

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JANUARY 7, 2020
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 DECEMBER 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. **2019-1707-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-3 (Highway Commercial District)
Acres: .5 acres
Petitioner: Bayou Boys Towing - Casey Thonn
Owner: Barbara Jones
Location: Parcel located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell, S25, T9S, R14E, Ward 8, District 13.
Council District: 13
2. **2019-1709-ZC**
Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-1 (Highway Commercial District) & Entertainment Overlay
Acres: 2.15 acres
Petitioner: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
Owner: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
Location: Parcel located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe, S48, T8S, R12E, Ward 4, District 7.
Council District: 7
3. **2019-1711-ZC**
Existing Zoning: A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Proposed Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Acres: 10.11 acres
Petitioner: Anthony McGee
Owner: Julius McGee, Leonard McGee, Shirley McGee Davis, Melvia Dean McGee, Betty McGee Profit, Anthony McGee Sr., Roy McGee
Location: Parcel located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom, S8, T5S, R10E, Ward 2, District 3.
Council District: 3

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ST. TAMMANY PARISH ZONING COMMISSION MEETING
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4. 2019-1712-ZC

Text Change: An Ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-1264 relative to permitted uses in the PF-1 Public Facilities District to add a new permitted use "Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, dog park, and pet cemetery".

St Tammany Parish Council by motion 11/7/2019

5. 2019-1713-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District) & MHO Manufactured Housing Overlay)

Acres: .951 acres

Petitioner: St Tammany Parish Council by motion 11/7/2019

Owner: Kathryn & Printis Nobles

Location: Parcel located on the west side of Gurtner Drive, south of LA Highway 36, being 72197 Gurtner Drive, Abita Springs, S36, T6S, R11E, Ward 3, District 2.

Council District: 2

6. 2019-1714-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)

Proposed Zoning: HC-1 (Highway Commercial District)

Acres: .57 acres

Petitioner: St Tammany Parish Council by motion 11/7/2019

Owner: Robert F. Harbison, Jr.

Location: Parcel located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux Avenue, Slidell, S11, T9S, R14E, Ward 8, District 12.

Council District: 12

7. 2019-1716-ZC

Existing Zoning: HC-3 (Highway Commercial District)

Proposed Zoning: MD-1 (Medical Residential District)

Acres: 3.901 acres

Petitioner: Mike Sarona

Owner: PHVIF Covington, LLC – Kevin Cadin

Location: Parcel located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington, S15, T7S, R11E, Ward 3, District 5.

Council District: 5

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

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

ROLL CALL

Present: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph,
Absent:
Staff Present: Helen Lambert, Erin Cook, Leslie DeLatte, Emily Couvillion, and Ashley McMenamin

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 Richard

APPROVAL OF THE NOVEMBER 13, 2019 MINUTES

Randolph made a motion to approve, seconded by Drumm

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

ZONING CHANGE REQUEST CASES

1. 2019-1660-ZC

Existing Zoning: A-4A (Single-Family Residential District)

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

Acres: .11 acres

Petitioner: Steven Eagle

Owner: Steven Eagle

Location: Parcel located on the east side of Hudson Street, north of Coast Boulevard, being Lots 6 and 7, Section A, Square 11, Central Park Subdivision, 56712 Hudson Street, Slidell, S23, T9S, R14E, Ward 8, District 12.

Council District: 12

Steven Eagle came to the podium.

Bagert made a motion to approve, seconded by Drumm

YEA: Seeger, Willie, Richard, Doherty, Bagert Fitzmorris, Crawford, Drumm and Randolph

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MANDEVILLE, LOUISIANA**

NAY:

ABSENT: Parker

2. 2019-1661-ZC

Existing Zoning: CBF-1 (Community Based Facilities District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 7.1 Acres
Petitioner: Holy Trinity Lutheran Church - Rob Olmstead
Owner: Holy Trinity Lutheran Church - Rob Olmstead
Location: Parcel located on the Southeast corner of LA Highway 21 and Marigold Drive, being 1 N Marigold Drive, Covington, S47, T7S, R11E, Ward 1, District 1.
Council District: 1

Rob Olmstead came to the podium

Bagert made a motion to approve, seconded by Randolph

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

3. 2019-1668-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 6.96 acres
Petitioner: Mattie Puls
Owner: Mattie Puls
Location: Parcel located on the north side of Joiner Wymer Road, west of LA Highway 1077, being 12325 Joiner Wymer Road, Covington S33, T6S, R10E, Ward 1, District 3.
Council District: 3

Mattie Puls came to the podium.

Rusty Pleune, Joel Bounds, Erin Pleune and Vicki Hesson spoke in favor of this request

Willie made a motion to approve, seconded by Randolph

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

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4. 2019-1671-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 2.364 acres
Petitioner: Thomas J. Smith
Owner: John Smith Family, L.L.C.
Location: Parcel located on the northeast side of LA Highway 1091, south of Cornibe Road, being 62532 LA Highway 1091, Pearl River, S24, T8S, R14E, Ward 8, District 9.
Council District: 9

Melody Holden spoke against this request

Randolph made a motion to approve as amended to A-2, seconded by Bagert

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

5. 2019-1678-ZC

Existing Zoning: A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Proposed Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Acres: 4.918 acres
Petitioner: Jose & Maria Morales
Owner: Jose & Maria Morales
Location: Parcel located on the southeast corner of Lee Settlement Road and Bill Lee Road, Folsom, S6,T5S,R10E, Ward 2, District 3
Council District: 3

Lorena Morales representing Jose Morales, came to the podium

Willie made a motion to deny, seconded by Drumm

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

**MINUTES OF THE
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6. 2019-1690-ZC

TEXT CHANGE 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 "Cemetery".

Jeff Schoen came to the podium with an explanation of the text change

Bagert made a motion to approve, seconded by Seeger

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

7. 2019-1691-ZC

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

Proposed Zoning: A-4A (Single-Family Residential District)

Acres: 58.910 acres

Petitioner: Jones Fussell, L.L.P. - Jeffrey Schoen

Owner: Martin Oramous

Location: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell, S31, T8S, R15E, Ward 8, District 9.

Council District: 9

Jeff Schoen representing Lynn Levy Land Co. came to the podium

Vicki Pruett spoke against this request

Bagert made a motion to approve, seconded by Randolph

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

8. 2019-1692-ZC

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

Proposed Zoning: PUD (Planned Unit Development Overlay)

Acres: 58.910 acres

Petitioner: Jones Fussell, L.L.P. - Jeffrey Schoen

Owner: Martin Oramous

Location: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell, S31, T8S, R15E, Ward 8, District 9.

Council District: 9

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MANDEVILLE, LOUISIANA**

Bagert made a motion to approve, seconded by Randolph

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

9. 2019-1693-ZC

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)

Proposed Zoning: MD-2 (Medical Clinic District) & RO (Rural Overlay)

Acres: 1.04 acres

Petitioner: Kristen O'Keefe

Owner: New Heights Therapy Center, Inc.

Location: Parcel located on the east side of Beason Road, north of LA Highway 40, being 82302 Holliday Road, Folsom, S7, T5S, R11E, Ward 2, District 3.

Council District: 3

Louise Brady representing Ms. O'Keefe came to the podium

Eddie McClendon came to the podium with some questions

Willie made a motion to approve seconded by Fitzmorris

YEA: Seeger, Parker, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

PLAN REVIEW CASES:-

1. CP02-08-076PR – USE: Ochsner Hospital Medical Office Building

CORRIDOR: Highway 21

ZONING: MD-3 Medical Facility District

USE SIZE: 73,500 sq. ft.

PETITIONER: Duplantis Engineering Group – David Laizer

OWNER: Ochsner Clinic Foundation – John J. Herman

LOCATION: Parcel located at the southwest corner of LA Highway 21 and Ochsner Blvd; S47, T7S, R10E; Ward 1, District 1

Townsend Underhill and John Herman came to the podium

Tommy Buckle came to the podium to answer some questions

Richard made a motion to approve with all staff recommendations except #6, seconded by

Fitzmoris

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1707-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Bayou Boys Towing - Casey Thonn

OWNER: Barbara Jones

REQUESTED CHANGE: From A-2 Suburban District to HC-3 Highway Commercial District

LOCATION: Parcel located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell, S25, T9S, R14E, Ward 8, District 13

SIZE: .5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped Land	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Commercial	A-2 Suburban District
West	Industrial	HC-2 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:

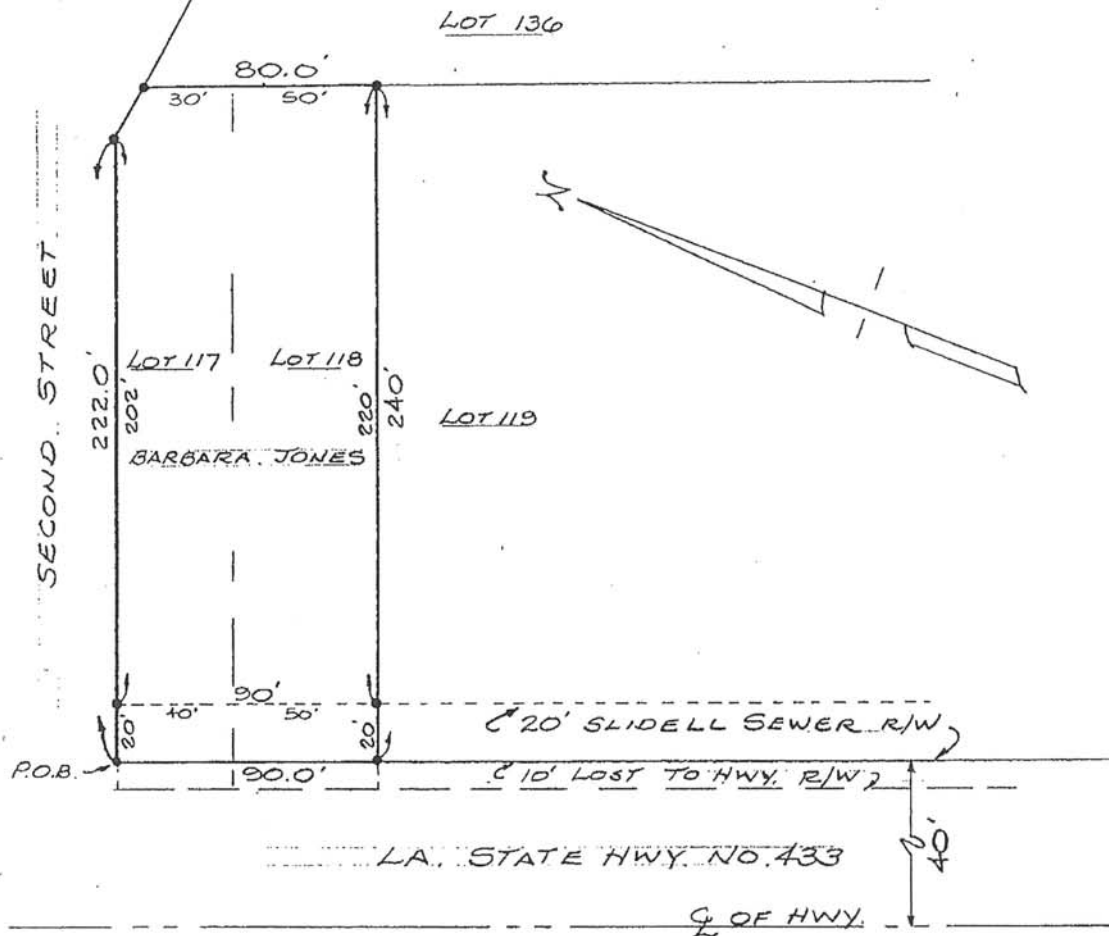
The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-3 Highway Commercial District. The site is located at the southeastern corner of 2nd Avenue and LA Highway 433, being lots 117 and 118, Pine Villa Subdivision, otherwise known as 39240 2nd Avenue, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff is not in favor of the request as the majority of the parcels along Highway 433 are zoned residential.

SIZE: .5 acres







SKETCH OF LOTS 117 & 118 IN
 PINE VILLA SUBDIVISION
 ST. TAMMANY PARISH, LA.
 FOR CITY OF SLIDELL



SKETCH PREPARED BY

[Signature]

BORGEN ENG. INC.

SLIDELL, LA

SKETCH NO. 35,310-34

DATE: OCT. 28, 1983

SCALE: 1"=50'

2019-1707-ZC

ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1709-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
OWNER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair
REQUESTED CHANGE: From HC-1 Highway Commercial to HC-1 Highway Commercial and Entertainment Overlay
LOCATION: Parcel located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe, S48, T8S, R12E, Ward 4, District 7
SIZE: 2.15 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	Vacant Land	NC-5 Retail and Service District
South	Tammany Trace and Residential	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Vacant Land	A-1A Suburban 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 classification from HC-1 Highway Commercial District to HC-1 Highway Commercial District and Entertainment Overlay. The site is located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe. The 2025 Future Land Use Plan designates the site to be develop with commercial and residential uses.

The existing building was previously use as a restaurant and a portion of the remaining property was use as farm. The objective of the request is to allow for the existing buildings and the site to be use as an entertainment venue and restaurant with lounge. Note that the purpose of the Entertainment Overlay is to allow for entertainment venues, bars, restaurant with lounges and any other facility required to obtain a permit for the sale of beverages of high alcoholic content, other than beer or wine adjacent to residentially zoned neighborhoods.

Staff is not in favor of the request considering that the site is abutting residential zoning on south, east and west sides.

Case No.: 2019-1709-ZC

PETITIONER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair

OWNER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair

REQUESTED CHANGE: From HC-1 Highway Commercial to HC-1 Highway Commercial and Entertainment Overlay

LOCATION: Parcel located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe, S48, T8S, R12E, Ward 4, District 7

SIZE: 2.15 acres



2019-1709-ZC

A-2

SNOW

A-4

T8S-R12E

A-2

RAYMOND

NC-3

HC-2

NC-5

48

HC-2

A-1A

190

HC-1

BREMERMAN

A-4

MILLER

TAMMANY TRACE

TAMMANY TRACE

A-1A

PUD

ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1711-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Anthony McGee

OWNER: Julius McGee, Leonard McGee, Shirley McGee Davis, Melvia Dean McGee, Betty McGee Profit, Anthony McGee Sr., Roy McGee

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

LOCATION: Parcel located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom, S8, T5S, R10E, Ward 2, District 3

SIZE: 10.11 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, MHO Manufactured Housing Overlay, RO Rural Overlay
South	Undeveloped Land	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
East	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
West	Undeveloped Land	A-1 Suburban District, MHO Manufactured Housing Overlay, 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 classification from A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay. The site is located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom. The 2025 future land use plan designates the site to be developed with residential and agricultural uses that preserve the country side.

Note that the reason for the request is to accommodate the subdivision of land to parallel a former succession.

Staff is not in favor of the request considering that the site is surrounded by undeveloped land and residential uses zoned A-1 Suburban District.

Case No.: 2019-1711-ZC

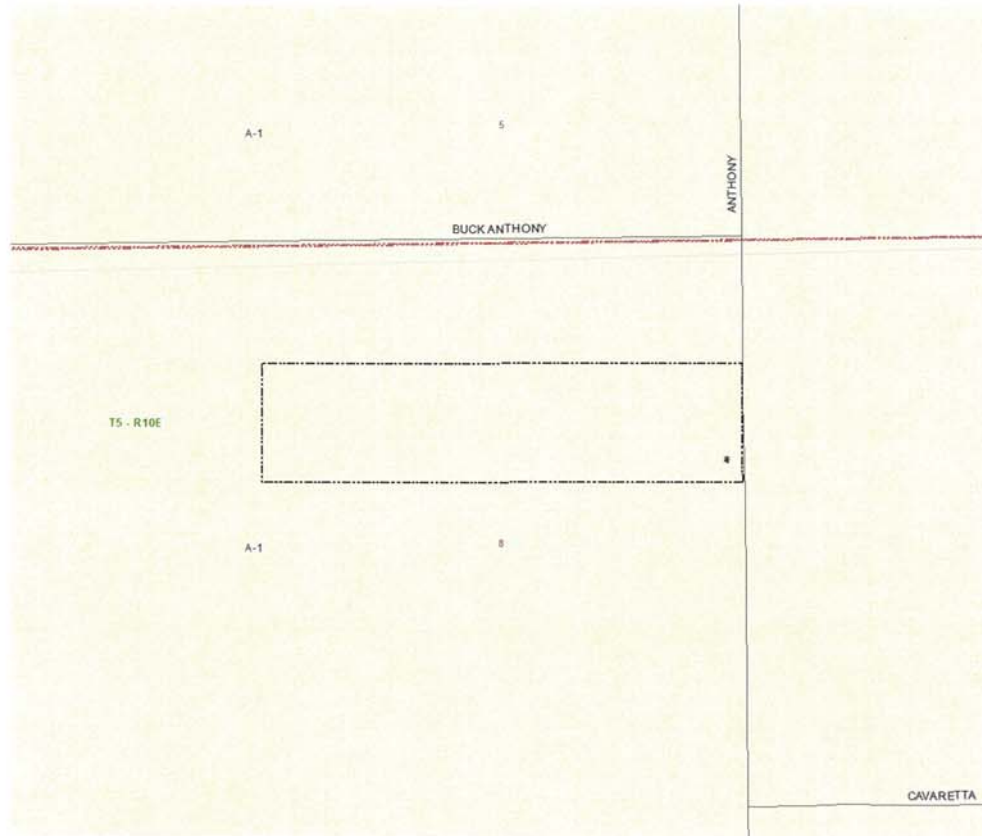
PETITIONER: Anthony McGee

OWNER: Julius McGee, Leonard McGee, Shirley McGee Davis, Melvia Dean McGee, Betty McGee Profit, Anthony McGee Sr., Roy McGee

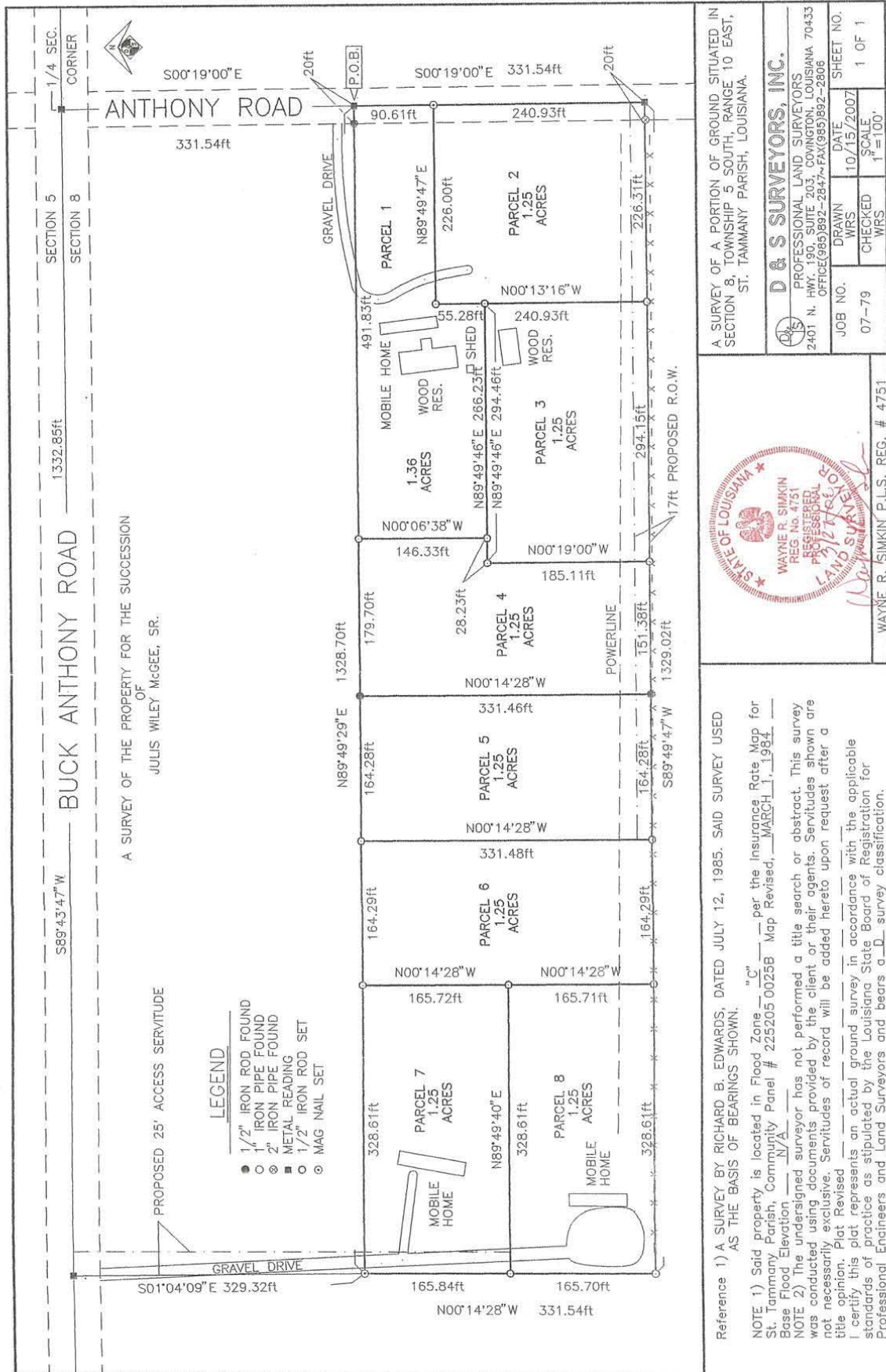
REQUESTED CHANGE: From A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay

LOCATION: Parcel located on the west side of Anthony Road, south of Buck Anthony Road, north of LA Highway 40, Folsom, S8, T5S, R10E, Ward 2, District 3

SIZE: 10.11 acres







A SURVEY OF A PORTION OF GROUND SITUATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS
 2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433
 OFFICE (985) 892-2847 • FAX (985) 892-2806

JOB NO.	DRAWN WRS	DATE	SHEET NO.
07-79	10/15/2007	1 OF 1	
CHECKED WRS	SCALE		
	1"=100'		

WAYNE R. SIMKIN
 REG. NO. 4751
 PROFESSIONAL LAND SURVEYOR
 STATE OF LOUISIANA

WAYNE R. SIMKIN P.L.S. REG. # 4751

Reference 1) A SURVEY BY RICHARD B. EDWARDS, DATED JULY 12, 1985. SAID SURVEY USED AS THE BASIS OF BEARINGS SHOWN.

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. FITZGERALD PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2020

ORDINANCE AMENDING THE ST TAMMANY PARISH
UNIFIED DEVELOPMENT CODE, SECTION 130-1264,
RELATIVE TO PERMITTED USES IN THE PF-1 PUBLIC
FACILITIES DISTRICT TO ADD A NEW PERMITTED USE
(7) "PRIVATE NON-PROFIT ANIMAL SERVICES,
INCLUDING BUT NOT LIMITED TO VETERINARY CLINIC,
KENNEL, BOARDING, GROOMING, DOG PARK, AND PET
CEMETERY"

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1712-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of Chapter 130 St. Tammany Parish Unified Development Code to amend Section 130-1264 relative to permitted uses in PF-1 Public Facilities District to add new permitted use "Private Non-Profit Animal Services including but not limited to Veterinary Clinic, Kennel, Boarding, Grooming, Dog Park & Pet Cemetery"; and

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

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the business and citizens of St. Tammany Parish to add the use of Private Non-Profit Animal Services including but not limited to Veterinary Clinic, Kennel, Boarding, Grooming, Dog Park & Pet Cemetery to the PF-1 Public Facilities District.

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

Amend Division 38 PF-1 Public Facilities District **specifically Section 130.1264 PERMITTED USES, add a new**

(7) Private Non-Profit Animal Services including but not limited to Veterinary Clinic, Kennel, Boarding, Grooming, Dog Park & Pet Cemetery.

PAGE OF 2 OF 2
ORDINANCE CALENDAR NUMBER: _____
ORDINANCE COUNCIL SERIES NO. _____

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____, 2020; AND BECOMES ORDINANCE COUNCIL SERIES NO. 20-_____.

, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

MIKE COOPER, PARISH PRESIDENT

Published Introduction: _____, 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at

Returned to Council Clerk: _____, 2020 at

ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1713-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St Tammany Parish Council by motion
OWNER: Kathryn & Printis Nobles
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the west side of Gurtner Drive, south of LA Highway 36, being 72197 Gurtner Drive, Abita Springs, S36, T6S, R11E, Ward 3, District 2
SIZE: .951 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-3 Suburban District
South	Tammany Trace and Undeveloped Land	A-2 Suburban District
East	Residential and Undeveloped Land	A-3 Suburban District
West	Industrial	1-2 Industrial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

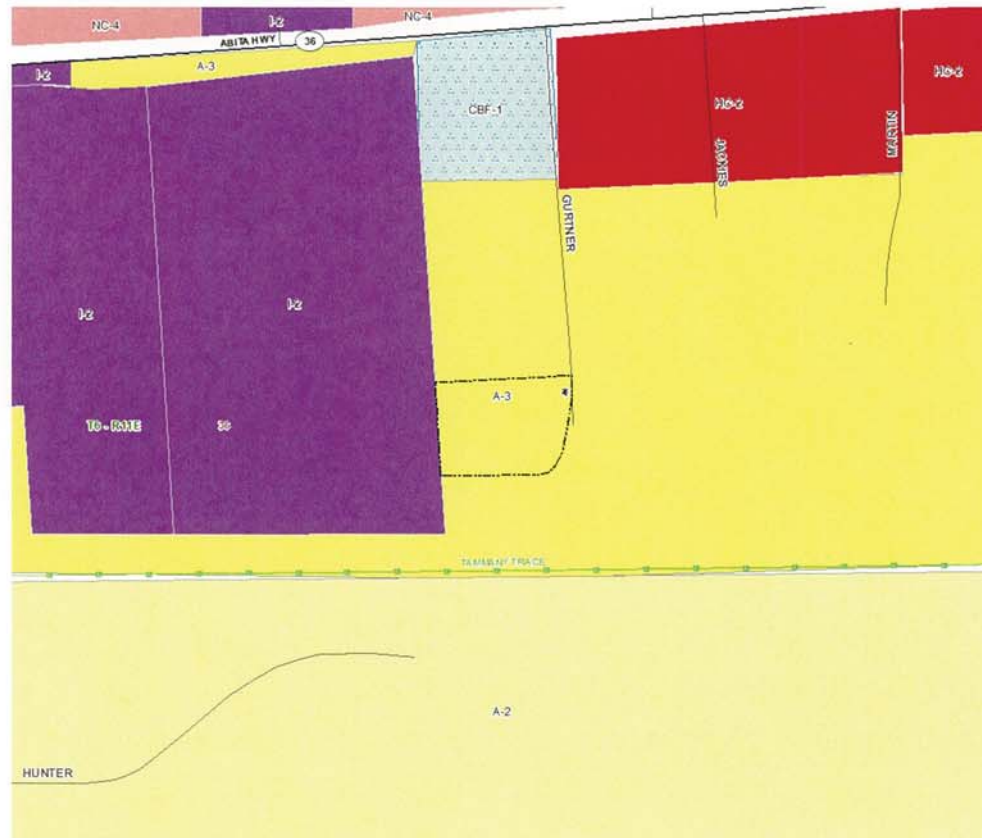
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would 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 classification from A-3 Suburban District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Gurtner Drive, south of LA Highway 36, being 72197 Gurtner Drive, Abita Springs. The 2025 future land use plan designates the site to be developed with residential uses which vary in site design and density, including manufactured homes.

Staff is not in favor of the request for the A-4 Single-Family Residential district considering that the site is surrounded by parcels of land that are zoned A-3 and a change in the zoning designation could allow for a potential increase in density. However, staff is not opposed to the request for the MHO Manufactured Housing Overlay as it complies with the site's comprehensive plan designation.

SIZE: .951 acres

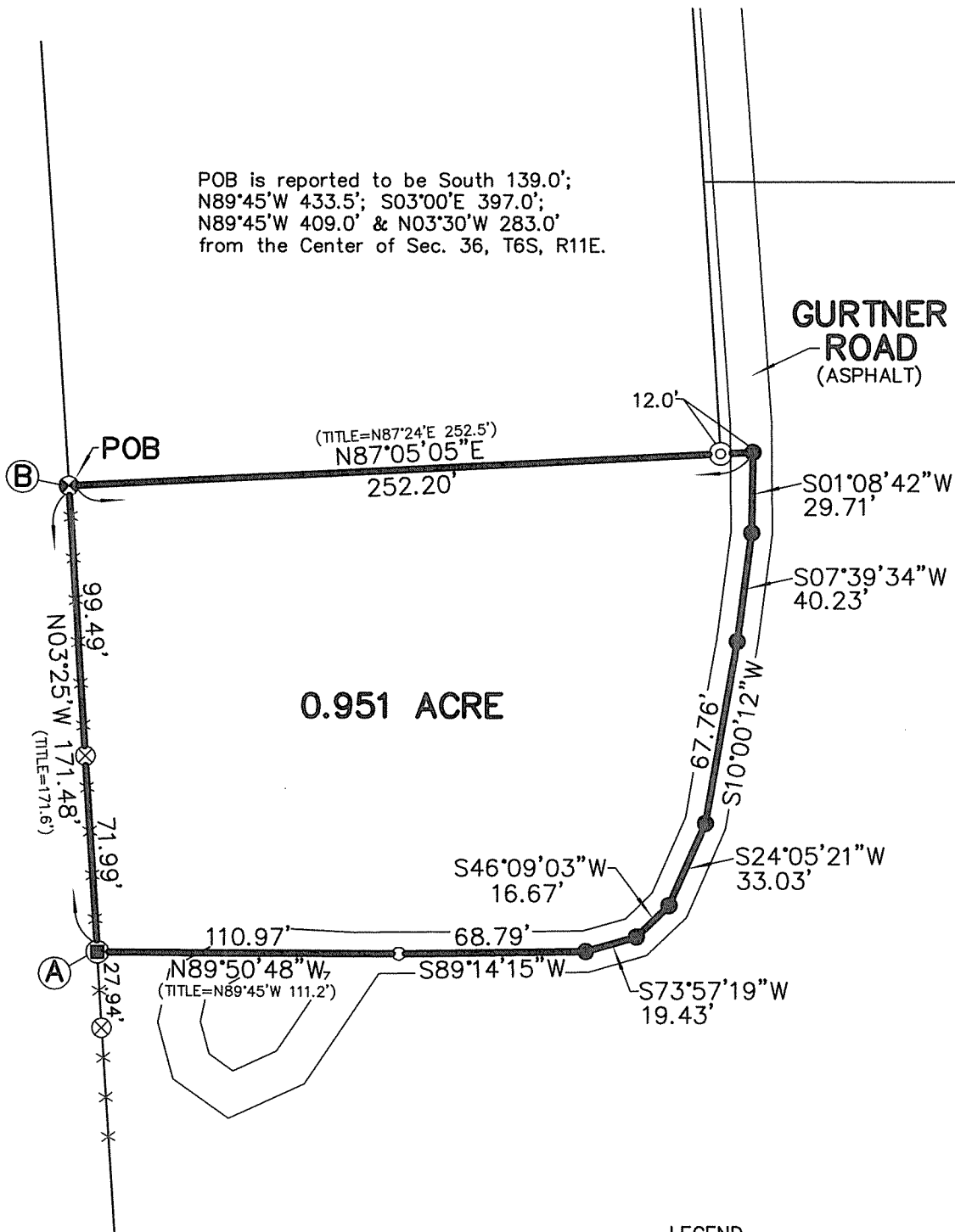




2019-1713-ZC

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
N03°25'W (per Title)

POB is reported to be South 139.0';
N89°45'W 433.5'; S03°00'E 397.0';
N89°45'W 409.0' & N03°30'W 283.0'
from the Center of Sec. 36, T6S, R11E.



NOTES:

1. This property is located in Flood Zone A,
per F.E.M.A. Map No. 225205 0235 C, dated
October 17, 1989.

2. IMPROVEMENTS NOT LOCATED.

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

LEGEND

- = MAG NAIL FOUND
⊗ = 1" IRON PIPE FOUND
⊗ = 3/4" IRON PIPE FOUND
⊗ = 5/8" IRON ROD FOUND
⊗ = 1/2" IRON ROD FOUND
-X- = FENCE

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

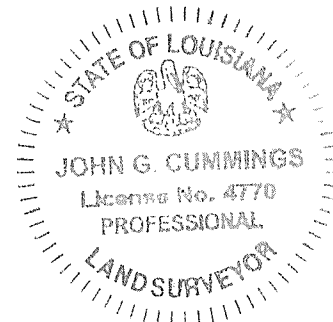
COVINGTON, LA 70433

PLAT PREPARED FOR: **Kathryn & Printis Nobles**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION
36, TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST, TAMMANY PARISH, LOUISIANA.

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



SCALE: 1" = 60'

JOB NO. 19167

DATE: 9/16/2019

REVISED:

ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1714-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St Tammany Parish Council by motion

OWNER: Robert F. Harbison, Jr.

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District

LOCATION: Parcel located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux Avenue, Slidell, S11, T9S, R14E, Ward 8, District 12

SIZE: .57 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 4 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped Land	A-6—Single Family Urban (City of Slidell)
South	Undeveloped Land	NC-4 Neighborhood Institutional District
East	Residential	A-4—Transitional (City of Slidell)
West	Commercial	C-4—Highway Commercial (City of Slidell)

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 classification from NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District. The site is located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux Avenue, Slidell. 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 have any objection to the request as the petitioned property is located on a block with multiple existing Highway Commercial zoning designations (Slidell Zoning District: C-4 Highway Commercial).

Case No.: 2019-1714-ZC

PETITIONER: St Tammany Parish Council by motion

OWNER: Robert F. Harbison, Jr.

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District

LOCATION: Parcel located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux Avenue, Slidell, S11, T9S, R14E, Ward 8, District 12.

SIZE: .57 acres



2019-1714-ZC

PENNSYLVANIA

QUEENS

MAINE

BROADMOOR

FREMAUX

NC-4

190

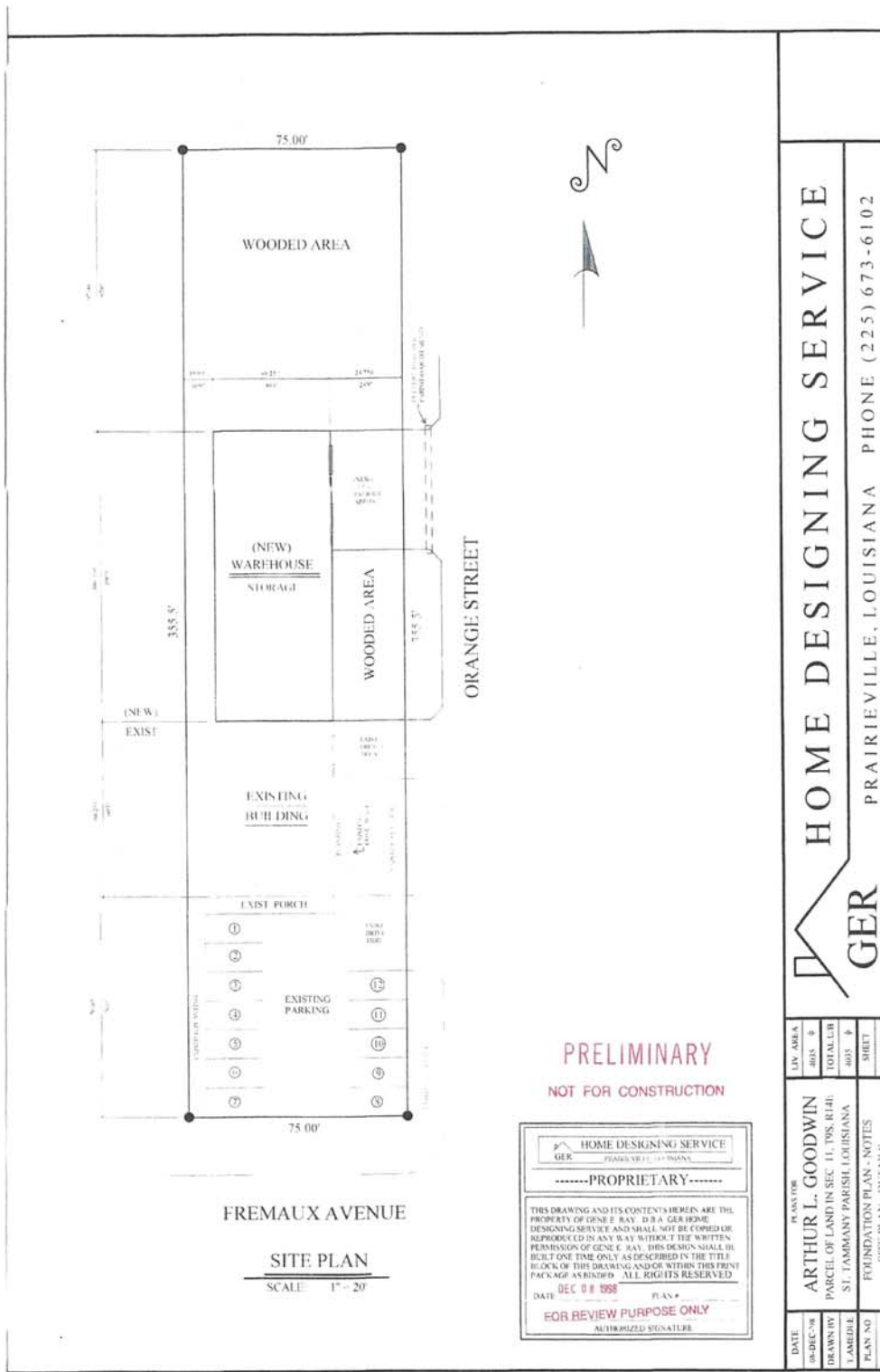
T9S-R14E

NC-4

A-3

COTTON





2019-1714-ZC

ZONING STAFF REPORT

Date: December 27, 2019
Case No.: 2019-1716-ZC
Posted: December 18, 2019

Meeting Date: January 7, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mike Sarona
OWNER: PHVIF Covington, LLC – Kevin Cadin
REQUESTED CHANGE: From HC-3 Highway Commercial District to MD-1 Medical Residential District
LOCATION: Parcel located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington, S15, T7S, R11E, Ward 3, District 5
SIZE: 3.901 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 Land	PUD Planned Unit Development Overlay
South	Interstate 12	Interstate 12
East	Commercial	HC-3 Highway Commercial
West	Undeveloped Land	HC-3 Highway Commercial and PUD Planned Unit Development Overlay

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.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-3 Highway Commercial District to MD-1 Medical Residential District. The site is located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington. The 2025 Future Land Use Plan calls for the site do be developed with commercial uses within existing commercial districts that are compatible with existing surrounded uses and provide for public benefits.

The site is currently developed with a hotel. The zoning change is being requested to allow for the existing building to be use as an assisted living facility.

Staff is not opposed to the request as the purpose of the MD-1 district is to provide for the location of long-term care and housing of individuals with medical conditions. The request is compliant with the site’s comprehensive plan designation which calls for residential, commercial and institutional uses. Also, the petitioned site is surrounded by more intensive commercial uses to the north and the east sides.

Case No.: 2019-1716-ZC

PETITIONER: Mike Sarona

OWNER: PHVIF Covington, LLC – Kevin Cadin

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

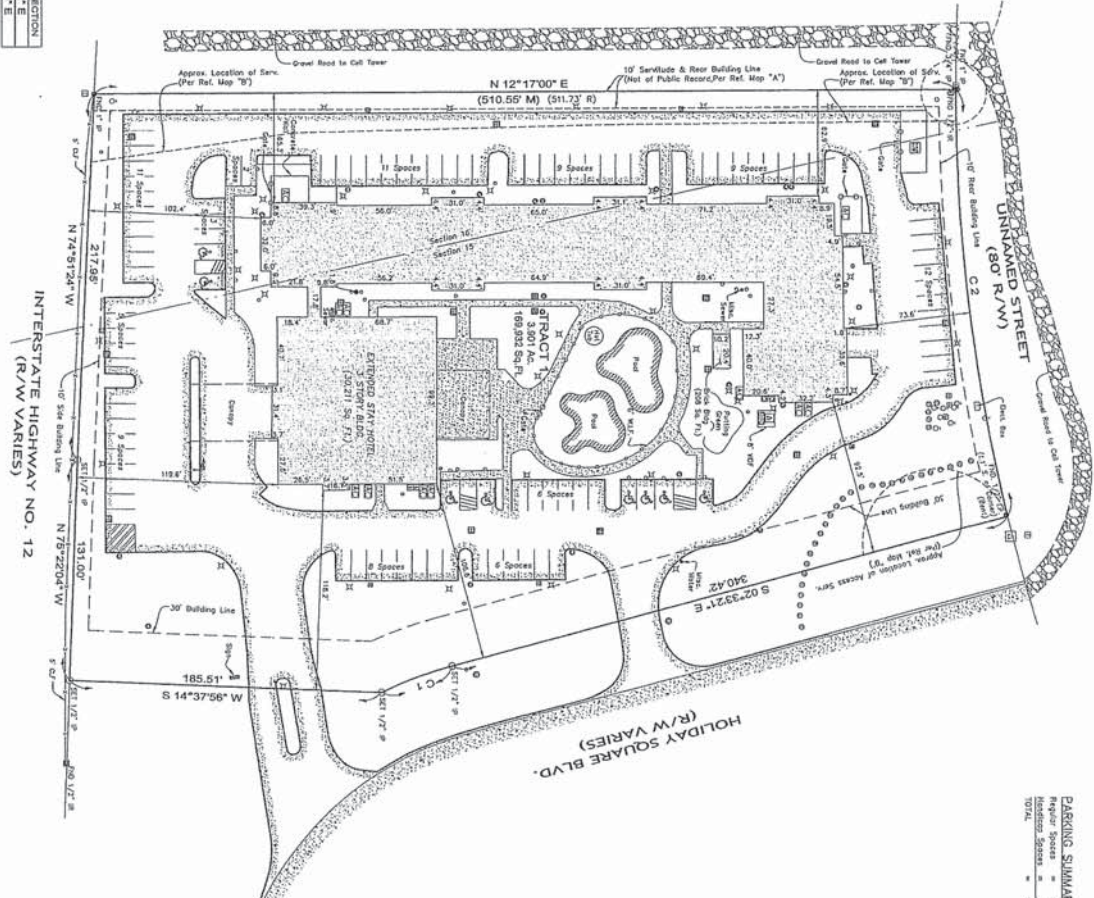
LOCATION: Parcel located on the west side of Holiday Square Boulevard, east of Cellular Lane, north of Interstate-12, being 101 Holiday Square Boulevard, Covington, S15, T7S, R11E, Ward 3, District 5

SIZE: 3.901 acres





NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	235.00	44.72	44.65	S 09°00'63" E
C2	1109.45	255.76	255.21	S 04°21'26" E



PARKING SUMMARY	
Regular Spots	= 91
Mentecop Spots	= 6
TOTAL	= 98

GENERAL NOTES

13. **Flood Risk.** In accordance with FEMA Flood Insurance Rates Map Panel No. 22020-01-01, the property is located in Flood Hazard Zone VFE-1, which is a Special Flood Hazard Area. Flood insurance is required for all properties in this zone. Flood insurance coverage is required for all properties in this zone. Flood insurance coverage is required for all properties in this zone.
14. **Other Information.** The property is located in Flood Hazard Zone VFE-1, which is a Special Flood Hazard Area. Flood insurance is required for all properties in this zone. Flood insurance coverage is required for all properties in this zone. Flood insurance coverage is required for all properties in this zone.
15. **Other Information.** The property is located in Flood Hazard Zone VFE-1, which is a Special Flood Hazard Area. Flood insurance is required for all properties in this zone. Flood insurance coverage is required for all properties in this zone. Flood insurance coverage is required for all properties in this zone.

MAP SHOWING ALTA / ACSM SURVEY
OF
TRACT 1
PHASE 1
BEING A PORTION OF TAMMANY MIDDLE LLC
TRACT 1, BEING A PORTION OF THE
LOCATED IN SECTIONS 14, 16, 7-S, R-11-E,
GREENSBURG LAND DISTRICT,
CITY OF COVINGTON,
ST. TAMMANY PARISH, LOUISIANA
FOR
BENOT INTERSTATE CONSTRUCTION

CERTIFICATION:

I hereby certify that I made a survey on the ground of the property shown as above, and that the drawing accurately reflects the findings of said survey, and that this survey conforms to a Class B Survey in accordance with the state of Louisiana Minimum Standards for Property Boundary Surveys.

ADVANCE ISSUE

LA REGISTRATION NO. 0478



VICINITY MAP
NOT TO SCALE

2019-1716-ZC

LANDSOURCE
INCORPORATED

A Professional Surveying And Land Information Company
6730 Hasbrouck Drive P.O. (225) 752-6999
Baton Rouge, LA 70809 Fax (225) 752-6999
website: www.landsource.com email: ls@landsource.com