

AGENDA
SPECIAL RESCHEDULED MEETING OF THE ST TAMMANY PARISH ZONING
COMMISSION HEARING FOR THE POSTPONED MAY 6, 2020 AND JUNE 2, 2020 AGENDA
6:00 P.M. – WEDNESDAY, JUNE 24, 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: 839 8111 6394 # Participant ID: # Password: 502673 #

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 JUNE 23, 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. 2020-1800-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay)
Location: Parcel located on the west side of Dixie Ranch Road, north of CC 19 Road; being 65327 Dixie Ranch Road, Lacombe; S3, T8S, R13E, Ward 9, District 11.
Acres: 5.94 acres
Petitioner: Ruby A. Pepper
Owner: Hebert Henry Pepper Jr. & Ruby A. Pepper
Council District: 11
- 2. 2020-1831-ZC**
Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located at the northwest corner of US Highway 190 and Chinchuba Gardens Road; being Lot 29 of Chinchuba Gardens, Mandeville; S41, T8S, R11E, Ward 4, District 10
Acres: 1 acre
Petitioner: Emerald Properties Northshore, LLC - Sam Markovich
Owner: Emerald Properties Northshore, LLC - Sam Markovich
Council District: 10

AGENDA

ST. TAMMANY PARISH SPECIAL RESCHEDULED ZONING COMMISSION MEETING

6:00 P.M. – WEDNESDAY, JUNE 24, 2020

PELICAN PARK'S CASTINE CENTER

63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

- 3. 2020-1833-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Location: Parcel located south of Woodrow Road, west of LA Highway 437,
 Covington; S32, T4S, R11E, Ward 2, District 3

Acres: 6.10 acres
Petitioner: Anthony & Kristen Toomer
Owner: Anthony & Kristen Toomer
Council District: 3
- 4. 2020-1844-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the northwest corner of Spruce Lane & Kay Drive,
 Lacombe; S33, and S34, T8S, R13E, Ward 7, District 11

Acres: 1.03 acres
Petitioner: Jason Patrick Godwin
Owner: Sheryl Pasqua Godwin
Council District: 11
- 5. 2020-1846-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: ED-1 Primary Education District
Location: Parcel located on the west side of Louisiana Highway 1129, north
 of Louisiana Highway 40, Covington; S27, T5S, R11E, Ward 2,
 Districts 2

Acres 11.024 acres
Petitioner: St Tammany Parish Council
Owner: St Tammany Parish School Board
Council District: 2
- 6. 2020-1847-ZC**
Existing Zoning: A-4 (Single Family Residential District) & NC-4 (Neighborhood
 Institutional District)
Proposed Zoning: A-4 (Single-Family Residential District) & MHO (Manufactured
 Housing Overlay)
Location: Parcels located on the east side of Daisy Street and the west side of
 Jasmine Street, north Louisiana Highway 36; being Lots 1-6, Square 21,
 West Abita Subdivision, Covington; S36, T6S, R11E, Ward 10, District
 2

Acres: .344 acres
Petitioner: Kelvin Johnson & Lasoncdra Davidson
Owner: Kelvin Johnson & Lasoncdra Davidson
Council District: 2
- 7. 2020-1849-ZC**
Existing Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO
 (Rural Overlay)
Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO
 (Rural Overlay)
Location: Parcel located on the east side of Blueberry Loop, north of Archie
 Singletary Road, Pearl River; S17, T7S, R14E, Ward 6, District 6

Acres 1.38 acres
Petitioner: Eric Penton
Owner: Eric Penton
Council District 6

AGENDA

ST. TAMMANY PARISH SPECIAL RESCHEDULED ZONING COMMISSION MEETING

6:00 P.M. – WEDNESDAY, JUNE 24, 2020

PELICAN PARK’S CASTINE CENTER

63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

8. 2020-1851-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)

Location: Parcel located on the northwest side of Shady Pine Road, north of US Highway 190, Lacombe; S43, T8S, R13E, Ward 7, District 7

Acres: .58 acres
Petitioner: Alicia Jordan
Owner: Steven and Elijah Simms
Council District: 7

9. 2020-1852-ZC

Existing Zoning: A-1 (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5 (Two-Family Residential District)

Location: Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville; S25, T7S, R11E, Ward 5, District 5

Acres: 175.13 acres
Petitioner: A.J. Vallon, III
Owner: DeVal, Inc.
Council District: 5

10. 2020-1853-ZC

Existing Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5 (Two-Family Residential District)
Proposed Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5 (Two-Family Residential District) and PUD Planned Unit Development Overlay

Location: Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville; S25, T7S, R11E, Ward 5, District 5

Acres: 220.22 acres
Petitioner: A.J Vallon, III
Owner: DeVal, Inc.
Council District: 5

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1800-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: Ruby A. Pepper
OWNER: Herbert Henry Pepper Jr. and Ruby A Pepper
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
LOCATION: Parcel located on the west side of Dixie Ranch Road, north of CC 19 Road; being 65327 Dixie Ranch Road, Lacombe
SIZE: 5.94 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-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-2 Suburban District

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-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay. The site is located on the west side of Dixie Ranch Road, north of CC 19 Road. The 2025 Future Land Use Plan designates the site to be develop with residential and agricultural uses.

The petitioned site is flanked by undeveloped parcels of land to the north, south, and west sides suitable for certain accessory structures and for the conduct of agriculture uses. While the A-2 Suburban District designation does allow for one residential unit per acre, no more than three mobile homes would be permitted on the 5.94 acre site. Staff is not opposed to the request for the MHO Manufactured Housing Overlay or the RO Rural Overlay.

Case No.: 2020-1800-ZC

OWNER: Herbert Henry Pepper Jr. and Ruby A Pepper

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

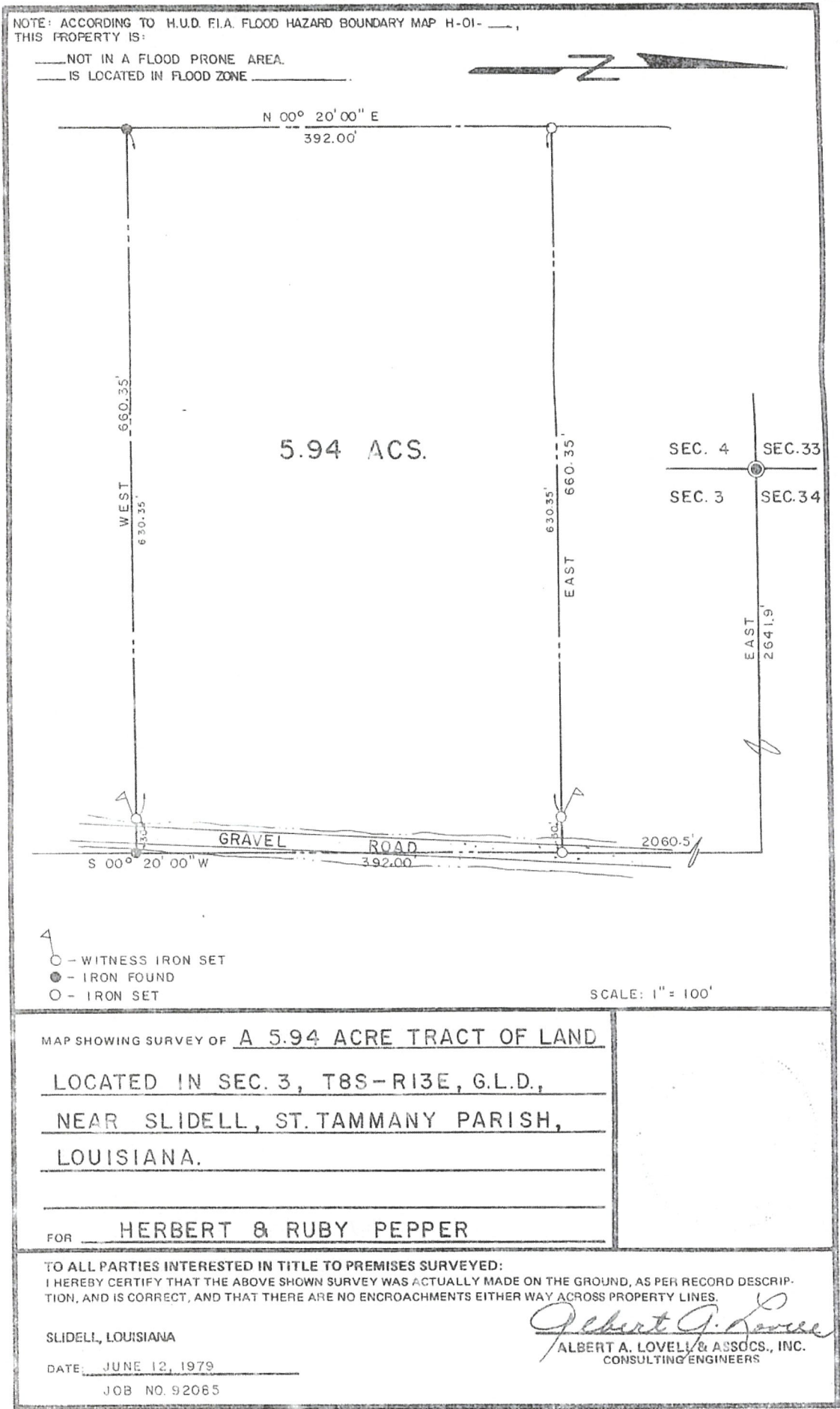
LOCATION: Parcel located on the west side of Dixie Ranch Road, north of CC 19 Road; being 65327 Dixie Ranch Road, Lacombe

SIZE: 5.94 acres





2020-1800-ZC



ZONING STAFF REPORT

Date: 6/15/2020

Case No.: 2020-1831-ZC

Posted: 6/12/2020

Meeting Date: June 24, 2020

Determination: Approved, Amended, Postponed, Denied

Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: Emerald Properties Northshore, LLC – Sam Markovich

OWNER: Emerald Properties Northshore, LLC – Sam Markovich

REQUESTED CHANGE: From NC-1 Professional Office District to HC-1 Highway Commercial District

LOCATION: Parcel located at the corner of US Highway 190 and Chinchuba Gardens Road; being Lot 29 of Chinchuba Gardens, Mandeville

SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 4 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Commercial	NC-1 Professional Office District
South	Residential and Undeveloped	NC-1 Professional Office District
East	Commercial	HC-2 Highway Commercial District
West	Residential	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 manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-1 Professional Office District to HC-1 Highway Commercial. The site is located at the corner of US Highway 190 and Chinchuba Gardens Road; being Lot 29 of Chinchuba Gardens, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in density and design.

The petitioned site is flanked by properties zoned NC-1 Professional Office District to the north and south, abuts a Highway to the east, and an existing residential neighborhood to the west. The purpose of the current NC-1 district is to provide for the location of small professional offices in close proximity to residential development, while the purpose of the requested HC-1 Highway Commercial district is to provide for the location of limited-scale highway commercial uses along major collectors and arterials. As the petitioned property adjoins a residential neighborhood to the west, staff has determined the uses permitted under the HC-1 designation are too intense for the site location. As such, staff objects to the request.

Case No.: 2020-1831-ZC

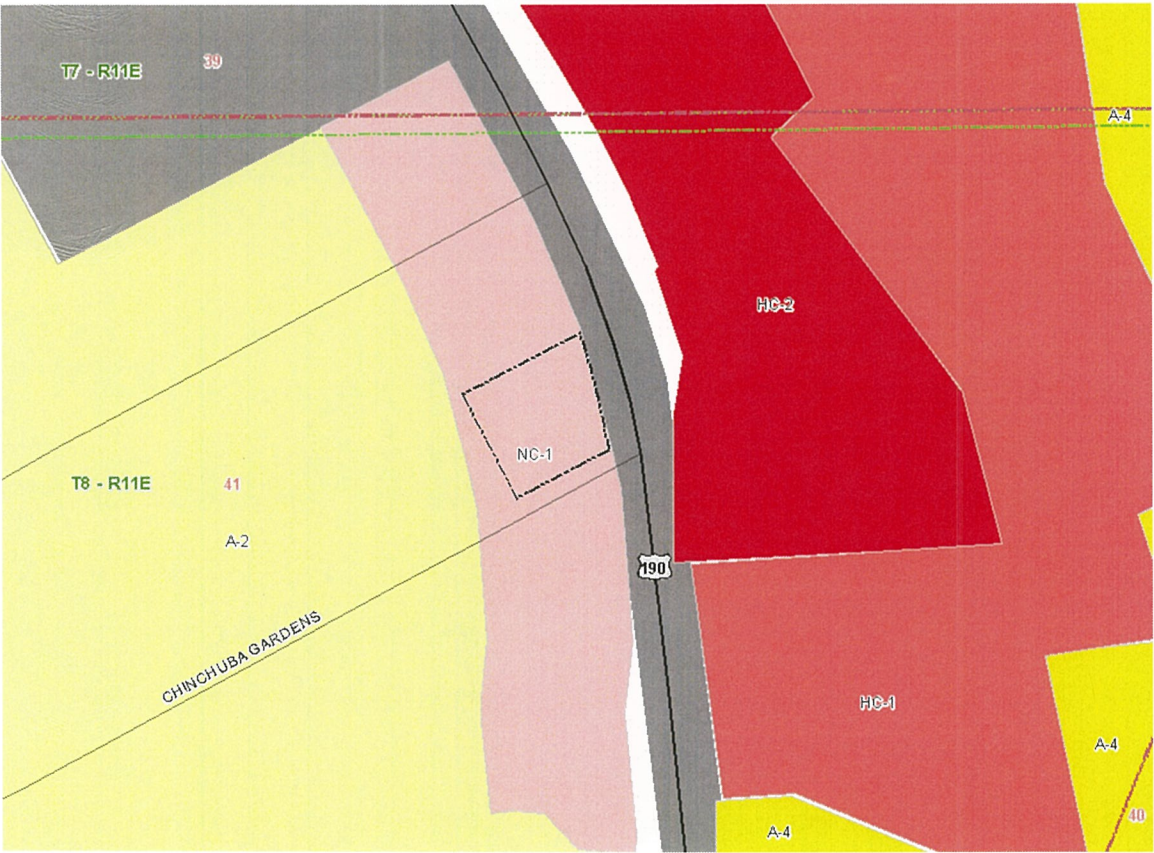
PETITIONER: Emerald Properties Northshore, LLC- Sam Markovich

OWNER: Emerald Properties Northshore, LLC – Sam Markovich

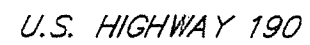
REQUESTED CHANGE: From NC-1 Professional Office District to HC-1 Highway Commercial District

LOCATION: Parcel located at the corner of US Highway 190 an Chinchuba Gardens Road; being Lot 29 of Chinchuba Gardens, Mandeville

SIZE: 1 acre







GRAPHIC SCALE



(T)=TITLE

ZONING STAFF REPORT

Date: 6/15/2020

Case No.: 2020-1833-ZC

Posted: 6/12/2020

Meeting Date: June 24, 2020

Determination: Approved, Amended, Postponed, Denied

Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: Anthony and Kristen Toomer

OWNER: Anthony and Kristen Toomer

REQUESTED CHANGE: From A-1 Suburban District and A-1A Suburban District

LOCATION: Parcel located south of Woodrow Road, east of LA Highway 437, Covington

SIZE: 6.10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The site is located south of Woodrow Road, east of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Timber District used for the production of wood products.

The petitioned site is flanked by parcels that maintain the A-1 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 A-1A Suburban District designation.

The reason for the request is to allow for the subdivision of property into two-three acre parcels.

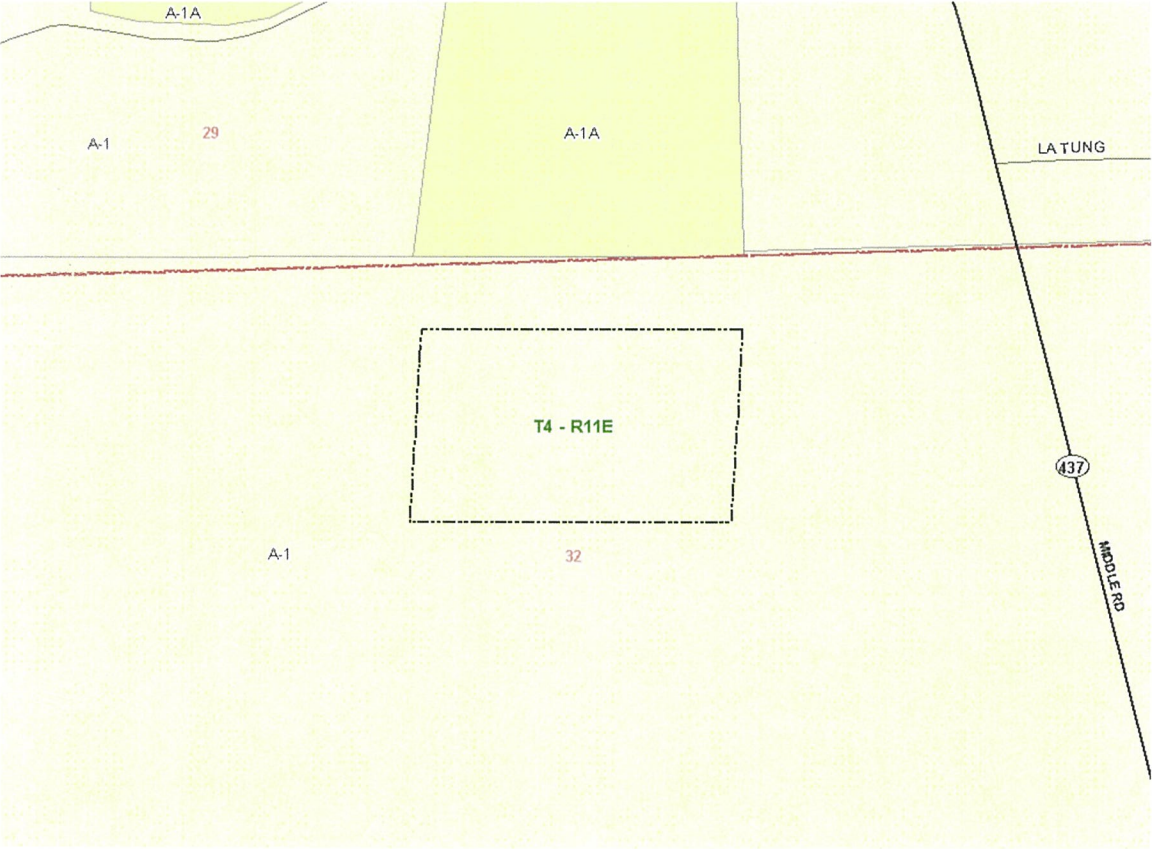
Case No.: 2020-1833-ZC

PETITIONER: Anthony and Kristen Toomer

OWNER: Anthony and Kristen Toomer

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

SIZE: 6.10 acres







MAP PREPARED FOR **LOUIS LOYD, JR. ESTATE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 32 Township 4 South, Range 11 East, St. Tammany Parish, Louisiana**

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

CERTIFIED CORRECT

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

Revised October 2, 1986

SCALE: 1"=200' DATE: October 8, 1986 NUMBER: 440-1-14

2020-1833-ZC

ZONING STAFF REPORT

Date: 6/15/2020

Case No.: 2020-1844-ZC

Posted: 6/12/2020

Meeting Date: June 24, 2020

Determination: Approved, Amended, Postponed, Denied

Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: Jason Patrick Godwin

OWNER: Sheryl Pasqua Godwin

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

LOCATION: Parcel located on the corner of Spruce Lane and Kay Drive, Lacombe

SIZE: 1.03 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Spruce Lane -	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good
Kay Drive -	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the corner of Spruce Lane and Kay Drive, 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.

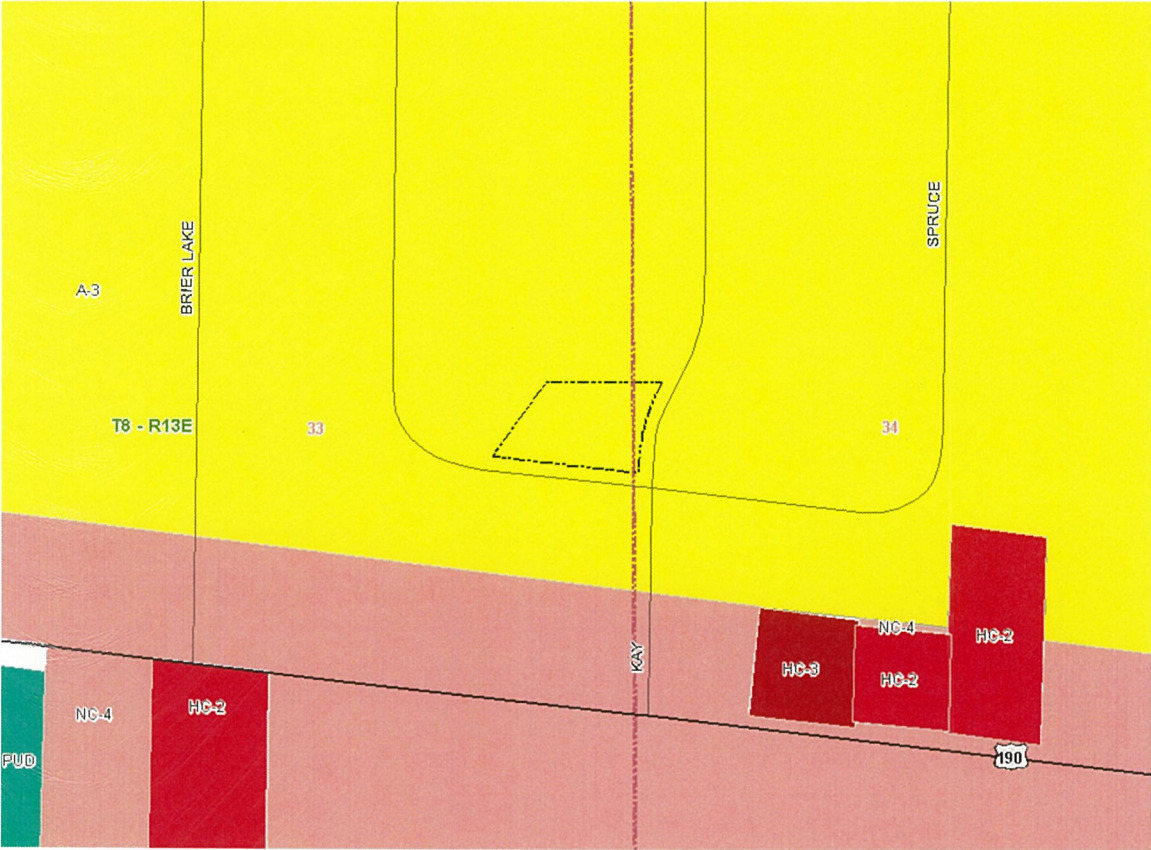
Case No.: 2020-1844-ZC

PETITIONER: Jason Patrick Godwin

OWNER: Sheryl Pasqua Godwin

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

SIZE: 1.03 acres





RURAL LAND USE

street to
indicated
not con-
ected



ZONING STAFF REPORT

Date: 6/15/2020

Case No.: 2020-1846-ZC

Posted: 4/20/2020

6/9/2020

Meeting Date: June 24, 2020

Determination: Approved, Amended, Postponed, Denied

Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: St Tammany Parish Council

OWNER: St Tammany Parish School Board

REQUESTED CHANGE: From A-1A Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the west side of Louisiana Highway 1129, north of Louisiana Highway 40, Covington

SIZE: 11.024 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-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Educational	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential and Undeveloped	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential and Undeveloped	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District to ED-1 Primary Education District. The site is located on the west side of Louisiana Highway 1129, north of Louisiana Highway 40, Covington. The 2025 Future Land Use Plan designates the site to be developed with institutional uses such as churches, schools, or community centers.

The subject site is part of the existing Lee Road Junior High School development site. The 11.024 acre property consists of a parking lot and a recreational building which are used in conjunction with the school and undeveloped land. The request for the ED-1 Primary Education District will allow for the existing uses on the site to come into compliance, and will also accommodate future expansion for the school. As such, staff recommends approval of the request.

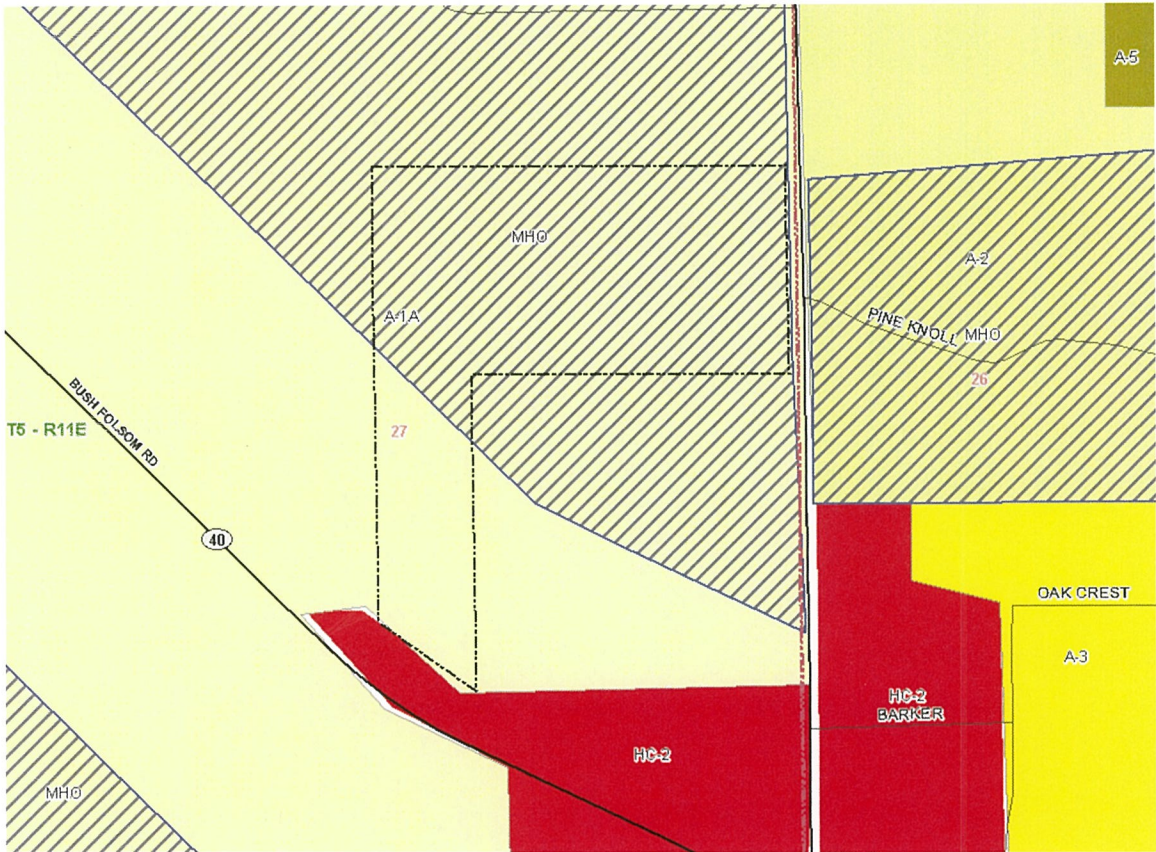
Case No.: 2020-1846-ZC

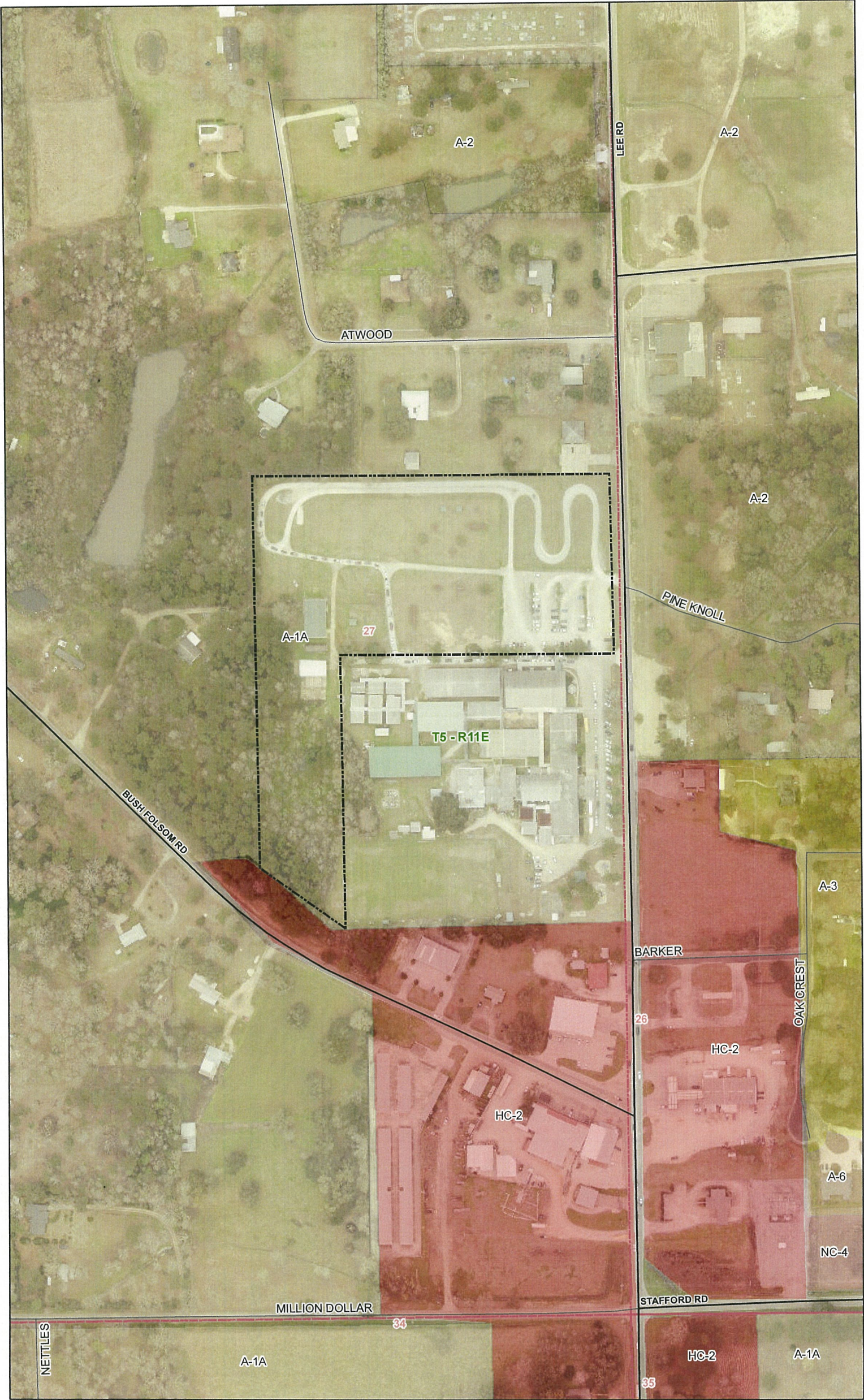
PETITIONER: St Tammany Parish Council

OWNER: St Tammany Parish School Board

REQUESTED CHANGE: From A-1A Suburban District to ED-1 Primary Education District

SIZE: 11.024 acres



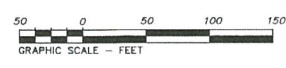


BASE BEARING: GPS - C46NET - RTN (LOUISIANA SOUTH ZONE - NAD 83)
VERTICAL DATUM: BASED ON GPS - C46NET - RTN, NAVD 1988

DRAWN BY	RLV
CHECKED BY	RLV
TECHNICAL	RLV
CHECKED BY	RLV
CHECKED BY	RLV

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

- REFERENCE:
1. PLAN OF SURVEY OF PROPERTY OF ST. TAMMANY PARISH SCHOOL BOARD BY C.R. SCHULTZ, DATED FEBRUARY 1, 1940.
 2. PLAN OF SURVEY OF PROPERTY OF ST. TAMMANY PARISH SCHOOL BOARD BY GERALD FUSSELL, DATED NOVEMBER 28, 1973, REVISED APRIL 18, 1975.
 3. TOPOGRAPHIC SURVEY OF A PORTION OF LEE ROAD JUNIOR HIGH SCHOOL, BY WREES, LUSALLE, LAMUEY CONSULTANTS, INC., DATED MAY 27, 2008, REVISED 8/26/2008, (FURNISHED BY ST. TAMMANY PARISH PUBLIC SCHOOLS)
 4. MAP SHOWING TOPOGRAPHIC SURVEY OF A PORTION OF LEE ROAD JUNIOR HIGH SCHOOL, BY MCLIN TAYLOR, INC., DATED 11/21/2019

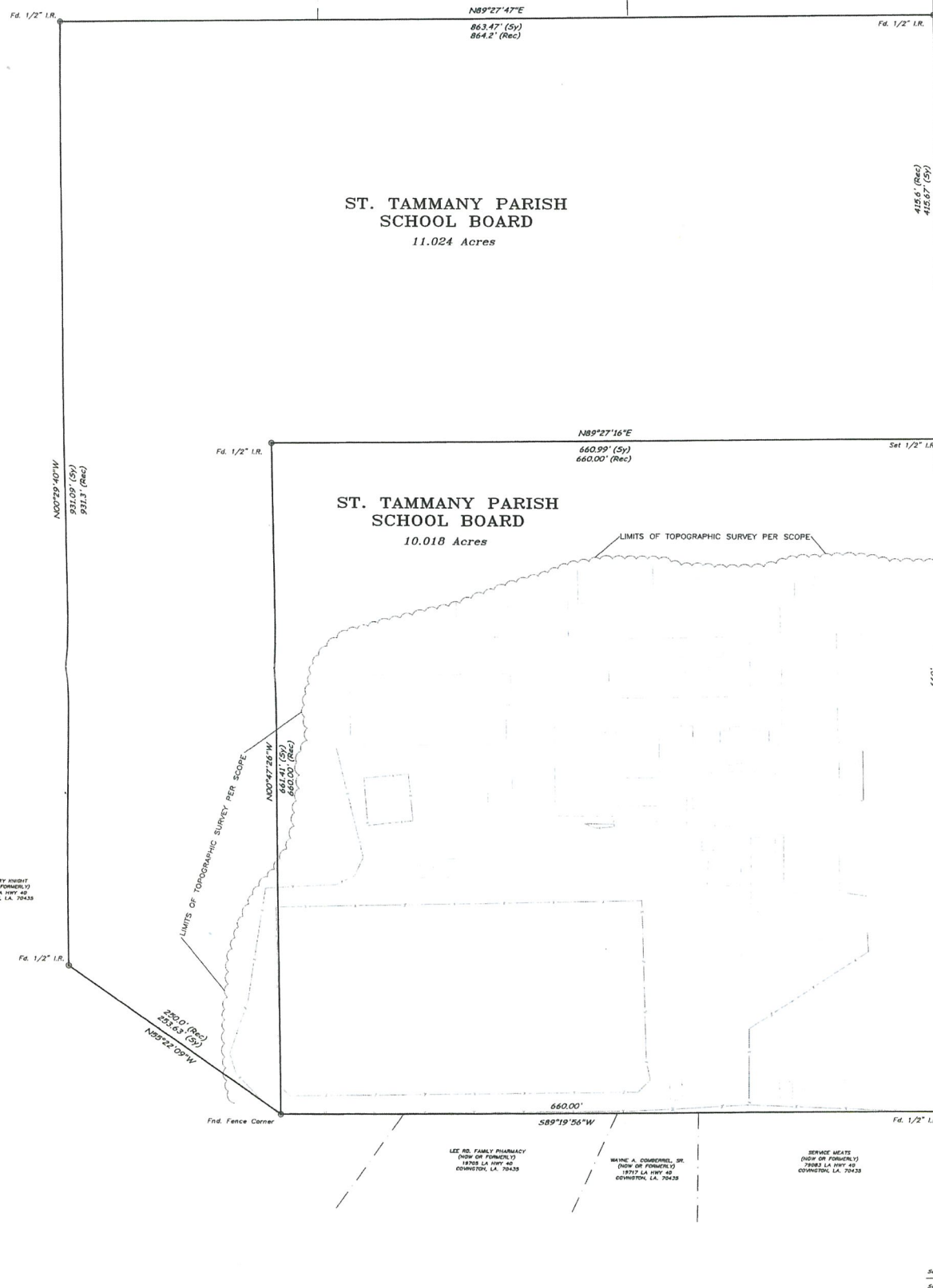


19468 ATKWOOD ROAD
COVINGTON, LA. 70435

19402 ATKWOOD ROAD
COVINGTON, LA. 70435

79212 LEE ROAD
COVINGTON, LA. 70435

VICINITY MAP
SCALE: 1" = 2000'



ST. TAMMANY PARISH
SCHOOL BOARD
11.024 Acres

ST. TAMMANY PARISH
SCHOOL BOARD
10.018 Acres

LIMITS OF TOPOGRAPHIC SURVEY PER SCOPE

LA HWY. 40 (LEE ROAD)
(APPARENT 50' R/W)

LEE RD. FAMILY PHARMACY
(NOW OR FORMERLY)
19707 LA HWY. 40
COVINGTON, LA. 70435

WAYNE A. COURCOR, JR.
(NOW OR FORMERLY)
19717 LA HWY. 40
COVINGTON, LA. 70435

SERVICE MEATS
(NOW OR FORMERLY)
79282 LA HWY. 40
COVINGTON, LA. 70435

P.O.B.
NAD 83
E = 4,676,583.289
Y = 758,658.403

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:
ST. TAMMANY PARISH PUBLIC SCHOOLS

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.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN
HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY.
RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS
PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE
APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE STATE
OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS,
TITLE 46: CHAPTER 25 (PROFESSIONAL AND OCCUPATIONAL STANDARDS) AND MEETS THE
REQUIREMENTS FOR A CLASS "C" SURVEY.

Lester A. McLin, Jr.
LESTER A. MCLIN, JR.
PROFESSIONAL LAND SURVEYOR
REG. # 4470
MCLIN TAYLOR, INC.

11/21/2019
DATE



2020-1846-ZC

MAP SHOWING BOUNDARY SURVEY
OF
LEE ROAD JUNIOR HIGH SCHOOL
79131 HWY. 40 (LEE ROAD)
COVINGTON, LA 70435
LOCATED IN SECTION 27, T 5 S-R 11 E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR
ST TAMMANY PARISH PUBLIC SCHOOLS



McLin Taylor, Inc.
Engineering and Land Surveying
28319 FRONT ROAD L27003700, LA. 70754 (202)888-1444

ZONING STAFF REPORT

Date: 6/15/2020

Meeting Date: June 24, 2020

Case No.: 2020-1847-ZC

Determination: Approved, Amended, Postponed, Denied

Posted: 6/12/2020

Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: Kelvin Johnson and Lasoncdra Davidson

OWNER: Kelvin Johnson and Lasoncdra Davidson

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

LOCATION: Parcel located on the east side of Daisy Street, south of Success Street; being Lots 1-6, Square 21, West Abita Subdivision, Covington

SIZE: .344 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	Residential	NC-4 Neighborhood Institutional District
East	Undeveloped	A-4 Single-Family Residential District
West	Residential and Undeveloped	A-4 Single-Family 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-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Jasmine Street, north of Success Street; being Lots 1-6, Square 21, West Abita Subdivision, Covington. The 2025 Future Land Use Plan designates the site to be developed residential uses that vary in site design and density.

While the site is flanked by properties developed with stick built homes, there are existing mobile homes in the area and the placement of a manufactured home would not be out of character. The requested zoning change will allow for the correction of the split zoned lot and is consistent with the site’s comprehensive plan designation. As such, staff does not object to the requested zoning change to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay.

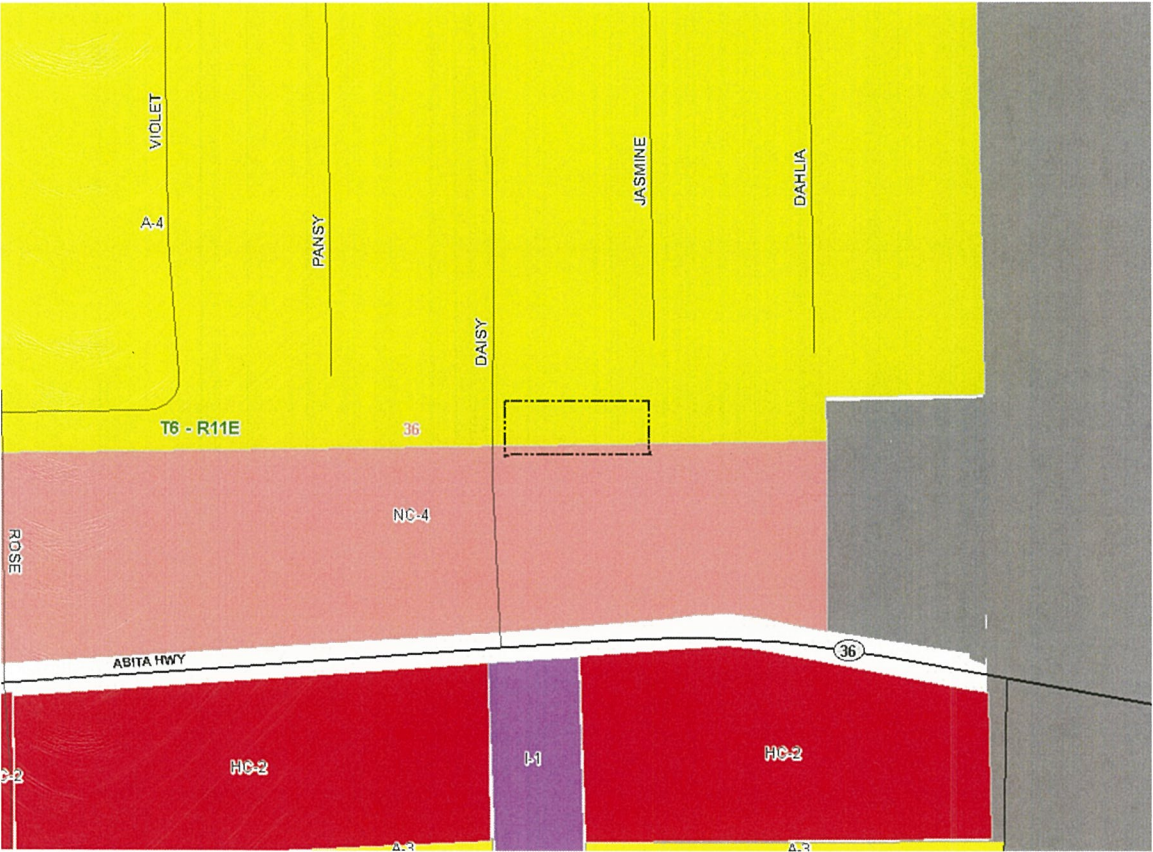
Case No.: 2020-1847-ZC

PETITIONER: Kelvin Johnson and Lasoncdra Davidson

OWNER: Kelvin Johnson and Lasoncdra Davidson

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

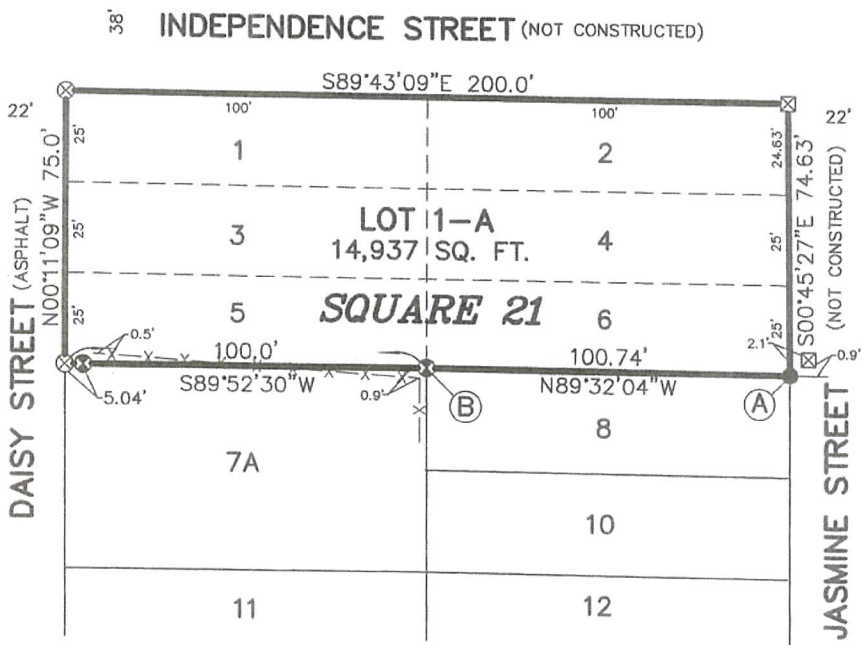
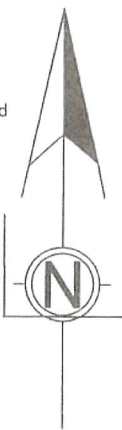
SIZE: .344 acres





2020-1847-ZC

REFERENCE BEARING:
Iron Rod A to Iron Rod B
N89°32'04"W
Astronomic North determined
by Solar Observation



LOUISIANA HIGHWAY NO. 36 (SIDE)

- LEGEND
- ⊗ = RAILROAD RAIL FOUND
 - = 5/8" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊗ = 1/2" IRON ROD SET
 - X- = FENCE

APPROVAL:

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
- Building Setback Lines must be determined by St. Tammany Parish Planning Department.

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.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: Kelvin Johnson

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, & 6, INTO LOT 1-A, SQUARE 21, WEST ABITA SUBDIVISION, LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO.

19132

DATE:

6/24/2019

REVISED:

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1849-ZC
Posted: 6/12/2020

Meeting Date: June 24, 2020
Determination: Approved, Amended, Postponed, Denied
Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: Eric Penton
OWNER: Eric Penton
REQUESTED CHANGE: From A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
LOCATION: Parcel located on the east side of Blueberry Loop, north of Archie Singletary Road, Pearl River
SIZE: 1.38 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing 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-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Housing Overlay, and Rural Overlay. The site is located on the east side of Blueberry Loop, north of Archie Singletary Road, Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The subject site is flanked on all sides by property that is zoned A-2 Suburban District. The applicant is proposing to rezone the existing 1.38 acre lot from A-2, which allows for one unit per acre to A-3, which allows for two units per acre. A change in the site’s zoning will allow for a higher density in the immediate area. As such, staff objects to the requested A-3 Suburban District designation.

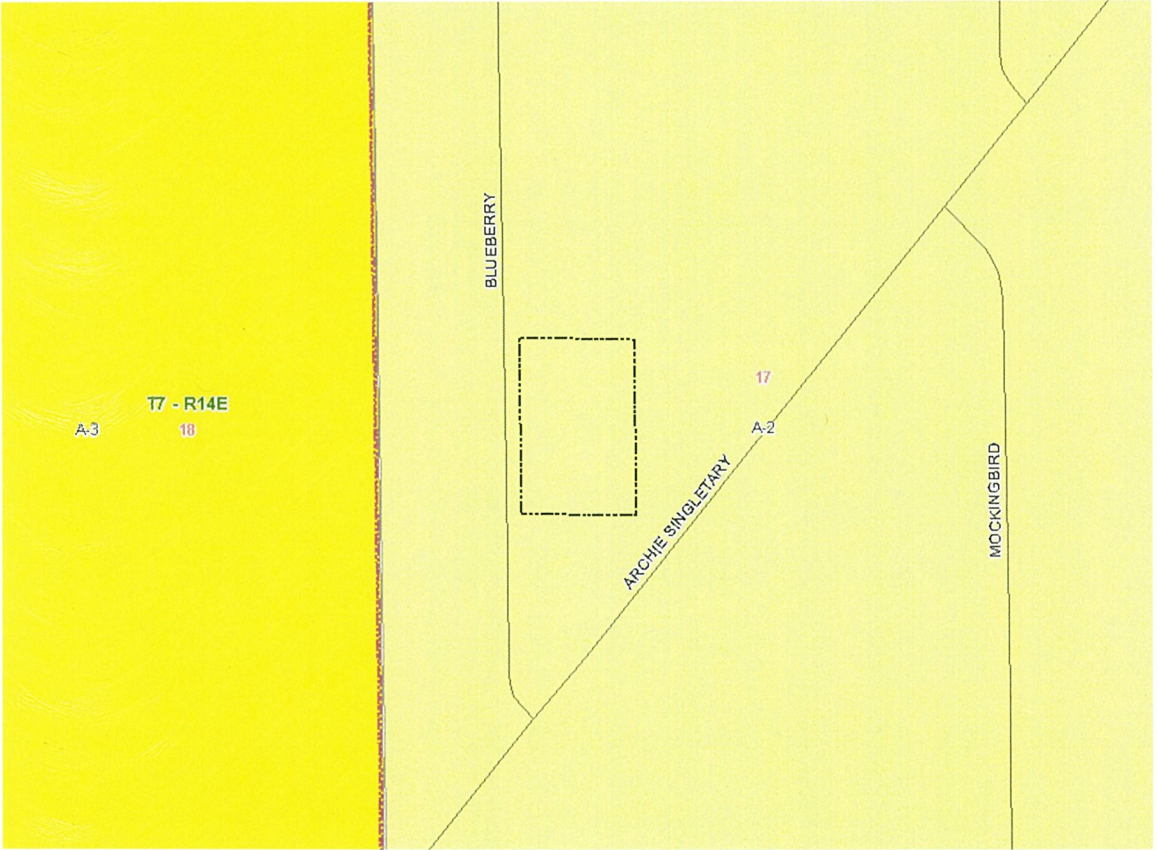
Case No.: 2020-1849-ZC

PETITIONER: Eric Penton

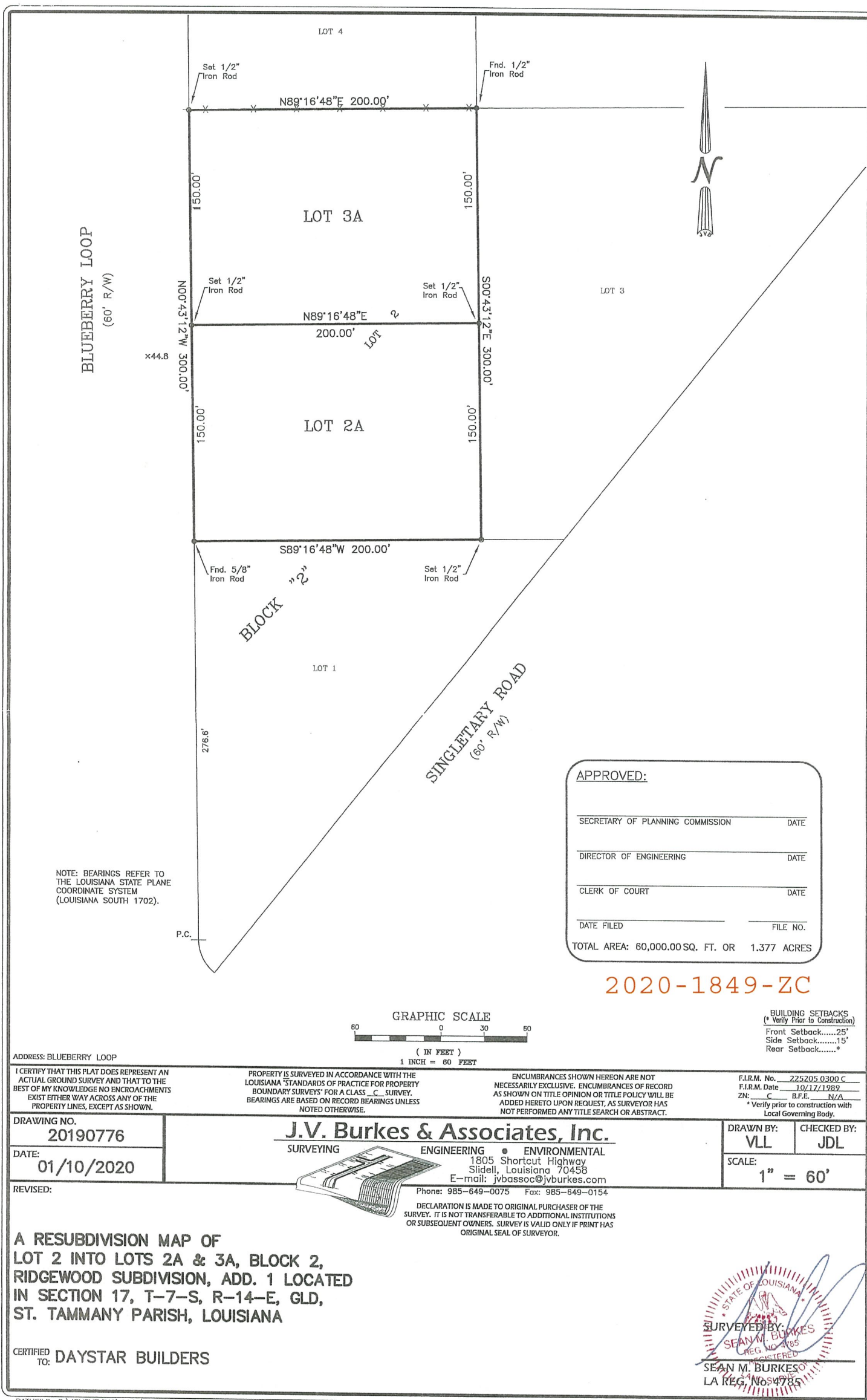
OWNER: Eric Penton

REQUESTED CHANGE: From A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay

SIZE: 1.38 acres







ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1851-ZC
Posted: 6/12/2020

Meeting Date: June 24, 2020
Determination: Approved, Amended, Postponed, Denied
Postponed: June 2, 2020

GENERAL INFORMATION

PETITIONER: Alicia Jordan
OWNER: Steven and Elijah Simms
REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the northwest side of Shady Pine Road, north of US Highway 190, Lacombe
SIZE: .58 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the northwest side of Shady Pine Road, north of US Highway 190, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in density and design.

The subject site is flanked by property that is zoned A-2 Suburban District to the east, west, and north and is adjacent to property zoned HC-2 Highway Commercial to the south. The applicant is proposing to rezone the existing .58 acre lot from A-2, which allows one residential unit per acre to A-4, which allows four residential units per acre. However, the petitioned site is comprised of .58 acres and would therefore be permitted two main dwellings on the property through the petitioned zoning change.

The reason for the request is to place a mobile home on the property that would become the site’s second residence. While staff has no objection to the request for the Mobile Home Overlay, a change in the site’s zoning will allow for a higher density in the immediate area. Therefore, staff objects to the request for the A-4 Suburban District designation.

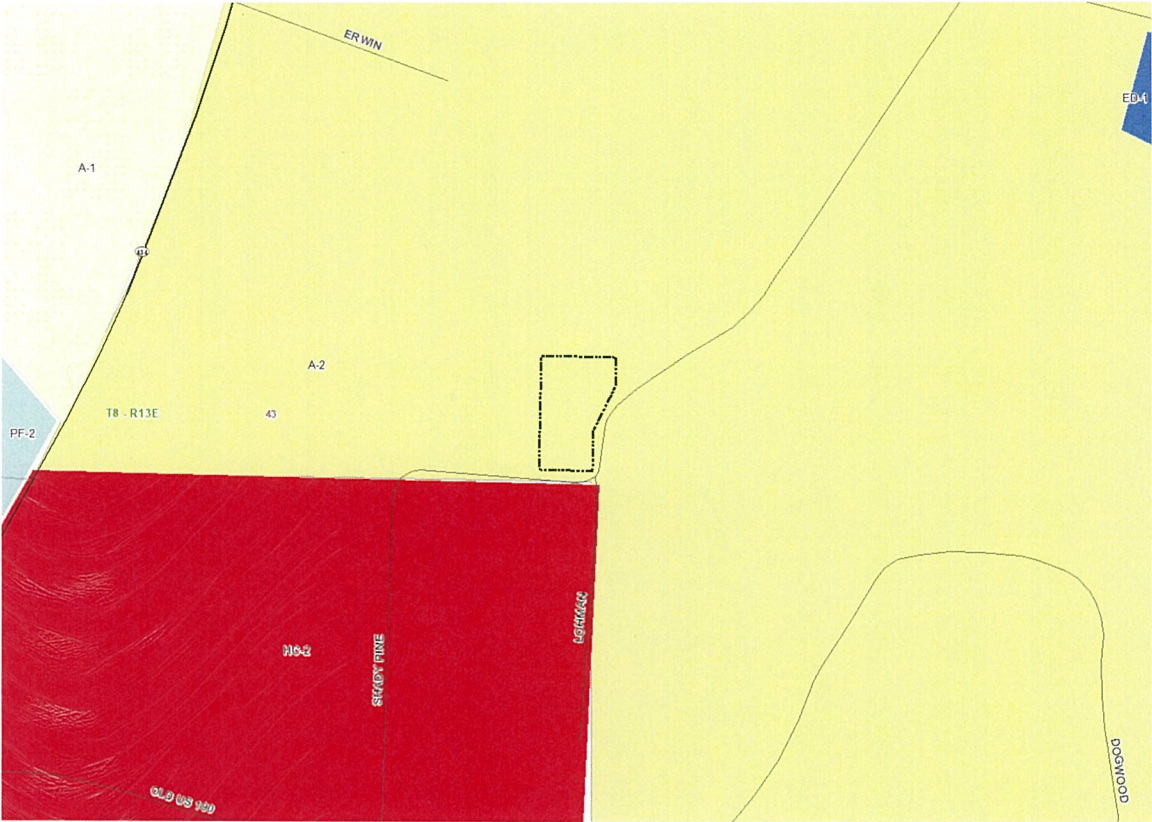
Case No.: 2020-1851-ZC

PETITIONER: Alicia Jordan

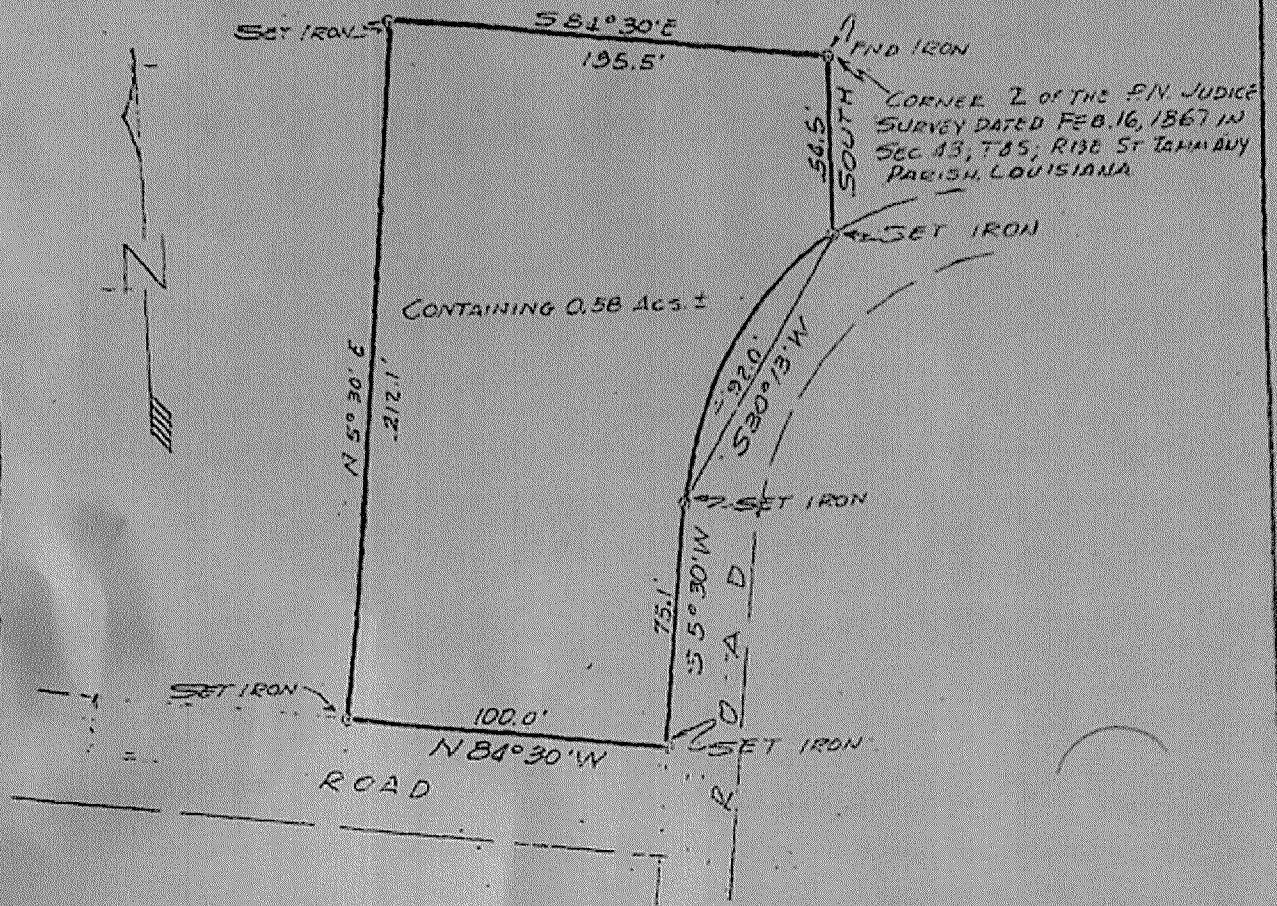
OWNER: Stevn and Elijah Simms

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

SIZE: .58 acres

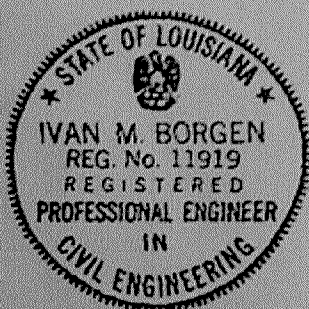






SURVEY MAP OF

A CERTAIN PARCEL OF LAND SITUATED IN SECTION 43,
TOWNSHIP 8 SOUTH, RANGE 13 EAST IN
ST TAMMANY PARISH, LOUISIANA
FOR
ANDREW CAROLLO



THIS SURVEY IS CERTIFIED
TRUE AND CORRECT BY
Ivan M. Borgen
IVAN M. BORGEM
NO. 686

SURVEY NO 707
DATE OCT. 5, 1972
REV. JULY 9, 1974 SMO

SCALE: 1" = 50.0'

ZONING STAFF REPORT

Date: 6/15/2020

Case No.: 2020-1852-ZC

Posted: 6/12/2020

Meeting Date: June 24, 2020

Determination: Approved, Amended, Postponed, Denied

Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: A.J. Vallon, III

OWNER: DeVal, Inc.

REQUESTED CHANGE: From A-1 Suburban District and HC-2 Highway Commercial District to A-3 Suburban District, A-4 Single-Family Residential District, and A-5 Two-Family Residential District

LOCATION: Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville

SIZE: 175.13 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	Cleco Power Station and Undeveloped	A-1 Suburban District, A-3 Suburban District, PUD Planned Unit Development Overlay, HC-2 Highway Commercial, PBC-1, I-1 Industrial
South	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, A-3 Suburban District
East	Commercial, Institutional, and Undeveloped	A-1 Suburban District, A-2 Suburban District, A-3 Suburban District, PUD Planned Unit Development Overlay, HC-2 Highway Commercial District, PF-1 Public Facilities District
West	Residential and Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Proposed

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.

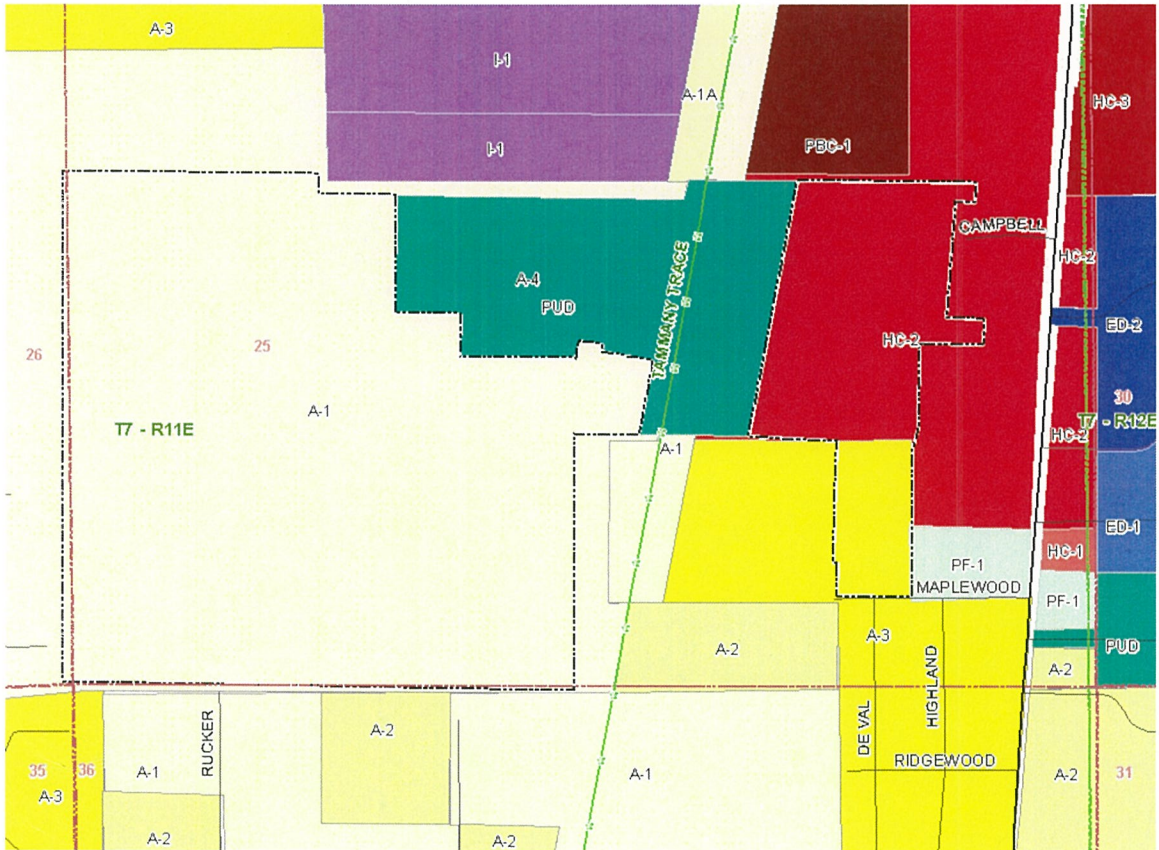
Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, 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.

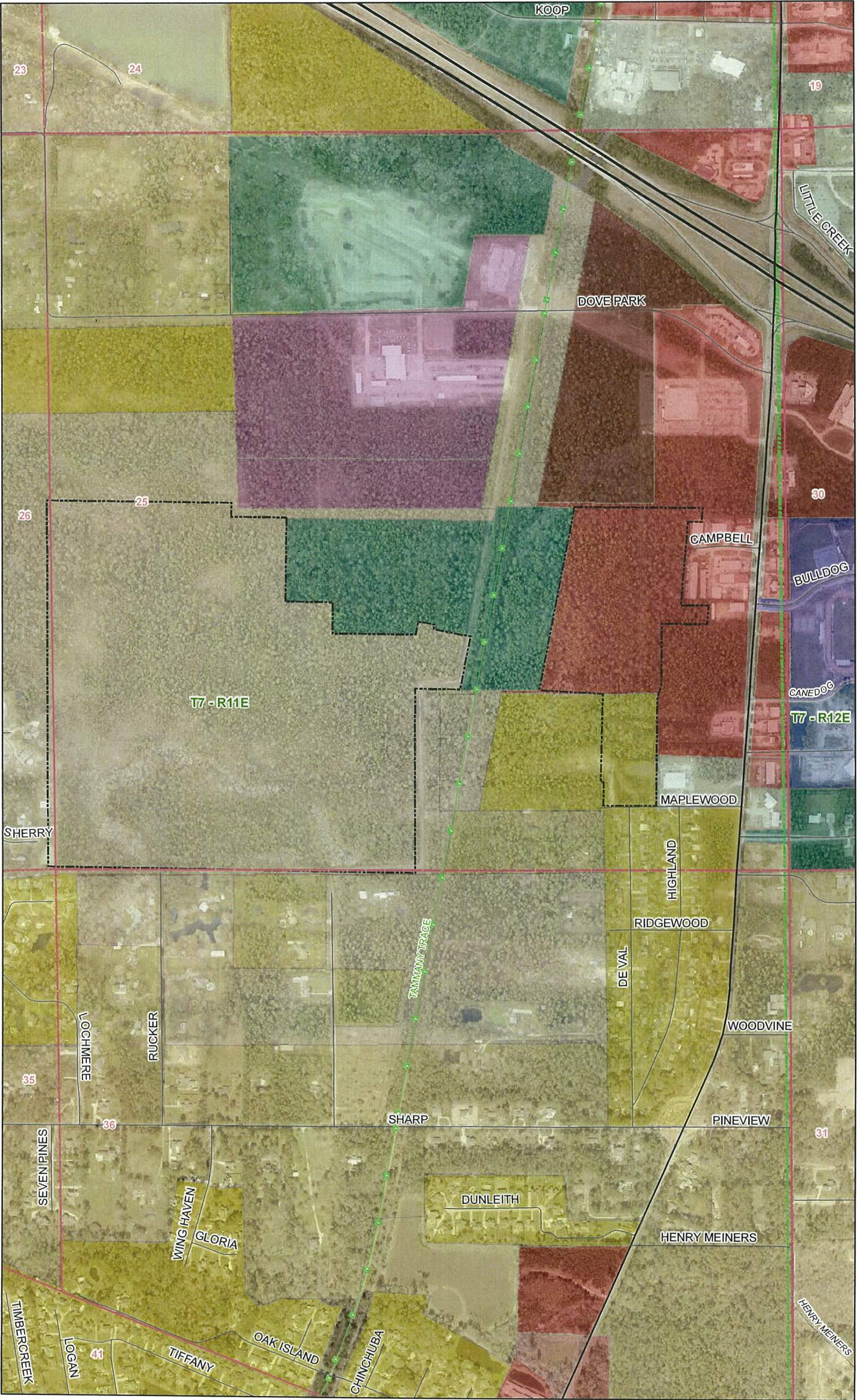
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District and HC-2 Highway Commercial District to A-3 Suburban District, A-4 Single-Family Residential District, and A-5 Two-Family Residential District. The site is located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville. The Comprehensive Plan designates the site to be developed as a Planned District with single-family residential uses and conservation areas.

The subject site is undeveloped and adjacent to an approved residential and commercial Planned Unit Development known as Cotton Creek (Case No. 2018-1187-ZC and 2018-1188-ZC). The objective of the requested zoning change is to establish the underlying zoning and density for an additional 214.40 acres of PUD overlay (2020-1853-ZC), and to complete the Cotton Creek Master Plan rather than submitting in phases. Staff is not opposed to the requested zoning designations as they are consistent with surrounding development.

SIZE: 175.13 acres





RESTRICTIVE COVENANTS:

2. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
3. NO USE OF OR DISCHARGE OF SEWAGE OR WASTEWATER INTO THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE SYSTEM. THE SYSTEMS ARE THE PROPERTY OF THE TOWN OF TAMMANY PARK DEPARTMENT OF ENVIRONMENTAL SERVICES.
4. NO USE OF OR DISCHARGE OF WASTEWATER INTO THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY). NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF PROVIDING A SUPPLY OF WATER TO ANY BUILDING OR LOT, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL SUCH SUPPLY BE USED FOR ANY OTHER PURPOSE, AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
5. FRONT SETBACKS ARE TO MEET OR EXCEED PARK MINIMUMS. FRONT-LOADED LOTS - FRONT - 15'; FRONT FACING GARAGE - 20'; SIDE - 10'; REAR - 10'.
6. MAXIMUM HEIGHT LIMIT SHALL BE 35'(RESIDENTIAL) 45' (COMMERCIAL). CONSTRUCTION OF ANY NATURE INCLUDING FENCES, IS PROHIBITED IN ANY LOT OR PORTION OF A LOT EXCEEDING THE MAXIMUM HEIGHT.
7. NO NOISIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON ANY LOT OR PORTION OF A LOT EXCEEDING THE MAXIMUM HEIGHT. NO USE OF OR DISCHARGE OF WASTEWATER INTO THE COMMUNITY (CENTRAL) SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND WATER SYSTEM (SUPPLY).
8. THE MINIMUM ELEVATION FOR THE FLOOR LEVEL OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST FEMA MAP. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 1.0' ABOVE THE CROWN OF THE NEAREST ADJACENT HIGHWAY OR RAILROAD OR THE HIGHER OF THE TWO, WHICHEVER IS HIGHER.
9. NO USE OF OR DISCHARGE OF WASTEWATER INTO THE COMMUNITY (CENTRAL) SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND WATER SYSTEM (SUPPLY).
10. NO LOT WILL BE FURTHER REDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
11. NO LOT WILL BE FURTHER REDIVIDED INTO A LOT OF LESS THAN 1/4 ACRE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION MAP.
12. (AMENDED BY ORD. #4-2142, ADOPTED 12/19/94).
13. THE TOWN OF TAMMANY PARK SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE GREENSPACE, INCLUDING ANY AMENITIES LOCATED THERE.
14. PRIVATELY OWNED LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 300' (60') FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION OF THE HIGHWAY OR RAILROAD. THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET INTERSECTION OCCURS SHALL BE THE CORNER OF THE PROPERTY.
15. TELECOMMUNICATION CABINET PERMITTED TO BE LOCATED WITHIN THE GREENSPACE, COMMERCIAL AREA.
16. THE MINIMUM SETBACK FROM THE SIDE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE REDUCED TO 10 FEET FROM THE SIDE OF THE LOT. THE MINIMUM REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED 230'.
17. 5% OF THE BUILDING HEIGHT DOES NOT EXCEED 22' (20').
18. LANDSCAPING, LIGHTING, PARKING & SIGNAGE SHALL MEET ST.

COTTON CREEK - OVERALL PUD

[illegible]

SAID PIECE OF LAND CONTAINING 30.978 ACRES OR 1,349,414 SQUARE FEET, MORE OR LESS.





COTTON CREEK - A3 REZONING

[illegible]

DEVELOPER/OWNER:

LANCASTER DEVELOPMENT, LLC
ARTHUR LANCASTER
11800 INDUSTRIPLEX BLVD, STE. B
BATON ROUGE, LA 70809
PH: 225.413.5250

A PLANNED UNIT DEVELOPMENT
PUD AMENDMENT PLAN – CONCEPTUAL PLAN FOR REZONING

PUD STATISTICS			
SITE STATISTICS:	# OF LOTS	AVG SIZE	HATCH/COLOR
RESIDENTIAL LOT (REGULAR)	133	50'X120'	
RESIDENTIAL LOT (MEDIUM)	201	60'X120'	
RESIDENTIAL LOT (LARGE)	209	70'X120' 80'X120' 100'X120'	
TOWNHOMES	74	30'X100'	

TOTAL GREENSPACE PROVIDED: GREENSPACE = 56.39 ACRES (26.3%)
RESIDENTIAL DENSITY CALCULATION:

A3 ZONING = 40.88 ACRES X 75% X 3 LOTS / AC = 92 LOTS ALLOWABLE
ACTUAL A3 DENSITY = 73 LOTS / 40.88 ACRES = 1.8 LOTS PER ACRE
A4 ZONING = 132.59 ACRES X 75% X 4 LOTS / AC = 398 LOTS ALLOWABLE
ACTUAL A4 DENSITY = 470 LOTS / ACRES = 3.5 LOTS PER ACRE
A5 ZONING = 8 ACRES X 75% X 8 LOTS / AC = 48 LOTS ALLOWABLE
ACTUAL A5 DENSITY = 74 LOTS / 8 ACRES = 9.3 LOTS PER ACRE
AVERAGE LOT SIZE: 104.3 ACRES / 617 LOTS = 7,364 SQ FT / LOT

GENERAL NOTES:

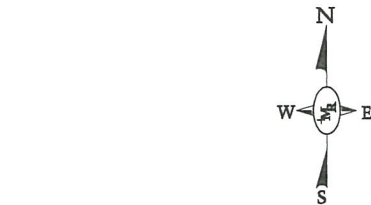
TOTAL SITE AREA: 214.4 ACRES TOTAL
 EXISTING ZONING: A1, HC2 & PUD
 REQUESTED ZONING: PUD OVERLAY
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL & COMMERCIAL
 SETBACKS: RESIDENTIAL COMMERCIAL
 FRONT: 15' FRONT: 25'
 SIDES: 10' SIDES: 10'
 REAR: 15' REAR: 10'
 MAXIMUM BUILDING HEIGHTS: 2 STORY RES/4 STORY COMM/35' RESIDENTIAL/45' COMMERCIAL
 MAXIMUM CROWN SKEW (TAMMANY UTILITIES OFF-SITE SERVICE)
 BASE-FLIGHT FLOOD ELEVATIONS ARE BASED ON CHANGING AND SHOULD BE VERIFIED
 WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
 ACCORDING TO THE FEDERAL AGENCY FLOOD INSURANCE
 RATE MAP 2205004040S DATED 10/27/1988, THIS
 PROPERTY LIES IN FLOOD ZONE "C", ADJACENT
 TO
 WATER: TAMMANY UTILITIES (OFF-SITE SERVICE)

NOTES:

THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.

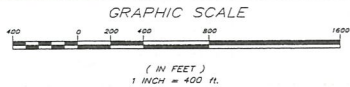
NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL OR OWNERS' INTERESTS, EASEMENTS, RIGHTS OR ANY OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

NO UTILITY BOXES OR OTHER IMPEDIMENTS ARE ALLOWED WHICH WOULD LIMIT THE USE OF THE 25 FT ACCESS DRIVE FROM ARLYS DRIVE TO THE POND.



LEGEND:

- | | | |
|---|--------------------------------------|---------------|
|  | - COMMERCIAL/OFFICE/RETAIL (6.4 AC.) | |
|  | - SINGLE FAMILY - 50' LOTS | } (99.10 AC.) |
|  | - SINGLE FAMILY - 60' LOTS | |
|  | - SINGLE FAMILY - 70' LOTS | |
|  | - SINGLE FAMILY - 80' LOTS | |
|  | - SINGLE FAMILY - 100' LOTS | |
|  | - TOWNHOMES (5.2 AC.) | |
|  | - PONDS/LAKES (10.1 AC.) | |
|  | - PRESERVE GREENSPACE (56.39 AC.) | |
|  | - NEIGHBORHOOD R/W (25.52) | |
|  | - JUDGE TANNER R/W (11.69) | |



ZONING STAFF REPORT

Date: 6/15/2020

Case No.: 2020-1853-ZC

Posted: 6/12/2020

Meeting Date: June 24, 2020

Determination: Approved, Amended, Postponed, Denied

Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: A.J Vallon, III
OWNER: DeVal, Inc.
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville
SIZE: 214.40 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 3 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Cleco Power Station and Undeveloped	A-1 Suburban District, A-3 Suburban District, PUD Planned Unit Development Overlay, HC-2 Highway Commercial, PBC-1, I-1 Industrial
South	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, A-3 Suburban District
East	Commercial, Institutional, and Undeveloped	A-1 Suburban District, A-2 Suburban District, A-3 Suburban District, PUD Planned Unit Development Overlay, HC-2 Highway Commercial District, PF-1 Public Facilities District
West	Residential and Undeveloped	A-1 Suburban District

EXISTING LAND USE:

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

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 Development Overlay (PUD) to 214.40 acres of undeveloped land that is located on the west side of Louisiana Highway 59, south of Dove Park Road, Mandeville.

The subject site is undeveloped and adjacent to the approved first phase of Cotton Creek residential and commercial Planned Unit Development (Case No. 2018-1187-ZC and 2018-1188-ZC). The applicant has submitted a concurrent application to rezone 175.13 acres to establish the underlying zoning designation of the proposed PUD (Case No. 2020-1852-ZC). A portion of the property will remain zoned HC-2 Highway Commercial to allow for future commercial, office, and retail uses.

The Cotton Creek PUD is proposed to be developed with 543 single-family residential lots and 74 townhomes lots (see the below table).

Lot Type	Number of Lots	Average Size
Residential Lot (Regular)	133	50’ x 120’
Residential Lot (Medium)	201	60’ x 120’
Residential Lot (Large)	209	70’ x 120’; 80’ x 120’; 100’ x 120’
Townhomes	74	30’ x 100’
Total:	617 Lots	Total Average: 65’ x 117’

ACCESS

Should the current PUD request be granted, the applicant is proposing to construct a road extension from the existing Judge Tanner roundabout. This roadway addition will tie-in to the existing Louisiana Highway 59, providing future east-west access from Covington to Mandeville and will supply the sole access for the proposed Cotton Creek PUD.

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	To be amended
Water & Sewer facilities	Off-site Tammany Utilities
Wetland Delineations	Information to be provided
Flood Zone Demarcation Lines	Information to be provided
Ultimate Disposal of Surface Drainage	Information to be provided
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.

Density Calculations			
Underlying Zoning Designation	Max Net Density	Petitioned Property	Allowable Density
A-3 Suburban Residential	2 units per acre	40.88 acres	61 dwellings
A-4 Single-Family Residential	4 units per acre	132.59 acres	398 dwellings
A-5 Two-Family Residential	8 units per acre	8 acres	48 dwellings
Total Residential PUD Density	N/A	181.47	507 dwellings

The applicant has submitted a concurrent application to rezone 181.47 acres of the petitioned property to A-3, A-4, and A-5. The Planned Unit Development Overlay density calculations based on the underlying zoning designation of the three aforementioned residential zoning districts will allow for 507 residential dwellings. The proposal is for 617 residential units, which exceeds the maximum net density allowable within the PUD development.

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% open space is required for all PUD subdivisions. The petitioned PUD consists of 214.40 acres, requiring 53.60 acres of open space. The Cotton Creek PUD plan provides a total of 56.39 acres of greenspace and therefore exceeds the requirements.

Amenities	Acreage	Type of Amenities
Passive	Needs to be provided	Needs to be provided
Active	Needs to be provided	Needs to be provided

Comments:

- a) The applicant will be required to submit a separate application to Enter the Tammany Trace Right-of- Way. This request for roadway crossing will be reviewed by the Planning Commission and the Parish Council.
- b) 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

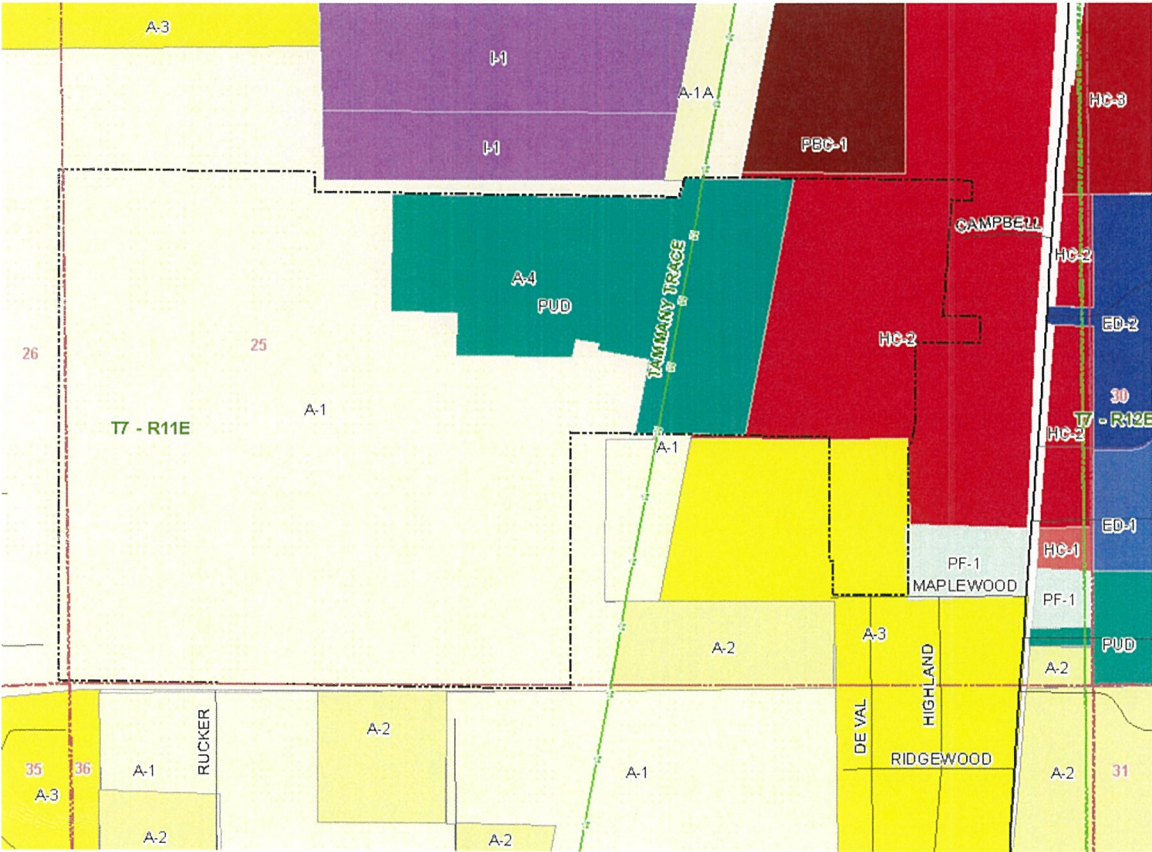
1. *Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - The current PUD plan shows development encroaching upon the required 100 ft. no cut buffer along the Upper Bayou Chinchuba as well as the 25 ft. no cut buffer along the Tammany Trace.
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 PUD plan shows a mix of lot sizes and two different types of residential dwellings. However, the setbacks and height requirements listed are the same for all residential development.
3. *Functional and beneficial uses of open space areas.*
 - A large majority of the greenspace that is provided is shown along the southern portion of the PUD plan. There are two adjoining streets that allow pedestrian access to the greenspace. However, Upper Bayou Chinchuba runs along the northern perimeter of this greenspace causing limited access for enjoyment.
 - The applicant must include information concerning the different active and amenity types proposed in the PUD plan, as well as provide a complete Recreational Development Plan.
4. *Preservation of natural features of a development site.*
 - The applicant is required to submit a wetlands delineations report before approval of this project.
5. *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. The applicant must complete the Enter the Trace Right-of-Way application in order to gain access to construct across the Tammany Trace.
6. *Rational and economically sound development in relation to public services.*
 - Tammany Utilities Waste Water Treatment Plant will need to be expanded to accommodate the potential growth of the service area. The developers of the PUD will be responsible for bearing the cost of expanding the plant and existing sewer collection system.
7. *Efficient and effective traffic circulation, both within and adjacent to the development site.*
 - The proposed connection to the existing Judge Tanner roundabout will allow traffic to move in an east-west pattern from US Highway 190 North to LA Highway 59. This will help to accommodate future growth and traffic generation. This proposed expansion will require additional coordination, planning, and approval from the Department of Public Works and the Department of Planning and Development.
8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
 - The Cotton Creek PUD is proposing the use of multiple residential zoning designations to for single-family dwellings and townhomes

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District that accommodates single-family residential development and conservation practices.

Staff recommends postponement of this request to allow for the required information to be provided as listed in the staff report. The proposed development should accommodate the Planned Unit Development Overlay Objectives into the PUD Plan.

Case No.: 2020-1853-ZC
PETITIONER: A.J. Vallon, III
OWNER: DeVal, Inc.
REQUESTED CHANGE: From A-1 Suburban District and HC-2 Highway Commercial District to A-3 Suburban District, A-4 Single-Family Residential District, and A-5 Two-Family Residential District
LOCATION: Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville
SIZE: 214.40 acres



ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Mickey L. Robertson, P.E., P.L.S.

Developer's Address: 11800 Industriplex Blvd, Ste 8 Baton Rouge La 70806

	Street	City	State	Zip Code
Developer's Phone No.	<u>Lancaster Development, LLC</u>		<u>225.413.5250</u>	
	(Business)	(Cell)		

Subdivision Name: Cotton Creek PUD - Phase I

Number of Acres in Development: 214.4 Number of Lots/Parcels in Development: 617 Res/1 Comm

Ultimate Disposal of Surface Drainage: Lake Ponchartrain

Water Surface Runoff Mitigation Proposed: Detention

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

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

- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No
If yes, which major arterial streets? Hwy 59
- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No
If yes, please explain? normal construction activities associated with site work
- Is the subdivision subject to inundation? ☐ Frequently ☐ Infrequently ☒ None at all
- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

(Does the proposed subdivision development...)

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

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

- air Quality ☐ Yes ☒ No
- noise ☐ Yes ☒ No
- water Quality ☐ Yes ☒ No
- contamination of any public or private water supply ☐ Yes ☒ No
- ground water levels ☐ Yes ☒ No
- flooding/inundation ☐ Yes ☒ No
- erosion ☐ Yes ☒ No
- sedimentation ☐ Yes ☒ No
- rare and/or endangered species of animal or plant habitat ☐ Yes ☒ No
- interfering with any movement of resident or migratory fish or wildlife species ☐ Yes ☒ No
- inducing substantial concentration of population ☐ Yes ☒ No
- dredging and spoil placement ☐ Yes ☒ No

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

Mickey L. Robertson

Digitally signed by Mickey L.
Robertson
Date: 2020.03.13 11:04:28 -05'00'

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE