

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, SEPTEMBER 1, 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](http://www.stpgov.org). The livestream will begin at 6:00 pm on Tuesday, September 1, 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: 815 8855 6942 # Participant ID: #: and Password 74636974 #**

**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 AUGUST 4, 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. 2020-1915-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  
POSTPONED FROM 8/4/2020 MEETING
- 2. 2020-1928-ZC**  
Existing Zoning: A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District) & I-1 (Industrial District)  
Proposed Zoning: A-3 (Suburban District)  
Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.  
Acres: 83.51 acres  
Petitioner: Jones Fussell, LLP – Jeff Schoen  
Owner: Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC  
Council District: 5  
POSTPONED FROM 8/4/2020 MEETING

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- 3.     2020-1929-ZC**  
Existing Zoning:     A-3 (Suburban District)  
Proposed Zoning:    A-3 (Suburban District) & PUD (Planned Unit Development Overlay)  
Location:            Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.  
  
Acres:                83.51 acres  
Petitioner:          Jones Fussell, LLP – Jeff Schoen  
Owner:               Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC  
  
Council District:     5

POSTPONED FROM 8/4/2020 MEETING

- 4.     2020-1917-ZC**  
Existing Zoning:     A-3 (Suburban District) & NC-1 (Professional Office District)  
Proposed Zoning:    A-8 (Multiple Family Residential District)  
Location:            Parcel located on the east side of Ramos Street, south of Crawford Road, Covington, 42, T6S, R11E, Ward 3, District 2.  
  
Acres:                1.85 acres  
Petitioner:          Eustis Engineering, LLC - James Hance  
Owner:               Eustis Engineering, LLC - James Hance  
Council District:     2
- 5.     2020-1949-ZC**  
Existing Zoning:     HC-2 (Highway Commercial District)  
Proposed Zoning:    MD-3 (Medical Facility District)  
Location:            Parcel located on the north side of Highland Park Plaza, west of Louisiana Highway 21; Covington, S47, T7S, R11E, Ward 1, District 1.  
  
Acres:                15 acres  
Petitioner:          Jones Fussell, L.L.P. - Paul Mayronne  
Owner:               Select Medical Property Ventures, LLC  
Council District:     1
- 6.     2020-1953-ZC**  
Existing Zoning:     A-3 (Suburban District), NC-1 (Professional Office District) & HC-1 (Highway Commercial District)  
Proposed Zoning:    HC-3 (Highway Commercial District)  
Location:            Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5  
  
Acres:                10.446 acres  
Petitioner:          Richard Burstyn  
Owner:               Estates of Zeno and August Patecek - Paul Patecek  
Council District:     5
- 7.     2020-1955-ZC**  
Existing Zoning:     A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)  
Proposed Zoning:    A-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)  
Location:            Parcel located on the south side of Louisiana Tung Road; Covington, S29, T4S, R11E, Ward 2, District 6  
  
Acres:                3 acres  
Petitioner:          Roxanne Lepre  
Owner:               Roxanne Lepre  
Council District:     6
- 8.     2020-1956-ZC**  
Existing Zoning:     I-1(Industrial District)  
Proposed Zoning:    I-2(Industrial District)  
Location:            Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell, S27, T8S, R14E, Ward 9, District 14.  
  
Acres:                1.54 acres  
Petitioner:          Vick Corso  
Owner:               Vick & Susan Corso  
Council District:     14

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9.

**2020-1957-ZC**

Existing Zoning: I-1(Industrial District)

Proposed Zoning: I-2(Industrial District)

Location: Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell, S27, T8S, R14E, Ward 9, District 14.

Acres: 1.58 acres

Petitioner: Vick Corso

Owner: Vick and Susan Corso

Council District: 14
10.

**2020-1958-ZC**

Existing Zoning: I-1(Industrial District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located on the north side of South Street, east of Hickory Street; Slidell, S37, T8S, R14E, Ward 9, District 11.

Acres: .46 acres

Petitioner: Michelle Bolotte

Owner: M&R File Services, LLC – Russell Bolotte

Council District: 11
11.

**2020-1959-ZC**

Existing Zoning: MD-3 (Medical Facility District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located at the end of Keystone Boulevard, east of Highway 190 East Service Road; Covington, S37, T7S, R11E, Ward 4, District 5.

Acres: .90

Petitioner: Caesar Sweidan

Owner: S. Sweidan Properties, LLC - Caesar Sweidan

Council District: 5
12.

**2020-1960-ZC**

Existing Zoning: I-1 (Industrial District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the west side of Production Drive, south of JF Smith Avenue, north of Browns Village Road; Slidell, S27, T8S, R14E, Ward 9, District 14.

Acres: 2.69 acres

Petitioner: Chris Jean

Owner: Testamentary Trust of Johnny F. Smith

Council District: 14
13.

**2020-1961-ZC**

Existing Zoning: I-1(Industrial District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell, S27, T8S, R14E, Ward 9, District 14.

Acres: 1.53 acres

Petitioner: Chris Jean

Owner: Testamentary Trust of Johnny F. Smith

Council District: 14
14.

**2020-1962-ZC**

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

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

Location: Parcels front on Oak Avenue and on Brookter Road, south of Sycamore Avenue, north of Birch Avenue; Slidell, S13, T9S, R14E, Ward 8, District 14.

Acres: .49 acres

Petitioner: Matthew Crain

Owner: Roger Warner

Council District: 14

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15.

**2020-1964-ZC**

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

Proposed Zoning: HC-2 (Highway Commercial District) & RO (Rural Overlay)

Location: Parcel located on the east side of Louisiana Highway 1078, south of Louisiana Highway 1077; Folsom, S29 & S30, T5S, R10E, Ward 2, District 3.

Acres: 1.86 acres

Petitioner: St Tammany Parish Government

Owner: Gene’s Country Store, LLC

Council District: 3
16.

**2020-1968-ZC**

Existing Zoning: HC-2 (Highway Commercial District)

Proposed Zoning: I-1(Industrial District)

Location: Parcel located on the west side of 9<sup>th</sup> Street and on the east side of 8<sup>th</sup> Street, north of the Tammany Trace, being Lots 1 to 8, Square 28 & Lots 1 & 8, Square 29, Town of New Claiborne, Covington, S42, T6S, R11E, Ward 2, District 3.

Acres: 1.66 acres

Petitioner: John D. & Tena M.L. Warner

Owner: John D. & Tena M.L. Warner

Council District: 3

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**



**MINUTES OF THE  
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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**



**ROLL CALL**

Present: Seeger, Ress, McInnis, Willie, Richard, Doherty, Barcelona, Crawford, Drumm and Randolph  
Absent: Fitzmorris  
Staff Present: Helen Lambert, Erin Cook, 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 Ress

**APPROVAL OF THE JULY 7, 2020 MINUTES**

Randolph made a motion to approve, seconded by Drumm

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

NAY:

ABSTAIN:

**POSTPONING OF CASES:**

**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

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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

Mr. Laithe came to the podium representing C & W Brigade, LLC

A Community Meeting was set up to discuss this case on August 19, 2020 at 6:30 pm in the Castine Center. Commission members attending are Drumm, Crawford, Randolph, Seeger and Doherty.

Seeger made a motion to postpone to the September meeting, seconded by Randolph

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

NAY:

ABSTAIN:

The motion to postpone carries.

**ZONING CHANGE REQUEST CASES:**

Chairman Doherty made a motion to move up **Case 2020-1928-ZC**

**15. 2020-1928-ZC**

Existing Zoning:	A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District) & I-1 (Industrial District)
Proposed Zoning:	A-3 (Suburban District)
Location:	Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.
Acres:	83.51 acres
Petitioner:	Jones Fussell, LLP – Jeff Schoen
Owner:	Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC
Council District:	5

Jeff Schoen came to the podium

Several people came and spoke in opposition of this request, but then realized they were at the meeting to speak against cases 2020-1852-ZC and 2020-1853-ZC

Jeff Schoen requested to postpone this case to the September 1, 2020 Zoning Meeting.

Seeger made a motion to postpone, seconded by Ress

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

NAY:

ABSTAIN:

The motion to postpone carries.

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

**2. 2020-1852-ZC**

Council District 5

The motion to deny carries

Council District: 5

3

**MINUTES OF THE  
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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

Richard made a motion to deny, seconded by Drumm

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

NAY:

ABSTAIN: Ress

The motion to deny carries

**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

The petitioner/owner did not appear

Kevin Coleman, Jay Platt, Ron Blappert, Steven Matthews, Doris Bobadicca and Adam Carpenter spoke in opposition of this request.

Randolph made a motion to deny, seconded by Seeger

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

NAY:

ABSTAIN

The motion to deny carries

**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

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**MANDEVILLE, LOUISIANA**

Katie Bercegay came to the podium

Willie made a motion to approve, seconded by Seeger

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

NAY:

ABSTAIN

The motion to approve carries

**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

Tammy Wimmer came to the podium

Jean Anne Mayhall and Jeannine Meeds spoke in opposition of this request

Willie made a motion to deny, seconded by Seeger

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

NAY:

ABSTAIN

The motion to deny carries

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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**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

Rene and Alice Cavalier came to the podium

Seeger made a motion to approve, seconded by Willie

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

NAY:

ABSTAIN:

The motion to approve, carries

**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

Jordan Jarrell came to the podium

Willie made a motion to approve, seconded by McInnis

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

NAY:

ABSTAIN:

The motion to approve, carries

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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**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

William Sifert came to the podium

McInnis made a motion to approve, seconded by Willie

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

NAY:

ABSTAIN:

The motion to approve, carries

**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

Kevin McDonald and Tom Connely came to the podium

Randolph made a motion to approve, seconded by Seeger

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

NAY:

ABSTAIN:

The motion to approve, carries

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**MANDEVILLE, LOUISIANA**

**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

Jeff Schoen came to the podium representing Lynn Levy

Randolph made a motion to approve, seconded by Seeger

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

NAY:

ABSTAIN:

The motion to approve, carries

**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

Todd Spell came to the podium

Willie made a motion to approve, seconded by Crawford

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

NAY:

ABSTAIN:

The motion to approve, carries



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**MANDEVILLE, LOUISIANA**

**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

Paul Mayronne came to the podium

Seeger made a motion to approve, seconded by Richard

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

NAY:

ABSTAIN:

The motion to approve, carries

**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".

Bill Mathews came to the podium and spoke in favor

Richard made a motion to approve, seconded by Willie

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

NAY:

ABSTAIN:

The motion to approve, carries

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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**PLAN REVIEW CASES:**

**1.      2020-1950-PR – USE: Restaurant**

CORRIDOR:     Tammany Trace

ZONING:        HC-1 Highway Commercial District and Entertainment Overlay

USE SIZE:       2.154 acres

PETITIONER:    Paul Mayronne

OWNER:         The Inn at La Provence, LLC

LOCATION:        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

Jeannine Meeds and James Mutrie came to the podium with some questions and concerns

Randolph made a motion to approve with the waiver of 1A, 1B, 2A and 5A, seconded by Seeger

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

NAY:

ABSTAIN:

The motion to approve, carries

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1915-ZC  
**Posted:** August 18, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied  
**Prior Action:** August 4, 2020 - Postponed

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.

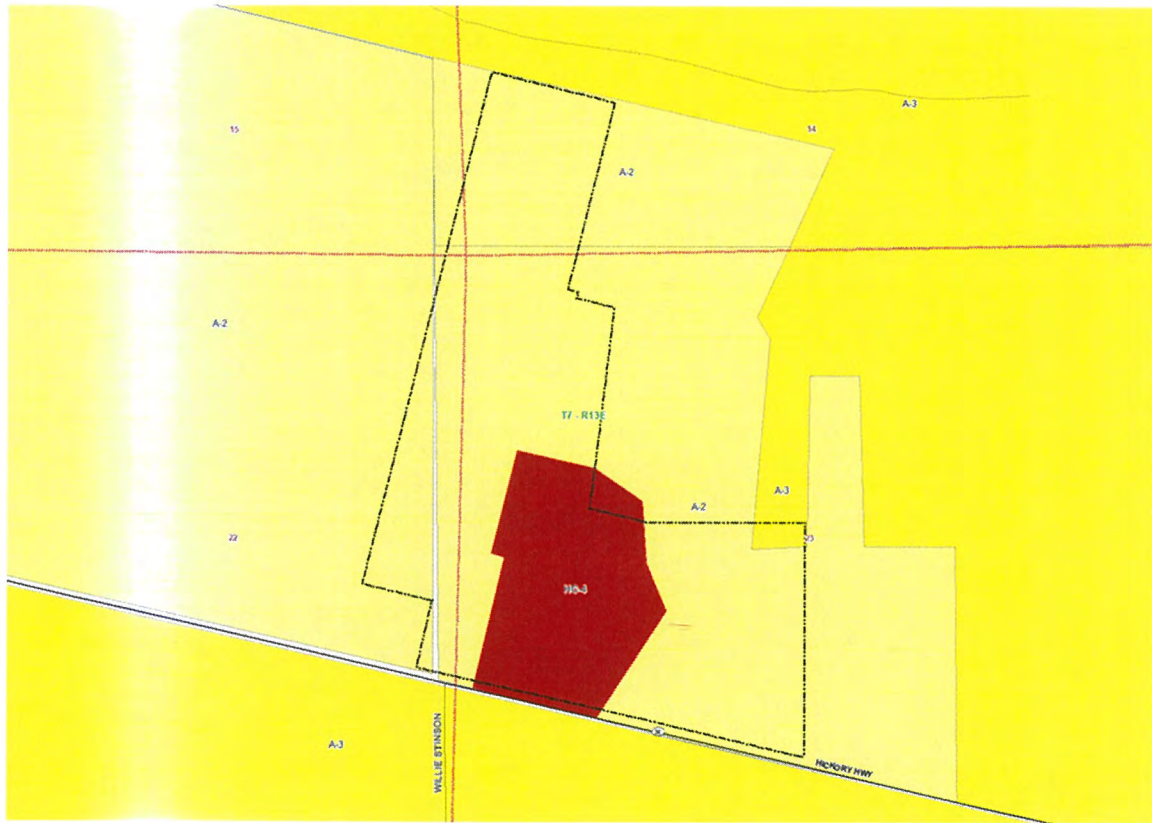
**Case No.:** 2020-1915-ZC

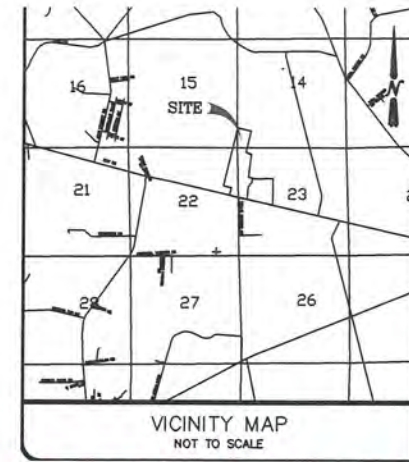
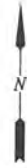
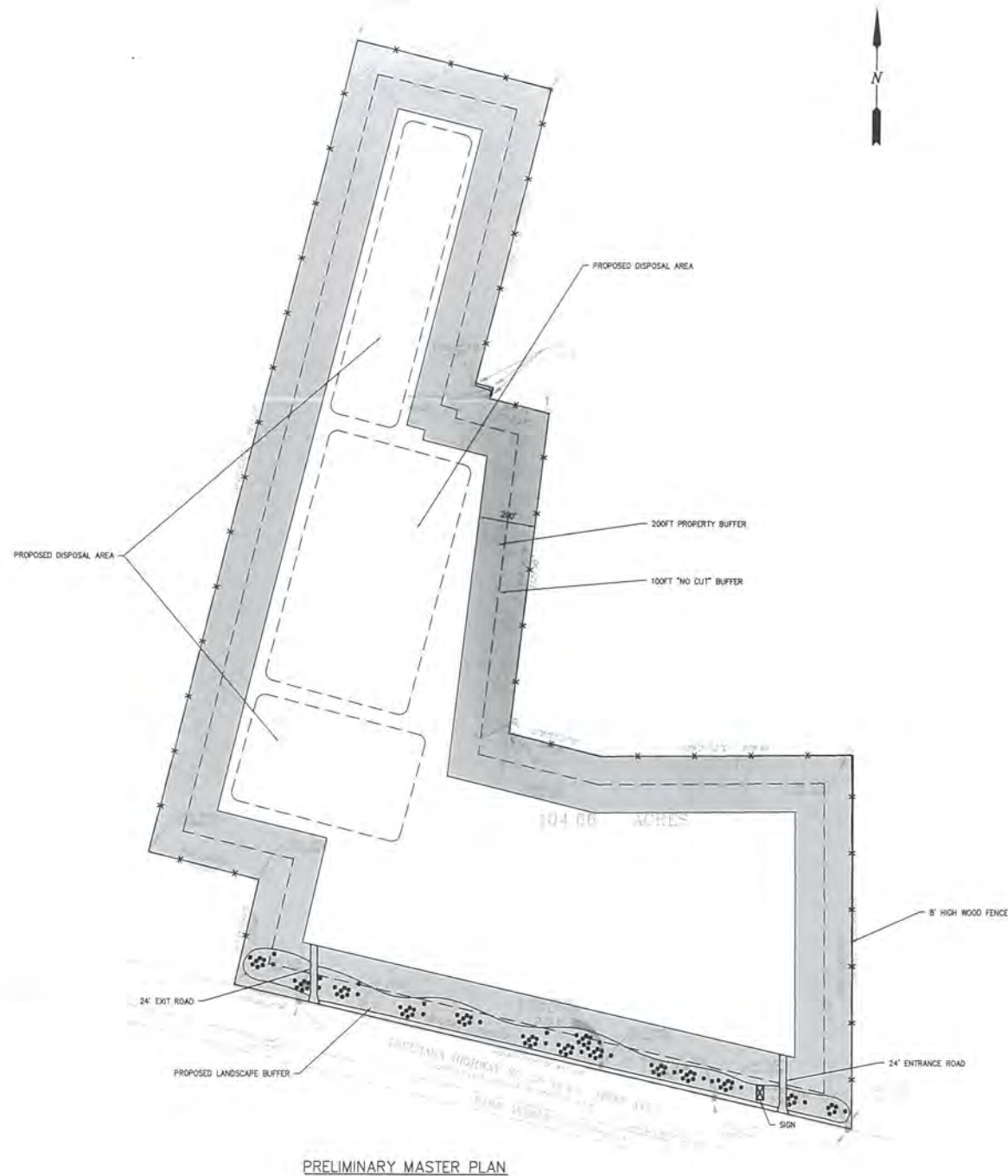
**OWNER:** C&W Brigade, LLC

**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





2020-1915-ZC

FOR APPROVAL ONLY  
DATE: 06/10/20

[illegible]











ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1928-ZC  
**Posted:** August 19, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied  
**Prior Action:** August 4, 2020 - Postponed

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 has since revised the initial request to a less dense A-3 Suburban District designation, which would allow for a density of two dwelling units per acre.



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, 10<sup>th</sup> 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. Note that a concurrent request has been submitted for a Planned Unit Development Overlay (2020-1928-ZC).

**Case No.:** 2020-1928-ZC

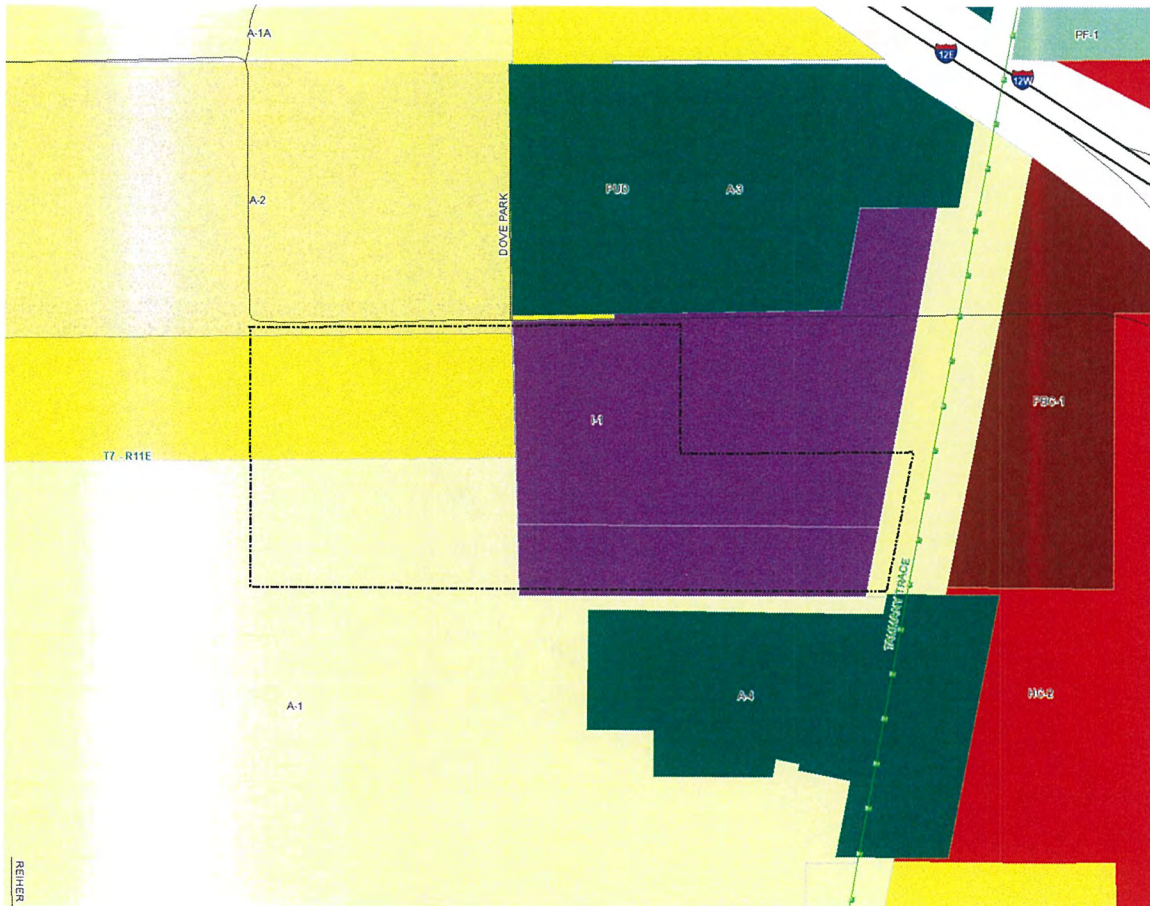
**PETITIONER:** Jones Fussell, LLC – Jeff Schoen

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

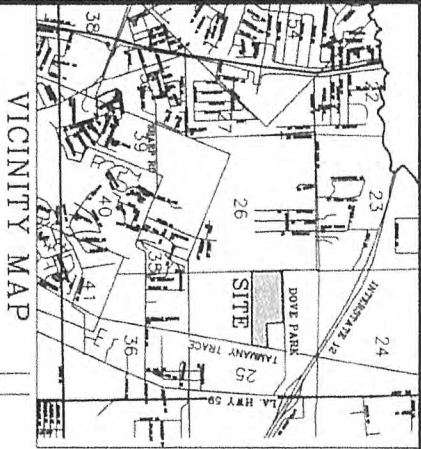
**REQUESTED CHANGE:** From A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District

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

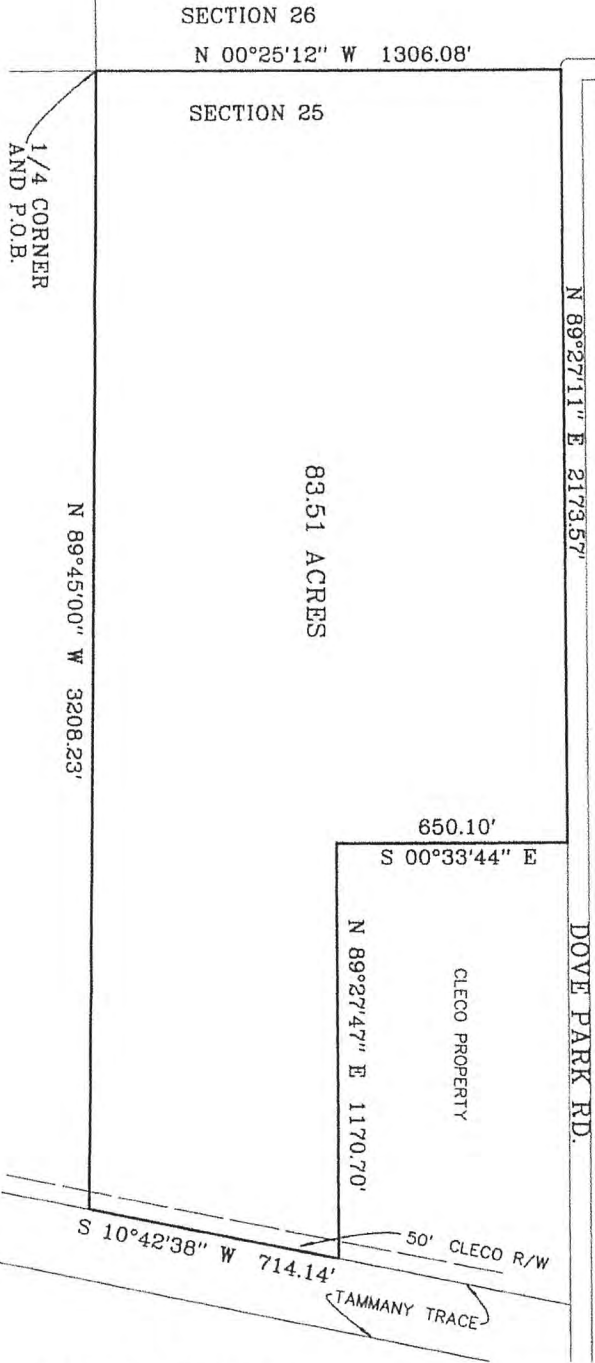
**SIZE:** 83.51 acres



2020-1928-ZC



VICINITY MAP

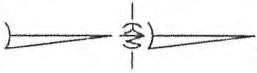


**Legal Description:**

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 83.5105 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:** August 25, 2020  
**Case No.:** 2020-1929-ZC  
**Posted:** August 19, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied  
**Prior Action:** August 4, 2020 - Postponed

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:

<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	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. Alternatively, the applicant may utilize the density calculations referenced in Sec. 130-1674(a)(4), which will also reduce the number of allowable lots within the proposed development.

**GREENSPACE**

Per the UDC, Section 130-1674(a)(8), a minimum of 25% open space is required for all PUD subdivisions. The petitioned PUD consists of 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 PUD plan is proposed to be developed with single-family residential lots and garden home sites with different setbacks for each, thus allowing for some diversification throughout residential uses.
- 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 not opposed to the site being developed as a residential PUD, staff is opposed to the number of lots shown on the submitted yield plan. 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

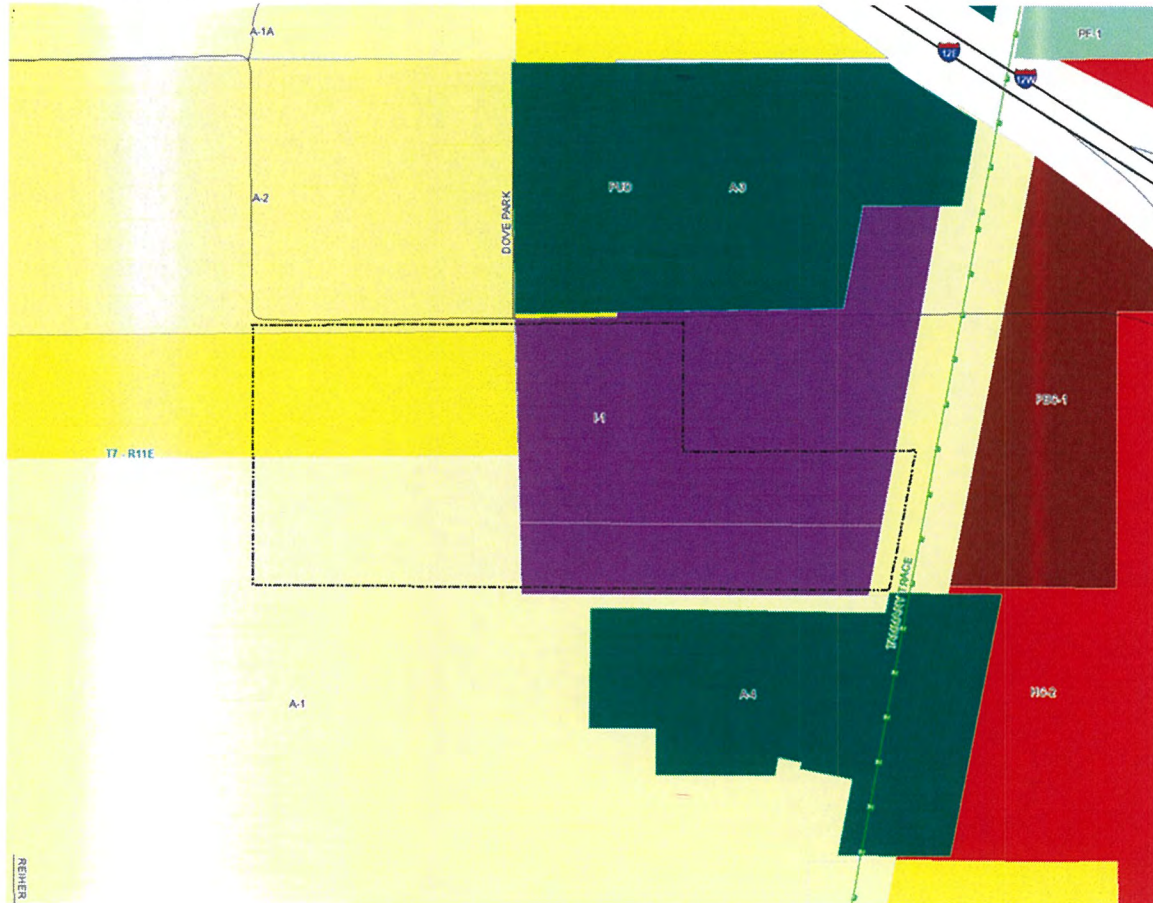
**PETITIONER:** Jones Fussell, LLC – Jeff Schoen

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

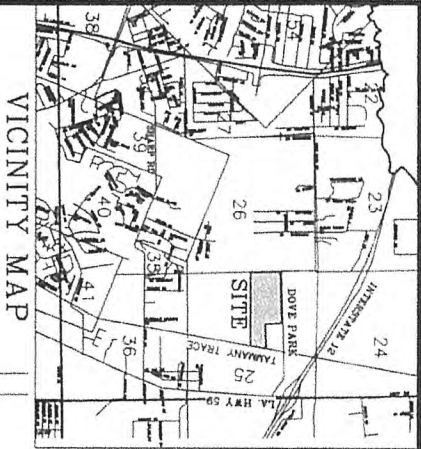
**REQUESTED CHANGE:** From A-3 Suburban District to PUD Planned Unit Development Overlay

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

**SIZE:** 83.51 acres



2020-1929-ZC



SECTION 26  
N 00°25'12" W 1306.08'  
SECTION 25

1/4 CORNER  
AND P.O.B.

83.51 ACRES

N 89°45'00" W 3208.23'

N 89°27'11" E 2173.57'

DOVE PARK RD.

650.10'  
S 00°33'44" E

N 89°27'47" E 1170.70'

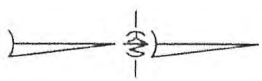
CLECO PROPERTY

S 10°42'38" W 714.14'

50' CLECO R/W

TAMMANY TRACE

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 83.5105 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:	

lsta2019/A18-164 DOVE PARK RIDGE ZONING







ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1917-ZC  
**Posted:** August 21, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Eustis Engineering, LLC - James Hance  
**OWNER:** Eustis Engineering, LLC - James Hance  
**REQUESTED CHANGE:** From A-3 Suburban District and NC-1 Professional Office District to A-8 Multiple Family Residential District  
**LOCATION:** Parcel located on the east side of Ramos Street, south of Crawford Road, Covington, 42, T6S, R11E, Ward 3, District 2  
**SIZE:** 1.85 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	Commercial	NC-1 Professional Office District, A-3 Suburban District, and A-6 Multiple Family Residential District
South	Civic	NC-1 Professional Office District
East	Commercial	MD-1 Medical Residential District
West	Commercial	NC-4 Neighborhood Institutional 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-3 Suburban District and NC-1 Professional Office District to A-8 Multiple Family Residential District. The site is located on the east side of Ramos Street, south of Crawford 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 subject site is currently split zoned to accommodate neighborhood-scale commercial and residential uses. The site is adjacent from property which allows for small-scale office uses to the south, small-scale retail and institutional uses to the west, medical uses to the east, and single-and-multi-family residential uses to the north. A multi-family residential district may help to serve as a transition zone between lower density residential and commercial development. However, staff has concern with allowable density levels permitted by the requested A-8 Multiple Family Residential District (see Table 1).

Table 1: Multiple-Family Residential District Zoning Designations			
Zoning Designation	Maximum Density Regulations	Allowable Density	Staff Comment
A-6 Multiple Family	1 unit per 4,000 sq. ft. of property	20 units	Not Opposed
A-7 Multiple Family	1 unit per 2,500 sq. ft. of property	32 units	Opposed
A-8 Multiple Family	1 unit per 1,500 sq. ft. of property	54 units	Opposed

The A-8 Multiple Family Residential District will allow for a maximum of 54 residential units, which far surpasses the density permitted by the adjacent A-3 and A-6 residential zoning designations. As such, staff has determined the A-8 zoning designation is not appropriate for the area and suggests that the applicant consider amending the request to accommodate a less dense development.

**Case No.:** 2020-1917-ZC

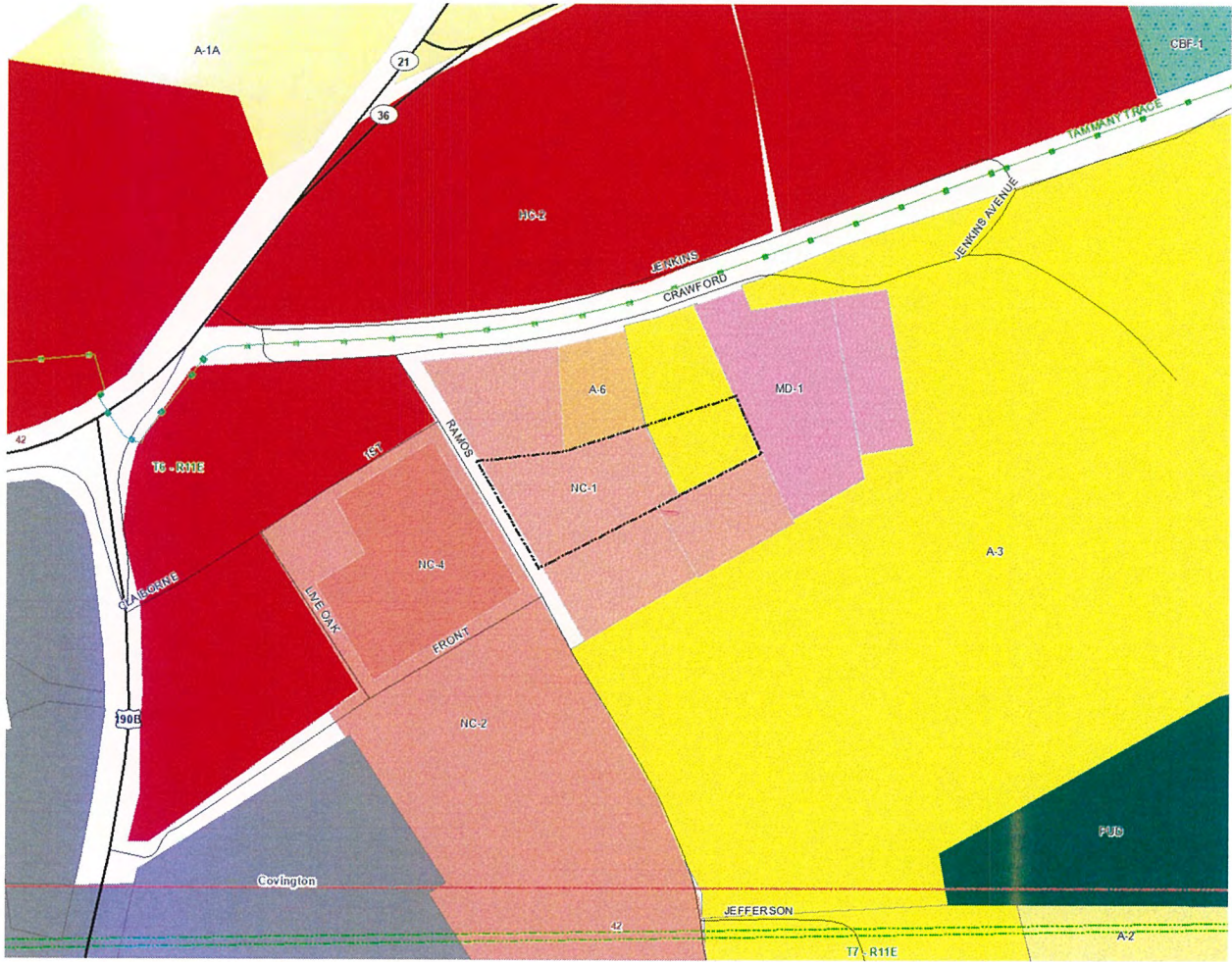
**PETITIONER:** Eustis Engineering, LLC - James Hance

**OWNER:** Eustis Engineering, LLC - James Hance

**REQUESTED CHANGE:** From A-3 Suburban District and NC-1 Professional Office District to A-8 Multiple Family Residential District

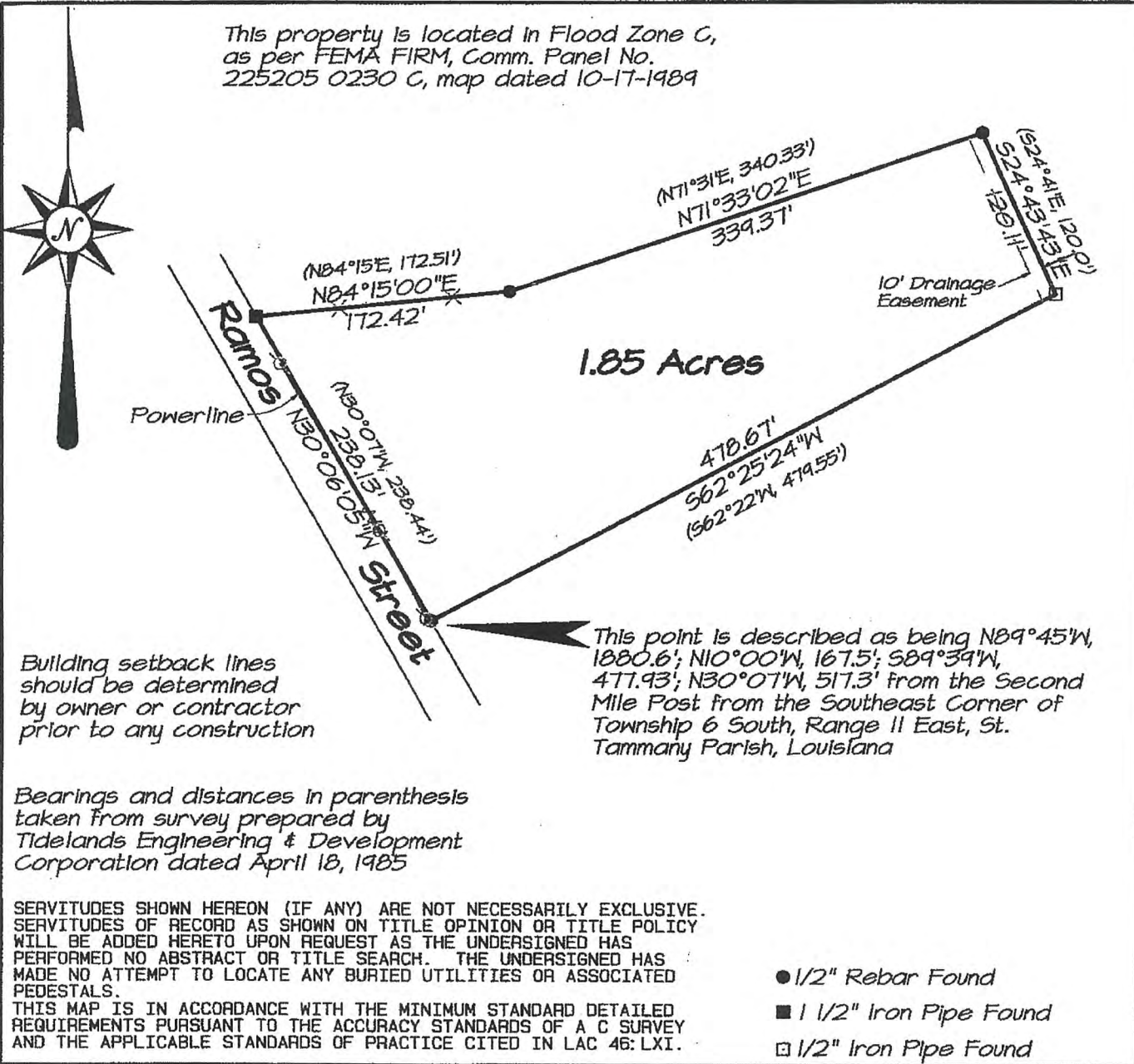
**LOCATION:** Parcel located on the east side of Ramos Street, south of Crawford Road, Covington, 42, T6S, R11E, Ward 3, District 2

**SIZE:** 1.85 acres





2020-1917-ZC



MAP PREPARED FOR **Eustis Properties, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 42 Township 6 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 Inc.**  
COVINGTON, LOUISIANA

STATE OF LOUISIANA  
JERON R. FITZMAURICE  
REG. NO. 3403  
LOUISIANA CERTIFIED LAND SURVEYOR  
REG. NO. 3403  
LAND SURVEYING  
NUMBER: 13928

SCALE: 1" = 100'

DATE: April 6, 2009







ZONING STAFF REPORT

**Date:** August 25, 2020

**Case No.:** 2020-1949-ZC

**Posted:** August 21, 2020

**Meeting Date:** September 1, 2020

**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jones Fussell, L.L.P. - Paul Mayronne

**OWNER:** Select Medical Property Ventures, LLC

**REQUESTED CHANGE:** From HC-2 Highway Commercial to MD-3 Medical Facility District

**LOCATION:** Parcel located on the north side of Highland Park Plaza, west of Louisiana Highway 21; Covington, S47, T7S, R11E, Ward 1, District 1

**SIZE:** 15 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD – Maison Du Lac
South	Commercial	HC-2 Highway Commercial
East	Commercial	HC-2 Highway Commercial
West	Undeveloped	A-4 Single-Family Residential and A-6 Multi-Family Residential

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

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

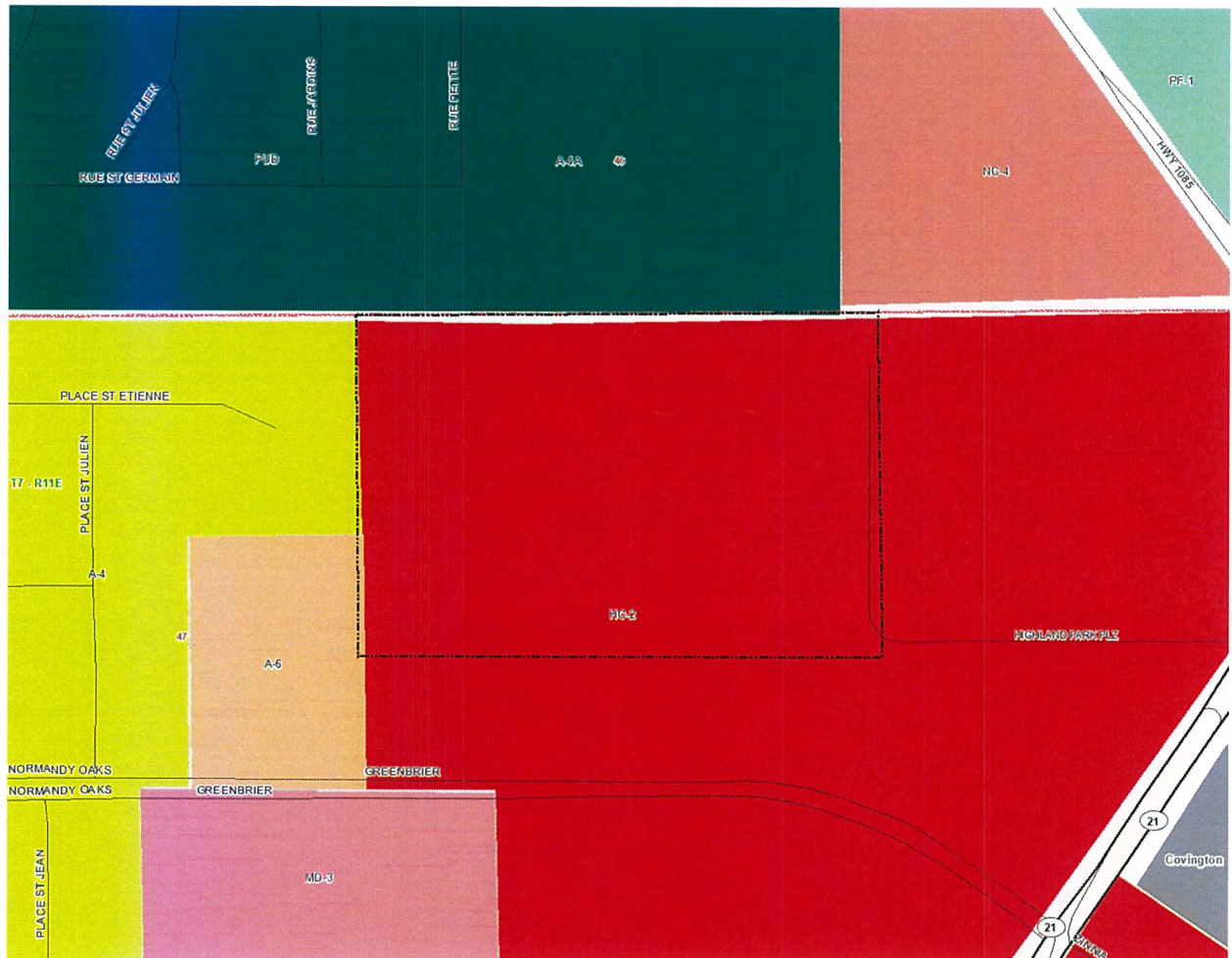
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to MD-3 Medical Facility District. The site is located on the north side of Highland Park Plaza, west of Louisiana Highway 21, Covington. The 2025 Future Land Use Plan designates the site to be developed with institutional uses.

The subject site is currently developed with an unoccupied hospital and medical complex. The property’s current HC-2 Highway Commercial zoning designation allows for moderately scaled retail and service uses. The applicant is requesting to rezone the 15-acre site to MD-3 Medical Facility District to accommodate a proposed behavioral healthcare facility. Staff has determined that the requested MD-3 Medical Facility District will permit uses that have been traditionally associated with the site and that are closely related to the medical office complex to the east. As such, staff is not opposed to the request.



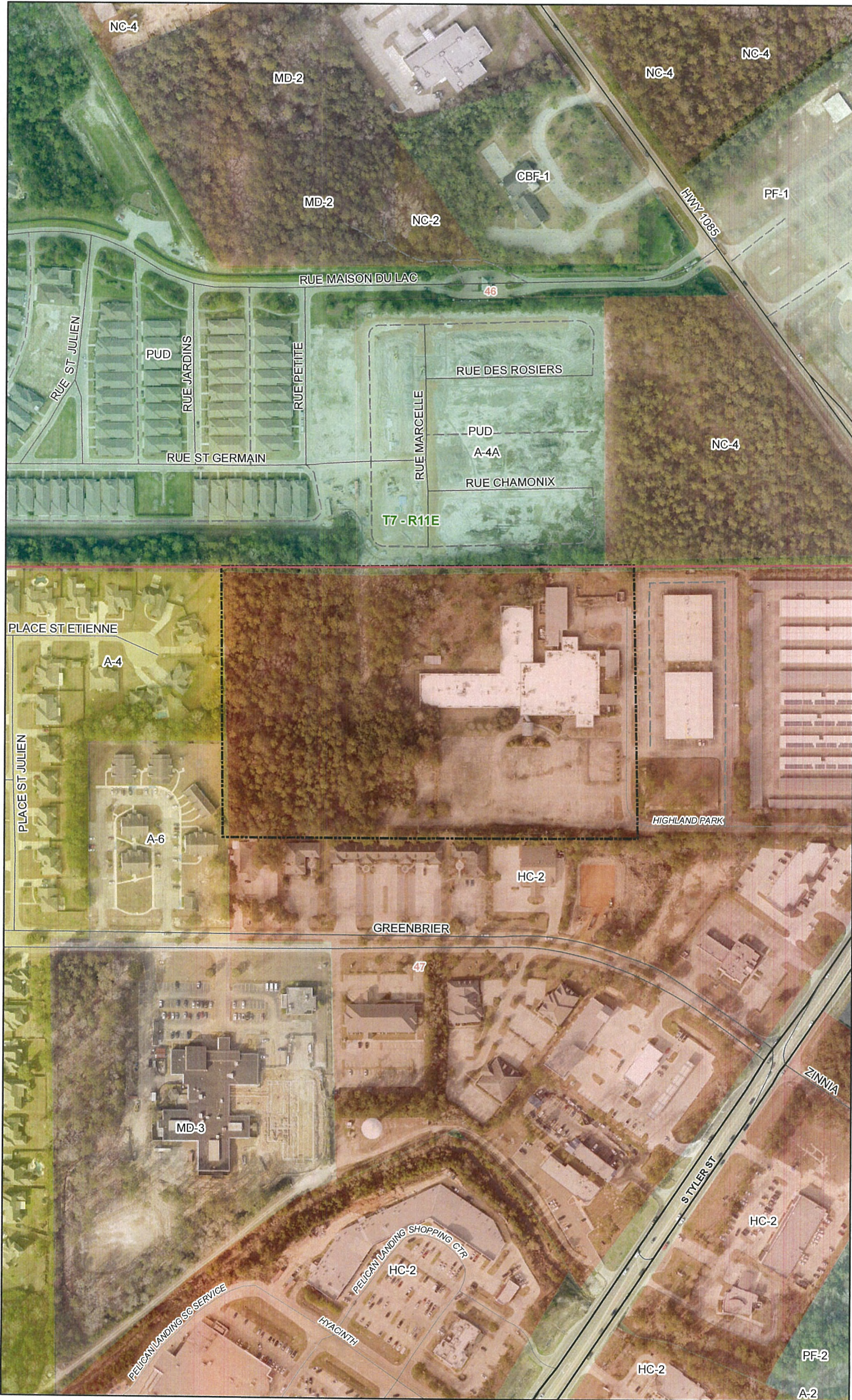
**SIZE:** 15 acres



Ben 









ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1953-ZC  
**Posted:** August 21, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Richard Burstyn  
**OWNER:** Estates of Zeno and August Patecek - Paul Patecek  
**REQUESTED CHANGE:** From A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5  
**SIZE:** 10.446 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	Commercial and Undeveloped	NC-1 Professional Office District
East	Undeveloped	A-3 Suburban District and NC-1 Professional Office District
West	US Highway 190	N/A

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

and

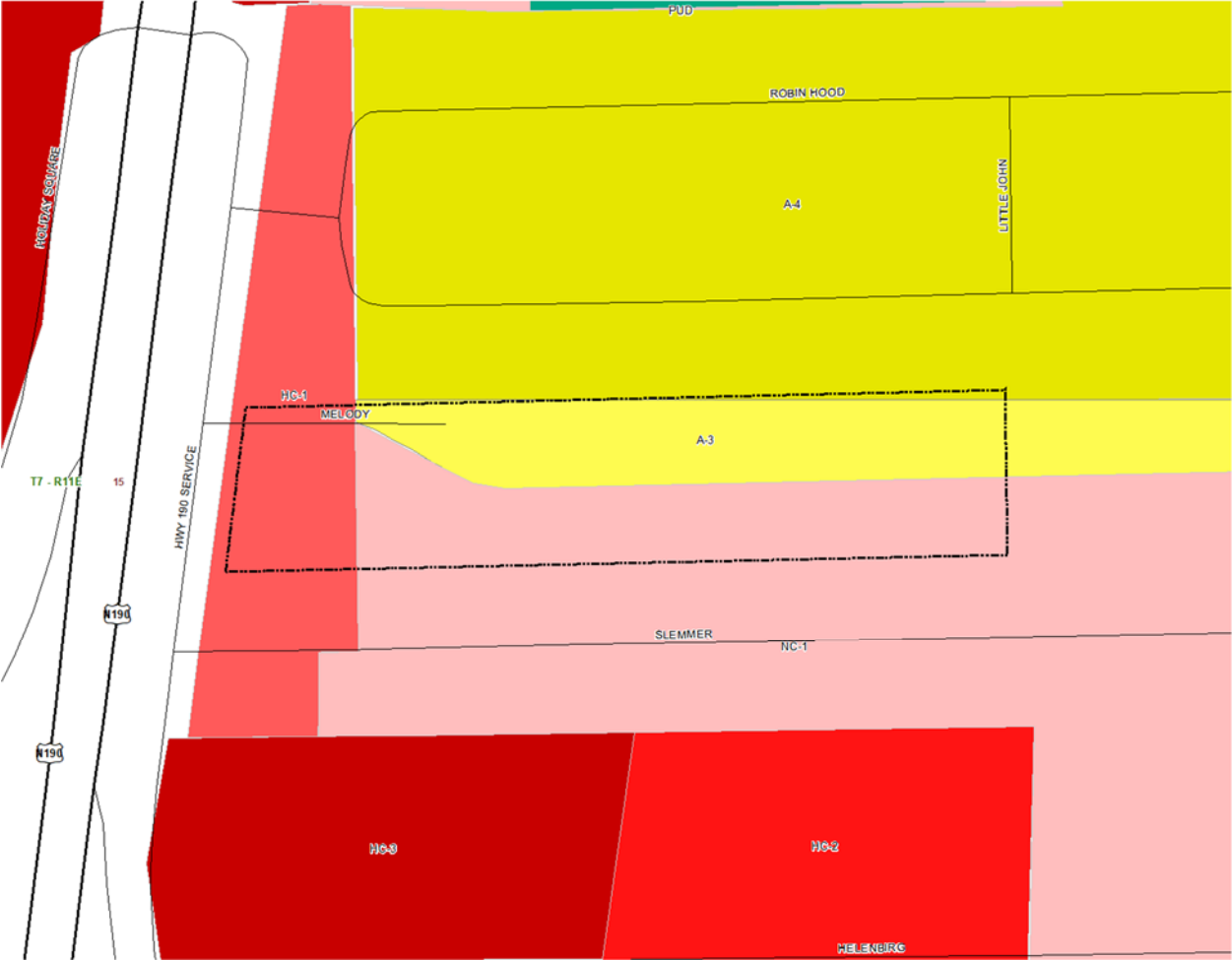
**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

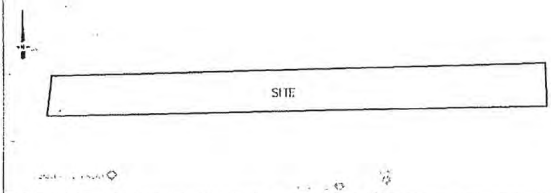
The petitioner is requesting to change the zoning classification from A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with commercial and residential uses.

The 10.446-acre subject site is currently zoned to accommodate single-family residential dwellings and commercial uses of limited scale. The applicant is requesting to rezone the property to HC-3 Highway Commercial to accommodate a proposed automotive dealership and associated uses. The purpose of the HC-3 Highway Commercial zoning designation is to provide for the location of heavy commercial retail, office and service uses. As the petitioned property abuts a residential subdivision to the north and various residential uses to the south, staff has determined that the requested high-intensity commercial zoning designation is incompatible with adjacent land uses. As such, staff is not in favor of the requested zoning change.

**Case No.:** 2020-1953-ZC  
**PETITIONER:** Richard Burstyn  
**OWNER:** Estates of Zeno and August Patecek - Paul Patecek  
**REQUESTED CHANGE:** From A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5  
**SIZE:** 10.446 acres



2020-1953-ZC



VICINITY MAP  
(NOT TO SCALE)

LEGAL DESCRIPTION

A CERTAIN UNDESIGNATED TRACT OF LAND SITUATED IN SECTION 15, T7S-R11E, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23 AND MEASURE N00°51'00"W A DISTANCE OF 1046.0 FEET TO A POINT ON THE NORTH LINE OF NIDDA SUBDIVISION. THENCE MEASURE ALONG SAID NORTH LINE S88°45'21"W A DISTANCE OF 1196.91 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S88°45'21"W A DISTANCE OF 1482.88 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 190 FRONTAGE ROAD. THENCE ALONG SAID RIGHT OF WAY LINE MEASURE N07°07'56"E A DISTANCE OF 313.72 FEET TO THE NORTH BOUNDARY LINE (BEING THE SOUTH LINE OF KINGS FOREST SUBDIVISION). THENCE LEAVING SAID EAST RIGHT OF WAY LINE MEASURE ALONG THE SOUTHERN LINE OF KINGS FOREST SUBDIVISION N88°39'28"E A DISTANCE OF 1437.78 FEET. THENCE LEAVING SAID SOUTH LINE OF KINGS FOREST SUBDIVISION MEASURE S01°08'04"E A DISTANCE OF 312.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.446 ACRES.

SURVEY REFERENCE

- 1) SURVEY OF 21.09 ACRE PARCEL FOR AUGUST PATACEK BY ROBERT A. BERLIN DATED MARCH 31, 1959.
- 2) SURVEY PLOT OF 10.0 ACRE PARCEL IN SECTIONS 14 & 15 T7S-R11E ST. TAMMANY PARISH, LOUISIANA BY EDWARD J. MURPHY DATED FEBRUARY 10, 1972.
- 3) RIGHT OF WAY MAP (STATE PROJECT NO. 454-04-05) LOUISIANA DEPARTMENT OF HIGHWAYS BY J. ALVIN BARBAY JR. DATED FEBRUARY 4, 1970.
- 4) PLAT OF NIDDA SUBDIVISION BY RUSSELL P. MORGAN DEPUTY PARISH SURVEYOR DATED JULY 27, 1954.
- 5) PLAT OF KINGS FOREST SUBDIVISION BY ROBERT A. BERLIN DATE OF FILING JUNE 26, 1962.

BASIS OF BEARING

REFERENCE PLAT NO. 3


ROBINHOOD ROAD

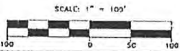
SLEMMER ROAD

UNDESIGNATED  
10.446 ACRE TRACT  
Subject Site

- LEGEND
- = GUY WIRE
  - ⊙ = UTILITY POLE
  - = OVERHEAD UTILITY LINE
  - ⊗ = SERVICE MARKER
  - = FENCE
  - ⊕ = ELECTRIC METER
  - ⊖ = CABLE BOX
  - ⊗ = FIBER BOX

NOTE:  
Improvements may not be to scale  
for clarity. The dimensions shown  
prevail over scale.

SURVEY OF UNDESIGNATED 10.446 ACRE TRACT SITUATED SECTION 15, T-7-S, R-11-E ST. TAMMANY PARISH, LOUISIANA		DADING, MARQUES & ASSOCIATES, LLC	
MADE AT THE REQUEST OF:  GULF STATES REAL ESTATE SERVICES, LLC.		  P.O. BOX 700 METAIRIE, LA. 70004 (504) 834-0200	
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HERON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.		THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY	
DATE:	SCALE:	DRAWN BY:	CHECKED BY:
12/14/2017	1" = 100'	J.R.	C.A.D.
JOB NO.:		SHEET:	
56453		1 of 1	









ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1955-ZC  
**Posted:** August 21, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Roxanne Lepre  
**OWNER:** Roxanne Lepre  
**REQUESTED CHANGE:** From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the south side of Louisiana Tung Road; Covington, S29, T4S, R11E, Ward 2, District 6  
**SIZE:** 3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

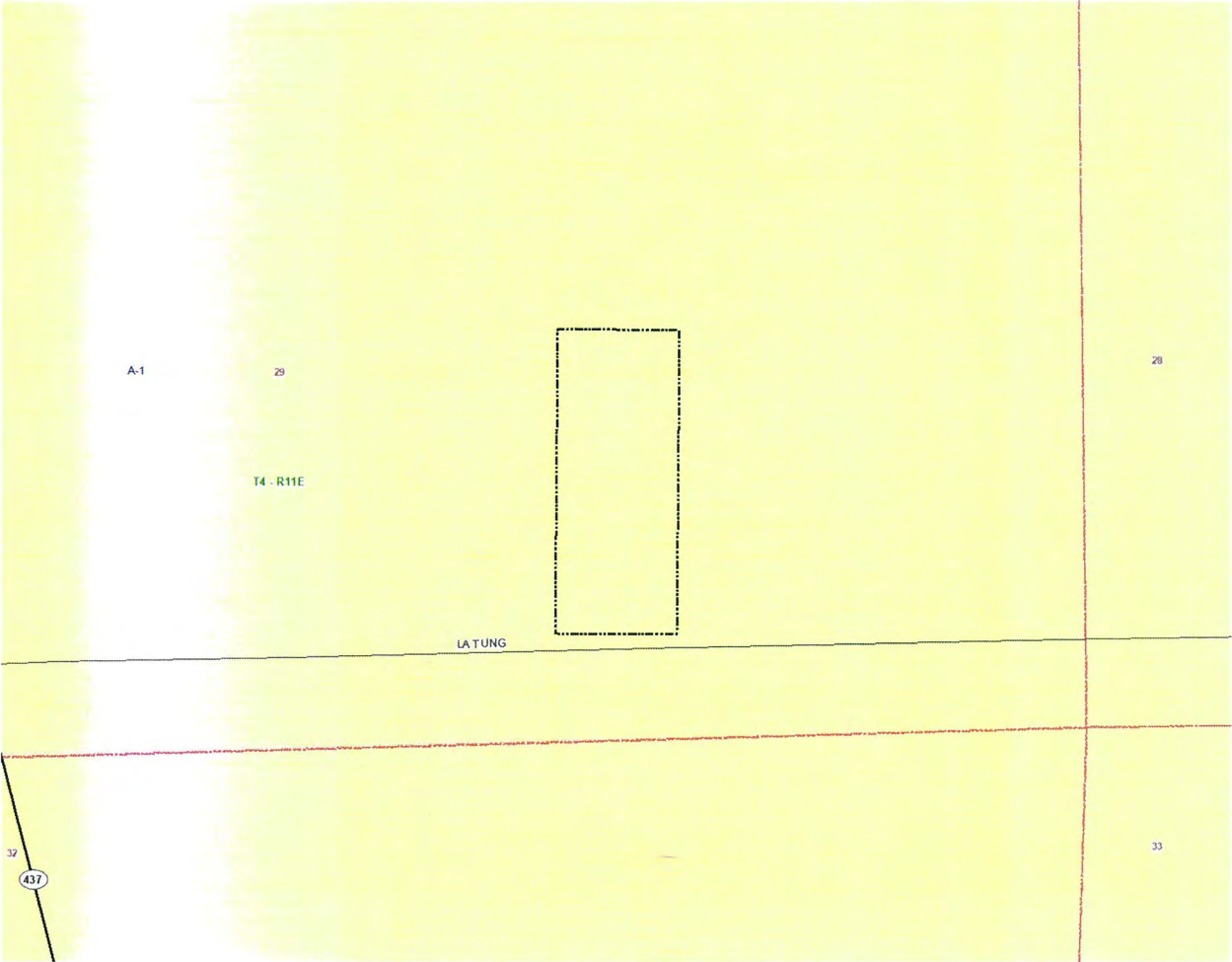
The petitioner is requesting to change the zoning classification from A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the south side of Louisiana Tung Road, Covington.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

The applicant is requesting to rezone a three-acre portion of three existing lots which total 13.28 acres within the Little Farms Subdivision, north of LA Tung Road. The current A-1 zoning designation allows for five-acre parcel sizes. The requested A-1A zoning designation allows for three-acre parcel sizes. A change in zoning will allow for a higher density than what is currently within the area, and staff therefore is not in favor of the request.

The reason for the request is to allow for a future resubdivision as shown on the attached survey.



**Case No.:** 2020-1955-ZC  
**PETITIONER:** Roxanne Lepre  
**OWNER:** Roxanne Lepre  
**REQUESTED CHANGE:** From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the south side of Louisiana Tung Road; Covington, S29, T4S, R11E, Ward 2, District 6  
**SIZE:** 3 acres



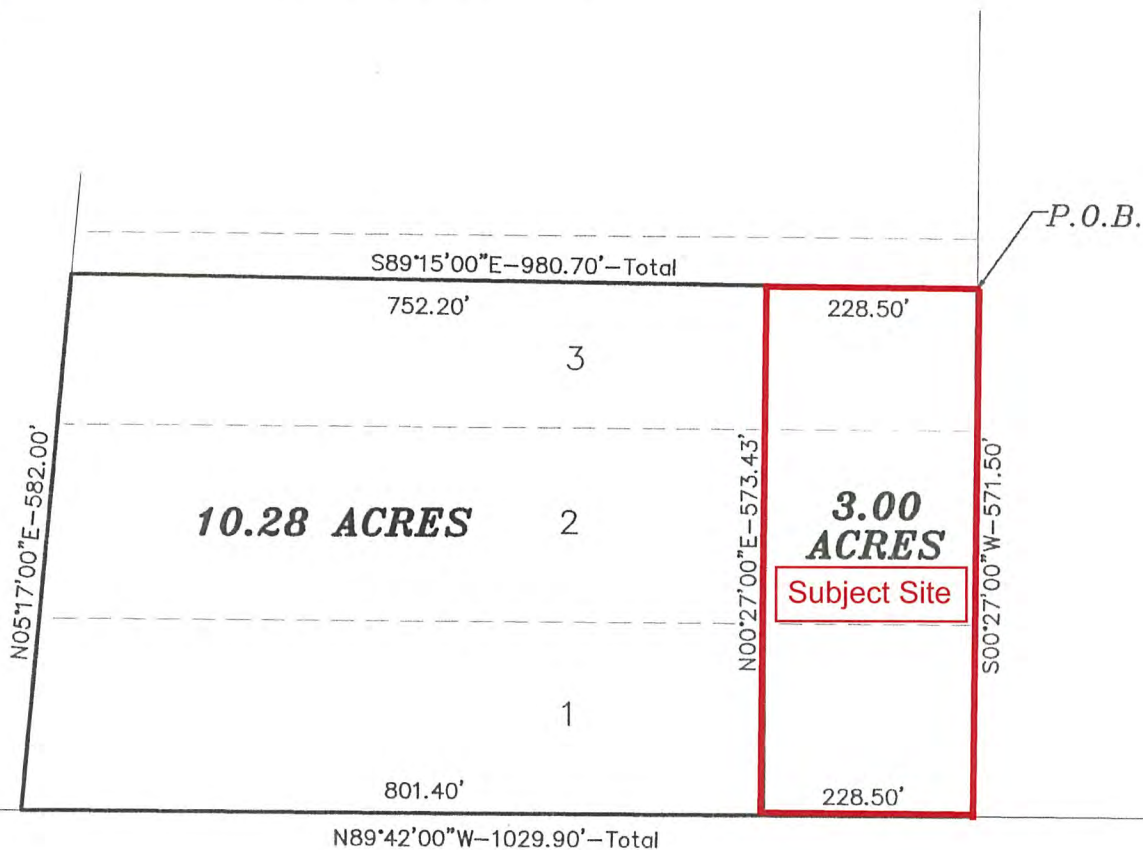
2020-1955-ZC



\*A Sketch Map for Rezoning Purposes Only

Reference:  
Sketch map prepared by John G.  
Cummings & Associates dated  
2-13-2006 Job No. 06058

POB is reported to be West, 796.8';  
S00°38'W, 1211.1'; S00°35'W,  
674.6' from the 1/4 Corner between  
Sections 28 & 29 T-4-S R-11-E, St.  
Tammany Parish, Louisiana



Louisiana Tung Road

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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

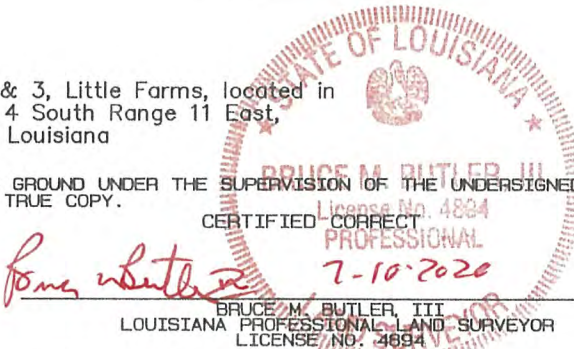
(Must verify prior to Construction)  
Building Setbacks  
Front:  
Side:  
Rear:  
Side Street:

MAP PREPARED FOR **ROXANNE LEPRE**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN A Part of Lots 1, 2 & 3, Little Farms, located in  
Section 29 Township 4 South Range 11 East,  
St. Tammany Parish, Louisiana

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

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



SCALE: 1" = 200'

DATE: 07-09-2020

NUMBER: 19907







ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1956-ZC  
**Posted:** August 20, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Vick Corso  
**OWNER:** Vick and Susan Corso  
**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District  
**LOCATION:** Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue; Slidell  
**SIZE:** 1.54 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	Industrial	I-1 Industrial
South	Industrial	I-1 Industrial
East	Industrial	I-1 Industrial
West	Industrial	I-1 Industrial

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

**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-1 Industrial District to I-2 Industrial District. The site is located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses.

The applicant is petitioning to rezone 1.54 acres from I-1 Industrial District, which allows moderately-scaled industrial uses to I-2 Industrial District, which allows large-scale industrial uses. The subject site is currently developed with an exiting industrial warehouse. A change in the current zoning designation will allow for more intense industrial uses to be located inside an established industrial area. As the subject site is flanked on all sides by existing industrial uses, the permitted uses within the requested I-2 zoning designation will be buffered by the existing, lower intensity I-1 Industrial District. As such, staff is not opposed to the request.



**Case No.:** 2020-1956-ZC

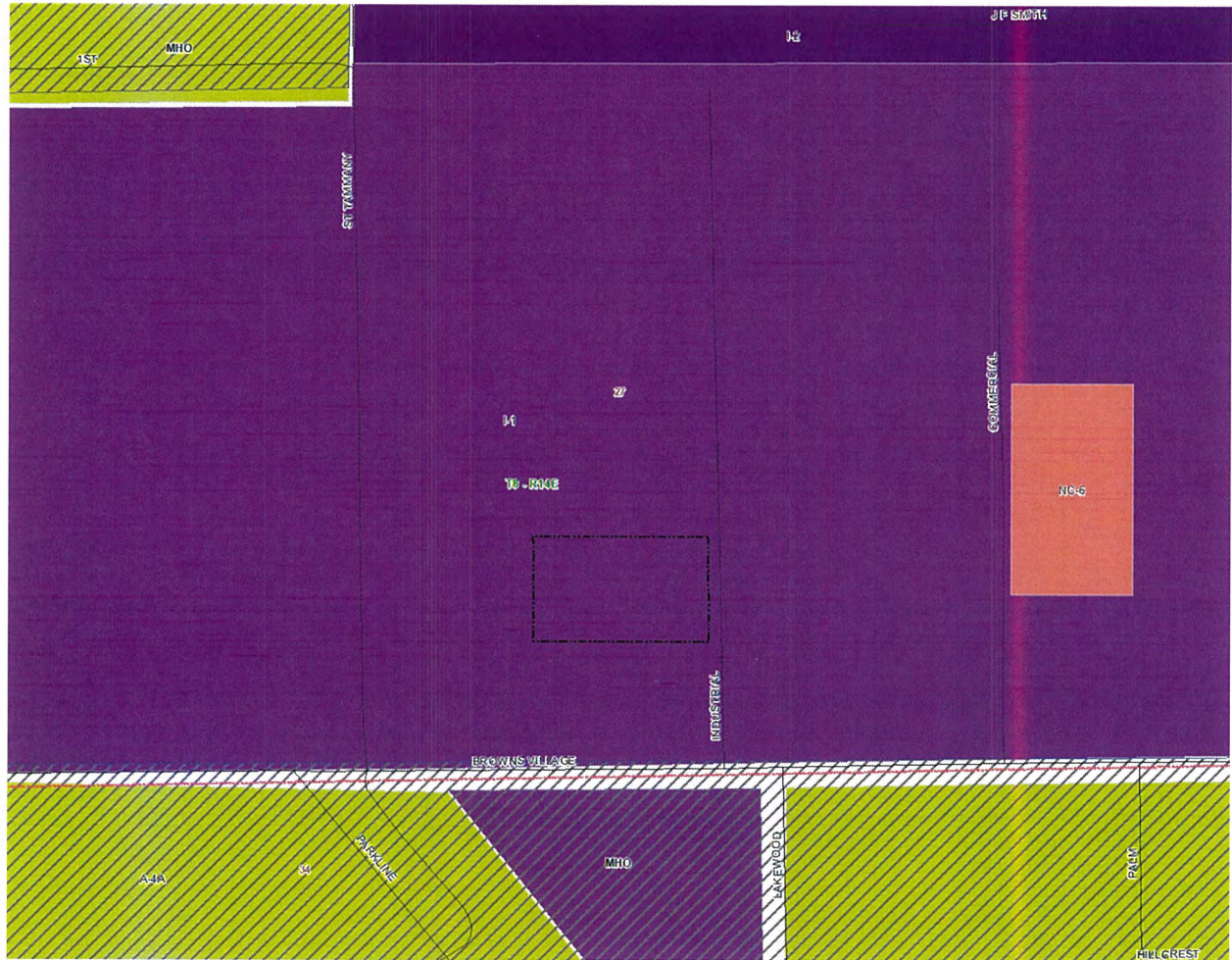
**PETITIONER:** Vick Corso

**OWNER:** Vick and Susan Corso

**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District

**LOCATION:** Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue; Slidell

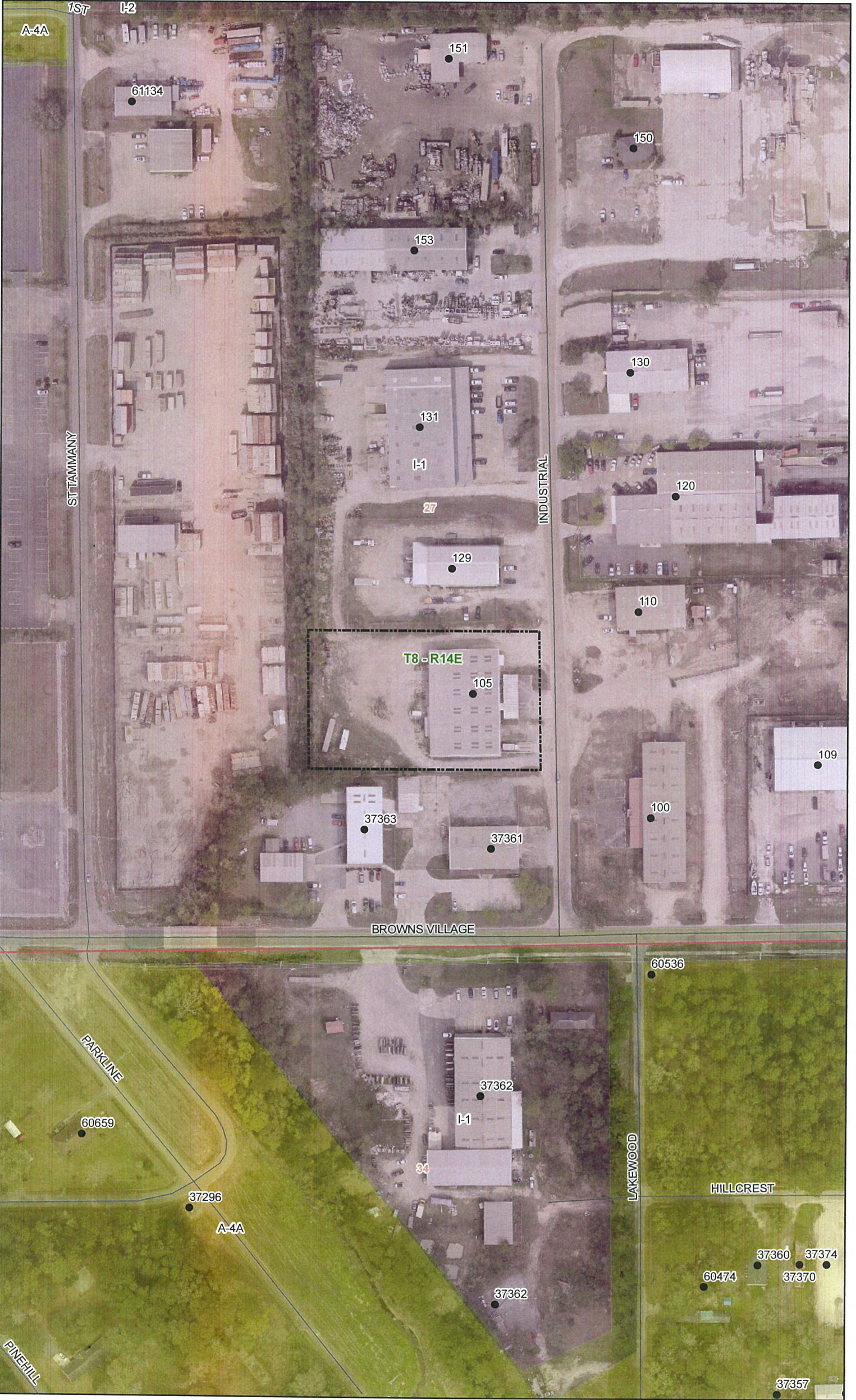
**SIZE:** 1.54 acres













ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1957-ZC  
**Posted:** August 20, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Vick Corso  
**OWNER:** Vick and Susan Corso  
**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District  
**LOCATION:** Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell  
**SIZE:** 1.58 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/Industrial	I-1 Industrial
South	Commercial/Industrial	I-1 Industrial
East	Commercial/Industrial	I-1 Industrial
West	Commercial/Industrial	I-1 Industrial

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

**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-1 Industrial District to I-2 Industrial District. The site is located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses.

The applicant is petitioning to rezone 1.58 acres from I-1 Industrial District, which allows moderately-scaled industrial uses to I-2 Industrial District, which allows large-scale industrial uses. The subject site is currently developed with an existing multi-occupancy industrial warehouse. A change in the current zoning designation will allow for more intense industrial uses to be located inside an established industrial area. As the subject site is flanked on all sides by existing industrial uses, the permitted uses within the requested I-2 zoning designation will be buffered by the existing, lower intensity I-1 Industrial District. As such, staff is not opposed to the request.



Case No.: 2020-1957-ZC

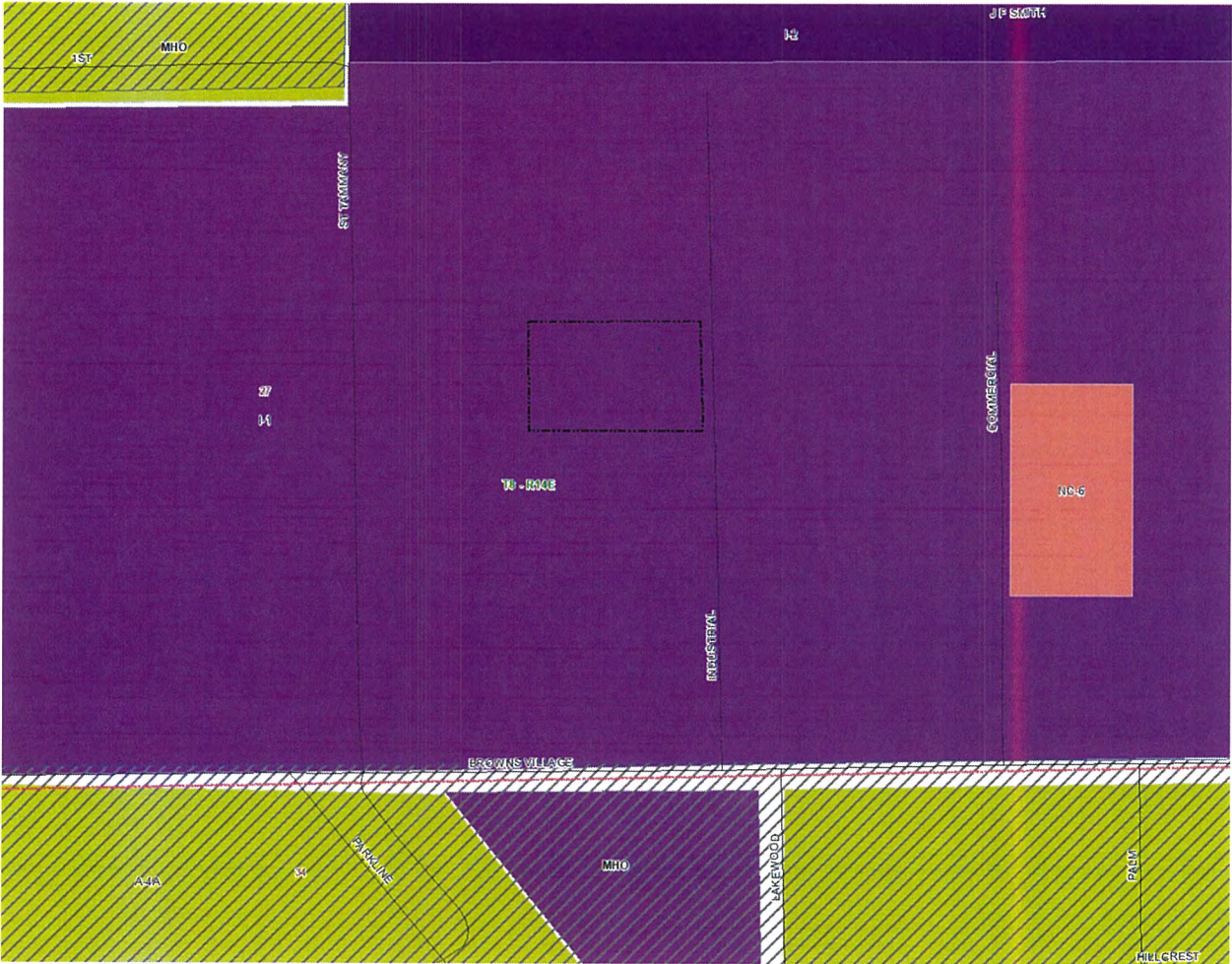
PETITIONER: Vick Corso

OWNER: Vick and Susan Corso

REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District

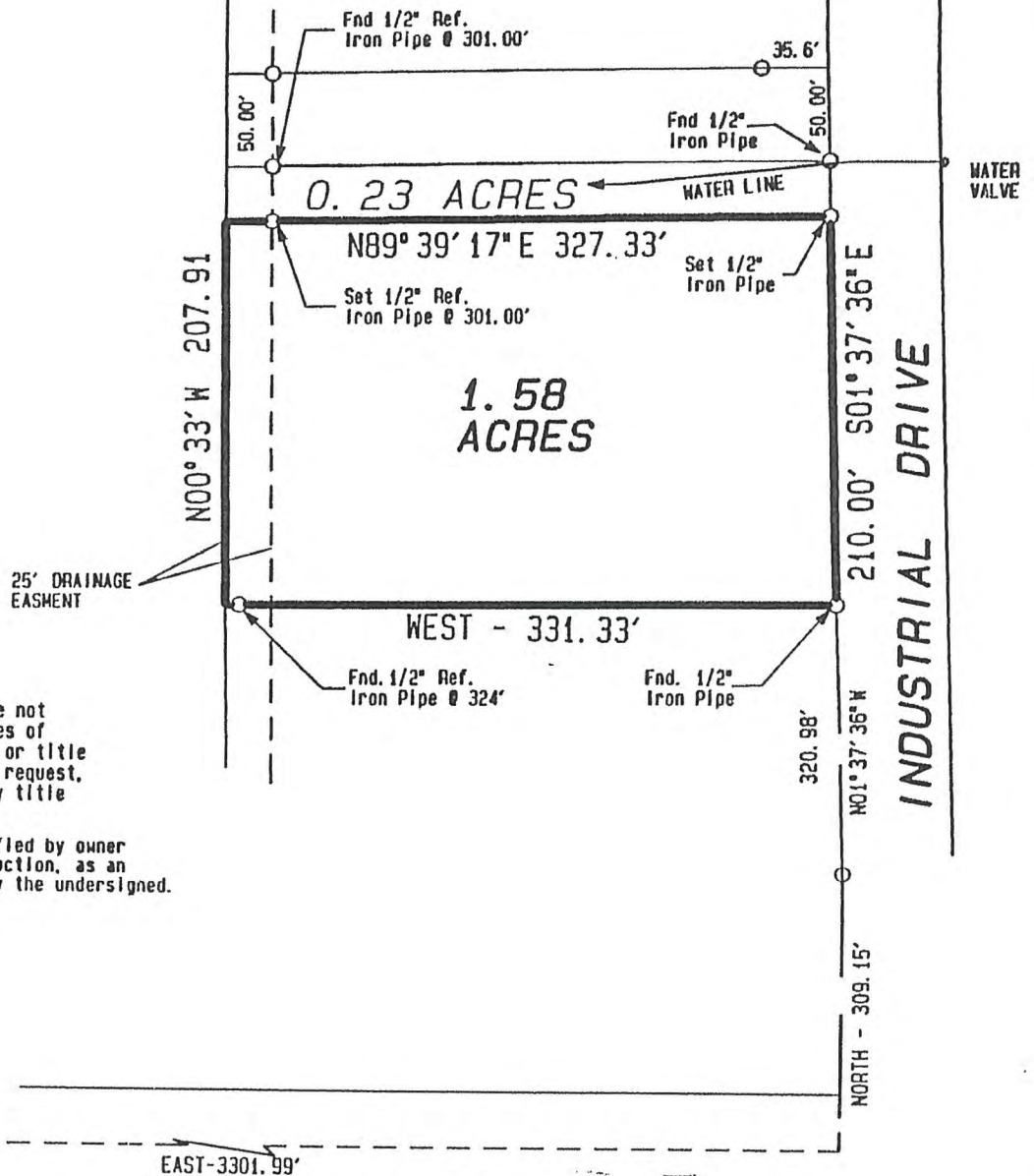
LOCATION: Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell

SIZE: 1.58 acres





2020-1957-ZC



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.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

28 27  
33 34

EAST-3301.99'

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A-1" with a Base Flood Elevation of 18.5' In accordance with Community ; Revised: 10/17/89.  
Panel No. 225205 0410 C

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "A" SURVEY.

SURVEY MAP OF  
A 1.58 ACRE PARCEL OF LAND SITUATED  
In  
SECTION 27, T-8-S, R-14-E,  
St. Tammany Parish, Louisiana  
for  
VICK M. CORSO

Survey No. 2000 660  
Date: SEPTEMBER 22, 2000

Drawn by: AMK  
Revised:

Scale: 1" = 100'

JOHN E. BONNEAU & ASSOCIATES, INC.  
Professional Land Surveyors • Planners and Consultants  
1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808  
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042  
HAMMOND (504) 345-7641 • FAX NO. (504) 626-0057

This Survey is Certified  
True and Correct By

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4429







ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1958-ZC  
**Posted:** August 18, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Michelle Bolotte  
**OWNER:** M&R File Services, LLC – Russell Bolotte  
**REQUESTED CHANGE:** From I-1 Industrial District to HC-2 Highway Commercial District  
**LOCATION:** Parcel located on the north side of South Street, east of Hickory Street, Slidell  
**SIZE:** .46 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	A-4 Single-Family Residential District
South	Commercial	A-4 Single-Family Residential District and HC-2 Highway Commercial
East	Commercial	I-3 Industrial District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from I-1 Industrial District to HC-2 Highway Commercial District. The site is located on the north side of South Street, east of Hickory Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial uses that vary in intensity and size.

The petitioned property was rezoned from A-4 Single-Family Residential District to I-2 Industrial District in 2018 to accommodate an existing office warehouse use (2018-1150-ZC). The applicant is currently requesting to downzone the property to HC-2 Highway Commercial District to allow a proposed commercial boarding and grooming facility. Staff is not opposed to the request as a change in zoning will allow for more appropriate uses adjacent to existing residential property north and west of the subject site.

**Case No.:** 2020-1958-ZC

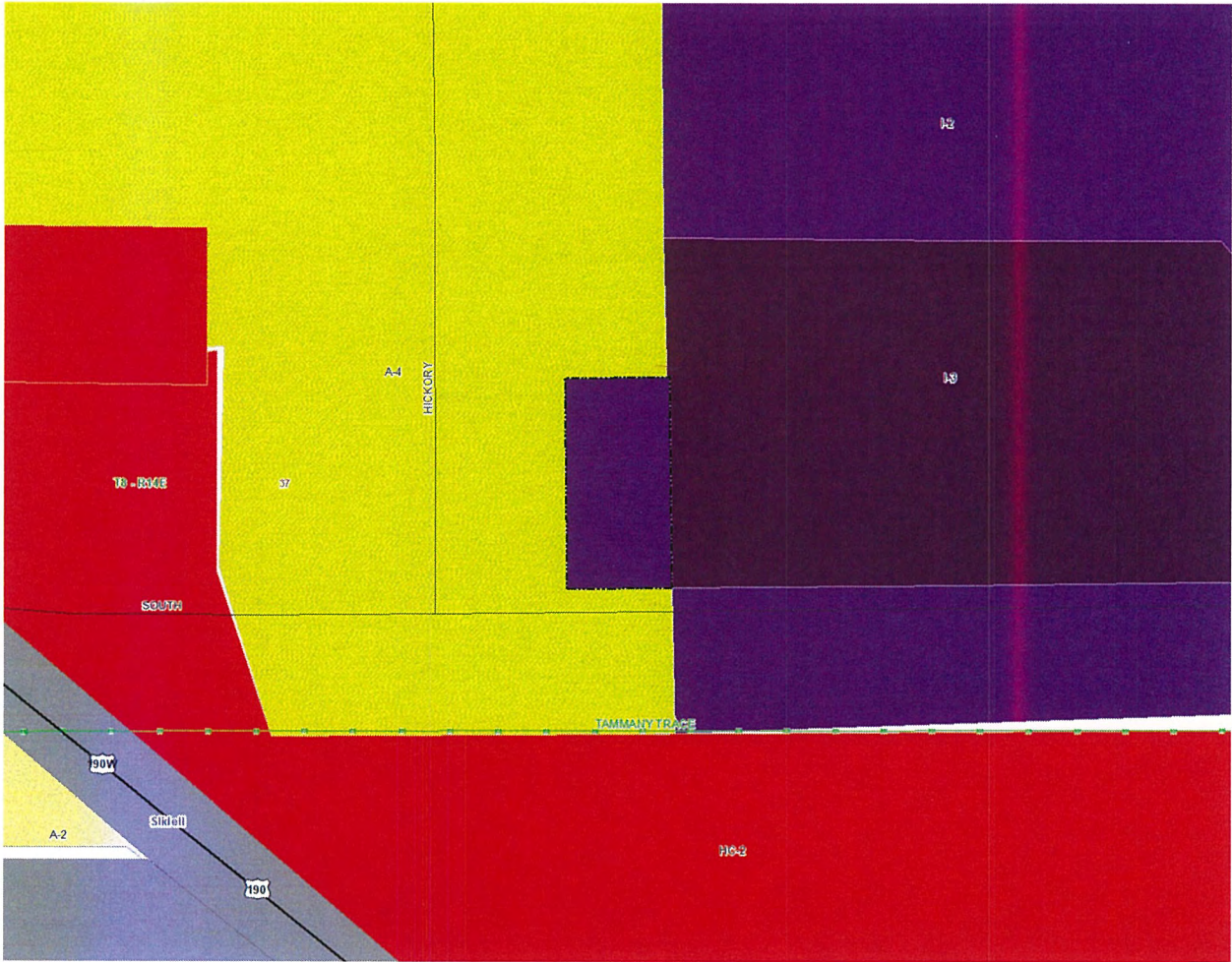
**PETITIONER:** Michelle Bolotte

**OWNER:** M&R File Services, LLC – Russell Bolotte

**REQUESTED CHANGE:** From I-1 Industrial District to HC-2 Highway Commercial District

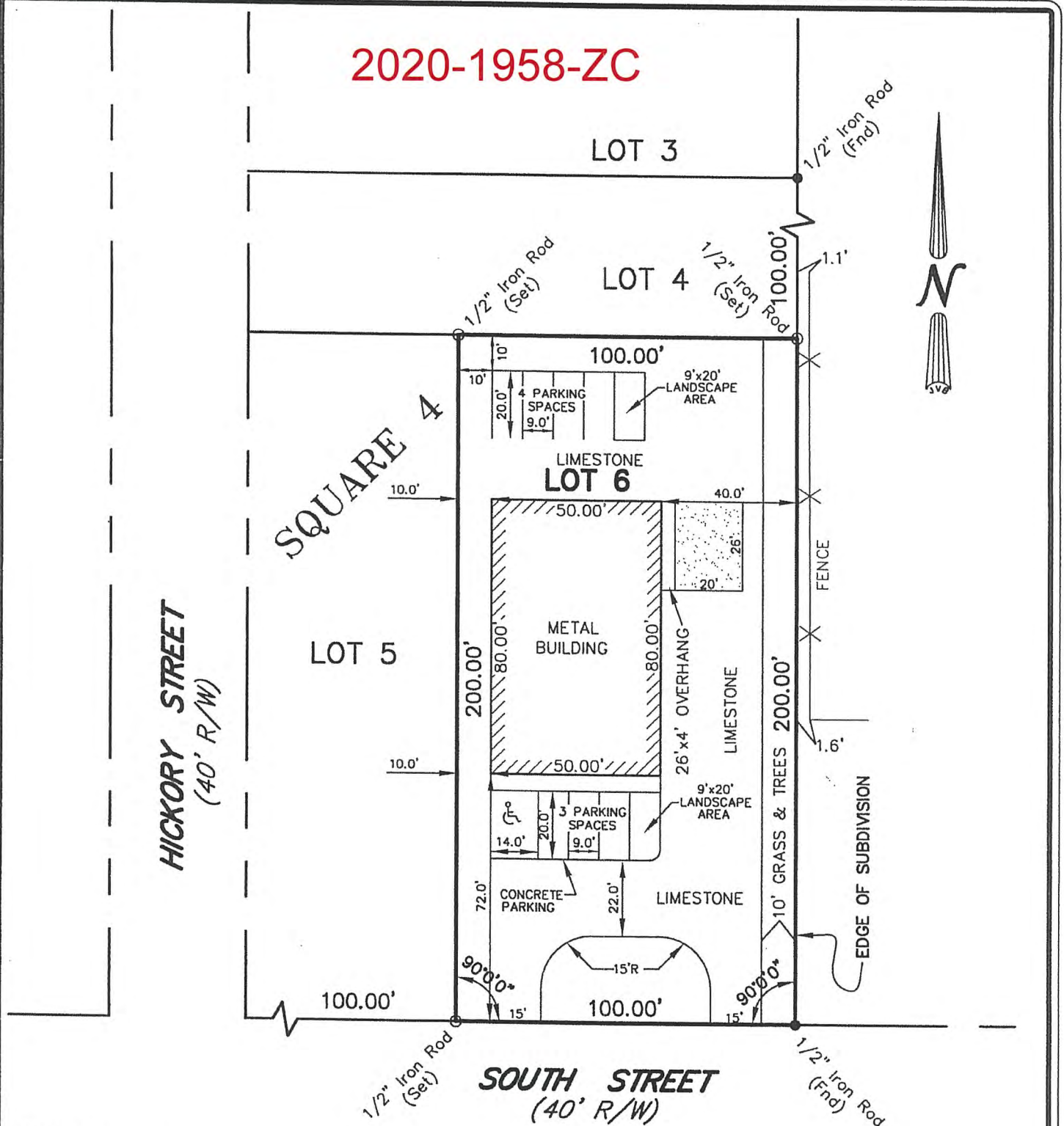
**LOCATION:** Parcel located on the north side of South Street, east of Hickory Street, Slidell

**SIZE:** .46 acres





2020-1958-ZC

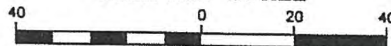


REFERENCE:  
1.) DRAWING No. 677, BY JOSEPH PUGH,  
DATED APRIL 15, 1946.

LEGEND

○ 1/2"	Iron Rod Set
● 1/2"	Iron Rod Found
⊕	Cross

### GRAPHIC SCALE



( IN FEET )  
1 INCH = 40 FEET

**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

Front Setback.....00'  
Side Setback.....00'  
Rear Setback.....00'

ADDRESS: 411 SOUTH STREET

**I CERTIFY THAT THIS PLAT DOES NOT REPRESENT  
AN ACTUAL GROUND SURVEY AND THAT TO THE  
BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
EXIST EITHER WAY ACROSS ANY OF THE  
PROPERTY LINES, EXCEPT AS SHOWN.**

PROPERTY IS NOT SURVEYED IN ACCORDANCE WITH  
THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS."  
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS  
NOTED OTHERWISE

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

**DRAWING NO.**  
**20081834-PP**

DATE: 12/29/2008

**J.V. Burkes & Associates, Inc.**

## SURVEYING

## ENGINEERING

## ENVIRONMENTAL

1805 Shortcut HWY.  
Slidell, Louisiana 70458  
mail: [jvbassoc@jvburkes.com](mailto:jvbassoc@jvburkes.com)

**DRAWN BY:**  
**BPT**

CHECKED BY:  
JDL

**SCALE:**

$$1'' = 40'$$

**REVISED:** REVISED PARKING AREA, BPT, 4/17/09

**PLOT PLAN OF LOT 6  
SLIDELL MANOR SUBDIVISION  
SQUARE 4  
NEAR THE CITY OF SLIDELL  
ST. TAMMANY PARISH, LOUISIANA**

**CERTIFIED TO: M & R FILE SERVICES**

PATHFILE: \\M:\SURVEYING\2008\LOT SURVEY\SLIDELL MANOR\SO. 4\LOT 6, SO. 4, SLIDELL MANOR, 20081834, M-R FILE SERVICES\dwg\20081834.dwg







ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1959-ZC  
**Posted:** August 19, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Caesar Sweidan  
**OWNER:** S. Sweidan Properties, LLC - Caesar Sweidan  
**REQUESTED CHANGE:** From MD-3 Medical Facility District to HC-2 Highway Commercial District  
**LOCATION:** Parcel located at the end of Keystone Boulevard, east of Highway 190 East Service Road, Covington  
**SIZE:** .90 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD – Fairway Garden Homes
South	Medical	MD-3 Medical Facility District
East	Medical	MD-2 Medical Facility District
West	Medical	HC-2 Highway Commercial

EXISTING LAND USE:

**Existing development:** Yes

**Multi 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.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from MD-3 Medical Facility District to HC-2 Highway Commercial District. The site is located at the end of Keystone Boulevard, east of Highway 190 East Service Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a planned district with a mix of commercial uses that vary in intensity and size.

The subject property is currently developed with an existing multi-tenant medical clinic building. The purpose of the current MD-3 Medical Facility District is to provide for the location of medical and veterinarian facilities. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled retail, office and service uses. As this property is located adjacent to several existing medical uses that maintain a variety of medical zoning designations, staff has determined that the MD-3 zoning designation is appropriate for the area. Additionally, staff has concluded that the allowable uses within the HC-2 zoning designation are incompatible with the adjacent medical facilities. As such, staff suggests that the applicant revise the request to a less intense NC-5 Retail and Service District. This zoning designation is more consistent with the existing corridor and will permit professional and medical offices that are congruent with the existing building size.

**Case No.:** 2020-1959-ZC

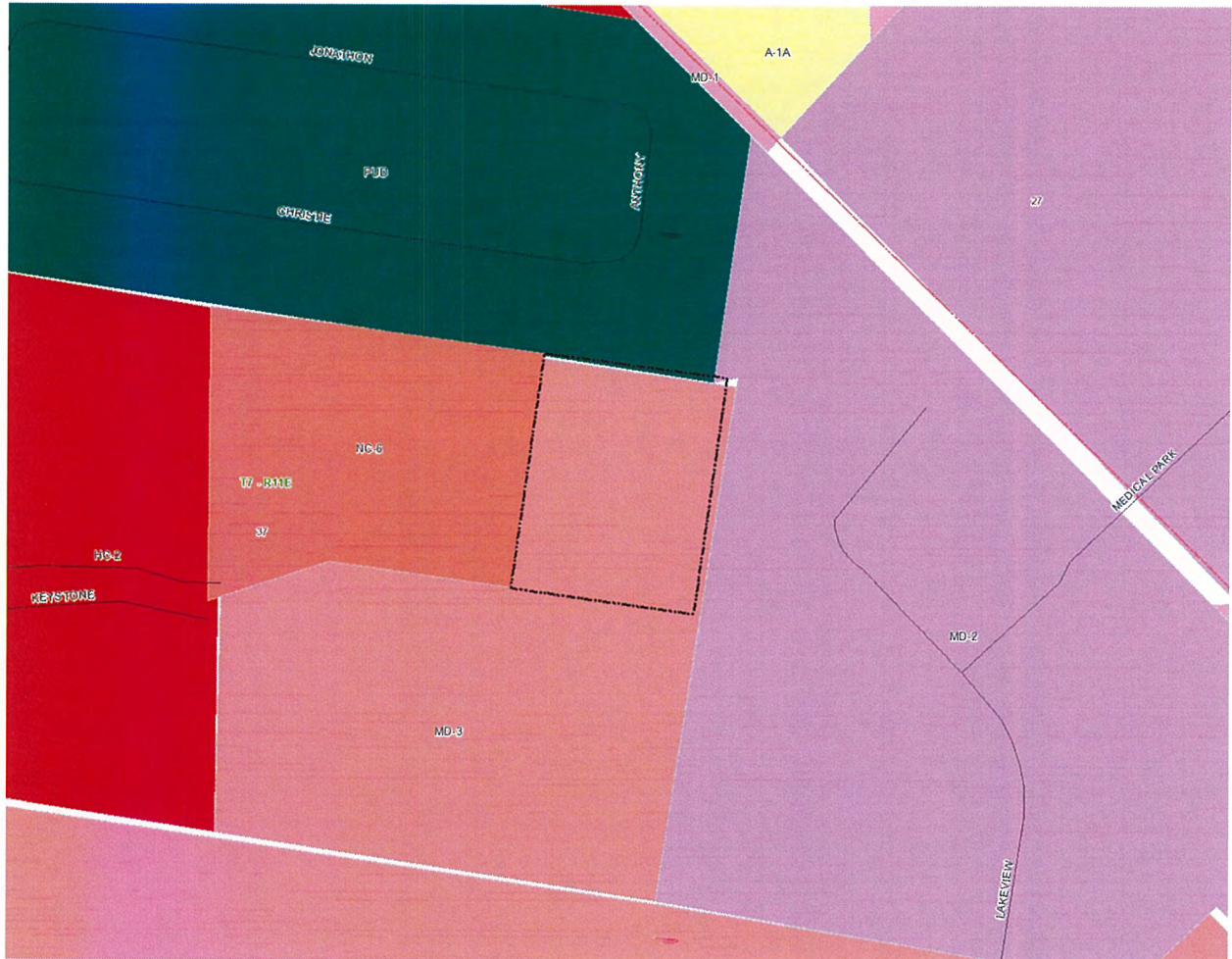
**PETITIONER:** Caesar Sweidan

**OWNER:** S. Sweidan Properties, LLC - Caesar Sweidan

**REQUESTED CHANGE:** From MD-3 Medical Facility District to HC-2 Highway Commercial District

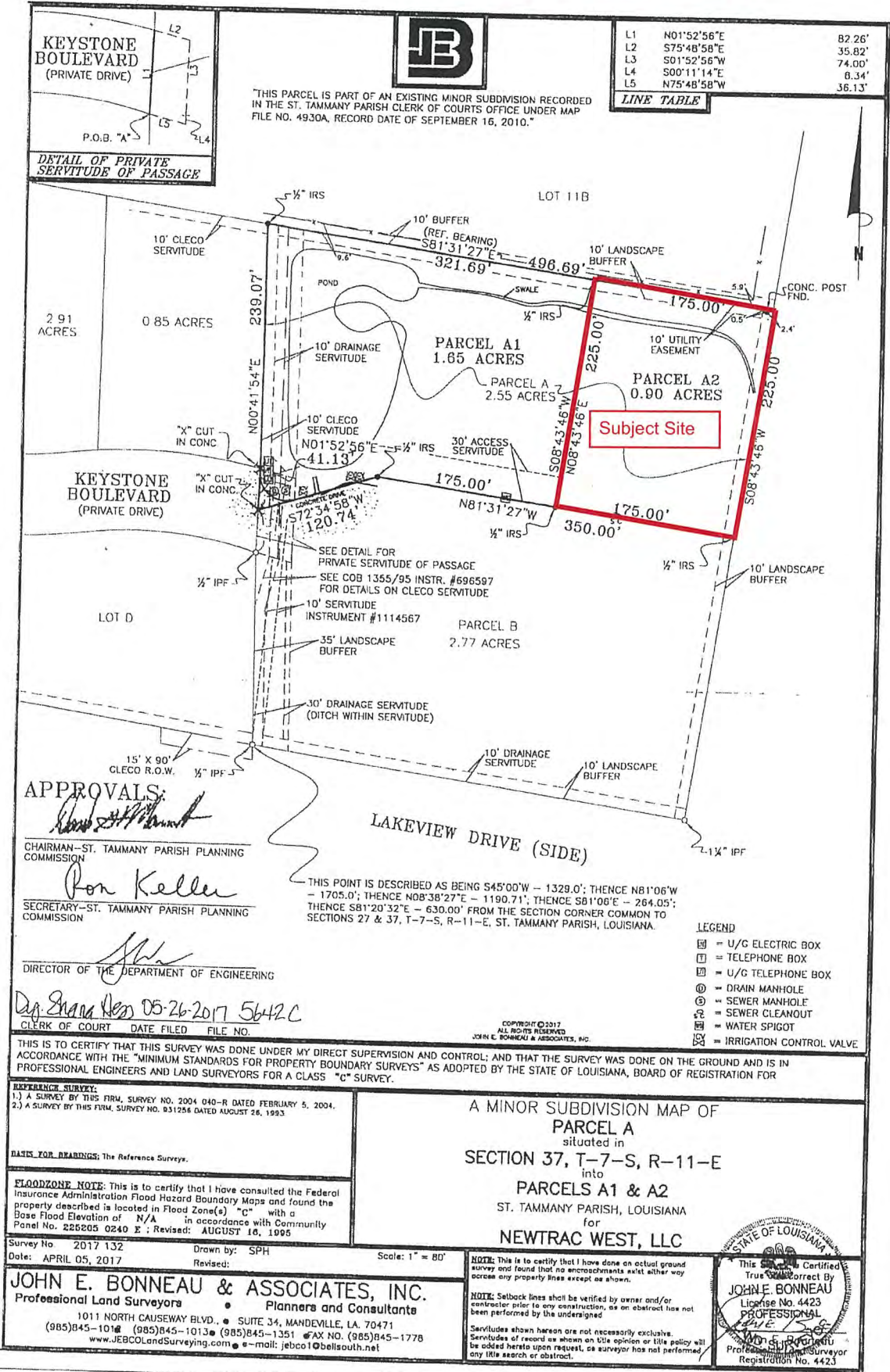
**LOCATION:** Parcel located at the end of Keystone Boulevard, east of Highway 190 East Service Road, Covington

**SIZE:** .90 acres





2020-1959-ZC









ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1960-ZC  
**Posted:** August 20, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Chris Jean  
**OWNER:** Testamentary Trust of Johnny F. Smith  
**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District  
**LOCATION:** Parcel located on the west side of Production Drive, south of JF Smith Avenue, north of Browns Village Road, Slidell  
**SIZE:** 2.69 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	Commercial	I-1 Industrial
South	Commercial	I-1 Industrial and NC-6 Public, Cultural, and Recreational District
East	Commercial	I-1 Industrial
West	Commercial	I-1 Industrial

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

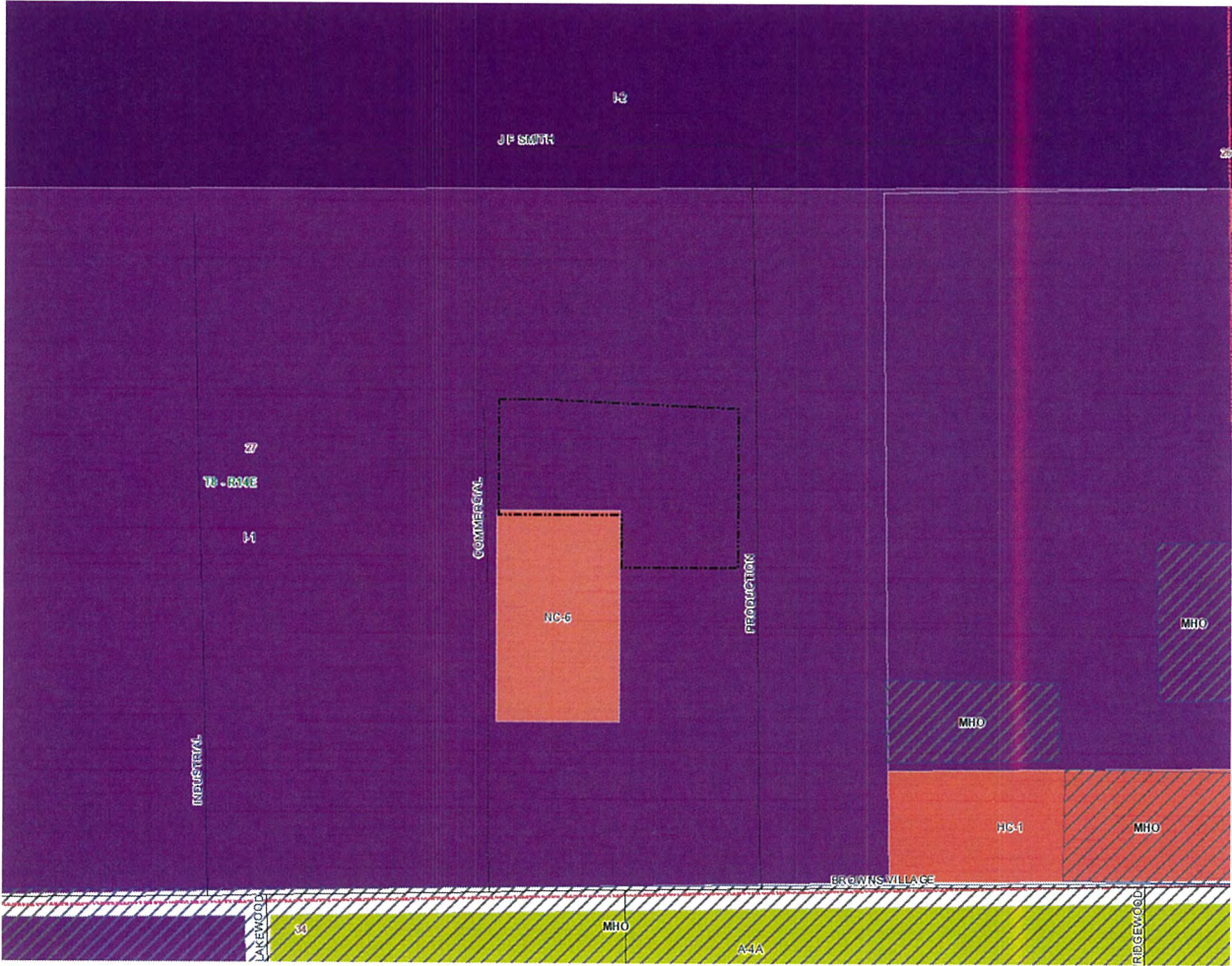
**Industrial** - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from I-1 Industrial District to I-2 Industrial District. The site is located on the west side of Production Drive, south of JF Smith Avenue, north of Browns Village Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses.

The applicant is petitioning to rezone 2.69 acres from I-1 Industrial District, which allows moderately-scaled industrial uses to I-2 Industrial District, which allows large-scale industrial uses. The subject site is currently developed with an existing industrial warehouse. A change in the current zoning designation will allow for more intense industrial uses to be located inside an established industrial area. The subject site is adjacent to industrial uses to the north, east, and west, and abuts industrial and neighborhood commercial uses to the south. Staff is not opposed to the requested I-2 zoning designation as the petitioned property is within an existing industrial corridor and more intense industrial uses will be buffered by existing, less intense industrial uses.

**Case No.:** 2020-1960-ZC  
**PETITIONER:** Chris Jean  
**OWNER:** Testamentary Trust of Johnny F. Smith  
**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District  
**LOCATION:** Parcel located on the west side of Production Drive, south of JF Smith Avenue, north of Browns Village Road, Slidell  
**SIZE:** 2.69 acres





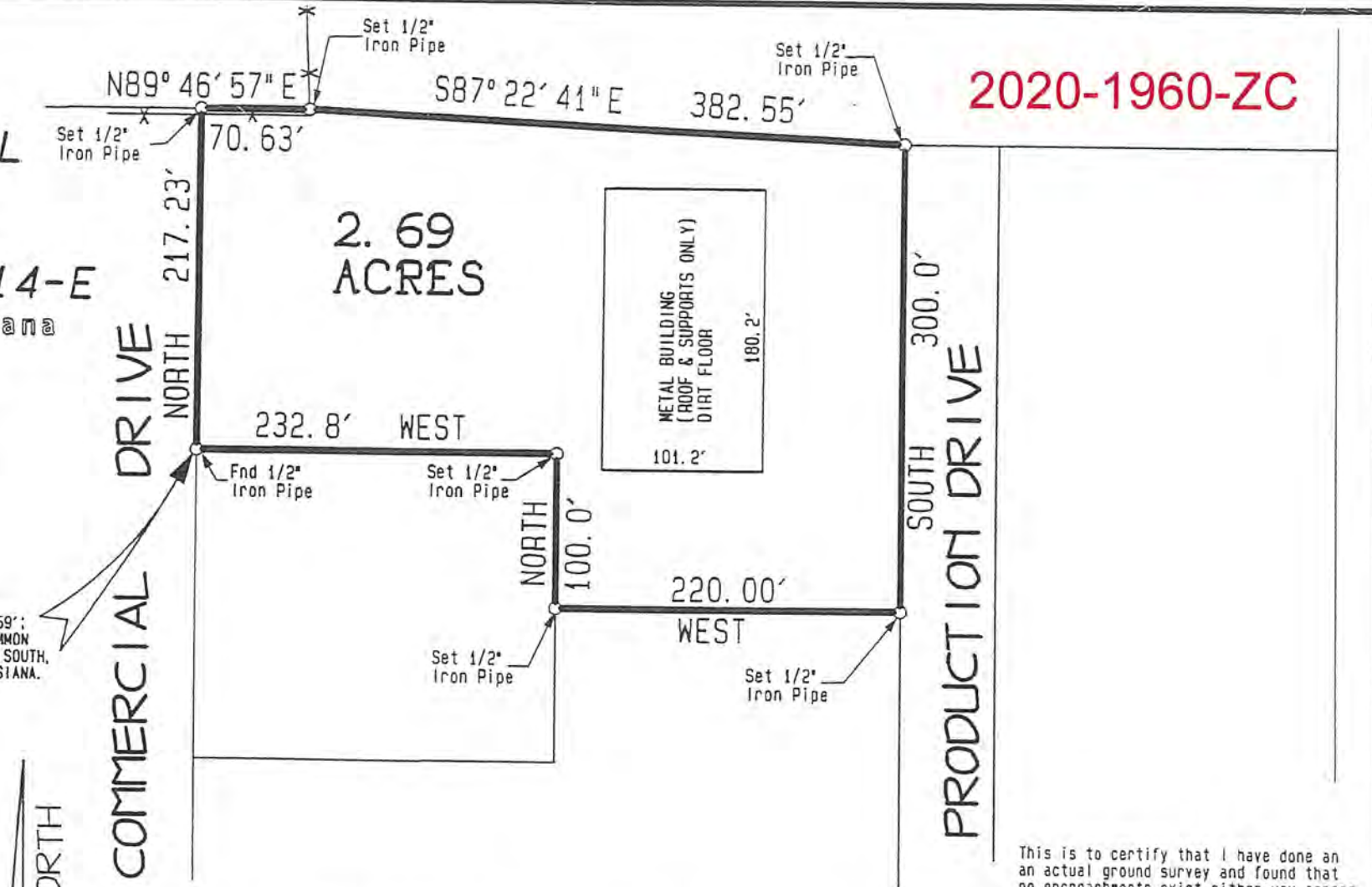
SURVEY MAP OF  
A 2.69 ACRE PARCEL  
OF LAND SITUATED  
In  
SECTION 27, T-8-S, R-14-E  
St. Tammany Parish, Louisiana  
for  
JOHNNY F. SMITH

THIS POINT IS REPORTED TO BE EAST-3887.59';  
NORTH-710.0' FROM THE SECTION CORNER COMMON  
TO SECTIONS 27, 28, 33 & 34, TOWNSHIP 8 SOUTH,  
RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

NOTE: Setback lines shall be verified by owner  
or contractor prior to any construction, as an  
abstract has not been performed by the undersigned.

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.

Note: This is to certify that I have consulted the Federal Insurance  
Administration Flood Hazard Boundary Maps and found the property  
described is located in Flood Zone(s) "A-1" with a  
Base Flood Elevation of 18.5' in accordance with Community  
Panel No. 225205 0410 C ; Revised: OCT. 17, 1989.



2020-1960-ZC

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND  
AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.

Survey No. 961325

Drawn by: RMK/JEB

Scale: 1" = 100'

Date: DECEMBER 5, 1996

Revised:

This Survey is Certified  
True and Correct By

**JOHN E. BONNEAU & ASSOCIATES, INC.**

Professional Land Surveyors • Planners and Consultants

1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808

SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042

FAX NO. (504) 626-0057

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423







ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1961-ZC  
**Posted:** August 20, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Chris Jean  
**OWNER:** Testamentary Trust of Johnny F. Smith  
**REQUESTED CHANGE:** Testamentary Trust of Johnny F. Smith  
**LOCATION:** Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell  
**SIZE:** 1.53 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	I-1 Industrial District
South	Neighborhood Commercial	NC-6 Neighborhood Commercial
East	Commercial	I-1 Industrial District
West	Commercial	I-1 Industrial District

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

**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-1 Industrial District to I-2 Industrial District. The site is located on the west side of Industrial Drive, north of Browns Village Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses.

The applicant is petitioning to rezone 1.53 acres from I-1 Industrial District, which allows moderately-scaled industrial uses to I-2 Industrial District, which allows large-scale industrial uses. The subject site is currently developed with an existing Transmission Repair Shop. A change in the current zoning designation will allow for more intense industrial uses to be located inside an established industrial area. As the subject site is flanked on all sides by existing industrial uses, the permitted uses within the requested I-2 zoning designation will be buffered by the existing, lower intensity I-1 Industrial District. As such, staff is not opposed to the request.

**Case No.:** 2020-1961-ZC

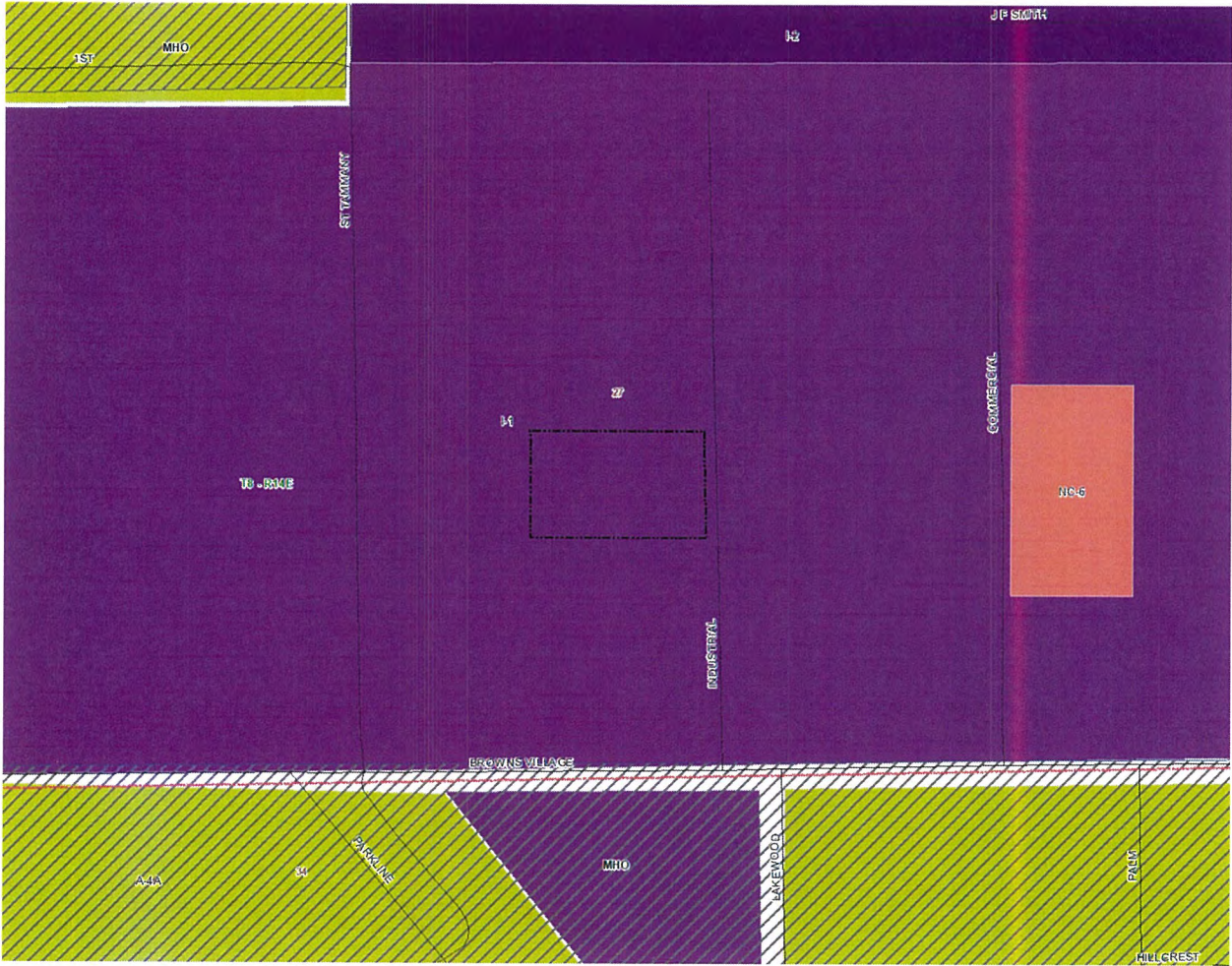
**PETITIONER:** Chris Jean

**OWNER:** Testamentary Trust of Johnny F. Smith

**REQUESTED CHANGE:** Testamentary Trust of Johnny F. Smith

**LOCATION:** Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell

**SIZE:** 1.53 acres



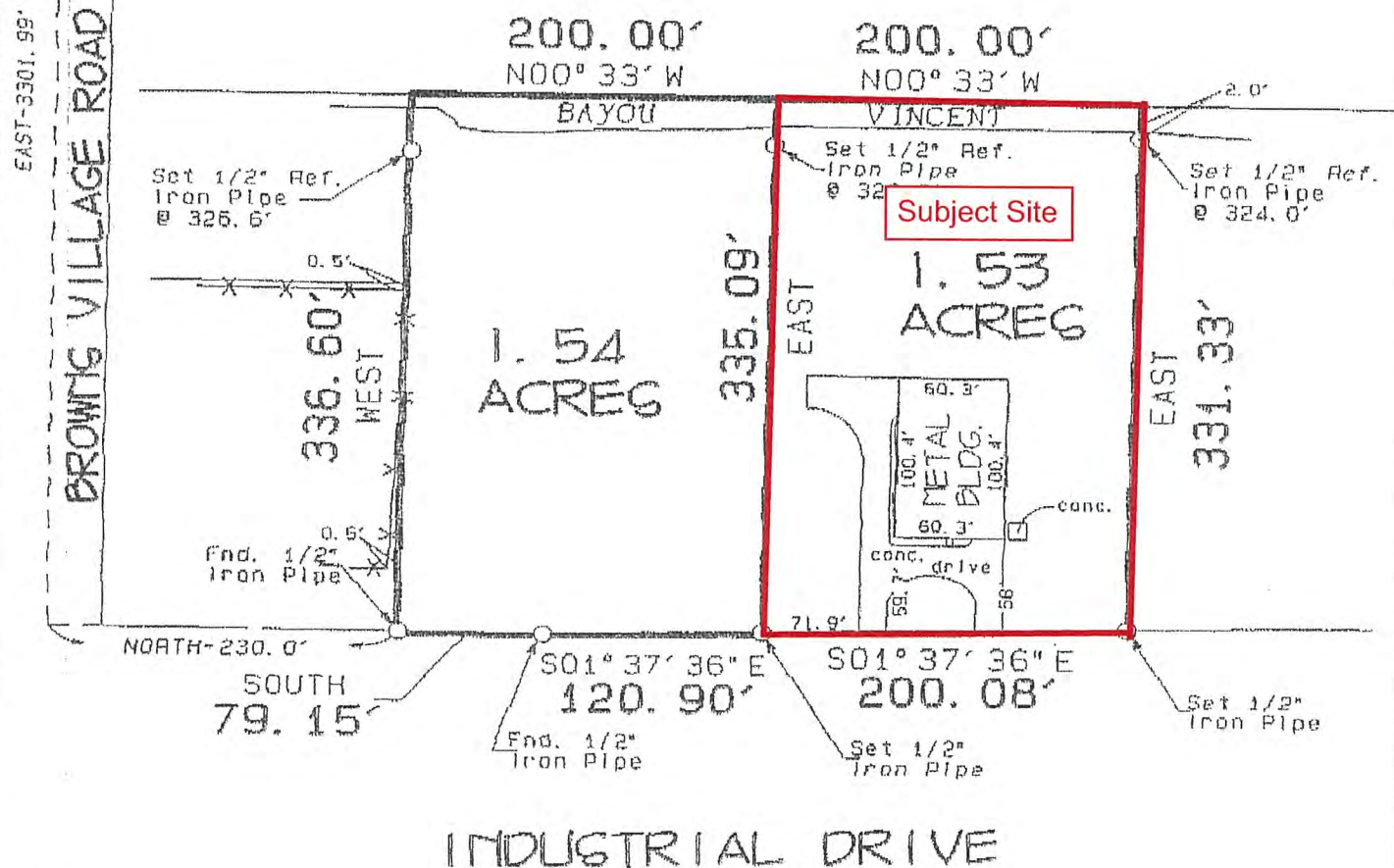


2020-1961-ZC

NORTH

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.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.



Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described 15 located in a special flood hazard area. It is located in Flood Zone A-1

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "A" SURVEY.

SURVEY MAP OF  
A 1.54 ACRE & A 1.53 ACRE PARCEL OF LAND  
SITUATED IN SECTION 27, T-8-S, R-14-E.

St. Tammany Parish, Louisiana

JOHNNY F. SMITH

Survey No. 94450  
Date: APRIL 22, 1994

Drawn by: BMD  
Revised:

Scale: 1" = 100'

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants  
1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70448 (504) 626-0808  
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3545 • N. O. (504) 456-2042  
FAX NO. (504) 626-0957

This Survey Is Controlled  
June 1962

JOHN E. BONNEAU  
DEC 20 4423

REGISTERED  
PROFESSIONAL  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 2239

TOTAL F.OI



ST TAMMANY

INDUSTRIAL

BROWNS VILLAGE

PARKLINE

PINEHILL

LAKEWOOD

HILLCREST



ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1962-ZC  
**Posted:** August 18, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Matthew Crain  
**OWNER:** Roger Warner  
**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-5 Two-Family Residential District  
**LOCATION:** Parcels front on Oak Avenue and on Brookter Road, south of Sycamore Avenue, north of Birch Avenue; Slidell  
**SIZE:** .49 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

<b>Brookter Avenue:</b>	<b>Type:</b> Parish	<b>Road Surface:</b> 2 Lane Asphalt	<b>Condition:</b> Good
<b>Oak Avenue:</b>	<b>Type:</b> Parish	<b>Road Surface:</b> 1 Lane Asphalt	<b>Condition:</b> Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District and MHO Manufactured Housing Overlay
South	Residential	A-4 Single Family Residential District
East	Undeveloped	A-5 Two-Family Residential District and HC-2 Highway Commercial District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-5 Two-Family Residential District. The petitioned property fronts on Oak Avenue and on Brookter Road, south of Sycamore Avenue, north of Birch Avenue, Slidell. 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 proposing to rezone eight existing lots within the Beverly Hills subdivision from A-4 Single-Family to A-5 Two-Family. The site is adjacent to four parcels that were rezoned from A-4 to A-5 (2018-1129-ZC) in 2018, and otherwise abuts property that adheres to the A-4 Single-Family district zoning designation. Staff does not see any compelling reason to recommend approval of the requested A-5 zoning designation as the site is flanked by property that currently maintains single-family residential dwellings and manufactured homes.

Case No.: 2020-1962-ZC

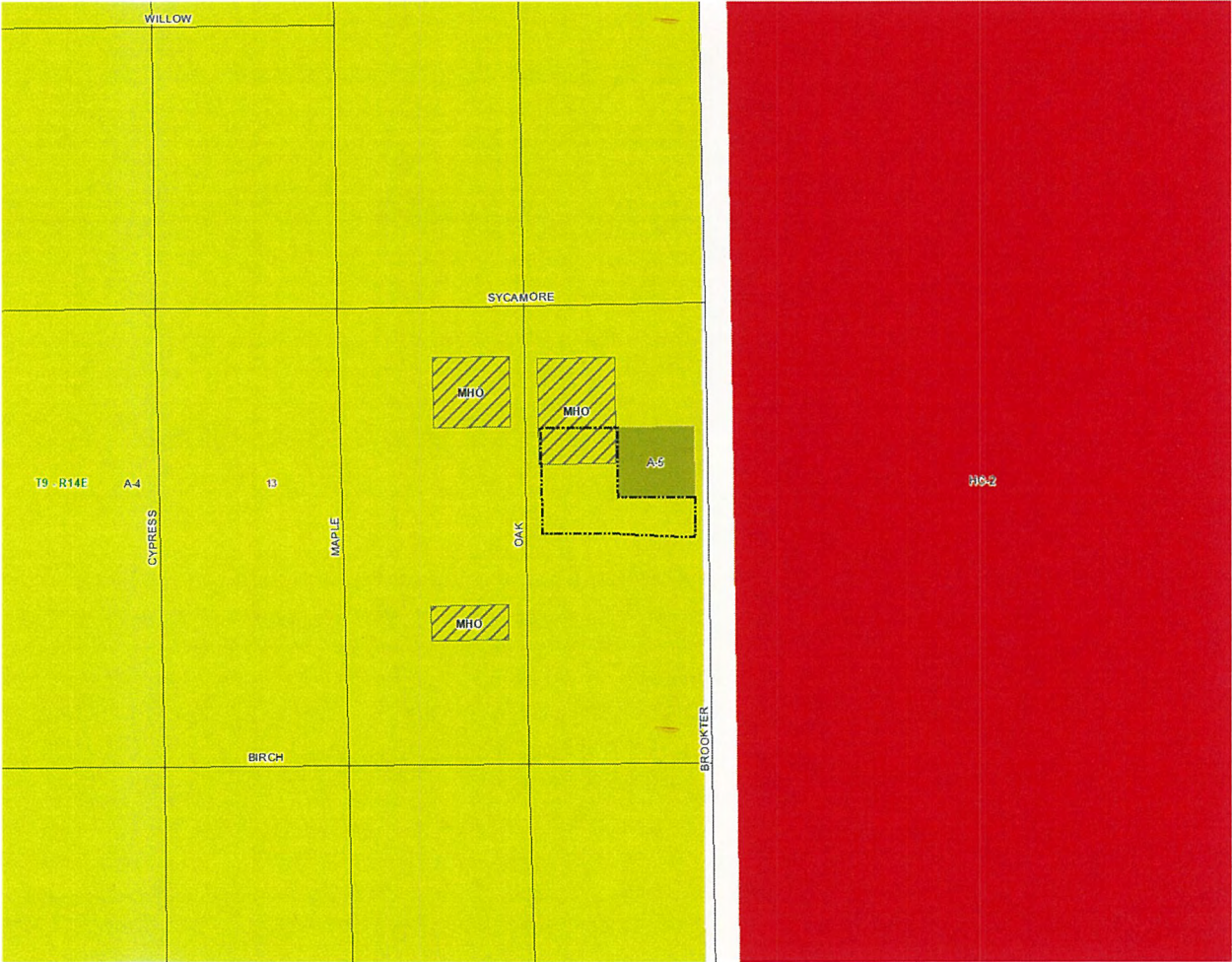
PETITIONER: Matthew Crain

OWNER: Roger Warner

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-5 Two-Family Residential District

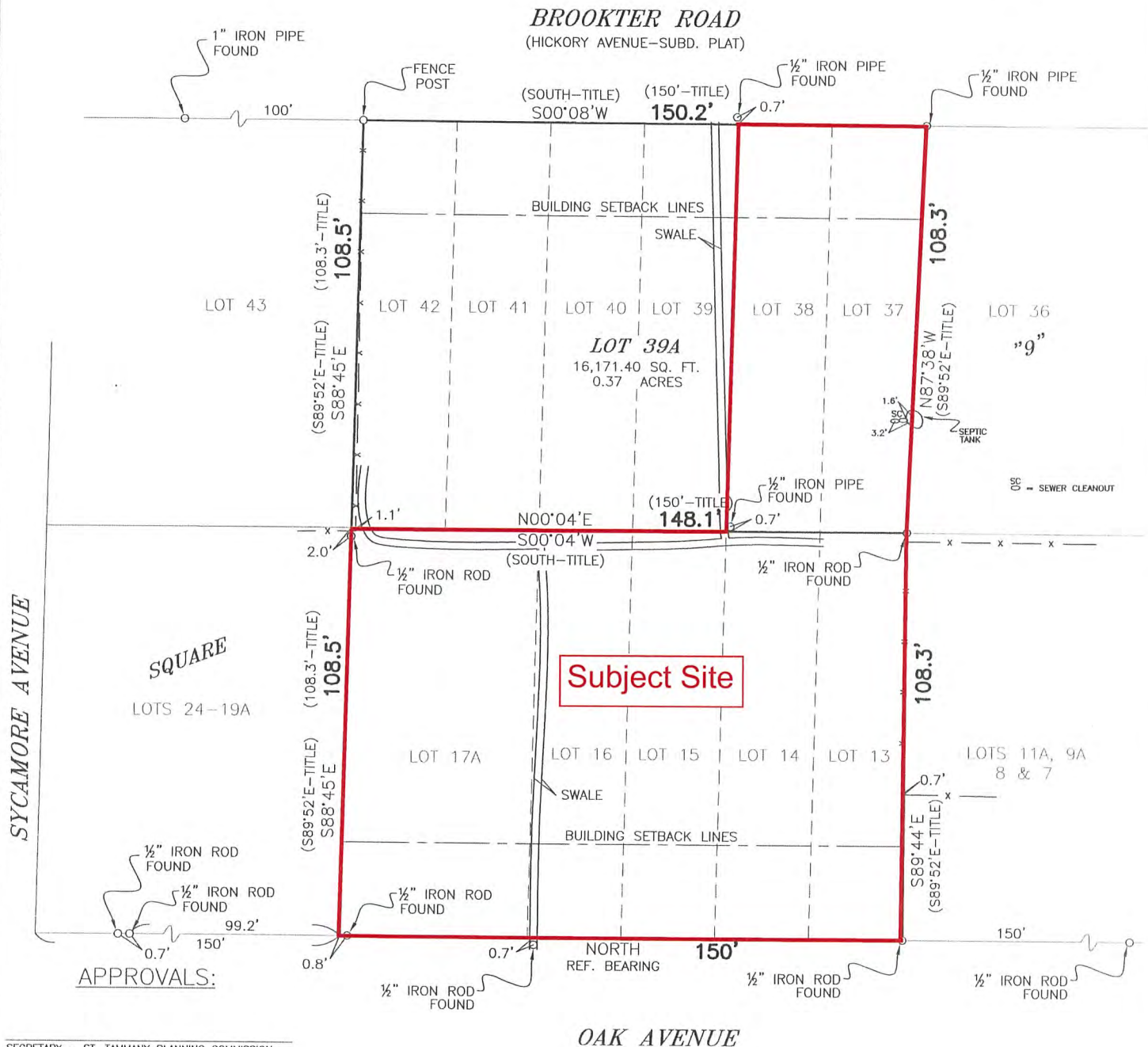
LOCATION: Parcels front on Oak Avenue and on Brookter Road, south of Sycamore Avenue, north of Birch Avenue; Slidell

SIZE: .49 acres





2020-1962-ZC



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

**BUILDING SETBACK LINES:**  
FRONT 25'

**REFERENCE SURVEY:** The Recorded Subdivision Map.

**BASIS FOR BEARINGS:** The Reference Survey.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205-0420 E; Revised: APRIL 21, 1999

Survey No. 2020 1222 Drawn by: SPH Scale: 1" = 30'

Date: JUNE 09, 2020 Revised: 06/15/20(OFFICE)

A RESUBDIVISION MAP OF  
LOTS 13, 14, 15, 16, 17A, 37, 38, 39, 40, 41 & 42  
SQUARE 9, BEVERLY HILLS SUBDIVISION  
into  
LOTS 15A & 39A  
SECTION 13, T-9-S, R-14-E  
St. Tammany Parish, Louisiana  
for  
ROGER WARNER

JOHN E. BONNEAU & ASSOCIATES, INC.

**JEBCO**  
A LOWE COMPANY  
Professional Land Surveyors  
Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34  
MANDEVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com  
e-mail: info@jebcosurvey.com

**NOTE:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

**NOTE:** Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified  
True and Correct By  
JOHN E. BONNEAU  
LICENSE No. 4423  
PROFESSIONAL  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423







ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1964-ZC  
**Posted:** August 20, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** St Tammany Parish Government

**OWNER:** Gene’s Country Store, LLC

**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to HC-2 Highway Commercial District and RO Rural Overlay

**LOCATION:** Parcel located on the east side of Louisiana Highway 1078, south of Louisiana Highway 1077; Folsom

**SIZE:** 1.86 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to HC-2 Highway Commercial District and RO Rural Overlay. The petitioned property is located on the east side of Louisiana Highway 1078, south of Louisiana Highway 1077, Folsom. The 2025 Future Land Use Plan designates the site to be developed with commercial uses that vary in type and density.

The petitioned property is currently zoned A-2 Suburban District and maintains an existing gas station and convenience store. The applicant is requesting to rezone the 1.86-acre site to HC-2 Highway Commercial to bring the existing use into compliance with the appropriate zoning designation. While not opposed to the request, staff recommends the requested acreage be modified to only include the existing building. Reducing the acreage to be rezoned to only include what is necessary in the request will allow the current A-1 zoning designation to stand and limit future development.

**Case No.:** 2020-1964-ZC

**PETITIONER:** St Tammany Parish Government

**OWNER:** Gene's Country Store, LLC

**REQUESTED CHANGE:** From A-1 Suburban District and RO Rural Overlay to HC-2 Highway Commercial District and RO Rural Overlay

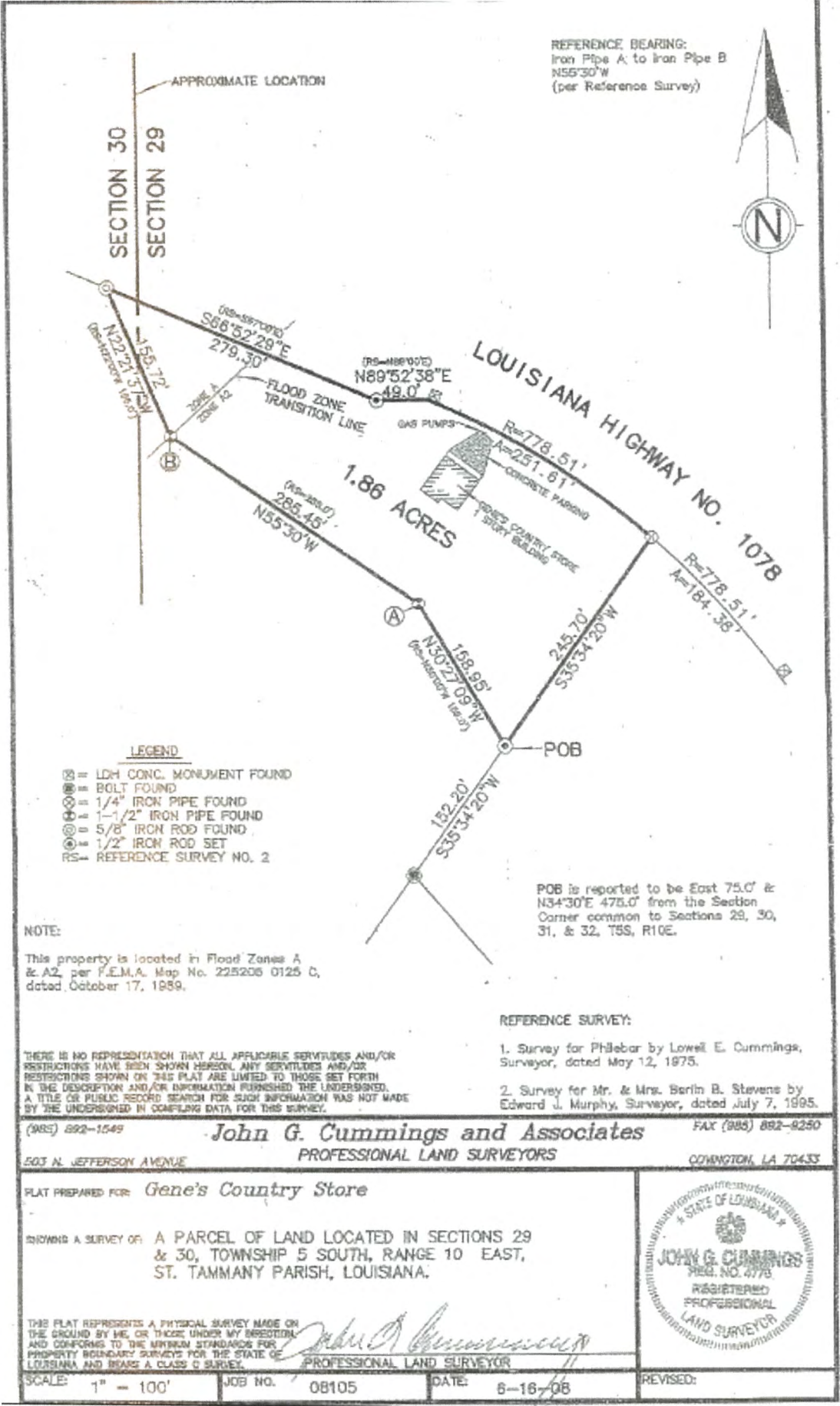
**LOCATION:** Parcel located on the east side of Louisiana Highway 1078, south of Louisiana Highway 1077; Folsom

**SIZE:** 1.86 acres





2020-1964-ZC









ZONING STAFF REPORT

**Date:** August 25, 2020  
**Case No.:** 2020-1968-ZC  
**Posted:** August 21, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** John D. & Tena M.L. Warner  
**OWNER:** John D. & Tena M.L. Warner  
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to I-1 Industrial District  
**LOCATION:** Parcel located on the west side of 9th Street and on the east side of 8th Street, north of the Tammany Trace, being Lots 1 through 8, Square 28 & Lots 1 & 8, Square 29, Town of New Claiborne, Covington  
**SIZE:** 1.66 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 1 Lane Gravel

**Condition:** Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

**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 HC-2 Highway Commercial District to I-1 Industrial District. The subject property is located on the west side of 9th Street and on the east side of 8th Street, north of the Tammany Trace, being Lots 1 through 8, Square 28 & Lots 1 & 8, Square 29, Town of New Claiborne, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density and commercial uses of various types and intensity.

The subject site is adjacent to an existing multi-tenant space to the north, a trucking and outdoor storage operation to the east, the Tammany Trace to the south, and undeveloped land to the west. The applicant is proposing to rezone the 1.66-acre site from HC-2 Highway Commercial to I-1 Industrial District. A change in use will permit more intense, industrial uses that are incompatible with the adjacent HC-2 Highway Commercial District. As such, staff objects to the request.

Note that because the site abuts the Tammany Trace along its southern border, any future development will be subject to the Planned Corridor District’s special design standards for the Tammany Trace Overlay.

**Case No.:** 2020-1968-ZC

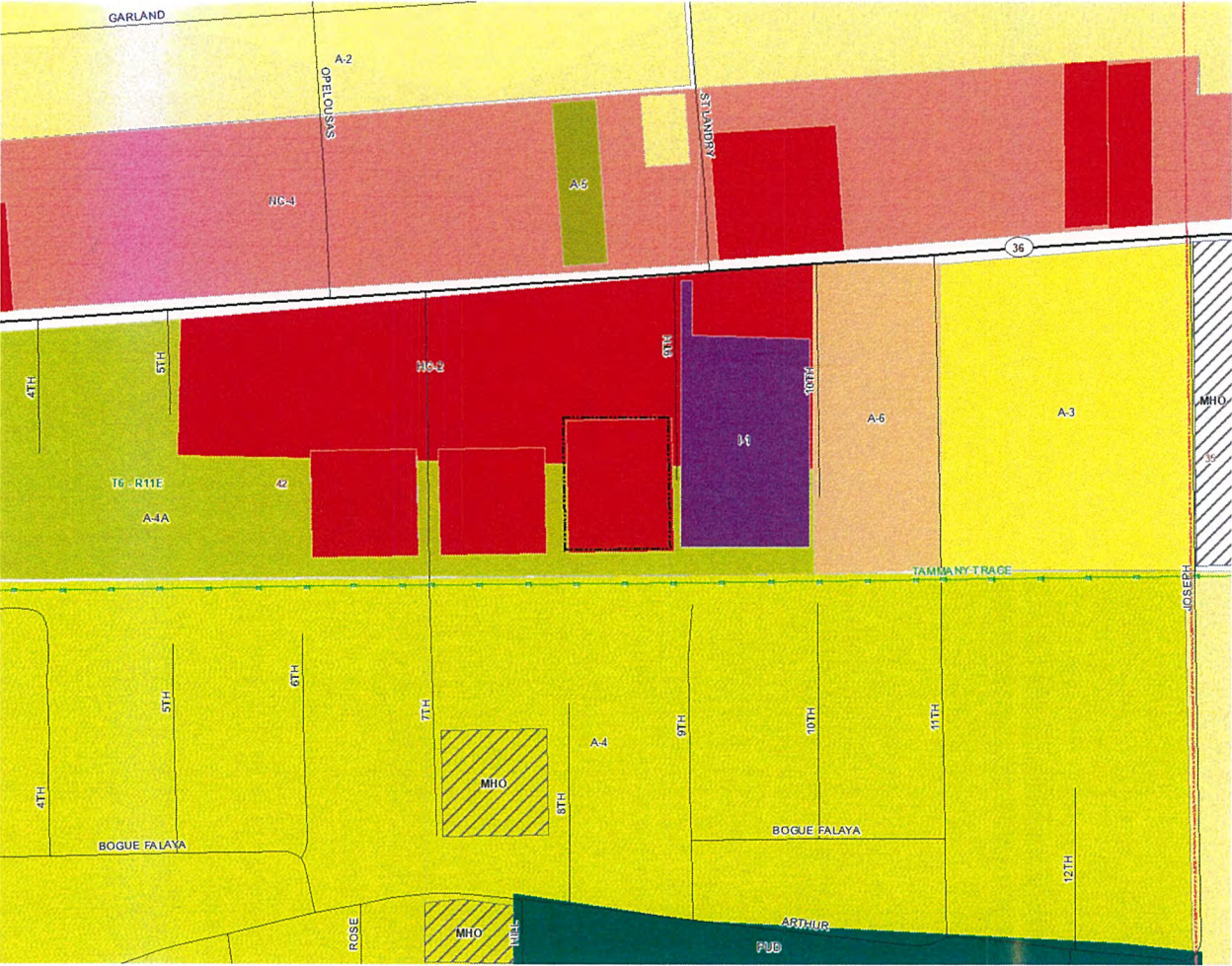
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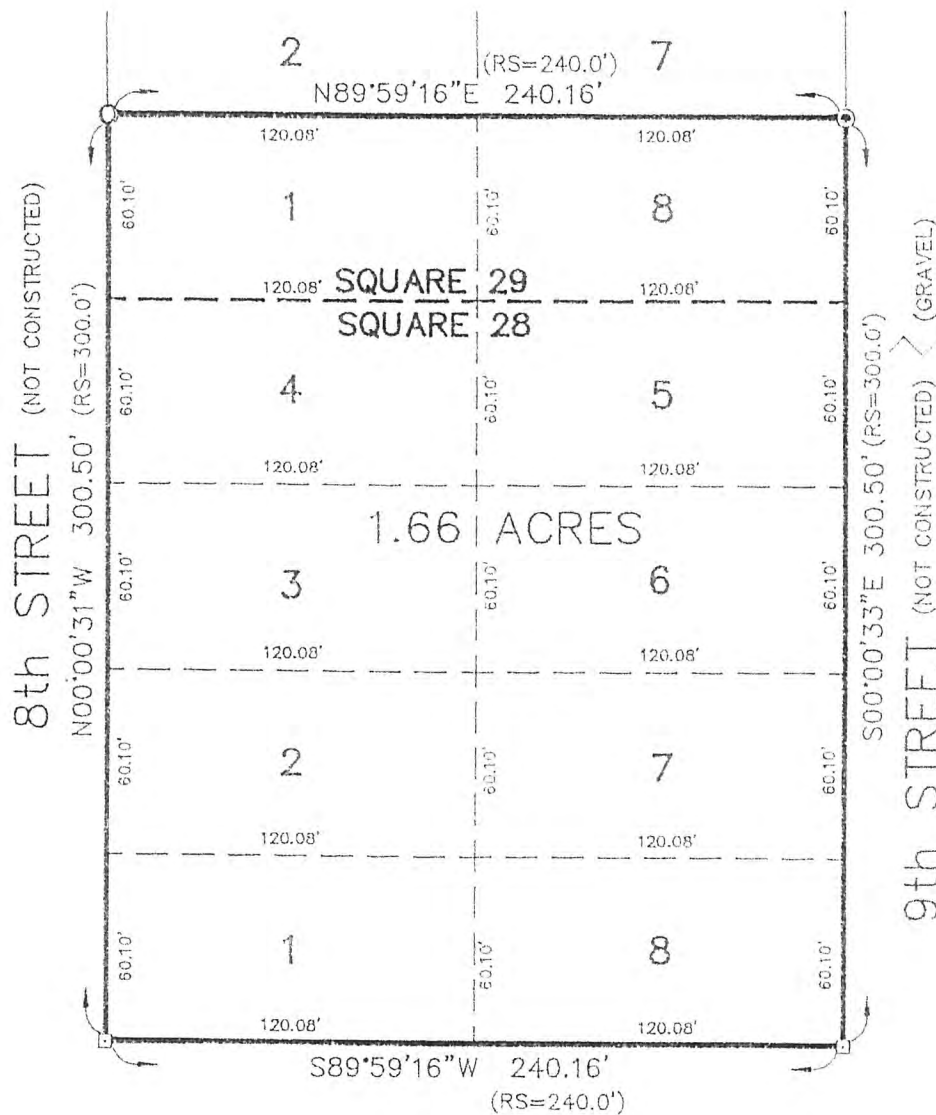




2020-1968-ZC

REFERENCE BEARING:  
N00°10'W  
(per Subdivision Plat)

LOUISIANA HIGHWAY NO 36  
(SIDE)



TAMMANY TRACE  
(FORMERLY G.M.&N RAILROAD)

LEGEND

- = Angle Iron Found  
○ = 5/8" Iron Pipe Found  
⊙ = 1/2" Iron Rod Set  
RS = Reference Survey #2

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

REFERENCE SURVEY:

1. Plat of the Town of New Claiborne by C. P. Schultz, Surveyor, dated April 6, 1939.
2. Survey For Mr. Joel Fitzgerald by Gerald Fussell, Surveyor, dated September 10, 1981.

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

(985) 892-1549

John G. Cummings and Associates

503 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70433

PLAT PREPARED FOR: LCI, Inc.

SHOWING A SURVEY OF: LOTS 1,2,3,4,5,6,7, & 8, SQUARE 28, AND LOTS 1 & 8, SQUARE 29, TOWN OF NEW CLAIBORNE, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 05086

DATE: APRIL 19, 2005

REVISED: