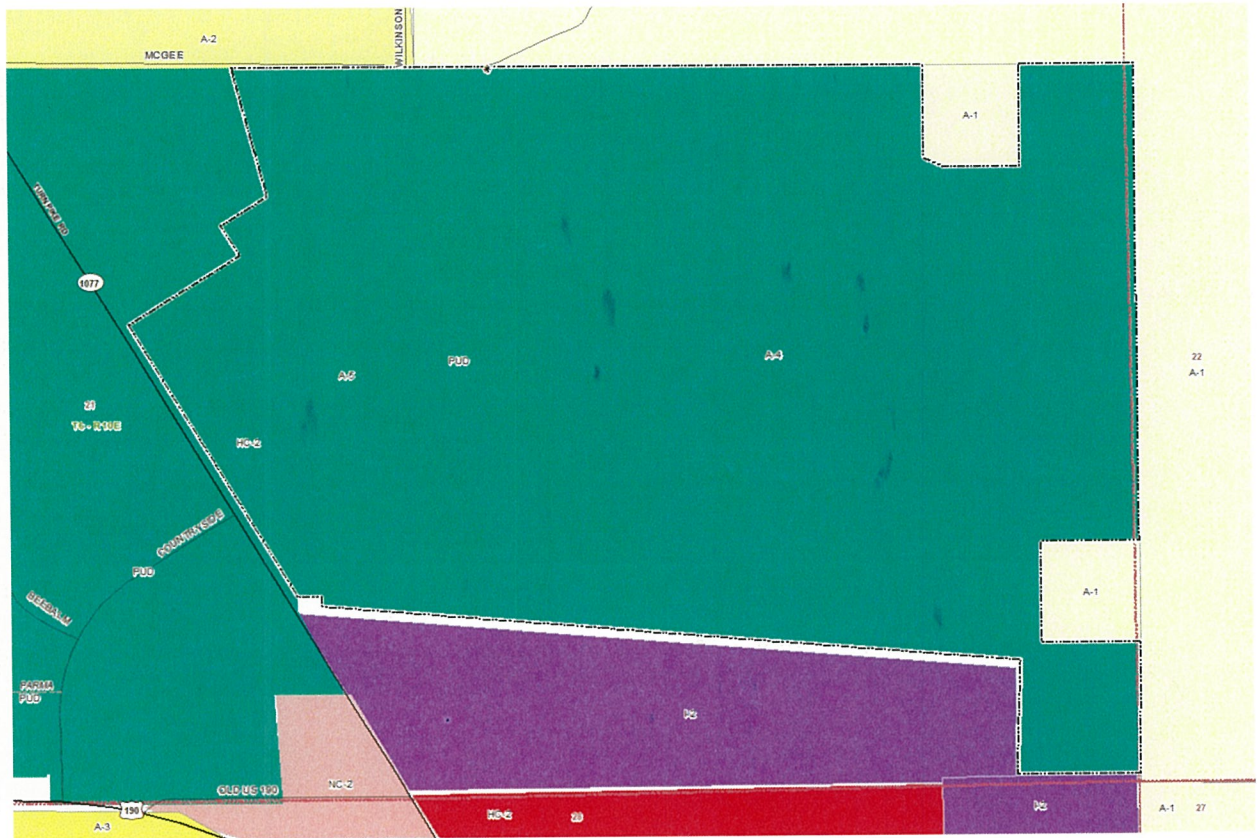
COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed with agricultural uses. The proposed subdivision does not meet the objectives of the 2025 future land use plan; however, the revised plan still provides for a variety of lot size and choices of housing, and large open spaces allowing for the preservation of most of the wetlands.

STAFF RECOMMENDATION:

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

**SIZE:** 157.31 acres





2016-524-ZC

16

15

PUD

A-1

PUD

A-1

A-2

WILKINSON

MCGEE

21

22

A-1

PUD

A-4

A-5

HC-2

PUD

COUNTRYSIDE

1077

A-1

PUD

PARMA

190

OLD US 190

NC-2

I-2

WILSON

HC-2

A-1

I-2

I-2

LADNER

A-3

1077

HC-2

27

T6S - R10E

28

MCDONALD

BUDS

A-1

PF-1

A-3

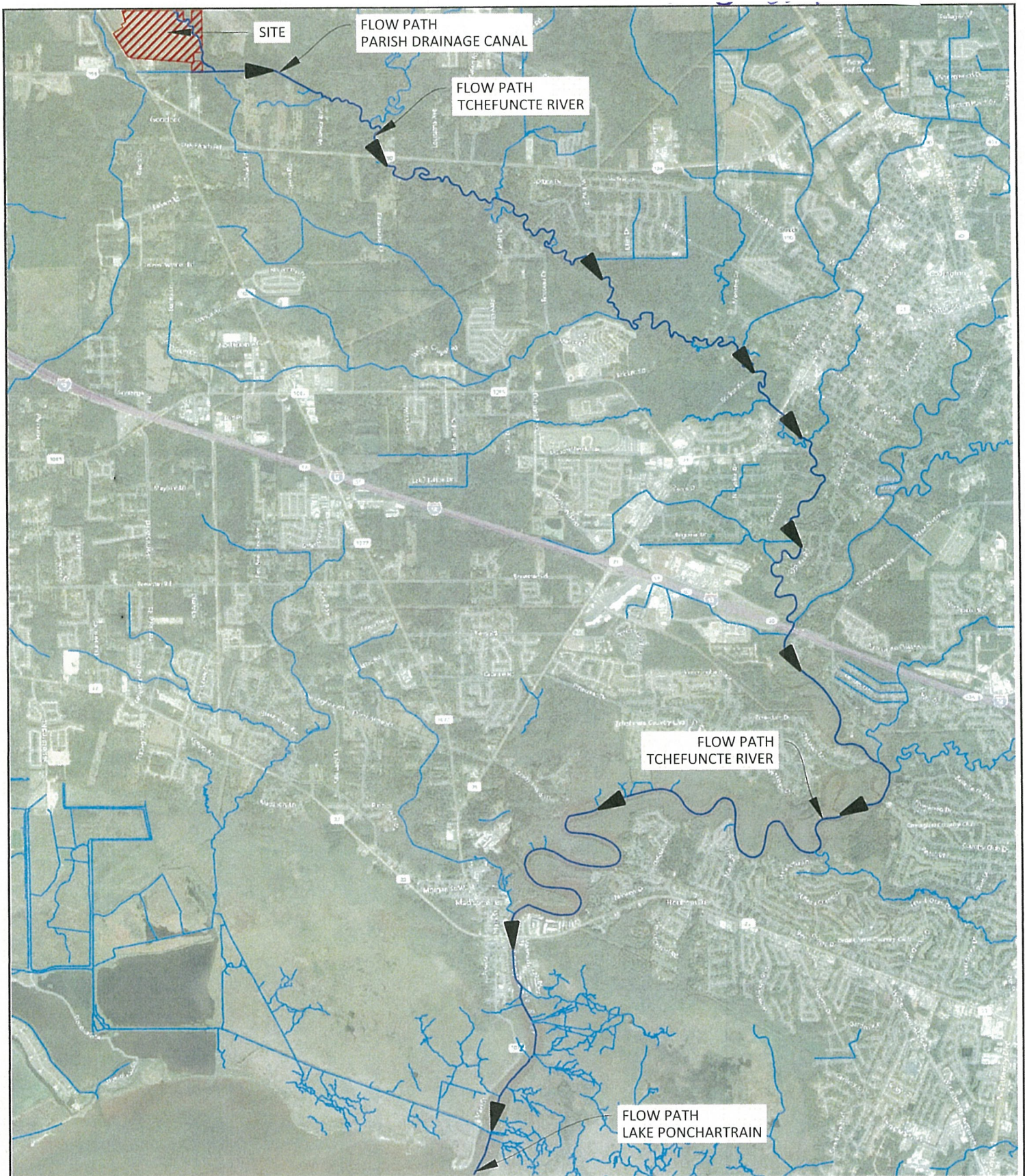
A-2



RAILROAD  
OAK BRANCH









	SLD ENGINEERING & SURVEYING			PROVIDENCE PARKS PUD	DATE: 2019-07-10
	323 FLORIDA STREET SUITE 200 BATON ROUGE LA 70801 (225) 389-6483	1100 CAMELLIA BLVD. SUITE 201 LAFAYETTE LA 70508 (337) 216-6569		ULTIMATE DRAINAGE DISPOSAL EXHIBIT	DRAWN BY: JRE SCALE: 1" = 1 MILE SHEET NUMBER: UD-1

2016-524-ZC



**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Robert Daigle - Providence Parks Development, LLC

Developer's Address: 1100 Camellia Blvd., Suite 201, Lafayette, LA 70508

	Street	City	State	Zip Code
Developer's Phone No.	<u>225-389-6483</u>	<u>225-229-6333</u>		
	(Business)	(Cell)		

Subdivision Name: Providence Parks

Number of Acres in Development: 157.3 Number of Lots/Parcels in Development: 462 Res./3 Com.

Ultimate Disposal of Surface Drainage: SOAP & TALLOW BRANCH DITCH AND UNNAMED PARISH CANAL

Water Surface Runoff Mitigation Proposed: ON SITE WET & DRY DETENTION AREAS

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

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

2016-524-ZC

- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No

If yes, which major arterial streets? LA HWY 1077

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No

If yes, please explain? Dust from dirt hauling, smoke from trees burned on site, typical of Const.

- Is the subdivision subject to inundation? ☐ Frequently ☒ Infrequently ☐ None at all

- Will canals or waterways be constructed in conjunction with this subdivision? ☒ Yes ☐ No

**(Does the proposed subdivision development...)**

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

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

- |  |   |
|--|---|
| • air Quality .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply .....                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat .....                    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species .. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population .....                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement .....   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

7/11/2019  
DATE

2016-524-ZC



ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2019-1529-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Rich Mauti

**OWNER:** Jeffrey and Laura Dena

**REQUESTED CHANGE:** From PF-1 Public Facilities District and I-1 Industrial District to MD-3 Medical Facilities District

**LOCATION:** Parcel located on the north side of Champagne Street, west of Columbia Street, Covington, S38, T6S, R11E, Ward 3, District 3

**SIZE:** 1 acre

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	Undeveloped and Commercial	I-1 Industrial
South	Institutional	ID – Institutional District; City of Covington
East	Undeveloped and Commercial	I-1 Industrial
West	Institutional	ID – Institutional District; City of Covington

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PF-1 Public Facilities District and I-1 Industrial District to MD-3 Medical Facilities District. The site is located on the north side of Champagne Street, west of Columbia Street, being 1101 Champagne Street, Covington. The 2025 future land use plan calls for the site to be developed as a planned district with a mix of commercial uses at varying densities. Staff does not have any objection to the requested MD-3 Medical Facilities District considering that the objective is to bring the existing use into compliance with the appropriate zoning designation.

STAFF RECOMMENDATION:

The staff recommends that the request for the MD-3 Medical Facilities District be approved.

**Case No.:** 2019-1529-ZC

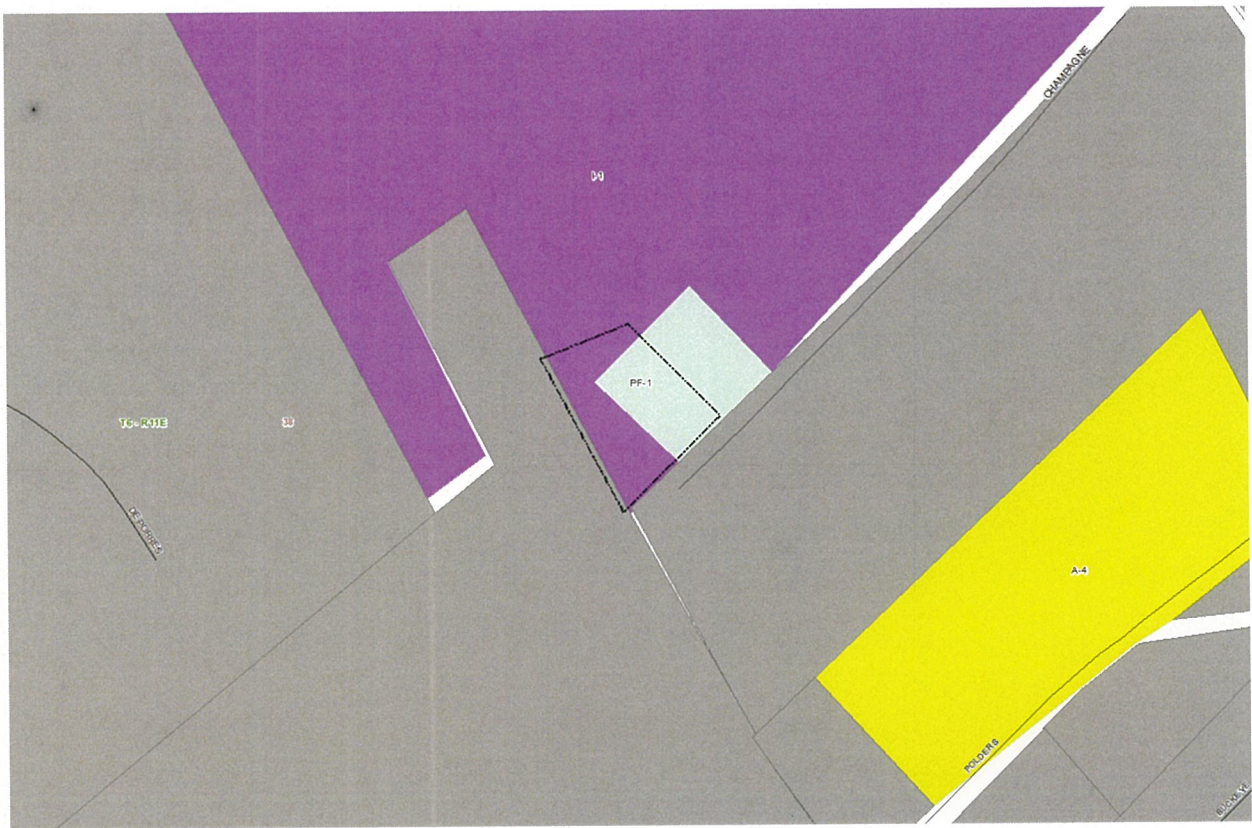
**PETITIONER:** Rich Mauti

**OWNER:** Jeffrey and Laura Dena

**REQUESTED CHANGE:** From PF-1 Public Facilities District and I-1 Industrial District to MD-3 Medical Facility District

**LOCATION:** Parcel located on the north side of Champagne Street, west of Columbia Street, Covington, S38, T6S, R11E, Ward 3, District 3

**SIZE:** 1 acre





POOLE

I-1

CHAMPAGNE

38

PF-1

T6S - R11E

A-4

POLDERS

29TH

A-4

NOYESIA



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



2019-1529-ZC

Columbia Street

Post Office  
(Not Part)

30' Gas R/W

25' +/- Strip Reserved  
for Utility & Drainage

N54°28'20"E-1477.21'

S31°39'46"E-504.78'

N57°00'02"E-550.15'

S31°38'39"E

S49°02'43"W-629.71'

Tract B-1

"Portion of Tract B"

31.07 ACRES

P.O.B.

S28°13'00"E-520.44'

N28°13'00"W-306.26'  
(Based Bearings)

R=2790.0', L=477.49'  
N23°14'00"W-476.91'

151.19'  
S56°57'59"W

N28°02'07"W-260.50'

150.21'  
S68°26'47"W

208.71'  
S45°26'06"W

N44°38'51"W-208.71'

208.71'

226.52'  
S45°26'05"W

Champagne Street

Tract A  
(Not Part)

Tract B-2

1.00 ACRE

208.71'  
S44°38'51"E

208.71'

208.71'

208.71'

208.71'

The P.O.B. is described as being N54°29'E-114.5'; S28°13'W-520.44' from the SW Corner of Section 45, T-6-S, R-11-E, St. Tammany Parish, Louisiana

A Minor Subdivision of a Portion of Tract B, into Tract B-1 & B-2, Setion 38, T-6-S, R-11-E, St. Tammany Parish, La.

Reference:  
1) A Survey Map of Subject Property by Thomas Fontcuberta, File Dated 1-20-2009, File No. 4765D, Clerks Office, (Base Bearing)  
2) A Survey Map by this Firm, for Poole Lumber Company LLC, Dated 6-4-2015, #16868

Reference calls not shown

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

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

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

*Bruce M. Butler III*  
6-21-2019

BRUCE M. BUTLER III  
LA. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894



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

MAP PREPARED FOR

RICH MAUTI - CHAMPAGNE STREET

SCALE: 1"= 200'

DATE: 2-25-2019

DRAWN BY JWG

Section 38, T-6-S, R-11-E, St. Tammany Parish La.

DRAWN NUMBER

19394

LEGEND:

- = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = Fnd. 1 1/2" Iron Pipe
- = Set 1/2" Iron Rod
- △ = Set Mag Nail

—X— = Fence

ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2019-1530-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jones Fussell – Paul J. Mayronne

**OWNER:** All State Financial Company – Bruce Wainer

**REQUESTED CHANGE:** From PBC-2 Planned Business Campus to AML Advanced Manufacturing and Logistics District

**LOCATION:** Parcel located on the south and west sides of Ochsner Boulevard Extension, west of LA Highway 21, Covington, S12, T7S, R10E, Ward 1, District 1

**SIZE:** 90.31 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	PBC-1 Planned Business Campus
South	Undeveloped and Residential	A-2 Suburban District
East	Undeveloped and Commercial	PBC-2 Planned Business Campus, MD-2 Medical District and A-4 Single-Family Residential
West	Undeveloped and Residential	NC-1 Neighborhood Commercial

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.

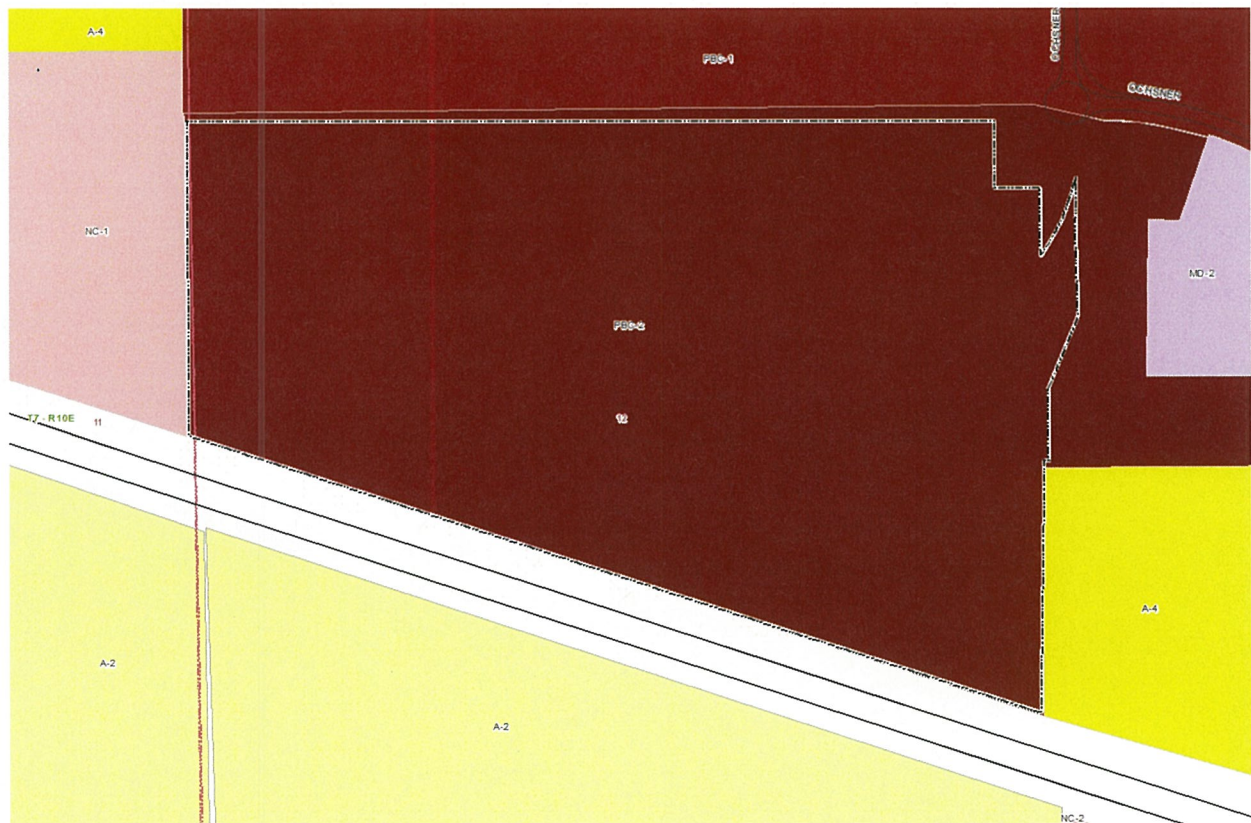
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PBC-2 Planned Business Campus to AML Advanced Manufacturing and Logistics District. The site is located on the south and west sides of Ochsner Boulevard Extension, west of LA Highway 21, Covington. The 2025 future land use plan designates the site to be developed as a planned district with single-unit residential uses while preserving the natural environment. Staff does not have any objection to the request considering the petitioned AML zoning district allows uses that parallel the existing PBC-2 zoning district.

STAFF RECOMMENDATION:

Staff recommends that the request for the AML Advanced Manufacturing and Logistics District be approved.

**SIZE:** 90.31 acres





SHADY LAKE

A-4  
2019-1530-ZC

PALM

1 A-3  
CEDAR

RUD

A-4

A-5

A-7

OCHSNER

A-4

PBC-1

A-4A

PBC-1

A-4

PBC-1

NC-1

PBC-2  
MD-2

A-4

T7S - R10E

11

12

A-2

NC-2

CBF-1

BREWSTER

TAYLOR

FAIR  
OAKS

AMELIA  
CHRISTINE  
MURPHY

A-2

A-3

A-4

14

13

45



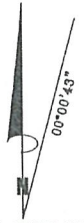
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N01°39'49"E	127.52'
L2	S00°28'41"E	214.87'
L3	S22°37'58"W	253.45'
L4	S00°50'57"E	232.38'
L5	S89°42'27"W	15.54'
L6	S89°58'43"W	143.97'
L7	N00°01'17"W	212.37'
L8	N89°58'43"E	84.45'
L9	N88°20'11"W	226.27'
L10	N57°40'32"E	265.00'
L11	S32°19'44"E	260.15'
L12	S89°42'27"W	289.00'
L13	S00°17'33"E	183.23'
L14	S00°19'28"E	130.00'
L15	S01°39'49"W	309.13'



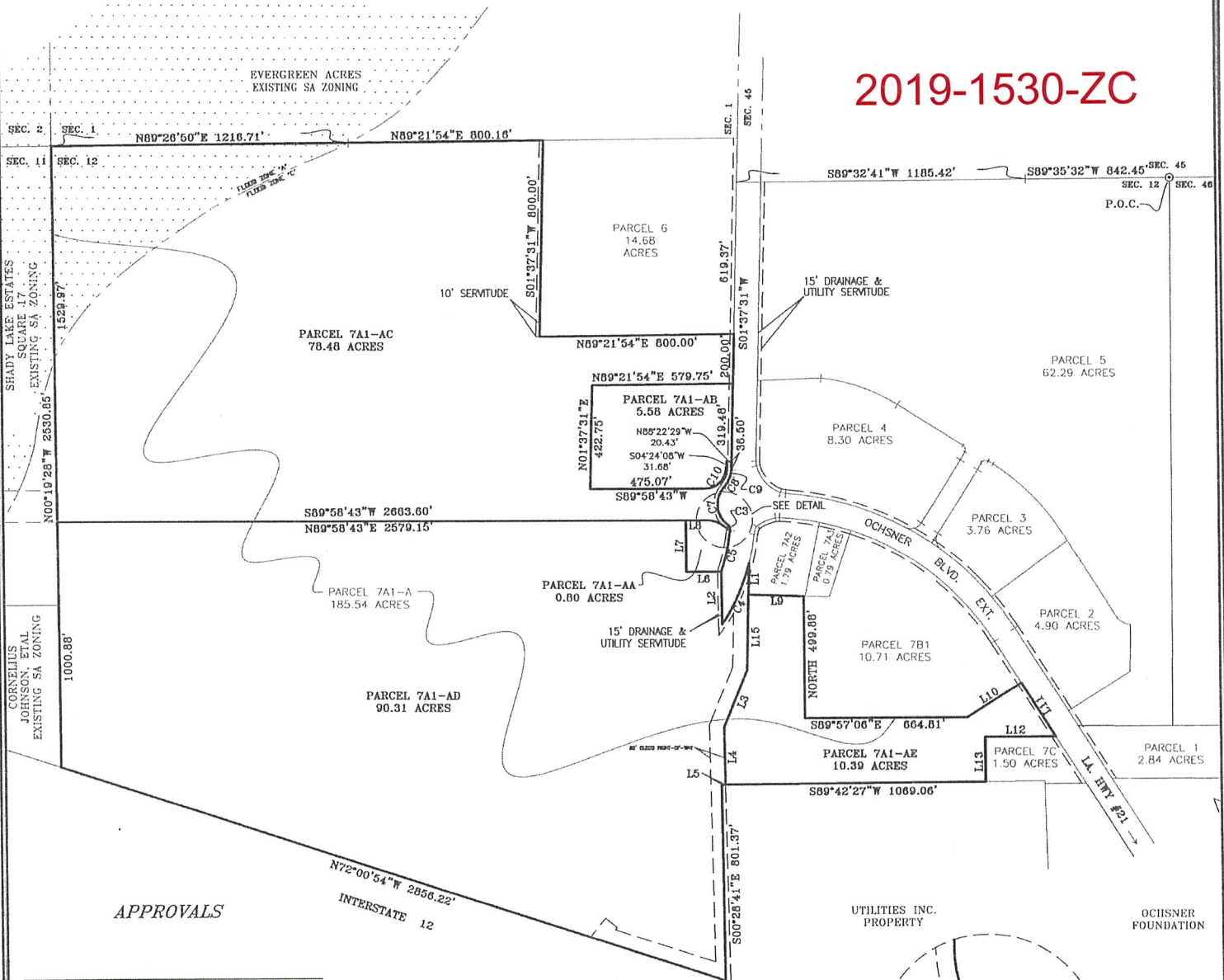
CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S70°31'30"E	122.00'	83.03'	81.43'
C2	S56°59'58"E	119.23'	24.85'	24.80'
C3	S10°31'31"E	40.00'	17.22'	17.09'
C4	N24°31'11"E	800.00'	273.51'	272.18'
C5	S12°36'08"W	700.00'	173.75'	173.30'
C6	N03°39'02"E	40.00'	2.57'	2.57'
C7	S07°12'24"E	105.00'	181.48'	159.72'
C8	S31°04'07"W	135.00'	52.96'	52.62'
C9	S18°43'38"W	75.00'	23.83'	23.73'
C10	S47°11'26"W	85.00'	126.96'	115.48'



LOUISIANA STATE PLANE  
COORDINATE SYSTEM (NAD 83)  
BASIS FOR BEARINGS

2019-1530-ZC



APPROVALS

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

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JOHN E. BONNEAU & ASSOCIATES, INC.

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 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY: A survey map by this firm with survey no. 2006 948 Q and map file no. 4972A.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE 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" & "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF  
PARCEL 7A1-A FORMERLY BEING A PART OF MS-10-04-010  
SECTION 12, T-7-S, R-10-E

into  
PARCELS 7A1-AA, 7A1-AB, 7A1-AC, 7A1-AD & 7A1-AE  
St. Tammany Parish, Louisiana  
for

ALL STATE FINANCIAL COMPANY

Survey No. 2006 948 Z2  
Date: MAY 13, 2019

Drawn by: SPH  
Revised:

Scale: N.T.S.

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

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

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 Survey is Certified  
True and Correct By

JOHN E. BONNEAU  
LICENSE NO. 4423  
PROFESSIONAL

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

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

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471  
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com



**ZONING STAFF REPORT**

**Date:** 8/23/2019  
**Case No.:** 2019-1534-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Harold Burfict  
**OWNER:** Harold Burfict  
**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the north side of Shady Lane, east of Carroll Road, Slidell, S4, T9S, R14E, Ward 9, District 14  
**SIZE:** .2349 acres

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**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-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential and Undeveloped	NC-2 Indoor Retail and Service District and HC-1 Highway Commercial District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of Shady Lane, east of Carroll Road, being 36023 Shady Lane, Slidell. The 2025 future land use designates the site to be developed with residential uses that vary in site design and density including manufactured homes. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay designation.

**STAFF RECOMMENDATION:**

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

**Case No.:** 2019-1534-ZC

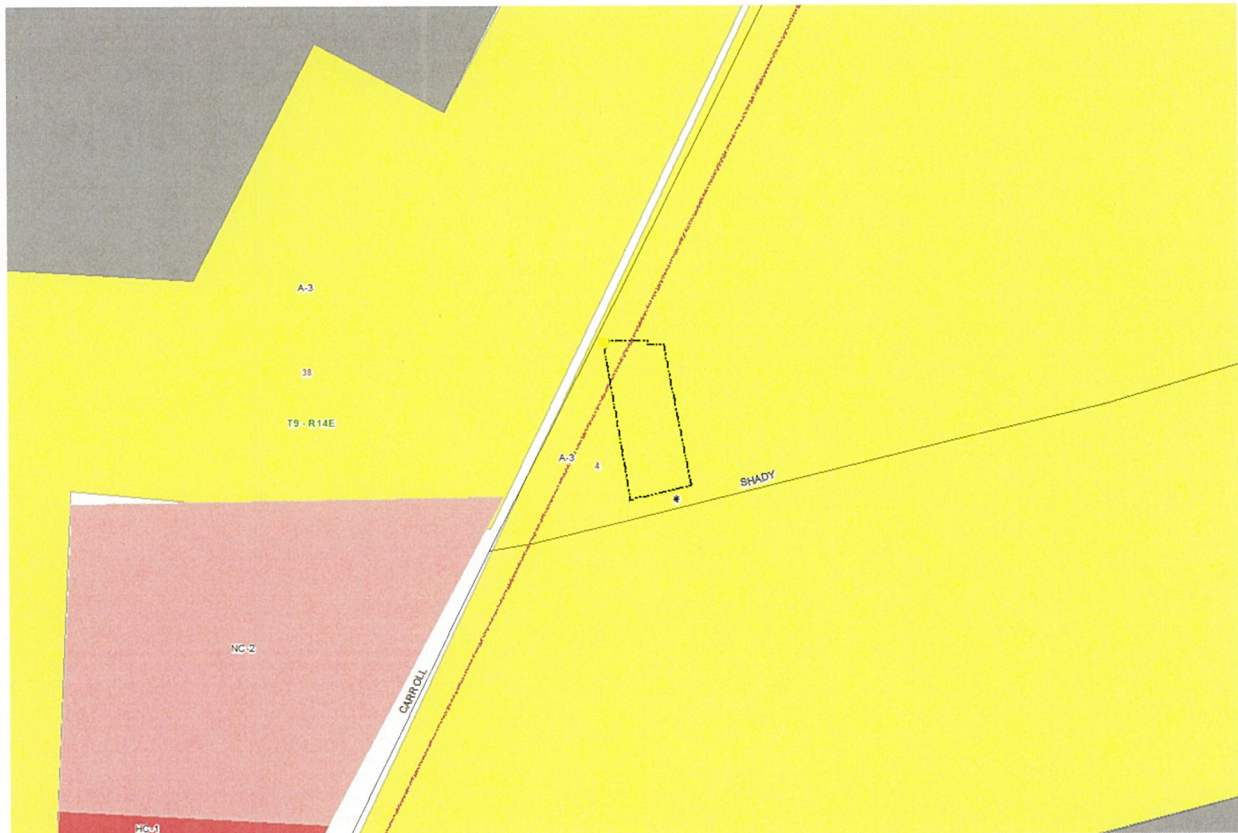
**PETITIONER:** Harold Burfict

**OWNER:** Harold Burfict

**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District with MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Shady Lane, east of Carroll Road, Slidell, S4, T9S, R14E, Ward 9, District 14

**SIZE:** .2349 acres

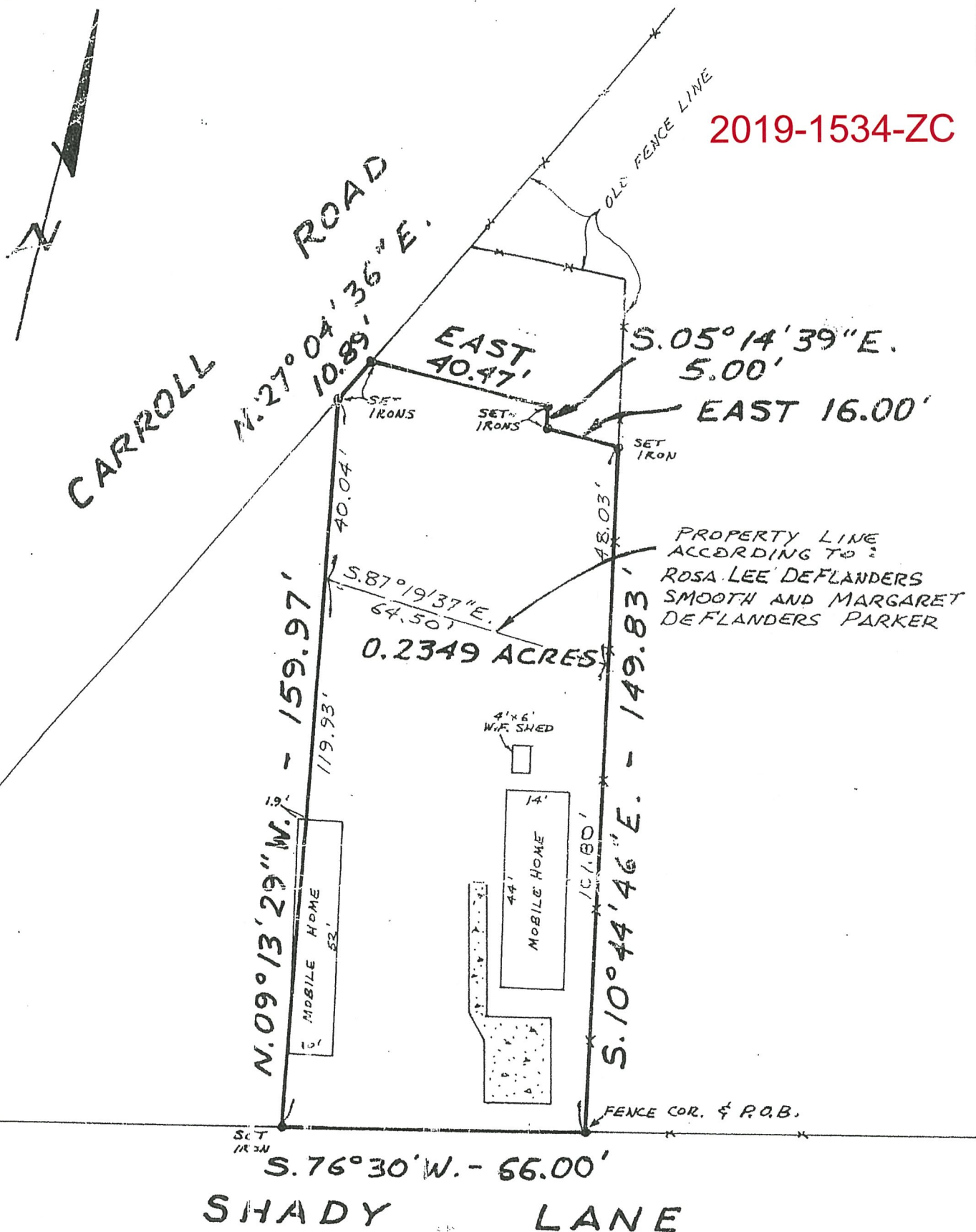








2019-1534-ZC



THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

NOTE: REPORTED TO BE THE SOUTHWEST CORNER OF PROPERTY FORMERLY OWNED BY AUGUSTA CRAWFORD. C.O.B. 161 FOL. 579

MUNICIPAL ADDRESS: 36023 SHADY LANE

FLOOD HAZARD ZONE C

SURVEY N°: 931170

J. V. BURKES & ASSOC., INC.

DWN. BY: WAB

DATE: OCT. 12, 1993

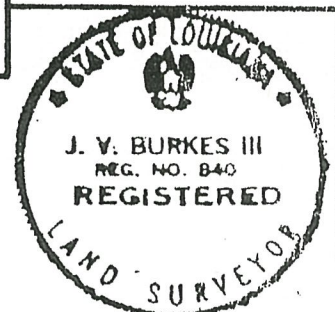
P.O. BOX 1568

SLIDELL, LA. 70459

SURVEY MAP OF: A PARCEL OF LAND  
LOCATED IN: SEC. 4 - T. 9 S. - R. 14 E.

ST. TAMMANY PARISH, LA.

FOR: AMOS GRIFFIN, JR. &  
CLARA ANDERSON GRIFFIN



SURVEYED BY:

J. V. BURKES III  
LA. REG. N° 840  
SLIDELL, LA.

SCALE: 1" = 30'

## ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2019-1544-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Iberville – 7<sup>th</sup>, LLC – Paul D. Rees

**OWNER:** Iberville – 7th, LLC – Paul D. Rees

**REQUESTED CHANGE:** From NC-1 Professional Office District to ED-1 Primary Education District

**LOCATION:** Parcel located on the north side of Iberville Street, on the west side of 7<sup>th</sup> Street and on the east side of 8<sup>th</sup> Street, being lots 9 and 10, Square 8, Chinchuba Subdivision, Mandeville, S34, T7S, R11E, Ward 4, District 4

**SIZE:** .17 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	Educational and Residential	ED-1 Primary Education District and NC-1 Professional Office District
South	Commercial	NC-1 Professional Office District
East	Commercial	HC-2 Highway Commercial
West	Residential	A-5 Two-Family Residential District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development: No**

### COMPREHENSIVE PLAN:

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from NC-1 Professional Office District to ED-1 Primary Education District. This site is located on the north side of Iberville Street, on the west side of 7<sup>th</sup> Street and on the east side of 8<sup>th</sup> Street, being 4431 Iberville Street, Mandeville. The 2025 future land use plan calls for the area to be developed with commercial outlets of varying densities. Staff does not have any objection to the request considering the site is abutting existing ED-1 Primary Education District to the north and west sides.

Note that the site is proposed to be converted into additional office and classroom space for the adjacent Montessori Christian Academy development site.

**STAFF RECOMMENDATION:**

**STAFF RECOMMENDATION:**  
Staff recommends the request for the ED-1 Primary Education District be approved.

**Case No.:** 2019-1544-ZC

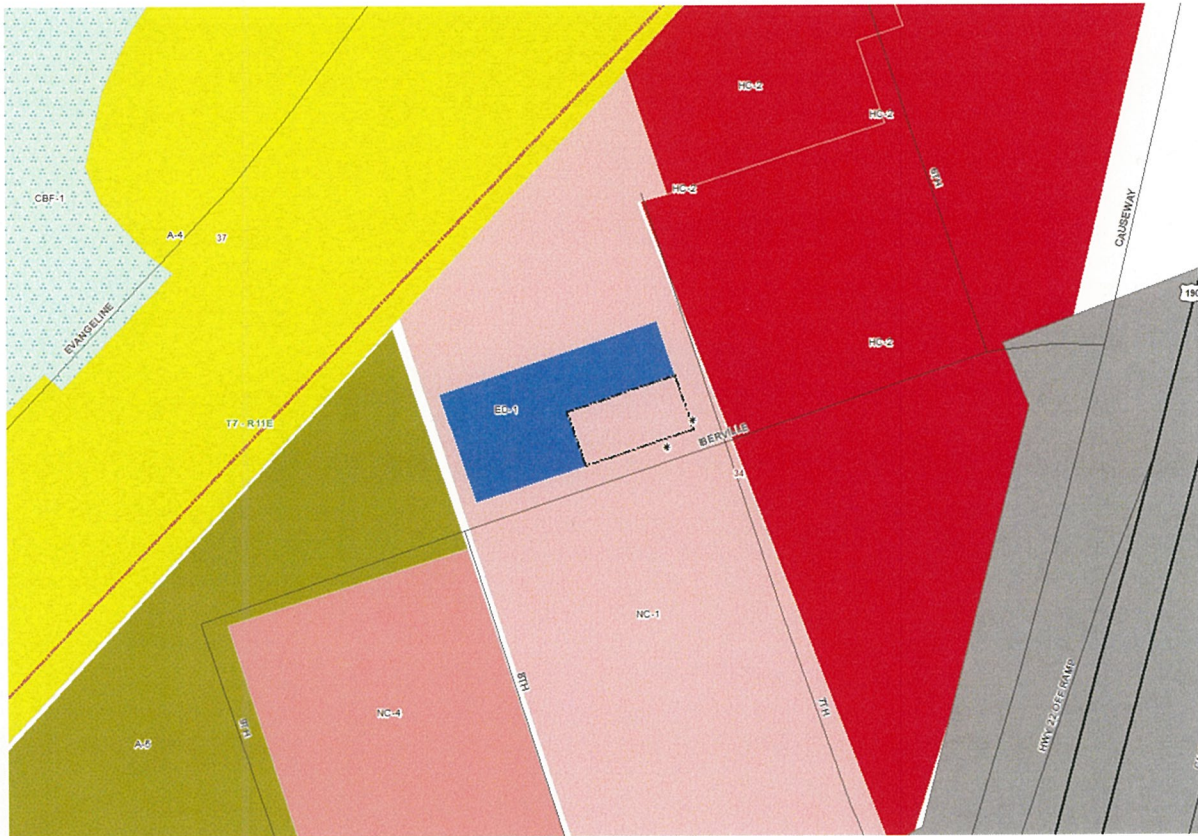
**PETITIONER:** Iberville – 7th, LLC – Paul D. Rees

**OWNER:** Iberville – 7th, LLC – Paul D. Rees

**REQUESTED CHANGE:** From NC-1 Professional Office District to ED-1 Primary Education District

**LOCATION:** Parcel located on the north side of Iberville Street, on the west side of 7<sup>th</sup> Street and on the east side of 8<sup>th</sup> Street, being lots 9 and 10, Square 8, Chinchuba Subdivision, Mandeville, S34, T7S, R11E, Ward 4, District 4

**SIZE:** .17 acre

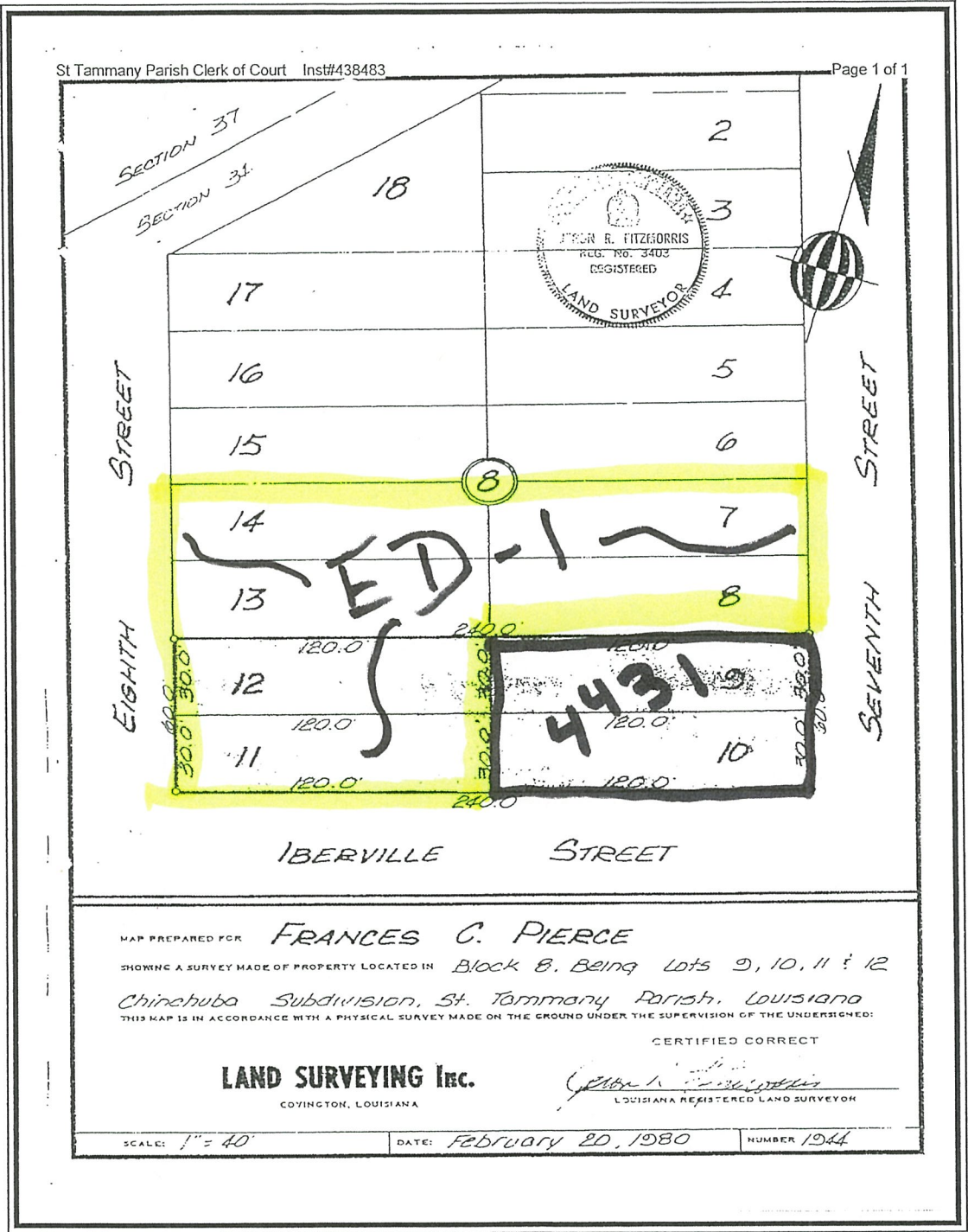








2019-1544-ZC





## ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2019-1547-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Angel McCoy

**OWNER:** Angel McCoy

**REQUESTED CHANGE:** From A-2 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the east side of Stephanie Lane, south of Elaine Lane, being lot 51, Ramsey Estates Subdivision, Phase II, Covington, S24, T6S, R10E, Ward 3, District 3

**SIZE:** 1.34 acres

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 1 lane asphalt

**Condition:** Fair

## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

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

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development: No**

### COMPREHENSIVE PLAN:

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-2 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The site is located on the east side of Stephanie Lane, south of Elaine Lane, being 75064 Stephanie Lane, Covington. The 2025 future land use plan calls for the area to be developed with residential uses that vary in site design and density, including manufactured homes. Staff does not have any objection to the request for the MHO Manufactured Housing Overlay.

**STAFF RECOMMENDATION:**

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

**Case No.:** 2019-1547-ZC

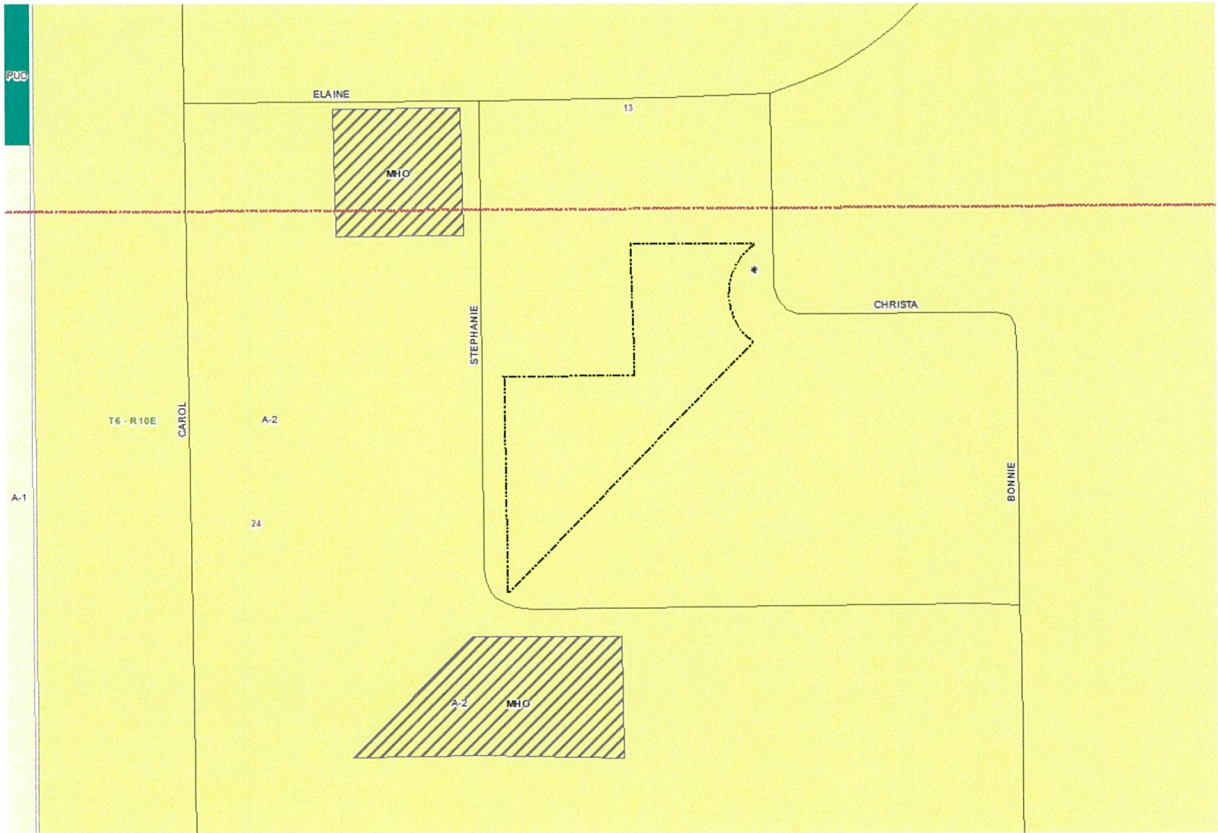
**PETITIONER:** Angel McCoy

**OWNER:** Angel McCoy

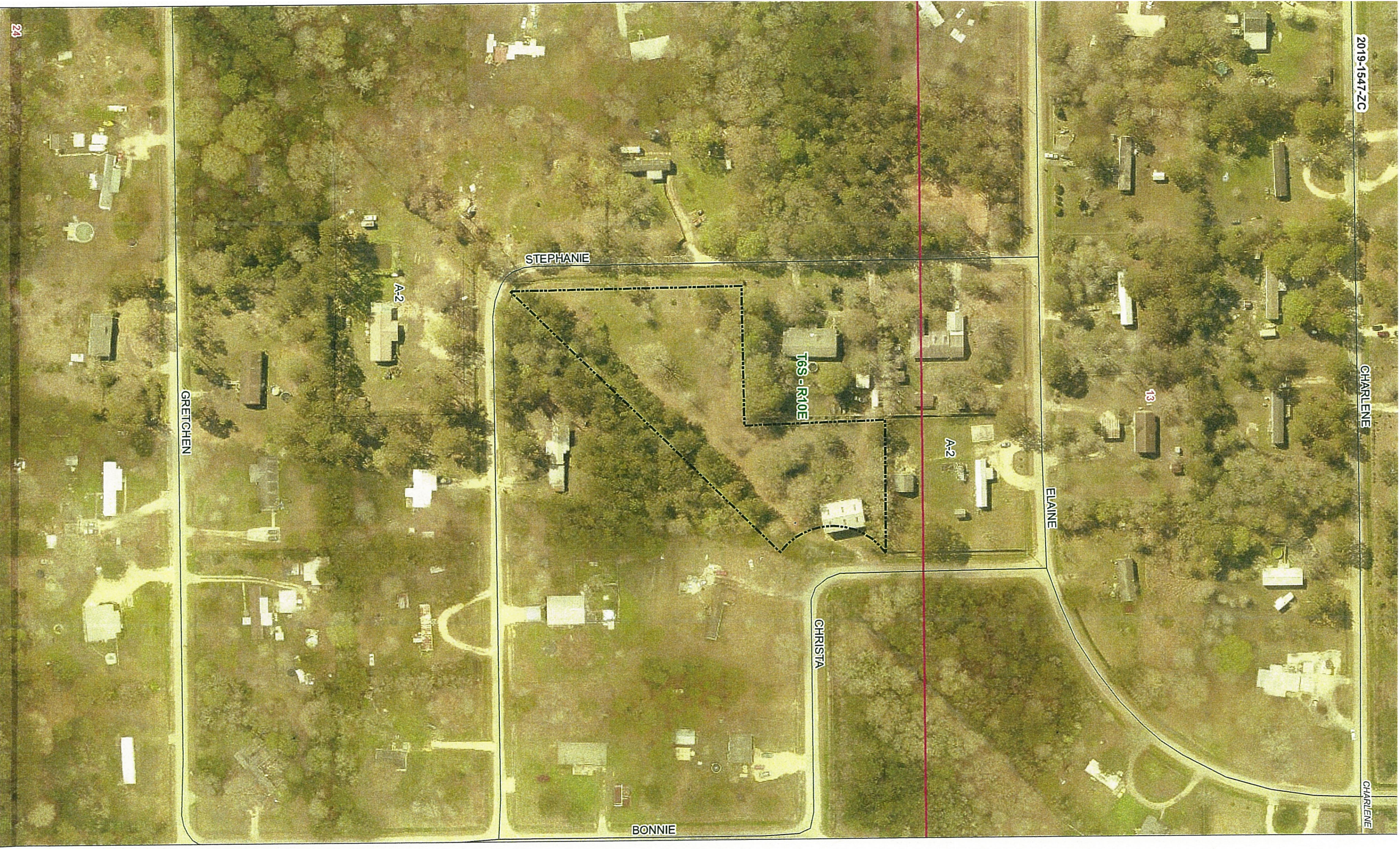
**REQUESTED CHANGE:** From A-2 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the east side of Stephanie Lane, south of Elaine Lane, being lot 51, Ramsey Estates Subdivision, Phase II, Covington, S24, T6S, R10E, Ward 3, District 3

**SIZE:** 1.34 acres













ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2019-1550-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Julie and Brian Daire

**OWNER:** Julie and Brian Daire

**REQUESTED CHANGE:** From NC-2 Indoor Retail and Service District and CBF-1 Community Based Facilities District to I-1 Industrial District

**LOCATION:** Parcel located on the south side of US Highway 190, east of North Pontchartrain Drive, being a portion of Lot 545, Forest Glen Addition to Lacombe Park, Lacombe, S48, T8S, R12E, Ward 7, District 7

**SIZE:** 1.123 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	NC-2 Indoor Retail and Service District and A-2 Suburban District
South	Residential and Undeveloped	A-1A Suburban District
East	Commercial	NC-2 Indoor Retail and Service District
West	Civic	NC-2 Indoor Retail and Service 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 NC-2 Indoor Retail and Service District and CBF-1 Community Based Facilities District to I-1 Industrial District. The site is located on the south side of US Highway 190, east of North Pontchartrain Drive, being 26246 Hwy 190, Lacombe. The 2025 future land use plan calls for the area to be developed with residential dwelling units that vary in site design and density. Although the Hwy 190 corridor maintains a various level of commercial zoning districts, staff feels that the uses permitted in the I-1 Industrial District are too intense for the adjacent residential neighborhood to the south.

STAFF RECOMMENDATION:

Staff recommends that the request for the I-1 Industrial District be denied.



**Case No.:** 2019-1550-ZC

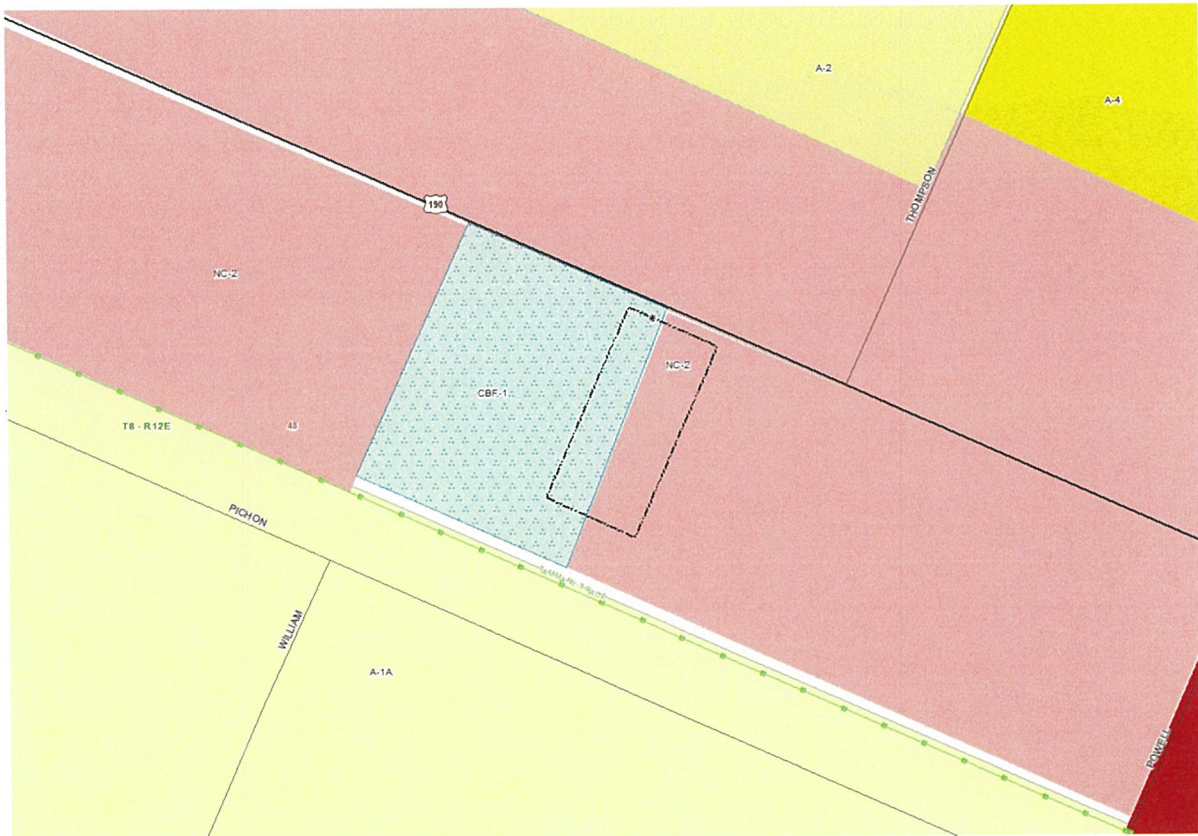
**PETITIONER:** Julie and Brian Daire

**OWNER:** Julie and Brian Daire

**REQUESTED CHANGE:** From NC-2 Indoor Retail and Service District and CBF-1 Community Based Facilities District to I-1 Industrial District

**LOCATION:** Parcel located on the south side of US Highway 190, east of North Pontchartrain Drive, being a portion of Lot 545, Forest Glen Addition to Lacombe Park, Lacombe, S48, T8S, R12E, Ward 7, District 7

**SIZE:** 1.123 acres





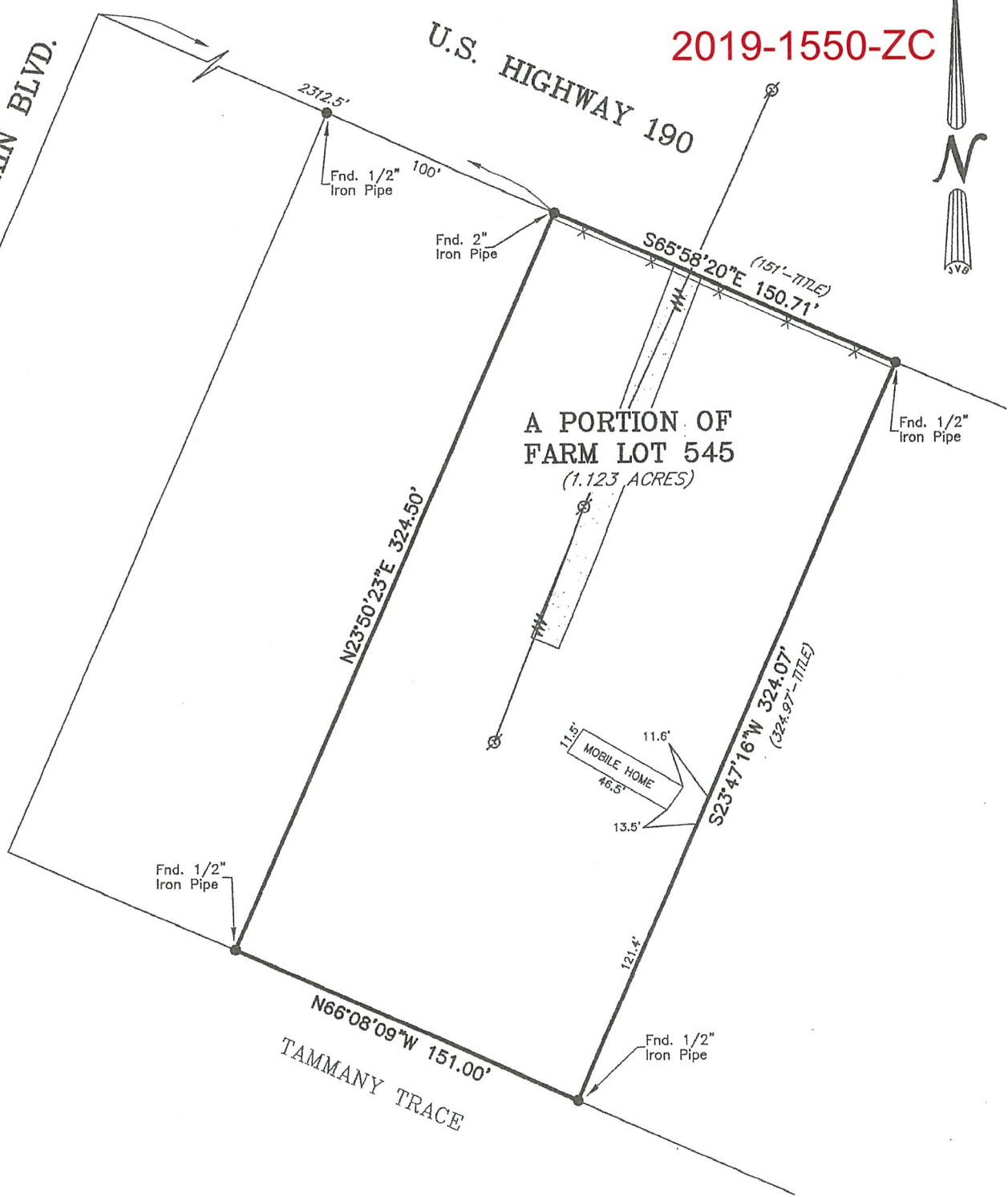




PONTCHARTRAIN BLVD.

U.S. HIGHWAY 190

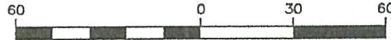
2019-1550-ZC



LEGEND

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

GRAPHIC SCALE



( IN FEET )  
1 INCH = 60 FEET

BUILDING SETBACKS  
(\* Verify Prior to Construction)

- Front Setback.....\*
- Side Setback.....\*
- Rear Setback.....\*

ADDRESS: U.S. HIGHWAY 190

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

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

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

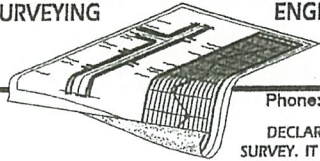
F.I.R.M. No. 225205 0380 C  
F.I.R.M. Date 4/2/91  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20190033  
DATE:  
1/7/19

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL  
CHECKED BY: RMK  
SCALE: 1" = 60'



Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF A PORTION OF FARM LOT 545, FOREST GLEN ADD. TO LACOMBE PARK IN SECTION 48, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: BRIAN DAIRE

STATE OF LOUISIANA  
SEAN M. BURKES  
REG. NO. 4785  
SURVEYED BY:  
LAND SURVEYOR  
SEAN M. BURKES  
LA REG. No. 4785



ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2019-1559-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Katie Michel  
**OWNER:** Lorrie Vanderwall  
**REQUESTED CHANGE:** From A-1A Suburban District, RO Rural Overlay, and a partial MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on NW Windom Road, east of LA Highway 40, Covington, S27, T5S, R11E, Ward 2, District 2  
**SIZE:** .277 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-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
South	Residential	A-1A Suburban District and RO Rural Overlay
East	Residential	A-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
West	Residential	A-1A Suburban District and RO Rural Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District, Ro Rural Overlay, and a partial MHO Manufactured Home Overlay to A-1A Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The site is located on NW Windom Road, east of LA Highway 40, being 79321 NW Windom Rd., Covington. The 2025 future land use plan designates the site to be developed with residential uses of varying site design and density, including mobile homes. Staff does not have any objection to the request considering that there is an existing MHO Manufactured Housing Overlay on a portion of the property and it also abuts lots with the overlay to the north.

STAFF RECOMMENDATION:

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



**Case No.:** 2019-1559-ZC

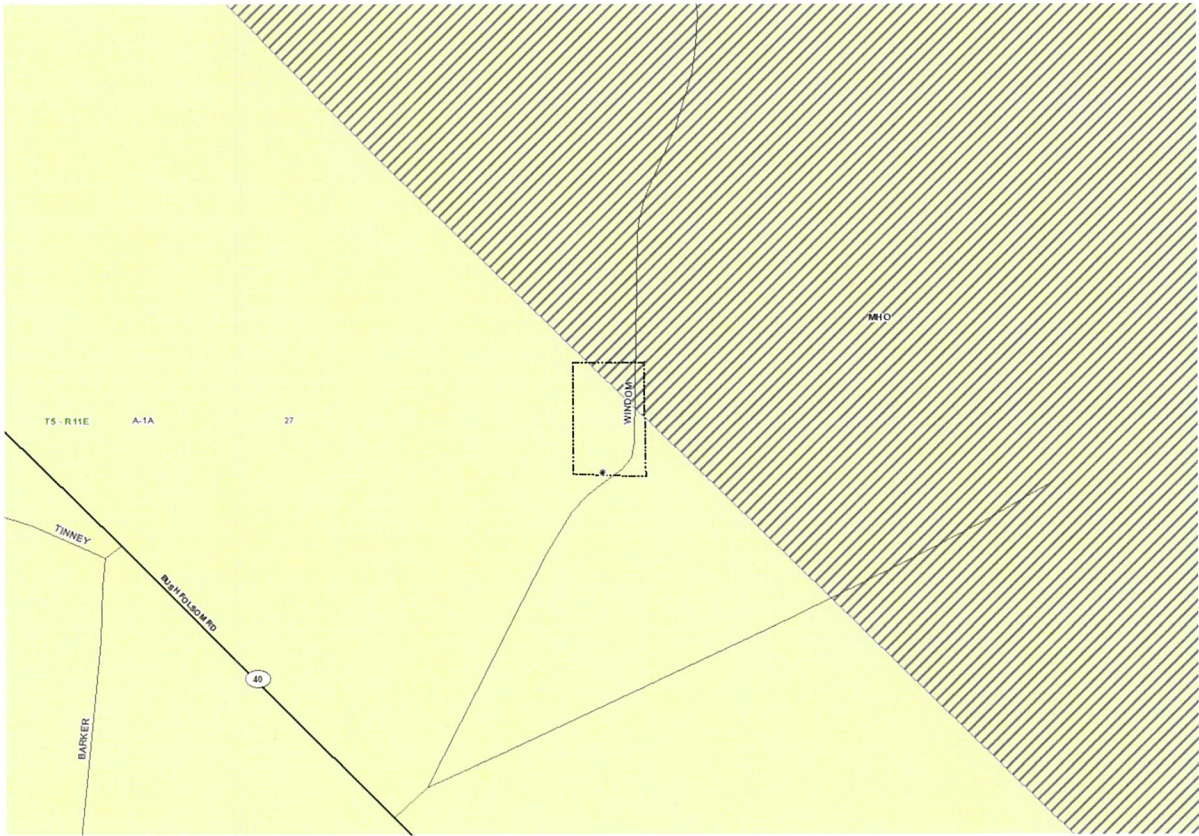
**PETITIONER:** Katie Michel

**OWNER:** Lorrie Vanderwall

**REQUESTED CHANGE:** From A-1A Suburban District, RO Rural Overlay and a partial MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on NW Windom Road, east of LA Highway 40, Covington, S27, T5S, R11E, Ward 2, District 2

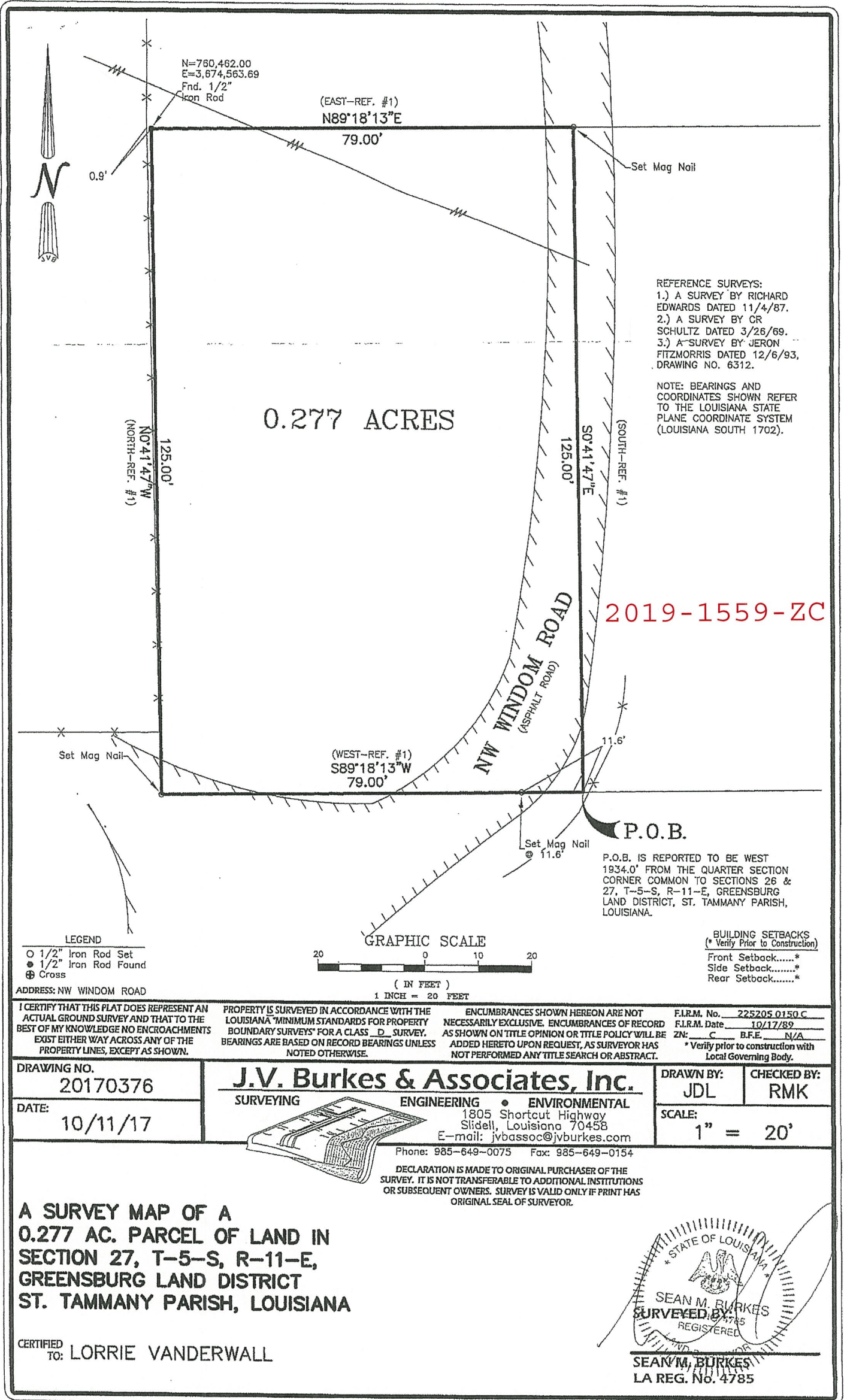
**SIZE:** .277 acres











2019-1559-ZC



ZONING STAFF REPORT

Date: 8/23/2019

Case No.: 2019-1562-ZC

Posted: 8/16/2019

Meeting Date: 9/3/2019

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Southern Lifestyle Development – Jason Ellis

**OWNER:** Providence Parks Development LLC – Robert Daigle

**REQUESTED CHANGE:** A-4 Single-Family Residential District to A-5 Two Family Residential District, A-5 Two Family Residential District to A-4 Single-Family Residential District & HC-2 Highway Commercial District to A-4 Single-Family Residential District & A-5 Two-Family Residential District

**LOCATION:** Parcel located on the east side of LA Highway 1077, south of McGee Road, north of US Highway 190, Covington, S21, T6S, R10E, Ward 1, District 3

**SIZE:** 5.53 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	A-1 Suburban District
South	Industrial & Undeveloped	I-2 Industrial District
East	Undeveloped	A-1 Suburban District
West	Residential	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

**Agriculture (nursery, sod)** - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

**Agriculture – extraction** - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to A-5 Two Family Residential District, A-5 Two Family Residential District to A-4 Single-Family Residential District & HC-2 Highway Commercial District to A-4 Single-Family Residential District & A-5 Two-Family Residential District. See chart below depicting the requested changes and the total acreage for each zoning district and see attached map.

Requested Zoning Change	Acreage
A-4 to A-5	2.8 acres
A-5 to A-4	2.3 acres
HC-2 to A-4	0.4 acre
HC-2 to A-5	0.3 acre

Overall Zoning Summary		
Zoning District	Acreage	Total including Requested Zoning Acreage
A-4	145.24 acres	146.28 acres
A-5	4.58 acres	4.58 acres
HC-2	7.47 acres	6.43 acres
PUD	157.3 acres	157.3 acres

The changes listed above are being requested in order to increase or decrease the acreage of the underlying zoning categories of the previously approved PUD (2017-523-ZC). Note that a request for major amendment of the PUD (2017-523-ZC) has also been submitted showing the proposed changes and the reconfiguration of the PUD subdivision.

STAFF RECOMMENDATION:

Staff recommends that the requested changes for the A-4, A-5 & HC-2 zoning designations be approved.



**Case No.:** 2019-1562-ZC

**PETITIONER:** Southern Lifestyle Development – Jason Ellis

**OWNER:** Providence Parks Development LLC – Robert Daigle

**REQUESTED CHANGE:** A-4 Single-Family Residential District to A-5 Two Family Residential District, A-5 Two Family Residential District to A-4 Single-Family Residential District & HC-2 Highway Commercial District to A-4 Single-Family Residential District & A-5 Two-Family Residential District

**LOCATION:** Parcel located on the east side of LA Highway 1077, south of McGee Road, north of US Highway 190, Covington, S21, T6S, R10E, Ward 1, District 3

**SIZE:** 5.53 acres





2019-1562-ZC

PUD

PUD  
A-1

A-1

A-2

WILKINSON

21

MC GEE

A-1

PUD

A-4

A-5

HC-2

COUNTRYSIDE

1077

PUD

T6S - R10E

I-2

A-1

22

OLD US 190

NC-2

28

WILSON

HC-2

A-1

27

TURNPIKE RD

I-2

I-2

A-3

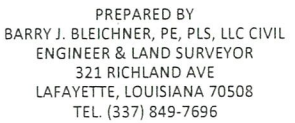
LADNER

HC-2

1077

190





CERTAIN TACKS OF LAND, CONTAINING 4.8 ACRES, SITUATED IN SECTION 27, TOWNSHIP 6 NORTH, RANGE 10 EAST, GREENBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 10 EAST; THENCE BEARING S 89° 33' 30" W A DISTANCE OF 45.83 FEET TO A POINT AND CORNER;

THENCE BEARING N 1° 57' 13" E A DISTANCE OF 142.02 FEET TO A POINT AND CORNER;

THENCE BEARING N 89° 33' 30" W A DISTANCE OF 142.02 FEET TO A POINT AND CORNER;

THENCE BEARING N 3° 45' 34" E A DISTANCE OF 93.44 FEET TO A POINT AND CORNER;

THENCE BEARING N 89° 33' 30" W A DISTANCE OF 93.44 FEET TO A POINT AND CORNER;

THENCE BEARING N 1° 57' 13" E A DISTANCE OF 142.02 FEET TO A POINT AND CORNER;

THENCE BEARING N 89° 33' 30" E A DISTANCE OF 135.05 FEET TO A POINT AND CORNER;

THENCE BEARING N 89° 21' 25" E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING P (8);

THENCE BEARING N 89° 21' 25" E A DISTANCE OF 696.25 FEET TO A POINT AND CORNER;

THENCE BEARING N 89° 21' 25" E A DISTANCE OF 338.50 FEET TO A POINT AND CORNER;

THENCE BEARING S 92° 38' 50" E A DISTANCE OF 142.02 FEET TO A POINT AND CORNER;

THENCE BEARING S 92° 38' 50" E A DISTANCE OF 142.02 FEET TO A POINT AND CORNER;

THENCE BEARING S 93° 30' 58" E A DISTANCE OF 380.30 FEET TO A POINT AND CORNER;

THENCE BEARING N 89° 21' 25" W A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING P (8).

(B). CONTAINING 4.8 ACRES (199,410) SQUARE FEET, MORE OR LESS.



ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2019-1563-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jon Leyens

**OWNER:** NewTrac West, LLC – Emerson Loga

**REQUESTED CHANGE:** From MD-3 Medical Facility District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the north side of Keystone Boulevard, east of US Highway 190 East Service Road, Covington, S37, T7S, R11E, Ward 4, District 5

**SIZE:** 1.65 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish and Private                      **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	PUD Planned Unit Development
South	Commercial	MD-3 Medical Facility District
East	Commercial	MD-2 Medical Clinic District
West	Commercial	HC-2 Highway Commercial

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.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from MD-3 Medical Facility District to HC-2 Highway Commercial District. The site is located on the north side of Keystone Boulevard, east of US Highway 190 East Service Road, Covington. The 2025 future land use plan designates this site to be developed as a planned district with a mix of commercial uses at varying densities. Although the site is abutting HC-2 Highway Commercial on the west side, staff feels that existing zoning designation is appropriate for the site and fits with the surrounding medical uses.

STAFF RECOMMENDATION:

Staff recommends that the request for the HC-2 Highway Commercial District designation be denied.



**Case No.:** 2019-1563-ZC

**PETITIONER:** Jon Leyens

**OWNER:** NewTrac West, LLC – Emerson Loga

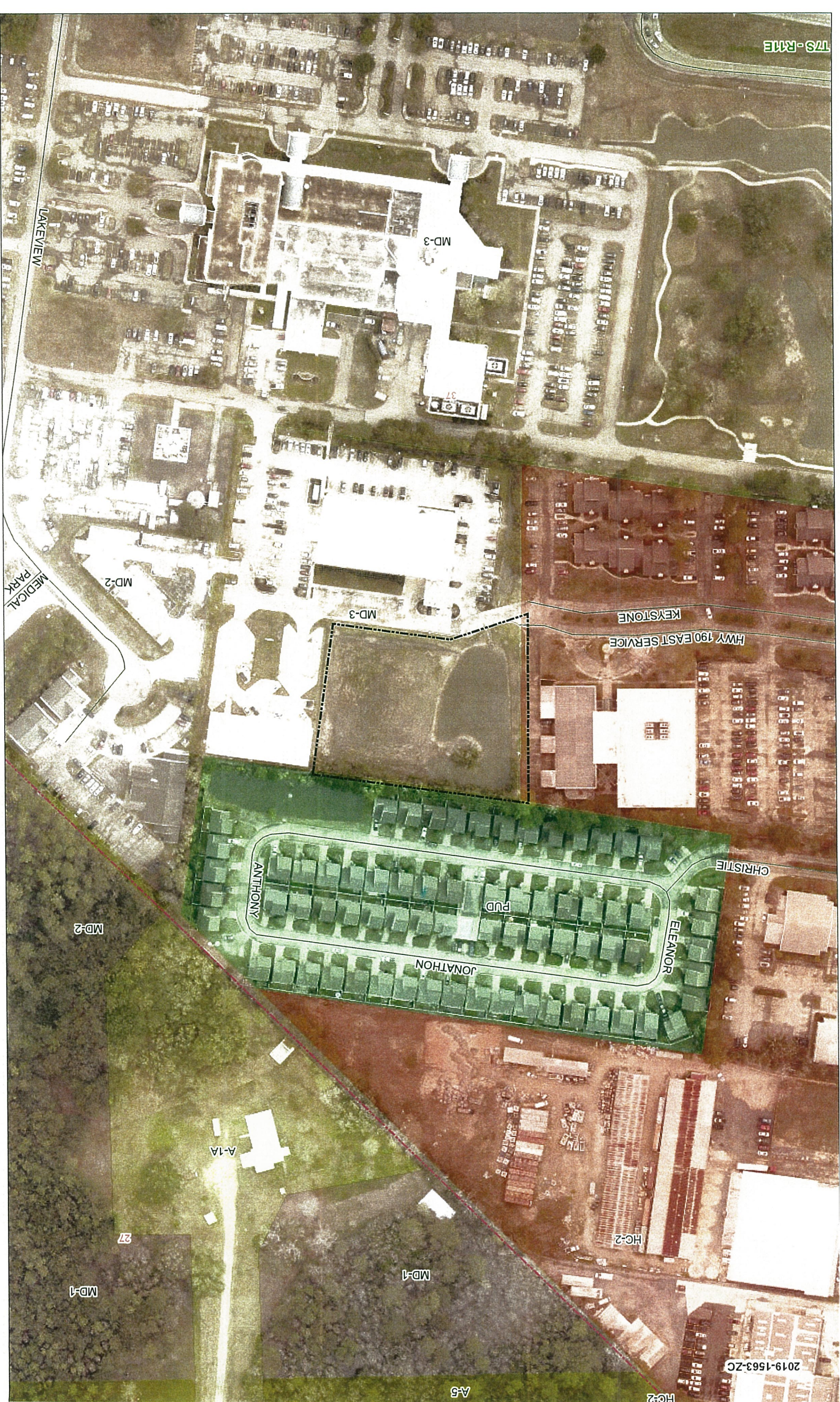
**REQUESTED CHANGE:** From MD-3 Medical Facility District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the north side of Keystone Boulevard, east of US Highway 190 East Service Road, Covington, S37, T7S, R11E, Ward 4, District 5

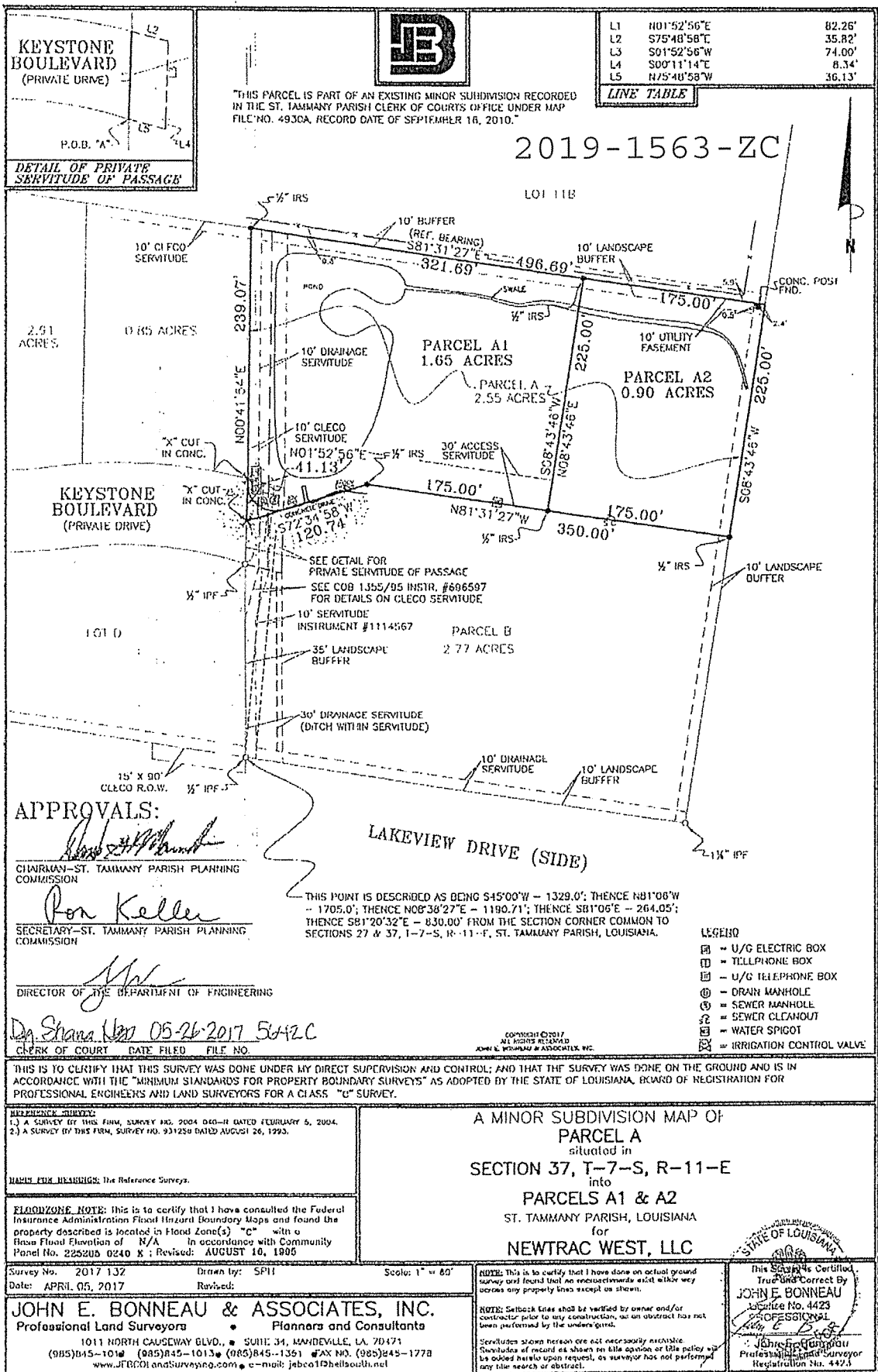
**SIZE:** 1.65 acres













**ZONING STAFF REPORT**

**Date:** 8/23/2019  
**Case No.:** 2019-1564-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Jarrett and Courtney Wallace

**OWNER:** Dorthy Sanchez and Darryl Gonsoulin

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

**LOCATION:** Parcel located at the end of Martha Sharp Road, east of House Creek Road, north of LA Highway 40, Bush, S6, T5S, R12E, Ward 2, District 6

**SIZE:** 1 acre

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 lane gravel

**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 and RO Rural Overlay
South	Residential	A-1 Suburban District and RO Rural Overlay
East	Residential and Undeveloped	A-1 Suburban District and RO Rural Overlay
West	Residential	A-1 Suburban District and 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 and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The site is located at the end of Martha Sharp Road, east of House Creek Road, north of LA Highway 40, Bush. The 2025 future land use plan designates the site to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval of the requested A-2 Suburban District designation considering the site is flanked by large parcels of land that conform to the existing A-1 Suburban District zoning designation. However, staff does not have any objection to the request for the MHO Manufactured Housing Overlay considering the site is surrounded by residential uses of varying density and design.

**STAFF RECOMMENDATION:**

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



**Case No.:** 2019-1564-ZC

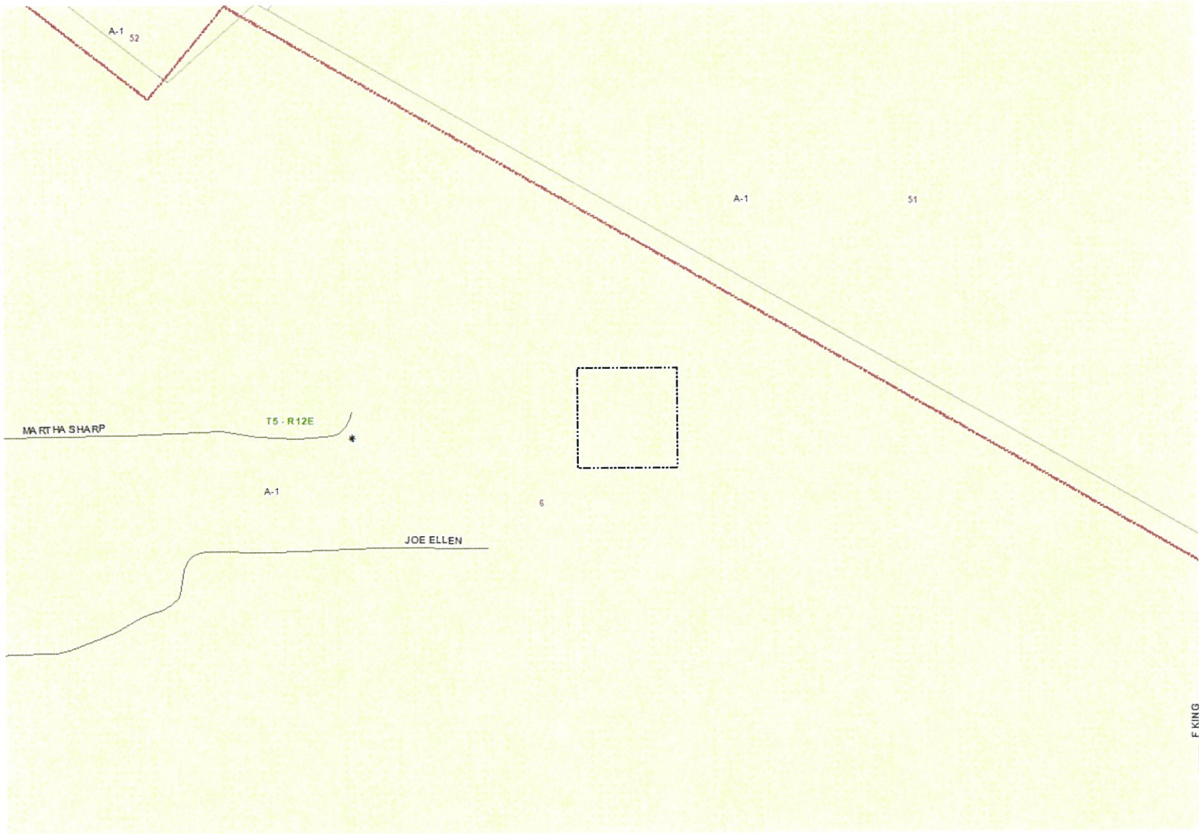
**PETITIONER:** Jarrett and Courtney Wallace

**OWNER:** Dorthy Sanchez and Darryl Gonsoulin

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

**LOCATION:** Parcel located at the end of Martha Sharp Road, east of House Creek Road, north of LA Highway 40, Bush, S6, T5S, R12E, Ward 2, District 6

**SIZE:** 1 acre





A-1

61

T5S - R12E



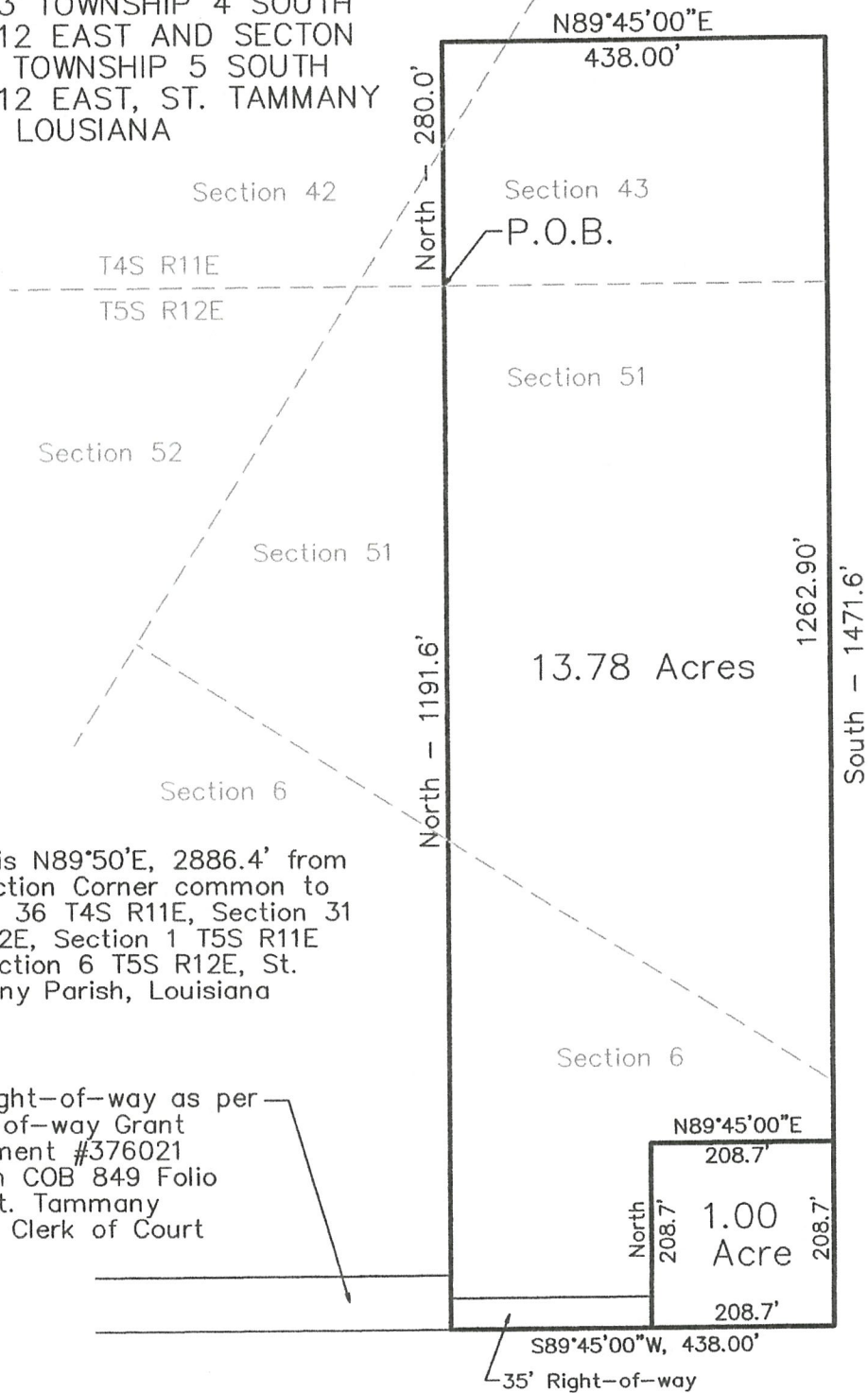
JOE ELLEN

A-1  
6



SKETCH MAP FOR ZONING  
PURPOSES ONLY OF PROPERTY  
LOCATED AS LOT 5 IN SECTION  
42 & 43 TOWNSHIP 4 SOUTH  
RANGE 12 EAST AND SECTION  
6 & 51 TOWNSHIP 5 SOUTH  
RANGE 12 EAST, ST. TAMMANY  
PARISH, LOUISIANA

2019-1564-ZC



P.O.B. is N89°50'E, 2886.4' from  
the Section Corner common to  
Section 36 T4S R11E, Section 31  
T4S R12E, Section 1 T5S R11E  
and Section 6 T5S R12E, St.  
Tammany Parish, Louisiana

60' Right-of-way as per  
Right-of-way Grant  
Instrument #376021  
filed in COB 849 Folio  
350 St. Tammany  
Parish Clerk of Court  
office

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:LXI.

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

MAP PREPARED FOR **Courtney G. Wallace**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN Sections 42 & 43 Township 4 South Range 12 East and  
Sections 6 & 51 Township 5 South Range 12 East, St.  
Tammany Parish, Louisiana

THIS MAP IS NOT 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  
landsurveyingllc@gmail.com email

CERTIFIED CORRECT

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

SCALE: 1" = 200'

DATE: 7-11-2019

NUMBER: 19419

Terr3/CourtneyWallaceZoning



**ZONING STAFF REPORT**

**Date:** 8/23/2019  
**Case No.:** 2019-1565-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Kaitlyn Galloway  
**OWNER:** Kenneth and Helen Galloway  
**REQUESTED CHANGE:** From A-1A Suburban District and RO Rural Overlay to A-1A Suburban District, Ro Rural Overlay and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the west side of LA Highway 437, north of K Sharp Lane, Covington, S3, T6S, R11E, Ward 3, District 2  
**SIZE:** 14.636 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	A-1A Suburban District and RO Rural Overlay
South	Residential	A-1A Suburban District and Ro Rural Overlay
East	Undeveloped	A-1 Suburban District, A-1A Suburban District, and RO Rural Overlay
West	Undeveloped	A-1A Suburban District and 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-1A Suburban District and RO Rural Overlay to A-1A Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The site is located on the west side of LA Highway 437, north of K Sharp Lane, being 77379 Hwy 437, Covington. The 2025 future land use plan designates the site to be developed with residential and agricultural uses. Staff does not have any objection to the requested MHO Manufactured Housing Overlay.

**STAFF RECOMMENDATION:**

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



**Case No.:** 2019-1565-ZC

**PETITIONER:** Kaitlyn Galloway

**OWNER:** Kenneth and Helen Galloway

**REQUESTED CHANGE:** From A-1A Suburban District and RO Rural Overlay to A-1A Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the west side of LA Highway 437, north of K Sharp Lane, Covington, S3, T6S, R11E, Ward 3, District 2

**SIZE:** 14.636 acres





2019-1565-ZC

A-1A  
T6S-R1E 3

2019-1565-ZC

2

ST JOSEPH

437

LEE RD

K SHARP

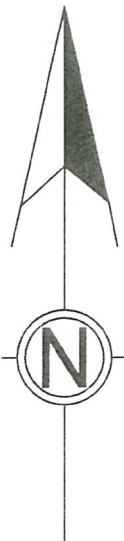
A-2

A-1A

NC-4

A-1





REFERENCE BEARING:  
Iron Pipe A to Fence Post B  
S89°40'W  
(per Reference Survey)

#### LEGEND

- ☒ = FENCE CORNER POST FOUND
- ⊠ = 1-1/2" SQUARE BAR FOUND
- ⊗ = 1" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- = POWERPOLE
- X- = FENCE
- RS = REFERENCE SURVEY

#### NOTE:

This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

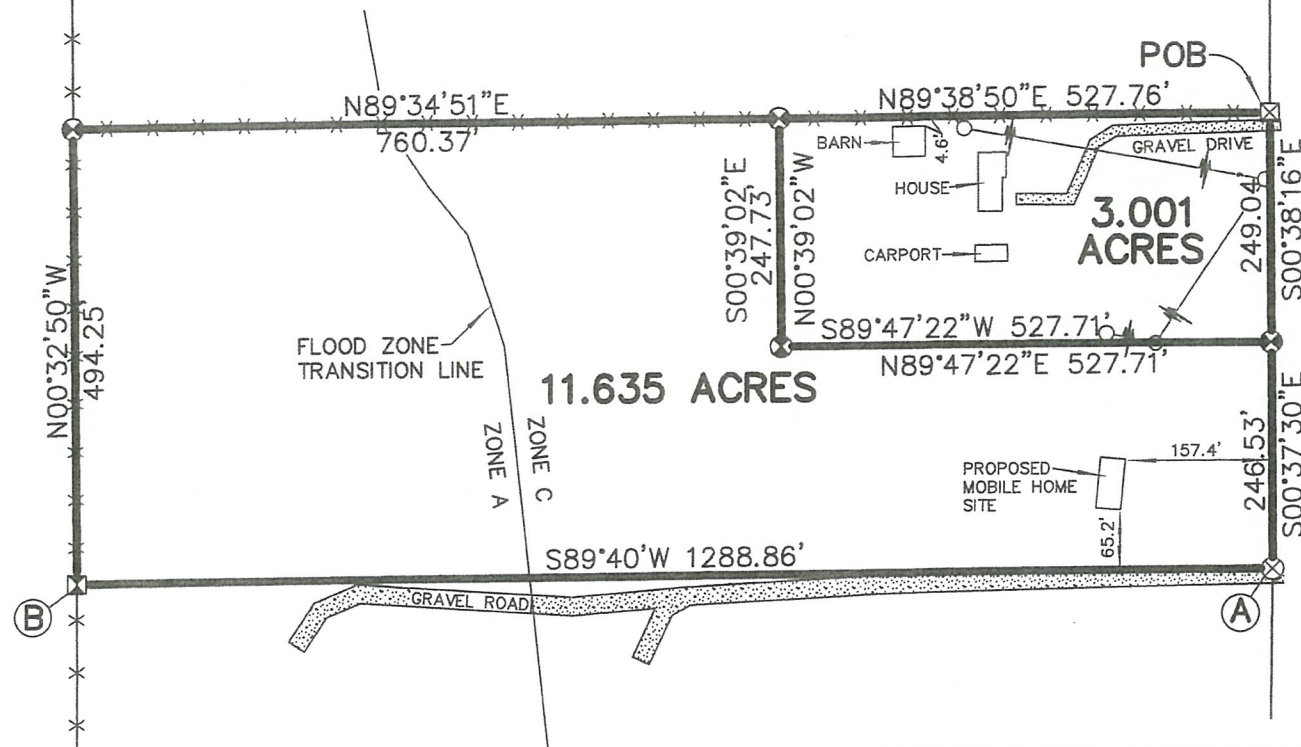
#### REFERENCE SURVEY:

Survey of the division of the Robert Wymer Property  
by Lowell E. Cummings, Surveyor, dated April 16, 1954.

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.

2019-1565-ZC

POB is reported to be S00°15'E 1487.4'  
& N89°58'W 30.0' from the NE Corner  
of Section 3, T6S, R11E.



LOUISIANA HIGHWAY NO. 437

DATE 07/15/19  
APPROVED  
DEPARTMENT OF PLANNING

PLAT PREPARED FOR:

*Helen G. & Kenneth H. Galloway*

SCALE

1" = 200'

DATE:

7/12/2019

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

PROFESSIONAL LAND SURVEYOR

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 6  
SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

(985) 892-1549

503 N. JEFFERSON AVE.

COVINGTON, LA 70433

JOB NO.

19142





ZONING STAFF REPORT

**Date:** 8/23/2019

**Case No.:** 2019-1566-ZC

**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019

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

GENERAL INFORMATION

**PETITIONER:** Helmut Ermlich Jr.

**OWNER:** Helmut Ermlich Jr.

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

**LOCATION:** Parcel located on the southeast corner of Pat O’Brien Road, north of Pine Hollow Road, Covington, S25, T5S, R11E, Ward 2 District 2

**SIZE:** 4.95 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-1 Suburban District and RO Rural Overlay
South	Undeveloped	A-1 Suburban District and RO Rural Overlay and MHO Manufactured Housing Overlay
East	Undeveloped and Residential	A-1 Suburban District and RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay and MHO Manufactured Housing 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, RO Rural Overlay and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The site is located on the southeast corner of Pat O’Brien Road, north of Pine Hollow Road, being 79274 Pat O'Brien Road, Covington. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval of the request considering the site is surrounded by large parcels that adhere to the A-1 Suburban District area regulations.

STAFF RECOMMENDATION:

Staff recommends that the request for the A-2 Suburban District designation be denied.



**Case No.:** 2019-1566-ZC

**PETITIONER:** Helmut Ermlich Jr.

**OWNER:** Helmut Ermlich Jr.

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

**LOCATION:** Parcel located on the southeast corner of Pat O'Brien Road, north of Pine Hollow Road, Covington, S25, T5S, R11E, Ward 2, District 2

**SIZE:** 4.95 acres

