

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, OCTOBER 9, 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 SEPTEMBER 3, 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. **2019-1530-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

POSTPONED 9/3/2019 MEETING

2. **2019-1575-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 2 acres
Petitioner: David Windom
Owner: Liz Beth Peter, Michael Chalaron, Andree' Chalaron, Philip Michael Peter
Location: Parcel located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville, S5 & 8, T7S, R10E, Ward 1, District 1.
Council District: 1
3. **2019-1581-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 2.66
Petitioner: Angela and Veston Jenkins
Owner: Angela and Veston Jenkins
Location: Parcel located on the east side of 4th Avenue, south of Helenbirg Road, being a portion of Farm No. 15, Helenbirg Lots and Farms, Covington , S14, T7S, R11E , Ward 3, District 5.
Council District: 5

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. WEDNESDAY, OCTOBER 9, 2019

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

4. **2019-1583-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 5 acres
Petitioner: Theresa Gore Spears
Owner: Theresa Gore Spears
Location: Parcel located on the east side of Transmitter Road, south of US Highway 190, Lacombe, S4, T9S, R13E, Ward 7, District 11.

Council District: 11

5. **2019-1587-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: .204
Petitioner: Freida Verlinda Ray Torregano
Owner: Freida Verlinda Ray Torregano
Location: Parcel located on the west side of Vincent Road, north of Martin Road, east side of Creek Street, Slidell, S9, T9S, R14E, Ward 9, District 14.

Council District: 14

6. **2019-1589-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District) & A-4 (Single-Family Residential District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 6.25 acres
Petitioner: Steve Hudson
Owner: William & Shari Karanas
Location: Parcel located on the south side of LA Highway 1088, west of Forest Brook Boulevard, Mandeville, S5, T8S, R12E, Ward: 4, District 7.

Council District: 7

7. **2019-1592-ZC**
Existing Zoning: A-3 (Suburban District) & NC-4 (Neighborhood Institutional District)
Proposed Zoning: NC-5 (Retail and Service District)
Acres: 7.675 acres
Petitioner: Jones Fussell, L.L.P. – Jeffrey D. Schoen
Owner: Dale Derks, Donna Nobile Derks, Linda Cleland and Lloyd Ostendorf Jr., Randall Keith Ostendorf, Bryan Kirk Ostendorf, Johnnie LouAnn Ostendorf Alford, Gerald J. Olivier, Ila C. Ostendorf, Valerie O. Sussky, Trudy O. Busby, Irene Houlemard Reimonenq, Noel Houlemard Travers, James Travers, Stephen J. Plescia
Location: Parcel located on the east side of LA Highway 1077 and on the west side of LA Highway 21, south of Dummyline Road, Madisonville, S38, 41, & 44, T7S, R10E, Ward 1, District: 4

Council District: 4

8. **2019-1593-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 2.45 Acres
Petitioner: Charlette Ann Carolo
Owner: Charlette Ann Carolo
Location: Parcel located on the east side of Berry Todd Road, east of LA Highway 434, Lacombe, S19, T8S, R13E, Ward 7, District 7.

Council District: 7

9. **2019-1594-ZC**
Existing Zoning: A-5 (Two Family Residential District) & MD-1 (Medical Residential District)
Proposed Zoning: A-5 Two Family Residential District
Acres: 1.74 acres
Petitioner: LUSK Management, LLC - Blake Lusk
Owner: LUSK Management, LLC - Blake Lusk
Location: Parcel located on the south side of Hickory Street, east of US Highway 190 Service Road, Covington, S27, T7S, R11E, Ward 4, District 5.

Council District: 5

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. WEDNESDAY, OCTOBER 9, 2019
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

10.

2019-1595-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-4 (Single-Family Residential District)

A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)

.61 acres

Shannon Roussell

Cynthia Rankins

Parcel located on the south side of Arthur Road, west of Hill Street, east of Rose Street, Covington, S42, T6S, R11E, Ward 3, District 2.

2
11.

2019-1597-ZC

Existing Zoning:

Proposed Zoning:

Acres:

Petitioner:

Owner:

Location:

Council District:

A-4A (Single-Family Residential District)

A-4A (Single-Family Residential District) & MHO (Manufactured Housing Overlay)

1 acre

Marietta Barnes

William and Ellie Barnes

Parcel located on the south side of James Crosby Road, west of LA Highway 11, Pearl River, S11, T8S, R14E, Ward 8, District 14.

14

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

1.

2019-1627-PR - USE: Office Warehouse

CORRIDOR:

ZONING:

USE SIZE:

PETITIONER:

OWNER:

LOCATION:

Tammany Trace

I-1 Industrial District

5,706 sq. ft.

Jeffrey D. Schoen

Rainbow Drive, LLC - John A. & Joy M. Foxworth

Parcel located at the end of Rainbow Drive, south of LA Highway 36, Covington, S35, T6S, R11E; Ward 2, District 3.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

**MINUTES OF THE
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

Present: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
Absent: Parker
Staff Present: Helen Lambert, Karlin Riles, Jennifer Lange, Emily Couvillion, Don Henderson, Joan Dugas

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 Allegiance was presented by Drumm

APPROVAL OF THE AUGUST 6, 2019 MINUTES

Fitzmorris made a motion to approve the August 6, 2019 minutes; second by Lorren

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

POSTPONING OF CASES

PUBLIC HEARINGS

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

Staff recommends denial. Ms. Connie Dufour was not present at meeting.

Baggert motioned to deny; second by Randolph

YEA: Seeger, Lorren, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph
NAY: Richard, Willie
ABSENT: Parker

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

Helen Lambert requested that Case #2 and Case #10 be reviewed together since it is related.

10. 2019-1562-ZC
Existing Zoning: A-4 (Single-Family Residential District), A-5 (Two Family Residential District) & HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District) & A-5 (Two Family Residential District)
Acres: 5.53 acres
Petitioner: Southern Lifestyle Development-Jason Ellis
Owner: Providence Parks Development LLC-Robert Daigle
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.
Council District: 3

Paul Mayronne came to the podium and spoke.

On Case 10. 2019-1562-ZC, Willie motioned to approve, second by Fitzmorris.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

On Case 2. 2019-524-ZC, Willie motioned to approve, second by Fitzmorris.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

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 north side of Champagne Street, west of Columbia Street, Covington S38, T6S, R11E, Ward 3 District 3.
Council District: 3

Mr. Mauti came to the podium to speak.

Willie motioned to approve, second by Randolph.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

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

Mr. Paul Mayronne came to podium to speak.

Ryan Green, Nancy Wagner, Robert Bennett, and Al Davis spoke in opposition of this case.

Mr. Lorren asked for a community meeting on September 26, at 6:00 pm

Lorren motioned to postpone until October meeting, second by Fitzmorris.

YAY: Lorren, Richard, Willie, Doherty, Fitzmorris, Crawford, Randolph
NAY: Seeger, Bagert, Drumm
ABSENT: Parker

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

Mr. Harold Burfict came to the podium to speak.

Drumm motioned to approve, second by Randolph.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

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

Mr. Paul Rees came to podium to speak.

Richard motioned to approve, second by Fitzmorris.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

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

Ms. Angel McCoy came to the podium to speak.

Willie motioned to approve; second by Lorren.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

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

Brian Daire came to the podium to speak.

Crawford motioned to approve; second by Drumm.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

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

Mr. Sal Michel came to podium to speak in favor.

Ms. Myrtle Cook and Ms. Sheila McLain came to podium to speak against this case.

Willie motioned to approve; second by Seeger.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

11. 2019-1563-ZC

Existing Zoning: MD-3 (Medical Facility District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.65 acres
Petitioner: Jon Leyens
Owner: NewTrac West, L.L.C. - Emerson Loga
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.

Council District: 5

Mr. Jon Leyens came to the podium to speak, representing LA Dental. Mr. Leyens agreed to change request to NC-6 zoning.

Willie motioned to approve for NC-6 zoning; second by Fitzmorris.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

12. 2019-1564-ZC

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Acres: 1 acre
Petitioner: Jarrett and Courtney Wallace
Owner: Dorothy Sanchez and Darryl Gonsoulin
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.
Council District: 6

Ms. Courtney Wallace and Mr. Darryl Gonsoulin came to the podium to speak in favor.

Ms. Sharon Tanner spoke in opposition.

Willie motioned to approve; second by Fitzmorris.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

13. 2019-1565-ZC

Existing Zoning: A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Acres: 14.636 acres
Petitioner: Kaitlyn Galloway
Owner: Kenneth and Helen Galloway
Location: Parcel located on the west side of LA Highway 437, north of K Sharp Lane, Covington, S3, T6S, R11E, Ward 3, District 2.
Council District: 2

Ms. Kaitlyn Galloway came to the podium to speak, and amended her request to just include the 246 x 527 foot portion of the property.

Ms. Marlene Duet and Ms. Angela Bitner spoke in opposition of this case.

Seeger motioned to approve with the amended request; second by Willie.

YEA: Seeger, Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY:
ABSENT: Parker

14. 2019-1566-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2(Suburban District)
Acres: 4.95 acres
Petitioner: Helmut Ermlich Jr.
Owner: Helmut Ermlich Jr.
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.
Council District: 2

Mr. Helmut Ermlich came to the podium to speak.

Richard motioned to approve; second by Randolph.

YAY: Lorren, Richard, Willie, Bagert, Fitzmorris, Doherty, Drumm, Randolph, Crawford
NAY: Seeger
ABSENT: Parker

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Bagert motioned to adjourn; second by Fitzmorris.

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1530-ZC
Prior Action: 9/3/2019 - Postponed
Posted: 8/24/2019 and 9/23/2019

Meeting Date: 10/9/2019
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 Center to AML Advanced Manufacturing and Logistics District

LOCATION: Parcel located on the south & 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.

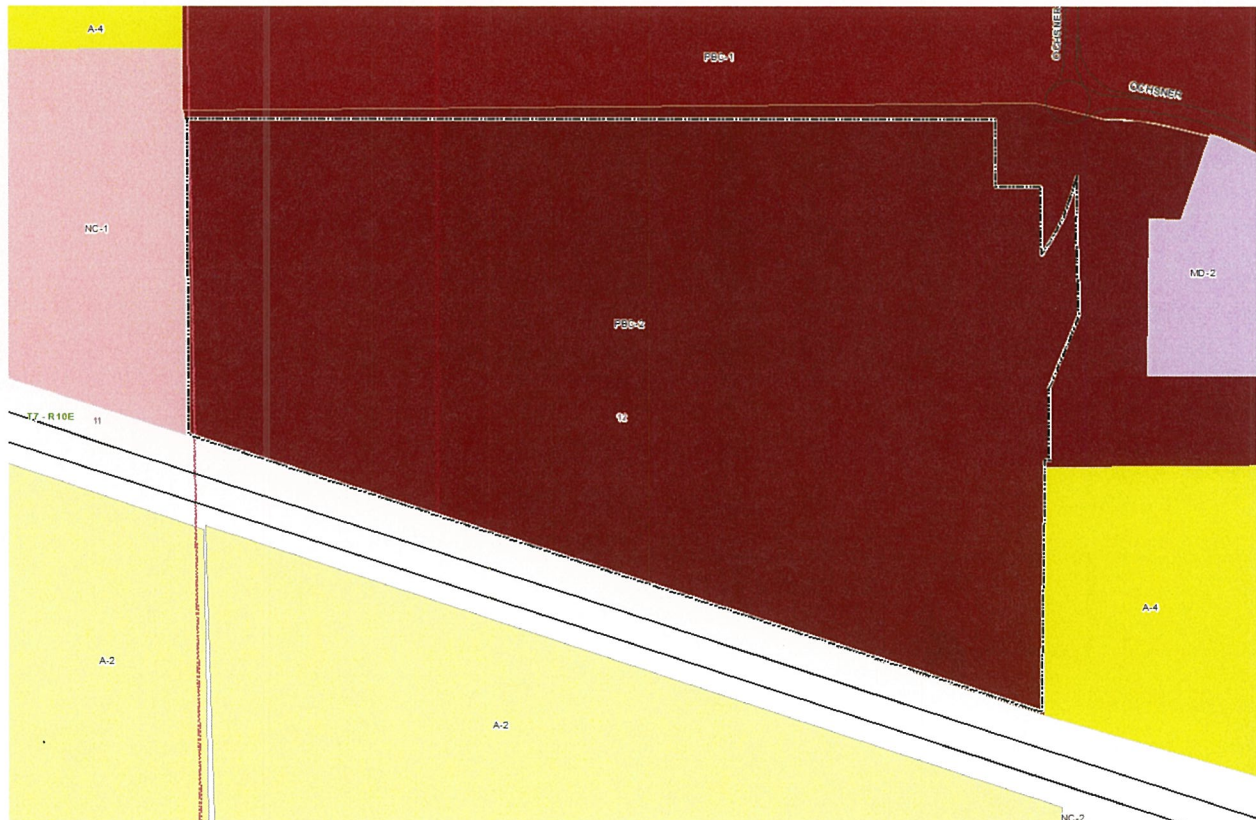
STAFF COMMENTS:

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:

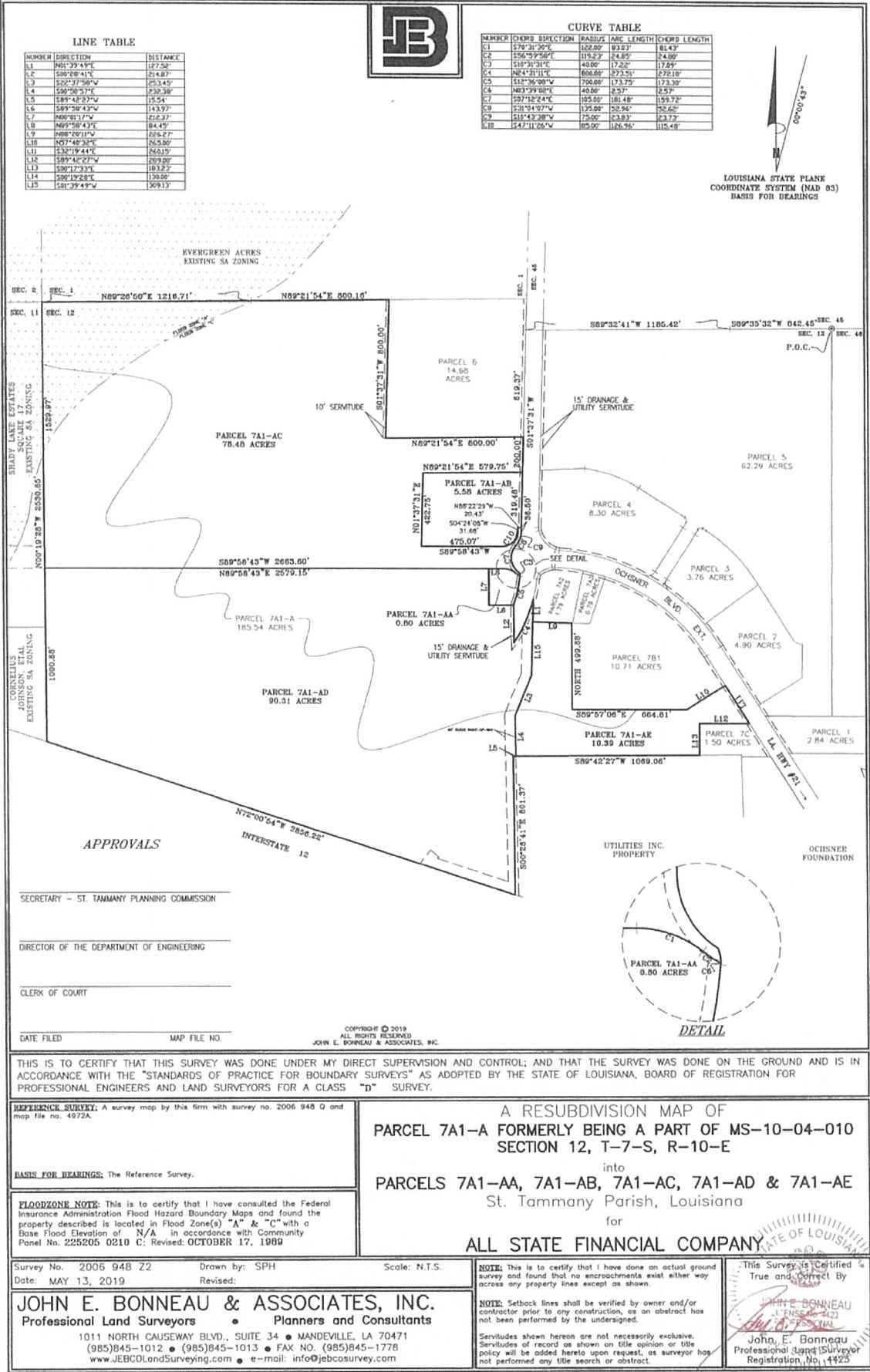
Staff recommends that the request for the AML Advanced Manufacturing and Logistics District be approved.

SIZE: 90.31 acres





2019-1530-ZC



ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1575-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: David Windom
OWNER: Liz Beth Peter and Phillip Chalaron
REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville ; S5 & 8, T7S, R10E; Ward 1, District 1
SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	PUD Planned Unit Development

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to PF-1 Public Facilities District. This site is located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville. Although the 2025 future land use plan designates the site to be developed with residential uses, staff does not have any objection to the request considering that the objective of the PF-1 Public Facilities District is to provide for the location of governmental and institutional uses to the public.

Note that the site is proposed to be developed with a Fire Station.

STAFF RECOMMENDATION:

Staff recommends that the request for the PF-1 Public Facilities District designation be approved.

Case No.: 2019-1575-ZC

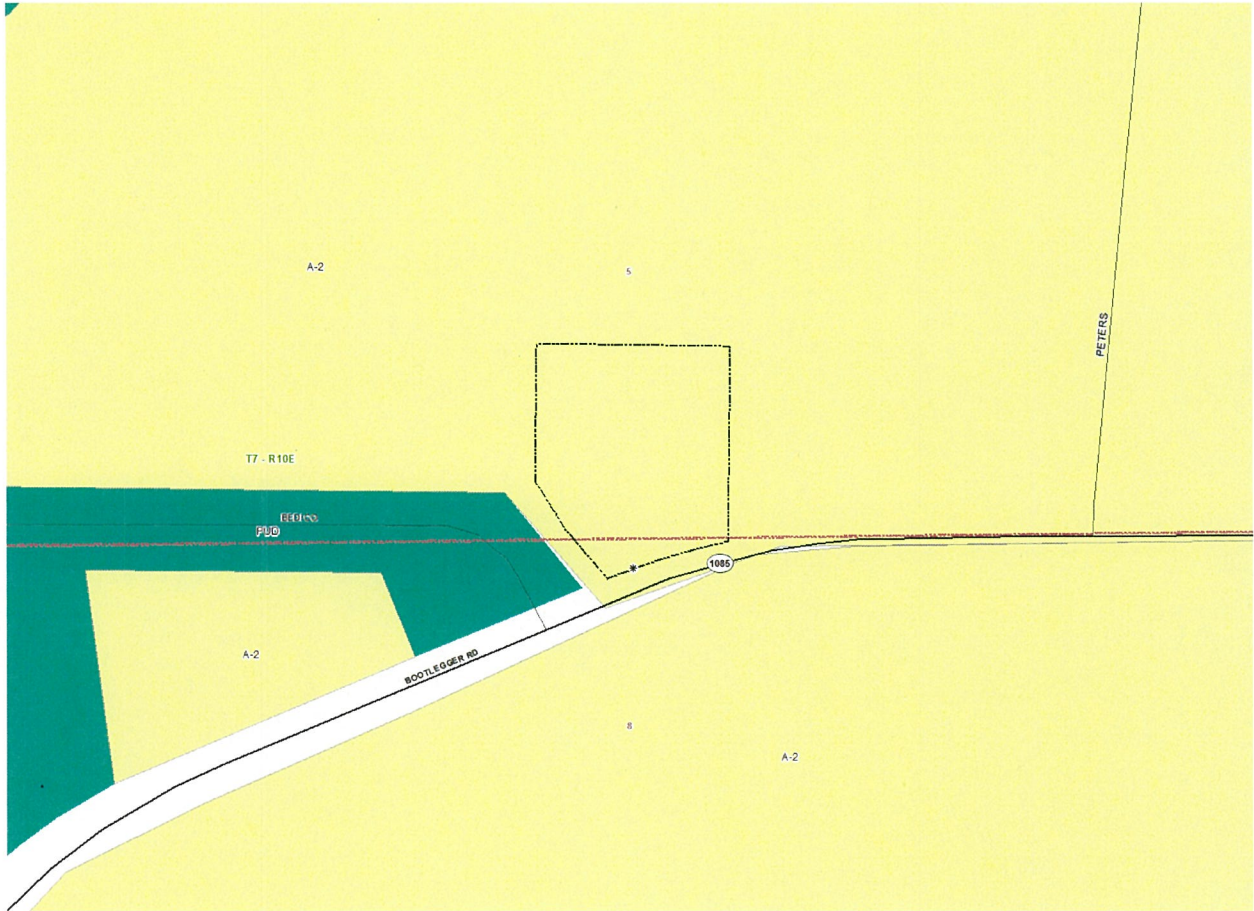
PETITIONER: David Windom

OWNER: Liz Beth Peter and Phillip Chalaron

REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville ; S5 & 8, T7S, R10E; Ward 1, District 1

SIZE: 2 acres





2019-1575-ZC

81A/82A

83

84A

85A

86A

87A

88A

111

110

B4

109

B2

PUD

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MAGNUS,
RICHARD

A-2

2019-1575-ZC

A-2

1085

T7S-R10E

7

A-1A

TRACT 4

TRACT 3

A-2

2A

2

A-1A

A-2

5A

4A1

A

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1581-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Angela and Veston Jenkins

OWNER: Angela and Veston Jenkins

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

LOCATION: Parcel located on the east side of 4th Avenue, south of Helenbirg Road, being a portion of Farm No. 15, Helenbirg Lots and Farms, Covington; S14, T7S, R11E; Ward 3, District 5

SIZE: 2.66 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	Undeveloped	A-1 Suburban District
South	Residential	A-2 Suburban District and A-3 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District. This site is located on the east side of 4th Avenue, south of Helenbirg Road, being a portion of Farm No. 15, Helenbirg Lots and Farms, being 69152 4th Ave., Covington. The 2025 future land use plan designates the site to be developed with residential uses that vary in site design and density. Staff does not see any compelling reason to recommend approval of this request considering the site is flanked by existing A-1 Suburban Residential zoning designations to the north, east, and south sides of the petitioned property.

STAFF RECOMMENDATION:

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

Case No.: 2019-1581-ZC

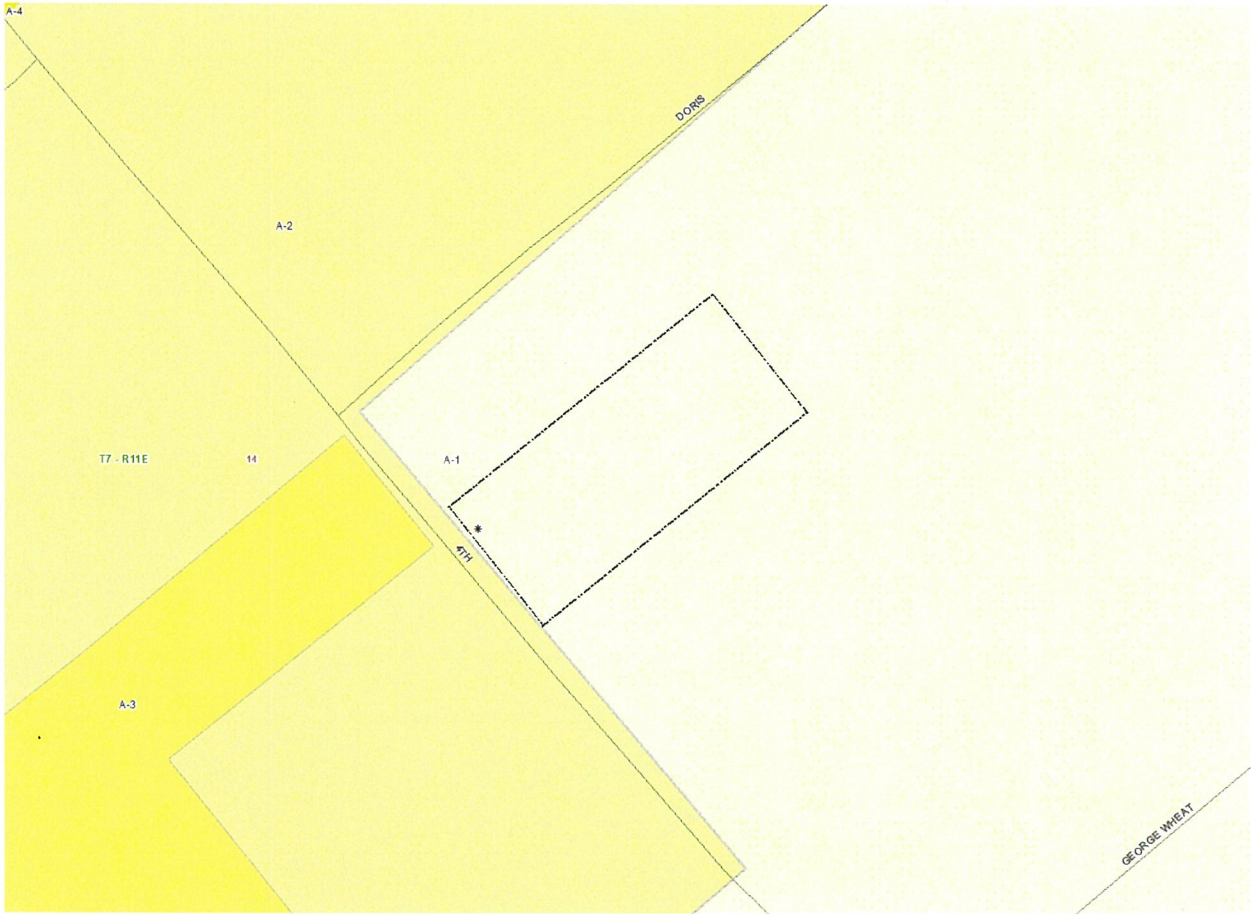
PETITIONER: Angela and Veston Jenkins

OWNER: Angela and Veston Jenkins

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

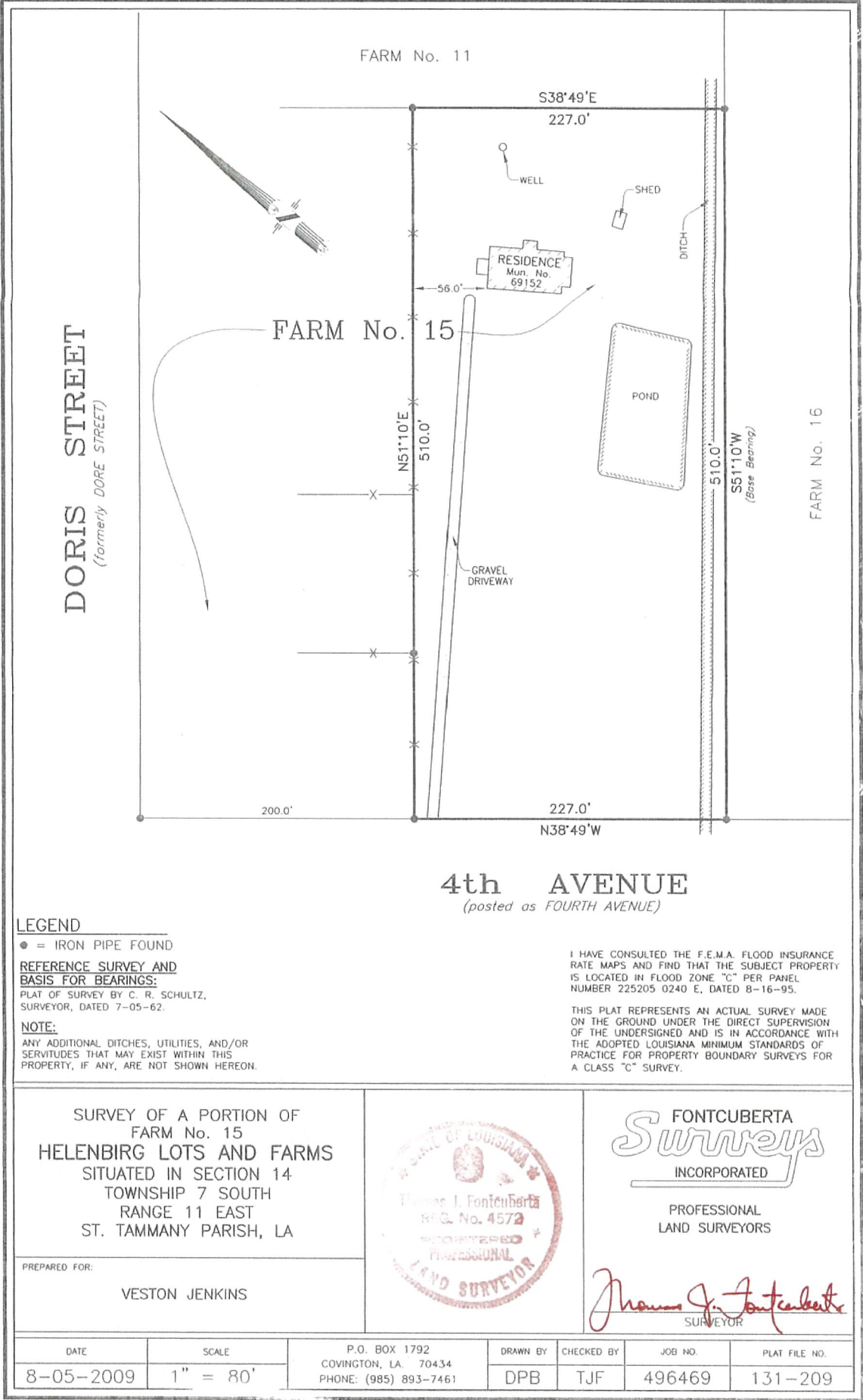
LOCATION: Parcel located on the east side of 4th Avenue, south of Helenbirg Road, being a portion of Farm No. 15, Helenbirg Lots and Farms, being 69152 4th St., Covington ; S14, T7S, R11E; Ward 3, District 5

SIZE: 2.66 acres





2019-1581-ZC



ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1583-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Theresa Gore Spears

OWNER: Theresa Gore Spears

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

LOCATION: Parcel located on the east side of Transmitter Road, south of US Highway 190, Lacombe; S4, T9S, R13E; Ward 7, District 11

SIZE: 5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District and A-4 Suburban District and MHO Manufactured Housing Overlay
South	Residential and Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. This site is located on the east side of Transmitter Road, south of US Highway 190, being 59294 Transmitter Rd., Lacombe. The 2025 future land use plan calls for this 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.

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

Case No.: 2019-1583-ZC

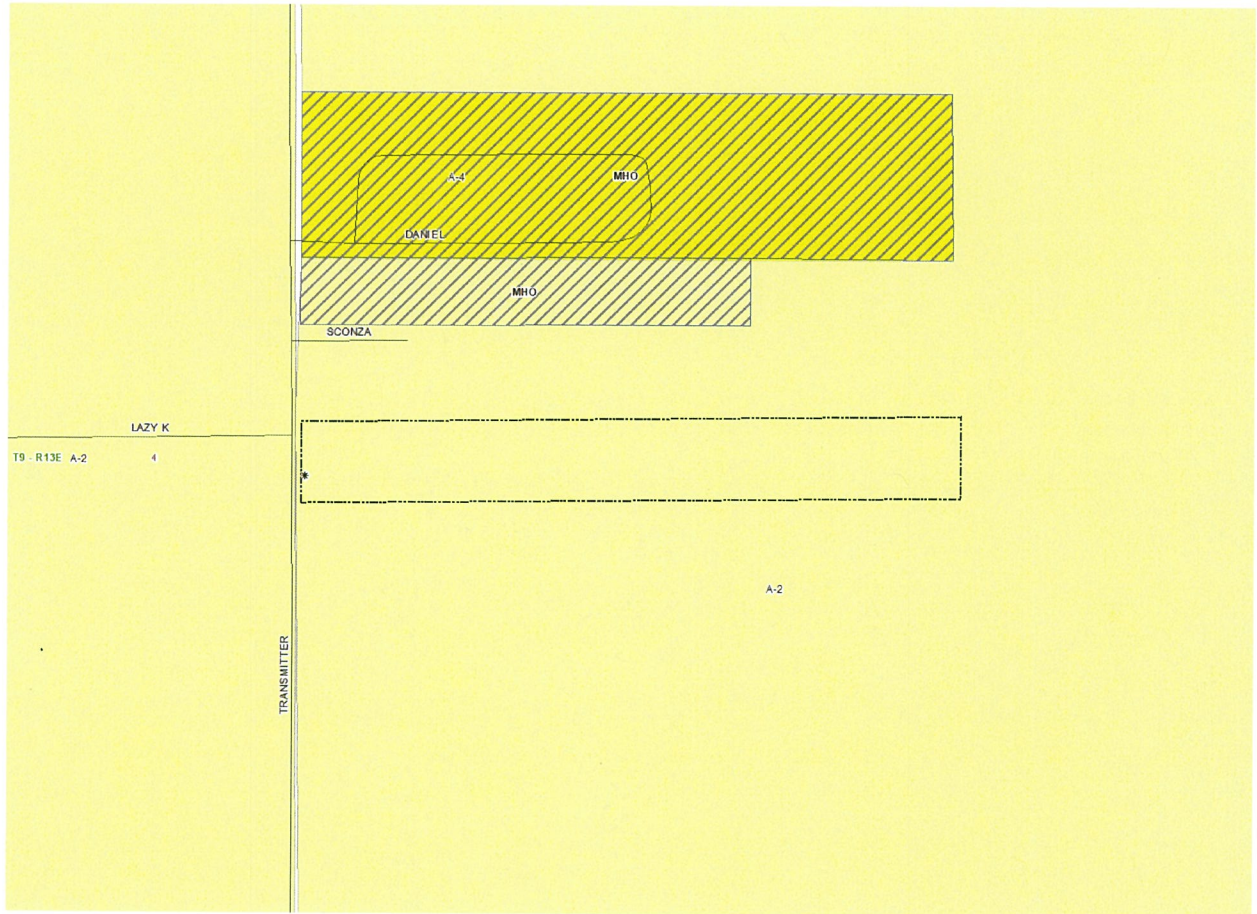
PETITIONER: Theresa Gore Spears

OWNER: Theresa Gore Spears

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

LOCATION: Parcel located on the east side of Transmitter Road, south of US Highway 190, being 59294 Transmitter Rd., Lacombe; S4, T9S, R13E; Ward 7, District 11

SIZE: 5 acres





MAP PREPARED FOR
22ND JUDICIAL DISTRICT CT.
PARISH OF ST. TAMMANY
STATE OF LOUISIANA

STANLEY C. SCONZA, ET AL.
VS.
WILLIAM L. GORE, ET UX.

HQ 51,428

BEING LOCATED IN WEST 1/2
OF NORTHEAST 1/4 OF
SECTION 4 TOWNSHIP 9
SOUTH, RANGE 13 EAST.
ST TAMMANY PARISH,
LOUISIANA.

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

Jason R. Fitzmaurice
LA. REGISTERED LAND SURVEYOR

- center of Section
- wood found
- ran round
- ran placed

LS LAND SURVEYING, INC.
COVINGTON, LOUISIANA
SCALE: 1"=100' DATE: AUGUST 14, 1978 RE:

SCALE: 1"=100' DATE: AUGUST 14, 1978 REVISED OCTOBER

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1587-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Freida Verlinda Ray Torregano

OWNER: Freida Verlinda Ray Torregano

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

LOCATION: Parcel located on the west side of Vincent Road, north of Martin Road, east side of Creek Street, Slidell; S9, T9S, R14E; Ward 9, District 14

SIZE: .204

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel

Condition: Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. This site is located on the west side of Vincent Road, north of Martin Road, east side of Creek Street being 58185 Vincent Rd., Slidell. The 2025 future land use plan calls for this 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.

STAFF RECOMMENDATION:

Staff recommends that the request for the A-3 Suburban District and MHO Manufactured Housing Overlay designation be approved.

Case No.: 2019-1587-ZC

PETITIONER: Freida Verlinda Ray Torregano

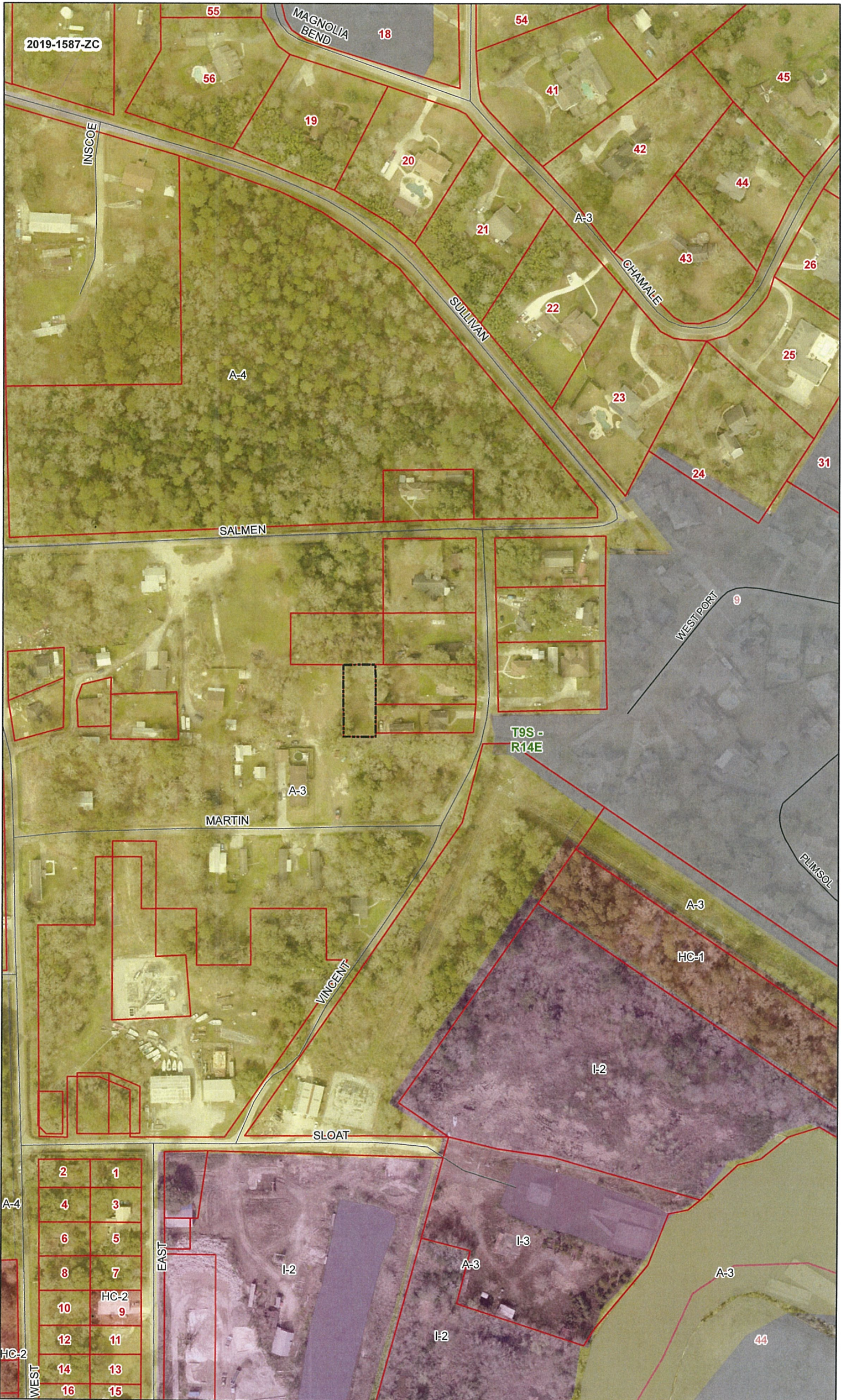
OWNER: Freida Verlinda Ray Torregano

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

LOCATION: Parcel located on the west side of Vincent Road, north of Martin Road, east side of Creek Street, being 58185 Vincent Rd., Slidell; S9, T9S, R14E; Ward 9, District 14

SIZE: .204



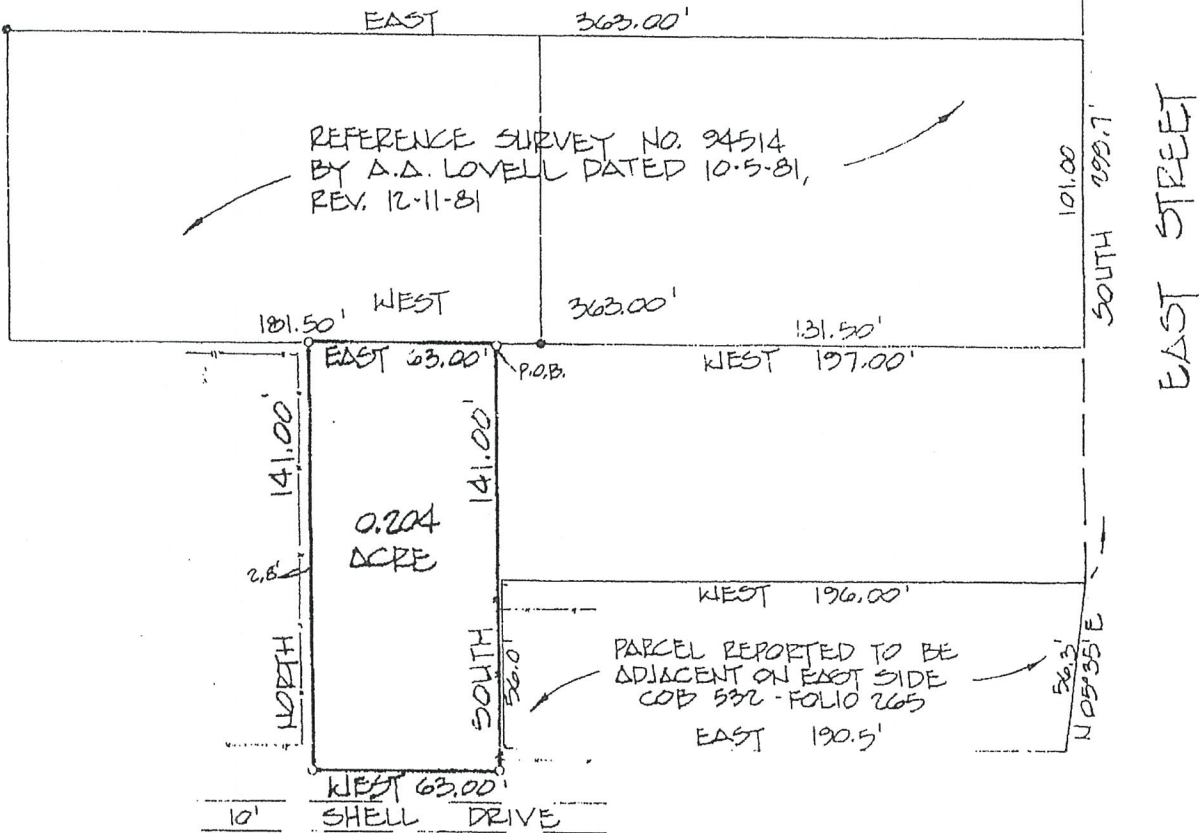


I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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

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

NE COR. OF NW 1/4
OF SE 1/4 OF SEC.
9, T 9 S, R 14 E



- INDICATES IRON SET
- INDICATES IRON FOUND

F.I.R.M. 325105 0420 P
4-2-91
ZONE A-7 B.F.E. 2.0'

ADDRESS:

SURVEY NO. 351070
DATE: SEPT. 25, 1995

J.V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

DRAWN BY: MD
SCALE: 1" = 60'

REVISED:

SURVEY MAP OF: Δ 0.204 ACRE PARCEL OF LAND

LOCATED IN: SECTION 9, T 9 S, R 14 E

ST. TAMMANY PARISH LOUISIANA



2019-1587-ZC

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1589-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Steve Hudson

OWNER: William and Shari Karanas

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

LOCATION: Parcel located on the south side of LA Highway 1088, west of Forest Brook Boulevard, Mandeville; S5, T8S, R12E; Ward 4, District 7

SIZE: 6.25 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	Commercial and Civic	NC-4 Neighborhood Institutional District
South	Residential	A-4 Single-Family Residential District
East	Residential and Undeveloped	NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District
West	Commercial	NC-4 Neighborhood Institutional District and PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District to PF-1 Public Facilities District. This site is located on the south side of LA Highway 1088, west of Forest Brook Boulevard, being 23098 Hwy 1088, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses that vary in site design and density. The petitioned property is located along Highway 1088 which currently maintains a mix of commercial, institutional, and residential uses. Staff has no objection to the requested PF-1 District as its purpose is to provide for the location of governmental and institutional uses to the public, in the surrounding area.

Note that this site is proposed to be developed with a religious facility.

STAFF RECOMMENDATION:

Staff recommends that the request for a PF-1 Public Facilities District designation be approved.

Case No.: 2019-1589-ZC

PETITIONER: Steve Hudson

OWNER: William and Shari Karanas

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

LOCATION: Parcel located on the south side of LA Highway 1088, west of Forest Brook Boulevard, being 23098 Hwy 1088, Mandeville ; S5, T8S, R12E; Ward 4, District 7

SIZE: 6.25 acres







THIS POINT IS REPORTED TO BE
S89°45'E - 1356.7' AND S00°15'E
377.4' FROM THE N.W. CORNER
OF SECTION 5, T-8-S, R-12-E,
ST. TAMMANY PARISH, LOUISIANA.

LA. HWY. NO. 1088

N71°36'37"E
40.00'

86.6' 153.4'
N71°26'53"E 240.0'

LOT 3
2.42 ACRES

GRAVEL DRIVE

APPROXIMATE LOCATION
FLOODZONE "A"
FLOODZONE "C"

10.10 ACRES

BLDG.

Kennel
Stalls

Cinder Block
Kennel Bldg.

LOT 1
6.25 ACRES

JOHN
KARANAS
0.32 ACRES

PARCEL
"B-1"
1.81 ACRES

LOT 2
2.68 ACRES

PARCEL
"B-2"
1.25 ACRES

ZONING LINE (NC-4)
ZONING LINE (A-4)

718.56'

N00°30'06"W

N89°51'20"W

320.00'

N89°51'20"W

380.45'

S00°15'E

S00°15'E

220.0'

847.21'

S03°36'21"W

N03°36'21"E

S04°53'08"W

N04°53'08"E

S71°26'53"W

334.74'

S89°51'20"E 227.35'

RES.

9.3'

16.9'

APPROVALS:

2019-1589-ZC

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

- = 1/2" IRON ROD SET
- = 1/2" IRON PIPE FOUND
- = L.D.H. MONUMENT FOUND
- = 1/2" IRON ROD FOUND

COPYRIGHT © 2019
ALL RIGHTS RESERVED
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 by this firm with survey no. 2004 014 dated February 27, 2004

BASIS FOR BEARINGS/ANGLES: 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 25' in accordance with Community Panel No. 225205 0245 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
A 10.10 ACRE PARCEL OF LAND AND PARCEL B-2

situated in

SECTION 5, T-8-S, R-12-E

into

LOT 1, 2 AND 3, SECTION 5, T-8-S, R-12-E

St. Tammany Parish, Louisiana

for

WILLIAM & SHARI KARANAS - ALL CREATURES COUNTRY CLUB

Survey No. 2019 343
Date: AUGUST 07, 2019

Drawn by: SPH
Revised:

Scale: 1" = 120'

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

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: 9/27/2019

Case No.: 2019-1592-ZC

Posted: 9/23/2019

Meeting Date: 10/9/2019

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

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

OWNER: Dale Derks, Donna Nobile Derks, Linda Cleland and Lloyd Ostendorf Jr., Randall Keith Ostendorf, Bryan Kirk Ostendorf, Johnnie LouAnn Ostendorf Alford, Gerald J. Olivier, Ila C. Ostendorf, Valerie O. Sussky, Trudy O. Busby,Irene Houlemard Reimonenq, Noel Houlemard Travers, James Travers, Stephen J. Plescia

REQUESTED CHANGE: From A-3 Suburban District and NC-4 Neighborhood Institutional District to NC-5 Retail and Service District

LOCATION: Parcel located on the east side of LA Highway 1077 and on the west side of LA Highway 21, south of Dummyline Road, Madisonville; S38, S41, and S44, T7S, R10E; Ward 1, District 4

SIZE: 7.675 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, Commercial, and Civic	A-3 Suburban District and NC-1 Professional Office District
South	Residential	NC-4 Neighborhood Institutional District and NC-5 Retail and Service District
East	Residential, Commercial, and Undeveloped	NC-1 Professional Office District and A-3 Suburban District
West	Residential and Undeveloped	A-3 Suburban District, NC-4 Neighborhood Institutional District and PUD Planned Unit Development

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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.

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District and NC-4 Neighborhood Institutional District to NC-5 Retail and Service District. This site is located on the east side of LA Highway 1077 and on the west side of LA Highway 21, south of Dummyline Road, Madisonville. The 2025 future land use plan designates the site to be developed with residential uses that vary in site design and density, and as a planned district with a mix of commercial uses. Staff is not completely opposed to changing the zoning to commercial; however, a less intense NC designation would be more appropriate since the site is abutting A-3 Suburban on the north and west sides and NC-1 on the north & east sides.

STAFF RECOMMENDATION:

Staff recommends that the request for the NC-5 Retail and Service District designation be denied.

Case No.: 2019-1592-ZC

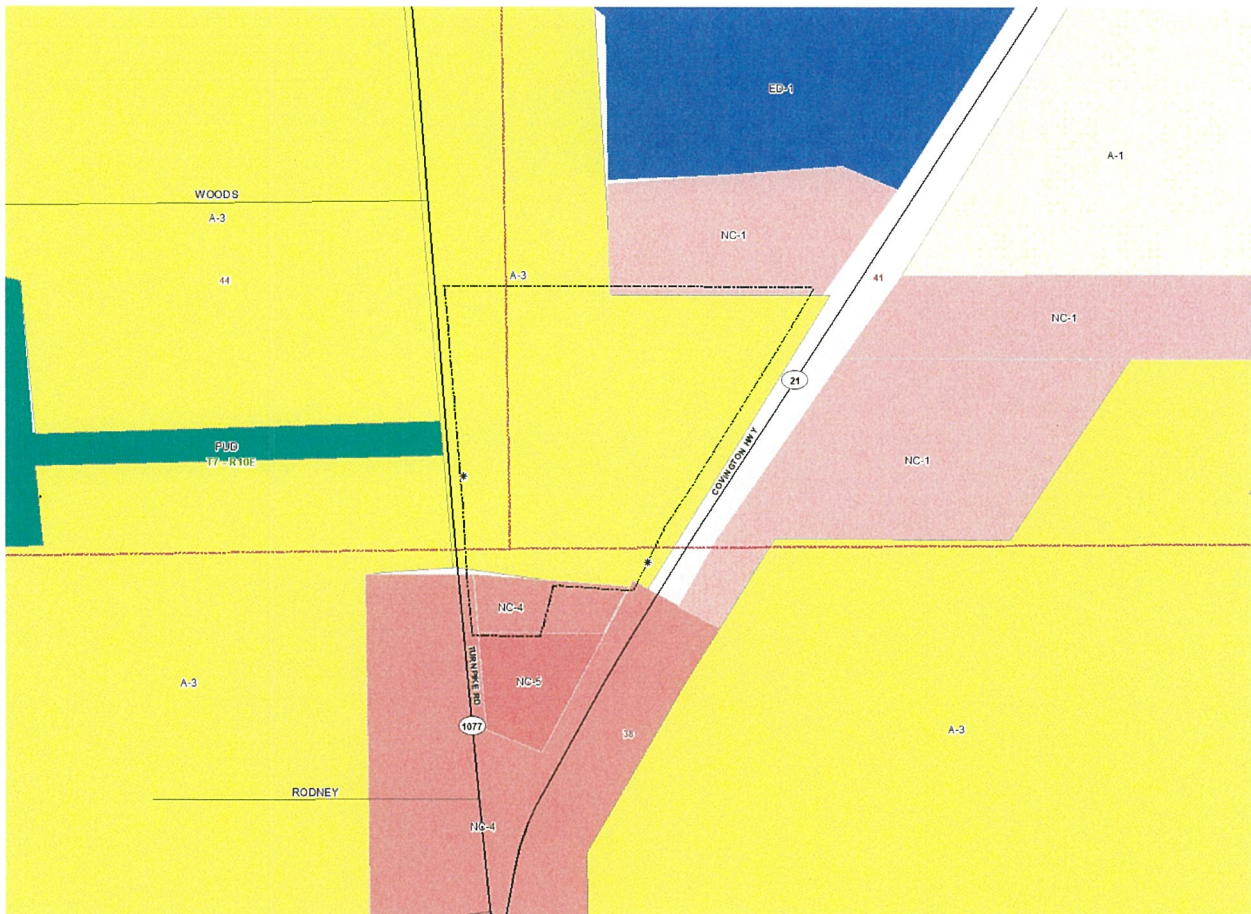
PETITIONER: Jones Fussell, L.L.P. - Jeffery Schoen

OWNER: Dale Derks, Donna Nobile Derks, Linda Cleland and Lloyd Ostendorf Jr., Randall Keith Ostendorf, Bryan Kirk Ostendorf, Johnnie LouAnn Ostendorf Alford, Gerald J. Olivier, Ila C. Ostendorf, Valerie O. Sussky, Trudy O. Busby, Irene Houlemard Reimonenq, Noel Houlemard Travers, James Travers, Stephen J. Plescia

REQUESTED CHANGE: From A-3 Suburban District and NC-4 Neighborhood Institutional District to NC-5 Retail and Service District

LOCATION: Parcel located on the east side of LA Highway 1077 and on the west side of LA Highway 21, south of Dummyline Road, Madisonville; S38, S41, and S44, T7S, R10E; Ward 1, District 4

SIZE: 7.675 acres



2019-1592-ZC





THIS MAP IS A SKETCH FOR
ZONING PURPOSES ONLY
OF PARCELS LOCATED IN
SECTIONS 38, 41 & 44
TOWNSHIP 7 SOUTH
RANGE 10 EAST, ST. TAMMANY
PARISH, LOUISIANA

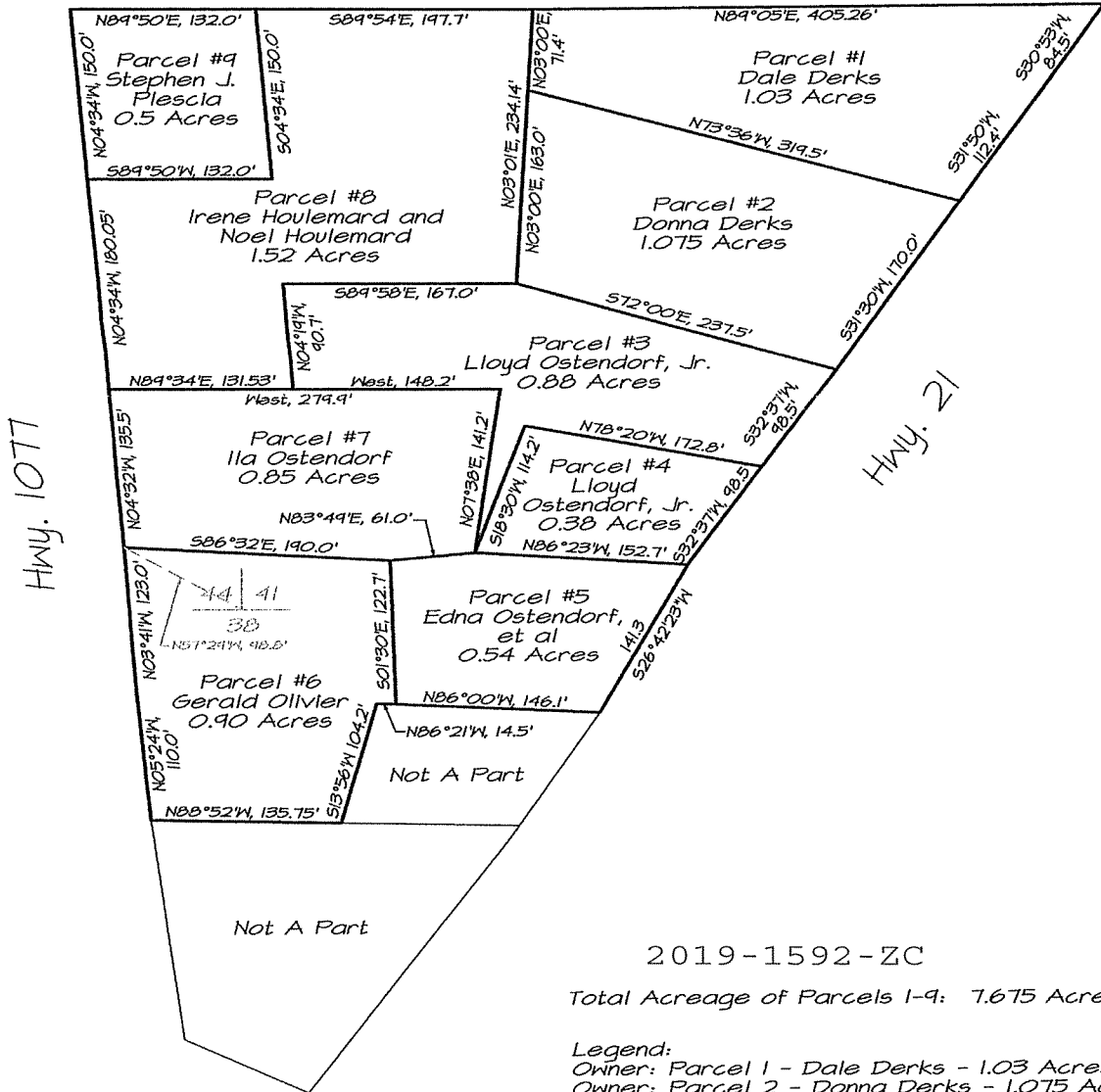
LS
Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax

MAP PREPARED FOR

Lloyd C. Ostendorf, Jr. et al

SCALE: 1" = 100'	DRAWN BY: FBO
DATE: 5-4-2019	
Located in Sections 38, 41 & 44 Township 7 South Range 10 East, St. Tammany Parish, Louisiana	
	DRAWN NUMBER: 19333

Terr3EdnaOstendorfplotting5-4-19



Legend:
Owner: Parcel 1 - Dale Derks - 1.03 Acres
Owner: Parcel 2 - Donna Derks - 1.075 Acres
Owner: Parcel 3 - Lloyd Ostendorf, Jr. - 0.88 Acres
Owner: Parcel 4 - Lloyd Ostendorf, Jr. - 0.38 Acres
Owner: Parcel 5 - Edna Ostendorf, et al - 0.54 Acres
Owner: Parcel 6 - Gerald Olivier - 0.90 Acres
Owner: Parcel 7 - Ila Ostendorf - 0.85 Acres
Owner: Parcel 8 - Irene Houlemard and
Noel Houlemard - 1.52 Acres
Owner: Parcel 9 - Stephen J. Plescia - 0.5 Acres

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1593-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Charlette Ann Carolo

OWNER: Charlette Ann Carolo

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

LOCATION: Parcel located on the east side of Berry Todd Road, east of LA Highway 434, Lacombe; S19, T8S, R13E; Ward 7, District 7

SIZE: 2.45 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	Civic	PF-1 Public Facilities
South	Residential, Commercial, and Undeveloped	A-4 Single-Family District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-4 Single-Family Residential District. The site is located on the east side of Berry Todd Road, east of LA Highway 434, Lacombe. The 2025 future land use plan designates the site to be developed with residential uses of varying site design and density. Staff does not see any compelling reason to recommend approval of the request considering the site is flanked by existing A-2 Suburban Residential zoning designations to the east and south of the petitioned property.

STAFF RECOMMENDATION:

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

Case No.: 2019-1593-ZC

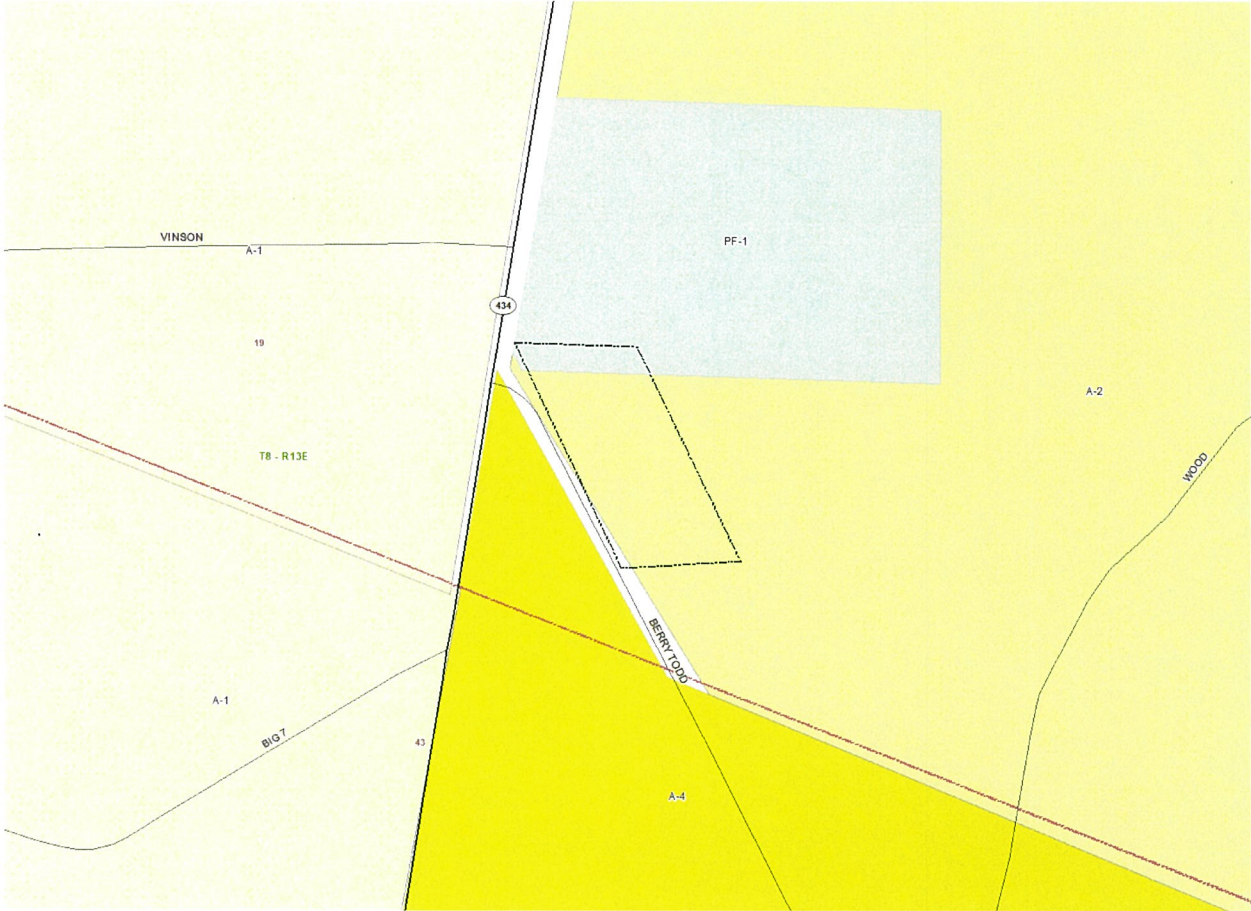
PETITIONER: Charlette Ann Carolo

OWNER: Charlette Ann Carolo

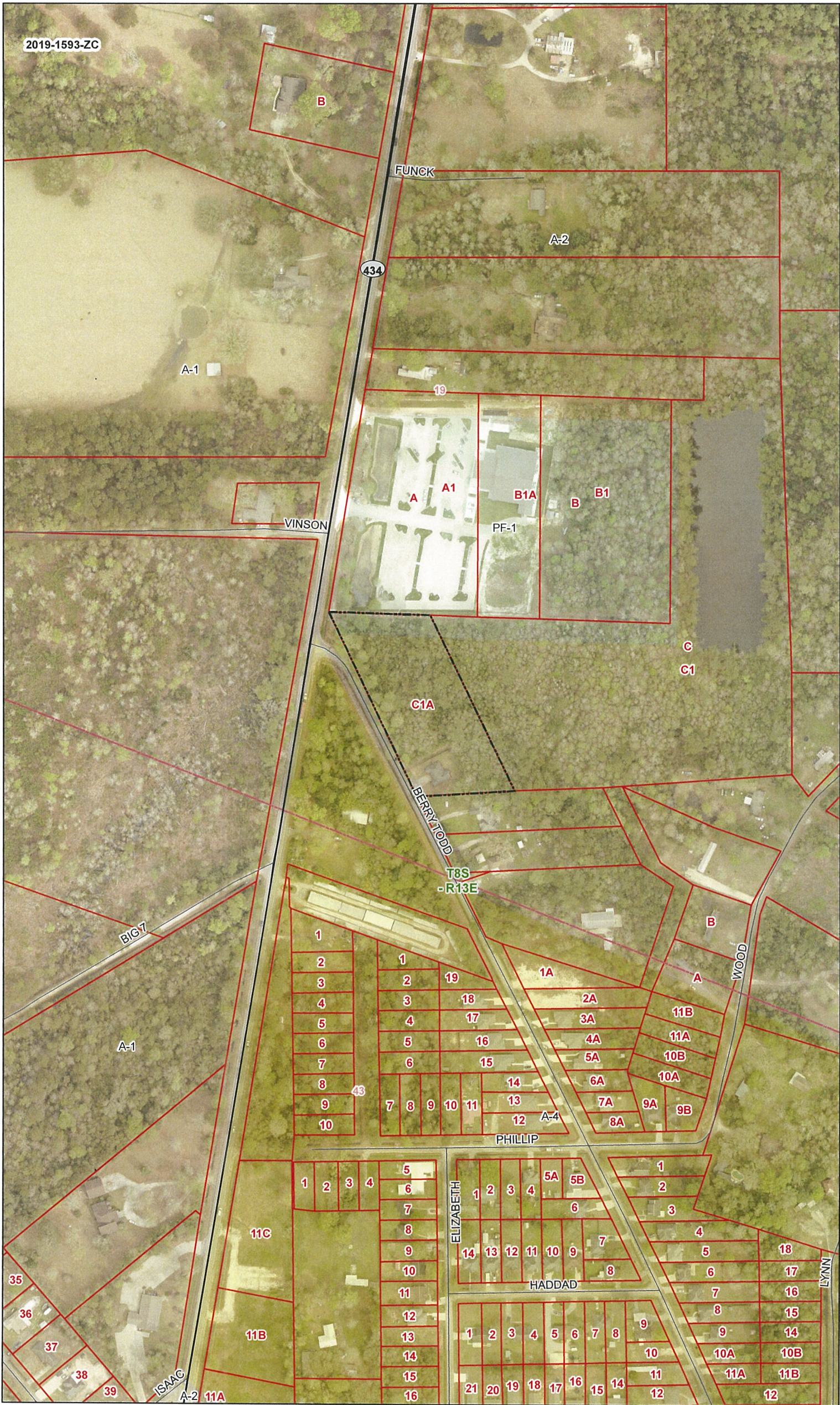
REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located Parcel located on the east side of Berry Todd Road, east of LA Highway 434, Lacombe; S19, T8S, R13E; Ward 7, District 7

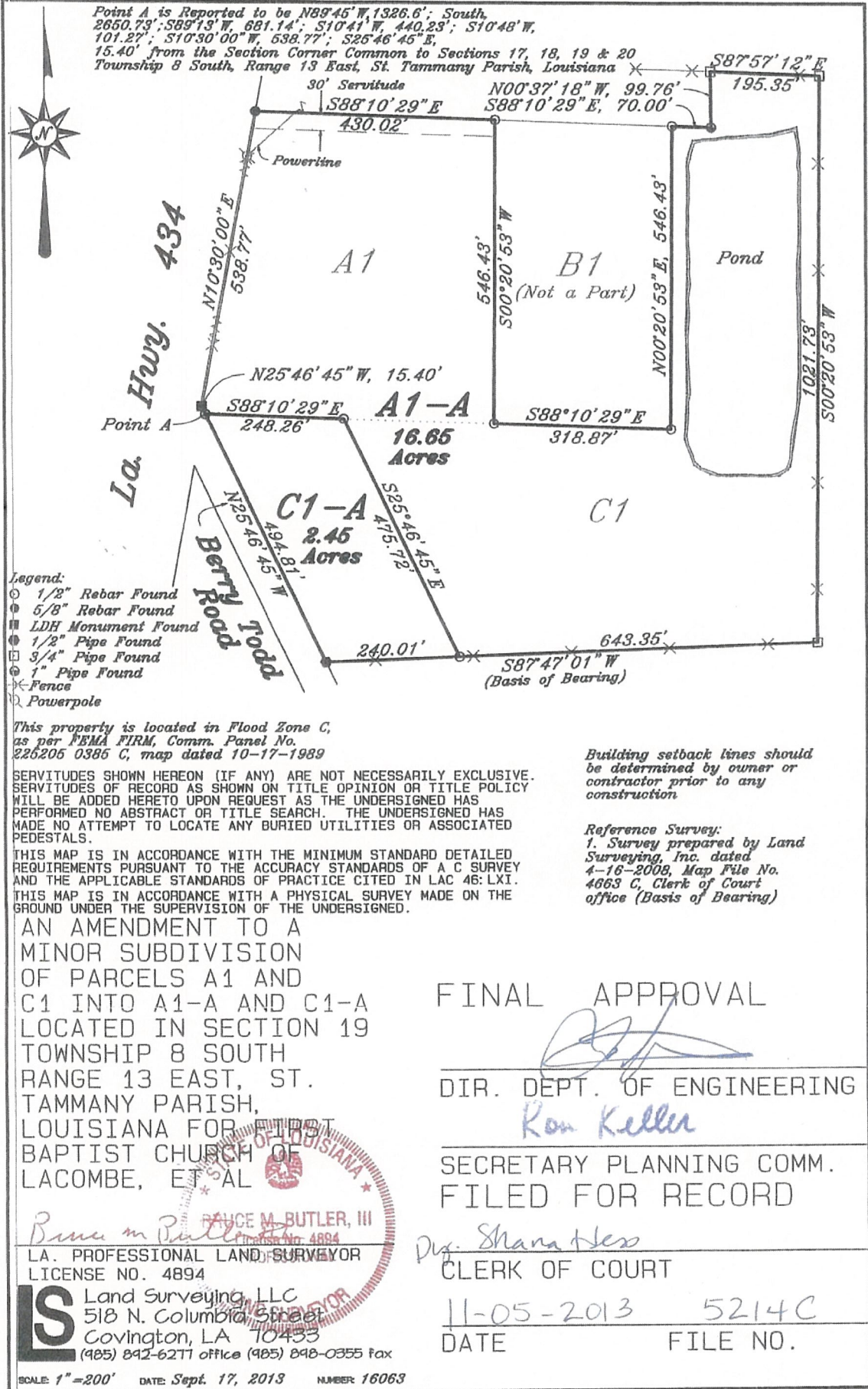
SIZE: 2.45 acres



2019-1593-ZC



2019-1593-ZC



ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1594-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: LUSK Management, LLC - Blake Lusk

OWNER: LUSK Management, LLC - Blake Lusk

REQUESTED CHANGE: From A-5 Two Family Residential District and MD-1 Medical Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the south side of Hickory Street, east of US Highway 190 Service Road, Covington; S27, T7S, R11E; Ward 4, District 5

SIZE: 1.74 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-5 Two-Family Residential District
South	Residential	A-1A Suburban District
East	Residential and Undeveloped	A-1A Suburban District
West	Commercial and Industrial	HC-2 Highway Commercial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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

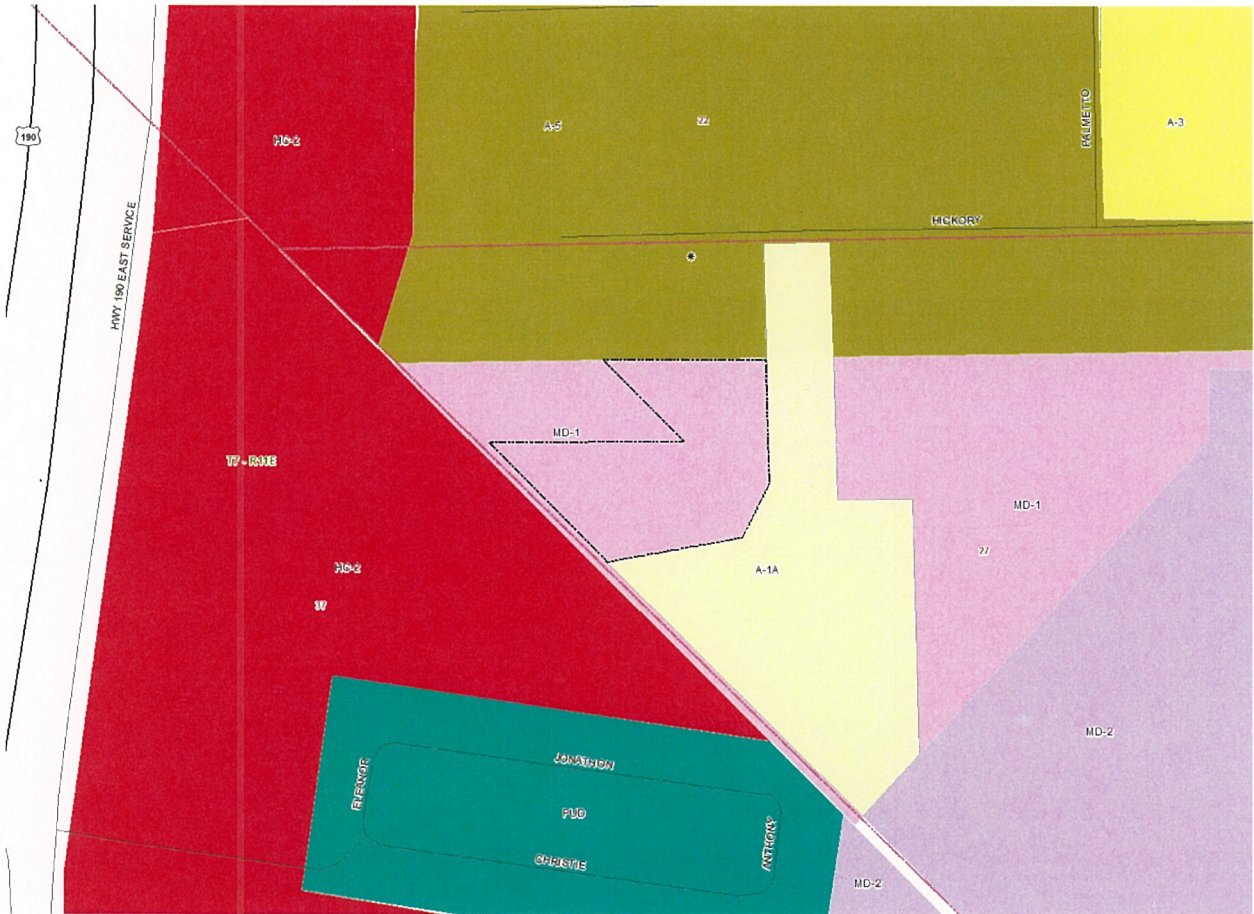
STAFF COMMENTS:

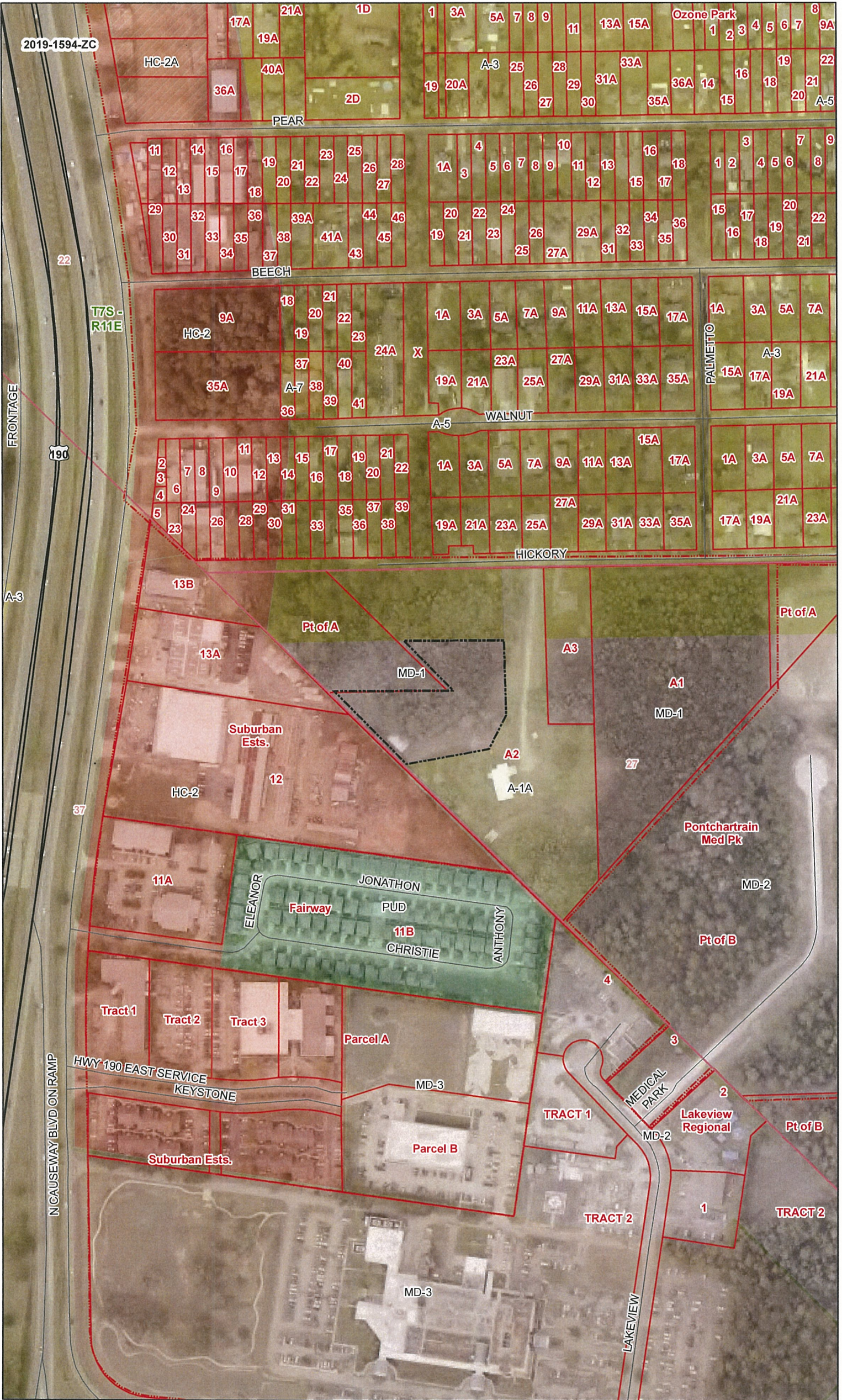
The petitioner is requesting to change the zoning from A-5 Two Family Residential District and MD-1 Medical Residential District to A-5 Two Family Residential District. This site is located on the south side of Hickory Street, east of US Highway 190 Service Road, being 162 Hickory St., Covington. The 2025 future land use plan calls for the area to be developed with planned districts with mixed uses at varying densities and conservation areas. Staff does not have any objection to the requested A-5 Suburban District considering the site is surrounded by a variety of residential zoning districts and the requested zoning change would correct what is currently a split zoned lot.

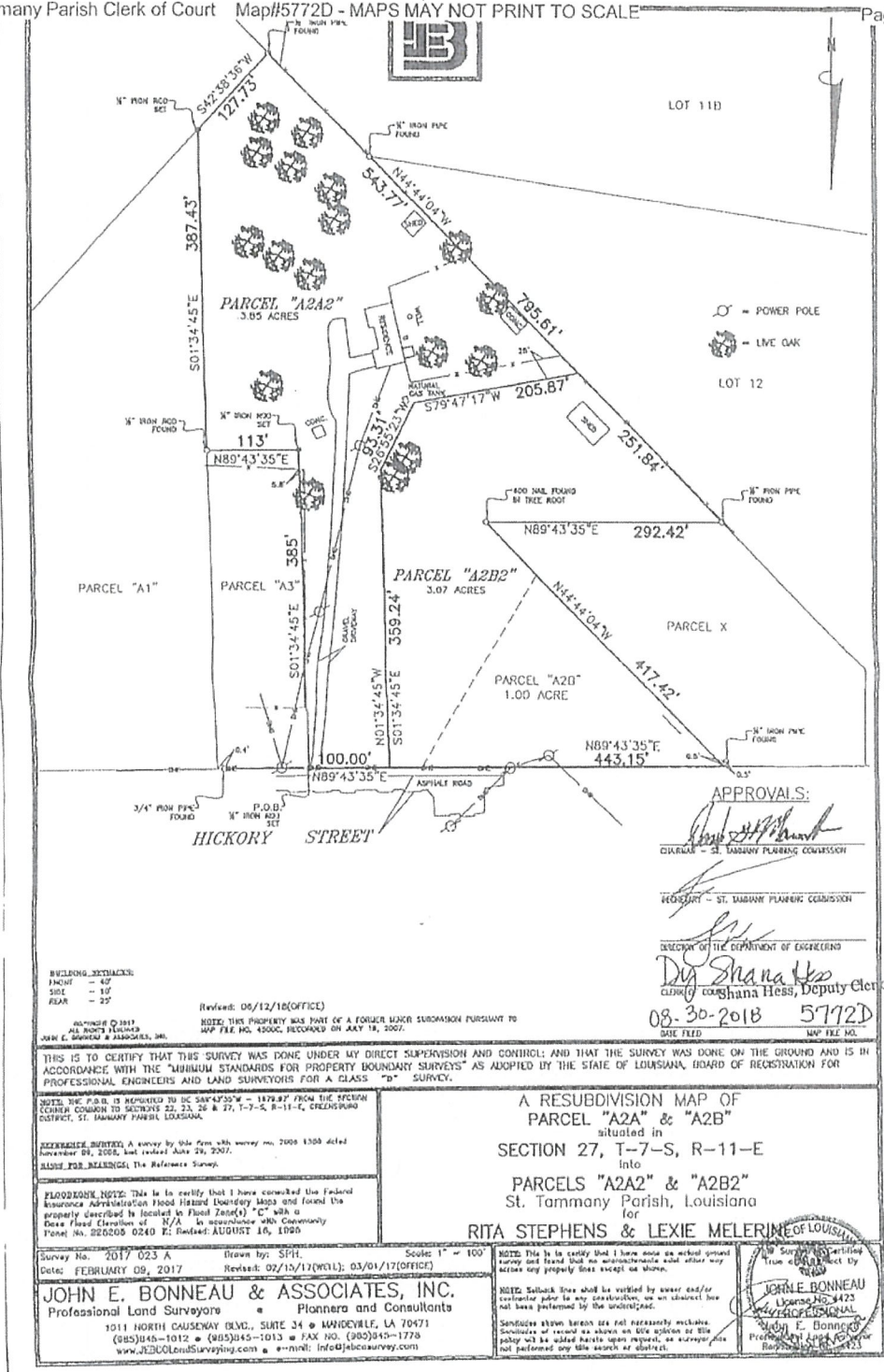
STAFF RECOMMENDATION:

The staff recommends that the request for a A-5 Two Family Residential District designation be approved.

SIZE: 1.74 acres







2019-1594-ZC

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1595-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Shannon Roussell

OWNER: Cynthia Rankins

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Arthur Road, west of Hill Street, east of Rose Street, Covington; S42, T6S, R11E; Ward 3, District 2

SIZE: .61 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-4 Single-Family Residential District and MHO Manufactured Housing Overlay
South	Residential	A-4 Single-Family Residential District
East	Residential	PUD Planned Unit Development
West	Residential	A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. This site is located on the south side of Arthur Road, west of Hill Street, east of Rose Street, being 20218 Arthur Rd., Covington. The 2025 future land use plan calls for this 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.

STAFF RECOMMENDATION:

The staff recommends that the request for the A-4 Single-Family Residential District and MHO Manufactured Housing Overlay designation be approved.

Case No.: 2019-1595-ZC

PETITIONER: Shannon Roussell

OWNER: Cynthia Rankins

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

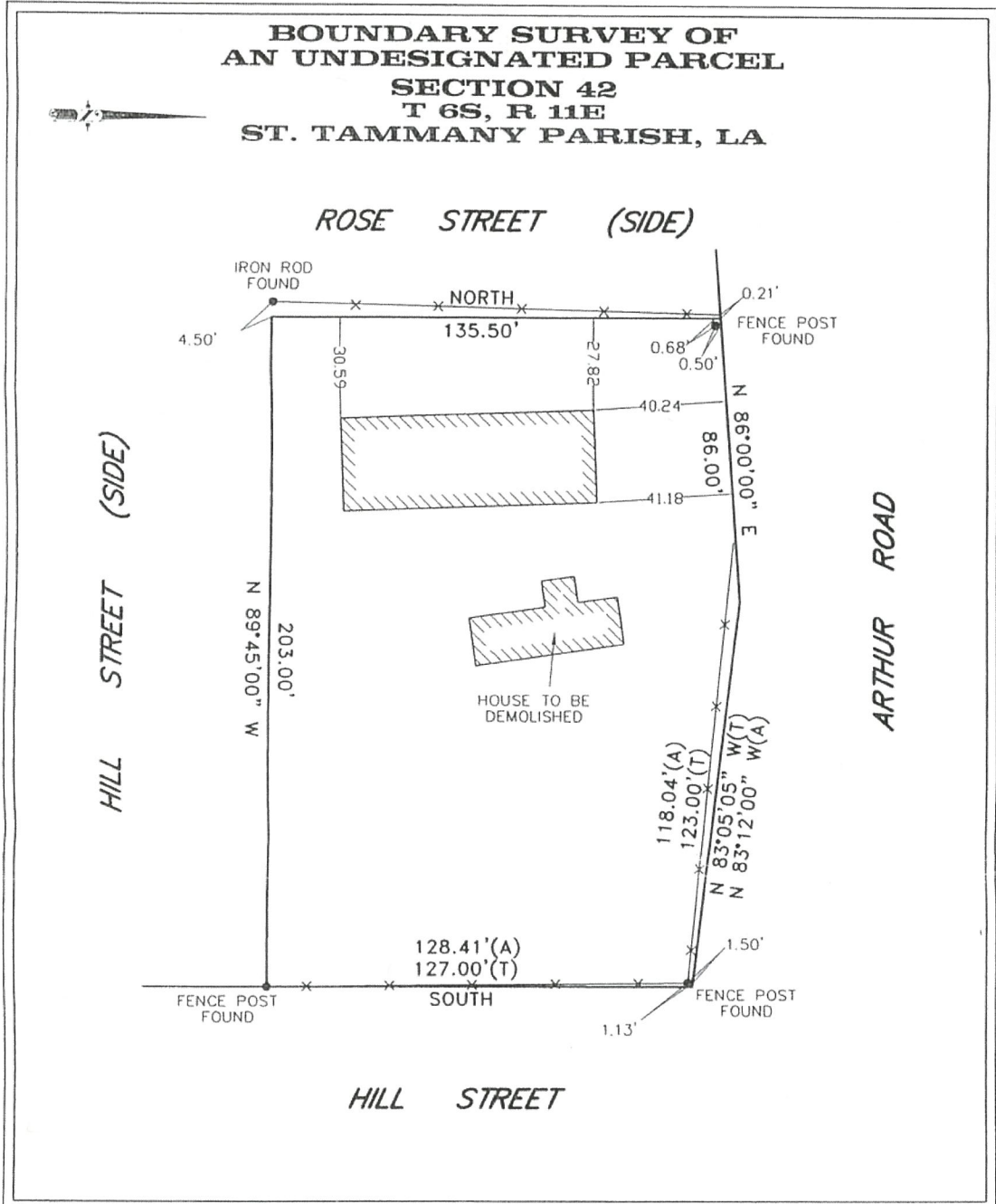
LOCATION: Parcel located on the south side of Arthur Road, west of Hill Street, east of Rose Street, being 20218 Arthur Rd., Covington; S42, T6S, R11E; Ward 3, District 2


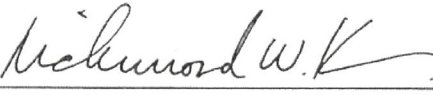
SIZE: .61 acres





2019-1595-ZC



	GENERAL NOTES	
	ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN 1: PLOT OF SURVEY BY C.R. SCHULTZ DATED FEBRUARY 27, 1973 THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. 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.	
	ELEVATION NOTES	
	THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED 10/17/89 FLOOD ZONE: C BASE FLOOD ELEVATION: N/A COMMUNITY PANEL #: 225205 0230 C	
THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY MADE AT THE REQUEST OF CYNTHIA RANKINS	RICHMOND W. KREBS PROFESSIONAL LAND SURVEYING P.O. BOX 8641 METairie, LA. 70011-8641 PHONE: (504) 889-9616 FAX: (504) 889-0916 E-MAIL: richmondwk@krebssurvey.com	
	BY: 	DATE: AUGUST 25, 2006 SCALE: 1" = 40' JOB #: 062587

ZONING STAFF REPORT

Date: 9/27/2019

Case No.: 2019-1597-ZC

Posted: 9/23/2019

Meeting Date: 10/9/2019

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Marietta Barnes

OWNER: William and Ellie Barnes

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of James Crosby Road, east of US Highway 11, Pearl River; S11, T8S, R14E; Ward 8, District 14

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	Residential and Civic	A-4A Single Family Residential District and <i>R-1 Single Family Residence (Pearl River)</i>
South	Residential	A-4A Single Family Residential District
East	Residential	A-4A Single Family Residential District
West	Residential	A-4A Single Family Residential District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay. This site is located on the south side of James Crosby Road, east of US Highway 11, being 38438 James Crosby Road, Pearl River. The 2025 future land use plan designates this 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.

STAFF RECOMMENDATION:

Staff recommends that the request for the A-4A Single-Family Residential District and MHO Manufactured Housing Overlay designation be approved.

Case No.: 2019-1597-ZC

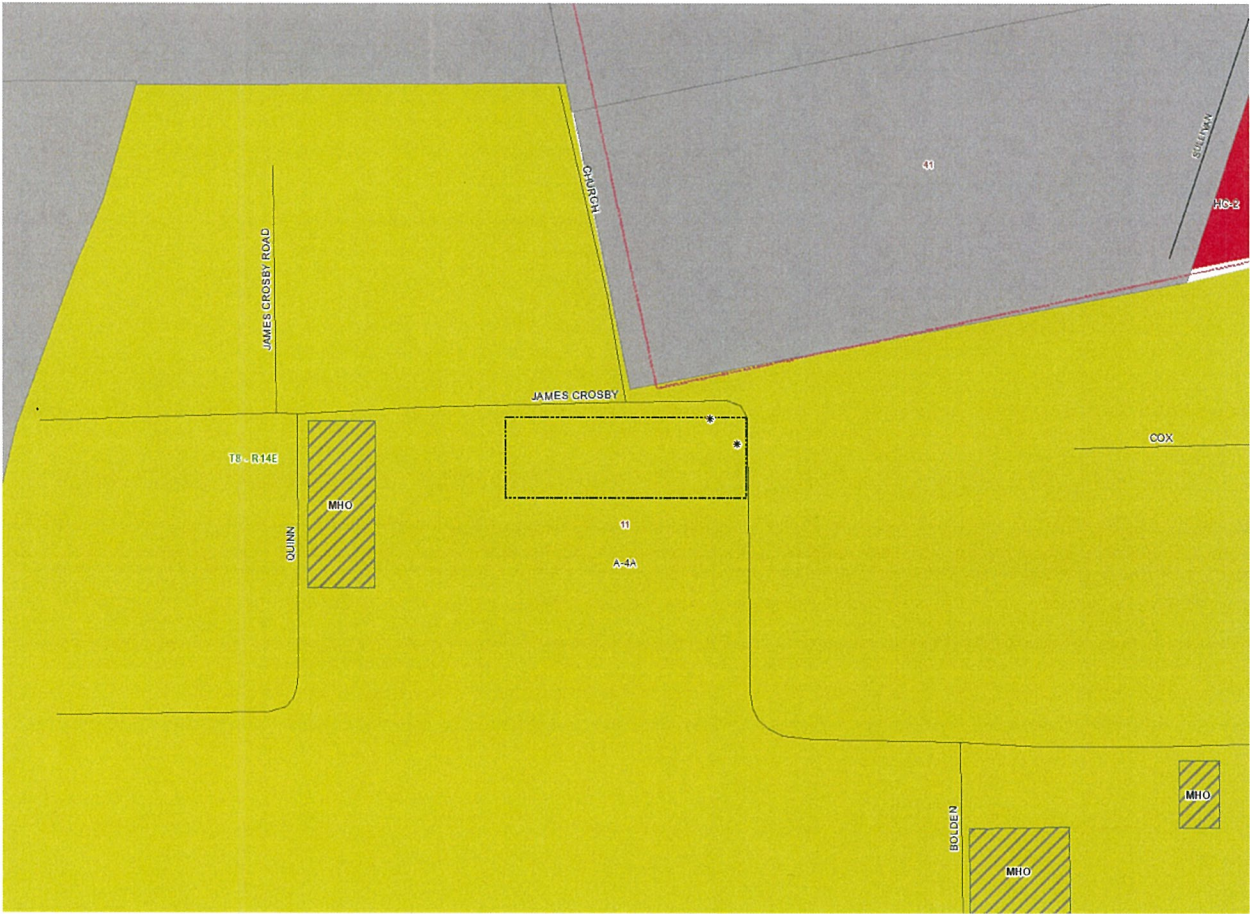
PETITIONER: Marietta Barnes

OWNER: William and Ellie Barnes

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of James Crosby Road, east of US Highway 11, being 38438 James Crosby Road, Pearl River; S11, T8S, R14E; Ward 8, District 14

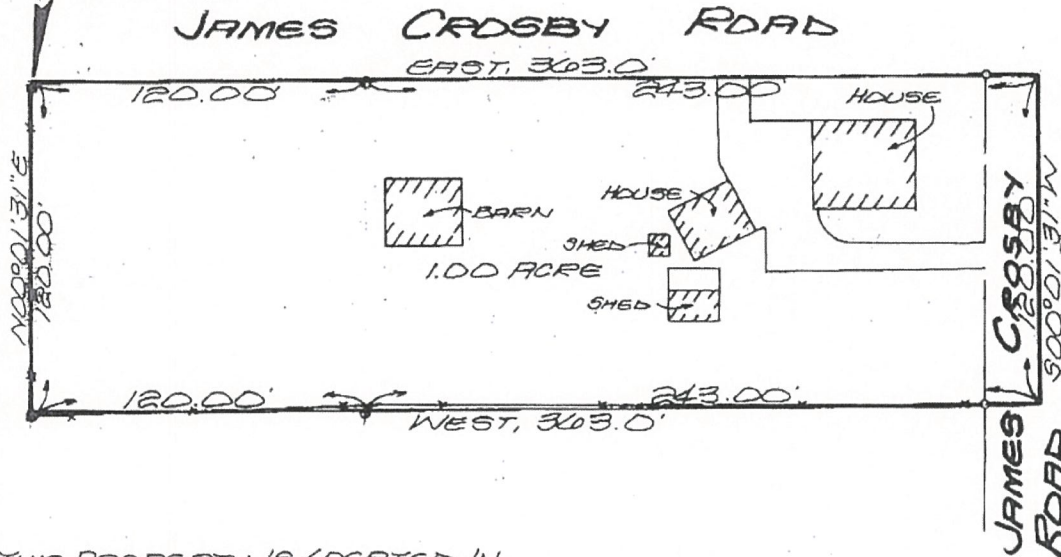
SIZE: 1 acre





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 POINT IS $300^{\circ}05'54''$ W, 504.21' FROM THE NE CORNER OF THE SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SEC. 11 T8S, R14E, ST. TAMMANY PARISH, LA.



THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM COMM. PANEL NO. 225205 0410 D, MAP REVISED 4-21-1999.

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

○ 1/2" REBAR SET
■ FENCE POST FD.

MAP PREPARED FOR **WILLIAM CURTIS BARNES AND ELLIE JACKSON BARNES**
SHOWING A SURVEY MADE OF PROPERTY LOCATED IN Section 11 Township 8 South, Range 14 East, St. Tammany Parish, Louisiana
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 50'

DATE: MAY 15, 2002

NUMBER: 20609

2019-1597-ZC

STATE OF LOUISIANA PARISH OF ST. TAMMANY
MALISE PRIETO CLERK OF COURT
I certify that this instrument was filed and recorded
Dec 10 2001 12:00 PM
INST. # 1708213 of the official records
MBB COB MISC
DEPUTY CLERK

PLAN REVIEW STAFF REPORT

Date: 9/30/2019

CASE NO.: 2019-1627-PR

Posted: 9/23/2019

PETITIONER:

OWNER:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

=

Jones Fussell – Jeffery D. Shoen

Rainbow Drive, LLC – John A. Foxworth and Joy M. Foxworth

Specialty Food Processing

Office Warehouse

5,706 sq. ft.

.81 acres

I-1 Industrial District

Tammany Trace

Parcel located on the east side of Rainbow Drive, south of LA Highway 36; S35, T6S, R11E; Ward 3, District 2

Meeting Date: October 9, 2019

Determination: Approved, Amended, Postponed, Denied

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 lane asphalt

Condition: Fair

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-3 Suburban District
South	Tammany Trace	A-2 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential	A-3 Suburban District
Existing development?	Yes	Multi occupancy development? No

STAFF COMMENTS:

The subject property is located at the end of Rainbow Drive, south of LA Highway 36, being 72216 Rainbow Drive. This property was rezoned from A-3 Suburban District to I-1 Industrial District in January of 2019 (Zoning Case No. 2018-1274-ZC). The petitioner is proposing to utilize the existing 4,785 sq. ft. warehouse located on the site for specialty food processing which is a permitted use under the current I-1 Industrial designation. Considering the existing conditions of the site do not meet the required landscaping and buffer regulations, some variances are being requested. Staff is not opposed to the occupation of the site with compliance to the following recommendations:

STAFF RECOMMENDATIONS:

- Per Sec. 130-1815(1)(e), the planting area abutting the Tammany Trace shall be a minimum of 25 feet in depth. The existing building is currently located between 1 foot and 5 feet-5 inches from the south property line. The applicant is requesting to reduce the required 25 foot setback to 1 foot where the building encroaches the required buffer. Staff feels that this condition is existing to the site and therefore necessary for the occupation of the building. Staff recommends that the variance be granted where the building is currently located and the required setbacks and landscaping be adhered to otherwise.
- Per Sec. 130-1976, the first 25 feet from the front lot line shall be the landscaped street planting area. The existing building is 20-feet, 4-inches from the front property line. The applicant is therefore requesting a variance to the street planting area of 4-feet, 8-inches. Staff does not have any objection to the request.
- A variance is being requested to maintain the existing pavement along the front of the building to use the existing door for loading and unloading. Staff is in favor of the request; however the new driveway giving access to the rear of the property and the existing driveways should be separated by a landscape area to insure that all ingress to the site will be done through the new driveway. A one way access to the right, would allow for delivery truck to enter the site from the new driveway and for all the truck maneuvering to take place on the property. Note that the applicant has stated there will be no large trucks utilized in the proposed operation.
- Per Sec. 130-1977, a 25 foot buffer planting area is required where an industrial use abuts a residential zoning district. While the required 24 foot driveway is permitted through the side buffer planting area, the minimum width of the access drive is 22 feet. Staff feels that the access drive should be decreased to the minimum 22 feet to reduce the impact of the requested variance.
- Per Sec. 130-1977(f), a minimum 8 foot opaque wood or masonry fence is required along the side and rear property lines at the perimeter of the buffer planting areas where an industrial use abuts any residential zoning district. The applicant is requesting a variance to the fencing requirements of the buffer planting area along the eastern portion of the property. Staff feels that there is no compelling reason to recommend approval of the request as the current ordinance is meant to protect residential zoning districts from commercial and industrial encroachment.
- Per Sec. 130-1815(1)(f), facades of the buildings having frontage on the Tammany Trace shall maintain the same standard of design as the front façade. The finish of the façade shall be limited to cement plaster (stucco), brick or wood. The subject building currently has a tin façade. The applicant is requesting a variance to the special design standards of the Tammany Trace Overlay. Staff feels that this condition is existing to the site and the variance should be granted.
- Per Sec. 130-1979(c)(2), every parking row shall terminate in a landscaped island of not less than nine feet in width (including curbs) and not less than the length of the parking space. The landscaped islands shall contain a minimum of one Class A tree. The applicant is requesting a variance to the parking landscape ordinance to not provide any of the two required landscape islands. Staff feels that there is no compelling reason to recommend approval of this request as there is enough room on the site to accommodate these requirements.
- Sight triangles are required to be shown on the plan with sides of 15 feet along the proposed access way and 25 feet along the public street. The applicant currently has an 8-foot opaque fence on site in this location. No parking, wall, fence, sign, structure or any plant growth other than grasses shall be placed or maintained within the sight distance area so as not to impede vision between a height of 2½ feet and ten feet above the centerline grades of the intersecting streets and/or drives.
- The buffer notes which refer to the western side of the landscape plan reads “south buffer requirements” and should be changed to read “western buffer requirements”.
- The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
- Provide an exterior lighting plan meeting the Unified Development Code, Division 4 Lighting Regulations.

NOTE TO PETITIONER

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

APPENDIX A
CASE NO.: 2019-1627-PR
LANDSCAPE CHART

Affected Area	Planned Corridor Requirements	Minimum Required Buffer Plantings	Petitioner Provided	Staff Recommends
Southern Perimeter Tammany Trace Planting Area Requirements 302 feet	25' planting area 1 Class A/ 30 ft. 1 Class B/ 30 ft.	25' planting area 11 Class A 11 Class B	1' and 5'5" setback where the building is currently located and 25' otherwise. 6 Trees preserved/22 tree credits. No additional trees.	As petitioner proposes
Street Buffer Rainbow Drive 140 feet	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 14 shrubs required	No portion of buffer provided. 5 trees preserved/9 tree credits 1 class B 14 shrubs along the corners of existing drive	A portion of existing drive to be removed along the current right of way and replaced with required groundcover and shrubs to screen vehicular use area.
Northern Perimeter Planting 140 feet	25' planting area 1 Class A/ 30 ft. 1 Class B/ 30 ft. 8' opaque fence	25' planting area 9 Class A 9 Class B 8' opaque fence	Encroachment into the 25' planting area with proposed drive isle. 7 trees preserved/16 tree credits 2 Class B proposed 8' opaque fence	Reduction of proposed drive isle to lessen or eliminate requested variance.
Eastern Perimeter Planting 150.33 feet	10' planting area 1 Class A/ 30 ft. 1 Class B/ 30 ft. 8' opaque fence	10' planting area 4 Class A 4 Class B 8' opaque fence	10' planting area 1 tree preserved/7 tree credits 1 Class B	8' opaque fence
Tammany Trace Special Design Standards	Facades of buildings having frontage on the Tammany Trace shall have a finished façade of stucco, brick or wood.	N/A	Existing tin facade	As petitioner proposes
Parking Planting 8 Spaces Required 8 Spaces Provided	Every parking row shall terminate in a landscaped island of not less than nine feet and not less than the length of the parking space with a minimum of 1 class A tree.	2 landscaped islands, each with a class A tree	No landscaped islands	2 landscaped islands, each with a class A tree

CASE NO.:	<u>2019-1627-PR</u>
PETITIONER	Jones Fussell – Jeffery D. Shoen
OWNER	Rainbow Drive, LLC – John A. Foxworth and Joy M. Foxworth
PROPOSED USE:	Specialty Food Processing
PREVIOUS/CURRENT USE:	Office Warehouse
SQ. FT. OF USE:	5,706 sq. ft.
GROSS AREA LOT SIZE:	.81 acres
ZONING CLASSIFICATION:	I-1 Industrial District
CORRIDOR:	Planned Corridor Overlay District
LOCATION:	Parcel located on the east side of Rainbow Drive, south of LA Highway 36; S35, T6S, R11E; Ward 3, District 2



James R. Aultman, ALA
An Architectural Corporation
Architecture
Landscape Architecture
223 West 19th Avenue
Covington, Louisiana 70433

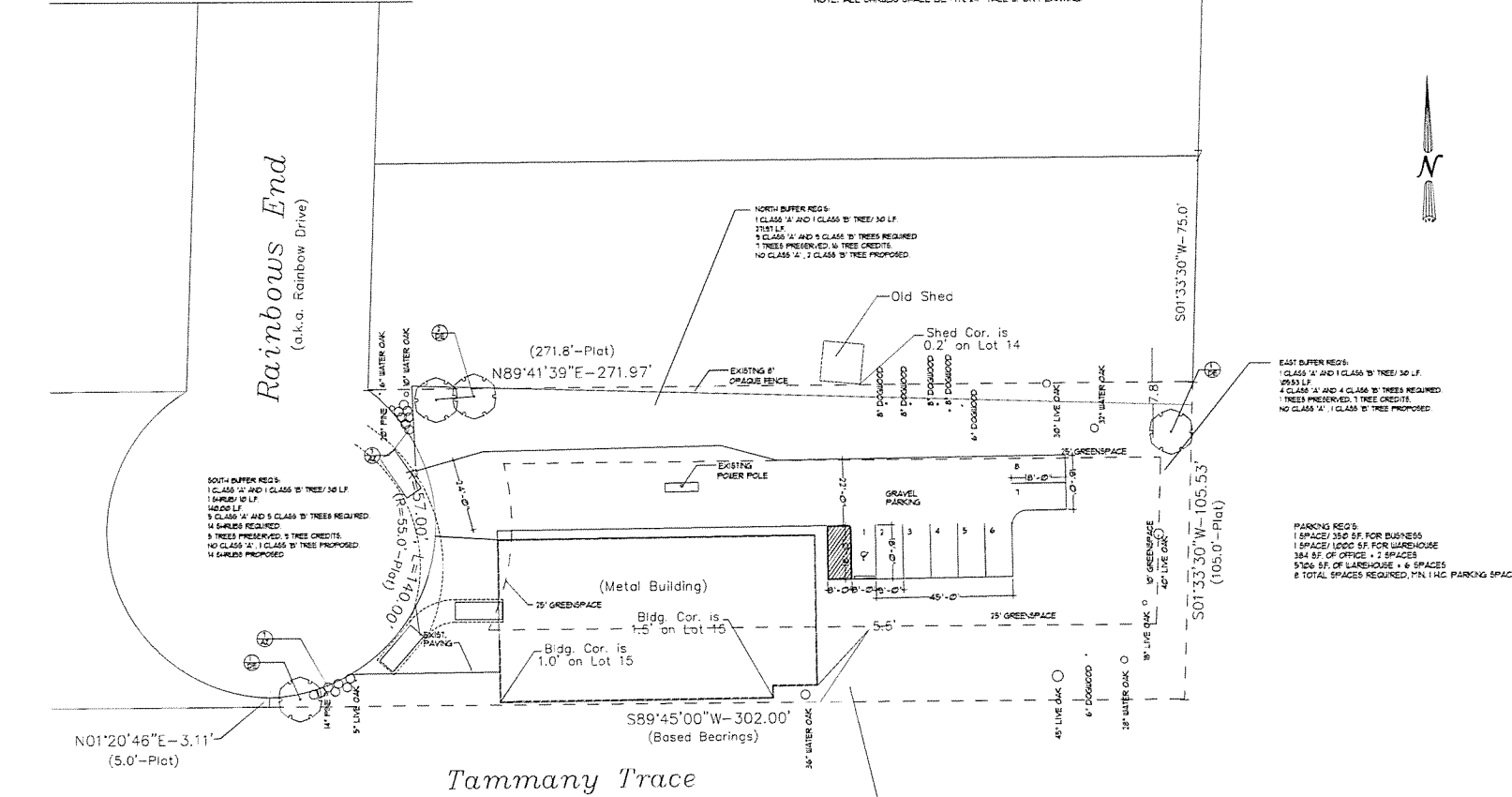
A Landscape Plan for
John A. Foxworth
Covington, Louisiana

09/09/19

L1

PLANTING LEGEND				
PLANT NAME	QTY	SIZE	CALIPER INCH	CLASS
AZ AZALEA	14	5 GAL		
RHO DODONAEA INDICA PRES GARDENING				
DE DRAKE ELM	4	8-12"	1 1/2" MIN.	B
ULMUS PARVIFOLIA				

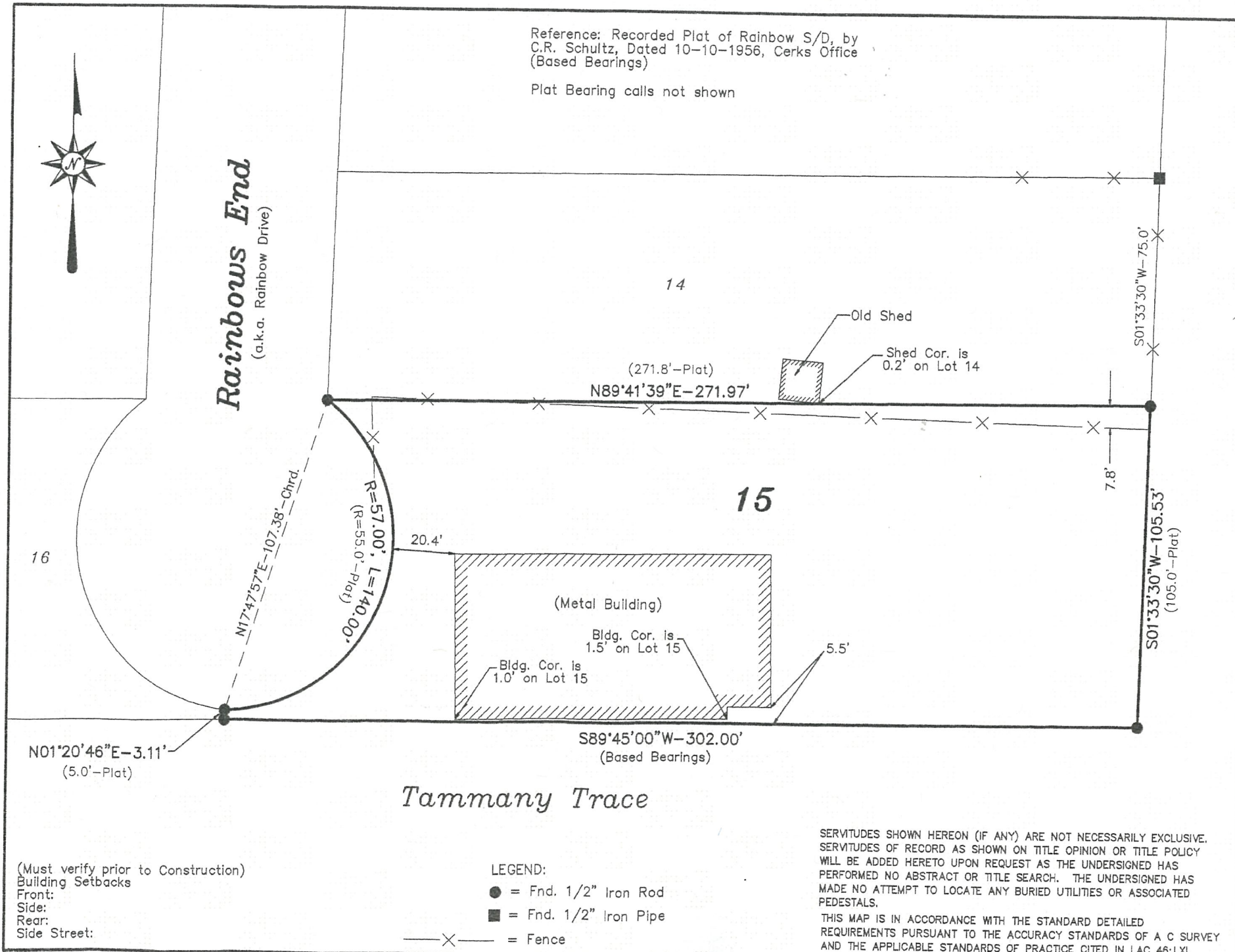
NOTE: ALL SHRUBS SHALL BE MIN 24" TALL UPON PLANTING



LANDSCAPE NOTES:
1. PREPARE ALL BEDS AND TREE PLANTING PITS AS PER SPECIFICATIONS OF THE AMERICAN SOCIETY OF NURSERYMEN.
2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS.
4. AFTER INSTALLATION, ALL PLANTS SHALL BE HEALTHY, PERPENDICULAR TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.
EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AND IT IS BACKFILLED. LEAVE SITE CLEAN.
5. INSTALL 4" PINE STRAW MULCH AT ALL PLANTING AREAS.

SOUTH BUFFER REQ'S:
NO CUT BUFFER
1 CLASS 'A' AND 1 CLASS 'B' TREE/ 30 LF.
30750 LF.
1 CLASS 'A' AND 1 CLASS 'B' TREE REQUIRED
6 TREES PRESERVED, 21 TREE CREDITS
NO CLASS 'A', NO CLASS 'B' TREE PROPOSED

PARKING REQ'S:
1 SPACE/ 350 SF. FOR BUSINESS
1 SPACE/ 1000 SF. FOR WAREHOUSE
384 SF. OF OFFICE = 7 SPACES
5726 SF. OF WAREHOUSE = 6 SPACES
8 TOTAL SPACES REQUIRED, MIN 1 HC PARKING SPACE



2019-1627-PR

MAP PREPARED FOR

JOHN A. FOXWORTH

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 15, RAINBOW SUBDIVISION, ST. TAMMANY PARISH, LA.

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

LAND SURVEYING LLC

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

Bruce M. Butler
8-30-2019
PROFESSIONAL
LICENSE NO. 480-19497

BRUCE M. BUTLER, III
PROFESSIONAL LAND SURVEYOR
LOUISIANA
LICENSE NO. 480-19497

SCALE:

1" = 40'

DATE:

8-30-2019

NUMBER 19497

Terr3/JohnFoxworthLot15