

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:30 P.M. – TUESDAY, AUGUST 4, 2020
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

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 Chamber.

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. The livestream will begin at 6:30 pm on Tuesday, August 4, 2020.

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 (346) 248-7799 or (669) 900-6833 Meeting ID: 829 0528 6021 # Participant ID: #: and Password 70911317 #

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 JULY 7, 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. 2020-1831-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

POSTPONED FROM 6/24/2020 MEETING

- 2. 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

POSTPONED FROM 6/24/2020 MEETING

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- 3. 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
POSTPONED FROM 6/24/2020 MEETING
- 4. 2020-1900-ZC**
Existing Zoning: A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the north and south sides of Charlie Lee Road, west of Lee Settlement Road, Folsom, S7, T5S, R10E, Ward 2, District 3.
Acres: 4 acres
Petitioner: Katie Bercegay
Owner: Russell Bercegay
Council District: 3
- 5. 2020-1914-ZC**
Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the north side of Louisiana Highway 1078, west of Roubion Road; being 12555 Louisiana Highway 1078; Folsom, S4, T6S, R10E, Ward 3, District 3.
Acres: 1 acres
Petitioner: Tammy Lynne Wimmer
Owner: Tammy Lynne Wimmer
Council District: 3
- 6. 2020-1915-ZC**
Existing Zoning: A-2 (Suburban District), A-3 (Suburban District) & HC-4 Highway Commercial District)
Proposed Zoning: SWM-2 Solid Waste Management District
Location: Parcel located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs, S14, S15, S22, and S23, T7S, R13E, Ward 6, District 6.
Acres: 104.66 acres
Petitioner: B. Clark Heebe
Owner: C&W Brigade, LLC
Council District: 6
- 7. 2020-1916-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Louisiana Highway 435, west of Downs Avenue, and east of Hubert Flot Road; Abita Springs, S27, T6S, R12E, Ward 10, District 6.
Acres: 4.011 acres
Petitioner: Rene & Alice Cavalier
Owner: Rene & Alice Cavalier
Council District: 6

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

8.

2020-1918-ZC

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-2 (Suburban District)

Location: Parcel located on the west side of Henderson Road, south of Gottschalk Road; Covington, S18, T6S, R10E, Ward 1, District 3.

Acres: 1 acres

Petitioner: Jordan Jarrell

Owner: Jordan Jarrell

Council District: 3
9.

2020-1919-ZC

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-2 (Suburban District)

Location: Parcel located on the east side of Boyd Road, east of Tantela Ranch Road; Covington, S15, T6S, R10E, Ward 1, District 3.

Acres: 1.83 acres

Petitioner: William Sifert

Owner: Jeannie Ryan

Council District: 3
10.

2020-1922-ZC

Existing Zoning: I-4 (Heavy Industrial District)

Proposed Zoning: HC-3 (Highway Commercial District)

Location: Parcel located on the east side of East Howze Beach Road, north of Lakeshore Village West, and south of Louisiana Highway 433, Slidell, S26 & S44, T9S, R14E, Ward 9, District 13.

Acres: 6.9962 acres

Petitioner: Kevin McDonald

Owner: Kevin McDonald

Council District: 13
11.

2019-1692-ZC

Major Amendment to the PUD Planned Unit Development Overlay and a petition to add/change the zoning district classification for a tract of land comprised of 6.926 acres from A-2 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay

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

Acres: 65.836 acres

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

Owner: Lynn Levy Land Company, LLC

Council District: 9
12.

2020-1924-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)

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

Location: Parcel located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40; Covington, S26, T5S, R11E, Ward 2, District 2.

Acres: .93 acres

Petitioner: Mary Spell

Owner: Spell Holdings, LLC

Council District: 2
13.

ZC04-10-083

Major Amendment to the PUD Planned Unit Development Overlay

Location: Parcel located the north side of Bricker Road and Louisiana Highway 1085, south of the Tchefuncte River; Covington, S31, S37, S39, S45, S46, T6S, T7S, R11E, Ward 1, District 1.

Ares: 463 acres

Petitioner: Jones Fussell, LLP – Paul Mayronne

Owner: Terra Bella Group, LLC

Council District: 1

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14.

2020-1927-ZC

Text Change:

An ordinance to amend St. Tammany Parish Code of Ordinances Part II Land Development Code, Chapter 130 Unified Development Code, Specifically 130-2010 - Applicability, Permits, Variances, Waivers, Appeals and Identification, Regarding the requirement of a sign permit for Government entities to add a new Section. 130-2010(b)(5): “Signs for government entities on property owned or leased by said government entity. Said signs shall not be considered billboards or off-premise outdoor advertising”.
15.

2020-1928-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District) & I-1 (Industrial District)
A-3 (Suburban District)
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.
83.51 acres
Jones Fussell, LLP – Jeff Schoen
Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC
5
16.

2020-1929-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-3 (Suburban District)
A-3 (Suburban District) & PUD (Planned Unit Development Overlay)
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.
83.51 acres
Jones Fussell, LLP – Jeff Schoen
Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC
5

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

1.

2020-1950-PR – USE: Restaurant

CORRIDOR:

ZONING:

USE SIZE:

PETITIONER:

OWNER:

LOCATION:

Tammany Trace
HC-1 Highway Commercial District and Entertainment Overlay
2.154 acres
Paul Mayronne
The Inn at La Provence, LLC
Parcel located on the south side of US Highway 190 and on the north side of the Tammany Trace, west of Bremerman Road; Lacombe; S48, T8S, R12E; Ward 4, District 7

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

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

ROLL CALL

Present: Ress, McInnis, Willie, Richard, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona

Absent:

Staff Present: Helen Lambert, Erin Cook, Ross Liner, Leslie DeLatte and Emily Couvillion.

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 Willie

APPROVAL OF THE JUNE 23, 2020 MINUTES

Randolph made a motion to approve, seconded by Fitzmorris, with one correction by Barcelona

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

NAY:

ABSTAIN:

APPROVAL OF THE JUNE 24, 2020 MINUTES

Fitzmorris made a motion to approve, seconded by Randolph

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

NAY:

ABSTAIN:

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

ZONING CHANGE REQUEST CASES:

1. 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

POSTPONED FROM 6/24/2020 MEETING

Willie made a motion to deny, seconded by Fitzmorris

YEA: Ress, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm and Randolph
NAY: McInnis
ABSTAIN:

2. 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

POSTPONED FROM 6/24/2020 MEETING

Sheryl Godwin came to the podium

Glenn Ruiz, Ronald Hereford and John Barraco spoke in opposition of this request.

Crawford made a motion to approve, seconded by Ress

YEA: Ress, McInnis, Doherty, Crawford,
NAY: Willie, Richard, Barcelona Fitzmorris, Drumm and Randolph
ABSTAIN:

This motion failed

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

3. 2020-1884-ZC

Existing Zoning: HC-1 (Highway Commercial District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located on the north side of 11th Avenue and on the south side of 10th Avenue, east of US Highway 190, also known as Square 114, Town of Alexiusville Subdivision; Covington, S10, T7S, R11E, Ward 3, District 2.

Acres: 1.3223 acres

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

Owner: Martin Development, LLC

Council District: 2

Paul Mayronne came to the podium

Willie made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

4. 2020-1885-ZC

Existing Zoning: HC-1 (Highway Commercial District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located at the end of H Street, on the north side of 14th Avenue, on the south side of 13th Avenue, north of Crestwood Blvd, east of US Highway 190, being Squares 134 & 135 and revoked portion of H Street, Town of Alexiusville Subdivision, Covington, S10 & S48, T7S, R11E, Ward 3, District 2.

Acres: 2.865 acres

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

Owner: Martin Development, LLC

Council District: 2

Paul Mayronne came to the podium

Richard made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

**MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

5. 2020-1886-ZC

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

Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)

Location: Parcel located on the east side of Jim Loyd Road, south of Louisiana Highway 40, being 81390 Jim Loyd Road, Folsom, S16, T5S, R10E, Ward 2, District 3.

Acres: 2 acres

Petitioner: Christina Leshner

Owner: Dorothy Coleman Hogan, Judith Hogan Cantwell, Charlotte Hogan Miller

Council District: 3

Brittany Taylor came to the podium, representing Judith Cantwell

Jared Mizuez also spoke in favor of this request

Kelly Cox Vicari spoke in opposition of this request

Willie made a motion to approve, seconded by Ress

YEA: Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford and Randolph

NAY: Drumm

ABSTAIN:

6. 2020-1889-ZC **WITHDRAWN**

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: PF-1 (Public Facilities District)

Location: Parcel located on the west side of Allen Road, south of Miller Road; being 57113 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14.

Acres: 2.08 acres

Petitioner: Evan Petruska

Owner: Evan Petruska

Council District: 14

7. 2020-1894-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: ED-1 (Primary Education District)

Location: Parcel located on the south side of Galatas Road, east of C S Owens Road and west of Louisiana Highway 1077, Covington, S14,7S,R10E, Ward 1, District 1.

Acres: 1.33 acres

Petitioner: Jones Fussell, L.L.P. - Jeff Schoen
Owner: St Tammany Parish School Board – Cameron Tipton
Council District: 1

Paul Mayronne came to the podium

Thadius Baham and Earl Crandle spoke in opposition of this request

Fitzmorris made a motion to approve, seconded by Barcelona

YEA: Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford
NAY: Drumm
ABSTAIN: Randolph

The motion to approve carried.

8. **2020-1896-ZC**

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-2 (Suburban District)

Location: Parcels located at the end of Ridgewood Drive, west of De Val Drive and Highway 59, north of Sharp Road, Mandeville, S25 & S26, T7S, R11E, Ward 4, District 5.

Acres: 6.89 acres

Petitioner: Carla Smith

Owner: Brian Perilloux, Carla Smith, Anthony J. Cyprus, Frances Marullo

Council District: 5

Kristi Smith Perillox spoke in favor of this request

Carla Smith, Brian Perilloux, and Anthony Cyprus came to the podium

Lori Chopin had some concerns and questions concerning this request

Randolph made a motion to approve, seconded by Barcelona

YEA: Ress, McInnis, Willie, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm and Randolph
NAY:
ABSTAIN:

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Fitzmorris made a motion to adjourn

ZONING STAFF REPORT

Date: 7/28/2020

Case No.: 2020-1831-ZC

Posted: 7/24/2020

Meeting Date: August 4, 2020

Determination: Approved, Amended, Postponed, Denied

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 northwest 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
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. 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. Staff is not in favor of the request as the petitioned property adjoins a residential neighborhood to the west and the uses permitted under the HC-1 designation are too intense for the site’s location.

Case No.: 2020-1831-ZC

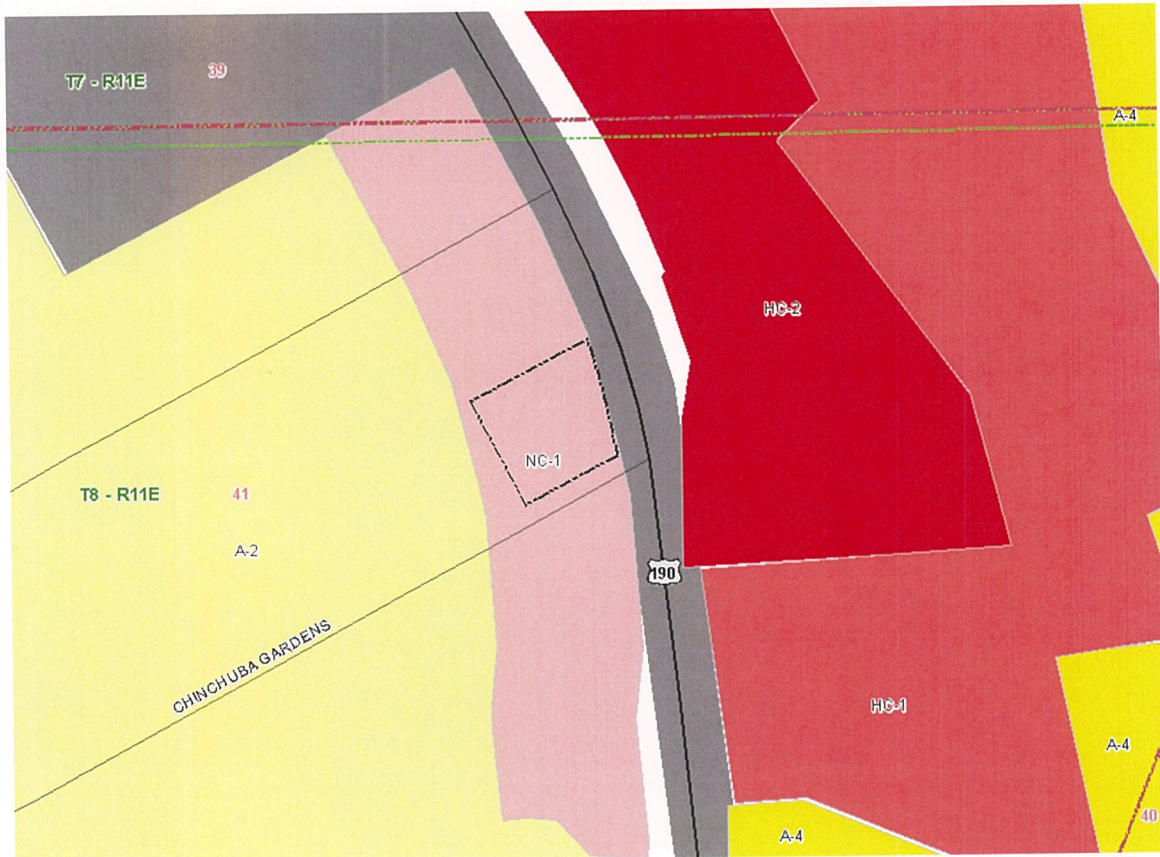
PETITIONER: Emerald Properties Northshore, LLC – Sam Markovich

OWNER: Emerald Properties Northshore, LLC – Sam Markovich

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

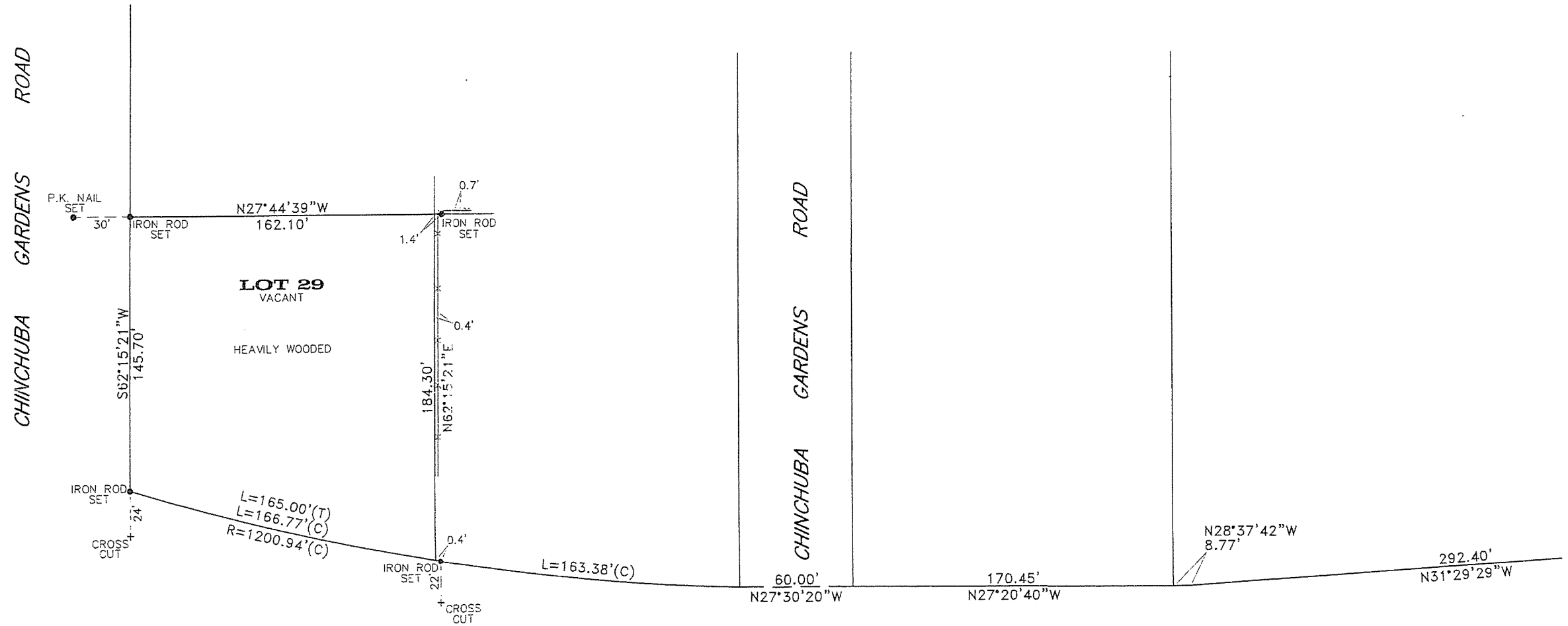
LOCATION: Parcel located at the northwest corner of US Highway 190 and Chinchuba Gardens Road;
being lot 29 of Chinchuba Gardens, Mandeville

SIZE: 1 acre



CHINCHUBA DRIVE (SIDE)

2020-1831-ZC

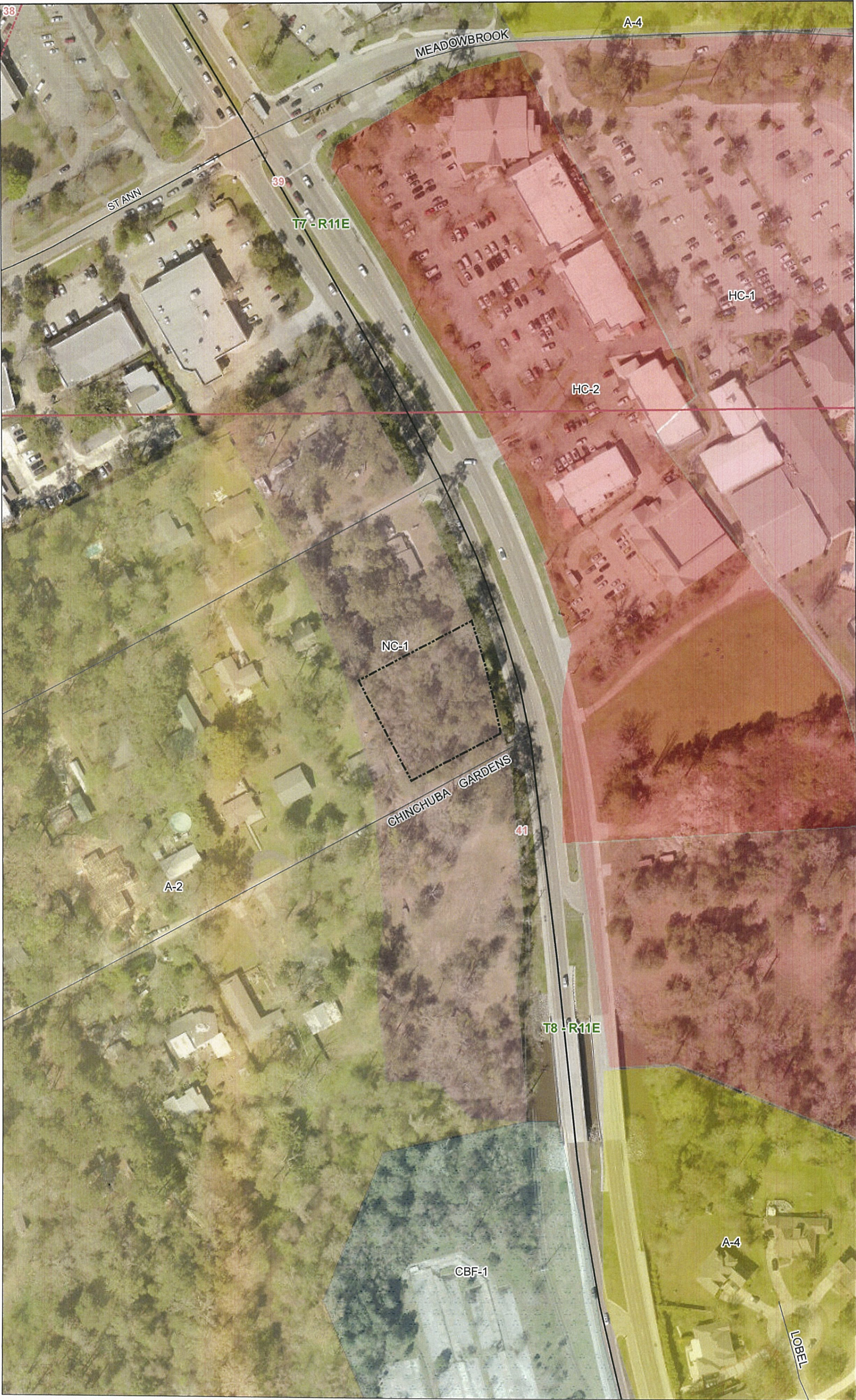


U.S. HIGHWAY 190

GRAPHIC SCALE



(T)=TITLE



ZONING STAFF REPORT

Date: 7/28/2020

Case No.: 2020-1852-ZC

Posted: 7/24/2020

Meeting Date: August 4, 2020

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: A.J. Vallon, III
OWNER: DeVal, Inc.
REQUESTED CHANGE: From A-1 Suburban District, A-3 Suburban District, HC-2 Highway Commercial District, and PUD Planned Unit Development Overlay to A-1 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District, A-4A 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: 214.4 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, A-3 Suburban District, HC-2 Highway Commercial District, and PUD Planned Unit Development Overlay to A-1 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District, A-4A 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.

A 42.07-acre portion of the petitioned site was previously rezoned to A-4 Single-Family Residential District and PUD Planned Unit Development Overlay to be developed as a single-family residential subdivision known as Cotton Creek (Case No. 2018-1187-ZC and 2018-1188-ZC). The objective of the current request is to complete the proposed Cotton Creek PUD as a whole, rather than phasing the rezoning and development process.

The petitioner is requesting to change the existing zoning designations on the majority of the subject site in order to increase the density for residential development (see Table 1). The proposed rezoning is being considered in conjunction with a request for the Planned Unit Development Overlay (PUD) on the total 214.4 acres.

TABLE 1: Total Proposed Zoning Change Requests			
	Acres Proposed	Existing Zoning Designation	Proposed Zoning Designation
	11.639	A-1 (1 dwelling per acre)	A-3 (2 dwellings per acre)
	81.649	A-1 (1 dwelling per acre)	A-4 (4 dwellings per acre)
	80.688	A-4 (4 dwellings per acre) HC-2 (Commercial Uses)	A-4A (6 dwellings per acre)
	7.99	A-3 (2 dwellings per acre)	A-5 (8 dwellings per acre)
Total Acres for Rezoning	181.97		

The majority of the petitioned property is currently comprised of A-1 zoning which allows large lot sizes that are traditionally found in less developed areas. A request to change the underlying zoning designation to accommodate a higher density may be justified based on the proposed design and amenities that are incorporated into a PUD plan. While a common objective of a PUD is to provide a greater variety of housing types, a change in zoning should be substantially compatible with the surrounding property’s zoning designations.

The requested A-4A and A-5 zoning designations provide for compatible uses and densities east of the Tammany Trace which is located along Louisiana Highway 59. Staff is not opposed to this portion of the request as the proposed townhomes, commercial development, and dense residential neighborhood is compatible along the existing commercial corridor.

Based on the PUD density calculations, the proposed zoning designations have a maximum of 673 home sites in the Cotton Creek development. The applicant is proposing 611 sites, which would be below the allowable density if approved by the Zoning Commission (see Table 2).

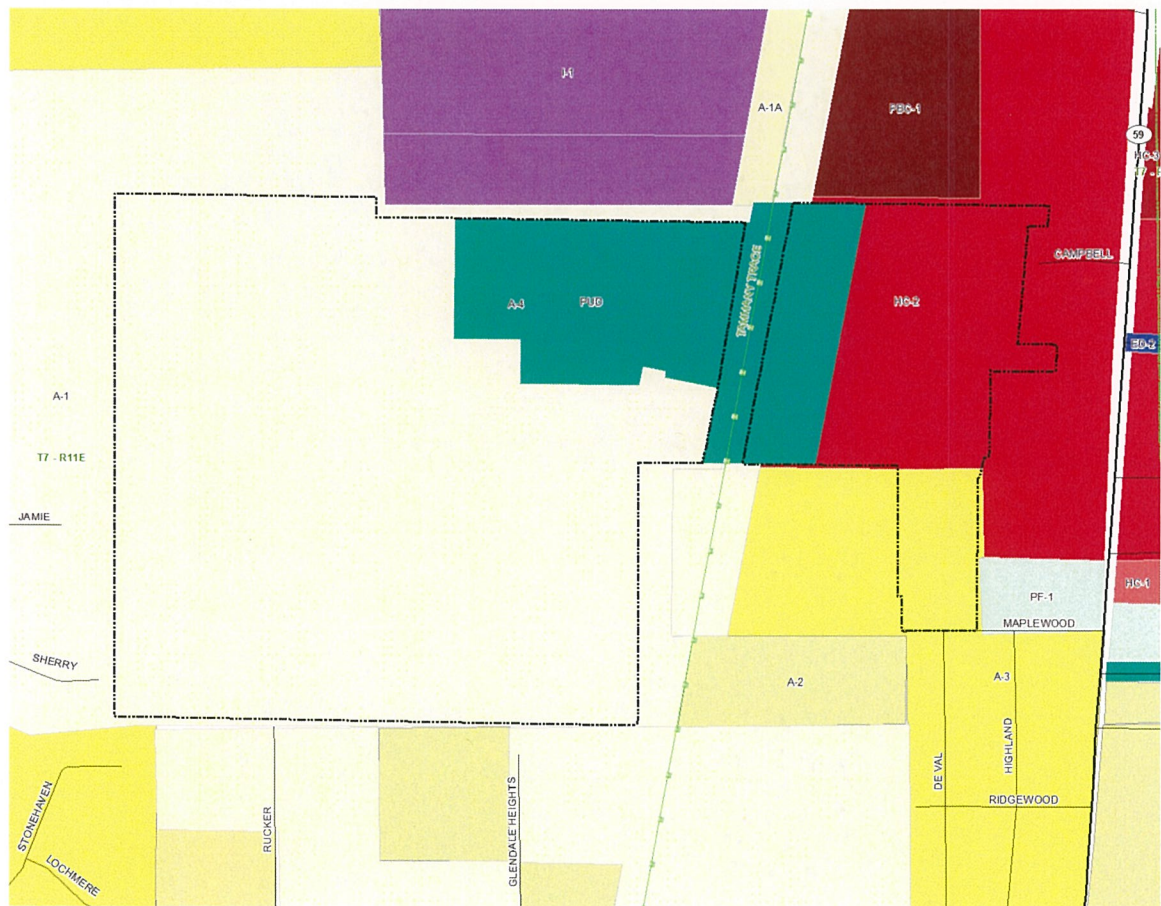
TABLE 2: Density Calculations Based on the Proposed Rezoning			
Underlying Zoning Designation	Max Net Density	Petitioned Property	Allowable Density
A-3 Suburban Residential	2 units per acre	11.64 acres	17 dwellings
A-4 Single-Family Residential	4 units per acre	81.65 acres	245 dwellings
A-4A Single-Family Residential	6 units per acre	80.688 acres	363 dwellings
A-5 Two-Family Residential	8 units per acre	8 acres	48 dwellings
Total Residential PUD Density	N/A	181.98	673 dwellings

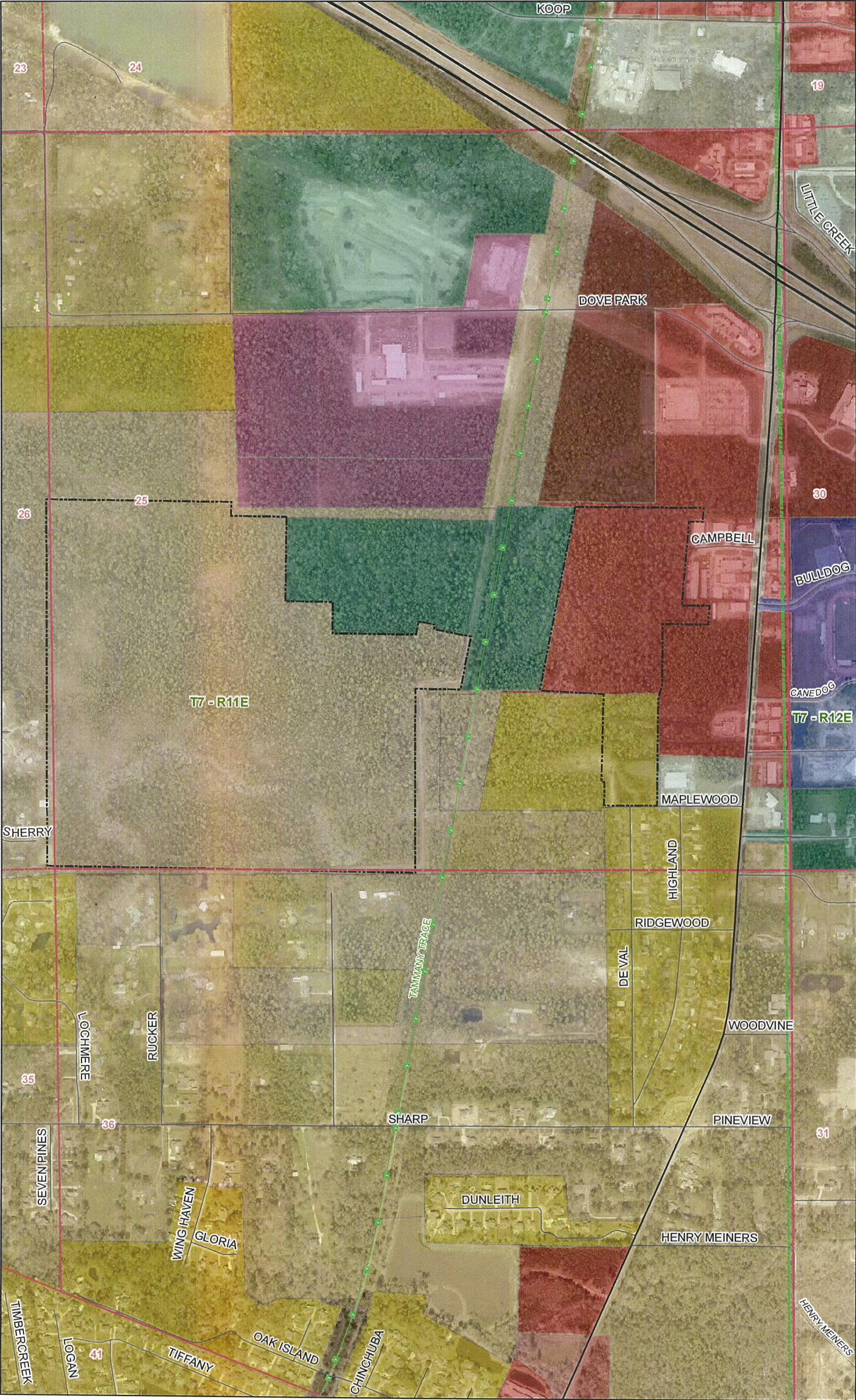
There are concerns with the density levels that are shown west of the Tammany Trace. The proposed PUD plan shows the majority of the property involved in the current request as A-1 Suburban District. The current zoning designation allows 1 residential dwelling per every 5 acres. The applicant is proposing to change this zoning designation to A-4A (6 dwellings per acre), A-4 (4 dwellings per acre), and A-3 (2 dwellings per acre). The subject site abuts various less dense residential neighborhoods to the south and partially to the west. While a mixed use neighborhood such as Cotton Creek could compliment the surrounding area, the requested density allowable within the A-4 and A-4A zoning designations west of the Tammany Trace are not compatible to the surrounding area.

Staff has noted several problematic features upon reviewing the most recent PUD Plan. Examples of these potential issues include the following:

1. The applicant is proposing to utilize Tammany Utilities to satisfy sewer and water sources. Expansion or modification of the existing water system may be required to accommodate the proposed density. Additionally, there is no capacity to accept sewer flows from the proposed development at this time. An expansion or modification of the existing sewer system and wastewater treatment plant will be required to accommodate the development. This potential growth of the service area will require an engineering evaluation to determine modifications, cost and timelines.
2. Staff has concerns that the discharge patterns shown to flow through the headwaters of Bayou Tete L’ Ours and Bayou Chinchuba may be inadequate to prevent damage to the ephemeral streams and could potentially create issues for property within the inundation profile.
3. Staff has concerns regarding the increase in traffic this development may create. Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of this development will generate over 5,500 new vehicle trips a day within the area. Although the current PUD plan shows the construction of the Judge Tanner Extension, which may help to alleviate additional traffic, staff is concerned that this proposed density could exacerbate an existing traffic problem along Highway 59 and the adjacent from Fontainebleau High School.

SIZE: 214.4 acres





ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1853-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved, Amended, Postponed, Denied

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:

<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.

SUBDIVISION INFORMATION

A 42.07-acre portion of the subject site was previously rezoned to A-4 Single-Family Residential and Planned Unit Development Overlay (PUD) (Case No. 2018-1187-ZC and 2018-1188-ZC). The current request is to add the Planned Unit Development Overlay (PUD) to the remaining 172.33 acres of property to establish the Cotton Creek PUD in its entirety.

DENSITY AND LOT SIZES

As required under Section 130-1674(a)(4), the net density of a PUD 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.

The petitioner has submitted a concurrent application to rezone 181.97 acres to establish the underlying zoning designation of the proposed PUD (Case No. 2020-1852-ZC). The Planned Unit Development Overlay density calculation is based on the underlying zoning designation of the four requested residential zoning districts which allow for 673 residential dwellings (see Table 1).

Table 1: Density Calculations			
Underlying Zoning Designation	Max Net Density	Petitioned Property	Allowable Density
A-3 Suburban Residential	2 units per acre	11.64 acres	17 dwellings
A-4 Single-Family Residential	4 units per acre	81.65 acres	245 dwellings
A-4A Single-Family Residential	6 units per acre	80.688 acres	363 dwellings
A-5 Two-Family Residential	8 units per acre	8 acres	48 dwellings
Total Residential PUD Density	N/A	181.98 acres	673 dwellings

The Cotton Creek PUD plan is proposing to be developed with 543 single-family residential lots and 68 townhome lots (see Table 2). This total of 611 residential lots is within the maximum net density as determined by the proposed zoning designations under concurrent request (2020-1852-ZC), if approved by the Zoning Commission.

Table 2: Average Lot Sizes and Types		
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	68	30’ x 100’
Total:	611 Lots	Total Average: 65’ x 117’

Table 3: PUD Informational Requirements	
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	The PUD plan shows Tammany Utilities to be the off-site provider for the Cotton Creek development. This provider has determined that enhancements or modifications to the existing water system may be required to accommodate the development. Tammany Utilities has no capacity to accept sewer flows from the development at this time and an expansion or modification of the existing Preferred Equities Community Sewer System and Wastewater Treatment Plant will be required. Staff would like to ensure the applicant has submitted a New Development Application with Tammany Utilities to ensure what modifications, cost and timeline will be needed to accommodate the request.
Wetland Delineations	The 2025 Future Land Use Plan designates the subject site to be developed with single-family residential dwellings that aim to achieve contiguity among adjoining conservation areas in adjacent developments. The applicants have not yet provided a wetlands delineation or the flood zone demarcation lines as required by Sec. 130-1674(12). Staff cannot efficiently evaluate the development’s “balance, compatibility and integration of uses” without the ability to compare the proposed site plan to the potential wetlands and flood zone demarcation lines.
Flood Zone Demarcation Lines	
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

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 is proposed to tie-in to the existing Louisiana Highway 59, providing future east-west access from Covington to Mandeville. A second access point is proposed to also tie in to Louisiana Highway 59 from the existing Campbell Avenue roundabout to the proposed Judge Tanner extension. These roadways will supply the sole access for the proposed Cotton Creek PUD which will traverse the Tammany Trace corridor. If and when the roadway is to be constructed, the developer will need to apply for a separate application for Tammany Trace right-of-way access. This subsequent request for roadway crossing will be reviewed by the Planning Commission and the Parish Council.

It should be noted that the proposed Judge Tanner extension is only to be constructed if and when the Cotton Creek PUD is approved. Additionally, the development of this road has not been evaluated by the Louisiana Department of Transportation and Development, the Army Corps of Engineers, or the Parish.

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.

Notwithstanding the forgoing, staff has concerns as it relates to the layout of the greenspace and amenities that are proposed. The PUD plan shows the majority of the greenspace located in the southern portion of the development. The only access points to this greenspace are from two proposed cul-de-sacs and there is no parking provided. A significant purpose of the Planned Unit Development Overlay is to provide functional and beneficial uses of open space. Staff recommends providing park spaces with active amenities within the development to ensure all residents have access to close by recreational space.

Additionally, if the applicant would like to maintain the majority of the greenspace along the southern perimeter of the proposed development, staff recommends providing a formal access point. Staff also recommends an amenity within the greenspace itself. Currently, the Upper Bayou Chinchuba runs along the northern perimeter of this greenspace, causing limited access for enjoyment. A passive amenity such as a nature trail or board walk will allow access and provide a recreational feature that preserves the natural characteristics of the development site. Per Sec. 130-1674(8)(c), active and passive uses shall be designated within the required greenspace (see Table 4).

Note that 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.

Table 4: Greenspace Requirements		
Amenities	Acreage	Type of Amenities
Passive	Needs to be provided	Needs to be provided
Active	Needs to be provided	Needs to be provided

Sec. 130-1672 – Purpose

- 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 the existing Upper Bayou Chinchuba flood way along the southern portions of the site.
- 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 and all commercial development.
- 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. Staff recommends the applicant accommodate a formal access to the greenspace along the southern portion of the plan and provide more usable greenspace or park space within the plan.

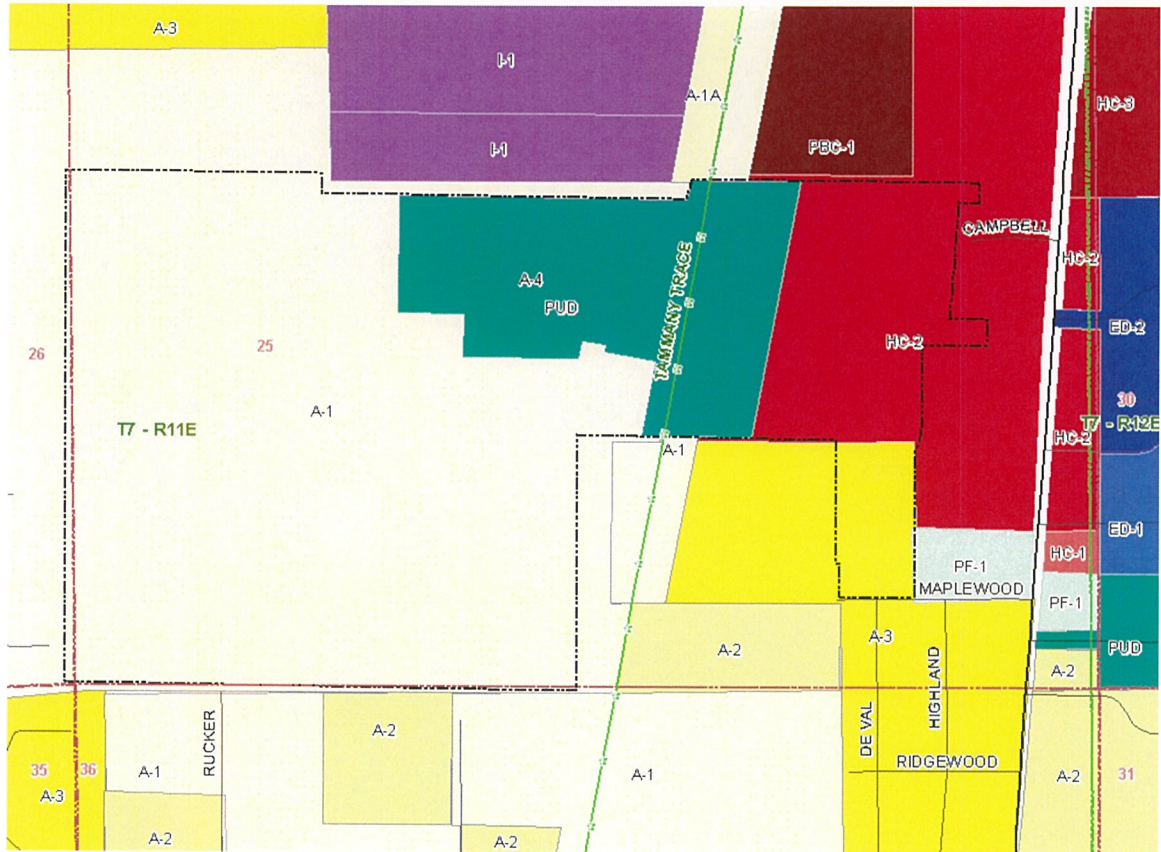
- The applicant must include information concerning the different active and amenity types proposed in the PUD plan, as well as provide a complete Recreational Development Plan.
4. *Preservation of natural features of a development site.*
 - The applicant is required to submit a wetlands delineations report before the approval of this project.
 - The current PUD plan shows development encroaching the existing Upper Bayou Chinchuba flood way along the southern portions of the site.
 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 may help to accommodate future growth and traffic generation. This proposed expansion will require additional coordination, planning, and approval from the Department of Public Works, the Department of Planning and Development, the Louisiana Department of Transportation and Development, and the United States Army Corps of Engineers.
 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 different residential zoning designations for single-family dwellings and townhomes. While staff is in support of the various different housing types, the requested density levels are not compatible with the surrounding neighborhoods.

STAFF COMMENTS:

Staff has determined that the Cotton Creek PUD as proposed will result in significant and unavoidable impacts related to drainage, utilities, and traffic. While these concerns are typically mitigated in the tentative and preliminary review period, staff has determined that the requested density is the foundation for the majority of these issues. While mitigation measures are reasonable and feasible when applied to a density that is appropriate for the area, staff is concerned that adverse impacts will be hard to manage if approved as requested. 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, address drainage and traffic concerns, and consult with Tammany Utilities to ensure the capability and feasibility of service.

Staff is not opposed to the commercial development and residential density that is proposed along the east side of the Tammany Trace. The A-4A and A-5 zoning designations and commercial uses are compatible with adjacent uses along Louisiana Highway 59. Additionally, the east-west connectivity that the proposed Judge Tanner Extension may provide a benefit to the Parish and may alleviate traffic concerns for the proposed development.

SIZE: 214.40 acres



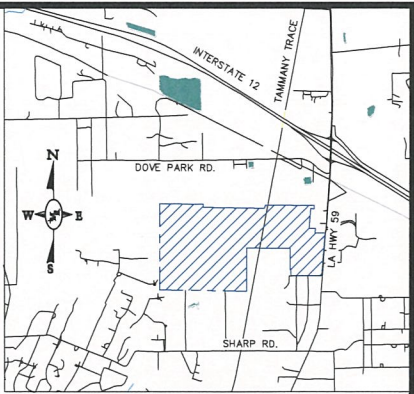


PERMITTED USES (TRACT A):

- (1) AUTOMOTIVE PARTS STORES.
- (2) BUSINESS COLLEGE OR BUSINESS SCHOOLS OPERATED AS A BUSINESS ENTERPRISE.
- (3) CATERING ESTABLISHMENTS.
- (4) DEPARTMENT STORES.
- (5) FUNERAL HOMES AND MAUSOLEUMS.
- (6) INSTRUCTION OF FINE ARTS.
- (7) PHYSICAL, CULTURE AND HEALTH ESTABLISHMENTS.
- (8) ENCLOSED LITHOGRAPHY, ELECTRICAL AND HOME BUILDING SUPPLY SHOWROOMS AND SALES CENTERS WITH ASSOCIATED ASSEMBLY PROCESSES.
- (9) PRINTING, LITHOGRAPHY AND PUBLISHING ESTABLISHMENTS.
- (10) WHOLESALE MERCHANDISE BROKER/AGENT INCLUDING ASSOCIATED OFFICES AND INDOOR STORAGE FACILITIES.
- (11) DRUG STORES.
- (12) DRY CLEANING, LAUNDRIES AND SELF-SERVICE LAUNDRIES.
- (13) FOOD STORES.
- (14) PUBLIC PARKING LOTS AND GARAGES.
- (15) SINGLE-FAMILY DWELLING UNITS ABOVE THE FIRST FLOOR IN A BUILDING DESIGNED FOR BUSINESS USES. DWELLING UNITS SHALL NOT EXCEED ONE STORY IN HEIGHT.
- (16) VETERINARY CLINICS (NO OUTDOOR KENNELS).
- (17) PUBLIC OR PRIVATE AUDITORIUMS, HOTELS, MOTELS.
- (18) RESTAURANTS AND RESTAURANTS WITH LOUNGES.
- (19) CAR WASH.
- (20) WAREHOUSE AND DISTRIBUTION CENTERS AND ASSOCIATED USES SUCH AS OFFICES AND RETAIL SALES.
- (21) INDOOR RESEARCH AND TESTING LABORATORIES.
- (22) SPECIALTY FOOD PROCESSING.
- (23) BANKS AND FINANCIAL INSTITUTIONS.
- (24) CONVENIENCE STORES (WITH HOT GAS), WHEN THE CRITERIA OF SECTION 20.1-221.5(5)(1) ARE MET.
- (25) DRIVE-IN RESTAURANTS.
- (26) LIQUOR STORES.
- (27) ANY PRIVATE OFFICE USE THAT IS A PERMITTED USE IN THE NC DISTRICT.
- (28) CLUBS, LODGES, FRATERNAL AND RELIGIOUS INSTITUTIONS, MEETING HALLS.
- (29) VETERINARY CLINICS (WITH OUTDOOR KENNELS).
- (30) PARCEL POST DELIVERY STATIONS.
- (31) MINI-WAREHOUSES.
- (32) COMMERCIAL KENNELS.
- (33) RETAIL SALES & PROFESSIONAL OFFICES.
- (34) LODGING, (INCLUDING APARTMENTS, HOTELS, MOTELS).
- (35) AUTOMOTIVE REPAIR AND SERVICE FACILITIES.
- (36) AUTOMOTIVE SALES.
- (37) OUTDOOR RETAIL SALES AND STORAGE YARDS.
- (38) PORTABLE STORAGE CONTAINERS USE FOR STORAGE.
- (39) OUTDOOR DISPLAY AREA OF PRE-ASSEMBLED BUILDING, POOL AND PLAYGROUND EQUIPMENT.
- (40) DRIVE THRU ARE ALLOWED FOR ALL USES.

RESTRICTIVE COVENANTS:

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. 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 SYSTEM(S). ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES.
3. RESIDENTIAL BUILDING SETBACKS ARE TO MEET OR EXCEED PARISH MINIMUMS: FRONT-LOADED LOTS - FRONT - 10'; FRONT FACING GARAGE - 20'; SIDE - 10'; AND REAR - 10'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN STREET EASEMENTS AND DRAINAGE SERVITUDES.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS JUNKS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR 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 ADJACENT STREET OR MEET THE LATEST FEMA STANDARDS, WHICHEVER IS HIGHER.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. THE AFORESAIDED RESTRICTIONS SHALL BE REITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
11. TELECOMMUNICATION CABINET PERMITTED TO BE LOCATED WITHIN THE GREENSPACE, COMMERCIAL AREA.
12. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE & REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED TWENTY (20) FEET.
13. LANDSCAPING, LIGHTING, PARKING & SIGNAGE SHALL MEET ST. TAMMANY PARISH REGULATIONS.
14. DUPLICATIONS MUST COMPLY WITH COMMERCIAL REGULATIONS PER THE ST. TAMMANY PARISH UDC.



VICINITY MAP:

SCALE: 1"=2000'

TRACT	ACREAGE	TRACT	ACREAGE
CA-1	0.08	CA-7	6.37
CA-2	0.21	CA-8	1.89
CA-3	0.82	CA-9	36.17
CA-4	0.75	CA-10	1.13
CA-5	0.17	CA-11	1.47
CA-6	3.21	CA-12	2.04
TOTAL:	5.04	+	51.41

PUD STATISTICS

SITE STATISTICS:	# OF LOTS	AVG SIZE	HATCH/COLOR
RESIDENTIAL LOT (REGULAR)	133	50'X120'	[Hatch]
RESIDENTIAL LOT (MEDIUM)	201	60'X120'	[Hatch]
RESIDENTIAL LOT (LARGE)	209	70'X120' 100'X120'	[Hatch]
TOWNHOMES	68	30'X100'	[Hatch]
TOTAL	611 (181.97 ACRES)	3.36 LOTS / ACRE	

TOTAL GREENSPACE PROVIDED: GREENSPACE = 56.39 ACRES (26.3%)

RESIDENTIAL DENSITY CALCULATION:

A3 ZONING = 11.64 ACRES X 75X 6 LOTS / AC = 17 LOTS ALLOWABLE
ACTUAL A3 DENSITY = 73 LOTS / 40.88 ACRES = 1.8 LOTS PER ACRE
A4 ZONING = 81.65 ACRES X 75X 4 LOTS / AC = 245 LOTS ALLOWABLE
ACTUAL A4 DENSITY = 470 LOTS / ACRES = 3.5 LOTS PER ACRE
A4A ZONING = 601.8 ACRES +20.5 ACRES X 75X 6 LOTS / AC = 363 LOTS ALLOWABLE
ACTUAL A4A DENSITY = XXX LOTS / 80.68 ACRES = XX LOTS PER SPAC
A5 ZONING = 8 ACRES X 75X 8 LOTS / AC = 48 LOTS ALLOWABLE
ACTUAL A5 DENSITY = 68 LOTS / 8 ACRES = 8.5 LOTS PER ACRE
MAX # OF LOTS: 673

AVERAGE LOT SIZE: 104.3 ACRES / 611 LOTS = 7,436 SQ FT / LOT

ROADWAY LINE FOOTAGE: 24,740 LINEAR FT / 611 LOTS = 40 LINEAR FT / LOT

ROADWAY LINE FOOTAGE PER LOT: 24,740 LINEAR FT / 611 LOTS = 40 LINEAR FT / LOT

LEGEND:

- COMMERCIAL/OFFICE/RETAIL (12.74 AC.)
- SINGLE FAMILY - 50' LOTS
- SINGLE FAMILY - 60' LOTS
- SINGLE FAMILY - 70' LOTS (181.97 AC.)
- SINGLE FAMILY - 80' LOTS
- SINGLE FAMILY - 100' LOTS
- TOWNHOMES (8.0 AC.)
- PONDS/LAKES (10.1 AC.)
- PRESERVE GREENSPACE (56.45 AC.)
- NEIGHBORHOOD R/W (25.58)
- JUDGE TANNER R/W (11.69)

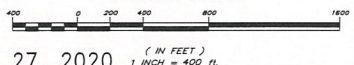
GENERAL NOTES:

TOTAL SITE AREA: 214.4 ACRES TOTAL
EXISTING ZONING: A1, A3, HC2 & PUD
REQUESTED ZONING: PUD OVERLAY (A-1, A-3, A-4, A-4A, A-5, HC2)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL, TWO FAMILY RESIDENTIAL & COMMERCIAL
SETBACKS: RESIDENTIAL COMMERCIAL
FRONT: 15' SIDES: 10' REAR: 10'
MAXIMUM BUILDING HEIGHTS: 2 STORY RES/ 4 STORY COMM. (35' RESIDENTIAL/45' COMMERCIAL)
SEWER: CENTRAL SEWER (TAMMANY UTILITIES OFF-SITE SERVICE)
(BASE FLOOR ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE DRAINING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS)
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP 22250205024S DATED 10/17/1989, THIS PROPERTY LIES IN FLOOD ZONE "C", ADJACENT
BFE: 19'-28"
WATER: TAMMANY UTILITIES (OFF-SITE SERVICE)

NOTES:

1. 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 HEREIN ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.
2. NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
3. NO UTILITY BOXES OR OTHER IMPEDIMENTS ARE ALLOWED WHICH WOULD LIMIT THE USE OF THE 25 FT ACCESS DRIVE FROM ALDIS DRIVE TO THE POND.

GRAPHIC SCALE



PROPERTY DESCRIPTIONS:

COTTON CREEK - OVERALL PUD

A PORTION OF A 63.3 ACRE TRACT AND A 1.687 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY NO. 59 AND THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED COTTON CREEK DRIVE, THENCE PROCEED NORTH 88°42'32" WEST, A DISTANCE OF 371.99 TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT, THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 555.00', AN ARC LENGTH OF 224.67' AND BEING SUTERED BY A CHORD BEARING AND DISTANCE OF NORTH 77°08'33" WEST, 224.68' TO THE POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT, SAID POINT BEING THE POINT OF BEGINNING, THENCE PROCEED SOUTH 13°02'28" WEST, 31.60', SOUTH 22°57'24" WEST, 25.17', THENCE PROCEED SOUTH 04°49'07" WEST, 157.95', THENCE PROCEED SOUTH 82°05'09" WEST, 377.72', THENCE PROCEED NORTH 68°14'08" WEST, 371.10', THENCE PROCEED NORTH 88°18'07" WEST, 21.47', THENCE PROCEED NORTH 00°04'30" WEST, 655.63', THENCE PROCEED NORTH 89°12'48" WEST, 1009.61', THENCE PROCEED NORTH 89°17'43" WEST, 330.30', THENCE PROCEED SOUTH 02°05'23" WEST, 123.00', THENCE PROCEED NORTH 89°18'56" WEST, 2.83', THENCE PROCEED NORTH 00°04'30" WEST, 2.84, THENCE PROCEED SOUTH 89°37'40" EAST, 1.263, THENCE PROCEED SOUTH 00°53'23" WEST, 100.00', THENCE PROCEED SOUTH 89°17'43" EAST, 1.862, 2.27 TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT, THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 645.00', AN ARC LENGTH OF 312.75' AND BEING SUTERED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°14'23" EAST, 23.75', THENCE PROCEED NORTH 11°02'32" EAST, 101.98', THENCE SOUTH 89°23'18" EAST, 1492.24', THENCE SOUTH 04°29'09" WEST, 100.16', THENCE PROCEED NORTH 89°13'48" WEST, 100.13', THENCE PROCEED SOUTH 04°49'48" WEST, 326.57', THENCE PROCEED SOUTH 89°13'48" WEST, 100.00', THENCE PROCEED SOUTH 04°51'11" WEST, 135.00', THENCE PROCEED NORTH 89°19'58" WEST, 326.57', THENCE PROCEED SOUTH 00°40'07" WEST, 439.23', BACK TO THE POINT OF BEGINNING, BACK TO THE POINT OF BEGINNING

SAID PIECE OF LAND CONTAINING 220.2 ACRES OR 9,593,162 SQUARE FEET, MORE OR LESS (INCLUDES 5.82 ACRES IN THE ST. TAMMANY TRACE); ACREAGE OF PUD IS 214.4 ACRES

COTTON CREEK - A-4A REZONING (NORTH OF JUDGE TANNER)

A PORTION OF A 63.3 ACRE TRACT AND A 1.687 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

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SAID PIECE OF LAND CONTAINING 20.5 ACRES OR 893,170 SQUARE FEET, MORE OR LESS

COTTON CREEK - A-4A REZONING (SOUTH OF JUDGE TANNER, WEST OF TAMMANY TRACE)

A PORTION OF A 63.3 ACRE TRACT AND A 1.687 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

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SAID PIECE OF LAND CONTAINING 60.78 ACRES OR 2,623,807 SQUARE FEET, MORE OR LESS

PROPERTY DESCRIPTIONS:

COTTON CREEK - A-4 REZONING (SOUTH OF JUDGE TANNER, WEST OF TAMMANY TRACE)

A PORTION OF A 63.3 ACRE TRACT AND A 1.687 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

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SAID PIECE OF LAND CONTAINING 61.649 ACRES OR 3,566,644 SQUARE FEET, MORE OR LESS

COTTON CREEK - A3 REZONING

A PORTION OF A 63.3 ACRE TRACT AND A 1.687 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

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SAID PIECE OF LAND CONTAINING 11.639 ACRES OR 506,975 SQUARE FEET, MORE OR LESS

COTTON CREEK - A5 REZONING (SOUTH OF JUDGE TANNER)

A CERTAIN PART, PIECE OF LAND LOCATED ON A 63.3 ACRE TRACT AND A 1.687 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

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SAID PIECE OF LAND CONTAINING 7.89 ACRES OR 344,919 SQUARE FEET, MORE OR LESS

DEVELOPER/OWNER:

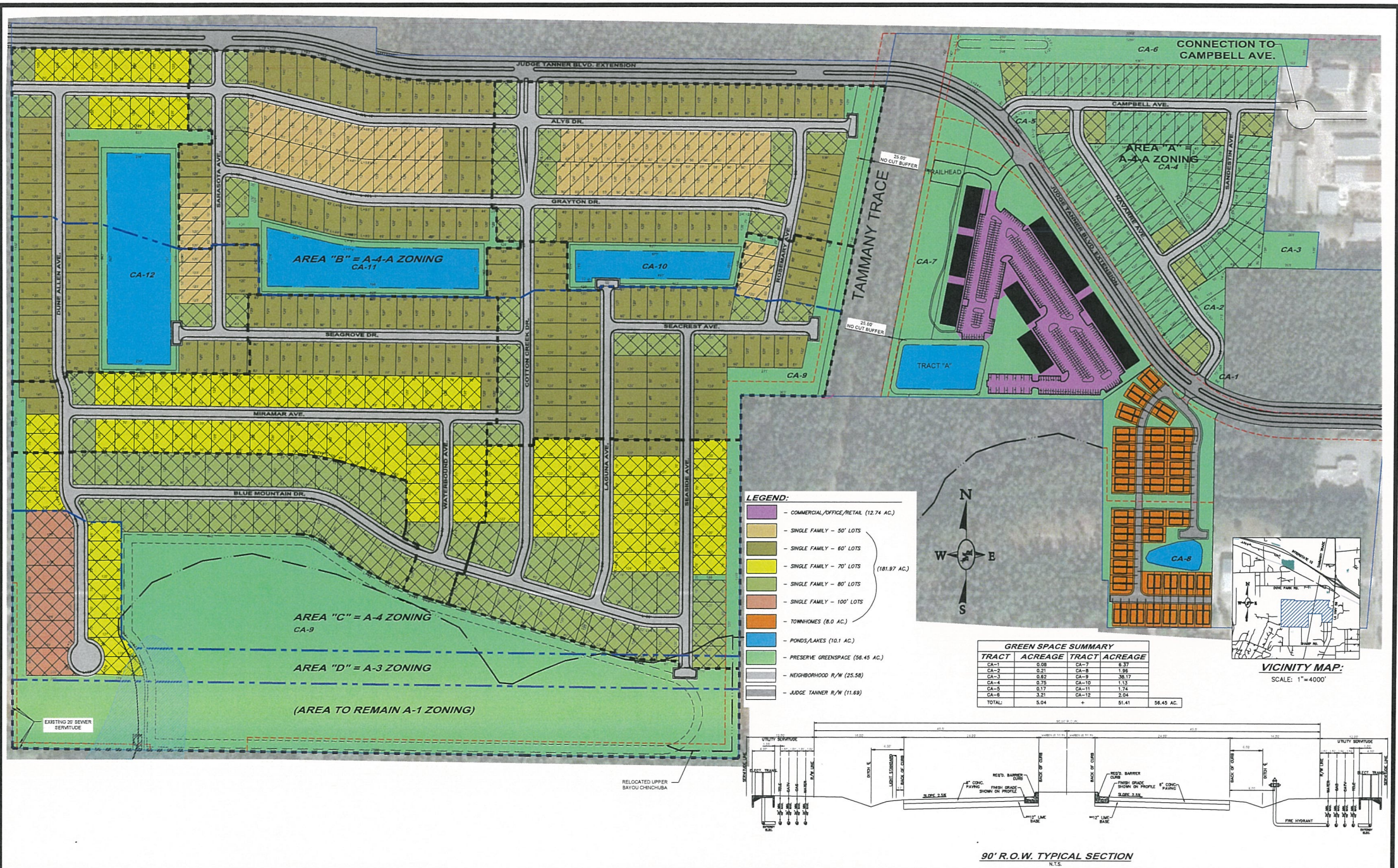
LANCASTER DEVELOPMENT, LLC
ARTHUR LANCASTER
11800 INDUSTRIAL BLVD., STE. B
BATON ROUGE, LA 70809
PH: 225.413.5250

COTTON CREEK

A PLANNED UNIT DEVELOPMENT

PUD AMENDMENT PLAN - CONCEPTUAL PLAN FOR REZONING

REVISION DATE: JULY 27, 2020 1 INCH = 400 FT.



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

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

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

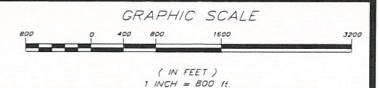
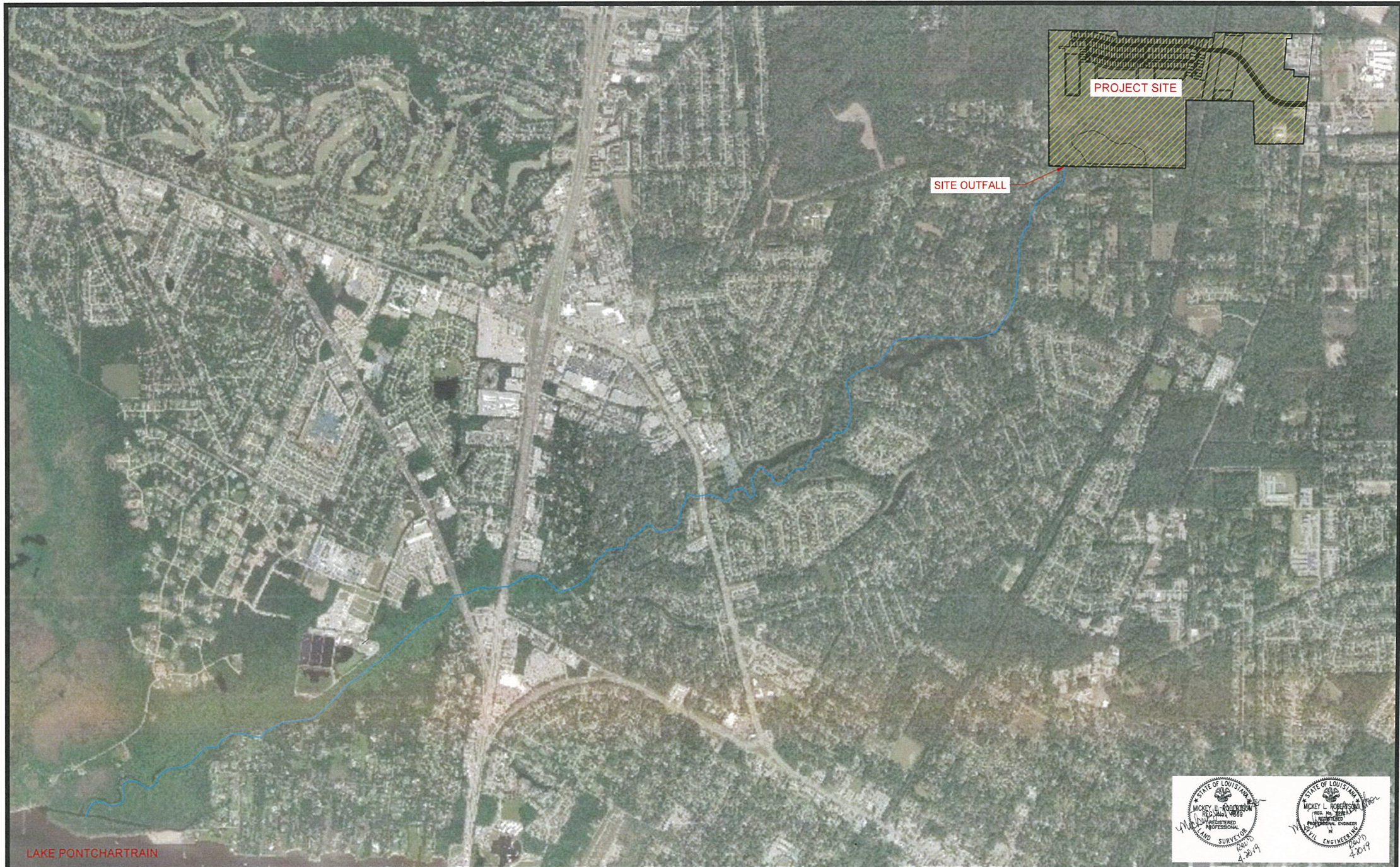
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Mickey L. Robertson

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

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE



MR MR ENGINEERING & SURVEYING, LLC
9345 Interline Ave, Baton Rouge, LA 70809 225.490.9592

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

COTTON CREEK - PHASES 1 & 2

A PLANNED UNIT DEVELOPMENT
ULTIMATE DISPOSAL PLAN- CONCEPTUAL PLAN FOR REZONING

LANCASTER & ASSOCIATES, INC

11800 Industriplex Blvd
Suite 8
Baton Rouge, Louisiana 70809

September 28, 2016

St. Tammany Parish
Department of Development
c/o Mr. Ron Keller, Senior Planner
21490 Koop Drive
Mandeville, Louisiana 70471

Re: **Cottoncreek
Recreational Development Plan**

Dear Mr. Keller:

As the developer of Cottoncreek Subdivision (the "Subdivision"), please allow this letter to serve as our Recreational Development Plan. In particular, we will be providing the following recreational amenities within the Subdivision, to-wit:

1. Benches in park-to be installed prior to the issuance of the certificate of occupancy for the first phase homes.
2. Playground equipment- to be installed prior to the issuance of the certificate of occupancy for the first phase homes.
3. Nature trail- the nature trail will be installed. The surface of the nature trail will be aggregate.

Furthermore, it is acknowledged that the developer of the Subdivision shall contact the Department of Development when all of the aforementioned occupancy goals have been met.

Should you have any questions regarding the foregoing, or need any additional information regarding our recreational development plan, please do not hesitate to contact me.

Sincerely,

Lancaster & Associates Inc.

By: John Kyle Silvaf Jr. VP Development

ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1900-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Katie Bercegay
OWNER: Russell Bercegay
REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the north and south sides of Charlie Lee Road, west of Lee Settlement Road; Folsom
SIZE: 4 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 and Undeveloped	A-1 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	Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

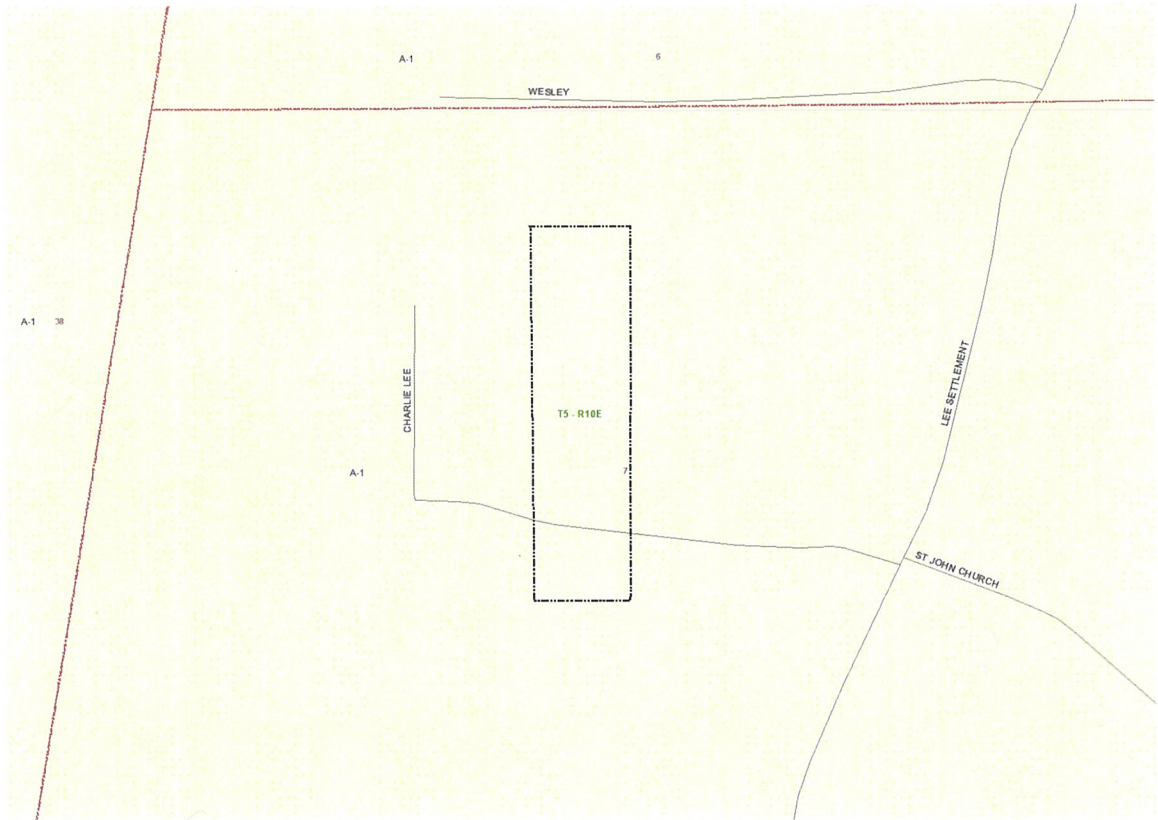
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north and south sides of Charlie Lee Road, west of Lee Settlement Road, Folsom. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

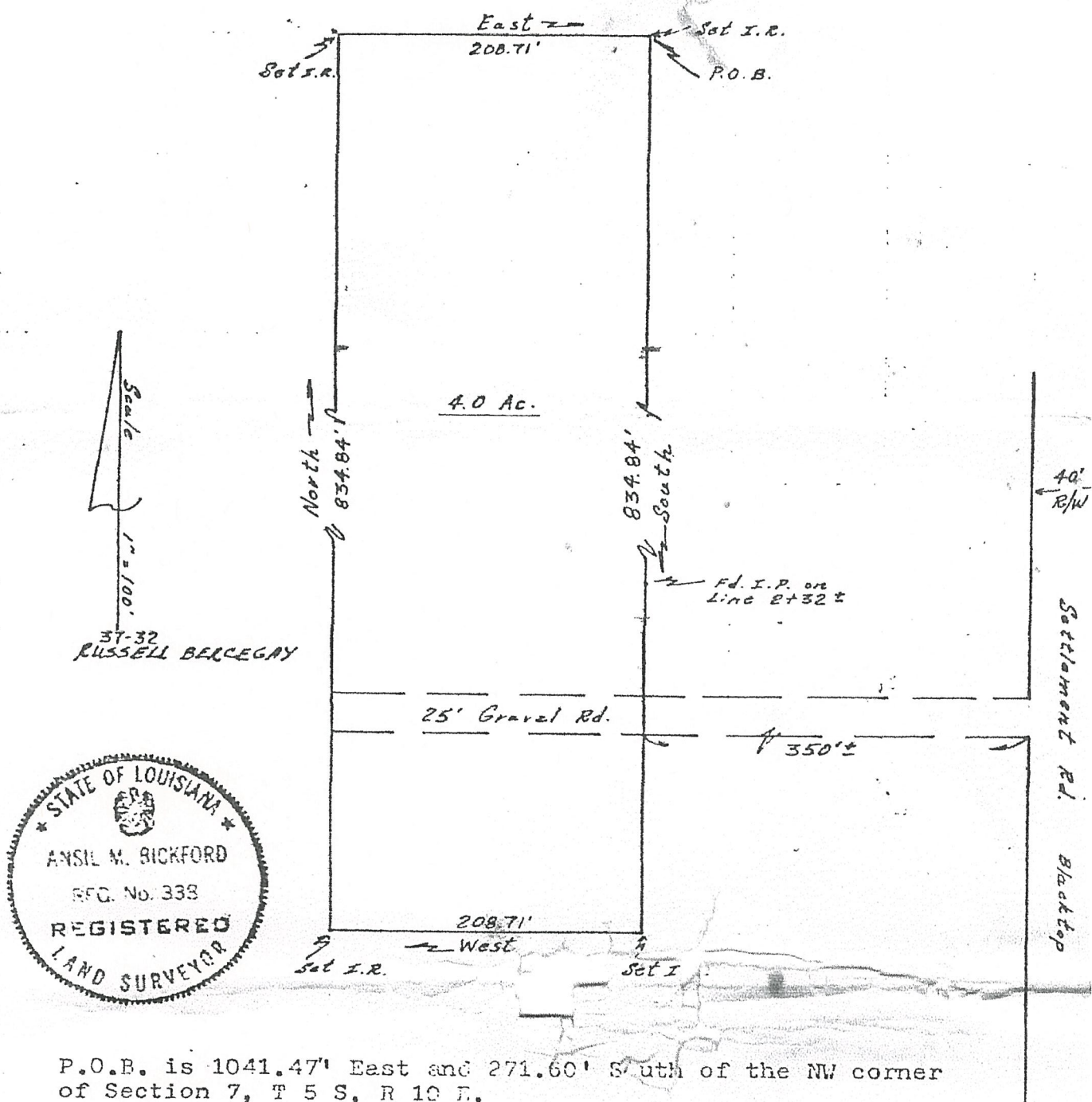
The applicant is requesting to rezone a four-acre tract of land from A-1 Suburban District, which allows 1 dwelling unit every 5 acres to A-2 Suburban District, which allows 1 dwelling every acre. The subject site is flanked by property that is zoned A-1 Suburban District and a change in zoning would allow for a higher density than what is currently permitted in the area. As such, staff is not in favor of the request.

Case No.: 2020-1900-ZC
PETITIONER: Katie Bercegay
OWNER: Russell Bercegay

REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the north and south sides of Charlie Lee Road, west of Lee Settlement Road; Folsom
SIZE: 4 acres



2020-1900-ZC



P.O.B. is 1041.47' East and 271.60' South of the NW corner of Section 7, T 5 S, R 10 E.

20 February 1979

Plan of survey of parcel of land located as shown in Section 7 T 5 S, R 10 E, St. Tammany Parish, Louisiana.

Ansil M. Bickford
Bickford & Associates, Engineers & Land Surveyors, Inc.
Hammond, Louisiana



ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1914-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tammy Lynne Wimmer
OWNER: Tammy Lynne Wimmer
REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the north side of Louisiana Highway 1078, west of Roubion Road; being 12555 Louisiana Highway 1078; Folsom
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **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 and Undeveloped	A-1 Suburban District and RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District and RO Rural Overlay
East	Residential	A-1 Suburban District and RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

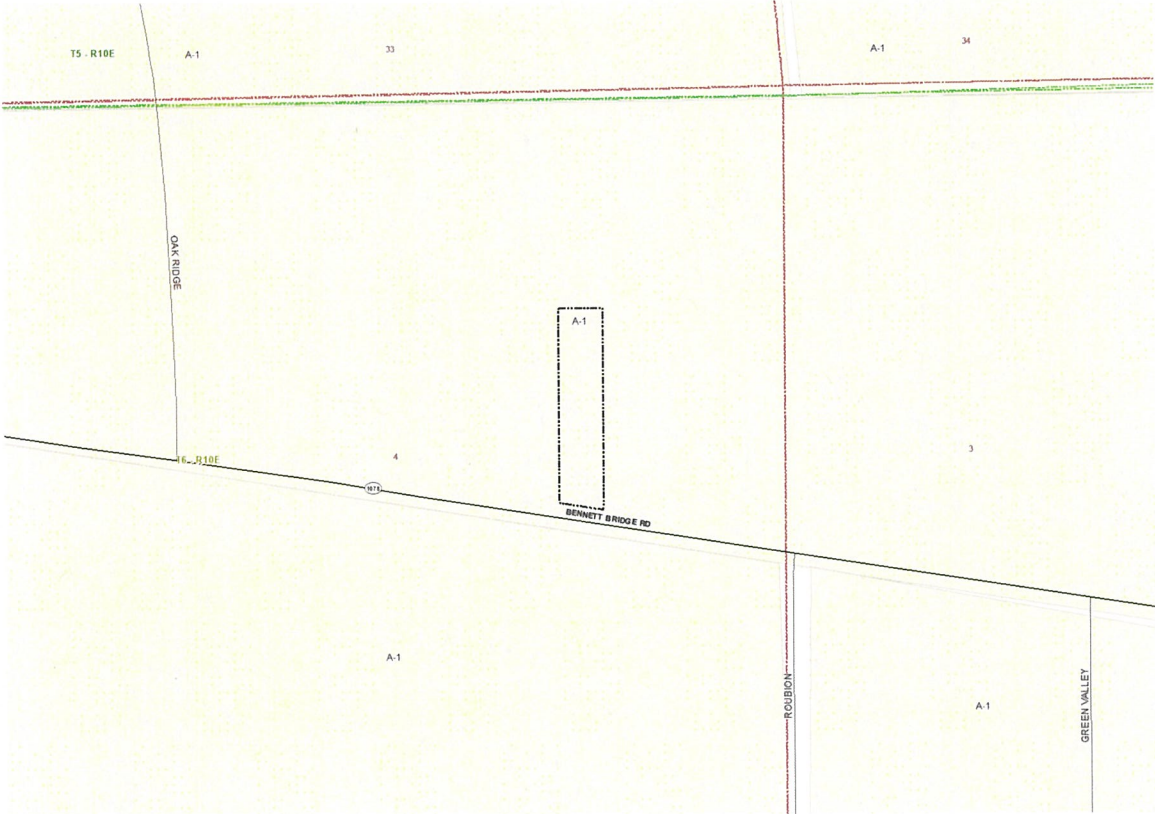
Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north side of Louisiana Highway 1078, west of Roubion Road; being 12555 Louisiana Highway 1078; Folsom. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary widely in dwelling size and type, and agricultural uses.

The applicant is requesting to rezone a one-acre parcel to obtain the MHO Manufactured Housing Overlay. The purpose of the zoning designation is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. Staff is not opposed to the request as a manufactured home on the property is consistent with the site’s comprehensive plan designation.

Case No.: 2020-1914-ZC
PETITIONER: Tammy Lynne Wimmer
OWNER: Tammy Lynne Wimmer
REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the north side of Louisiana Highway 1078, west of Roubion Road; being 12555 Louisiana Highway 1078; Folsom
SIZE: 1 acre





ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1915-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: B. Clark Heebe
OWNER: C&W Brigade, LLC
REQUESTED CHANGE: From A-2 Suburban District, A-3 Suburban District and HC-4 Highway Commercial District to SWM-2 Solid Waste Management District
LOCATION: Parcel located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs
SIZE: 104.66 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-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-2 Suburban District and A-3 Suburban District
West	Undeveloped	A-2 Suburban District

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.

and

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 A-2 Suburban District, A-3 Suburban District and HC-4 Highway Commercial District to SWM-2 Solid Waste Management District. The site is located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs. The 2025 Future Land Use Plan designates the majority of the site to be used and managed for the production of timber and designates a portion of the site to be developed with commercial uses (former St. Tammany Race Track).

The applicant is requesting to rezone a 104.66-acre tract of land to SWM-2 Solid Waste Management District to accommodate a construction and debris landfill. The purpose of the SWM-2 Solid Waste Management District is to provide for the location of uses that are compatible with the transport, processing, and treatment of solid waste materials. Per Sec. 130-5, construction debris are specifically defined as nonhazardous waste that is produced in the process of construction, remodeling, repair, renovation, or demolition of structures.

Staff is not opposed to the request as the majority of the surrounding area is undeveloped and the site’s use will be mitigated through the site and structure provisions of the SWM-2 zoning classification ordinance.

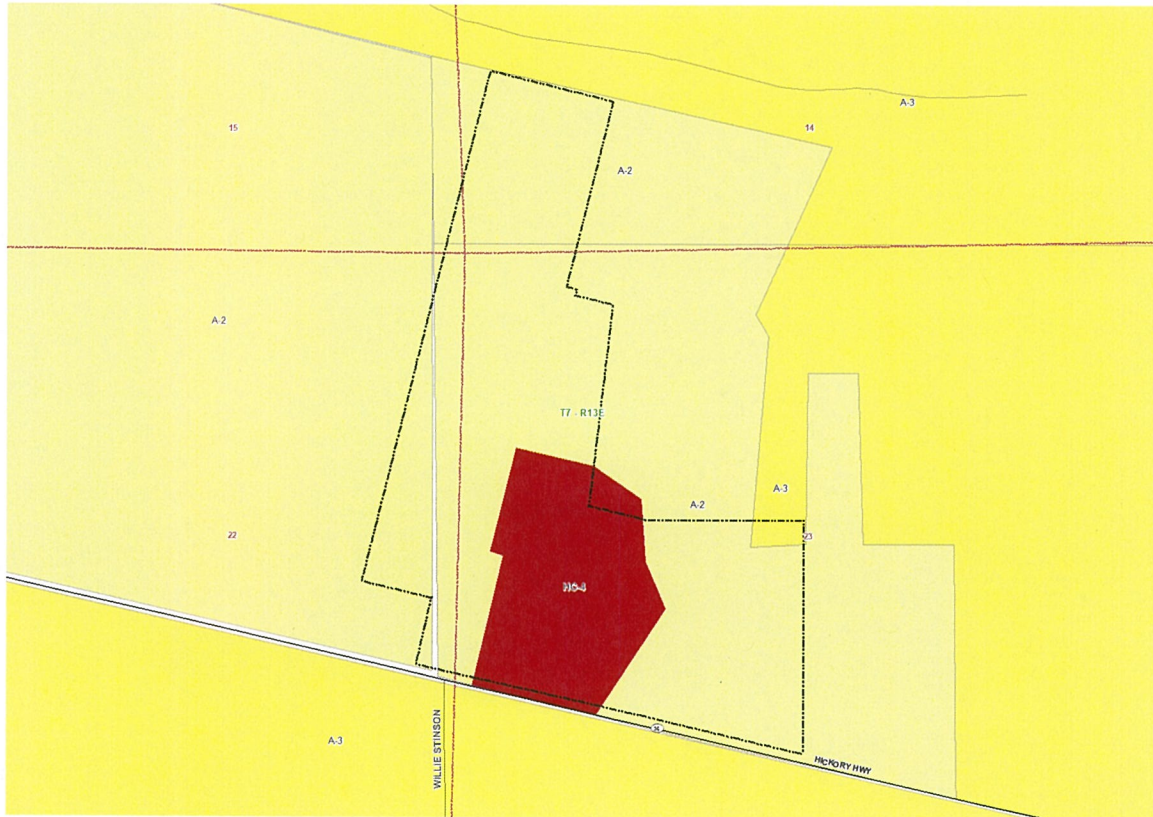
Case No.: 2020-1915-ZC

OWNER: C&W Brigade, LLC

REQUESTED CHANGE: From A-2 Suburban District, A-3 Suburban District and HC-4 Highway Commercial District to SWM-2 Solid Waste Management District

LOCATION: Parcel located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs

SIZE: 104.66 acres



GENERAL NOTES
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FIRM COMMUNITY MAP NO. 22-200-0300-C, DATED: 10/17/89
FLOOD ZONE: C, BASE FLOOD ELEVATION: N/A.

NOTE: BEARINGS AND COORDINATES SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

NO VISIBLE PUBLIC UTILITIES HAVE BEEN FOUND WITHIN THE AREA SHOWN IN ADAMS BOULEVARD OR DEXTER DRIVE.

APPROVED:

PARRISH COUNCIL PRESIDENT	DATE
CHAIRMAN OF PLANNING COMMISSION	DATE
CHAIRMAN OF PUBLIC WORKS	DATE
PARRISH ENGINEER	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 87,381 SQ. FT. OR 2.006 ACRES

REFERENCE SURVEYS:
1.) A SURVEY BY IVAN M. BORGAN DATED 10/13/81; SURVEY NO. M-1203.
2.) A MAP OF BERRYVILLE FARMS BY D.W. BROSMAN DATED 6/19/02, MAP FILE #3-C.
3.) A SURVEY BY G.R. SCHULTZ & JOSEPH PUGH DATED 8/5/27, MAP FILE #M #2790.
4.) A PLAT OF ST. TAMMANY EAST SIDE ADDITION, MAP FILE #181A.
5.) A PLAT OF TOWN OF ST. TAMMANY, DATED 11/9/1900, MAP FILE #181A.

Legal Description - 104.66 acres being Lots 1-4 & Lot 7, Berryville Farms, Squares 132, 133, 138, 139, 144, 145, 150, 151, 156, 157, 162, 163, 168, 169, 174, 175 & 181 of the Town of St. Tammany East Addition and that portion of Second Avenue lying North Avenue Crawford Boulevard, Catapa Avenue, Adams Boulevard and Dexter Drive to be revoked, situated in Sections 14, 15, 22 & 23 - Township 7 South - Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana

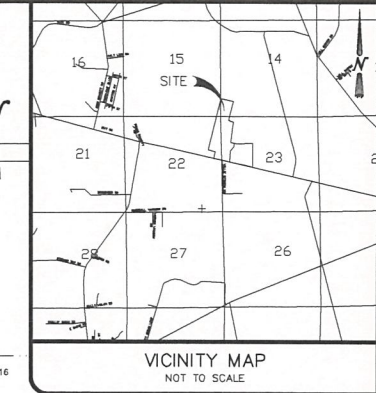
A certain parcel of land, lying and situated in Sections 14, 15, 22 and 23, Township 7 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from a metal driveway located at a Louisiana State Plane coordinate of N=702,515.89' and E=3,742,773.89' situated in Section 23, Township 7 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 77 Degrees 19 Minutes 42 Seconds West a distance of 1088.30 feet to a 3/4" iron rod set; Thence run North 76 Degrees 56 Minutes 15 Seconds West a distance of 233.61 feet to a 3/4" iron rod set; Thence run North 13 Degrees 03 Minutes 47 Seconds East a distance of 378.88 feet to a metal driveway located; Thence run North 76 Degrees 23 Minutes 02 Seconds West a distance of 400.00 feet to a metal driveway located; Thence run North 14 Degrees 03 Minutes 05 Seconds East a distance of 293.65 feet to a 3/4" iron rod set; Thence run South 76 Degrees 03 Minutes 37 Seconds East a distance of 700.00 feet to an old and on old wood found; Thence run South 13 Degrees 56 Minutes 23 Seconds West a distance of 1070.00 feet to a 3/4" iron rod set; Thence run South 75 Degrees 03 Minutes 28 Seconds East a distance of 60.01 feet to a 3/4" iron rod set; Thence run South 13 Degrees 56 Minutes 23 Seconds West a distance of 30.00 feet to a point; Thence run South 76 Degrees 03 Minutes 37 Seconds East a distance of 214.53 feet to a 3/4" iron rod set; Thence run South 06 Degrees 41 Minutes 46 Seconds West a distance of 1127.85 feet to a 3/4" iron rod set; Thence run South 76 Degrees 03 Minutes 37 Seconds East a distance of 326.36 feet to a 3/4" iron rod set; Thence run North 89 Degrees 31 Minutes 02 Seconds East a distance of 60.01 feet to a 3/4" iron rod set; Thence run South 09 Degrees 04 Minutes 22 Seconds East a distance of 1306.01 feet (1302.00 feet - Plot) to a 3/4" iron rod set; Thence run North 76 Degrees 51 Minutes 18 Seconds West a distance of 479.37 feet to a 3/4" iron rod set; Thence run North 76 Degrees 42 Minutes 15 Seconds West a distance of 411.82 feet and back to the Point of Commencement.

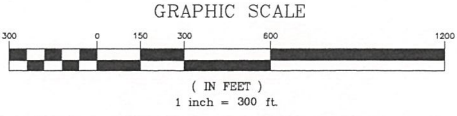
Said parcel contains 104.66 acres of land more or less, lying and situated in Sections 14, 15, 22 and 23, Township 7 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana.



LINE	LENGTH	BEARING
L1	29.94	S24°57'15\"
L2	400.00	N76°23'37\"
L3	31.65	N14°03'05\"
L4	306.65	S76°03'37\"
L5	300.00	N13°56'23\"
L6	305.07	N76°03'37\"
L7	60.00	N14°03'05\"
L8	304.35	S76°03'37\"
L9	300.00	N13°56'23\"
L10	304.37	N76°03'37\"
L11	100.00	N14°03'05\"
L12	304.17	S76°03'37\"
L13	300.00	N13°56'23\"
L14	303.59	N76°03'37\"
L15	60.00	N14°03'05\"
L16	303.47	S76°03'37\"
L17	300.00	N13°56'23\"
L18	302.88	N76°03'37\"
L19	60.00	N14°03'05\"
L20	302.77	S76°03'37\"
L21	300.00	N13°56'23\"
L22	302.18	N76°03'37\"
L23	100.00	N14°03'05\"
L24	301.99	S76°03'37\"
L25	300.00	N13°56'23\"
L26	301.40	N76°03'37\"
L27	60.00	N14°03'05\"
L28	300.29	S76°03'37\"
L29	300.00	N13°56'23\"
L30	300.70	N76°03'37\"
L31	60.00	N14°03'05\"
L32	300.88	S76°03'37\"
L33	300.00	N13°56'23\"
L34	100.00	S76°03'37\"
L35	300.00	S13°56'23\"
L36	300.00	S76°03'37\"
L37	60.00	N76°03'37\"
L38	300.00	S13°56'23\"
L39	300.00	S13°56'23\"
L40	300.00	S13°56'23\"
L41	60.00	S13°56'23\"
L42	300.00	N76°03'37\"
L43	300.00	S13°56'23\"
L44	300.00	S76°03'37\"
L45	100.00	S13°56'23\"
L46	60.00	N76°03'37\"
L47	300.00	S13°56'23\"
L48	300.00	S76°03'37\"
L49	60.00	S13°56'23\"
L50	300.00	N76°03'37\"
L51	300.00	S13°56'23\"
L52	300.00	S76°03'37\"
L53	60.00	S13°56'23\"
L54	300.00	N76°03'37\"
L55	300.00	S13°56'23\"
L56	300.00	S76°03'37\"
L57	100.00	S13°56'23\"
L58	300.00	N76°03'37\"
L59	300.00	S13°56'23\"
L60	300.00	S76°03'37\"
L61	60.00	S13°56'23\"
L62	300.00	N76°03'37\"
L63	300.00	S13°56'23\"



2020-1915-ZC



J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvb@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

SEAN M. BURKES
REGISTERED PROFESSIONAL SURVEYOR
LA REC. NO. 4785

A REVOCATION MAP OF A PORTION OF DEXTER DRIVE, AND A PORTION OF ADAMS BOULEVARD IN BERRYVILLE FARM LOTS, THE TOWN OF ST. TAMMANY EAST ADDITION IN SECTIONS 14, 15, 22 & 23, T-7-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 300'
DATE: 1/18/16
DRAWN BY: JDL CHECKED BY: RMK
DWG. NO. 20150684
SHEET 1 OF 1

PARRISH, LA TOWN OF ST. TAMMANY EAST ADDITION, BERRYVILLE FARM LOTS, T-7-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA



ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1916-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Rene and Alice Cavalier
OWNER: Rene and Alice Cavalier
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 Louisiana Highway 435, west of Downs Avenue, and east of Hubert Flot Road; Abita Springs
SIZE: 4.011 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-2 Suburban District and RO Rural Overlay
South	Undeveloped	A-3 Suburban District
East	Residential and Undeveloped	A-2 Suburban District
West	Residential and Undeveloped	A-3 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

and

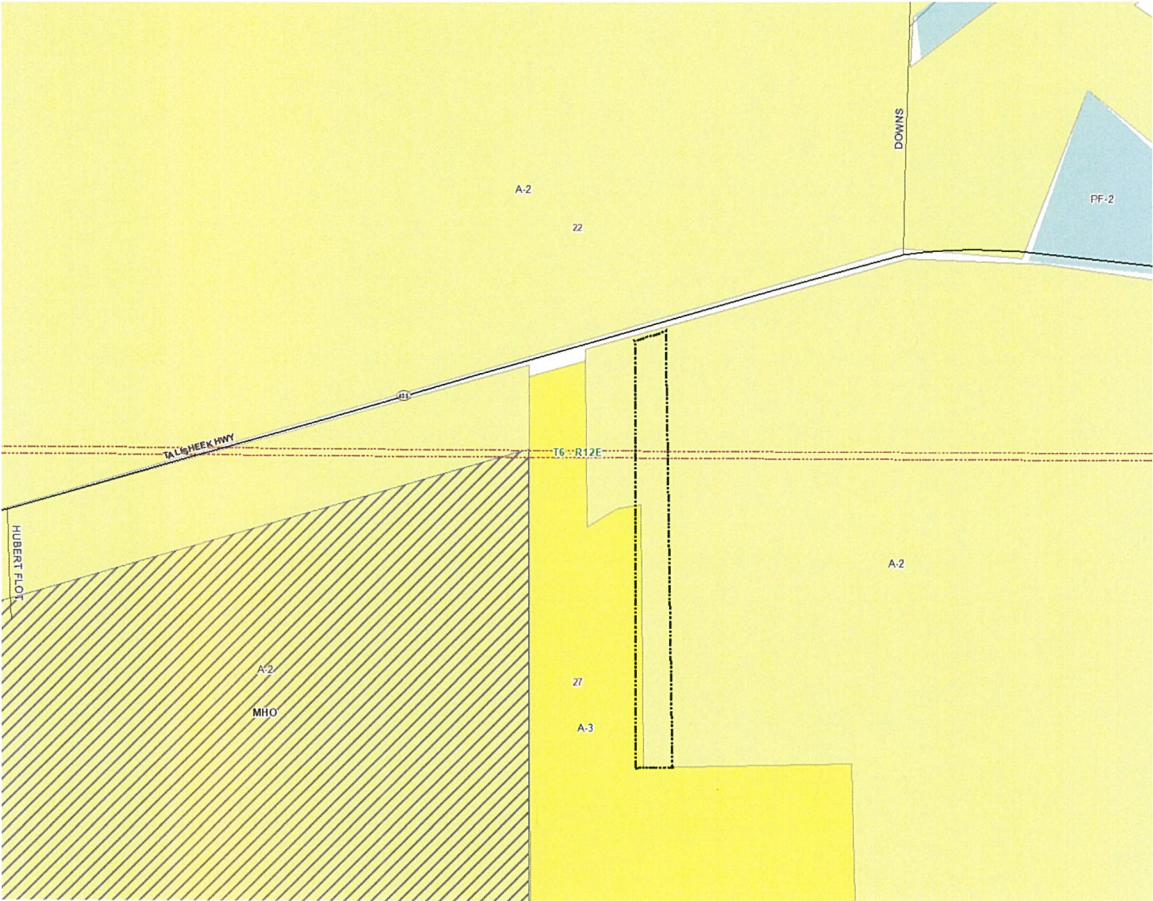
Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

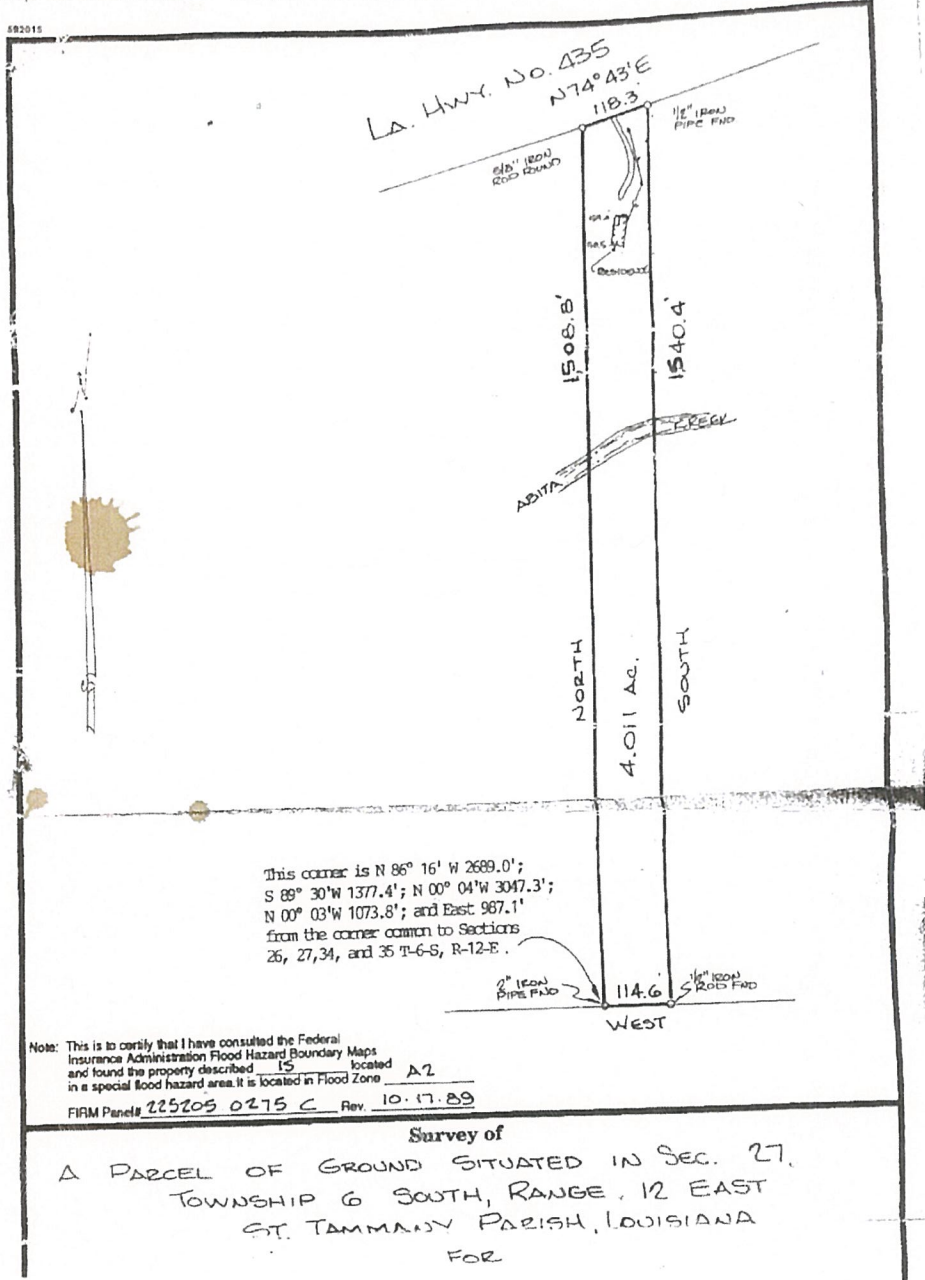
The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay District. The site is located on the south side of Louisiana Highway 435, west of Downs Avenue, and east of Hubert Flot Road; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density and conservation uses.

The applicant is requesting to rezone a four-acre parcel to obtain the MHO Manufactured Housing Overlay. The purpose of the zoning designation is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. Staff is not opposed to the request as a manufactured home on the property is consistent with the site’s residential comprehensive plan designation.

Case No.: 2020-1916-ZC
PETITIONER: Rene and Alice Cavalier
OWNER: Rene and Alice Cavalier
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 Louisiana Highway 435, west of Downs Avenue, and east of Hubert Flot Road; Abita Springs
SIZE: 4.011 acres



2020-1916-ZC





ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1918-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jordan Jarrell
OWNER: Jordan Jarrell
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the west side of Henderson Road, south of Gottschalk Road, Covington
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

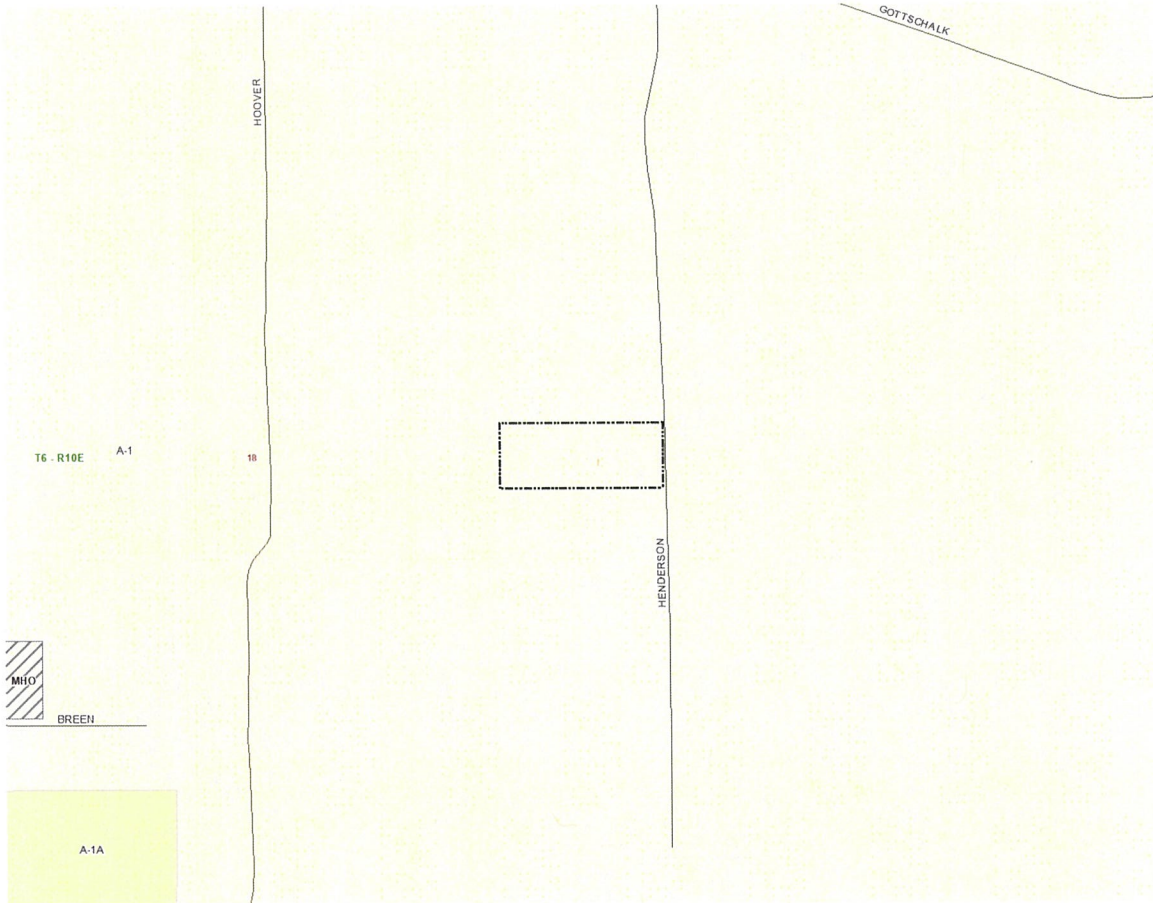
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would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

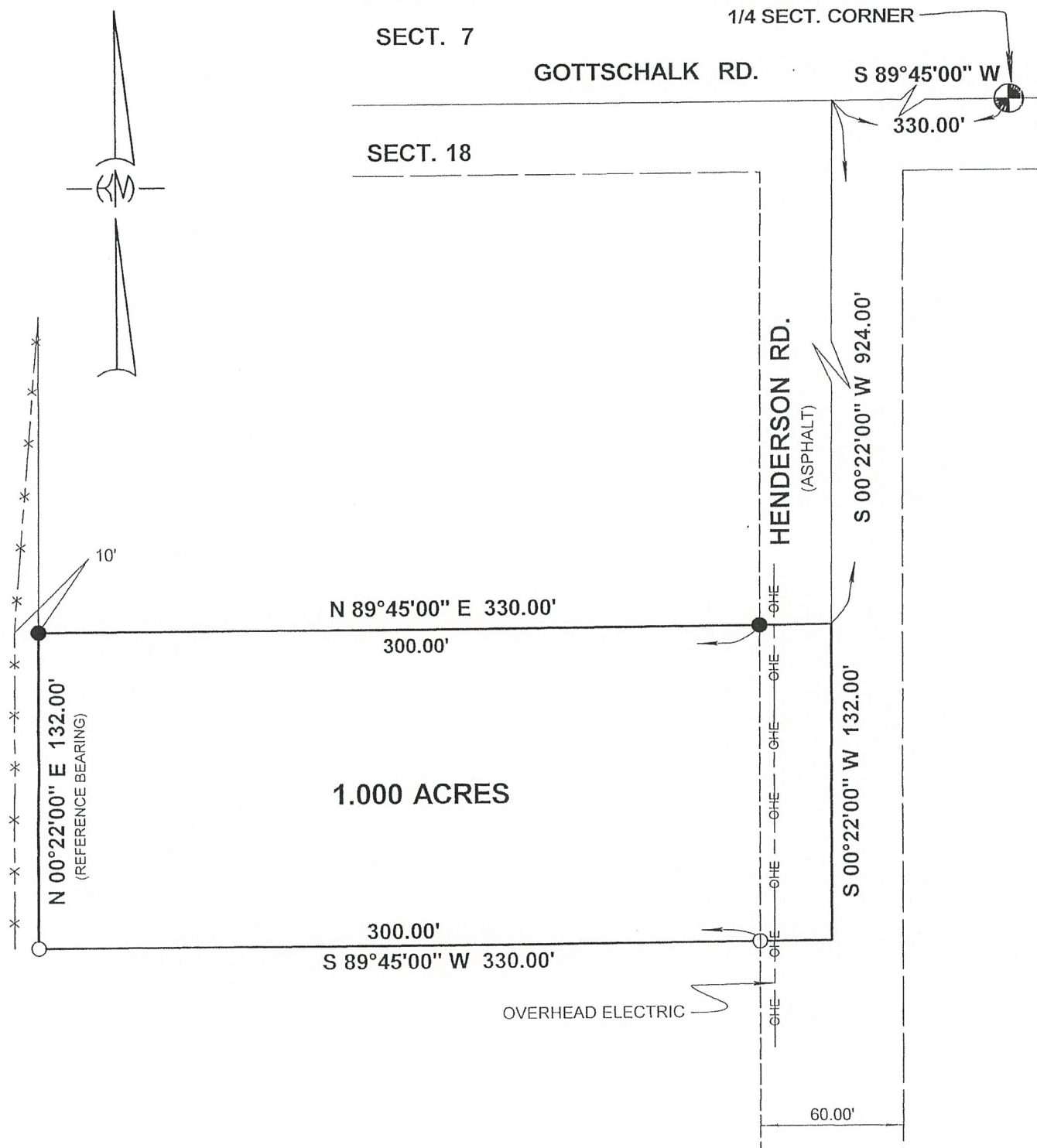
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located on the west side of Henderson Road, south of Gottschalk Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The applicant is requesting to rezone a one-acre tract of land from A-1 Suburban District, which allows 1 dwelling unit every 5 acres to A-2 Suburban District, which allows 1 dwelling every acre. The subject site is flanked by property that is zoned A-1 Suburban District and a change in zoning would allow for a higher density than what is currently permitted in the area. As such, staff is not in favor of the request.

Case No.: 2020-1918-ZC
PETITIONER: Jordan Jarrell
OWNER: Jordan Jarrell
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the west side of Henderson Road, south of Gottschalk Road, Covington
SIZE: 1 acre





NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT.

-- LEGEND --

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0125 C; REV. 10-17-1989

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

[Signature]
KELLY J. McHUGH REG. NO. 4443
7-7-11

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

2020-1918-ZC

REFERENCE: SURVEY BY THIS FIRM DATED 7-14-98, JOB NO. 98-210.

NO SETBACKS OR SERVITUDES SHOWN

BOUNDARY SURVEY OF:	
1.000 ACRES SECTION 18, T-6-S, R-10-E ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
JORDAN JARREL	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 60'	DATE: 07/06/2011
DRAWN: R.F.D.	JOB NO.: 11-131
REVISED:	



ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1919-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: William Sifert
OWNER: Jeannie Ryan
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the east side of Boyd road, east of Tantela Ranch Road, Covington
SIZE: 1.83 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Tchefuncta River	N/A
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

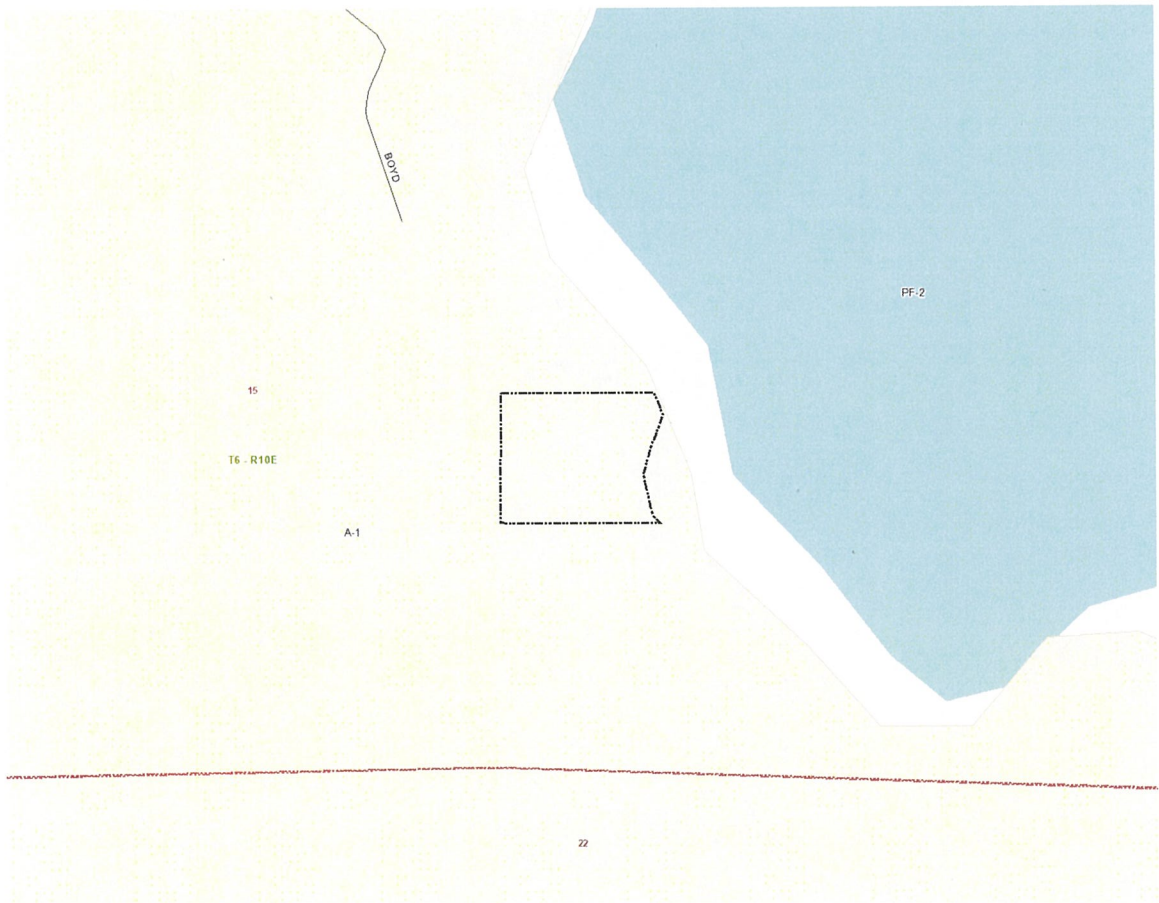
Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

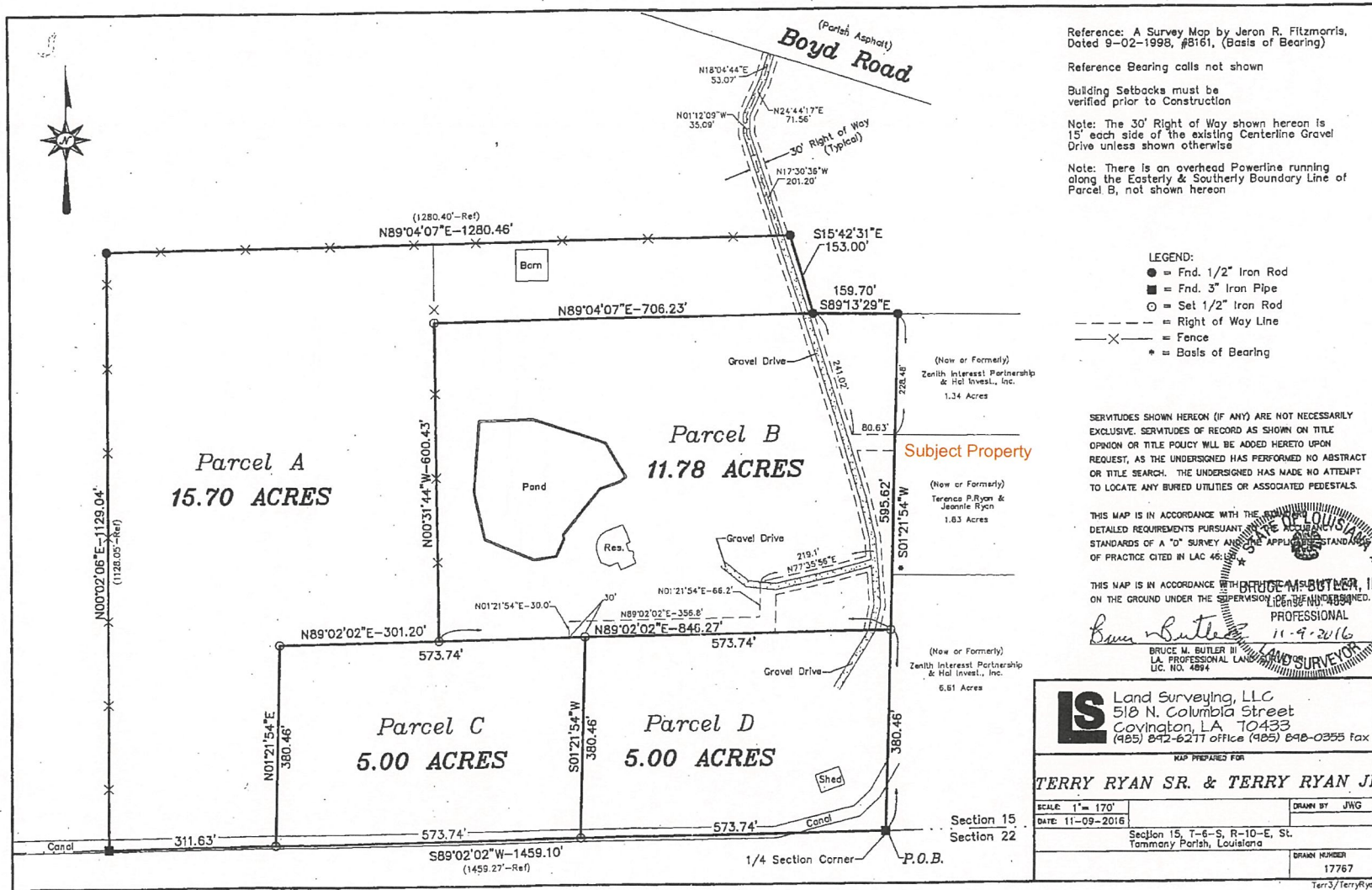
The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located on the east side of Boyd road, east of Tantela Ranch Road, Covington. The 2025 Future Land Use Plan designates the site as a conservation district, which includes a private landowner’s understanding to wisely manage land resources.

The applicant is petitioning to rezone a 1.83-acre tract of land to accommodate a future minor subdivision. The request is to rezone the property from A-1 Suburban District, which allows 1 dwelling unit every 5 acres to A-2 Suburban District, which allows 1 dwelling every acre. The subject site is flanked by property that is zoned A-1 Suburban District and a change in zoning would allow for a higher density than what is currently permitted in the area. As such, staff is not in favor of the request.

Case No.: 2020-1919-ZC
PETITIONER: William Sifert
OWNER: Jeannie Ryan
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the east side of Boyd road, east of Tantela Ranch Road, Covington
SIZE: 1.83 acres



2020-1919-ZC





ZONING STAFF REPORT

Date: July 28, 2020

Case No.: 2020-1922-ZC

Posted: July 25, 2020

Meeting Date: August 4, 2020

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Kevin McDonald
OWNER: Kevin McDonald
REQUESTED CHANGE: From I-4 Heavy Industrial District to HC-3 Highway Commercial District
LOCATION: Parcel located on the east side of East Howze Beach Road, north of Lakeshore Village West, and south of Louisiana Highway 433, Slidell
SIZE: 6.9962 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-3 Highway Commercial
South	Undeveloped	I-1 Industrial District and PUD Planned Unit Development Overlay
East	Undeveloped	I-10
West	Commercial and Undeveloped	I-4 Heavy Industrial District

EXISTING LAND USE:

Existing development: No **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.

and

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from I-4 Heavy Industrial District to HC-3 Highway Commercial District. The site is located on the east side of East Howze Beach Road, north of Lakeshore Village West, and south of Louisiana Highway 433, Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial and industrial uses.

The applicant is requesting to rezone a 6.9962-acre tract of land from its current I-4 Heavy Industrial District to HC-3 Highway Commercial District. The purpose of the existing industrial zoning designation is to provide for the location of large scale, highly intense industrial uses. The purpose of the requested zoning designation is to provide for the location of large-scale, heavy commercial retail, office and service uses.

The site is adjacent to an existing automobile dealership to the north, undeveloped land to the south and east, and I-10 to the west. Staff is in favor of the request as the petitioned zoning change will downzone the subject property to enable more compatible uses along the existing commercial corridor.

The reason for the request is to accommodate a self-storage development.

Case No.: 2020-1922-ZC

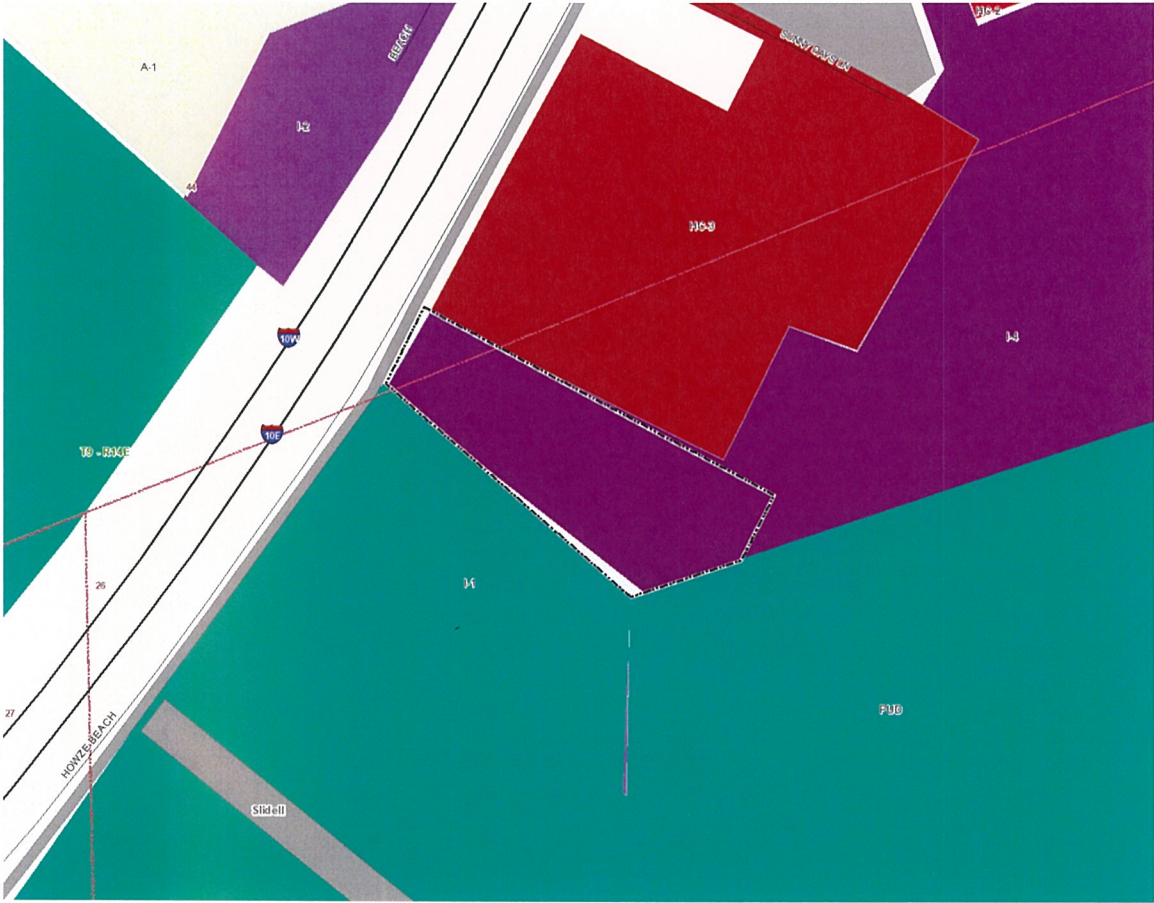
PETITIONER: Kevin McDonald

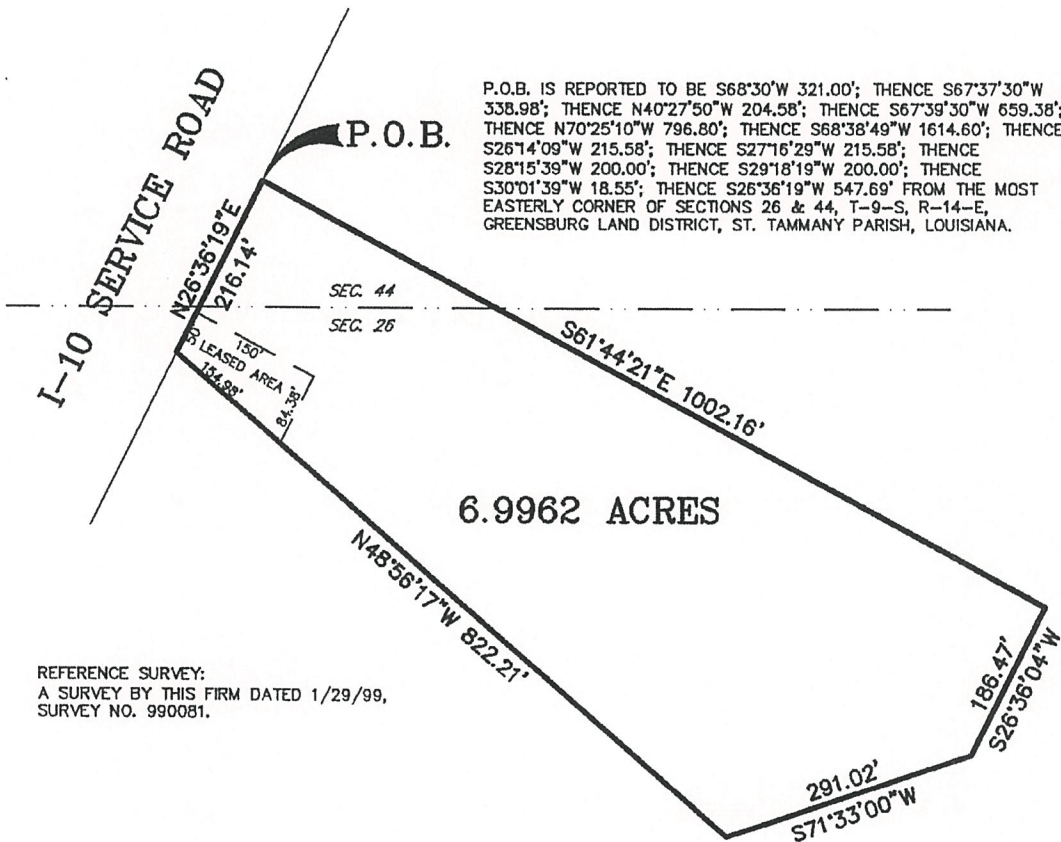
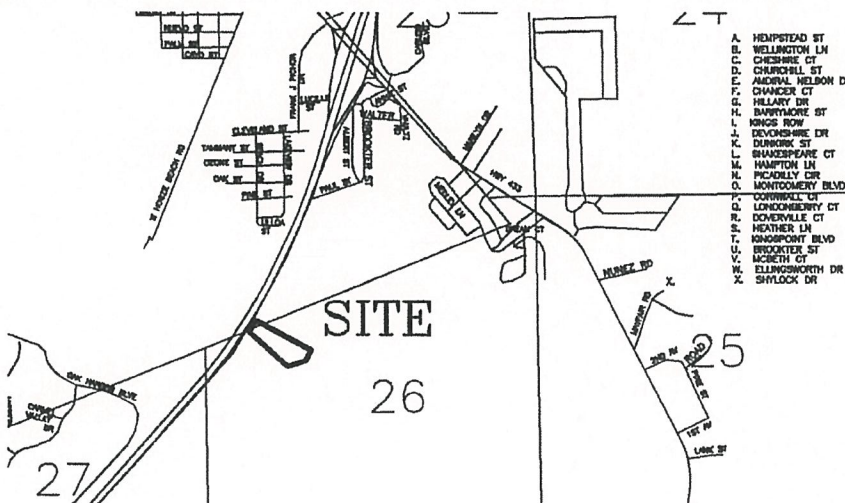
OWNER: Kevin McDonald

REQUESTED CHANGE: From I-4 Heavy Industrial District to HC-3 Highway Commercial District

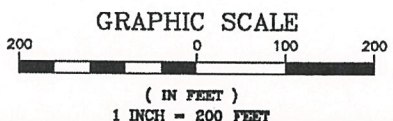
LOCATION: Parcel located on the east side of East Howze Beach Road, north of Lakeshore Village West, and south of Louisiana Highway 433, Slidell

SIZE: 6.9962 acres





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



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: I-10 SERVICE ROAD

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.

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 0535 D
F.I.R.M. Date 4/2/91
ZN: A10 B.F.E. 9'
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20200300

DATE:
6/11/20

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: **JDL** CHECKED BY: **SMB**

SCALE:
1" = 200'

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 RE-ZONING MAP OF A
6.9962 ACRE PARCEL OF LAND
FROM I-4 TO HC-3 SITUATED IN
SECTIONS 26 & 44, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: **G.H.K. DEVELOPMENTS, INC.**



ZONING STAFF REPORT

Date: July 28, 2020

Case No.: 2019-1692-ZC

Posted: July 25, 2020

Meeting Date: August 4, 2020

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLC – Jeffery Schoen

OWNER: Lynn Levy Land Company, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay and a petition to add/change the zoning district classification for a 6.926 acre tract of land from A-1 Suburban District to A-1 Suburban District and PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east and west sides of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell

SIZE: 65.836 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-5 Two-Family District
South	I-10	A-4 Single-Family District
East	Gum Bayou	A-1 Suburban District
West	Undeveloped	A-5 Two-Family 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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

SUBDIVISION INFORMATION:

The petitioner is requesting a major amendment of the Military Ridge PUD to reconfigure lots and greenspace and to add a 6.926-acre tract of land that is situated west of Louisiana Highway 1090 into the PUD. The sites are located on the east and west sides of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell. The 2025 Future Land Use Plan designates the sites to be developed with conservation areas.

DENSITY AND LOT SIZES

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.

Table 1: Zoning Designations and Density Calculations			
Zoning District	Allowable Density	Acreage	Allowable Units
A-1 Suburban District	1 Unit Per Acre	6.926 acres	1 unit
A-4A Single-Family Residential	6 Units Per Acre	58.91 acres	265 units
Total:		65.836 acres	266 units

The density for the original 58.910-acre Military Ridge PUD was calculated based on the underlying zoning designation of A-4A Single Family Residential District and was permitted a total number of 265 lots. The current proposed PUD plan is comprised of the original 58.910-acre property as well as the addition of the 6.926-acre parcel, which is zoned A-1. This addition will provide a total allowable density of 266 lots (see Table 1). The current proposed PUD plan is providing similar lot sizes in the majority of the PUD from what was originally approved. The applicant is requesting the addition of eight lots for a total of 233 residential lots, which meets the maximum allowable density requirements permitted for the PUD.

ACCESS

The original Military Ridge PUD plan has approved access from Highway 1090. The PUD provides one entrance with a 14-foot-wide ingress travel lane and two ten-foot-wide egress travel lanes. The applicant is proposing the addition of the 6.926-acre parcel, which is located across from Louisiana Highway 1090. Staff has concerns how this will affect pedestrian circulation between the two properties, as the additional parcel is located across from a state highway. The applicant has provided a .15-acre green space across from Crawford Landing Road, which is adjacent to the existing PUD. This additional green space will ensure residents within the PUD are able to have relatively safe access adjacent from an existing street to the additional recreational space. Staff recommends designating this area as a pedestrian servitude to ensure the open space’s protection and the subsequent pedestrian access in the future.

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.

The previously approved Military Ridge PUD plan was required 14.73 acres of green space and provided 15.19 acres. The plan gave a total of 11.96 acres of internal useable green space, including providing a buffer along the southern lots where they abut the existing I-10.

The current request is to eliminate 4.16 acres of green space inside the previously approved PUD and to add the additional 6.926 acres of green space across from Louisiana Highway 1090. The majority of the previously approved green space the applicant is requesting to reduce is the 4.10-acre portion, which acted as a buffer for the southern lots that are situated against I-10. The current request is now showing a 30 ft. landscape servitude located within the property lines of these southern lots, labeled as “undisturbed vegetative buffer”. While not opposed to the reconfiguration or addition of green space, staff has multiple concerns with the reduction of the previously approved 4.10-acre parcel along I-10 and subsequent 30 ft. landscape servitude now placed on private property. These concerns include:

- 1. The enforcement of the undisturbed vegetative buffer on individual, private lots
- 2. The close proximity of the buffer to the proposed building setbacks
- 3. Onsite and offsite drainage impacts

While completely in favor of landscape buffers to provide separation and screening from incompatible and adjacent uses, staff recommends the buffer should be relocated off of private property and managed and maintained by the HOA.

Per Sec. 130-1674(a)(8)(c)(2), in no case shall required open space along the existing road frontage be less than one-quarter acre in area and less than 100 ft. in width. The .66-acre portion of green space along the western boundary of the PUD plan and the 1.35 acre green space adjacent to the pond do not meet the aforementioned requirement. The proposed PUD acreage is 65.836 acres, which requires a total of 16.46 acres of green space that adheres to the PUD regulations. Without these two green space areas, the PUD plan does not meet the minimum green space requirements. Staff recommends the applicant revise the green space provided to adhere to the PUD open space regulations.

A large amount of green space that is provided is shown to be passive in nature. The proposed elimination of the green space that originally acted as a buffer also eliminated a previously approved soft trail used as a recreational benefit. Staff recommends the addition of a new walking trail through another portion of green space as well as a recreational plan for the additional 6.926-acre parcel proposed across from Highway 1090.

Note that 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.

Table 2: Greenspace Requirements		
Amenities	Acreage	Type of Amenities
Passive	12.89 acres	Remaining Greenspace
Active	4.14 acres	Pond and Playground

Table 3: PUD Informational Requirements	
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	Tammany Utilities
Wetland Delineations	The 2025 Future Land Use Plan designates the subject site to be maintained as a conservation area with residential uses. The applicants have not yet provided a wetlands delineation or the flood zone demarcation lines as required by Sec. 130-1674(12). Staff cannot efficiently evaluate the development’s “balance, compatibility and integration of uses” without the ability to compare the proposed site plan to the potential wetlands and flood zone demarcation lines.
Flood Zone Demarcation Lines	
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

Sec. 130-1672 – Purpose

- Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - The removal of the buffer that protected the southern lots from I-10 and subsequent addition of a 30 ft. landscape servitude could have negative impacts. Staff is in favor of the additional greenspace and all of the invaluable uses the proposed buffers provide. However, staff has concerns that the buffers will be difficult to enforce on private property, will impede on setbacks, and have drainage impacts.
- 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 uniform single-family residential lots with consistent setbacks and height regulations.
- Functional and beneficial uses of open space areas.*
 - The proposed PUD plan does not meet the minimum open space requirements, and therefore does not meet the minimum green space acreage requirements.
- Preservation of natural features of a development site.*
 - The applicant is required to submit a wetlands delineations report before approval of this project.
- Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
 - Staff has concerns regarding the safety of pedestrian access to the new proposed green space across from Highway 1090. The applicant has provided a .15 green space for additional access, however this is not designated as a servitude and is therefore not protected from future development.

6. *Rational and economically sound development in relation to public services.*
 - The original approved PUD Plan consisted of 225 home sites that were planned to be constructed in three phases. Each phase of the subdivision was planned to consist of 75 home sites. Tammany Utilities currently has the capacity to accept sewer from the first 75 home sites, and the developer will need to coordinate additional sewer treatment capacity to accommodate the remaining development. The current proposed Phase I of Military Ridge consists of 82 home sites and the developer will therefore need to verify if sewer capacity is available for the additional proposed homes within Phase I.
7. *Efficient and effective traffic circulation, both within and adjacent to the development site.*
 - The proposed PUD plan was originally approved with one access from Louisiana Highway 1090.
8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
 - Staff is in favor of the proposed 6.926-acre green space across from Highway 1090. This additional acreage will provide a positive addition to the PUD plan's active and passive recreational area.

STAFF COMMENTS:

The 2025 Future Land Use Plan designates the petitioned site to be used for conservation purposes. As such, the requested PUD should ensure the green space that is provided is both useable, protected, and adheres to the primary purpose of the PUD ordinance.

Staff is not opposed to the reconfiguration of internal green space, the addition of eight residential lots, or the addition of the new proposed green space parcel. Alternatively, staff is not in favor of the removal of the buffer along the southern lots, or the private landscape servitude proposed as a substitute. As the current green space regulations are not being met per the PUD ordinance, staff recommends postponement to confirm the proper documentation has been provided, and to allow time for the reevaluation of the green space to ensure the development adheres to its comprehensive plan designation and all PUD regulations.

Case No.: 2019-1692-ZC

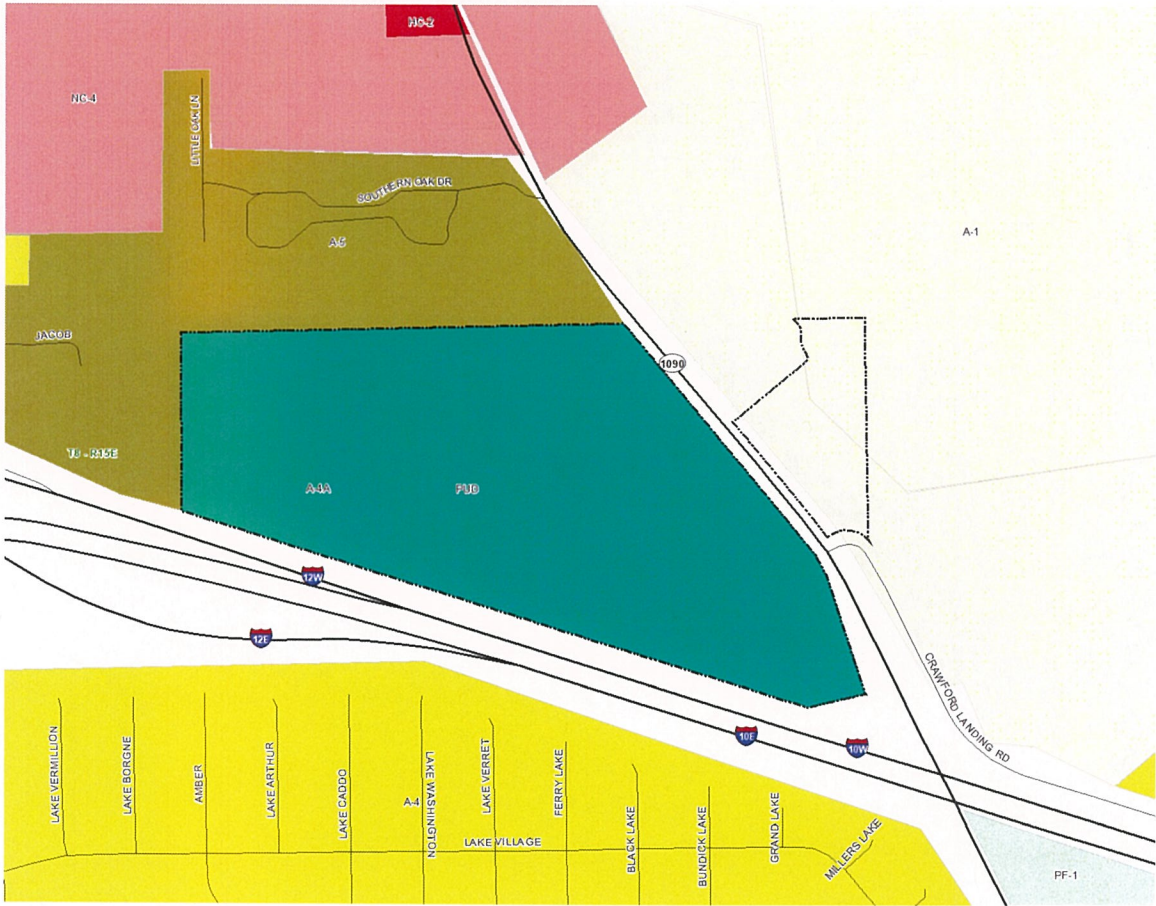
PETITIONER: Jones Fussell, LLC – Jeffery Schoen

OWNER: Lynn Levy Land Company, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay and a petition to add/change the zoning district classification for a 6.926 acre tract of land from A-1 Suburban District to A-1 Suburban District and PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east and west sides of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell

SIZE: 65.836 acres



ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Lynn Levy Land Co. LLC

Developer's Address: P.O. Box 494 Greenwell Springs LA 70739
Street City State Zip Code

Developer's Phone No. 225-615-8055 same
(Business) (Cell)

Subdivision Name: Military Ridge

Number of Acres in Development: 65.836 Number of Lots/Parcels in Development: 233

Ultimate Disposal of Surface Drainage: West Pearl River

Water Surface Runoff Mitigation Proposed: Retention Pond, discharge through slough then offsite

(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 ☐ Title 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? None known, typical of utility and road construction.
- 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? Military Road (limited permitted access only)
- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No
- If yes, please explain? minimal, typical of road construction and land clearing
- 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...)

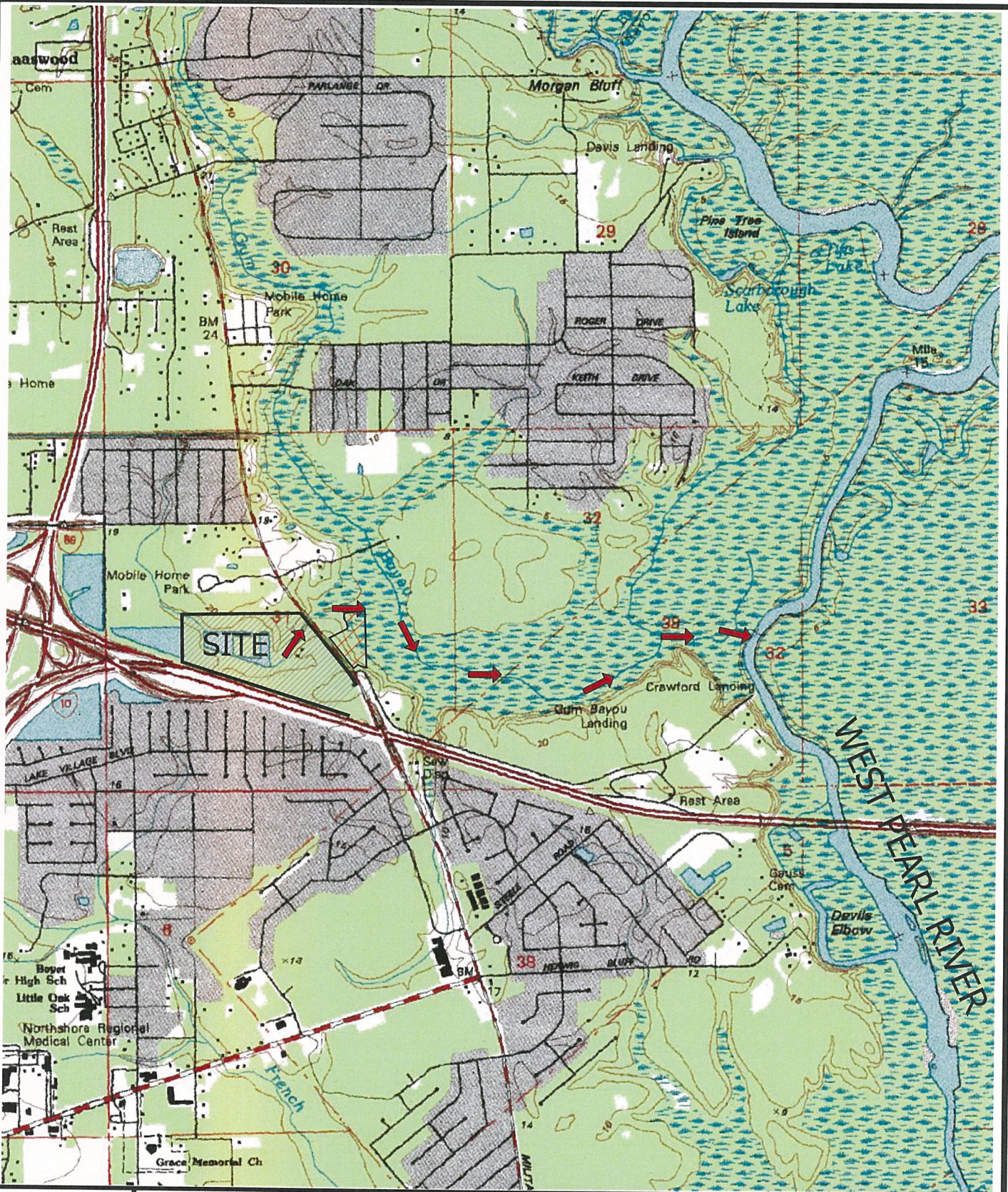
- a.) have or had any landfill(s) located on the property? ☐ Yes ☒ No
- b.) disrupt, alter or destroy any historical or archeological sites or district? ☐ Yes ☒ No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? ☐ Yes ☒ No
- d.) displace a substantial number of 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 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species .. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

06/15/2020
DATE



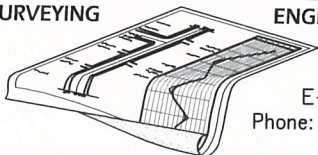
DATE:
10/14/2019

SCALE:
NOT TO SCALE

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

**ULTIMATE SURFACE
WATER DISPOSAL MAP
FOR MILITARY RIDGE
SUBD. ST. TAMMANY
PARISH, LA**



ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1924-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mary Spell
OWNER: Spell Holdings, LLC
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-5 Two-Family Residential District
LOCATION: Parcel located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40, Covington
SIZE: .93 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	A-6 Multi-Family Residential District
South	Residential and Undeveloped	A-1A Suburban Residential and MHO Manufactured Housing Overlay
East	Undeveloped	A-5 Suburban District
West	Commercial and Undeveloped	HC-2 Highway Commercial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

and

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 of a .93 acre tract of land from NC-4 Neighborhood Institutional District to A-5 Two-Family Residential District. The site is located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and commercial uses that vary in site design and density.

The request to rezone a .93-acre parcel from NC-4 to A-5 is to accommodate a two-family dwelling development. The subject site is adjacent to property that was rezoned to A-6 Multi-Family Residential District to the north, property that was rezoned A-5 Two-Family Residential District to the east, and commercially zoned property to the west. A change in zoning would allow the area to continue to develop to accommodate a greater density of residential uses that are appropriately located adjacent to commercial development, and along existing arterial roads. Staff is not opposed to the request as the A-5 Two-Family Residential District is compatible with the surrounding area.

Case No.: 2020-1924-ZC

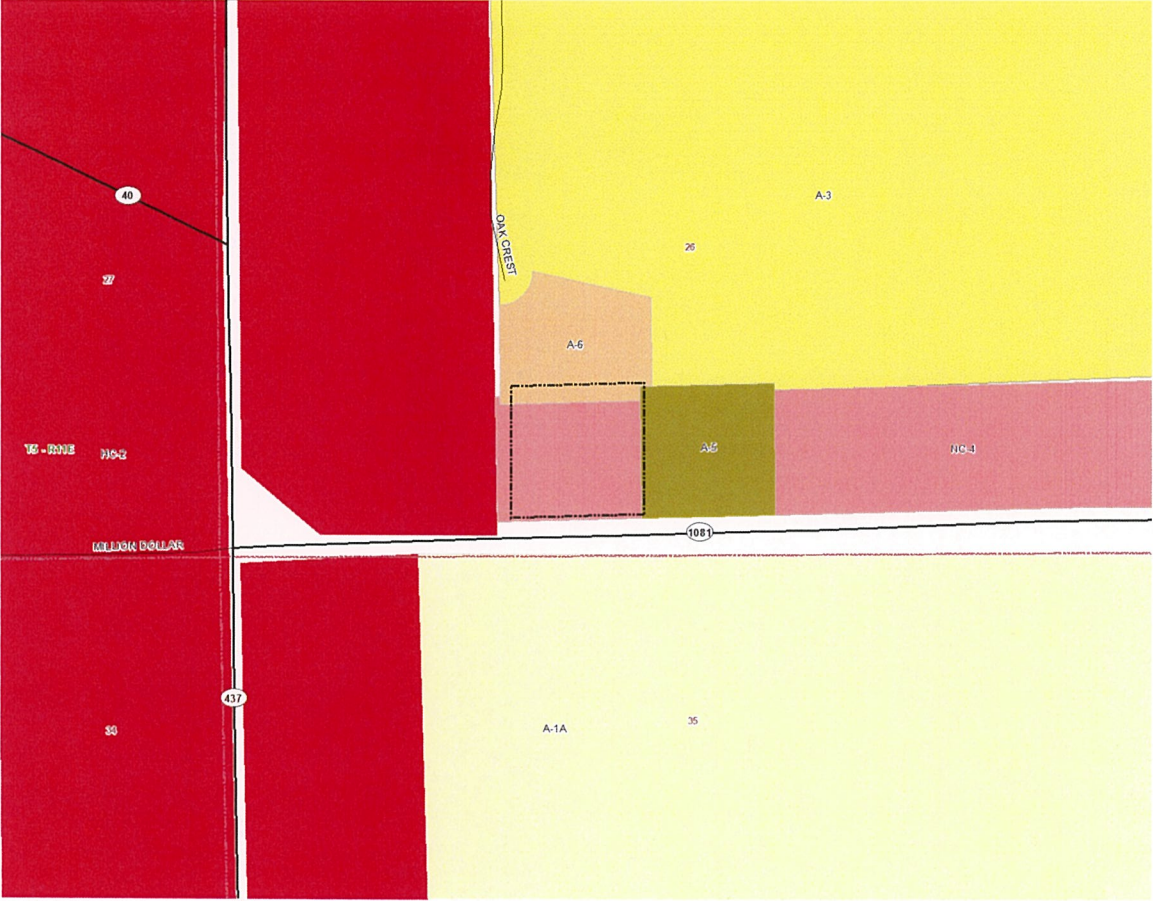
PETITIONER: Mary Spell

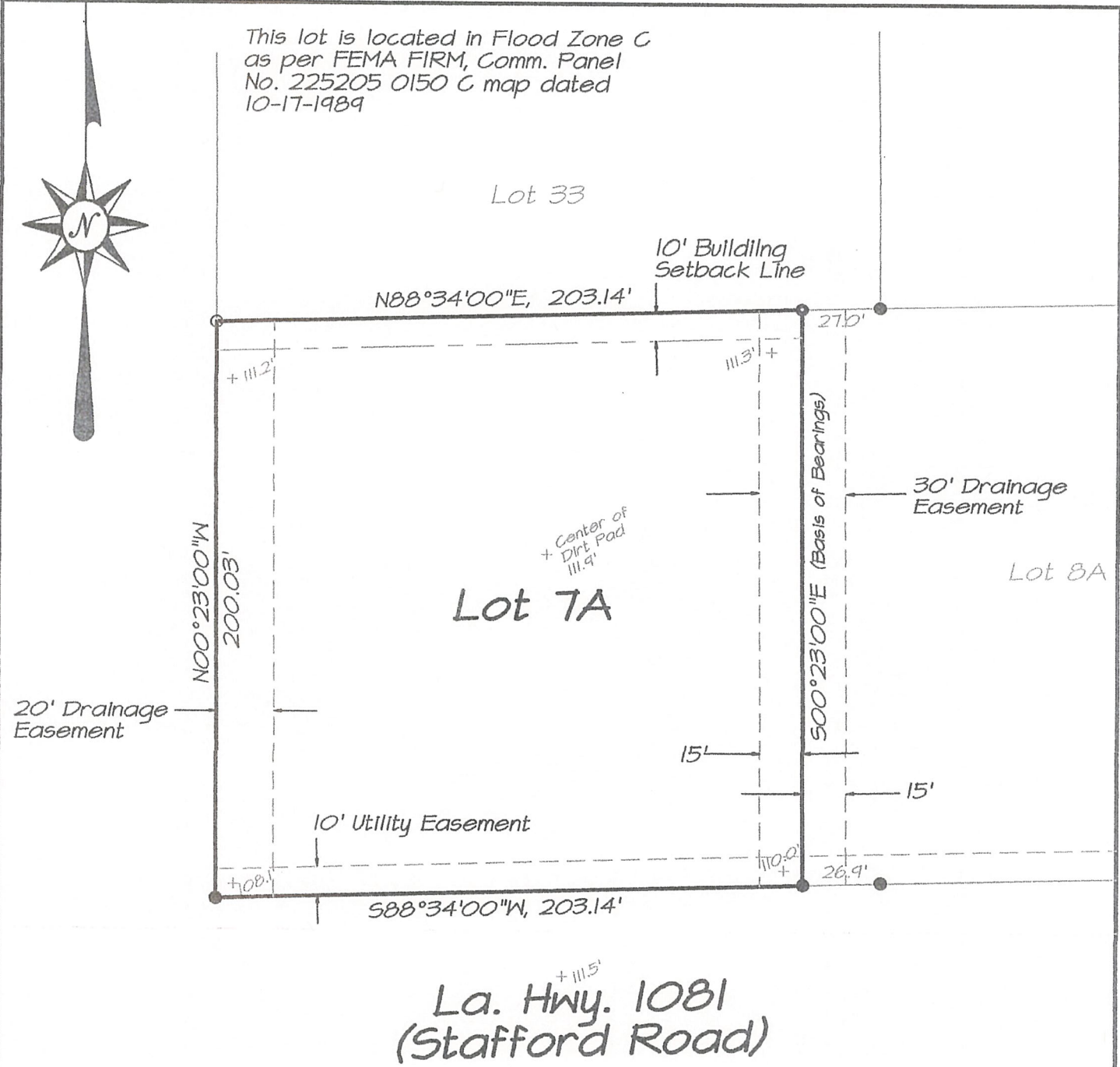
OWNER: Spell Holdings, LLC

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-5 Two-Family Residential District

LOCATION: Parcel located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40, Covington

SIZE: .93 acres





Elevations refer to NAVD 88

Reference Survey:
Survey prepared by Land Surveying, Inc. dated July 22, 2003 Survey No. 10196 filed in Clerk of Court office Map File No. 3039C (Basis of Bearings)

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

Legend:
○ 1/2" Rebar Set
● 1/2" Rebar Found
+ Elevation

Building Setback Lines:
Front - 10'
Side - 0'
Rear - 10'
Building setback lines should be determined by owner or contractor prior to any construction

MAP PREPARED FOR **Spell Holdings, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Lot 7A Barker's Corner Estates, also in Section 26 Township 5 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.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail email

STATE OF LOUISIANA
BRUCE M. BUTLER, III
PROFESSIONAL
5-27-2020
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

SCALE: 1" = 50' DATE: 5-12-2020 NUMBER: 19854



ZONING STAFF REPORT

Date: July 28, 2020Meeting Date: August 4, 2020

Case No.: ZC04-10-083Determination: Approved, Amended, Postponed, Denied

Posted: July 25, 2020

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLC – Paul Mayronne
OWNER: Terra Bella Group, LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north side of Bricker Road and Louisiana Highway 1085, south of the Tchefuncta River, Covington
SIZE: 463 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: StateRoad Surface: 2 Lane AsphaltCondition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	A-1 Suburban Residential
South	Residential	A-3 Suburban Residential, NC-3 Lodging District and NC-4 Neighborhood Institutional District
East	Undeveloped	E-4 Estate District
West	Commercial and Undeveloped	A-3 Suburban District, Tallow Creed PUD

EXISTING LAND USE:

Existing development: YesMulti occupancy development: Yes

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 a Major Amendment to the Terra Bella Planned Unit Development Overlay. The site is located on the north side of Bricker Road and Louisiana Highway 1085, south of the Tchefuncte River, Covington. The Terra Bella PUD was originally approved in 2005 under Case No. ZC04-10-083 and is comprised of several different neighborhood areas with various lot sizes and housing types.

The current request is located along the southern boundary of the subject site. This area of the PUD is dense and multifunctional, and provides various different types of housing. The petitioner is currently requesting a Major Amendment to the PUD to reconfigure lot sizes and to add additional parking along the south side of the existing Myrtle Drive for the use of commercial and retail lots located in the area.

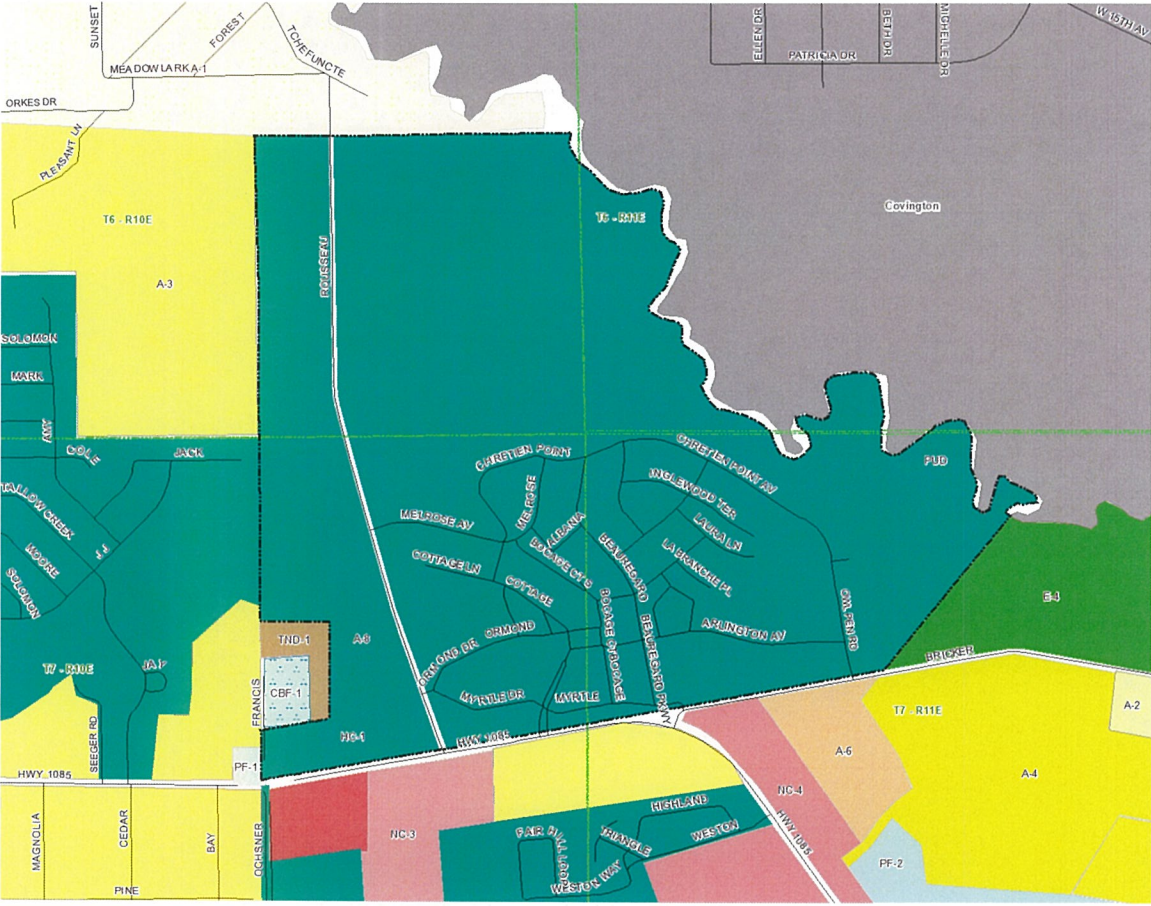
The petitioner is requesting to reconfigure 42 existing lots in an area bounded by Arlington Avenue to the north, Bricker Road to the south, Hopscotch Road to the west, and Chretien Point to the east. The 42 lots, are sized to accommodate a mix of residential densities: 16 Townhome lots, 19 Mixed Residential lots and 7 Neighborhood Edge lots. The requested configuration will provide 9 Townhome lots and 33 Mixed Residential lots. This amendment will provide 7 less-lots than the development was originally approved for as well as add 13.3 acres of passive green space for the nearby residents.

The petitioner is also requesting to add additional parking along the southern portion of the site to accommodate the nearby commercial and retail businesses. As the commercial portion of the PUD is

developing, additional parking for the commercial and retail functions will ensure parking associated with commercial uses do not impede upon nearby residential development.

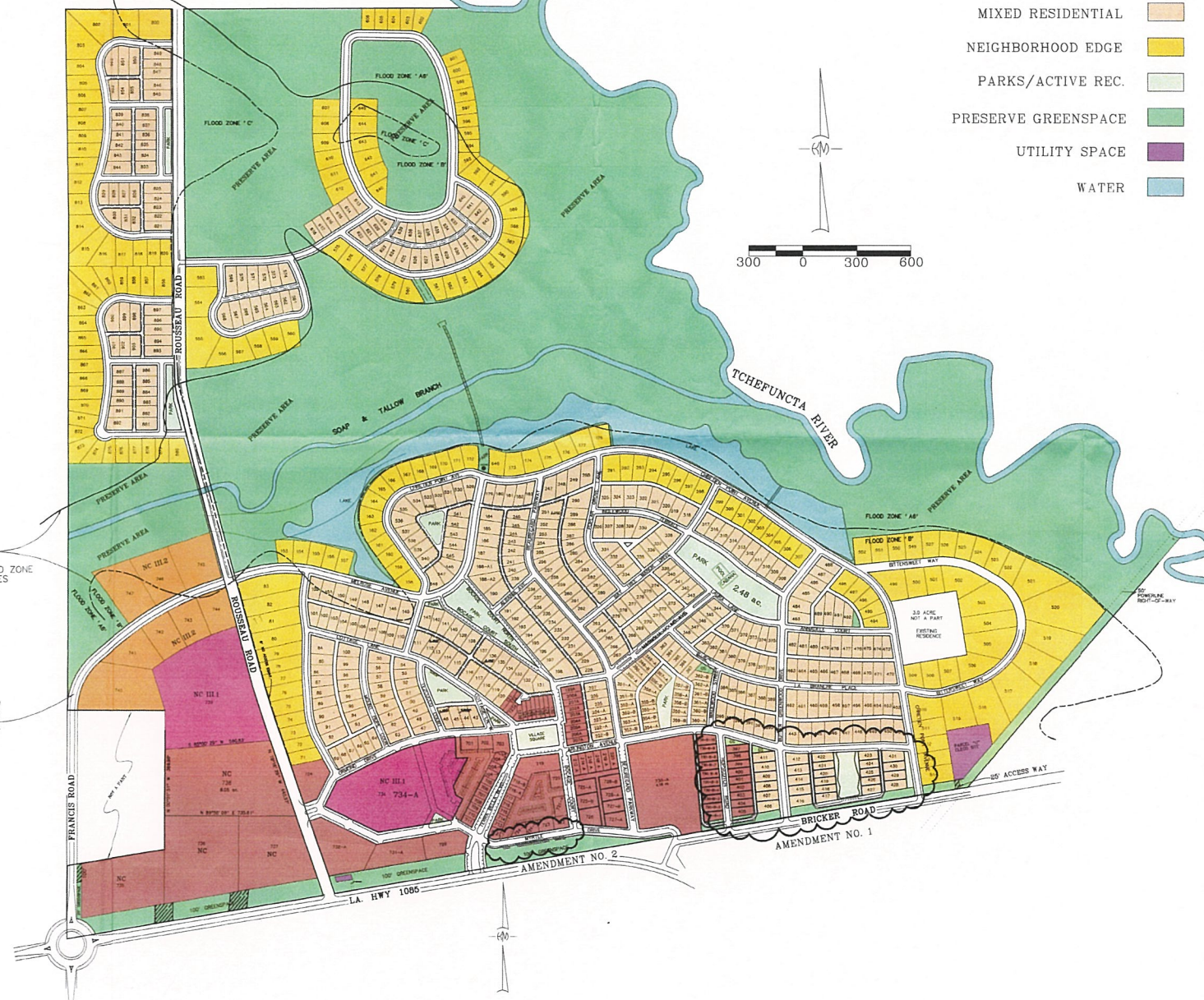
Staff is not opposed to the requests as the rearrangement of lots will reduce the number of lots provided within the PUD, and the additional parking will protect the nearby residential development from overflow parking.

Case No.: ZC-04-10-083
PETITIONER: Jones Fussell, LLC – Paul Mayronne
OWNER: Terra Bella Group, LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development
LOCATION: Parcel located on the north side of Bricker Road and Louisiana Highway 1085, south of the Tchefuncta River, Covington
SIZE: 463 acres














TERRA BELLA	
TOTAL NO. LOTS	769
TOTAL ACREAGE	463 ac.
GREENSPACE/PASSIVE REC.	186.2 ac. (40.2%)
ACTIVE RECREATION	14.5 ac. (3.1%)
(includes parks & 50% of lake-6.6 ac.)	



NOTE:
Road depicted at the request of St. Tammany Parish for planning purposes only. Not required to be constructed by the developer.

AREA DESCRIPTION	COLOR	NO. OF LOTS	ACREAGE
NEIGHBORHOOD CENTER		45 (TOWNHOME) 44 (OTHER)	37.6 ac.
N. C. III.1		2	13.2 ac.
N. C. III.2		8	10.2 ac.
MIXED RESIDENTIAL		476	80.4 ac.
NEIGHBORHOOD EDGE		193	68.7 ac.
PARKS/ACTIVE REC.		N/A	14.5 ac. (INCLUDES 50% OF LAKE AREA)
PRESERVE GREENSPACE		N/A	186.3 ac.
UTILITY SPACE		1	1.2 ac.
WATER		N/A	13.2 ac. (LAKE) 2.91 ac. (SOAP & TALLOW) TCHEPUNTE RIVER IS NOT A PART

Area Description	No. of Lots	Acreage	Percentage
Neighborhood Center	92	37.6	8%
N.C. N.1	6	13.2	3%
N.C. N.2	8	8.9	1.9%
Mixed Residential	468	80.4	17.4%
Neighborhood Edge	200	68.7	14.8%
Active Recreation	N/A	14.5	3.1 %
Preserve Greenspace (Passive Recreation)	N/A	186.3	40.2%
Civil Space	1	1.2	0.03%
Water	N/A	13.2 (lake)	

Total Acreage	463
Greenspace and Passive Recreation	186.2 ac (40.2%)
Active Recreation	7.9 ac (1.7%)

Residential and Commercial Uses are subject to the underlying zoning requirements and allowed uses, except as otherwise specified or allowed herein.

Village Center building setbacks are -0- except as set forth in the Building Code or as set forth on a Final Subdivision Plat.

Street Rights-of-Way vary from 48 feet to 63 feet in width as set forth in the Building Code or as set forth on a Final Subdivision Plat.

Pavement surfaces vary from 18 feet to 36 feet in width as set forth in the Building Code or as set forth on a Final Subdivision Plat.

Alleys shall remain private.

Curb radius allowed is 10 feet or greater.

Developer: Terra Bella Group, L.L.C.
100 Terra Bella Blvd
Covington, LA 70433

Covington, LA 70433
Town Planner: Architects Southwest
Steve Oubre

Steve Oubre
534 Jefferson St. Lafayette, LA 70501
P. O. Box 5209, Lafayette, LA 70502

Engineer/Surveyor: Kelly McHugh & Associates, Inc.
845 Golvez St.
Mandeville, LA 70448

The underlying Zoning Classifications for property west of Rousseau Road (87.05 acres) currently zoned TND-1 are as follows:

Lots 740 through 747 inclusive	A-4
Lots 734-A and 739 inclusive	A-
Lots 735 through 737 inclusive	HC-

The above zoning shall be subject to a Planned Unit Development Overlay as set forth in Section 6.01 of the Unified Code and such modifications of the underlying zoning as set forth on this plan, and as follows:

- (1) Lot 735 Maximum Use and Building Size 35,000 Sq. Ft.
 Lot 736 Maximum Use and Building Size 51,000 Sq. Ft.
 Lot 737 Maximum Use and Building Size 35,000 Sq. Ft.
- (2) Maximum Building Height 60 feet above natural grade.
- (3) All zoning lines extend to the centerline of the proposed roads
- (4) Greenspace buffer along La Hwy. 1085 can be underbrushed and landscaped with ornamental and native plants
- (5) Land uses allowed include the uses set forth in the Terra Bella Code

P.U.D. PLAN AMENDMENT 2020

TERRA BELLA

SECTION 37, TOWNSHIP-6-SOUTH, RANGE-10-EAST,
SECTION 45, TOWNSHIP-7-SOUTH, RANGE-10-EAST
SECTION 31 & 39, TOWNSHIP-6-SOUTH, RANGE-11-EAST
SECTION 46, TOWNSHIP-7-SOUTH, RANGE-11-EAST,
ST. TAMMANY PARISH, LOUISIANA

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. — MANDEVILLE, LA. 626-5611	
MARK	DATE		
		SCALE: 1" = 300'	DATE: 06-08-20
		DRAWN: DRJ	JOB NO.: 09-171
		CHECKED:	DWG. NO.:



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6367

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DAVIS

PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. CANULETTE

ON THE 4 DAY OF JUNE , 2020

AN ORDINANCE TO AMEND THE ST. TAMMANY PARISH CODE OF ORDINANCES PART II LAND DEVELOPMENT CODE, CHAPTER 130 UNIFIED DEVELOPMENT CODE, SPECIFICALLY 130-2010 - APPLICABILITY, PERMITS, VARIANCES, WAIVERS, APPEALS AND IDENTIFICATION, REGARDING THE REQUIREMENT OF A SIGN PERMIT FOR GOVERNMENT ENTITIES. (DAVIS)

WHEREAS, St. Tammany Parish Government requires an application and permit for signs erected in unincorporated St. Tammany Parish with limited exceptions; and

WHEREAS, in order to best serve the citizens and to streamline the process of sign permitting for government entities, it is necessary to provide the following amendment to the Unified Development Code.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Code of Ordinances Part II Land Development Code, Chapter 130 Unified Development Code be amended as follows to add a new Sec. 130-2010(b)(5):

(b) Requirement of sign permit. A permit is required from the department of planning and development for every new sign and every modification, alteration or repair of a sign except:

(1) Miscellaneous signs for nonresidential uses as provided for in section 130-2016;

(2) Temporary signs without permits as provided for in section 130-2018;

(3) Signs for single-family and two-family residential uses as provided for in section 130-2020; and

(4) The signs allowed for multiple-family and condominium uses as provided in section 130-2021(1).

(5) Signs for government entities on property owned or leased by said government entity. Said signs shall not be considered billboards or off-premise outdoor advertising.

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

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

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

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

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 6 DAY OF AUGUST , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: APRIL 29 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

ZONING STAFF REPORT

Date: July 28, 2020

Case No.: 2020-1928-ZC

Posted: July 25, 2020

Meeting Date: August 4, 2020

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLC – Jeff Schoen
OWNER: Markle Interests, LLC; Poitevent Interests, LLC; PF Monroe Properties, LLC; and St. Tammany Land Company, LLC
REQUESTED CHANGE: From A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District
LOCATION: Parcel located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville
SIZE: 83.51 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 and Undeveloped	A-2 Suburban District, A-3 Suburban District, I-1 Industrial District, PUD Planned Unit Development Overlay
South	Undeveloped (Proposed Cotton Creek PUD)	A-1 Suburban District, A-4 Single-Family Residential District, PUD Planned Unit Development Overlay
East	Undeveloped and Commercial	PBC-1 Planned Business Campus, Tammany Trace Planned Corridor District
West	Undeveloped and Residential	A-1 Suburban District, A-3 Suburban 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District. The subject property is located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses and a focus on conservation and contiguity among adjacent developments.

The petitioned property was the subject of a previous zoning request to accommodate the proposed Dove Park Ridge Planned Unit Development (2019-1751-ZC and 2019-1752-ZC). The applicant’s initial request was to rezone the subject property from A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-4 Single-Family Residential. The previous rezoning request would have allowed a density of four dwelling units per acre. The applicant has since revised the initial request to a less dense A-3 Suburban District designation, which will allow for a density of two dwelling units per acre, if approved by the Zoning Commission.

Staff has determined that the requested density within the proposed development may be appropriate for the area based on the following conclusions:

1. A water quality impact model shows that the development should have minimal impact on the Ponchitolawa Creek or the lower Tchefuncte River. Staff recommends the applicant perform additional analysis to ensure the proposed discharge into Little Creek can accommodate the additional volume of stormwater at the tentative or preliminary stage.
2. Based on the Trip Generation Manual, 10th Edition Supplement, staff has determined the proposed density will create around 1,500 additional trips per day for the area. While there are known existing traffic concerns along Highway 59 and Dove Park Road, the proposed development provides two accessways along Dove Park Road and shows temporary turn arounds that could enable connectivity to adjacent roadways in the future. Staff recommends the applicant work with the Department of Planning and Development at the tentative or preliminary stage to ensure additional stress on current traffic situations is mitigated.
3. While Tammany Utilities currently does not have capacity for additional sewer connections, the applicant is showing a proposed waste water treatment plant within the current PUD plan. This plant is anticipated to provide treatment for the proposed development until Tammany Utilities is able to expand to accommodate new growth.

Staff is not opposed to the request for the A-3 zoning designation as a large amount of the petitioned property is currently already zoned A-3. The zoning change request will allow the development site to maintain one cohesive zoning designation. Additionally, the requested A-3 district will downzone a large portion of the property that currently permits industrial uses to accommodate more appropriate residential uses west of the Tammany Trace and along Louisiana Highway 59. Staff has determined that the allowable net density may be appropriate for the residential corridor and to accommodate the concurrent request for the Planned Unit Development Overlay (2020-1928-ZC).

Case No.: 2020-1928-ZC

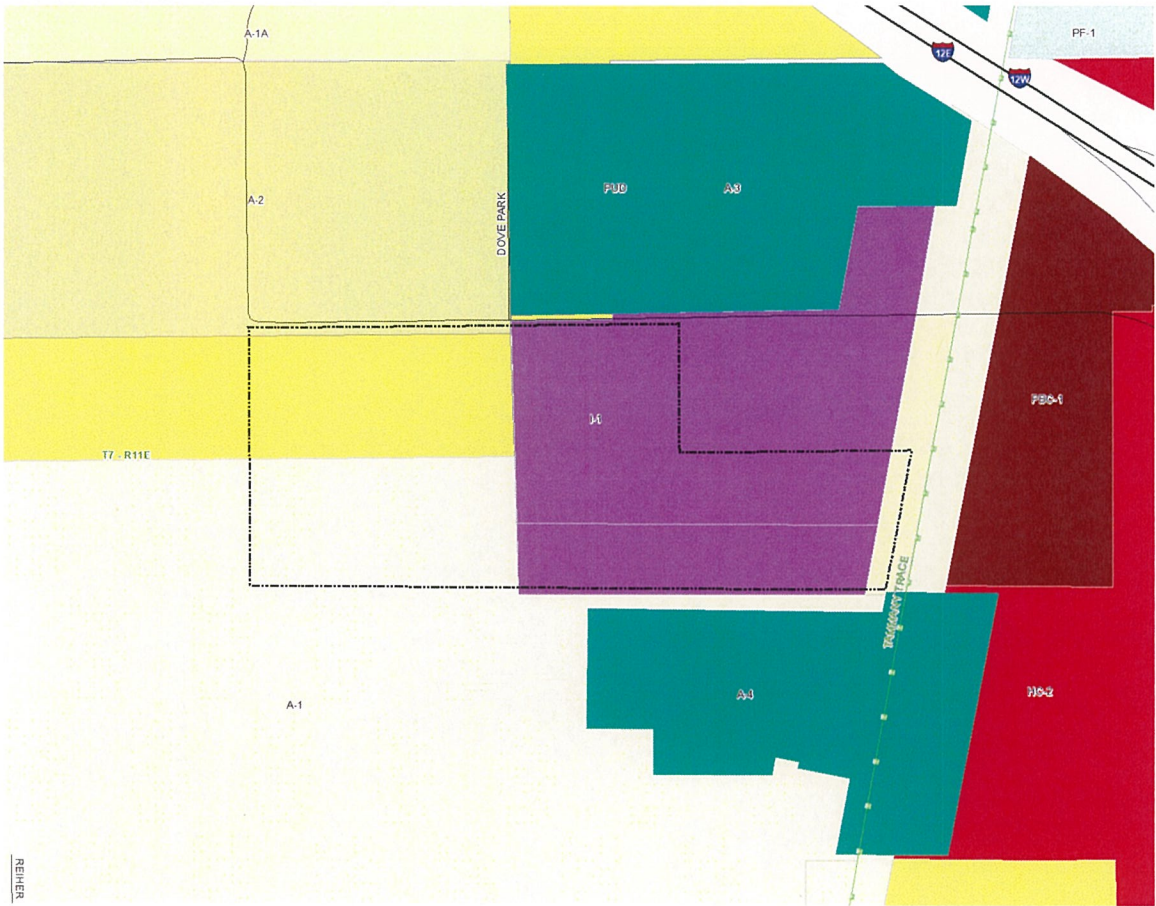
PETITIONER: Jones Fussell, LLC – Jeff Schoen

OWNER: Markle Interests, LLC; Poitevent Interests, LLC; PF Monroe Properties, LLC; and St. Tammany Land Company, LLC

REQUESTED CHANGE: From A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District

LOCATION: Parcel located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville

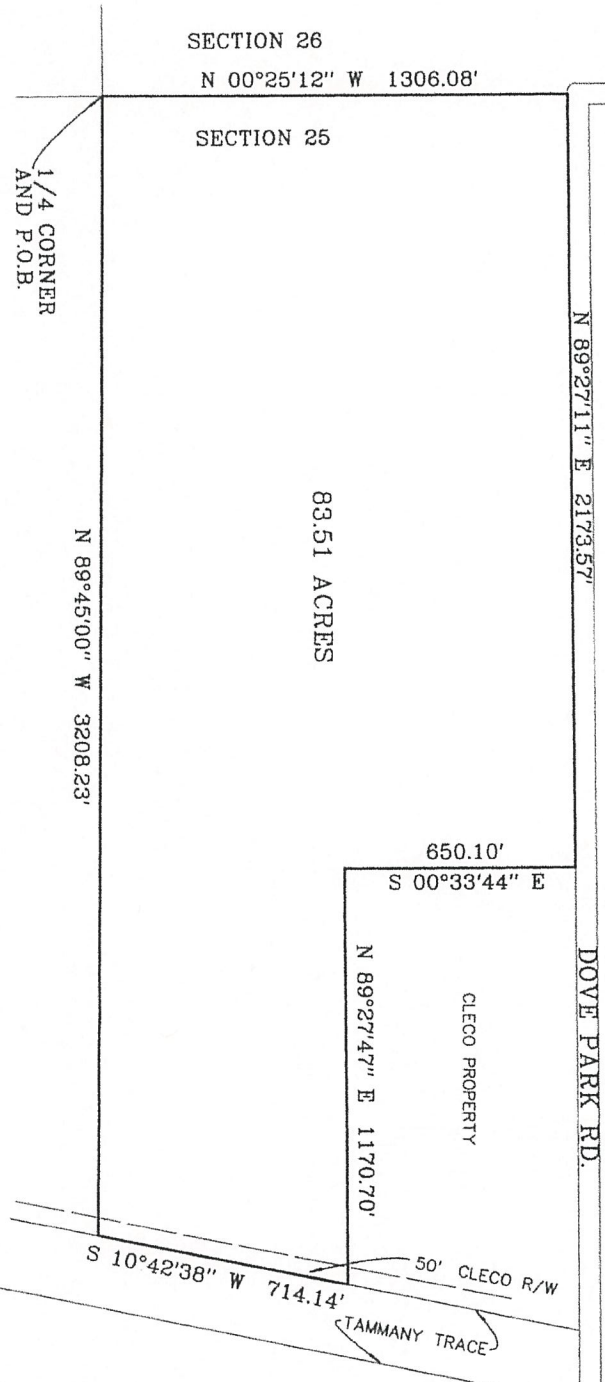
SIZE: 83.51 acres



2020-1928-ZC



VICINITY MAP

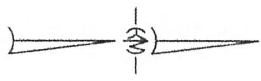


Legal Description

A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Quarter Section Corner common to Sections 25 & 26, Township 7 South, Range 11 East, as the POINT OF BEGINNING

From the Point Of Beginning measure North 00 degrees 25 minutes 12 seconds West a distance of 1,306.08 feet to a point; Thence North 89 degrees 27 minutes 11 seconds East a distance of 2,173.57 feet to a point; Thence South 00 degrees 33 minutes 44 seconds East a distance of 650.10 feet to a point; Thence North 89 degrees 27 minutes 47 seconds East a distance of 1,170.70 feet to a point; Thence South 10 degrees 42 minutes 38 seconds West a distance of 714.14 feet to a point; Thence North 89 degrees 45 minutes 00 seconds West a distance of 3,208.23 feet to a point which is the POINT OF BEGINNING, and containing 83.5109 acre(s) of land, more or less.



SKETCH OF PROPERTY

PREPARED FOR: DOVE PARK RIDGE LLC

83.51 ACRES IN SECT 25, T-7-S, R-11-E
G.L.D., ST. TAMMANY PARISH, LOUISIANA

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

SCALE: 1" = 400'	DATE: DRJ
DRAWN: DRJ	JOB NO.: 19-164-ZONING
REVISED:	



ZONING STAFF REPORT

Date: July 28, 2020

Case No.: 2020-1929-ZC

Posted: July 25, 2020

Meeting Date: August 4, 2020

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLC – Jeff Schoen
OWNER: Markle Interests, LLC; Poitevent Interests, LLC; PF Monroe Properties, LLC; and St. Tammany Land Company, LLC
REQUESTED CHANGE: From A-3 Suburban District to PUD Planned Unit Development Overlay
LOCATION: Parcel located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville
SIZE: 83.51 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential and Undeveloped	A-2 Suburban District, A-3 Suburban District, I-1 Industrial District, PUD Planned Unit Development Overlay
South	Undeveloped (Proposed Cotton Creek PUD)	A-1 Suburban District, A-4 Single-Family Residential District, PUD Planned Unit Development Overlay
East	Undeveloped and Commercial	A-1 Suburban District, PBC-1 Planned Business Campus, Tammany Trace Planned Corridor District
West	Undeveloped and Residential	A-1 Suburban District, A-3 Suburban 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 Development Overlay (PUD) to the 83.51-acre subject property. The property is located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville.

The applicant has submitted a concurrent request to rezone the subject property from A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District (2020-1928-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision, which if approved will be 2 units per acre.

The Dove Park Ridge subdivision is proposed to be developed with 155 residential dwellings, including garden homes and single-family residential dwellings (see Table 1).

Table 1: Average Lot Sizes and Types		
Lot Type	Number of Lots	Average Size
Residential Lot (De-Lux Lots)	133 Lots	80' x 130'
Garden Home Sites	22 Units	45' x 70'
Total:	155 Residential Dwellings	Total Average: 60' x 100'

ACCESS

The site is proposed to be accessed from two entrances along Dove Park Road which will provide both a two-lane drive and a boulevard type drive. There are also two access ways along the western and southern border of the site, which will provide the capability to tie into future development. Temporary “T” turnarounds have been provided as required.

GENERAL INFORMATION

Table 2: PUD Informational Requirements	
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	The Dove Park Ridge PUD plan shows Tammany Utilities to be the off-site provider for the proposed development. Tammany Utilities has no capacity to accept sewer flows from the development at this time and an expansion and modification of the existing Preferred Equities Community Sewer System and Wastewater Treatment Plant will be required. The applicant is providing a subsequent waste water treatment plant on site to accommodate the development until Tammany Utilities can expand.
Wetland Delineations	The 2025 Future Land Use Plan designates the subject site to be developed with single-family residential dwellings that aim to achieve contiguity among adjoining conservation areas in adjacent developments. The applicants have not provided a wetlands delineation or the flood zone demarcation lines as required by Sec. 130-1674(12). Staff cannot efficiently evaluate the development’s “balance, compatibility and integration of uses” without the ability to compare the proposed site plan to the potential wetlands and flood zone demarcation lines.
Flood Zone Demarcation Lines	
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.

The applicant has submitted a yield plan to determine the number of allowable lots based on the underlying zoning designation of the A-3 Suburban District, which allows two units per acre. A yield plan is used to show the number of lots that could traditionally be accommodated by the site and structure provisions of the underlying zoning designation for a typical subdivision. Per Sec. 130-1674(a)(4)(b), the number of lots/units may be established by a yield plan consisting of conventional street layouts including but not limited to basic topography, soil conditions, drainage, vegetative cover, locations of wetlands, and 100-year floodplains. Said

yield plan shall be based upon the standards of the underlying zoning district and comply with and meet all applicable development standards.

The proposed yield plan references a total of 83.51 acres of the subject site and does not exclude the unbuildable portion of the property before calculating the allowable density. As an example, a general reduction of 25% of the total 83.51 acres to exclude the unbuildable portions of the site, will generate a net density of 62.63 acres. The A-3 Suburban District allows 2 units per acre, therefore allowing a reduced total of 125 lots, which is 42 less lots than what is currently shown on the yield plan. Staff recommends the applicant exclude the acreage of the site that is not buildable before calculating the proposed density of the PUD, or utilizing the density calculations referenced above which will reduce the number of allowable lots.

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 83.51 acres, requiring 20.88 acres of open space. The Dove Park PUD plan provides a total of 26.07 acres of green space and therefore exceeds the minimum green space acreage requirements. The PUD plan also provides both active and passive amenities such as a playground and cabana and access to the Tammany Trace. The applicant will need to apply for a separate application for Tammany Trace right-of-way access in the future.

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.

Table 4: Greenspace Requirements		
Amenities	Acreage	Type of Amenities
Passive	29.72 acres (35.59%)	Greenspace areas and access to the Tammany Trace
Active	.34 acres (.41%)	Playground and Cabana

Sec. 130-1672 – Purpose

- Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - The Dove Park Ridge PUD plan is proposing a 75 ft. buffer along Dove Park Road, a 50 ft. buffer along the Cleco powerplant development, and a 50 ft. buffer along the Tammany Trace. While roadway buffers are not required, staff is in favor of the additional greenspace and all of the invaluable uses the proposed buffers provide. The site meets the minimum greenspace requirements for a PUD.
- 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 single-family residential lots and garden home sites with different setbacks for each. The height restrictions provided are uniform for all development.
- Functional and beneficial uses of open space areas.*
 - While the proposed PUD plan provides for both active and passive amenities, staff feels that an additional active recreational area should be incorporated into the western portion of the site. All of the active recreation that is proposed is currently located in Phase 3 of the development, which is along the eastern boarder of the PUD Plan.
- Preservation of natural features of a development site.*
 - The applicant is required to submit a wetlands delineations report before approval of this project.
- 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 provide a complete Recreational Development Plan at the Tentative or Preliminary phase.
- 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 have proposed an on site waste water treatment plan to accommodate the proposed homesites if they are built before Tammany Utilities can expand.
- Efficient and effective traffic circulation, both within and adjacent to the development site.*

- The proposed development provides two accessways along Dove Park Road and shows temporary turn arounds that could enable connectivity to adjacent roadways in the future. Staff recommends the applicant work with the Department of Planning and Development at the tentative or preliminary stage to ensure additional stress on current traffic situations is mitigated.
8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
- The Dove Park Ridge PUD is proposing to utilize the A-3 Suburban District zoning designations for single-family dwellings and garden homes. Staff has determined that the allowable density will be appropriate for the neighboring residential corridor.

STAFF RECOMMENDATIONS:

The 2025 Future Land Use plan designates the subject site to be developed with single-family residential uses with density levels that are similar to existing residential uses in the area. The comprehensive designation also calls for conservation areas that provide for a balance and compatibility of uses and all supporting infrastructure.

While staff has concerns with the way in which the applicant has utilized the yield plan to determine the proposed density, staff is not opposed to the requested PUD designation. The tract for the proposed PUD is suitable in terms of its relationship to the Parish Comprehensive Plan. Staff has determined that the proposed PUD may allow the subject property to be developed in coordination and substantial compatibility with the surrounding developed area. The provided increase in open space over a conventional subdivision development will protect the desirable natural features of the site by preserving the mature woodlands and buffers.

Case No.: 2020-1929-ZC

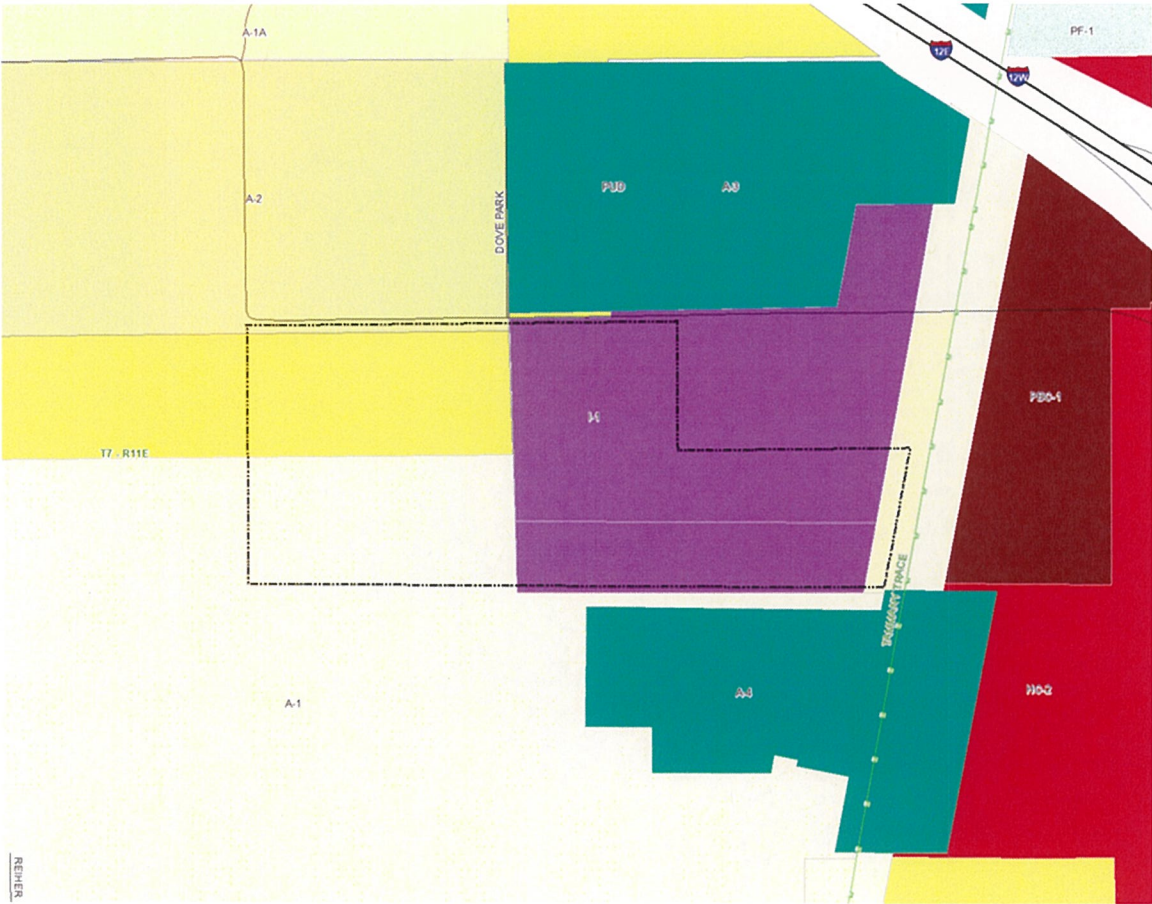
PETITIONER: Jones Fussell, LLC – Jeff Schoen

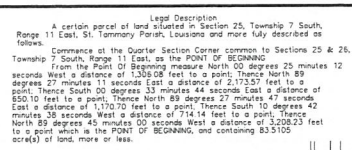
OWNER: Markle Interests, LLC; Poitevent Interests, LLC; PF Monroe Properties, LLC; and St. Tammany Land Company, LLC

REQUESTED CHANGE: From A-3 Suburban District to PUD Planned Unit Development Overlay

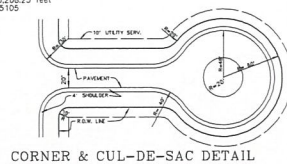
LOCATION: Parcel located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville

SIZE: 83.51 acres





DEVELOPMENT SCHEDULE		
PHASE	NO. UNITS/LOTS	COMPLETION DATE
1	42	12-2020
2	71	12-2021
3	42	12-2022



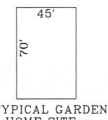
DOVE PARK RIDGE
(A3-PUD)
SECTION 25, T-7-S, R-11-E, -40-
ST. TAMMANY PARISH, LA.

**PUD Plans
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05/14/2020 - 10:00 A.M.
DEVELOPMENT
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BUILDING SETBACKS	
GARDEN HOMES	DELUX HOMES
FRONT 20' (FROM R/W)	FRONT 25'
SIDE 10' (BETWEEN UNITS)	SIDE 5'
REAR 20'	REAR 20'
STREET SIDE 10'	STREET SIDE 10'



NOTES

1. TOPOGRAPHIC LINES DEPICTED HEREON ARE AS TAKEN FROM LIDAR.
2. WATER AND SEWER SERVICES PROVIDED OFFSITE BY TAMMANY UTILITIES.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE C RE: FIRM NO. 22523-0001, DATED 10-17-89.
4. MAXIMUM HEIGHT OF ALL STRUCTURES SHALL BE 35' AS MEASURED FROM THE EXISTING GROUND ADJACENT TO THE LOT LINE.
5. TELECOMMUNICATIONS CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE REAR YARD OF A SEWER BIAS (SEWER THEY MAY NOT BE LOCATED INSIDE ANY ACCESS SERVICES).
6. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 50% OF THE AREA OF THE LOT ON WHICH THEY ARE LOCATED MAY BE LOCATED LOCATED FIVE FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINE. EXCEPT THE BUILDING LENGTH SHALL BE EXCEEDED 50 FEET AND THE BUILDING HEIGHT SHALL NOT EXCEED 10 FEET.
7. ACTIVE RECREATION AREA SHALL CONSIST OF PLAYGROUND EQUIPMENT AND A PLAY AREA. ACCESS TO THE PLAYGROUND OR RECREATION AREA SHALL BE RESTRICTED TO ACCESS TO TAMMANY TRAIL.
8. ACCESS TO THE GREENWAY AT DOVE PARK ROAD WILL BE RESTRICTED TO REMOVAL OF ONLY DAMAGED TREES.

AREA BREAKDOWN AND PERCENTAGES

AREA	DESCRIPTION	ACREAGE
	GREEN SPACE AREA =	26.07 ac. (31.2%)
	GARDEN HOME GREEN AREA	5.58 ac. (NOT INCLUDED IN GREENSPACE TOTAL)
	S.D.S.A.	6.28 ac. (7.5% GREENSPACE)
	DE-LUX LOT AREA (133 UNITS) 80' x 130' (AVG.)	
	GARDEN HOME SITES (22 UNITS) 45' x 70'	
	WETLAND AREA	(19.10 ACRES)

TOTAL AREA 83.51 ACRES
TOTAL LOTS/UNITS 155-DENSITY 1.86/ACRE
TOTAL GREENSPACE PROVIDED 32.35 ac. (38.7%)

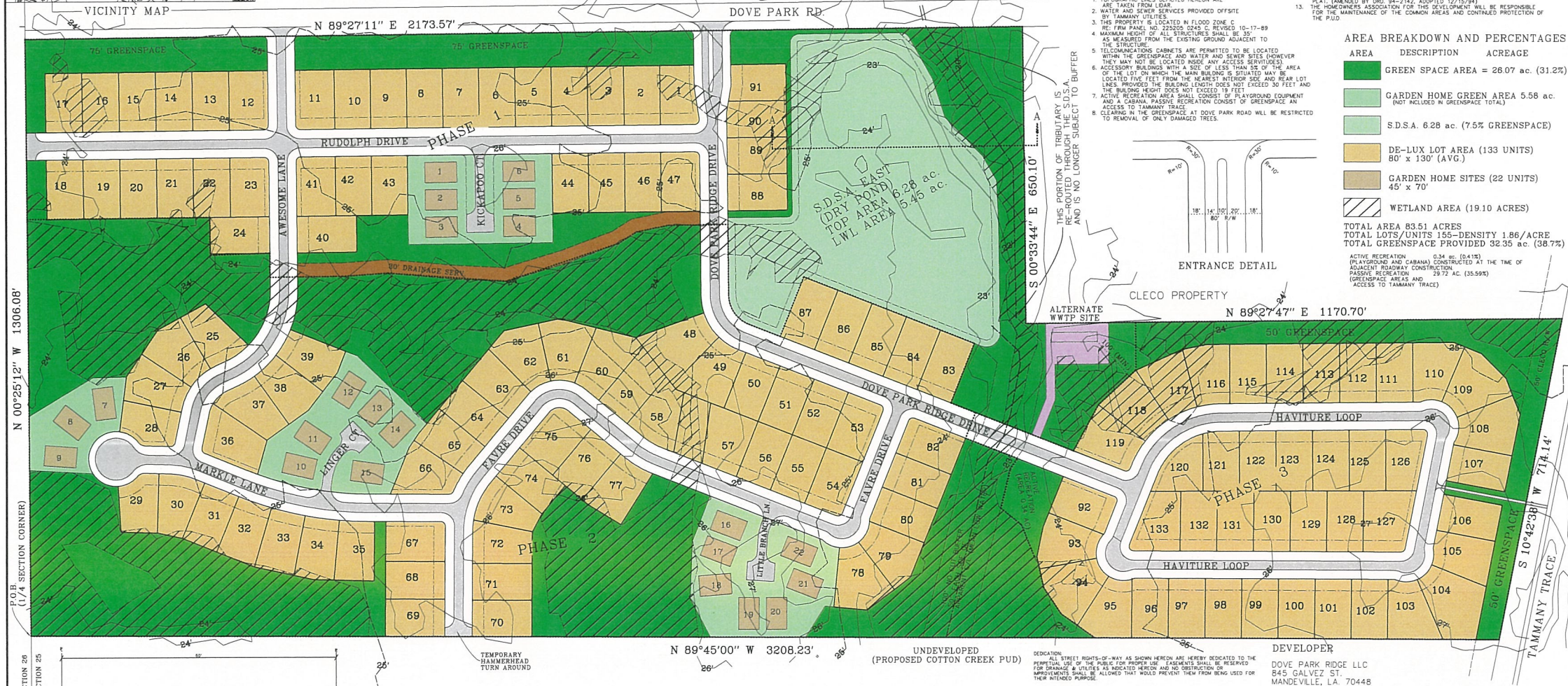
ACTIVE RECREATION 0.34 ac. (0.41%)
(PLAYGROUND AND CABANA) CONSTRUCTED AT THE TIME OF
ADJACENT ROADWAY CONSTRUCTION.
PASSIVE RECREATION 29.72 AC. (35.59%)
(GREENSPACE AREAS AND
ACCESS TO TAMMANY TRACE)



CLECO PROPERTY

ALTERNATE
WWTP SITE

N 89°27'47" E 1170.70



DEVELOPER

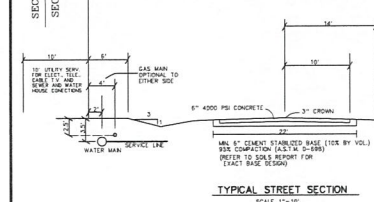
DOVE PARK RIDGE LLC
845 GALVEZ ST.
MANDEVILLE, LA. 70448

P.U.D. PLAN AND TENTATIVE PLAN

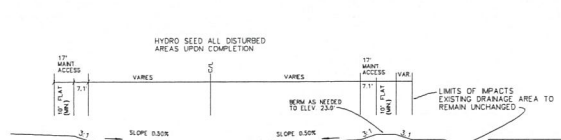
DOVE PARK RIDGE (A3-PUD)
SECTION 25, T-7-S, R-11-E
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA 70401 (504) 833-8800
DATE	DATE	
05-07-20		
05-11-20		

		828-5611	
		SCALE: 1" = 100'	DATE: 03-16-20
		DRAWN: DRJ	JOB NO.: 19-164
		CHECKED:	DWG. NO.



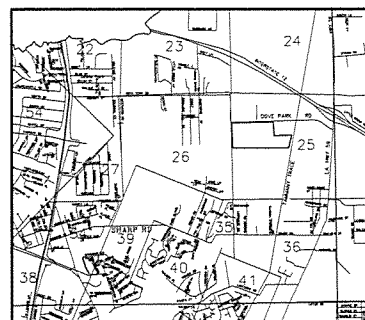
TYPICAL HAMMER HEAD
TURNAROUND DETAIL



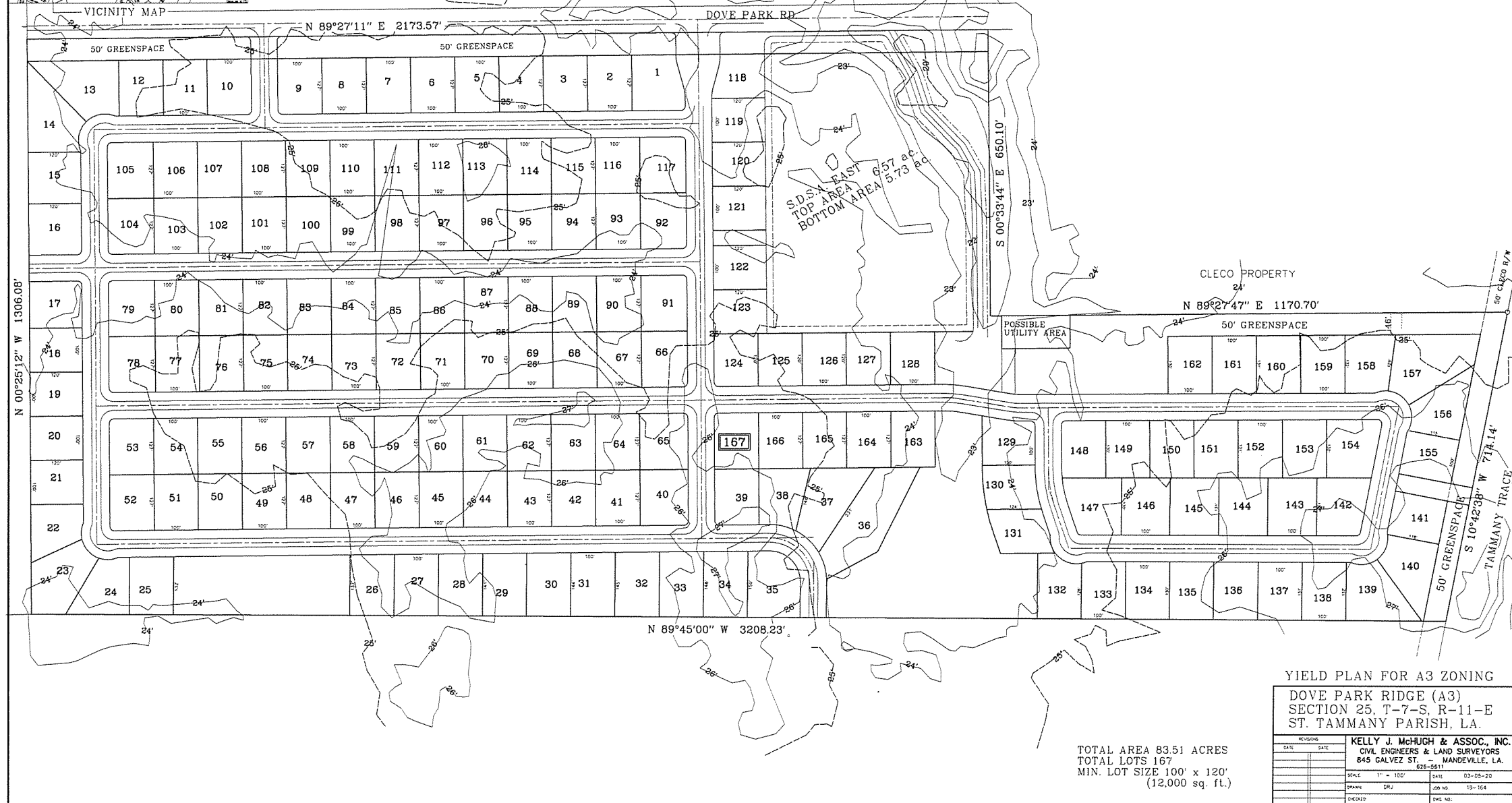
SECTION A-A
(STORMWATER DETENTION STORAGE AREA)

83.51 ACRES	155	8550'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
3375 sq. ft.	45' / 80'	60' / 20'	CENTRAL
10400 sq. ft.	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
AVG LOT SIZE	75' / 130'	P.U.D./A3	800'
CONCRETE	LOT FRONTAGE	20000	MAX. BLK. LENGTH
ROAD SIDEWALK			

LITTLE CREEK
ULTIMATE SURFACE WATER DISPOSAL



—VICINITY MAP



DOVE PARK RIDGE (A3)
SECTION 25, T-7-S, R-11-E
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC.,	
DATE	DATE	CIVIL ENGINEERS & LAND SURVEYOR	
		845 GALVEZ ST. - MANDEVILLE, LA	
		626-5511	
		SCALE 1" = 100'	DATE 03-05-20
		DRAWN DRJ	JOB NO. 19-164
		CHECKED	DWG. NO.

TOTAL AREA 83.51 ACRES
TOTAL LOTS 167
MIN. LOT SIZE 100' x 120'
(12,000 sq. ft.)

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ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DOVE PARK RIDGE LLC
Developer's Address: 845 GULVEZ ST. MANDEVILLE LA 70448
Street City State Zip Code
Developer's Phone No. 985 626-5689
(Business) (Cell)
Subdivision Name: DOVE PARK RIDGE
Number of Acres in Development: 83.51 Number of Lots/Parcels in Development: 155
Ultimate Disposal of Surface Drainage: LITTLE CREEK
Water Surface Runoff Mitigation Proposed: NO

(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 ☐ Title 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? _____

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

If yes, please explain? _____

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

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

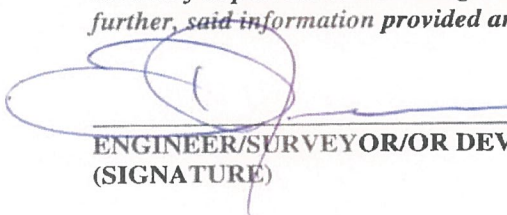
(Does the proposed subdivision development...)

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

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

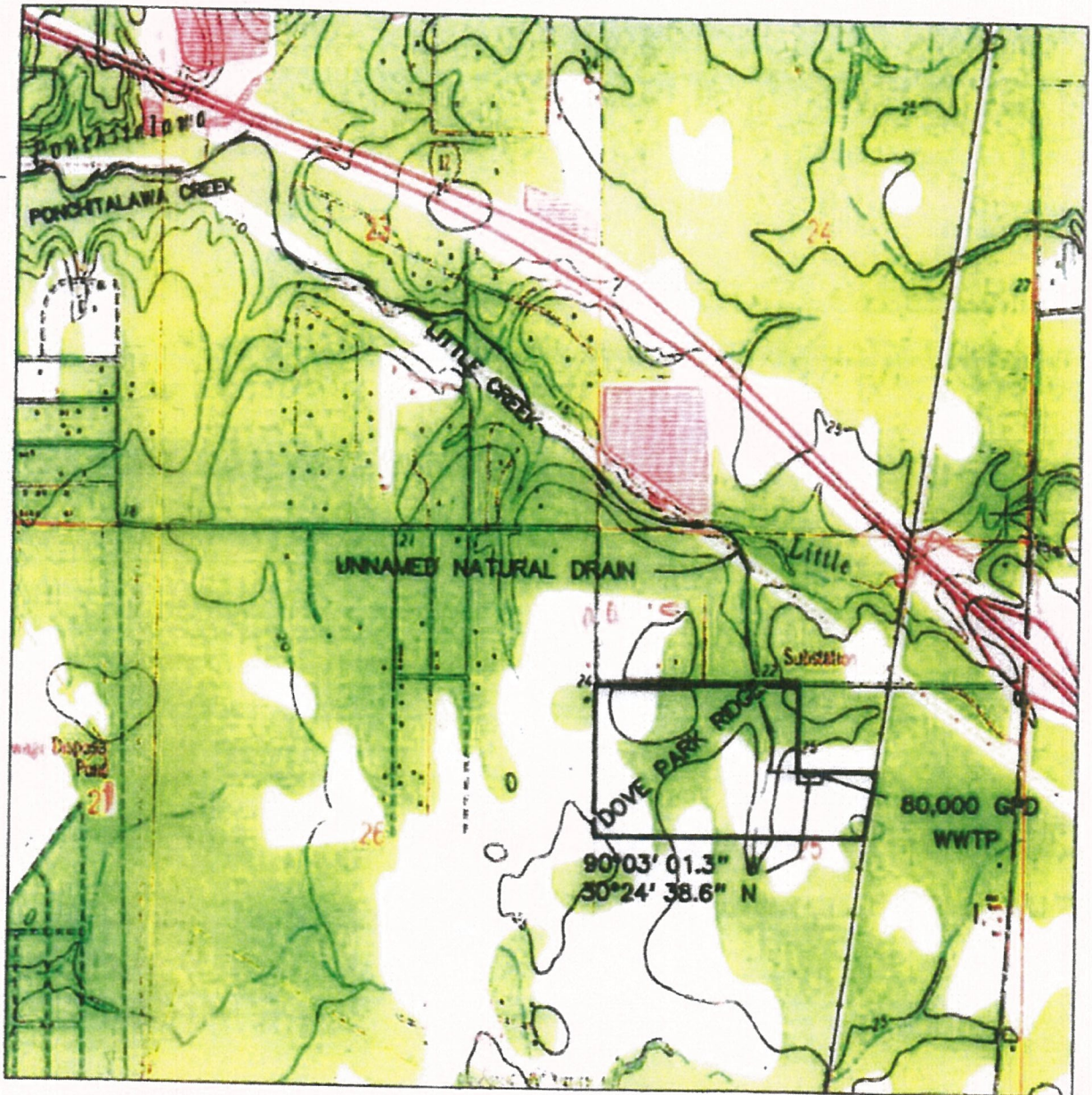
- | | |
|--|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any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

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


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

5-1-20
DATE

TO THE TCHOUFOUTE RIVER



DOVE PARK RIDGE SUBD.
SECT. 25, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

ULTIMATE DISPOSAL OF SURFACE RUNOFF

SCALE:	N.T.S.	DATE:	10-22-19
DRAWN:	MDM	JOB NO.:	19-164
REVISED:			

UDATA/CORPS/DOVE PARK RIDGE EFFLUENT DISCHARGE MAP



PLAN REVIEW STAFF REPORT

Date: July 28, 2020 Meeting Date: August 4, 2020
Case No.: 2020-1950-PR Determination: Approved, Amended, Postponed, Denied
Posted: July 25, 2020

GENERAL INFORMATION

PETITIONER: The Inn at La Provence, LLC – Cayman Sinclair
OWNER: Cayman Sinclair
Proposed Use: Restaurant
Previous/Current Use: Restaurant
ZONING CLASSIFICATION: HC-1 Highway Commercial and Entertainment Overlay
CORRIDOR: Tammany Trace
LOCATION: Parcel located on the south side of US Highway 190, east of Raymond Road, and west of Bremerman Road, Lacombe
GROSS AREA LOT SIZE: 2.154 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	NC-5 Retail and Service District
South	Tammany Trace	Planned Corridor District
East	Residential	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: No

SITE INFORMATION:

The subject property is located on the south side of US Highway 190, east of Raymond Road, and west of Bremerman Road, Lacombe. The site maintains an existing restaurant and was rezoned HC-1 Highway Commercial to accommodate this existing use in 2009. The site was again rezoned to HC-1 Highway Commercial and Entertainment Overlay(2019-1709-ZC) to allow the restaurant to operate as an entertainment venue with restrictions that maintain a balance of uses compatible with the surrounding residential neighborhood. The petitioner is requesting to revitalize the currently untenanted site to bring it back into commerce.

STAFF RECOMMENDATIONS:

- Southern Perimeter Tammany Trace Planting Area Requirements
 - Per Sec. 130-1815(a)(1)(d), the location, dimensions, depth and description of any retention/detention ponds or retention/detention areas on, or to be placed on the site, shall be located outside the required 25-foot planting area. The applicant is proposing to locate a dry detention pond within the required 25 ft. no cut buffer along the Tammany Trace. Staff recommends denial of this request.
 - Per Sec. 130-1815(a)(1)(b), only trees that are unsound, hazardous, diseased or infested with insects as determined by a licensed arborist, located within the buffer planting area, can be removed. The applicant is requesting to remove the existing trees and underbrush that is currently within the 25 ft. no cut buffer in order to provide a dry detention pond. Staff recommends denial of this request as a replanting of the required trees will not provide a screen to the Tammany Trace and will therefore impede on the protection of the corridor’s scenic benefits.
- Northern Perimeter Street Buffer: Hwy 190
 - Per Sec. 130-1976(a)(1), a street planting area along the street or road of 35 feet is required. The site has long maintained a gravel drive and existing buildings within the required 35 ft. street planting area. As these site discrepancies are an existing situation and the applicant is working to address inconsistencies to the greatest extent practicable while still utilizing the main entrance to the building, staff recommends a waiver to the required street buffer regulations be granted.
 - Per Sec. 130-1976(f)(1)(a), a street planting area with a width of 35 feet requires one Class A and one Class B tree per 20 linear feet of street frontage. The site maintains 5 trees which provide 12 tree credits and therefore meets the regulations 8 Class A trees and 4 Class B trees. The applicant is requesting to provide 2 Class A trees to meet the Class A requirements and will need a variance of 6 Class B trees (see Table 1). Staff recommends

denial of this request. If the required 6 Class B trees cannot be accommodated within the street buffer, staff recommends they be replanted in a different area of the site plan.

3. **Western Perimeter Side Buffer**

- a. Per Sec. 130-1977(b), a side buffer planting area with a width of 10 ft. requires one Class A and one Class B tree per every 30 linear feet is required. The area maintains 5 existing trees which provides 14 tree credits and therefore meets the regulations of 14 Class A trees. The existing landscape plan maintains a note that states the applicant will provide 1 Class A tree and 15 Class B trees, which will therefore meet the requirements. Staff recommends the location of these required trees be designated on the site plan as required.

4. **Eastern Perimeter Side Buffer**

- a. Per Sec. 130-1977(b), a side buffer planting area with a width of 10 ft. requires one Class A and one Class B tree per every 30 linear feet is required. The area maintains 2 existing trees which provide 4 tree credits and therefore meet the regulations of 4 Class A trees. The applicant is requesting to provide 11 Class A trees and 15 Class B trees, which will therefore meet the eastern side buffer landscape requirements.

5. **Additional Requirements**

- a. Per Sec. 130-1977(f), a one hundred percent opaque wood or masonry fences, a minimum of eight feet high, shall be required, along the side and rear property lines at the perimeter of the buffer planting areas where a commercial site abuts a residential zoning district. The applicant is requesting to provide a 6 ft. tall opaque wooden fence along the eastern buffer and will therefore be required a variance to the permitted fence height. Staff recommends denial of this request.
- b. Per Sec. 130-1980, all storage areas containing three or more refuse, garbage, or rubbish containers or one or more dumpsters, shall be screened on all sides with a minimum seven-foot-high opaque fence of wood or masonry. The applicant is not providing a dumpster location on the existing site plan. Staff recommends the applicant provide the location of a dumpster, including the required fencing detail or indicate on the site plan that no dumpster will be required.

Informational Items:

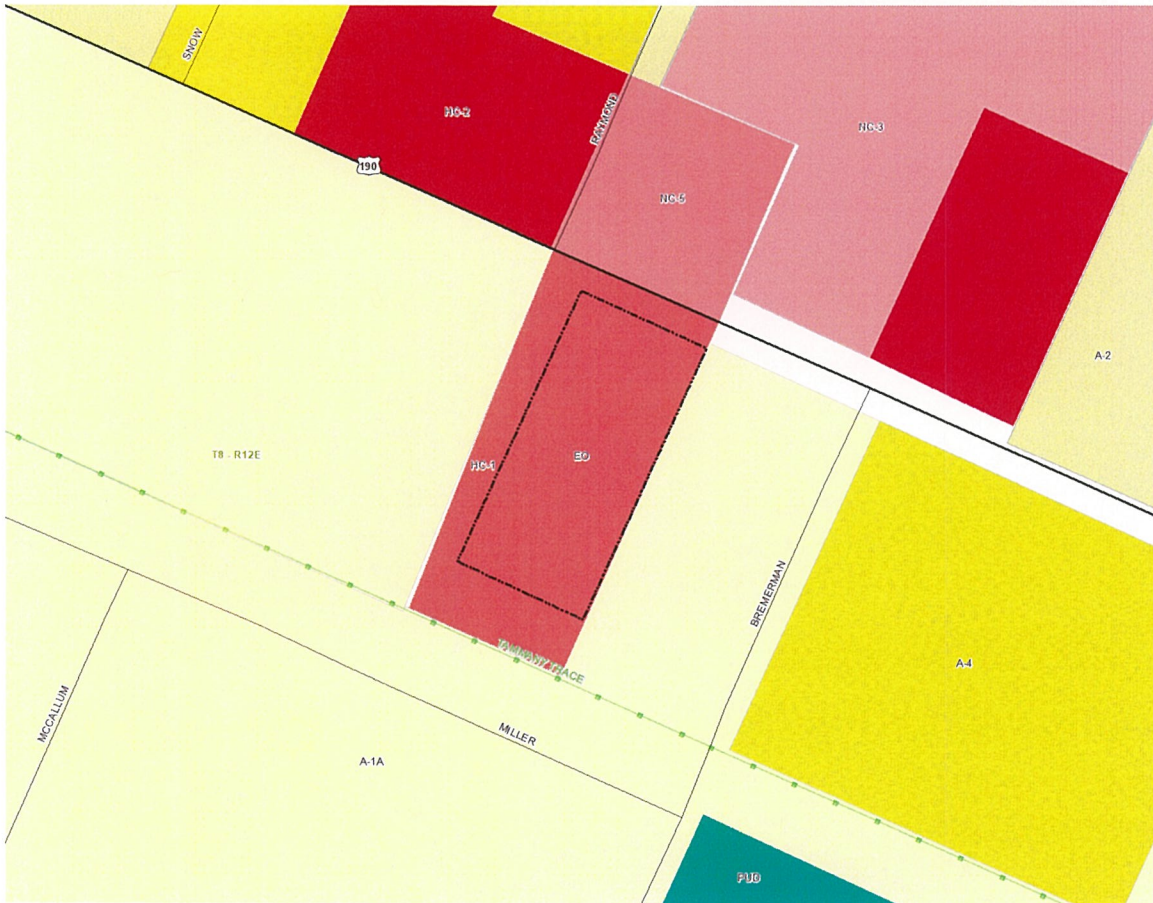
1. The applicant must provide LADOTD driveway permit or written verification that a driveway permit is not required at the permitting phase.
2. The applicant must provide an initial food service review letter, a letter indicating the existing sewerage system is sufficient for the intended use, and a letter indicating the existing water well is an active public water supply sufficient for its intended use from the Louisiana Department of Health at the permitting phase.
3. The applicant must provide proof of a discharge permit from the Department of Environmental Quality at the permitting phase.
4. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
6. Outdoor lighting shall meet the Unified Development Code, Division 4 Lighting Regulations

NOTE TO PETITIONER

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

Table 1: Landscape Chart				
Affected Area	Planned Corridor Requirements	Landscape and Tree Preservation Regulations	Petitioner Provided	Waivers Required
Southern Perimeter Tammany Trace Planting Area Requirements 208.70 ft.	25’ planting area Only trees located in the required 25 ft. buffer that are unsound, hazardous, diseased or infested with insects, as determined by a licensed arborist can be removed.	7 Class A 7 Class B	25 ft. dry detention pond with a 25 ft. newly planted buffer 7 Class A 7 Class B	The applicant will need a variance to remove the trees that are currently located in the required buffer. The applicant will need a variance to provide a dry detention pond within the required buffer.
Northern Perimeter Street Buffer Hwy 190 208.70	N/A	35’ planting area 10 Class A 10 Class B 20 Shrubs	No buffer area 5 trees preserved/12 tree credits 2 Class A Trees Proposed 21 Shrubs proposed	The street buffer maintains 5 existing trees, which provide 12 tree credits. The applicant is proposing 2 newly planted Class A trees. The applicant will need a variance for 6 Class B trees or 3 Class A trees.
Western Perimeter Side Buffer 449.60	N/A	10’ planting area 15 Class A 15 Class B	10 ft. buffer 5 trees preserved/14 tree credits 1 Class A 15 Class B	The applicant has a note that 1 Class A and 15 Class B trees will be provided. However, these are not designated on the landscape plan. The applicant will need a variance unless the required trees are shown on the landscape plan.
Eastern Perimeter Side Buffer 449.60	N/A	10’ planting area 15 Class A 15 Class B	10 ft. buffer 2 trees preserved/4 tree credits 11 Class A 15 Class B	N/A
Northern Perimeter Building Facade	Facades of buildings having frontage on the Tammany Trace shall have a finished façade of stucco, brick, or wood	N/A	Existing stucco facade	N/A
Southern Perimeter Trace Access Requirements	A path or trail can be provided through the required planting area to access the Tammany Trace. The width of the cleared area for the construction of the path shall not exceed ten feet and the width of the pavement shall not exceed five feet			
Fences in Buffer Planting Areas Eastern Buffer Area	N/A	100% opaque wood or masonry fences, a minimum of eight feet high	6 ft. opaque wooden fence	The applicant will require a variance to the fence height along the eastern buffer

GROSS AREA LOT SIZE: 2.154 acres





James R. Aultman, AIA
Landscape Architect
223 West 19th Avenue
Covington, Louisiana 70433



The Inn at La Provence

Lacombe, Louisiana

LANDSCAPE PLAN

03/27/20

L1

PARKING CALCULATIONS
RESTAURANT / EVENT SPACE
MAXIMUM OCCUPANCY 289
1 SPACE / 3 OCCUPANTS = 100 SPACES
14 EMPLOYEES = 14 SPACES
TOTAL SPACES = 114

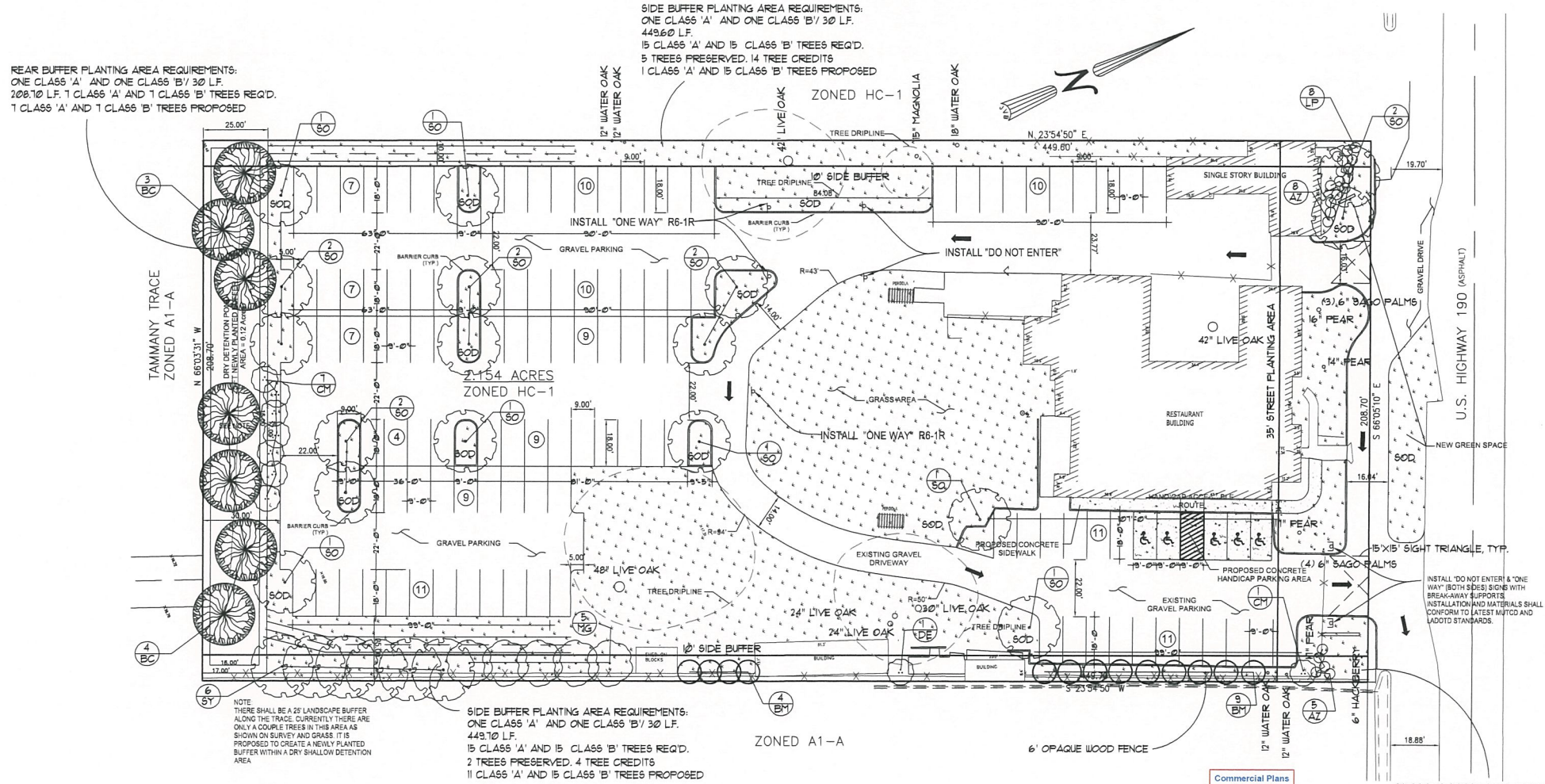
MARK	NAME	QTY.	SIZE	CALIPER INCH	CLASS
AZ	AZALEA	13	1 GAL.		
BC	BUCCONIA FRAS. G. G. GENSING	1	10-12"	2 1/2" MIN.	A
BM	BAY MAGNOLIA	15	8-10"	1 1/2" MIN.	B
CH	CHERRY MYRTLE	8	8-10"	1 1/2" MIN.	B
DE	DIENSTBEEM INDICA 'M. TOOEY'	1	8-10"	1 1/2" MIN.	B
LP	LIVESTRONG	8	1 GAL.		
MG	MAGNOLIA	5	10-12"	2 1/2" MIN.	A
SO	SOUTHERN OAK	11	10-12"	2 1/2" MIN.	A
SY	SYCAMORE	6	10-12"	2 1/2" MIN.	A

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

REAR BUFFER PLANTING AREA REQUIREMENTS:
ONE CLASS 'A' AND ONE CLASS 'B' / 30 L.F.
208.10 L.F. 1 CLASS 'A' AND 1 CLASS 'B' TREES REQ'D.
1 CLASS 'A' AND 1 CLASS 'B' TREES PROPOSED

SIDE BUFFER PLANTING AREA REQUIREMENTS:
ONE CLASS 'A' AND ONE CLASS 'B' / 30 L.F.
449.60 L.F.
15 CLASS 'A' AND 15 CLASS 'B' TREES REQ'D.
5 TREES PRESERVED, 14 TREE CREDITS
1 CLASS 'A' AND 15 CLASS 'B' TREES PROPOSED

STREET PLANTING AREA REQUIREMENTS:
ONE CLASS 'A' AND ONE CLASS 'B' / 30 L.F.
ONE SHRUB / 10 L.F.
208.1 L.F.
1 CLASS 'A' AND 1 CLASS 'B' TREES REQ'D.
21 SHRUBS REQ'D.
5 TREES PRESERVED, 12 TREE CREDITS
2 CLASS 'A' TREES PROPOSED
21 SHRUBS PROPOSED.



SITE INFO
ADDRESS: 25020 HWY 190
ZONED HC-1

Commercial Plans
RECEIVED
3/31/2020
DEVELOPMENT
ENGINEERING
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LANDSCAPE PLAN
BASED ON A SURVEY BY JY BURKES AND ASSOCIATES DATED 03/20/2020

