

AGENDA
SPECIAL RESCHEDULED MEETING OF THE ST TAMMANY PARISH ZONING COMMISSION
HEARING FOR THE POSTPONED MAY 5, 2020 AGENDA
6:00 P.M. – TUESDAY, JUNE 23, 2020
PELICAN PARK’S CASTINE CENTER
63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Castine Center.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: (985) 276-6398 (if busy dial: (312) 626-6799 or (669) 900-6833) Meeting ID: 848 3105 3605 # Participant ID: # Password: 540474 #

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 MARCH 3, 2020 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. 2019-1745-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: .47 acres
Petitioner: No Limit Investments, LLC - Kasey Cole
Owner: No Limit Investments, LLC - Kasey Cole
Location: Parcel located on the west side of LA Highway 1090, north of Browns switch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell; S31, T8S, R15E, Ward 9, District 9
Council District: 9
POSTPONED FROM 3/3/2020 MEETING

- 2. 2020-1769-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe; S48, T8S, R12E, Ward 4, District 7
Acres 2 acres
Petitioner: Karen Mathes
Owner: Karen Mathes
Council District 7

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3.

2020-1787-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

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

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

Parcel located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington; S27, T5S, R11E, Ward 2, District 2

2 acres

Vickylee M. Clelland

Vickylee M.. Clelland & Laurie Anne Metevier

2
4.

2020-1796-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-2 (Suburban District)

A-2 (Suburban District) & RO (Rural Overlay)

Parcels located on the north side of Running Bear Drive, on the east side of Stag Drive & on the west side of Choctaw Drive; being Lots 37, 44, 45, and 46, Choctaw Springs Subdivision; 25525 Running Bear Drive, Lacombe; S22 & S23, T8S, R12E, Wards 4 & 7, District 7

5.37 acres

Aleksandar Antonovic

Aleksandar Antonovic & Jerra Antonovic

7
5.

2020-1801-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-1 (Suburban District) & A-2 (Suburban District)

A-1 (Suburban District) & A-2 (Suburban District) PUD (Planned Unit Development Overlay)

Parcel located on the southeast corner of Pinecrest Drive and Louisiana Highway 21, Covington; S41 & S52, T7S, R10E & R11E, Ward 1, District 1

221.172 acres

TCE Properties, LLC - Charles Barnett

TCE Properties, LLC - Charles Barnett

1
6.

2020-1802-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-2 (Suburban District)

NC-4 Neighborhood Institutional District

Parcel located on the east side of Louisiana Highway 21, south of Pinecrest Drive, Covington; S41 & S52, T7S, R10E & R11E, Ward 1, District 1

21.479 acres

TCE Properties, LLC - Charles Barnett

TCE Properties, LLC - Charles Barnett

1
7.

2020-1809-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-2 (Suburban District) & RO (Rural Overlay)

PF-1 Public Facilities District

Parcel located on the west side of Louisiana Highway 434 and the east side of Vortisch Road, being 66110 Vortisch Road, Lacombe; S33, T7S, R13E and S4, T8S, R13E, Wards 6 & 7, District 11

3 acres

Timothy Moreau

Pro Multis – Timothy Moreau

11
8.

2020-1810-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-3 (Suburban District) & NC-4 (Neighborhood Institutional District)

NC-1 (Professional Office District)

Parcel located on the northwest corner of Canal Street and Louisiana Highway 1090; being Lots 1 and 2, Square 13, Ozone Pines Subdivision, Slidell; S31, T8S, R15E, Ward 8, District 9

.35 acres

Kevin Davis

Leon Lowe and Sons - Toby Lowe

9

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9.

2020-1811-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

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

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

Parcel located on the south side of Fitzgerald Church Road, Covington; S28, T5S, R11E, Ward 2, District 6

3.03 acres

Randall Tyrone Keating

Dottie Keating

6
10.

2020-1812-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay)

A-4 (Single-Family Residential District)

Parcel located on the north side of Harrison Avenue, west of Abita River Drive, Covington; S3, T7S, R11E, Ward 2, District 3

.53 acres

Kelly Mchugh

Abita River Park, LLC

3
11.

2020-1813-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-2 (Suburban District)

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

Parcel located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe; S33, T7S, R13E, Ward 6, District 11

.85 acres

Beverly & Donald Hayes

Beverly & Donald Hayes

11
12.

2020-1814-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

HC-1 Highway Commercial District and A-4 Single-Family Residential District

HC-2A Highway Commercial District

Parcel located on the south side of Meadowbrook Boulevard, east of US Highway 190, Mandeville; S40 & S41 & S46, T8S, R11E, Ward 4, District 5

12.01 acres

Jones Fussell, LLP – Paul Mayronne

Pelican Athletic Club, LLC

5
13.

2020-1816-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-3 (Suburban District)

A-4 (Single-Family Residential District)

Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell; S38 T9S R14E, Ward 9, District 12

47.43 acres

CKB Development, LLC – Kyle Bratton

Lynnwood Ennis

12
14.

2020-1817-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-4 (Single-Family Residential District)

A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay)

Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell; S38 T9S R14E, Ward 9, District 12

47.43 acres

CKB Development, LLC – Kyle Bratton

Lynnwood Ennis

12

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15.

2020-1818-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-4 (Single-Family Residential District) & NC-2 (Indoor Retail and Service District)

I-1 (Industrial District)

Parcel located on the north side of US Highway 190, west of Henderson Drive and east of Thompson Road; being Farm Lot 511 of the Forest Glen Subdivision, Lacombe; S48 T8S R12E, Ward 7, District 7

2.96 acres

Cameron Clesi

Winston D. Charvet

7
16.

ZC01-03-028

Major Amendment to the PUD Planned Unit Development Overlay

Location:

Acres:

Petitioner:

Ower:

Council District:

Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville; S33, T7S, R12E, Ward 4, Districts 5 and 7

161 acres

Jones Fussell, LLP - Paul Mayronne

The Azby Fund

5 and 7
17.

ZC01-11-072

Major Amendment to the PUD Planned Unit Development Overlay

Location:

Acres:

Petitioner:

Owner:

Parcel located on the north side of Oak Harbor Blvd, east of I-10, being Parcel P2-3, Slidell; S34, T9S, R14E, Ward 9, District 13

4.2934 acres

DSSI SLIDELL, LLC – Doug Durand

DSSI SLIDELL, LLC – Doug Durand

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MARCH 3, 2020
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph,
Absent: Willie
Staff Present: Helen Lambert, Erin Cook, Leslie DeLatte, Emily Couvillion, and Jennifer Lange

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 Fitzmorris

APPROVAL OF THE FEBRUARY 4, 2019 MINUTES

Fitzmorris made a motion to approve, seconded by Randolph

YEA: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

POSTPONING OF CASES:

1. 2019-1745-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: .47 acres
Petitioner: No Limit Investments, LLC - Kasey Cole
Owner: No Limit Investments, LLC - Kasey Cole
Location: Parcel located on the west side of LA Highway 1090, north of
Brownswitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also
known as 61027 LA Highway 1090, Slidell
S31, T8S, R15E, Ward 9, District 9.
Council District: 9

POSTPONED FROM 2/4/2020 MEETING

Kasey Cole came to the podium and asked for postponement of this request

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

Richard made a motion to postpone for 1 month, seconded by Seeger

YEA: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

ZONING CHANGE REQUEST CASES:

2. 2019-1751-ZC

Existing Zoning: A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District), A-3 (Suburban District) & I-1 (Industrial District)

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

Acres: 83.51 acres

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

Owner: St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties,
LLC, and Markle Interests, LLC

Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.

Council District: 5

POSTPONED FROM 2/4/2020 MEETING

Jeff Schoen came to the podium

Steve Ligor, Teri Stevens and Susan Komidor spoke against this request

Ress made a motion to deny, seconded by Crawford

YEA: Ress, McInnis, Richard, Fitzmorris, Crawford, Drumm and Randolph

NAY: Seeger and Doherty

ABSENT:

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

3. 2019-1752-ZC

Existing Zoning:	A-4 (Single Family Residential District)
Proposed Zoning:	A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)
Acres:	83.51 acres
Petitioner:	Jones Fussell, L.L.P. - Jeff Schoen
Owner:	St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, LLC
Location:	Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, being a 83.51 acre parcel, Mandeville, S25, T7S, R11E, Ward 4, District 5.
Council District:	5

POSTPONED FROM 2/4/2020 MEETING

Terri Stevens, Susan Komidore and Steven Chunn., Dian Guidry, Terri Chastain, Jean Berrigan and Kyle Berthelot spoke against this request.

Richard made a motion to deny, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

4. 2016-155-ZC

Major Amendment to the PUD (Planned Unit Development Overlay)

Acres:	69.69 acres
Petitioner:	Kenneth Lopiccolo, Sr.
Owner:	Military Road Land Co., LLC – Frank J. Lopiccolo
Location:	Parcel located on the east side of LA Highway 1081, south of Smith Road, Covington, S14, T6S, R11E, Ward 3, District 2.
Council District:	2

POSTPONED FROM 2/4/2020 MEETING

Brenda and Ken Lopiccolo came to the podium

Dr. Wagner, Jean Thibodeaux, Mary Ann Loeffler, Dian Guidry, Dennis Bourgeois Jr, Jean Berrigan and David Buquoi spoke against this request

Richard made a motion to approve as amended, seconded by Fitzmorris

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

YEA: Seeger, Richard, Doherty, Fitzmorris, Crawford and Drumm

NAY: Ress, McInnis and Randolph

ABSENT:

5. 2019-1753-ZC

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-3 (Suburban District)

Acres 98 acres

Petitioner: Kenneth Lopiccolo Sr.

Owner: Graber, LLC - William Graber III

Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington , S13, 14,& 43, T6S, R11E, Ward 3, District 2.

Council District: 2

POSTPONED FROM 2/4/2020 MEETING

Ken Lopiccolo came to the podium. Edie Powel spoke in favor of this request

Richard made a motion to approve as amended, seconded by Fitzmorris

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

NAY: Ress and McInnis

ABSENT:

6. 2019-1754-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: PUD (Planned Unit Development Overlay)

Acres 141 acres

Petitioner: Kenneth Lopiccolo Sr.

Owner: Graber, LLC - William Graber III

Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington , S13, 14,& 43, T6S, R11E, Ward 3, District 2.

Council District: 2

POSTPONED FROM 2/4/2020 MEETING

Richard made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Richard, Doherty, Fitzmorris, Crawford and Drumm

NAY: Ress, McInnis and Randolph

ABSENT:

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

7. 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, animal training, dog park, crematoriums (animals only) and pet cemetery”.

St Tammany Parish Council by motion 11/7/2019

Jeff Schoen came to the podium to speak and comment on this request

Seeger made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ressa, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

8. 2020-1768-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)

Location: Parcel located on the south side of Oak Street, west of Beach Street and I-10, Slidell, S44, T9S, R14E, Ward 9, District 12.

Acres .11 acres

Petitioner: Damon Cousin

Owner: Damon Cousin

Council District: 12

Damon Cousin came to the podium

Penny Schuler, Gerard Schuler, Clifford Schuler, Rose Schuler and Gary Schueller spoke against this request

Randolph made a motion to deny, seconded by Seeger

YEA: Seeger, Ressa, Doherty, Fitzmorris, and Randolph

NAY: Richard, McInnis, Crawford and Drumm

ABSENT:

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MARCH 3, 2020
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

9. 2020-1769-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-1 (Highway Commercial District)
Location:	Parcel located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe, S48, T8S, R12E, Ward 4, District 7.
Acres	2 acres
Petitioner:	Karen Mathes
Owner:	Karen Mathes
Council District	7

Karen Mathes came to the podium

Kelly Fisher spoke in favor of this request

Crawford made a motion to postpone this case for a month, seconded by Randolph

YEA: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

10. 2020-1770-ZC

Existing Zoning:	A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning:	NC-5 (Retail and Service District) & RO (Rural Overlay)
Location:	Parcel located on the east side of LA Highway 40, south of Sharp Chapel Road and north of Fairhaven Road, being 22318 Highway 40, Bush, S12, T5S, R11E, Ward 2, District 6.
Acres	5 acres
Petitioner:	Andrew Albin
Owner:	Mary Lou Albin
Council District:	6

Lance Albin came to the podium representing Mary Lou Albin

Harold Dutsch spoke in favor of this request.

Seeger made a motion to approve, seconded by Crawford

YEA: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

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KOOP DRIVE OFF OF HIGHWAY 5**

12. **2020-1782-ZC**
- Existing Zoning: A-3 (Suburban District)
- Proposed Zoning: CBF-1 (Community Based Facilities District)
- Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell, S15, T9S, R15E, Ward 8, District 13.
- Acres .24 acres
- Petitioner: Allen Walker
- Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
- Council District: 13

Allen Walker came to the podium

Beth Dewenter, Warren Haun, Eric Yeates and Mary Parks spoke against this request

Fitzmorris made a motion to deny, seconded by Crawford

YEA: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

13. **2020-1784-ZC**
- Existing Zoning: HC-2(Highway Commercial District)
- Proposed Zoning: HC-3 (Highway Commercial District)
- Location: Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell, S23, T9S, R14E, Ward 8, District 12.
- Acres 5.2 acres
- Petitioner: Granville Semmes III - Billie Semmes
- Owner: Garrett Motor Cars, LLC - Billie Semmes
- Council District: 12

Brant and Billie Semmes came to the podium

Seeger made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

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

14. 2020-1785-ZC

Existing Zoning: HC-2(Highway Commercial District)

Proposed Zoning: HC-3 (Highway Commercial District)

Location: Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell, S23, T9S, R14E, Ward 8, District 12.

Acres 2.15 acres

Petitioner: Granville Semmes III - Billie Semmes

Owner: OST Dealership - Billie Semmes

Council District: 12

Seeger made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

15. 2020-1786-ZC

Text Change: Ordinance amending the St. Tammany Parish Unified Development Code, Section 130-5 Definitions - to amend the language and to add to the Definition of Automotive Sales.

Crawford made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ress, McInnis, Richard, Doherty, Fitzmorris, Crawford, Drumm and Randolph

NAY:

ABSENT:

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

Doherty made a motion to adjourn

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2019-1745-ZC
Posted: 02/21/2020
04/16/2020
06/09/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 2/4/2020 – Postponed
Prior Action: 3/3/2020 - Postponed
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: No Limit Investments, LLC – Kasey Cole
OWNER: No Limit Investments, LLC – Kasey Cole
REQUESTED CHANGE: NC-4 Neighborhood Institutional District TO HC-2 Highway Commercial District
LOCATION: Parcel located on the west side of LA Highway 1090, north of Brownsitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell
SIZE: .47 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	NC-4 Neighborhood Institutional District
South	Commercial/Gas Station	NC-4 Neighborhood Institutional District
East	Residential and Undeveloped	NC-4 Neighborhood Institutional District
West	Residential	A-3 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 NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The site is located on the west side of LA Highway 1090, north of Brownsitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial uses at varying levels of intensity.

The petitioned site is flanked by properties zoned NC-4 Neighborhood Institutional District, on the north, south and east sides and abutting a residential neighborhood zoned A-3 to the west. The purpose of the NC-4 zoning district is to allow for the location of uses which provide services at the neighborhood level. In contrast, the requested HC-2 Highway Commercial zoning designation will allow for uses that are more intense. As such, staff objects to the requested HC-2 zoning designation.

Case No.: 2019-1745-ZC

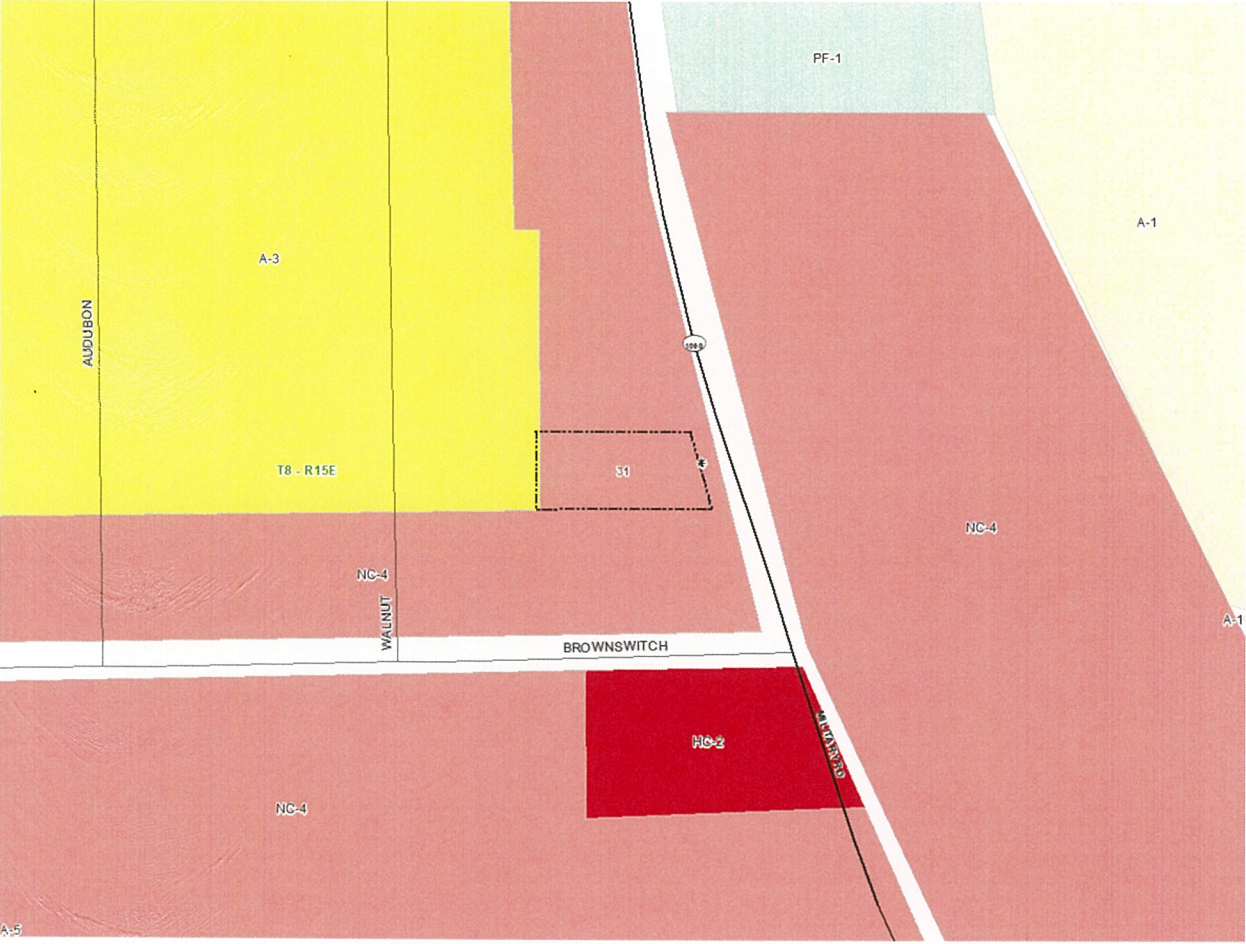
PETITIONER: No Limit Investments, LLC – Kasey Cole

OWNER: No Limit Investments, LLC – Kasey Cole

REQUESTED CHANGE: NC-4 Neighborhood Institutional District TO HC-2 Highway Commercial District

LOCATION: Parcel located on the west side of LA Highway 1090, north of Brownsitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell

SIZE: .47 acres



2019-1745-ZC

31

CANAL

PF-1

A-1

A-3

NC-4

NC-4

T8S - R15E

WALNUT

BROWNSWITCH

HC-2

NC-4

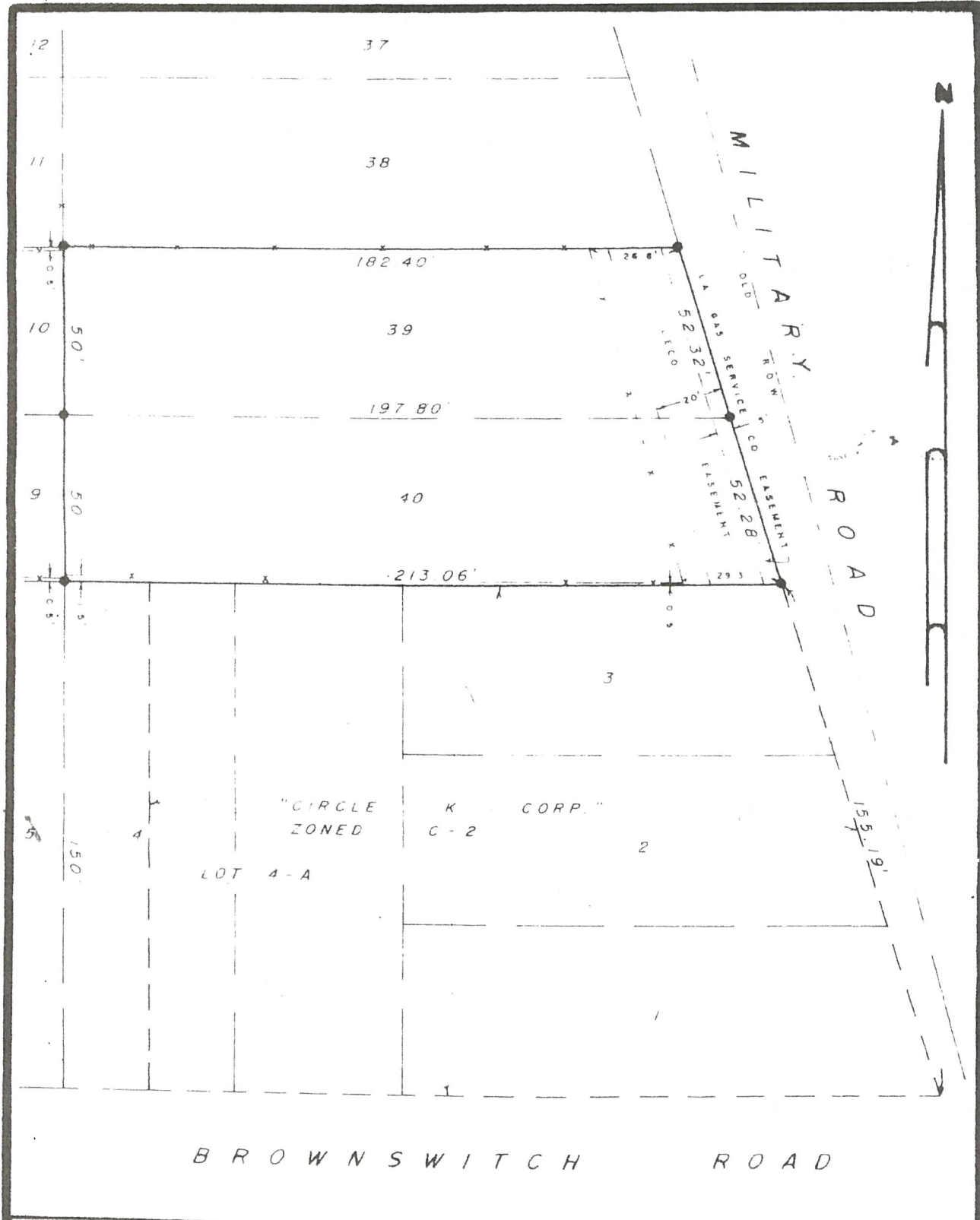
A-5

MHO

1090

SOUTHERN OAK

A-1



— X — EXISTING FENCE ● IRON ROD OR PIPE IN PLACE
THIS PLAT REPRESENTS AN ACTUAL ON-THE-GROUND SURVEY, AND NO ENCROACHMENTS
EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES.

— CERTIFIED CORRECT —
P R E C I S I O N S U R V E Y S
EDWARD L JONES - REGISTERED PROFESSIONAL LAND SURVEYOR
PLAT OF SURVEY FOR
CLARK'S MARINE SERVICE, INC.

LOTS 39 & 40, SQUARE 1, OZONE PINES SUBD.
SECTION 31, T 8 S - R 15 E, ST. TAMMANY PARISH, LOUISIANA

NOTE: THIS IS TO CERTIFY THAT I HAVE CONSULTED
THE FEDERAL INSURANCE ADMINISTRATION
FLOOD HAZARD BOUNDARY MAP AND FOUND
THAT THE PROPERTY SHOWN ABOVE IS NOT
IN A SPECIAL FLOOD AREA
F.E.M.A. - F.I.A. FLOOD ZONE C

CERTIFICATION VALID ONLY WHEN SEAL
IS IMPRESSED ON SIGNATURE AND DATE.
Edward L Jones
LOUISIANA NO. 377

SCALE: 1" = 40'

DATE JUNE 24, 1986

ZONING STAFF REPORT

Date: 06/15/2020

Case No.: 2020-1769-ZC

Posted: 2/21/2020

4/16/2020

6/9/2020

Meeting Date: June 23, 2020

Determination: Approved, Amended, Postponed, Denied

Prior Action: 3/3/2020 – Postponed

Prior Action: 4/7/2020 - Postponed

Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Karen Mathes
OWNER: Karen Mathes
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe
SIZE: 2 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	A-2 Suburban District
South	Mobile Home Park	A-4 Suburban District and MHO Manufactured Housing Overlay
East	Residential	A-2 Suburban District
West	Undeveloped	HC-2 Highway Commercial

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-2 Highway Commercial District. The site is located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The petitioned site is surrounded by residential zoning designations on the north, east, and south sides of the property. A change in zoning would allow for limited-scale commercial uses that are inconsistent with the surrounding residentially zoned property. As such, staff objects to the requested HC-2 Highway Commercial District designation.

Case No.: 2020-1769-ZC

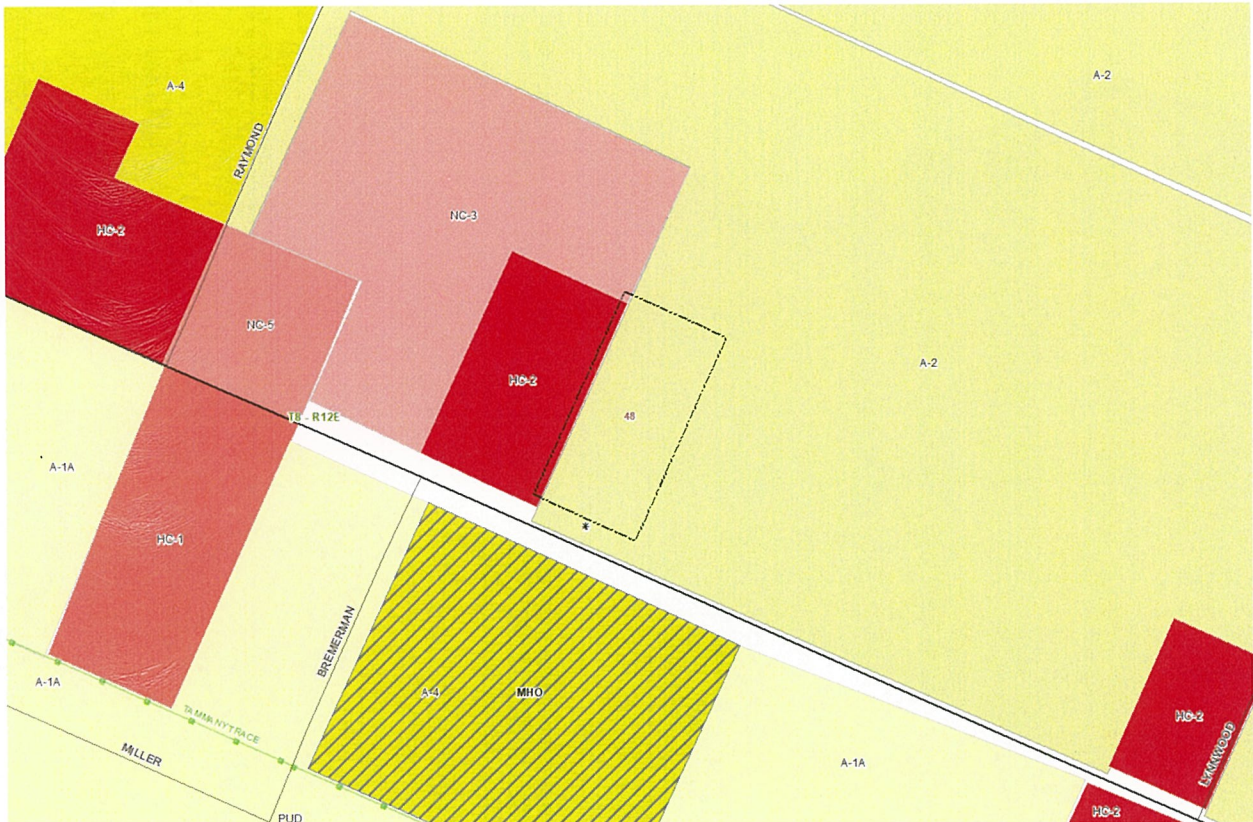
PETITIONER: Karen Mathes

OWNER: Karen Mathes

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

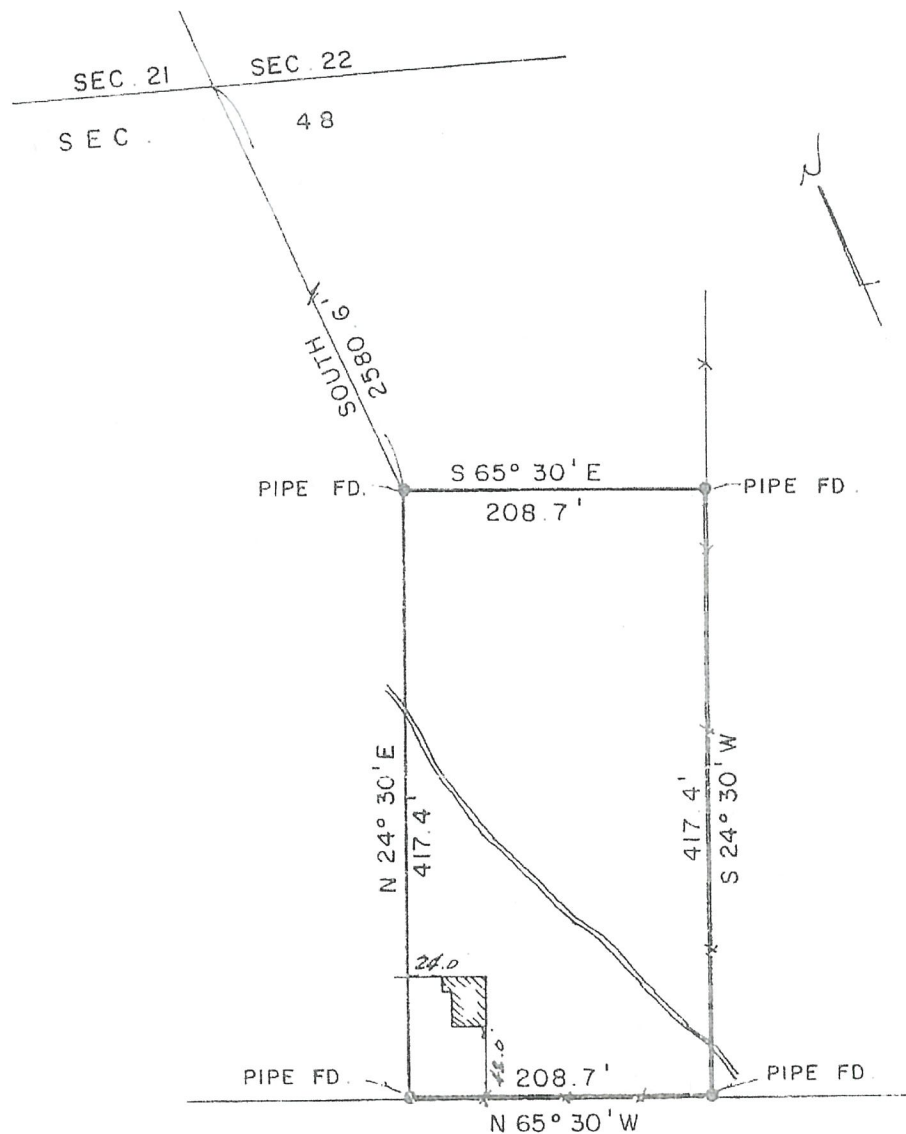
LOCATION: Parcel located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe

SIZE: 2 acres





PORTION OF SEC. 48 T8S R12E
GREENSBURG DISTRICT
ST. TAMMANY PARISH, LA.



US ROUTE 190

NEW ORLEANS, LA
SURVEYED & CERTIFIED CORRECT

MAY 4, 1982



Robert E. Oswald
ROBERT E. OSWALD, INC.
REGISTERED LAND SURVEYOR

2020-1769-ZC

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1787-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Vickylee M. Clelland
OWNER: Vickylee M. Clelland and Laurie Anne Metevier
REQUESTED CHANGE: From A-1A 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 southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington
SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
South	Residential	A-1A Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
East	Residential	A-2 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
West	Residential	A-1A 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-1A 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 southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The petitioned site is flanked by parcels that maintain the A-1A Suburban Residential zoning designation. A change in the site’s zoning will allow for a higher density in the immediate area. As such, staff objects to the requested zoning change to the A-2 Suburban District designation.

The objective of the request is to allow for the parcel to be subdivided into two-one acre parcels, as shown on the attached survey.

Case No.: 2020-1787-ZC

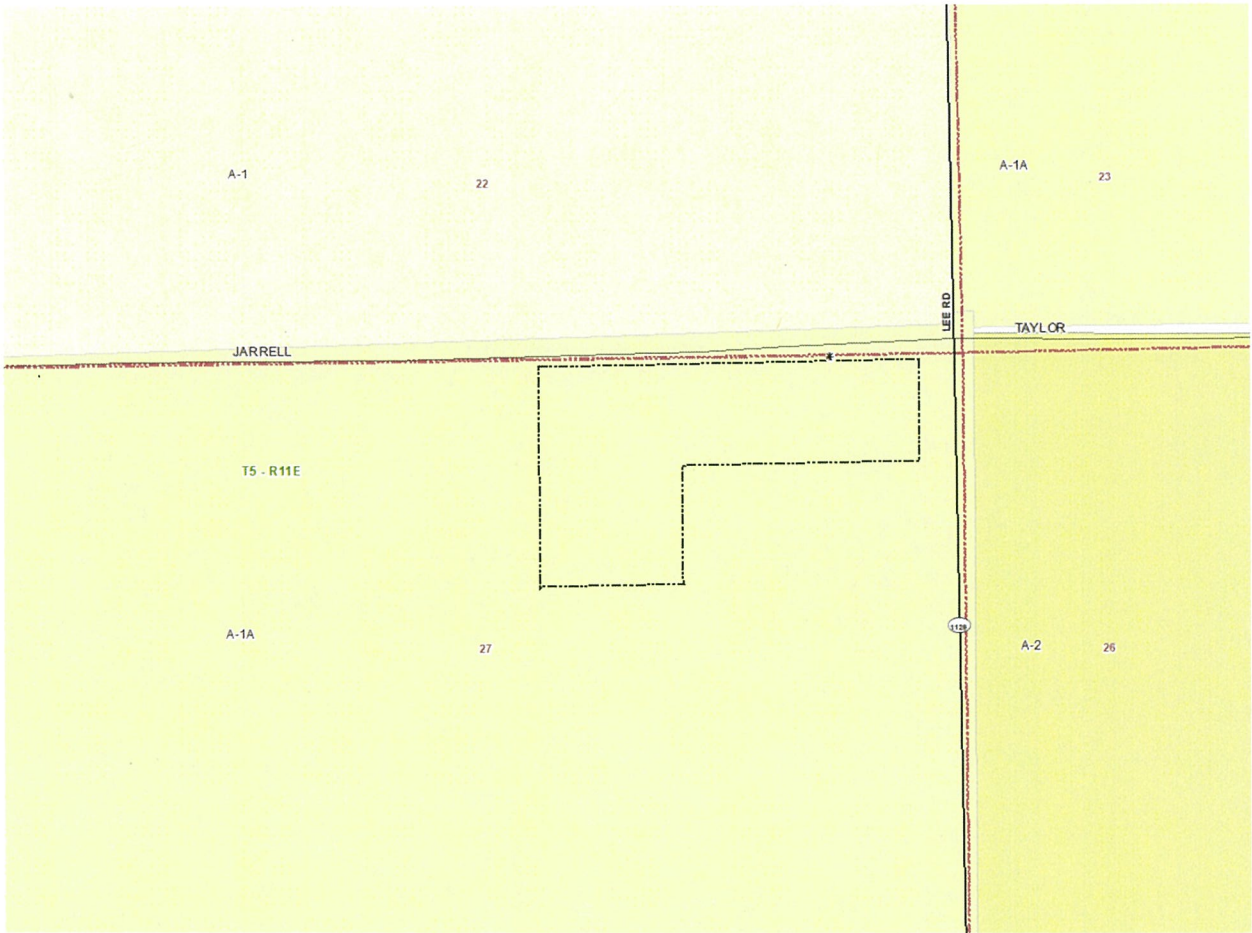
PETITIONER: Vickylee M. Clelland

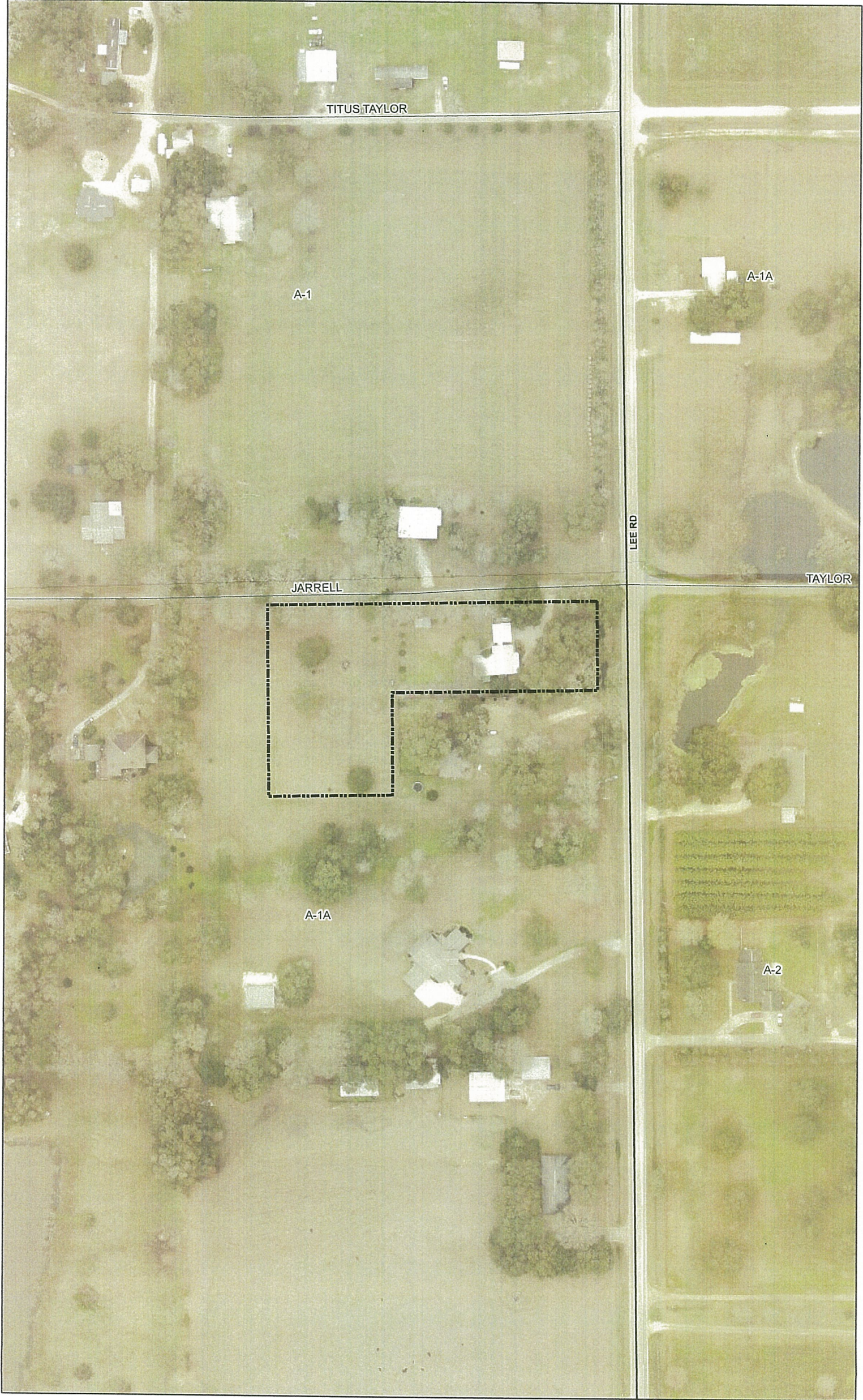
OWNER: Vickylee M. Clelland and Laurie Anne Metevier

REQUESTED CHANGE: From A-1A 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 southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington

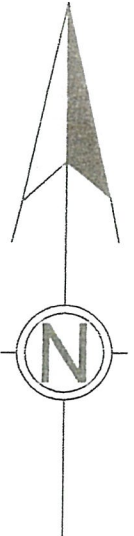
SIZE: 2 acres





2020-1787-ZC

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S88°55'07"W
(per Reference Survey No. 2)



POB is reported to be N89°51'06"E
1350.44' & N88°55'07"E. 1312.61' from
the 1/4 Corner common to Sections
22 & 27, T5S, R11E.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

PLAT PREPARED FOR:

Laurie Ann Metevier & Vicky Lee M. Clelland

SCALE

$$1'' = 60'$$

DATE:

7/26/2019

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

PROFESSIONAL LAND SURVEYOR

A MINOR SUBDIVISION OF 2.000 ACRES INTO PARCELS A & B,
LOCATED IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

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

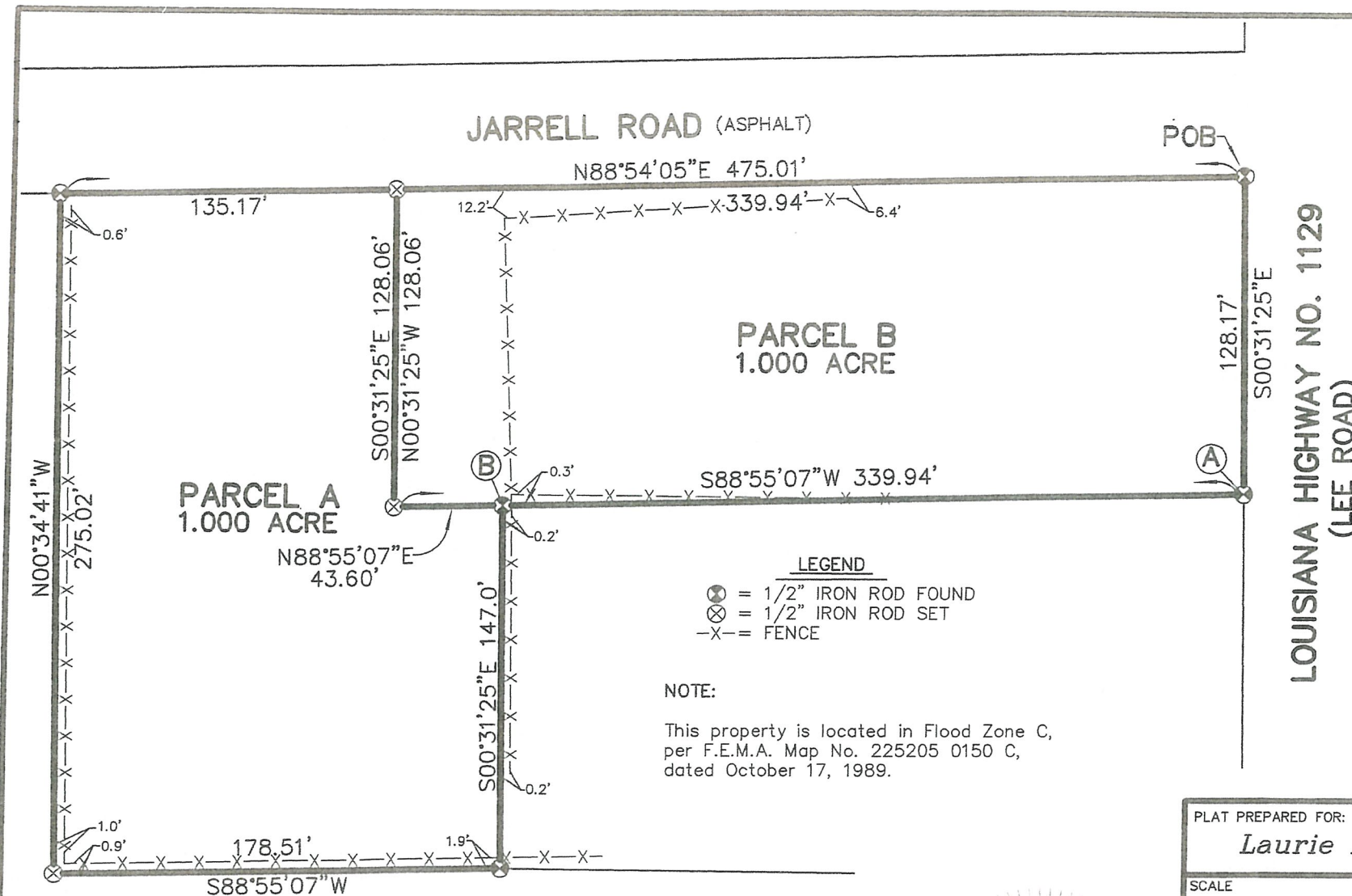
(985) 892-1549

503 N. JEFFERSON AVE.

COVINGTON, LA 70433

JOB NO.

19153



REFERENCE SURVEYS:



1. Survey for Vicky Lee M. Clelland & Laurie Anne Metevier by James H. Couturie, Surveyor, dated February 20, 1997.
2. Survey for Freddie & Terry Dash by John G. Cummings, Surveyor, dated February 26, 2004, Job No. 04033.

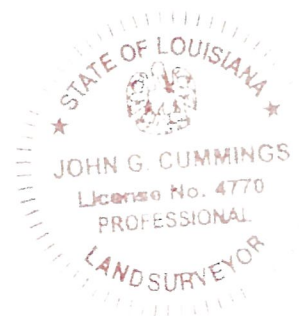
THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/ OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION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

NOTE:

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

LEGEND

 = 1/2" IRON ROD FOUND
 = 1/2" IRON ROD SET
 -X- = FENCE



ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1796-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Aleksandar Antonovic
OWNER: Aleksandar Antonovic & Jerra Antonovic
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and RO Rural Overlay
LOCATION: Parcels located on the north side of Running Bear Drive, on the east side of Stag Drive and on the west side of Choctaw Drive; being Lots 37, 44, 45, and 46, Choctaw Springs Subdivision; 25525 Running Bear Drive, Lacombe
SIZE: 5.37 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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 A-2 Suburban District and RO Rural Overlay. The site is located on the north side of Running Bear Drive, on the east side of Stag Drive and on the west side of Choctaw Drive; being Lots 37, 44, 45, and 46, Choctaw Springs Subdivision; 25525 Running Bear Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The objective of the Rural Overlay is to allow for accessory structures for the conduct of agriculture activities and related business. Staff is not opposed to the request as the large parcel sizes and wooded neighborhood are suitable for uses permitted under the requested zoning classification.

Case No.: 2020-1796-ZC

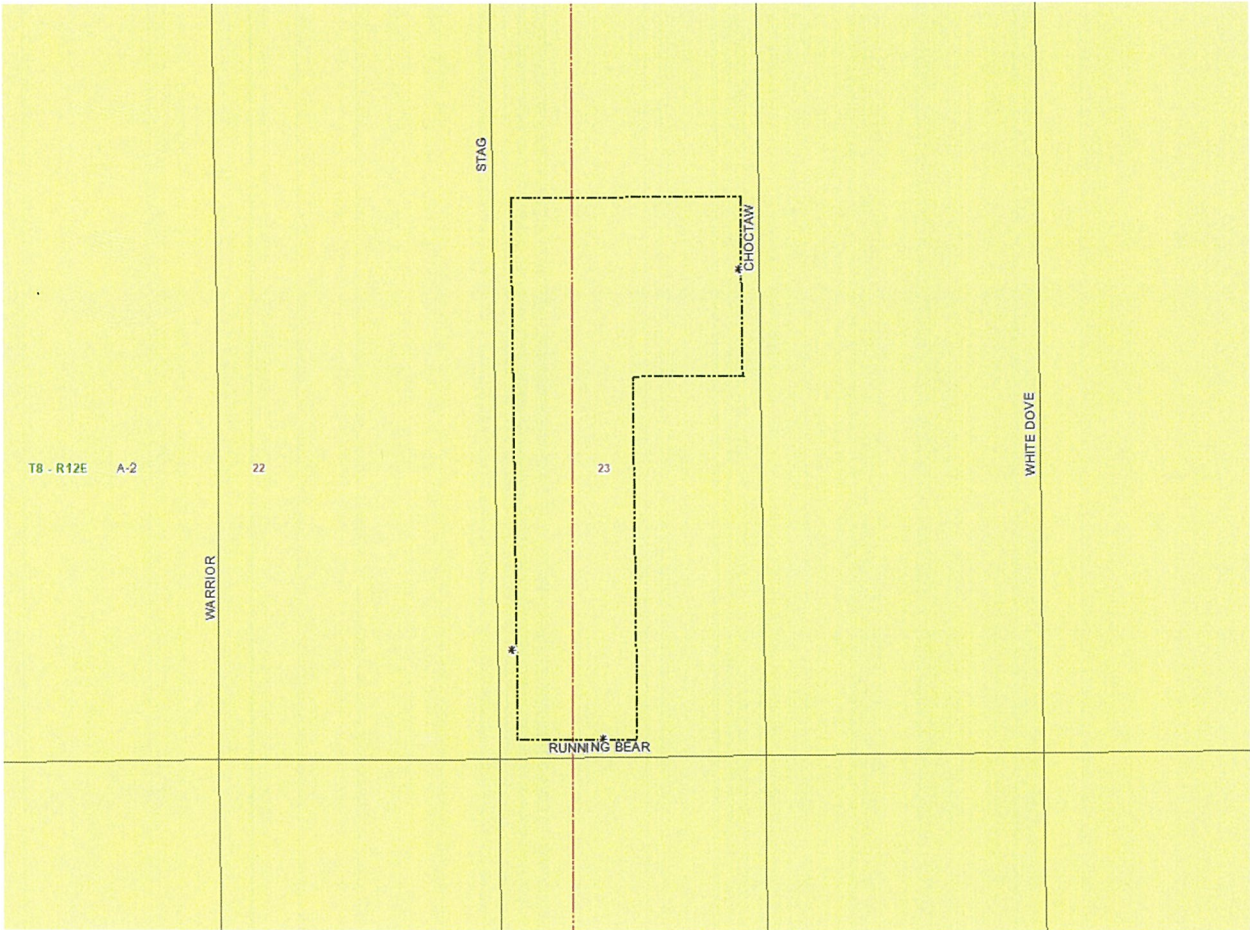
PETITIONER: Aleksandar Antonovic

OWNER: Aleksandar Antonovic & Jerra Antonovic

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

LOCATION: Parcels located on the north side of Running Bear Drive, on the east side of Stag Drive & on the west side of Choctaw Drive; being Lots 37, 44, 45, and 46, Choctaw Springs Subdivision; 25525 Running Bear Drive, Lacombe

SIZE: 5.37 acres





Stag Drive

N00°09'00"E-899.78'

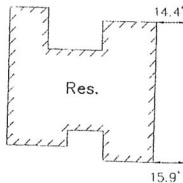
Building Setback Line

46-A-1
5.37 ACRES

45

200.0'

46



N89°51'48"W-200.00'

Running Bear Lane

S89°53'57"E-200.00'

S89°51'03"E-180.50'

44

Sq.
"8"

Choctaw Springs S/D
Addition 2

300.0'

Choctaw Springs S/D
Addition 1

37

N89°56'32"W-180.50'

36

S00°09'00"W-899.91'
(Based Bearings)

Choctaw Springs Addition One (Side)

S00°09'00"W-299.71'

Choctaw Drive

A Resubdivision of Lot 46-A Square 8
Choctaw Springs S/D, Addition 2 and
Lot 37 Square 8 Choctaw Springs S/D,
Addition 1 into Lot 46-A-1 Square 8
Choctaw Springs S/D Addition 1 & 2
in Sections 22 & 23 T-8-S, R-12-E,
St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

2020-1796-ZC

Reference: A Survey Plat of Choctaw Springs
Addition Two, by Robert A. Berlin (Basis of Bearing)

This property is located in Flood Zone C, per
Fema Map No. 225205 0380 C, 4-02-91

Improvements not located

*Verify Building Setbacks prior
to any construction
Building Setbacks:
Front: 25'

LEGEND:

- = Fnd. 5/8" Rebar
- = Fnd. 1 1/4" Iron Pipe



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

MAP PREPARED FOR

JERRA ANTONOVIC

DEMAN BY JWG

SCALE: 1" = 70'

DATE: 4-23-2019

Lot 46-A Sq. 8, Choctaw Springs S/D Addition 2
& Lot 37 Sq. 8 Choctaw Springs S/D Addition 1,
St. Tammany Parish, Louisiana

SURVEY NUMBER: 19304

Ter-2/Amendments/cover/19304

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAG 46-A-1
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER, III
L.S. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894
4-24-2019



ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1801-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Charles Barnett
OWNER: TCE Properties, LLC – Charles Barnett
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located on the southeast corner of Pinecrest Drive and Louisiana Highway 21, Covington
SIZE: 221.172 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Pinecrest Drive	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Louisiana Highway 21	Type: State	Road Surface: 3 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	PUD – Natchez Trace
South	Residential and Undeveloped	PUD – Brady Island and A-1 Suburban District
East	Residential	CBF-1 Community Based Facilities District
West	Residential and Commercial	PUD – Arbor Walk and NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

SUBDIVISION INFORMATION/STAFF COMMENTS:

The petitioner is requesting to add the Planned Unit Developed Overlay (PUD) to the 221.172 acre subject property. Tchefuncta Club Estates, Phase 3 is proposed to be developed with 133 single-family residential lots with average lot sizes of 105’x160’, 160’x180’, 160’x200’, and 160’x230’.

ACCESS

The site is proposed to be accessed from one entrance off of the existing Pinecrest Drive. The roadway entrance is proposed to be constructed as two asphalt lanes which are 10 ft. wide on either side.

DENSITY

As required under Section 6.0103 A.4.of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

Zoning	Maximum density	Net Density
A-1	1 unit per 5 acres	7
A-2	2 units per acre	126

The total allowable density permitted for the subject site is 133 single-family residential units. The proposed PUD plan is shows 133 lots and therefore meets the maximum net density allowable within the PUD development.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Provided as Required.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Tchefuncta Estate Inc. on-Site Water & Sewer Facilities
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivisions. The petitioned PUD consists of 221.172 acres, requiring 55.29 acres of open space. The Tchefuncta Club Estates Phase 3 PUD plan provides a total of 116.619 acres of greenspace and therefore far exceeds the greenspace requirements.

Amenities	Acreage	Type of Amenities
Passive	115.892 acres (96%)	Greenspace areas
Active	.727 acres (.006%)	Play area, pocket park, wooden barn/outdoor event area

Comments:
The residents of Tchefuncta Club Estates Phase 3 will have access to the amenities supplied in Tchefuncta Club Estates Phases 1 and 2 including playground area, walking trails, greenspace, boat launch, and fishing docks (see attached, proposed recreational plan). Other amenities such as the pool and pavilion area, or the golf course are available to the resident through private membership to Tchefuncta Country Club.

PUD PLANNED UNIT DEVELOPMENT OVERLAY OBJECTIVES

- Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - The proposed PUD plan is allocating more than double the required greenspace for the development.
- Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*
 - The PUD plan shows a slight variation of lot sizes and setbacks to accommodate a single type of residential development. However, this plan is similar with the existing Tchefuncta Club Estates Phases 1 and 2.
- Functional and beneficial uses of open space areas.*
 - A large majority of the greenspace that is provided is shown outside of the residential development area. While the plan does provide access to the existing recreation areas in Phases 1 and 2 of Tchefuncta Club Estates, the active recreation area provided in the proposed PUD is less than 1% of the total greenspace.
- Preservation of natural features of a development site.*
 - The proposed housing sites are situated in a manner that protects the majority of the existing wetlands on site.
- Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
 - The proposed PUD plan creates a unified building and site development program.
- Rational and economically sound development in relation to public services.*
 - Tchefuncta Club Estates will connect to Tchefuncta Club Estates, Inc. for both water and sewer.
- Efficient and effective traffic circulation, both within and adjacent to the development site.*
 - The roadway and required intersection improvements to connect to existing Pinecrest Drive will need to be shown and incorporated into the Preliminary Plans. The required right of way for the intersection and roadway improvements will require an Act of Amendment to the existing Tchefuncte Club Estates, Phase 1 recorded plat. This Act of Amendment will need to be completed prior to the recordation of Tchefuncte Club Estates, Phase 3 or any subsequent phase.

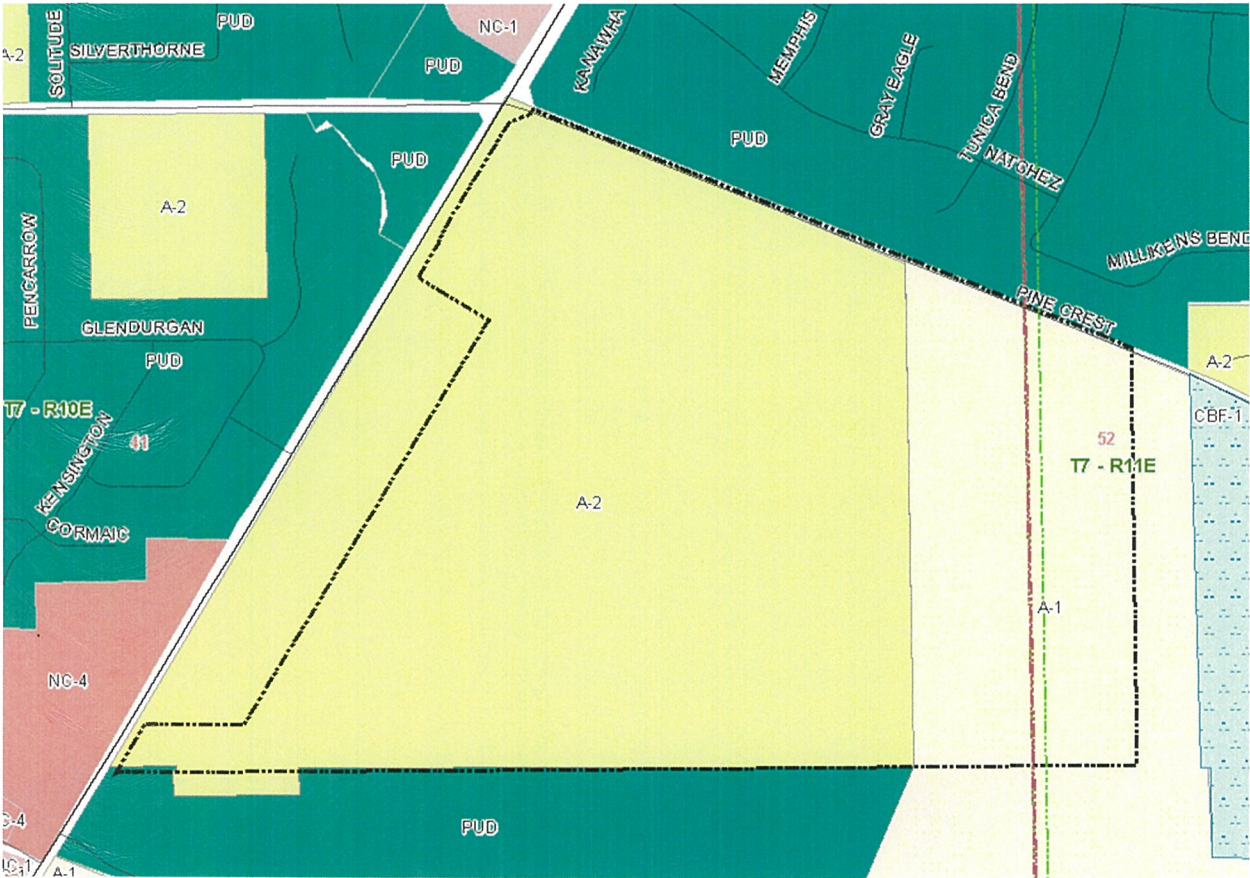
8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
 - The PUD plan is shown to accommodate single-family housing, which is consistent with Tchefuncta Club Estates Phases 1 and 2.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses that provide an emphasis on achieving continuity with adjoining conservation areas and adjacent developments. By exceeding the required greenspace and providing both passive and active amenities, the proposal meets the objectives of the 2025 Future Land Use Plan.

The proposed subdivision plat adheres to a large portion of the general standards of the PUD designation, including an environmentally sensitive design and the preservation of natural features of a development site. As such, staff is not opposed to the request for the Planned Unit Development Overlay (PUD).

Case No.: 2020-1801-ZC
PETITIONER: Charles Barnett
OWNER: TCE Properties, LLC – Charles Barnett
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located on the southeast corner of Pinecrest Drive and Louisiana Highway 21, Covington
SIZE: 221.172





Recreational Development Plan
Proposed Tchefuncta Club Estates – Phase 3
2 Pinecrest Dr. Covington, LA 70433

The proposed development includes two active greenspace areas for future use and enjoyment of the residents of Tchefuncta Club Estates Phase 3 and previous filings. The first active greenspace area is located outside of the boundary for Tchefuncta Club Estates Phase 3, directly adjacent to the parcel and South of proposed Thunderbird Drive, listed as “Wooden Barn / Outdoor Event Area .615 Acres”. The second active greenspace area is located within the boundary of Tchefuncta Club Estates Phase 3 and is adjacent to lots 76 and 97, listed as “Play Area / Pocket Park .727 Acres”. Please see below for further information including a schedule for implementation. Residents of proposed Tchefuncta Club Estates Phase 3 will also have access to all other amenities in Tchefuncta Club Estates including playground area, walking trails, greenspace, boat launch, and fishing docks. This does not include the pool / pavilion area and golf course, which can be accessed through membership to Tchefuncta Country Club.

Wooden Barn / Outdoor Event Area .615 Acres

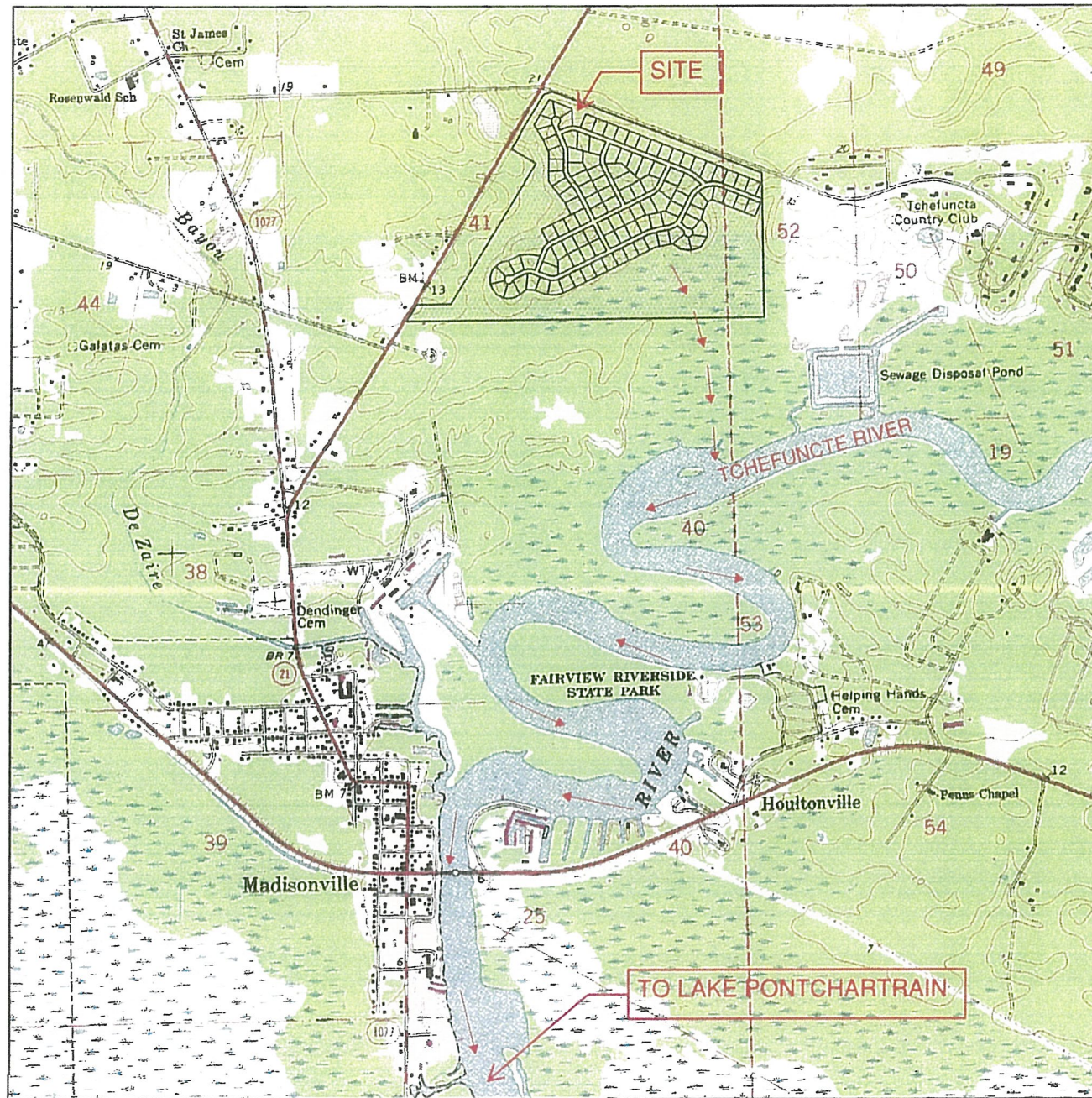
Schedule for Implementation: Completion before 1st Occupancy in Tchefuncta Club Estates – Phase 3-A

Scope: To construct an open air structure to replace the TCE Barn that burned in years past. The new structure will observe the theme of the previous structure while serving as an event area for Tchefuncta Club Estates Phases 1 – 3 for social gatherings and other events.

Play Area / Pocket Park .727 Acres

Schedule for Implementation: Completion before 1st Occupancy in Tchefuncta Club Estates – Phase 3-B

Scope: To create an additional play area for residents in the community that live closer to this location than the play area located on Oaklawn Drive in the original Tchefuncta Club Estates. This will include open space, picnic benches, and swing sets.



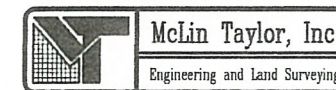
**ULTIMATE SURFACE WATER
DISPOSAL MAP FOR
TCHEFUNCTE CLUB ESTATES
PHASES 3A and 3B**

SUBDIVISION

LOCATED IN SECTION 41, T7S-R10E & SECTION 52, T7S-R11E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR

OWNER INFORMATION

TCE PROPERTIES, LLC.
2 PINECREST DR.
COVINGTON, LA 70433
(955)-264-5684



NOT TO SCALE
DATE: 02/10/2020

8000 PINECREST ROAD, LAFAYETTE, LA 70504 (955) 666-4444

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1802-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: TCE Properties, LLC – Charles Barnett
OWNER: TCE Properties, LLC – Charles Barnett
REQUESTED CHANGE: From A-2 Suburban District to NC-4 Neighborhood Institutional District
LOCATION: Parcel located on the east side of Louisiana Highway 21, south of Pinecrest Drive, Covington
SIZE: 21.479 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Highway 21:	Type: State	Road Surface: 3 Lane Asphalt	Condition: Good
Pinecrest Drive:	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 PUD – Natchez Trace
South	Undeveloped and Residential	A-2 Suburban District and PUD – Brady Island
East	Residential	A-2 Suburban District
West	Residential and Commercial	PUD – Arbor Walk

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 A-2 Suburban District to NC-4 Neighborhood Institutional District. The site is located on the east side of Louisiana Highway 21, south of Pinecrest Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses and conservation areas.

The purpose of the NC-4 Neighborhood Institutional District is to allow for uses that provide services at a neighborhood level. The petitioned site is located across from properties zoned NC-4 Neighborhood Institutional District zoning designation and the Arbor Walk Professional Center. Note that the future commercial development of the site will be subject to the Highway 21 Planned Corridor Overlay requirements. Staff is not opposed to the request for the NC-4 Neighborhood Institutional District.

Case No.: 2020-1802-ZC

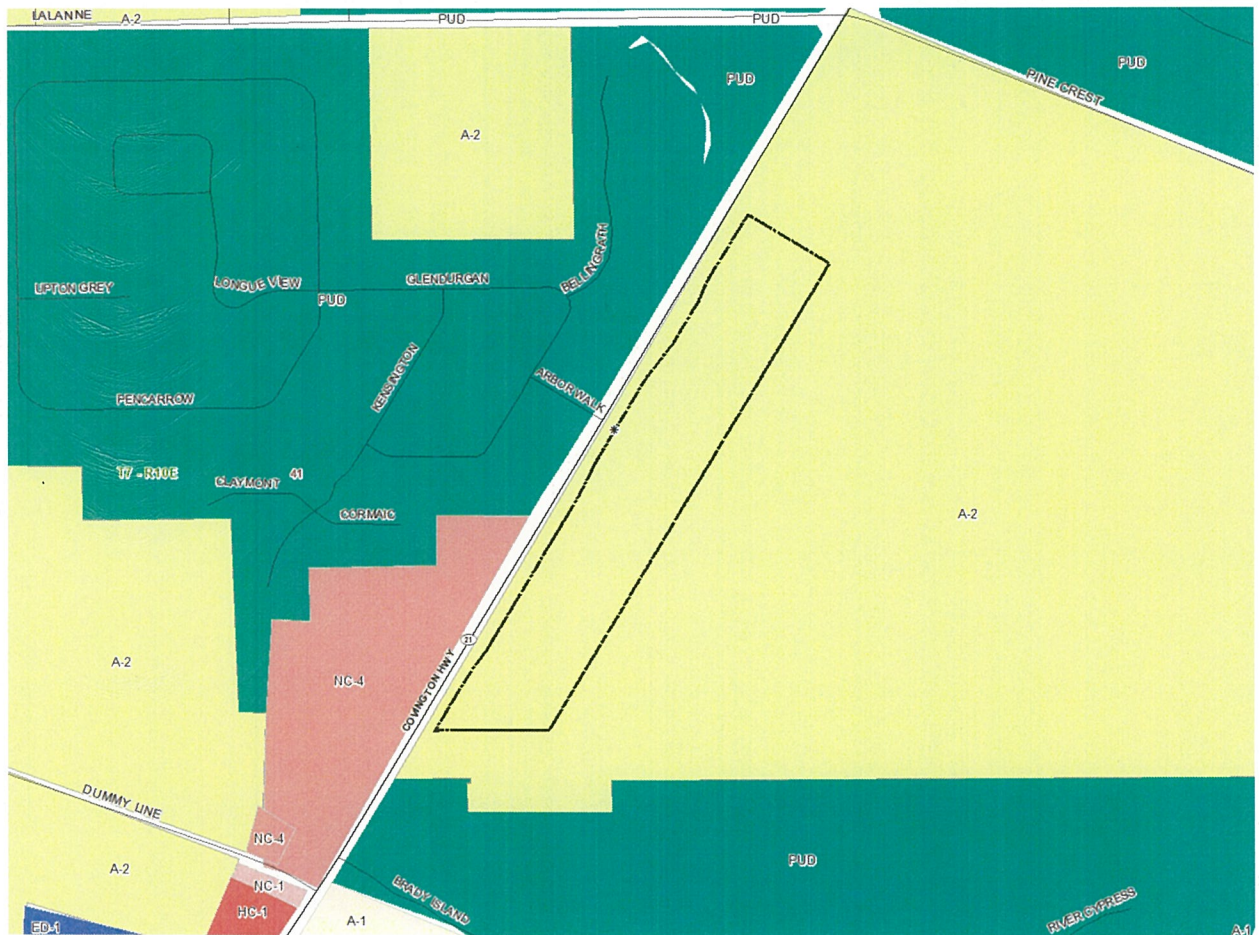
PETITIONER: TCE Properties, LLC – Charles Barnett

OWNER: TCE Properties, LLC – Charles Barnett

REQUESTED CHANGE: From A-1 Suburban District and A-2 Suburban District to A-1 Suburban District, A-2 Suburban District, and PUD Planned Unit Development Overlay

LOCATION: Parcel located on the southeast corner of Pinecrest Drive and Louisiana Highway 21, Covington

SIZE: 221.172 acres

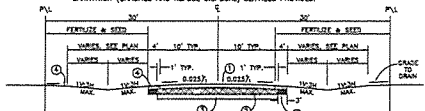




BASE BEARING: GPS-CAGNET-RTN (LOUISIANA SOUTH ZONE - NAD 83)
FLOOD ZONE: "A13" "B" & "C" BASE FLOOD ELEVATION: 9.0' & N/A
F.E.M.A. F.I.R.M. PANEL NO. 220205 0220 C DATE: 4/02/91

RESTRICTIVE COVENANTS

- CASH NUMBERED LOT SHALL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. INSURE A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SUPPLY. SURFACING WATER SHALL BE DISPOSED OF BY THE SUBDIVISION ON ANY LOT (S) FOR THE PURPOSE OF SURFACING WATER. SURFACING WATER SHALL BE DISPOSED OF BY THE SUBDIVISION ON ANY LOT (S) FOR THE PURPOSE OF SURFACING WATER. A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- MINIMUM BUILDING SETBACKS SHALL AS NOTED ON FINAL PLAT OR WITHIN THE RESTRICTIVE COVENANTS FOR TCHEFUNCTA ESTATES SUBDIVISION. TO THE MINIMUM OF 5 FEET FOR ST. TAMMANY PARISH:
LOTS 1-25, 25, 41-25, 42 FEET
LOT 26, 26, 41-25, 42 FEET
LOTS 31-32, 32-40, 54, 35 FEET
33-40, 77-81, 119-123 35 FEET
13, 13, 41-25, 42 FEET
15, 15, 41-25, 42 FEET
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PRIVATE DRAINAGE EASEMENTS OR STREET RIGHTS-OF-WAY.
- NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BECOME AN ANNOYANCE OR OBSTACLE TO THE NEIGHBORHOOD. PARTICULARLY, THE USE OF LOTS AS BARRICADES OR OBSTACLES TO THE NEIGHBORHOOD IS PROHIBITED.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE AT LEAST 1' ABOVE THE CROWN OF THE ROAD IN FRONT OF THE LOT.
- THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 220205 0220 C AND IS CLASSIFIED AS BEING IN FLOOD ZONE "A13", "B" & "C".
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER REDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE AND DETENTION PONDS. THE PARISH IS NOT RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DETENTION PONDS.
- THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY. THE DRIVEWAY SHALL BE LOCATED ALONG THE SIDE OF THE LOT AND THE DRIVEWAY SHALL BE LOCATED ALONG THE SIDE OF THE LOT.
- IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL RECORDS, RESTRICTIVE COVENANTS, INCLUDING NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 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788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE, AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.



TYPICAL ASPHALTIC ROADWAY/ENTRANCE SECTION

NOT TO SCALE

LEGEND: FOR ASPHALT PAVING

- 1" (MIN) ASPHALT PAVEMENT
- 4" (MIN) CLASS 3 BASE COURSE
- 1" (MIN) A-1 OR BETTER SUB-BASE STRUCTURAL FILL
- NATIVE SOIL SHOULDER SURFACE
- 4" (MIN) SHOULDER MATERIAL, COMPACTED TO 95% OF ITS STANDARD PROCTOR DENSITY. MATERIAL TO BE IN COMPLIANCE WITH THE APPROPRIATE SECTION OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND LATEST EDITIONS THEREOF.

BASE PREPARATION AND PAVING NOTES:

- ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH, GREENSBURG LAND DISTRICT, AND LATEST EDITIONS THEREOF.
- EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE REMOVED, AND REPAVED AS NECESSARY FOR FINAL GRADE.
- PROFILES AND STABILIZE SUBGRADE.

* THIS TYPICAL SECTION REPRESENTS THE MINIMUM, HOWEVER UPON APPROVAL, DESIGN, SHALL BE DETERMINED.

LEGAL DESCRIPTION

A CERTAIN TRACT OF PARCELS OF LAND LOCATED IN SECTION 41, 17S-10E & SECTION 52, 17S-11E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 13, 41 & 46, PROCEED WEST FOR A DISTANCE OF 1760.00 FEET & SOUTH FOR A DISTANCE OF 4160.23 FEET TO THE POINT OF BEGINNING.

THENCE South 00 degrees 55 minutes 34 seconds East for a distance of 1880.82 feet to a point and corner;

THENCE South 89 degrees 28 minutes 12 seconds West for a distance of 4671.33 feet to a point and corner;

THENCE North 31 degrees 08 minutes 07 seconds East for a distance of 270.37 feet to a point and corner;

THENCE North 88 degrees 25 minutes 12 seconds East for a distance of 488.88 feet to a point and corner;

THENCE North 31 degrees 05 minutes 04 seconds East for a distance of 255.28 feet to a point and corner;

THENCE North 58 degrees 54 minutes 58 seconds West for a distance of 255.28 feet to a point and corner;

THENCE North 31 degrees 13 minutes 52 seconds East for a distance of 1010.00 feet to a point and corner;

THENCE North 28 degrees 03 minutes 09 seconds East for a distance of 1010.00 feet to a point and corner;

THENCE North 31 degrees 08 minutes 58 seconds East for a distance of 578.17 feet to a point and corner;

THENCE North 71 degrees 34 minutes 40 seconds East for a distance of 97.86 feet to a point and corner;

THENCE North 58 degrees 52 minutes 40 seconds East for a distance of 23.40 feet to a point and corner;

THENCE South 89 degrees 18 minutes 50 seconds East for a distance of 3073.31 feet back to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 221,172 acres more or less.

GENERAL NOTES

- AT&T AND OTHER UTILITY PROVIDERS MAY PLACE THEIR INFRASTRUCTURE WITHIN THE GREENSPACE.
- WETLAND INFORMATION PROVIDED BY BIOLOGICAL SURVEYS, INC.
- MAX. HEIGHT OF BLDG.: 40'
- ACTIVE AMENITIES: PLAY AREA, PICKET PARK, WOODEN BARN/OUTDOOR EVENT AREA
- FLOODPLAIN REQUIRES FILL MITIGATION CONSISTENT WITH NO NET FILL.
- DETENTION PONDS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- SEWER AND WATER SERVICE WILL BE BROUGHT TO THE SITE FOR THE W. WATER-AVAILABLE 850' OFFSITE, SEWER-AVAILABLE 850' OFFSITE.

NOTE:

THIS MAP REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY, AND IS NOT INTENDED TO REPRESENT AN ACTUAL SUBDIVISION OF LAND AS DEFINED BY LOUISIANA REVISED STATUTES 33:805(1) ET. SEQ. DIMENSIONS AS SHOWN ARE SCALED AND APPROXIMATE ONLY, AND ARE SUBJECT TO CHANGE. SERVITUDE LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE AS NECESSARY IN ORDER TO ACCOMMODATE UTILITY COMPANIES AND DRAINAGE DESIGN.

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:

TCE PROPERTIES, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR RECORDATION, CONTRACT, SALES, OR AS THE BASIS FOR A LEGAL ACTION.

REFERENCE MAP:

- PLAT PREPARED FOR TCHEFUNCTA COUNTRY CLUB SHOWING A PARCELS OF LAND LOCATED IN SECTION 41, T-7-S, R-10-E & SECTION 52, T-7-S, R-11-E.

BY JOHN C. CUMMINGS, P.L.S. DATED 4-25-2019.

REFERENCE BENCHMARK: GPS-CAGNET-RTN (NAVO 88)

AREA REQUIREMENTS

PUD TOTAL LAND AREA = 221,172 ACRES

A-1 MAX. DENSITY = TOTAL AREA (221,172) X 0.75 = 39,522 X ONE (1) UNIT PER 5 ACRES (0.2) = 7 LOTS (UNITS)

A-2 MAX. DENSITY = TOTAL AREA (188,503) X 0.75 = 32,822 X ONE (1) UNIT PER ACRE = 122 LOTS (UNITS)

TOTAL LOTS ALLOWED = 133 (133 LOTS IN THIS DEVELOPMENT AT 0.60 UNITS PER ACRE)

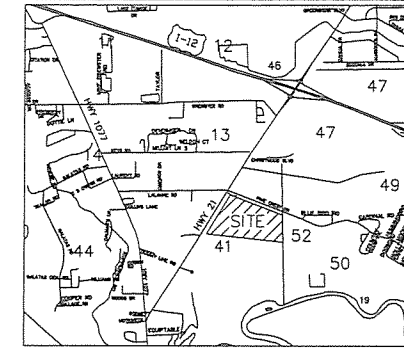
GREENSPACE REQUIRED = 55.28 ACRES (25%)

TOTAL GREENSPACE PROVIDED (INCLUDING DETENTION POND AREAS) = GS-1, CA-1 & CA-2 = 121,268 ACRES

TOTAL DETENTION POND AREA PROVIDED (SUBJECT TO CHANGE) = 0.24 ACRES

ACTIVE RECREATION GSP = 0.727 ACRES (0.6%)

PASSIVE RECREATION GSP = 115,892 ACRES (96%)



VICINITY MAP

GRAPHIC SCALE - FEET

P.O.B. IS SOUTH 4160.23' & WEST 7805.04' FROM THE SECTION CORNER COMMON TO SECTIONS 13, 41 & 46.

WOODEN BARN/OUTDOOR EVENT AREA 0.615 AC.

WETLANDS FROM PRELIM. J.D. OF 3/15/2019

FLOOD ZONE A13 (EL. 9)

TYPICAL CUL-DE-SAC N.T.S.

LOCATED IN SECTION 41, T 7 S-R 10 E & SECTION 52, T 7 S-R 11 E

GREENSBURG LAND DISTRICT

ST. TAMMANY PARISH, LOUISIANA

FOR TCE PROPERTIES, LLC

CONTACT: CHARLES BARNETT

2 PINECREST DRIVE

COVINGTON, LA 70433

(985) 351-4814

McLin Taylor, Inc.

Engineering and Land Surveying

22209 PINECREST ROAD LAFAYETTE, LA 70504 (504) 899-1444

2192161

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1809-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Timothy Moreau
OWNER: Pro Multis – Timothy Moreau
REQUESTED CHANGE: From A-2 Suburban District and RO Rural Overlay to PF-1 Public Facilities District
LOCATION: Parcel located on the west side of Louisiana Highway 434 and the east side of Vortisch Road, being 66110 Vortisch Road, Lacombe
SIZE: 3 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 Land	A-2 Suburban District
South	Undeveloped Land	A-2 Suburban District and PUD - Tammanend
East	Undeveloped Land	A-2 Suburban District
West	Residential and Undeveloped Land	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District and RO Rural Overlay to PF-1 Public Facilities District. The site is located on the west side of Louisiana Highway 434 and on the east side of Vortisch Road, being 66110 Vortisch Road, Lacombe The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The site is developed with an existing church and is surrounded by undeveloped land to the north, south and east, and residential uses to the west. The purpose of the PF-1 Public Facilities District is to allow for the location of uses that provide institutional establishments to the public. The objective of the request is to allow the existing church to become a conforming use under the current Unified Development Code. As such, staff does not object to the request.

Case No.: 2020-1809-ZC

PETITIONER: Timothy Moreau

OWNER: Pro Multis – Timothy Moreau

REQUESTED CHANGE: From A-2 Suburban District and RO Rural Overlay to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Louisiana Highway 434 and the east side of Vortisch Road, being 66110 Vortisch Road, Lacombe

SIZE: 3 acres



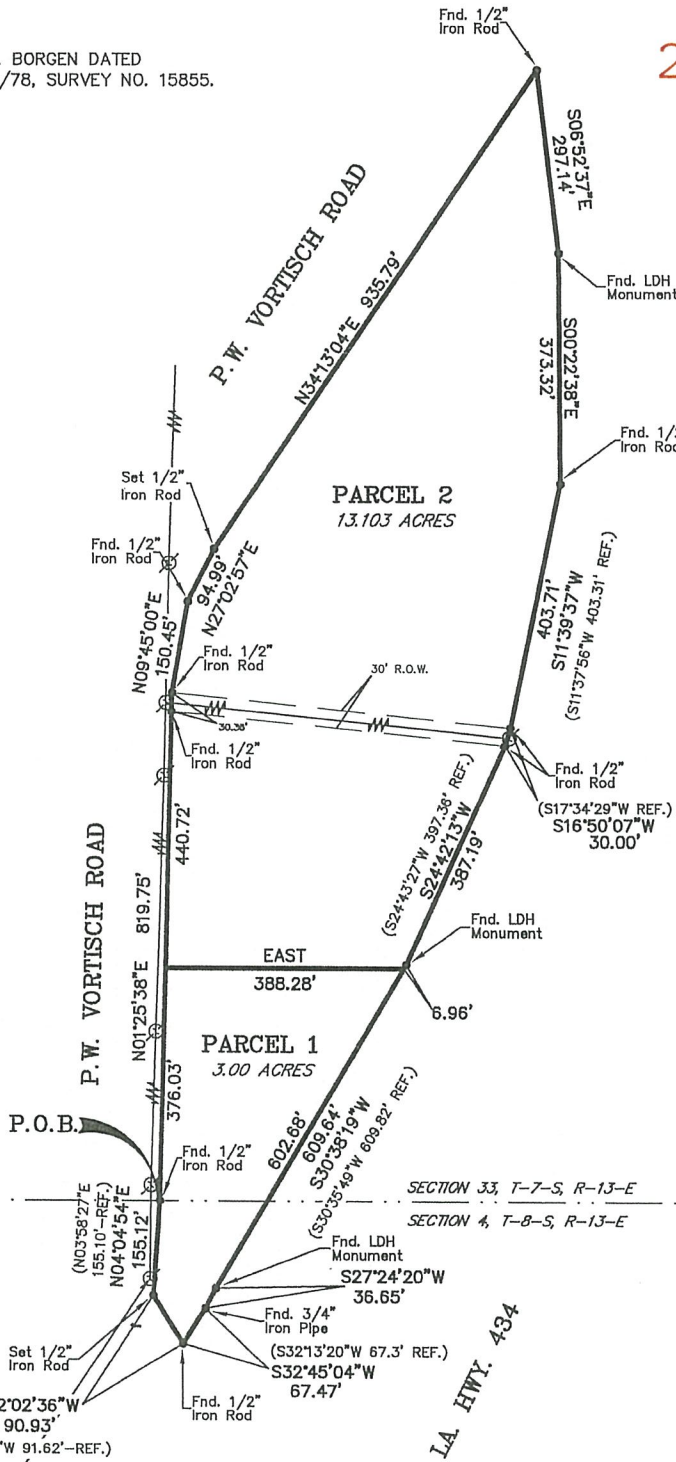


REFERENCE SURVEY:
1.) SURVEY BY IVAN M. BORGEN DATED
6/1/78, REVISED 6/20/78, SURVEY NO. 15855.

2020-1809-ZC



P.O.B. IS THE QUARTER SECTION
CORNER COMMON TO SECTION 33,
T-7-S, R-13-E AND SECTION 4,
T-8-S, R-13-E, ST. TAMMANY
PARISH, LOUISIANA.



APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

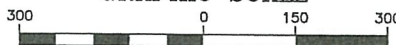
TOTAL AREA: 701,447 SQ. FT. OR 16.103 ACRES

LEGEND

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

ADDRESS: LOUISIANA HIGHWAY 434

GRAPHIC SCALE



(IN FEET)
1 INCH = 300 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*
Side Setback.....*
Rear Setback.....*

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

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

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

F.I.R.M. No. 225205 0275 C
F.I.R.M. Date 10/17/89
ZN: A & C B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.

20140580

DATE:

8/26/14

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

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

DRAWN BY:

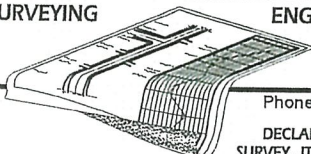
JDL

CHECKED BY:

RMK

SCALE:

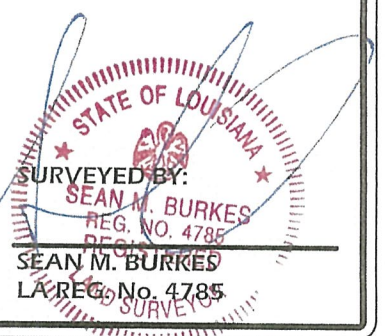
1" = 300'



Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

A MINOR SUBDIVISION MAP OF A
A 16.103 ACRE TRACT INTO PARCEL 1
& PARCEL 2 IN SEC. 33, T-7-S,
R-13-E & SEC. 4, T-8-S, R-13-E,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: EUGENE HOTARD



ZONING STAFF REPORT

Date: 6/15/2020	Meeting Date: June 23, 2020
Case No.: 2020-1810-ZC	Determination: Approved, Amended, Postponed, Denied
Posted: 4/20/2020	Prior Action: 4/7/2020 - Postponed
6/9/2020	Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Kevin Davis

OWNER: Leon Lowe and Sons – Toby Lowe

REQUESTED CHANGE: From A-3 Suburban District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District

LOCATION: Parcel located on the northwest corner of Canal Street and Louisiana Highway 1090; being Lots 1 and 2, Square 13, Ozone Pines Subdivision, Slidell

SIZE: .35 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Louisiana Highway 1090	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
Canal Street	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	A-1 Suburban Residential, A-3 Suburban Residential, and NC-4 Neighborhood Institutional District
South	Undeveloped and Commercial	A-3 Suburban Residential and NC-4 Neighborhood Institutional District
East	Residential	PF-1 Public Facilities District
West	Residential	A-3 Suburban Residential

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-3 Suburban District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District. The site is located on the northwest corner of Canal Street and Louisiana Highway 1090; being Lots 1 and 2, Square 13, Ozone Pines Subdivision, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property consists of two lots within the Ozone Pines Subdivision, both of which are undeveloped. Lot 1 is bounded by Canal Street and Louisiana Highway 1090 and is zoned NC-4 Neighborhood Institutional District. Lot 2 is facing Canal Street and is split-zoned with both A-3 Suburban District and NC-4 Neighborhood Institutional District. The request to rezone both lots to NC-1 Professional Office District will decrease the allowable intensity of uses on Lot 1 and increase the allowable intensity of uses on a part of Lot 2. The purpose of the NC-1 Professional Office District is to provide for the location of small scale services to the residents of nearby neighborhoods with minimal impact. As such, staff does not object to the request for the NC-1 Professional Office District.

Case No.: 2020-1810-ZC

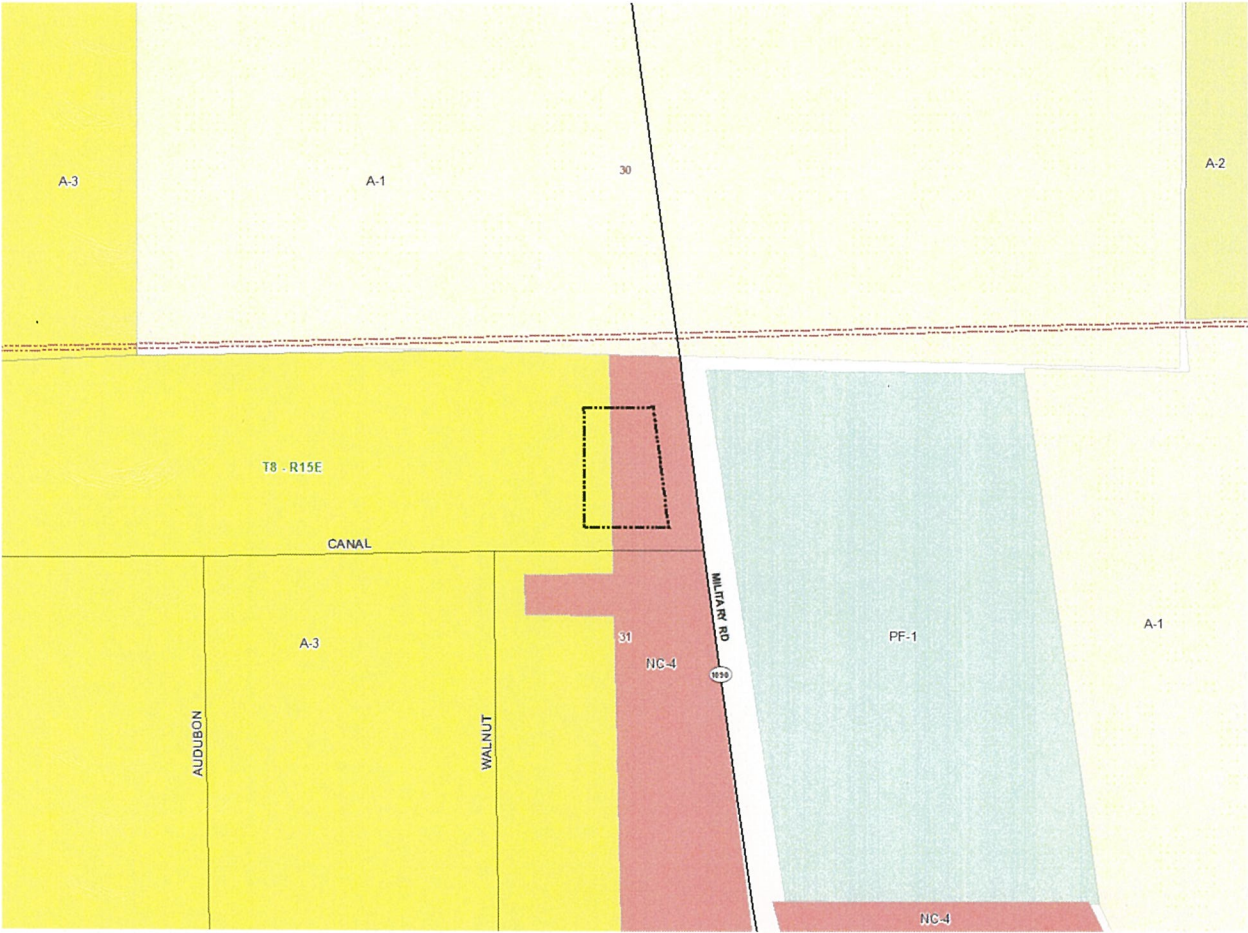
PETITIONER: Kevin Davis

OWNER: Leon Lowe and Sons – Toby Lowe

REQUESTED CHANGE: From A-3 Suburban District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District

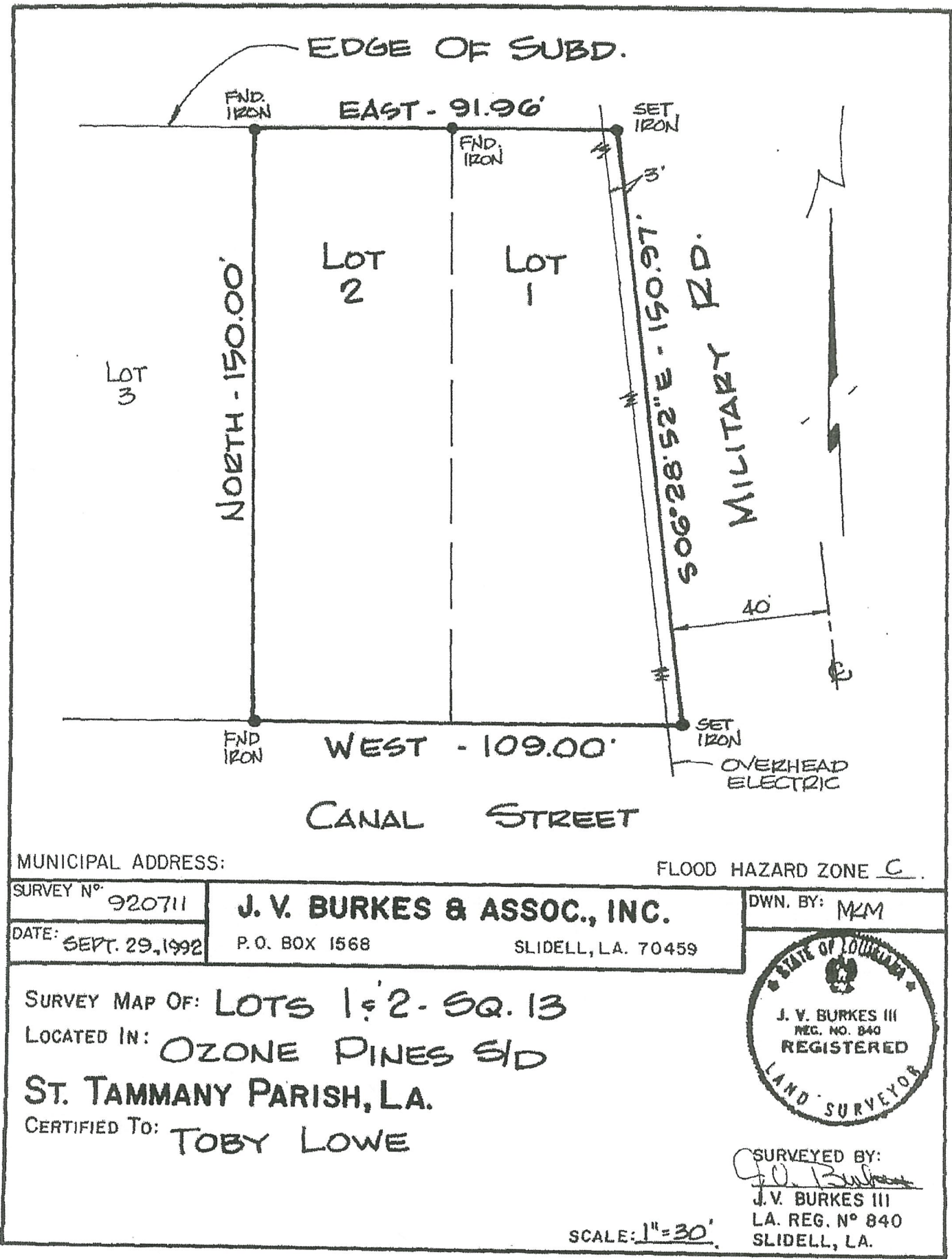
LOCATION: Parcel located on the northwest corner of Canal Street and Louisiana Highway 1090; being Lots 1 and 2, Square 13, Ozone Pines Subdivision, Slidell

SIZE: .35 acres





2020-1810-ZC



ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1811-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Randall Tyrone Keating
OWNER: Dottie Keating
REQUESTED CHANGE: From A-1 Suburban District and MHO Manufactured Housing Overlay to A-1A Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Fitzgerald Church Road, Covington,
SIZE: 3.03 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
South	Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
East	Undeveloped	A-1 Suburban District, A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
West	Residential and Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District and MHO Manufactured Housing Overlay to A-1A Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Fitzgerald Church Road, Covington. The 2025 Future Land Use Plan designates the site to be development with single-family residential and agricultural uses.

Staff objects to the request due to the petitioned site being flanked on all sides by property that is zoned A-1 Suburban Residential. A change in zoning to A-1A would increase the allowable density from .2 units per acre (1 unit per every five acres) to .35 units per acre (1 unit per every three acres). The petitioned site consists of 3.03 acres and therefore the requested zoning designation would only allow for one residential dwelling to be placed on the property.

Note that the reason for the request is to allow for the subject property to be subdivided from a larger tract of land.

Case No.: 2020-1811-ZC

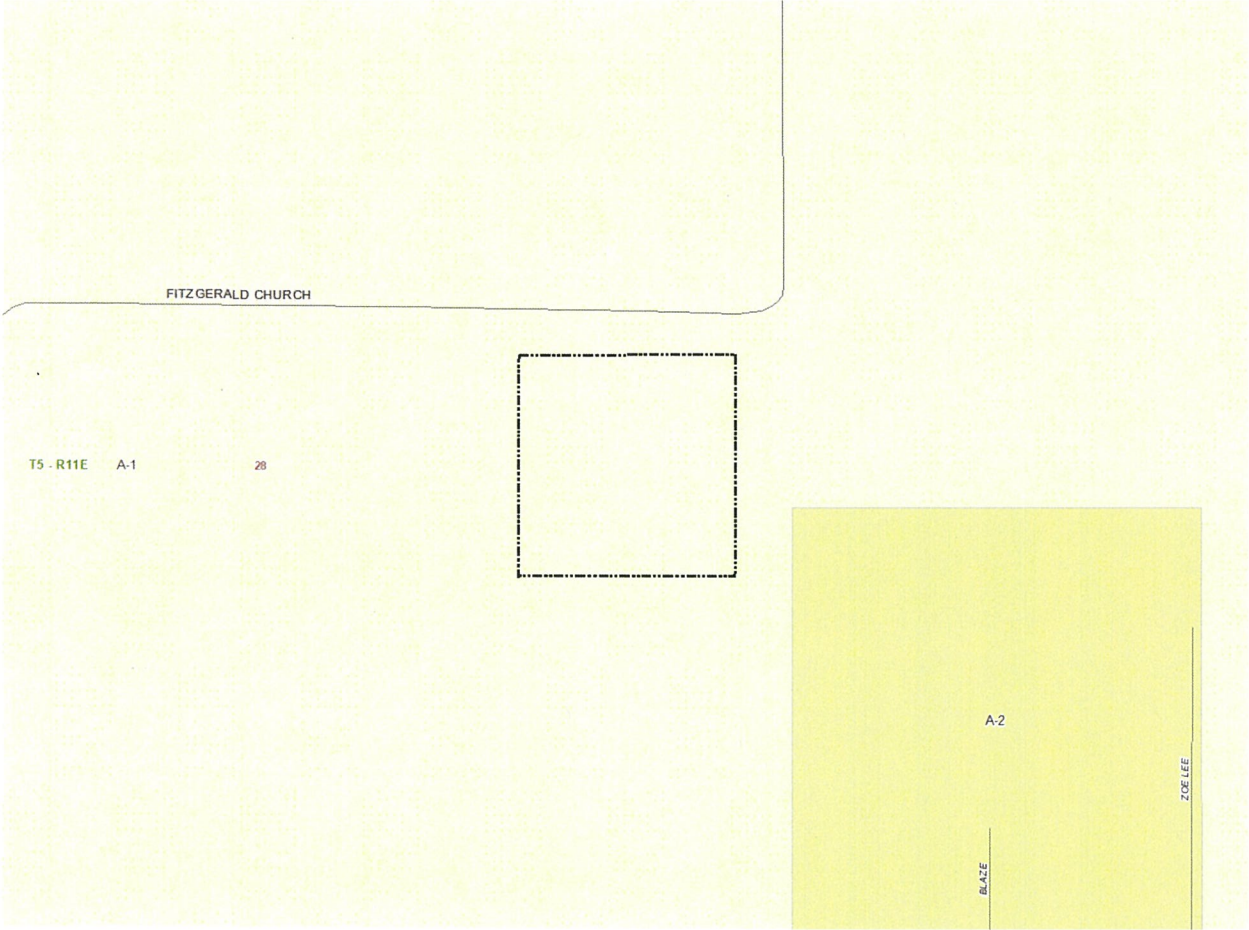
PETITIONER: Randall Tyrone Keating

OWNER: Dottie Keating

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

LOCATION: Parcel located on the south side of Fitzgerald Church Road, Covington,

SIZE: 3.03 acres





Fitzgerald Church Road

358.74'

— "A"

N00°08'09"E

366.65'

3.03
Acres

369 22'

M.60.80.00S

358.72'

S89°51'19"W

1. Survey prepared by
Land Surveying, Inc.
dated Oct. 29, 2009
Survey No. 14104
2. Survey prepared by
Land Surveying, LLC
dated Jan. 19, 2012
Survey No. 15482
(Basis of Bearing)

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

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:10.

Randall Tyrone Keating

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

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

PROFESSIONAL

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4694

NUMBER: 19716

Terr 3/Randall Keating 3.03 Acres

2020-1811-ZC

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1812-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Kelly Mchugh
OWNER: Abita River Park, LLC
REQUESTED CHANGE: From A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay) to A-4 Single-Family Residential District
LOCATION: Parcel located on the north side of Harrison Avenue, west of Abita River Drive, Covington
SIZE: .53 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	PUD – Abita Ridge
South	Residential	A-4A Single-Family Residential
East	Residential	PUD – Abita Ridge
West	Residential	A-2 Suburban Residential

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-4 Single-Family Residential District and PUD Planned Unit Development Overlay to A-4 Single-Family Residential District. The site located on the north side of Harrison Avenue, west of Abita River Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The petitioned property is currently located within the Abita Ridge, Phase 1. The applicant is requesting to remove the PUD Planned Unit Development Overlay designation from the subject property, which would therefore retain the existing underlying zoning designation of A-4 Single-Family Residential. Staff does not object to the request.

Case No.: 2020-1812-ZC

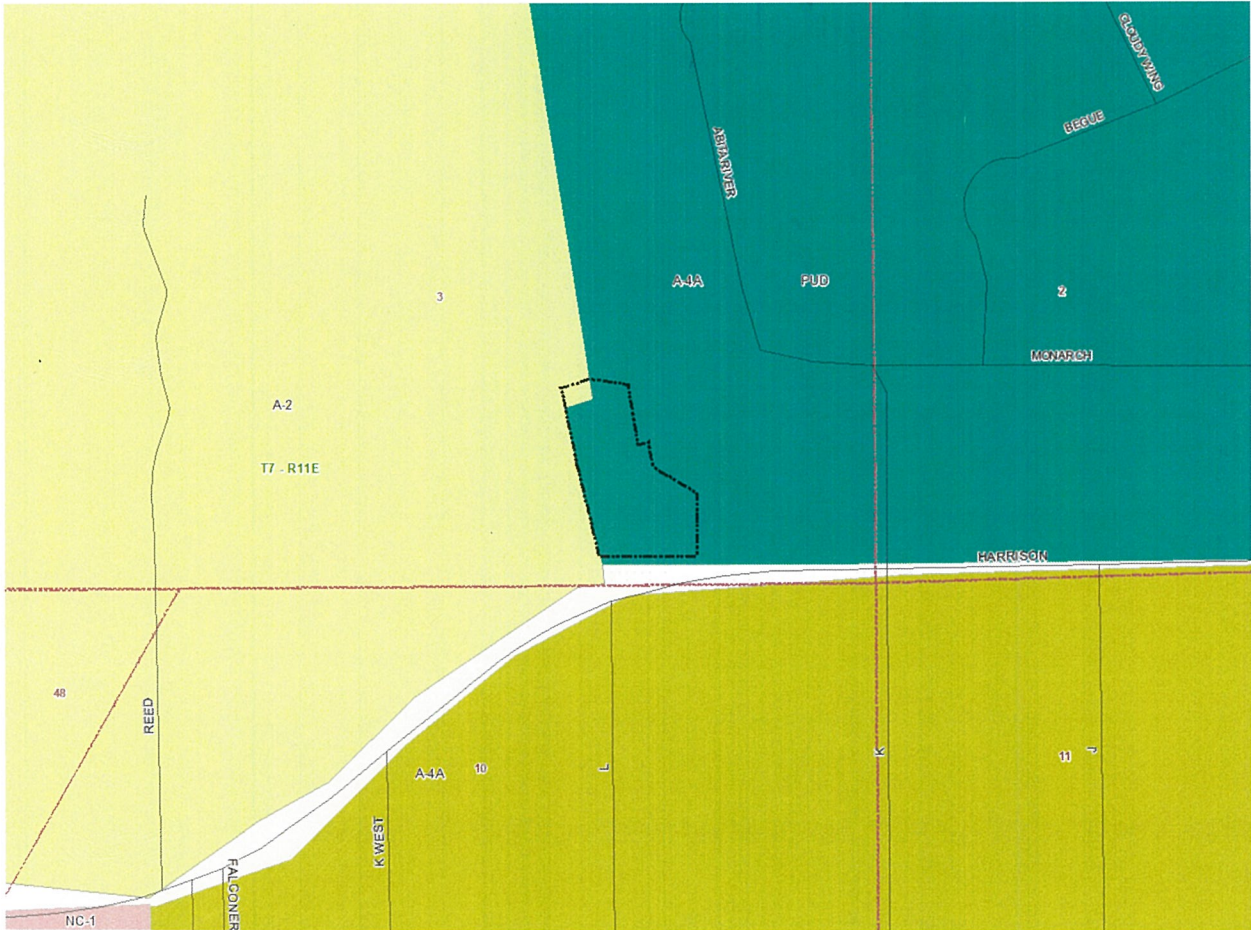
PETITIONER: Kelly Mchugh

OWNER: Abita River Park, LLC

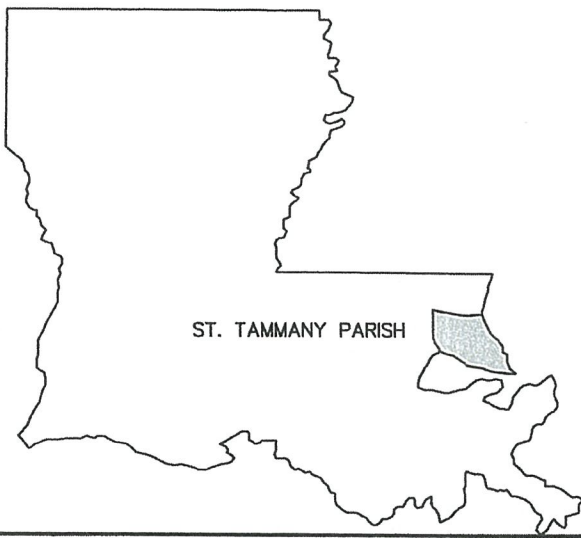
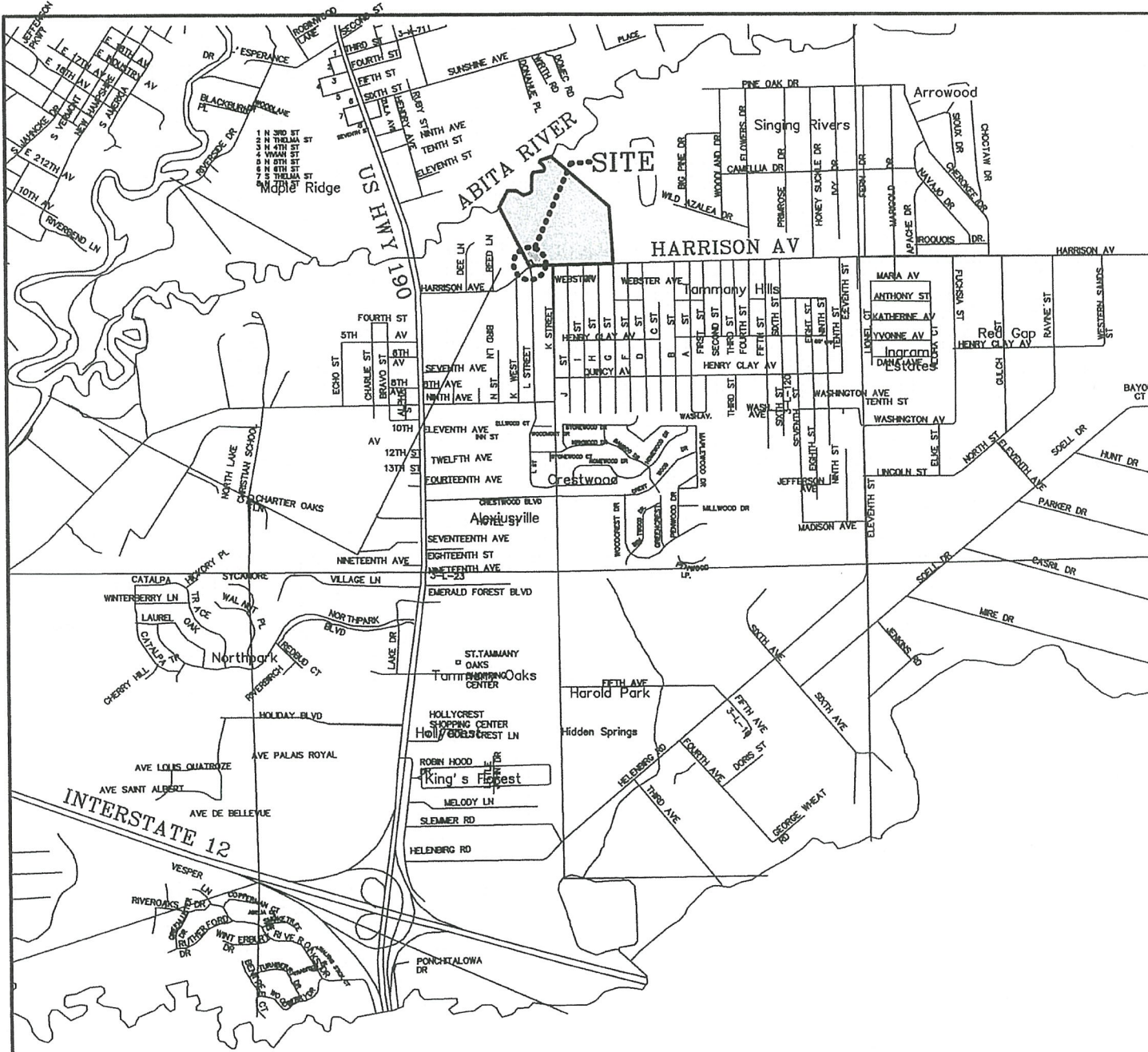
REQUESTED CHANGE: From A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay) to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Harrison Avenue, west of Abita River Drive, Covington

SIZE: .53 acres







2020-1812-ZC

VICINITY MAP			
SCALE:	N.T.S.	DATE:	04-07-16
DRAWN:	DRJ	JOB NO.:	15-224
REVISED:			

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1813-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Beverly & Donald Hayes
OWNER: Beverly & Donald Hayes
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe
SIZE: .85 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 Land	A-2 Suburban Residential District
South	Undeveloped Land	A-2 Suburban Residential District
East	Residential	A-2 Suburban Residential District
West	Residential	A-2 Suburban Residential 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 A-2 Suburban District and MHO Manufactured Housing. The site is located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe. 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 object to the request as it adheres to the subject property’s comprehensive plan designation.

Case No.: 2020-1813-ZC

PETITIONER: Beverly & Donald Hayes

OWNER: Beverly & Donald Hayes

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

LOCATION: Parcel located on the south side of Titus Smith Road, east of Old Keller Road, Lacombe

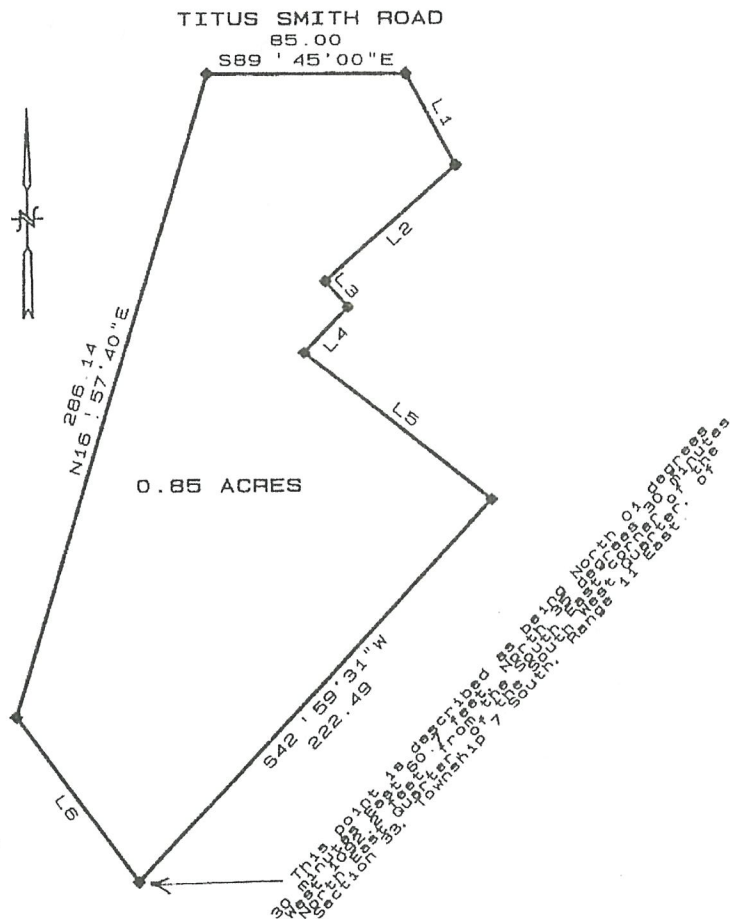
SIZE: .85 acres





LEGAL DESCRIPTION:

A Parcel of land located in Section 33, Township 7 South, Range 11 East St. Tammany Parish, Louisiana as shown hereon.



No.	Direction	Length
1	S28°19'00\"E	44.00
2	S48°22'00\"W	75.00
3	S40°03'00\"E	14.90
4	S44°00'00\"W	27.30
5	S51°42'14\"E	101.13
6	N35°43'29\"W	88.31

2020-1813-ZC

CERTIFIED TO:
DON HAYES

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

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE APPROPRIATE ST. TAMMANY PARISH GOVERNING OFFICIALS.

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a Registered Professional Surveyor and the applicable standards of practice cited in LAC 48:151. Signature must be in RED and sealed by the undersigned for this plot to be certified correct.

CLASS/TYPE	"D"	CPN: 225205 0275 C
BOUNDARY	1 APR 02	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	4948A	SCALE: 1 inch= 60 ft

BRUCE W. POPE, II
REG. No. 4572
REGISTERED
PROFESSIONAL
WILSON-POPE, INC.,
LOUISIANA REGISTERED LAND SURVEYORS NO. 388
1990 SURGE DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5651 FAX: (504) 626-5625

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1814-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP – Paul Mayronne
OWNER: Pelican Athletic Club, LLC
REQUESTED CHANGE: From HC-1 Highway Commercial District and A-4 Single-Family Residential to HC-2A Highway Commercial District
LOCATION: Parcel located on the south side of Meadowbrook Boulevard, east of US Highway 190, Mandeville
SIZE: 12.01 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

US Highway 190	Type: State	Road Surface: 4 Lane Asphalt	Condition: Good
Meadowbrook Blvd	Type: Parish	Road Surface: 3 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential
South	Residential	A-4 Single-Family Residential
East	Residential	A-4 Single-Family Residential
West	Commercial and Undeveloped	HC-1 and HC-2 Highway Commercial

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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 and A-4 Single-Family Residential to HC-2A Highway Commercial District. The site is located on the south side of Meadowbrook Boulevard, east of US Highway 190, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with commercial uses at various densities and level of intensity.

The petitioned 12 acre site is developed with an existing health club facility, the majority of which is zoned HC-1 Highway Commercial. A small portion of the site’s southern boundary is zoned A-4 Single-Family Residential and is undeveloped. While the health club facility is considered a permitted use under the current HC-1 zoning designation, it exceeds the allowable building size of 20,000 sq. ft. The applicant is therefore requesting to rezone the property to HC-2A, which allows a maximum building size of 75,000 sq. ft. This request will allow the existing building to come into compliance with the appropriate zoning designation as well as accommodate any future expansion.

While not opposed to the requested HC-2A designation, staff recommends that the rezoning request be modified to only include the existing building and the area where future expansion will be located. Reducing the acreage to be rezoned to only include what is necessary in the request will allow the current A-4 designation to stand and limit future development.

Case No.: 2020-1814-ZC

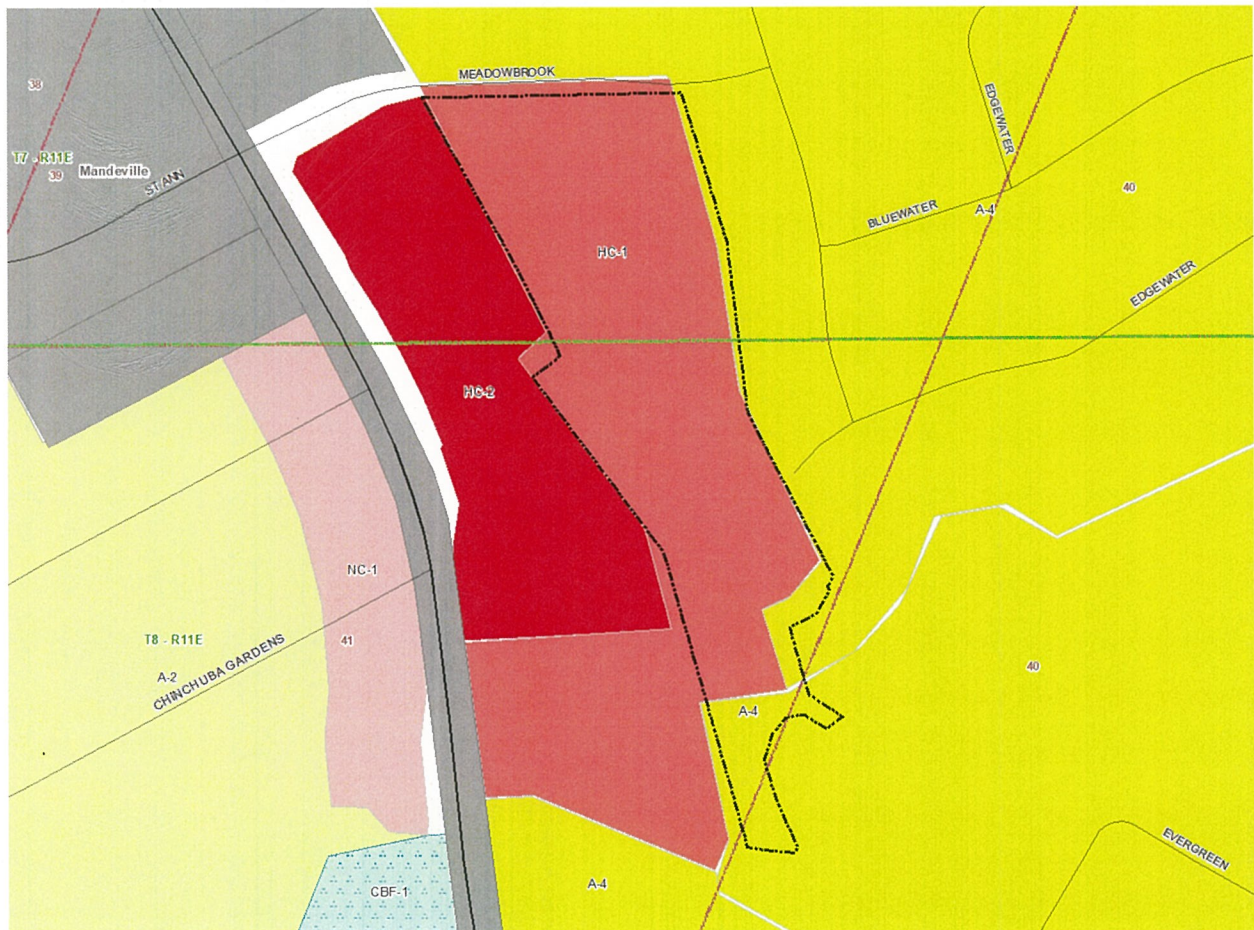
PETITIONER: Jones Fussell, LLP – Paul Mayronne

OWNER: Pelican Athletic Club, LLC

REQUESTED CHANGE: From HC-1 and A-4 to HC-2A

LOCATION: Parcel located on the south side of Meadowbrook Boulevard, east of US Highway 190, Mandeville

SIZE: 12.01 acres





2020-1814-ZC



This point is described as being
N 22°19' 11" E 249.81'; Thence
N 22°32' 48" E 2070.09'; Thence
S 54°20' 34" W 1368.14'; from the
Corner common to Sections 40, 41, Section
Township-8-South, Range-11-East-
MEADOW

MEADOWBROOK BLVD.
N 89°18'22" E 540.97

PELICAN ATHLETIC CLUB
 12.01 ACRES

NOTE: IMPROVEMENTS EXIST ON THIS PROPERTY THAT ARE NOT DEPICTED ON THIS SKETCH.

R=1822.32', L=184.14',
Ch=N 25°44' 35" W
184.06'

N 53°28' 27" E

S 36°03' 56" E 454.99'

$\Sigma 19^{\circ}37'16''$
N $15^{\circ}23'09''$ W 63.162

RETENTION POND

BAYOU CHINCHUBA



SKETCH OF: 12.01 ACRES IN
SECTION 39, T-7-S, R-11-E &
SECTIONS 40 & 41, T-8-S, R-11-E
G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 200'

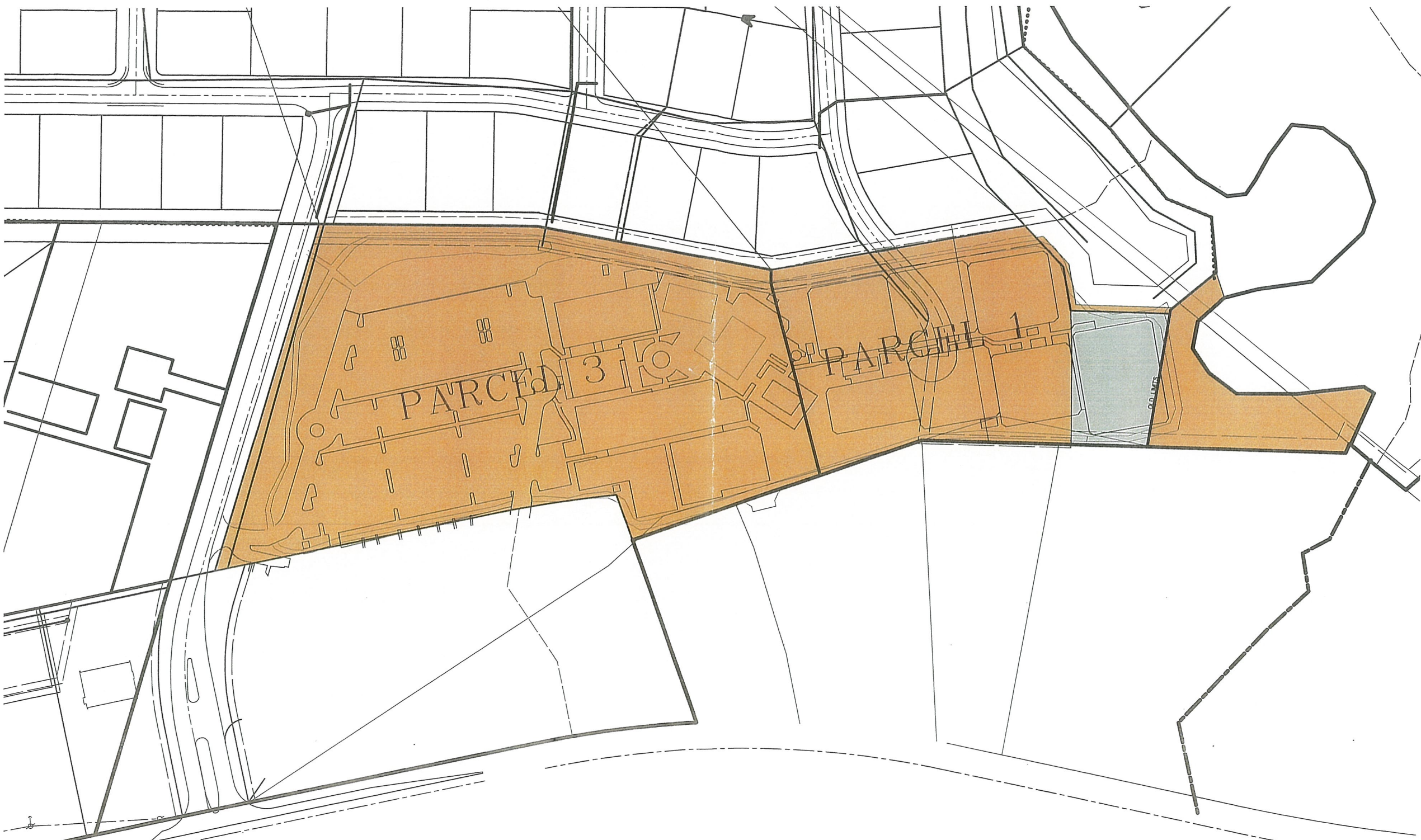
DRAWN: DRJ

REVISÉ:

DATE: 02-19-20

JOB NO.: 10-294-PAC

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611



ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1816-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: CKB Development, LLC – Kyle Bratton
OWNER: Lynnwood Ennis
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell
SIZE: 47.43 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban Residential
South	Undeveloped	A-3 Suburban Residential
East	Residential	A-4 Single-Family Residential, NC-2 Indoor Retail and Service District and Slidell City Limits
West	Residential and Undeveloped	A-1 Suburban Residential

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-4 Single-Family Residential District. The site is located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that are compatible with the surrounding area.

The zoning change is being requested to establish the underlying zoning designation and density for concurrent application submitted for the Planned Unit Development Overlay (Case No. 2020-1817-ZC).

The petitioned site is flanked by property that maintains the A-3 Suburban Residential Designation. Staff is concerned that rezoning the property to the requested A-4 Single-Family Residential zoning designation would significantly increase the allowable density in the area. As such, staff objects to the requested A-4 Single-Family Residential zoning designation.

Case No.: 2020-1816-ZC

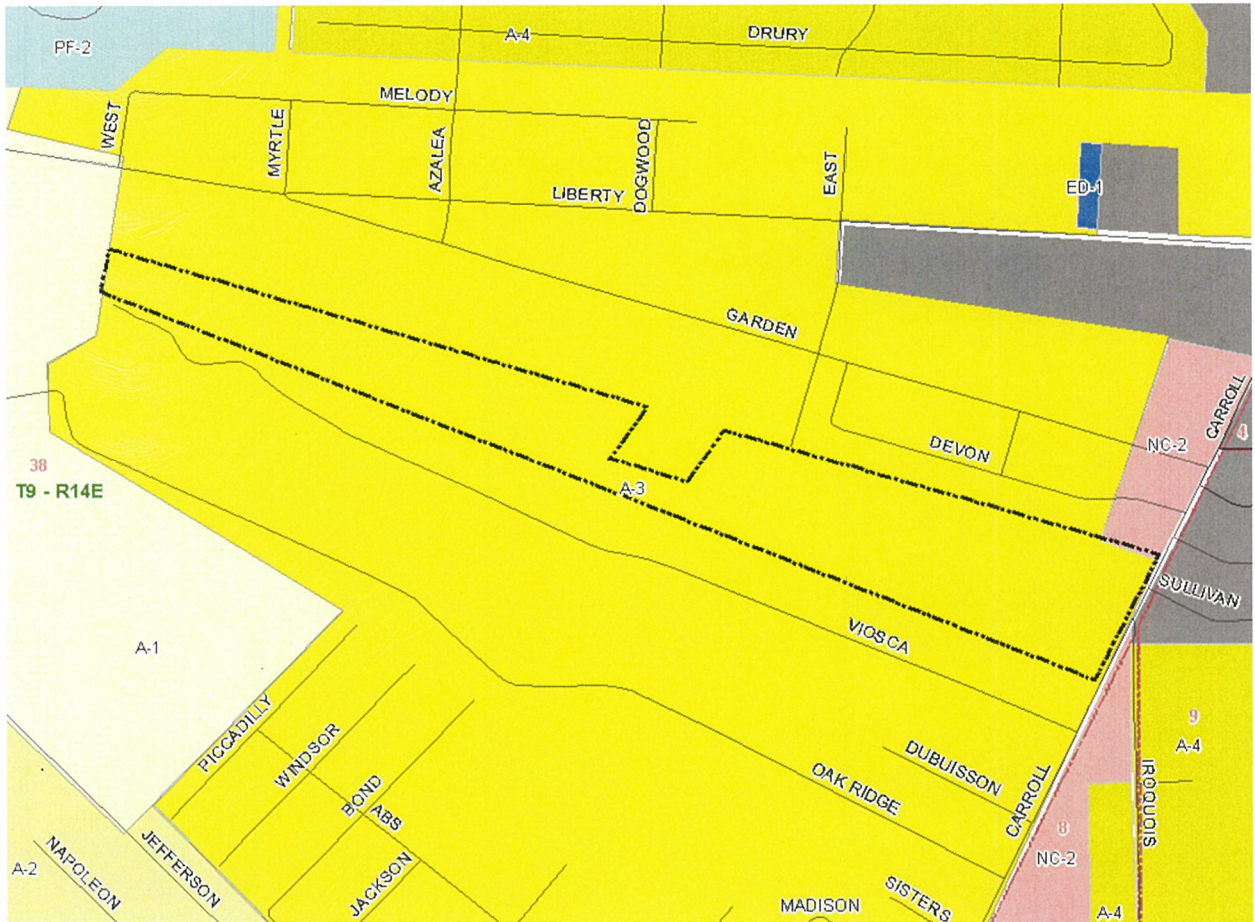
PETITIONER: CKB Development, LLC – Kyle Bratton

OWNER: Lynnwood Ennis

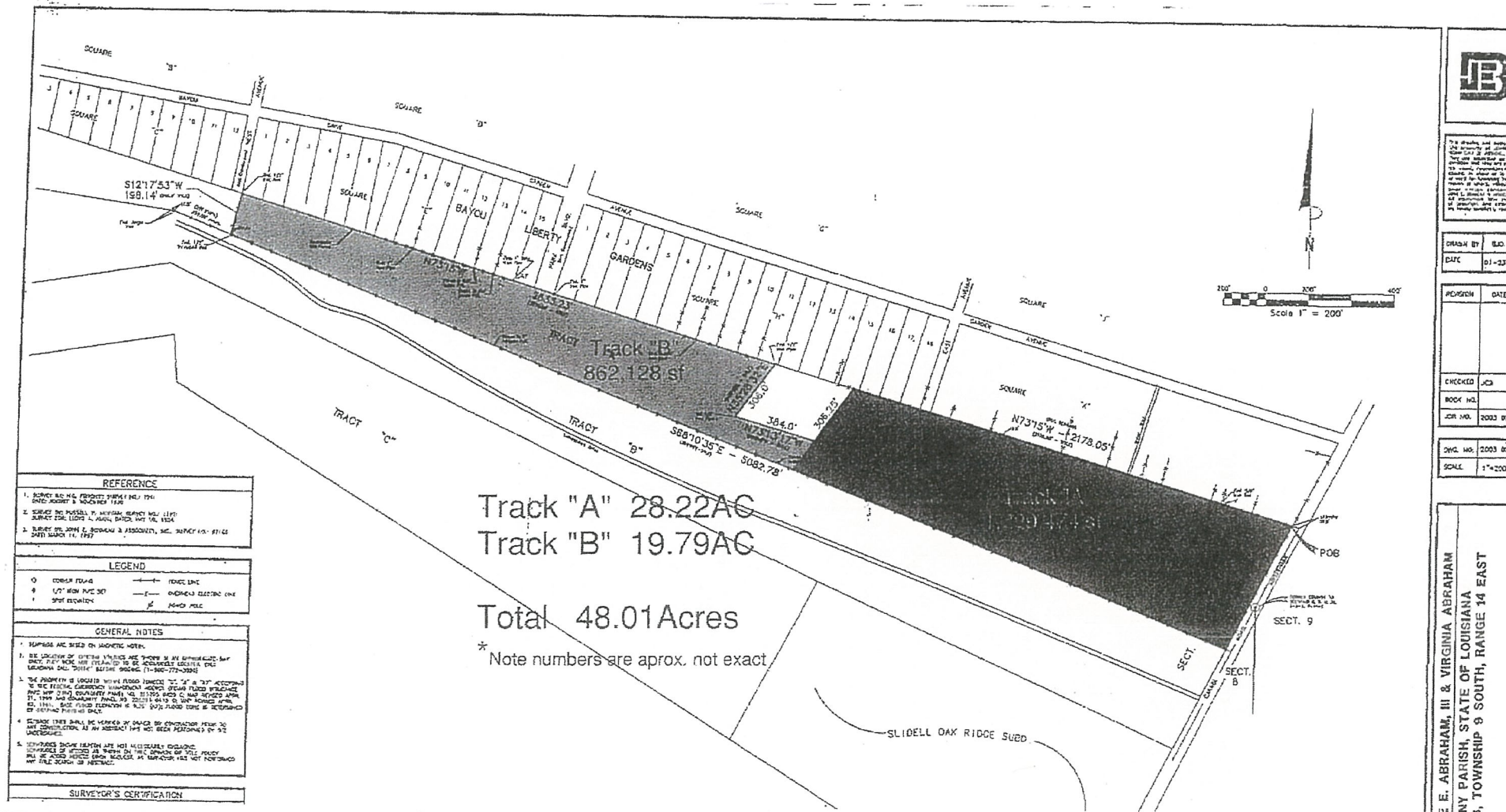
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell

SIZE: 47.43 acres



2020-1816-ZC



ZONING STAFF REPORT

Date: 6/15/2020

Case No.: 2020-1817-ZC

Posted: 6/12/2020

Meeting Date: June 23, 2020

Determination: Approved, Amended, Postponed, Denied

Prior Action: 4/7/2020 - Postponed

Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: CKB Development, LLC – Kyle Bratton

OWNER: Lynnwood Ennis

REQUESTED CHANGE: PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell

SIZE: 47.43 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-3 Suburban Residential
South	Undeveloped	A-3 Suburban Residential
East	Residential	A-4 Single-Family Residential, NC-2 Indoor Retail and Service District and Slidell City Limits
West	Residential and Undeveloped	A-1 Suburban Residential

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS/ SUBDIVISION INFORMATION:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 47.43 acre subject property. The Bayou Bend subdivision is proposed to be developed with 140 lots with an average lot size of 50 x 120, or .138 acres.

Note that a concurrent application to rezone the subject property from A-3 Suburban Residential District to A-4 Single-Family Residential District has also been submitted (2020-1816-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision.

ACCESS

The site is proposed to be accessed through one boulevard type entrance which will extend from Carroll Road.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Provided as Required.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Bayou Liberty and On-Site Sewer Facilities
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

As required under Section 6.0103 A.4.of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

<i>Zoning</i>	<i>Maximum density</i>	<i>Net Density</i>
Existing A-3	2 units per acre	71 units
Requested A-4	4 units per acre	142 units

The proposal is for 140 lots, which meets the PUD requirements and the maximum allowable density of the requested A-4 Single-Family Residential designation; however, it almost doubles the number of units permitted under the existing A-3 zoning designation.

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 47.42 acres, requiring 11.855 acres of open space. The Bayou Bend PUD plan provides a total of 12.37 acres of greenspace and therefore exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	11.63 acres (94%)	Green Areas and Picnic Area
Active	.74 acres (.06%)	Playground and Walking Path

Comments:

- a. A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

PUD PLANNED UNIT DEVELOPMENT OVERLAY OBJECTIVES

- 1. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - The petitioned site provides five storm water management ponds and meets the minimum greenspace requirements for a PUD.
- 2. Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*
 - The proposed PUD plan provides for lots of similar size to be developed with single-family residential dwellings on lots very similar in size. The setbacks and height restrictions provided are uniform for all development. There is no diversification or variation of residential uses provided.
- 3. Functional and beneficial uses of open space areas.*
 - The majority of the greenspace provided is adjacent to five storm water management ponds and is partly comprised of areas labeled public maintenance and drainage servitudes. The proposed PUD is providing less than one acre of usable open space compared to the 12.78 acres that are required. Staff has concerns that while the provided greenspace meets the regulations required for a PUD, its allocation negates the intent for accessible and useable open space.
- 4. Preservation of natural features of a development site.*
 - The site is currently comprised of an entirely undeveloped, wooded track of land. The PUD plan does provide for the maintenance of any canopy outside of “damaged trees, or trees required to be removed in order to adhere to the final design, and underbrush”.
- 5. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
 - The PUD Plan proposes walking trails around the storm water management ponds and a playground/picnic area that is comprised of .06 acres. The active amenities provided for the 140 lot PUD is comprised of less than one acre of the required 12.73 acres of greenspace. The applicant must provide a complete Recreational Development Plan.
- 6. Rational and economically sound development in relation to public services.*
 - The applicant has stated that Bayou Liberty Water Association will be the water provider and does have capacity to service the development. The proposed PUD will provide an on-site community sewer treatment plant.
- 7. Efficient and effective traffic circulation, both within and adjacent to the development site.*
 - The proposed traffic circulation consists of one boulevard type entrance/exit onto Carroll Road and a majority 50 ft. asphalt public right-of-way throughout the subdivision.

8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*

- The applicant has submitted a concurrent request to change the underlying zoning designation from A-3 Suburban District to A-4 Single-Family Residential District. Staff has determined this zoning designation is not compatible with surrounding development and will create a higher density than what is currently located in the surrounding neighborhoods.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed with new residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

As stated above, the proposed development meets some of the objectives of PUD and future land use plan; however, staff is not favor of the request, considering the significant increase in density the residential subdivision will create in the area.

The previous edition of the staff report included comments from the Department of Engineering which are not applicable to the petitioned rezoning and will be addressed at the preliminary phase if approved.

Case No.: 2020-1817-ZC

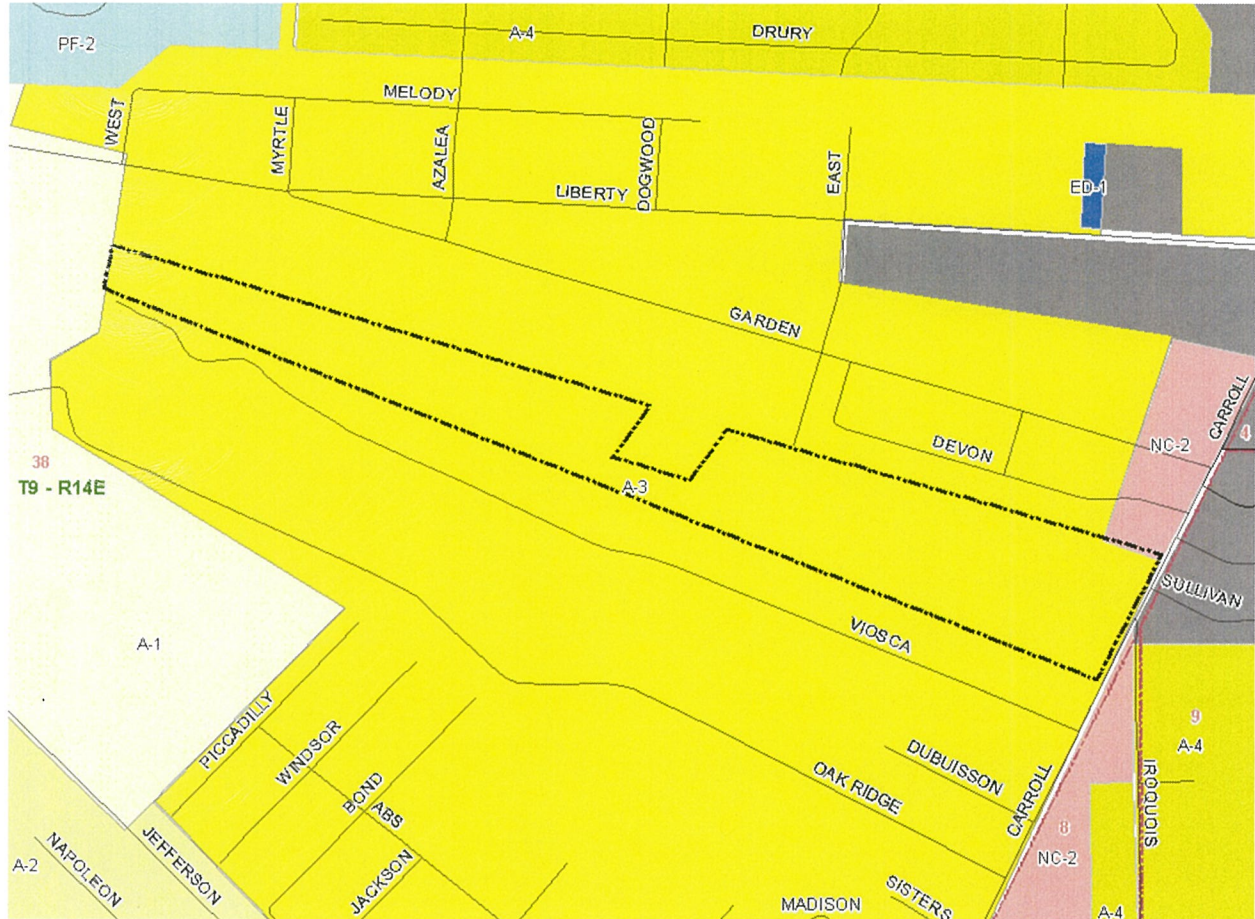
PETITIONER: CKB Development, LLC – Kyle Bratton

OWNER: Lynnwood Ennis

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single Family Residential District and PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell

SIZE: 47.43 acres



REVISION	BY

DDG
DUPLANTIS DESIGN GROUP

1308 Camella Blvd.,
Suite 200
Lafayette, La 70508
Office: 337.233.9914
Fax: 337.233.9916
www.ddgpc.com

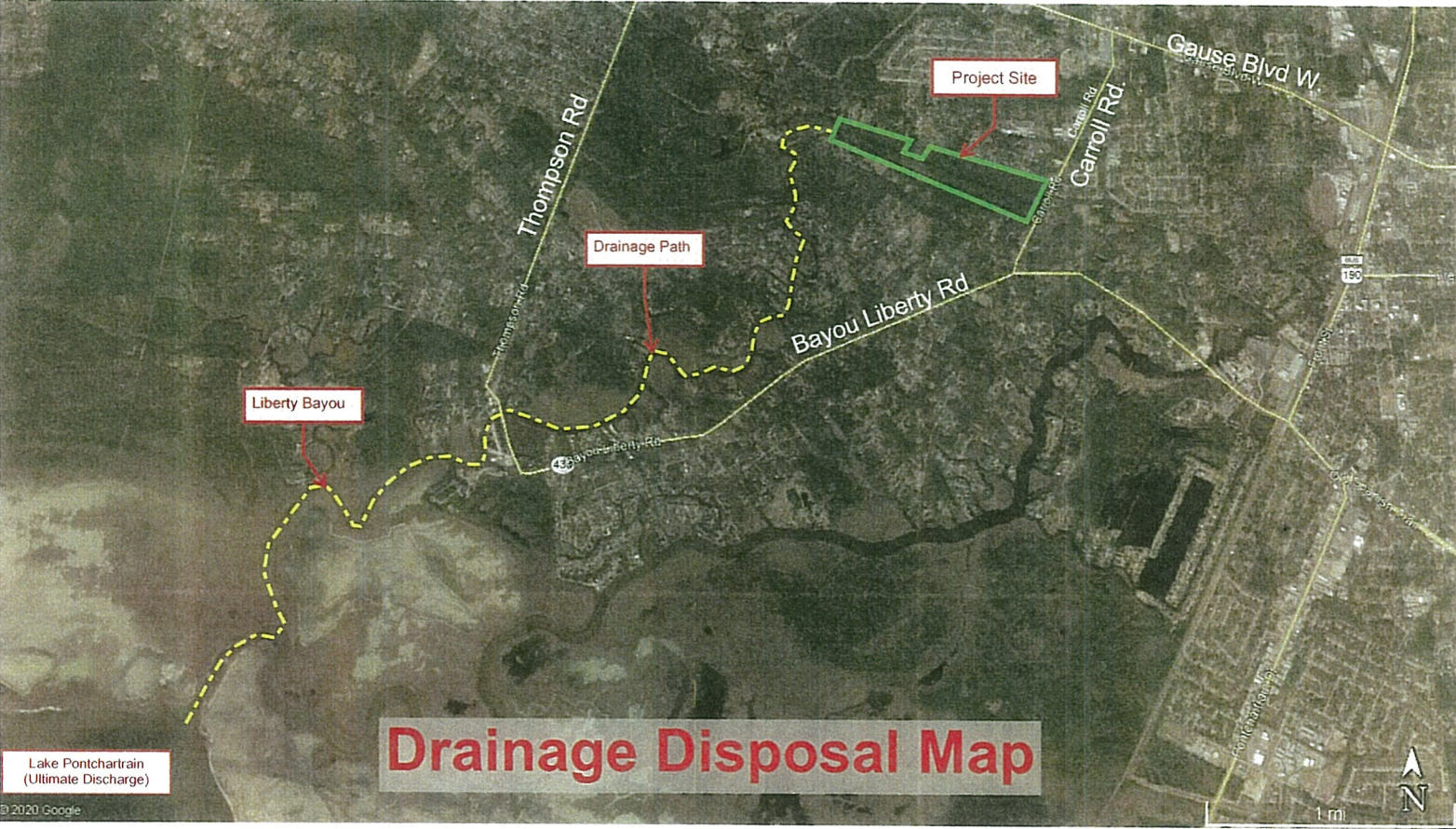
STAMP

STATE OF LOUISIANA
OFFICE OF THE ATTORNEY GENERAL
PROFESSIONAL ENGINEER
No. _____
DATE _____
SIGNATURE _____

BAYOU BEND - RESIDENTIAL NEIGHBORHOOD
A PLANNED UNIT DEVELOPMENT
SLIDELL, LA
ST. TAMMANY PARISH

CKB DEVELOPMENT, LLC
BREAUX BRIDGE, LA

DRAWN SJO
CHECKED CJM
ISSUED DATE 02/18/20
ISSUED FOR APPROVAL
PROJECT NO. 19-562
FILE 19-562 PUD PLAN
SHEET
PUD



ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1818-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Cameron Clesi
OWNER: Winston D. Charvet
REQUESTED CHANGE: From A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District to I-1 Industrial District
LOCATION: Parcel located on the north side of US Highway 190, west of Henderson Drive and east of Thompson Road; being Farm Lot 511 of the Forest Glen Subdivision, Lacombe
SIZE: 2.96 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 and Undeveloped	A-4 Single-Family Residential District, MHO Manufactured Housing Overlay
South	Residential and Undeveloped	HC-3 Highway Commercial District
East	Residential and Undeveloped	A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District
West	Commercial and Undeveloped	A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District to I-1 Industrial District. The site is located on the north side of US Highway 190, west of Henderson Drive and east of Thompson Road; being Farm Lot 511 of the Forest Glen Subdivision, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with commercial uses at various densities.

The subject site consists of 2.96 acres which is split zoned with both A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District. The applicant is requesting to rezone the property that is currently zoned NC-2 and fronts on US Highway 190 as well as a portion of the property that is zoned A-4 Single-Family Residential District to I-1 Industrial District. The site is flanked by properties with the same zoning designations as the petitioned property. A change in zoning to the requested I-1 Industrial District would allow for more intensive uses than what are currently permitted in the surrounding area. As such, staff objects to the request for the I-1 designation.

Case No.: 2020-1818-ZC

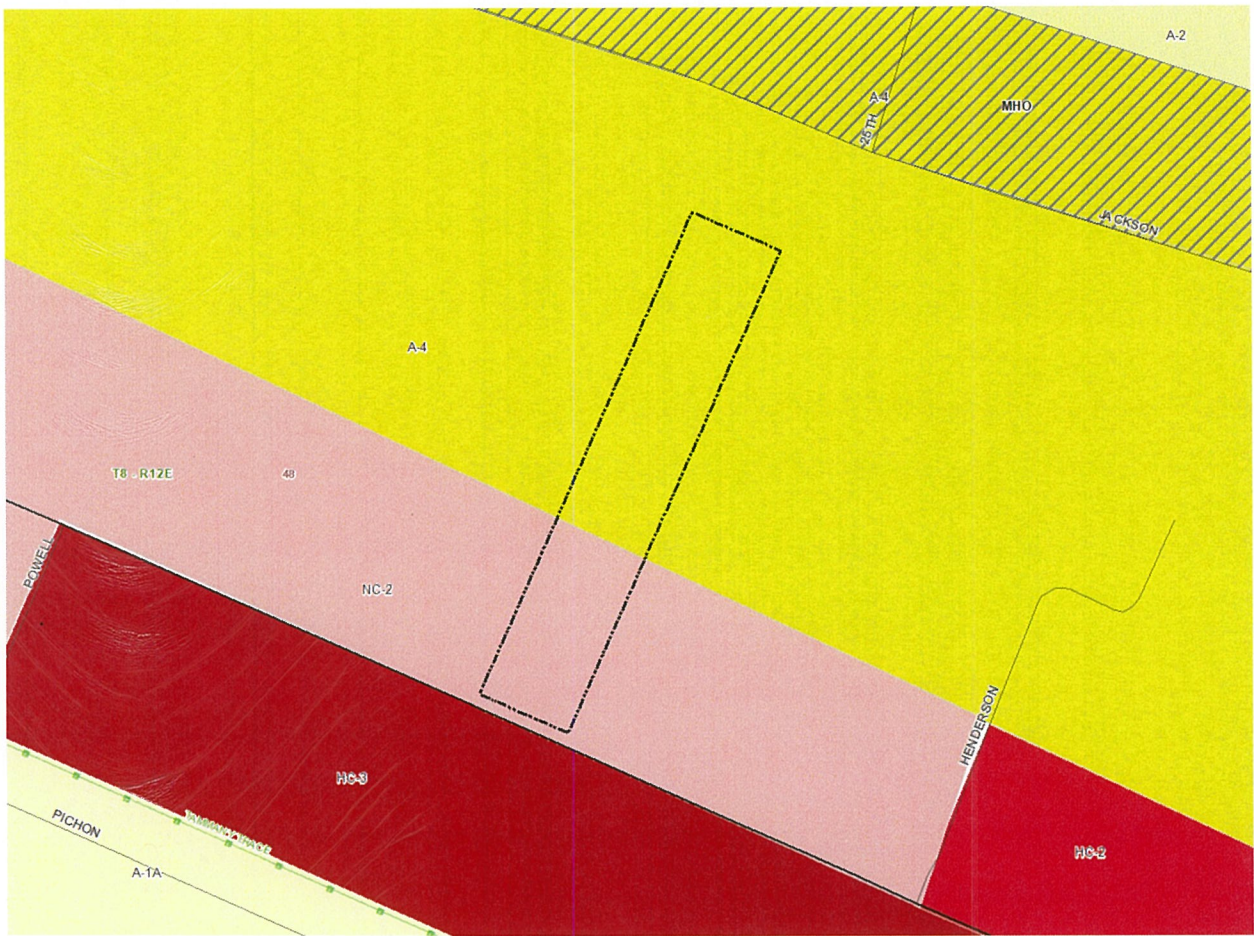
PETITIONER: Cameron Clesi

OWNER: Winston D. Charvet

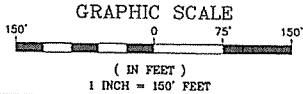
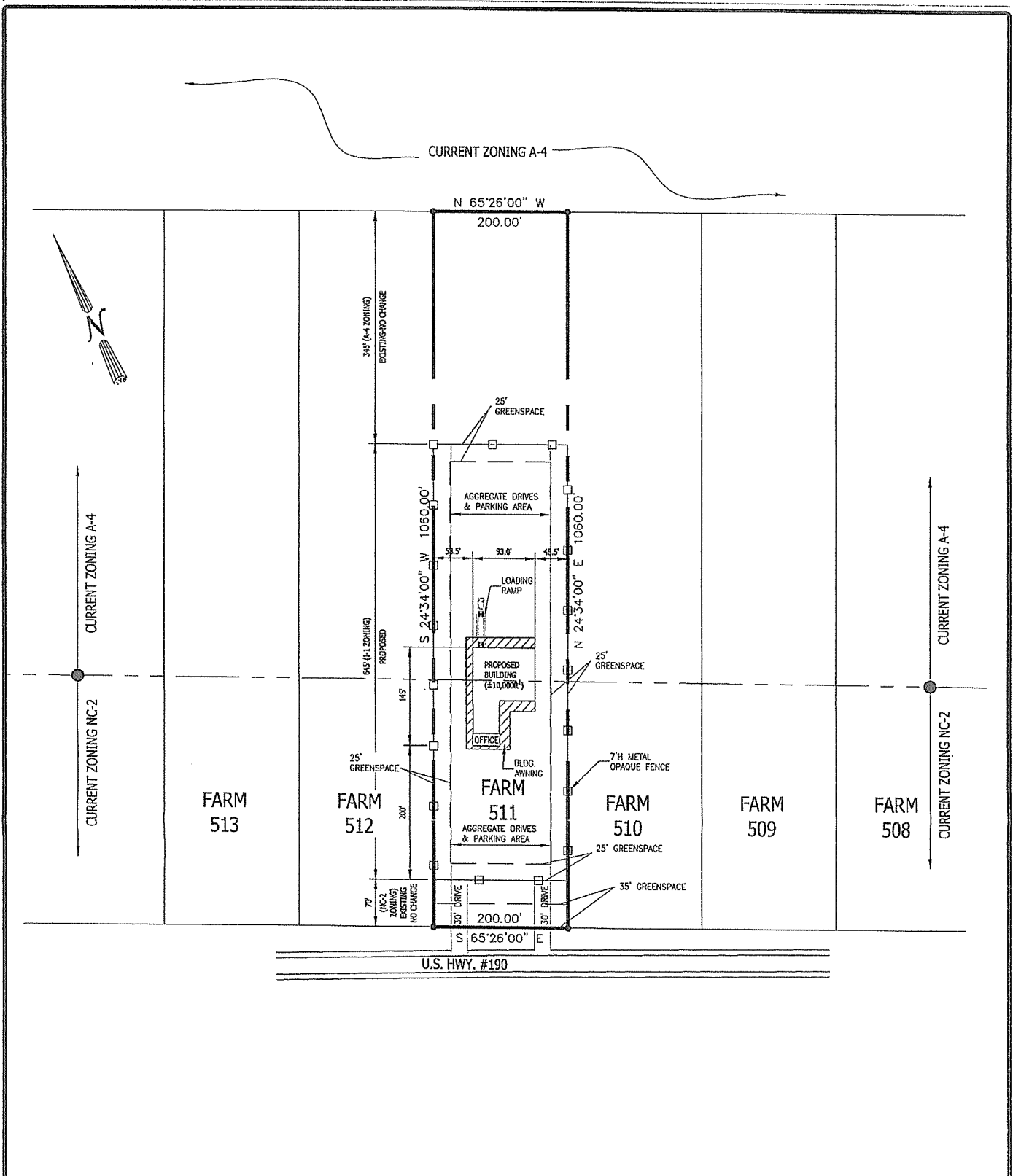
REQUESTED CHANGE: From A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District to I-1 Industrial District

LOCATION: Parcel located on the north side of US Highway 190, west of Henderson Drive and east of Thompson Road; being Farm Lot 511 of the Forest Glen Subdivision, Lacombe

SIZE: 2.96 acres







BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

ADDRESS:

DRAWING NO.
20190404
DATE:
06.28.2019

J.V. Burkes & Associates, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jpb@jvburkes.com
Phone: 985-646-0075 Fax: 985-646-0124

F.I.R.M. No. 225205 0380.C
F.I.R.M. Date 04/02/1991
ZN: C B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWN BY: FMI
CHECKED BY: SME
SCALE:
1" = 150'

REVISED: 09.26.2019—ADD GREENSPACE REQ'S.

ZONING MAP FOR
FOREST GLEN SUBDIVISION FARM SITE
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

2020-1818-ZC

CERTIFIED TO: CAMERON CLESI FOUNDATIONS

SURVEYED BY:

SEAN M. BURKES
LA REG. No. 4785

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: ZC01-03-028
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved, Amended, Postponed, Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP - Paul Mayronne
OWNER: The Azby Fund
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville, S33, T7S, R12E, Ward 4, Districts 5 and 7
SIZE: 161 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	A-2 Suburban Residential
South	Undeveloped Land and I-12	HC-2 Highway Commercial
East	Undeveloped Land	A-3 Suburban District
West	Undeveloped Land	A-4 Single-Family Residential

EXISTING LAND USE:
Existing development: No **Multi occupancy development:** No

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

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

STAFF COMMENTS:
The petitioner is requesting a major amendment to the PUD (Planned Unit Development Overlay). The original PUD plan was approved in 2001 for the site to be developed as a commercial, residential and institutional PUD. The PUD was reconfigured in 2014 to be developed as a commercial and industrial subdivision. The applicant is currently requesting to add “Transportation Terminal (bus, truck or other)” and “Warehouse and Distribution Center” to the list of permitted uses for Parcels 2, 3, 4, and 5.

The applicant is also requesting to reconfigure the previously approved greenspace. The request will remove the 2.85 acre/ 50 ft. buffer along the interstate on-ramp and provide the required space along the eastern, northern and western property lines.

The site’s comprehensive plan designation calls for the area to be developed with a mix of commercial uses at varying densities, including open spaces and the preservation of the natural environment. The proposed development meets the comprehensive plan by proposing a variety of commercial and industrial uses and open space, which will allow for diversity through the subdivision. As such, staff does not object to the request for a major amendment to the Planned Unit Development Overlay (PUD).

Case No.: ZC01-03-028

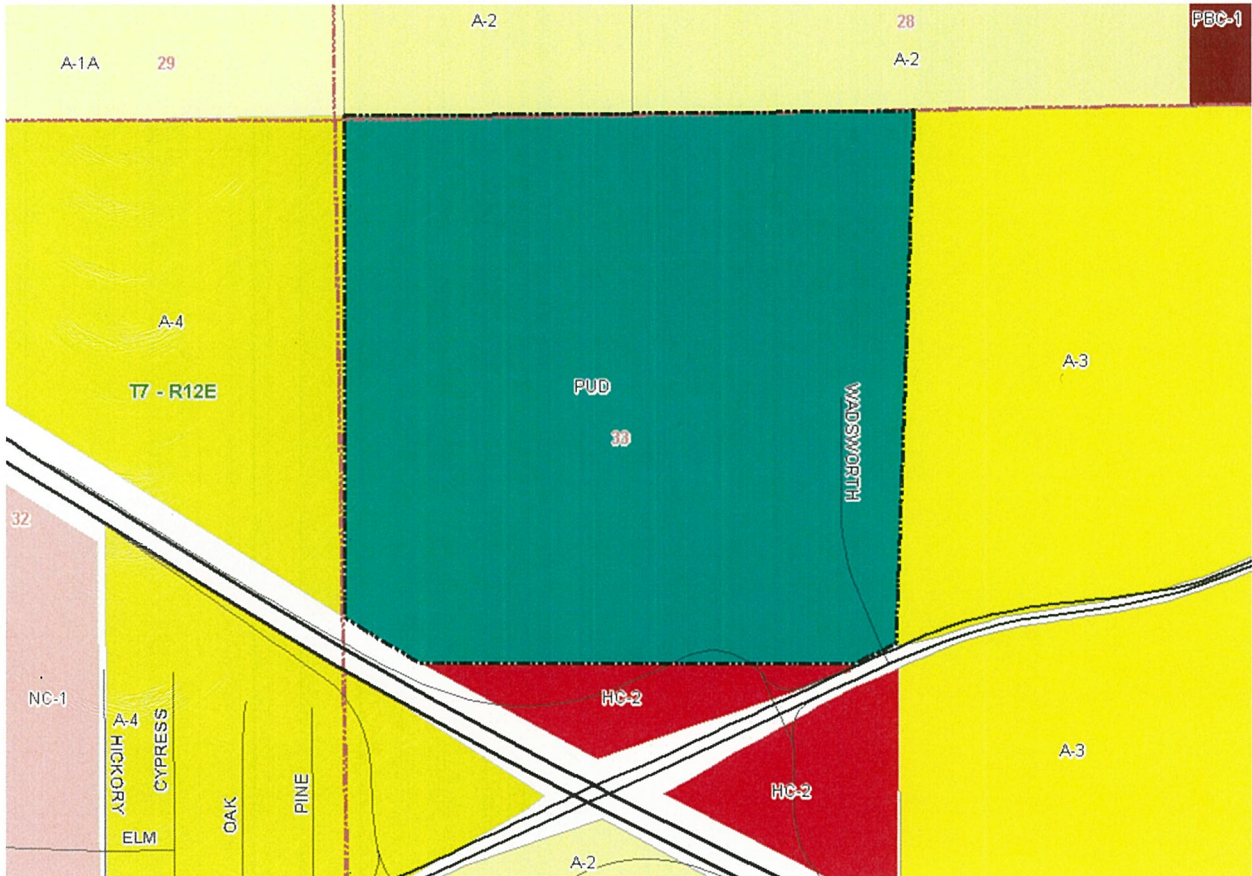
PETITIONER: Jones Fussell, LLP - Paul Mayronne

OWNER: The Azby Fund

REQUESTED CHANGE: PUD Planned Unit Development Overlay

LOCATION: Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville, S33, T7S, R12E, Ward 4, Districts 5 and 7

SIZE: 161 acres





[illegible]

ZONING STAFF REPORT

Date: 6/15/2020	Meeting Date: June 23, 2020
Case No.: ZC01-11-072	Determination: Approved, Amended, Postponed, Denied
Posted: 4/20/2020	Prior Action: 4/7/2020 - Postponed
6/9/2020	Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: DSSI SLIDELL, LLC – Doug Durand
OWNER: DSSI SLIDELL, LLC – Doug Durand
REQUESTED CHANGE: Major Amendment to the PUD
LOCATION: Parcel located on the north side of Oak Harbor Blvd, east of I-10, being Parcel P2-3, Slidell, S34, T9S, R14E, WARD 9 DISTRICT 13
SIZE: 4.2934 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Lakeshore Blvd N	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Lakeshore Blvd E	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	Oak Harbor Park and Ride and Residential	PUD Planned Unit Development Overlay
South	Undeveloped	PUD Planned Unit Development Overlay
East	Undeveloped	PUD Planned Unit Development Overlay
West	Undeveloped and Residential	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: No	Multi occupancy development: No
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COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting a Major Amendment to the PUD Planned Unit Development Overlay. The site is located within the existing Lakeshore Villages PUD, more particularly on the north side of Oak Harbor Blvd, east of I-10, being Parcel P2-3, Slidell. The petitioner is requesting to change the zoning from the existing LE-3 (Multi-Unit Residential, Single Unit Residential, and Commercial) to LV-1 (Neighborhood Commercial).

Staff does not object to the requested rezoning as the subject site is adjacent to an existing Park and Ride to the north, a detention pond to the east, and is located along Boulevards to the west and south.

Note that the reason for the request is to allow for the site to be developed with a mini-storage facility.

Case No.: ZC01-11-072

PETITIONER: DSSI SLIDELL, LLC – Doug Durand

OWNER: DSSI SLIDELL, LLC – Doug Durand

REQUESTED CHANGE: Major Amendment to the PUD

LOCATION: Parcel located on the north side of Oak Harbor Blvd, east of I-10, being Parcel P2-3, Slidell, S34, T9S, R14E, WARD 9 DISTRICT 13

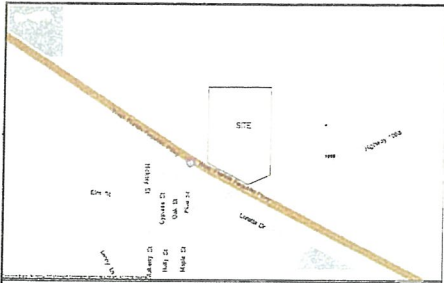
SIZE: 4.2934 acres





WADSWORTH SUBDIVISION
SECTION 33 T7S R12E
ST. TAMMANY PARISH, LA

ZC01-11-072



VICINITY MAP
NOT TO SCALE



SECTION 29

SECTION 28

SECTION 32

SECTION 33

UNDEVELOPED

15' LANDSCAPE/NO ACCESS BUFFER

0.25 ACRE BUFFER AREA

1187.20'

SEWER
TREATMENT
PLANT

PARCEL 5
1,143,875.22 SQ. FT.
26.2588 ACRES
#58755 WADSWORTH PKWY.

30' UNITED GAS PIPELINE RIGHT OF WAY

15' LANDSCAPE/NO ACCESS BUFFER

WASHINGTON
ELECTRIC
COOPERATIVE RIGHT OF WAY

W5

W4

W2

W2

78' ACCESS AND
UTILITY SERVICE

382.25'

436.00'

PARCEL 1
4,023,824.11 SQ. FT.
92.3743 ACRES
(Y1)
#66777 WADSWORTH PKWY.

UNDEVELOPED

UNDEVELOPED

70' BUFFER

80' ACCESS AND
UTILITY SERVICE

80' BUFFER

ST. TAMMANY PARISH
40' DRAINAGE AND
ACCESS SERVICE

WADSWORTH PARKWAY

PARCEL 3
436,175.24 SQ. FT.
10.0131 ACRES
(W3)
#65995 WADSWORTH PKWY.

PARCEL 2
959,620.26 SQ. FT.
22.1166 ACRES
(W3)
#66729 WADSWORTH PKWY.

ST. TAMMANY PARISH
40' DRAINAGE AND
ACCESS SERVICE

50' BUFFER

BUFFER AREA TO REMAIN

INTERSTATE #12

50' BUFFER

BUFFER AREA TO REMAIN

LA HIGHWAY 1088

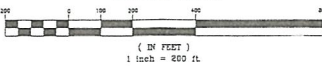


DENOTES BUFFER AREA TO BE RELOCATED
2.55 ACRES



DENOTES RELOCATED BUFFER AREA
2.90 ACRES

GRAPHIC SCALE



ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE
NOTES
SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY.
DIMENSIONS ON SURVEY PREVAL OVER THE SCALE.
FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES
ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE
FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP
(FIRM) DATED: 10/17/89
BASE FLOOD ELEVATION: N/A
COMMUNITY PANEL # 23555 0245 C

REFERENCE BENCH MARK: NOS MARKER ALSO
ELEVATION: 5.8'

GENERAL NOTES

THE SERVICES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION
THAT ALL APPLICABLE SERVICES 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.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM
DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE
AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF
LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY
SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY
RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: KREBS, LASALLE, LEMUEX CONSULTANTS DATED
DECEMBER 31, 2012

DATE: FEBRUARY 21, 2020
SCALE: 1" = 200'
JOB #: 200393

DRAWN BY: NDK
CHECKED BY: RAK

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 46:14, CHAPTER 25 FOR
A CLASS "C" (SUBURBAN) SURVEY.

MADE AT THE REQUEST OF THE AZBY FUND

PRELIMINARY FOR REVIEW

BY:

RICHMOND W. KREBS, PLS# 4836

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
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BUFFER RELOCATION PLAN
WADSWORTH SUBDIVISION
SECTION 33, T7S - R12E
ST. TAMMANY PARISH, LA