

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, NOVEMBER 4, 2020
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

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

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 pm on Wednesday, November 4, 2020.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: (985) 276-6398; If busy dial (346) 248-7799 or (669) 900-6833 Meeting ID: 845 3527 7797 # Participant ID: # and Password: 30619349 #

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 OCTOBER 6, 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. 2020-2030-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the south side of US Highway 190, west of North Pontchartrain Drive; Lacombe S48, T8S, R12E; Ward 4, District 7

Acres: .77 acres
Petitioner: Allen Vest
Owner: Vesco Properties, LLC - Allen Vest
Council District: 7
- 2. 2020-2048-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Location: Parcel located at the end of Oak Hill Drive, Covington S33, T5S, R11E, Ward 2, District 2

Acres: 9.21 acres
Petitioner: Thomas Oalmann
Owner: Thomas Oalmann
Council District: 2

AGENDA
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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

3.

2020-2054-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)

Location: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road; Covington; S12, T6S, R10E; Ward 3, District 3

Acres: 3.03 acres

Petitioner: Grant Cozine

Owner: Grant Cozine

Council District: 3
4.

2020-2057-ZC

Existing Zoning: A-3 (Suburban District)

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

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

Acres: 47.43 acres

Petitioner: CKB Development, LLC - Kyle Bratton

Owner: Lynwood Ennis

Council District: 12
5.

2020-2058-ZC

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

Proposed Zoning: A-4 (Single-Family Residential District) and PUD (Planned Unit Development Overlay)

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

Acres: 47.43 acres

Petitioner: CKB Development, LLC - Kyle Bratton

Owner: Lynwood Ennis

Council District: 12
6.

2020-2065-ZC

Existing Zoning: HC-2 (Highway Commercial District)

Proposed Zoning: HC-2 (Highway Commercial District) and MHO (Manufactured Housing Overlay)

Location: Parcel located on the east side of Belair Drive, south of US Highway 190; Slidell S18, T9S, R15E; Ward 8, District 14

Acres: .16 acres

Petitioner: Eva Delaune

Owner: Wanda Wright

Council District: 14
7.

2020-2069-ZC

Existing Zoning: A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

Proposed Zoning: A-1 Suburban District and RO Rural Overlay

Location: Parcel located on the north and south sides of Cody Lane, west of Million Dollar Road; Covington; S31, T5S, R11E; Ward 2, District 6

Acres: 37.75 acres

Petitioner: St Tammany Parish Council

Council District: 6

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

1.

PR15-04-003 - USE: Christ Episcopal School

CORRIDOR: Highway 21 Planned Corridor Overlay

ZONING: ED-1 Primary Education District and ED-2 Higher Education District

USE SIZE: 36.07 acres

PETITIONER: John Pousson

OWNER: Christ Episcopal Church

LOCATION: Parcel located at the southeast corner of LA Highway 21 and Christwood Blvd., S41, T7S, R10E, Ward 1, District 1

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

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

ROLL CALL

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

Absent:

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 Drumm

APPROVAL OF THE SEPTEMBER 1, 2020 MINUTES

Crawford made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

POSTPONING OF CASES:

ZONING CHANGE REQUEST CASES:

1. 2020-1923-ZC

Existing Zoning:	A-2 (Suburban District
Proposed Zoning:	A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
Location:	Parcel located on the south side of Rouville Road, east of South Oaklawn Drive; Lacombe, S39, T8S, R13E, Ward 7, District 7.
Acres:	.75 acres
Petitioner:	Victoria Laurent
Owner:	Ike Carter Laurent Jr.
Council District:	7

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

Victoria and Ike came to the podium

Crawford made a motion to approve, seconded by Randolph

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

NAY:

ABSTAIN:

The motion to approve carried

2. 2020-1986-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Location:	Parcel located on the north side of Bessie Booth Road, east of Booth Road; Folsom S27, T5S, R10E, Ward 2, District 3.
Acres:	1.91 acres
Petitioner:	Travis Core
Owner:	Momi V Core
Council District:	3

Travis Core and Christian came to the podium

Larry Ardoin, Charles Leist, George Patterson, Gail Leist and Victor Huffman spoke against this request

Willie made a motion to deny, seconded by Seeger

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

NAY:

ABSTAIN:

The motion to deny carried

3. 2020-1990-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Location:	Parcel located on the southeast corner of Charles Anderson Road and Chris Kennedy Road; Pearl River, S27, T7S, R14E, Ward 6, District 11.
Acres:	1 acre
Petitioner:	Regan Rogers & Martin Krey
Owner:	Regan Rogers & Martin Krey
Council District:	11

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MANDEVILLE, LOUISIANA

Martin Krey and Regan rogers came to the podium

Ruth Whitfield called in against this request

Seeger made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carried

4. 2020-2001-ZC

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

Proposed Zoning: HC-3 (Highway Commercial District) & RO (Rural Overlay)

Location: Parcel located on the east side of Louisiana Highway 1081, south of South Taylor Road; Covington, S36, T5S, R11E, Ward 2, District 2.

Acres: 4.942 acres

Petitioner: Karin Smith

Owner: Karin & Phillip Smith

Council District: 2

Karin and Phillip Smith came to the podium

Jerry Mendow spoke against this request

Richard made a motion to deny, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to deny carried

5. 2020-2002-ZC

Existing Zoning: NC-6 (Public, Cultural & Recreational District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the east side of Commercial Drive, north of Browns Village Road; Slidell, S27, T8S, R14E, Ward 9, District 14.

Acres: 1.07 acres

Petitioner: Chris Jean

Owner: Paris Properties, LLC

Council District: 14

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

Jeff Schoen came to the podium to represent Chris Jean

Fitzmorris made a motion to approve, seconded by Randolph

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

NAY:

ABSTAIN:

The motion to approve carried

6. 2020-2003-ZC

Existing Zoning: I-1 (Industrial District)

Proposed Zoning: I-2 (Industrial District)

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

Acres: 1.38 acres

Petitioner: Chris Jean

Owner: Paris Properties, LLC

Council District: 14

Jeff Schoen came to the podium to represent Chris Jean

Fitzmorris made a motion to approve, seconded by Barcelona

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

NAY:

ABSTAIN:

The motion to approve carried

Jeff Schoen requested to hear the next two cases together (2020-2004-ZC and 2020-2005-ZC), but vote on separately

The commission members had no objection to this request.

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
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 MANDEVILLE, LOUISIANA

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MANDEVILLE, LOUISIANA**

8. 2020-2005-ZC

Existing Zoning: I-1 (Industrial District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the north side of Browns Village Road, west of Dixie Road; Slidell, S27&28, T8S, R14E, Ward 9, District 14.

Acres: 13.85 acres

Petitioner: Chris Jean

Owner: Jean Wadleigh Investments, LLC

Council District: 14

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

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

NAY: Ress and Randolph

ABSTAIN:

The motion to approve as amended carried

9. 2020-2016-ZC

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

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

Location: Parcel located on the east side of Bosworth Street, north of Coast Boulevard, being 56698 Bosworth Street, Slidell, S23&44, T9S, R14E, Ward 8, District 12.

Acres: .36 acres

Petitioner: Alan Zeiser

Owner: Alan Zeiser

Council District: 12

Alan Zeiser came to the podium

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carried

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

10. 2020-2018-ZC

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

Proposed Zoning: NC-2 (Indoor Retail & Service District)

Location: Parcel located on the on the north side of Louisiana Highway 21, west of Garden Drive; Covington, S5, T6S, R12E, Ward 10, District 6.

Acres: 1.95 acres

Petitioner: Brandi Ancar

Owner: First Baptist Church, Covington, Louisiana, by Wayne Miller, Authorized Agent

72-0636568

Council District: 6

Brandi Ancar came to the podium

Kip Taylor, Rocky Russo (by phone) and Al Guidry spoke in favor of this request

Robert Kusch, Wayne Wirth, Elaine Wirth and Joey Sedtal spoke against this request

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

NAY: Ress and McInnis

ABSTAIN:

The motion to approve carried

11. 2020-2019-ZC

Existing Zoning: PBC-1 (Planned Business Campus)

Proposed Zoning: HC-3 (Highway Commercial District)

Location: Parcel located on the east side of Westshore Drive, north of Pinnacle Parkway; Covington, S47, T7S, R11E, Ward 1, District 1.

Acres: 45.78 acres

Petitioner: Watercross Development, LLC – Josh Wainer

Owner: Advance Mortgage Company, LLC – Bruce Wainer

Council District: 1

Paul Mayronne came to the podium to represent Josh Wainer

Lauren Smith came up to speak against and realized she had the wrong case

Fitzmorris made a motion to approve, seconded by Randolph

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

NAY:

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

ABSTAIN: McInnis
The motion to approve carried

12. 2020-2020-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 south side of Simalusa Drive, being Lot 21,
Honeysuckle Estates Loop Subdivision; Covington, S30, T5S, R11E, Ward
2, District 6.

Acres: .92 acres

Petitioner: Taylor Norman

Owner: Taylor Norman & Kendall Bunns

Council District: 6

Taylor and Kendall Bunns came to the podium

Robert Darcey spoke against this request

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carried

13. 2020-2021-ZC

Existing Zoning: A-3 (Suburban District) & HC-2 (Highway Commercial District)

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

Location: Parcel located at the end of Jessikat Lane, north of Vista Street;
Madisonville, S10, T7S, R10E, Ward 1, District 1.

Acres: 53.864 acres

Petitioner: Brad Drury

Owner: Lagrange Legacy, LLC – Paul LaGrange

Council District: 1

Brad Drury came to the podium

Judy Darby, Jeanie Laba, Courtney Fricke, Tony Perez and Paul Legrange spoke in favor of this request

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

Clarence Blache, Earline Schwartz, Jared Clesi, Lauren Smith, Mike Pitre, Jonathan Groeger, Anthony Moreau, Ron Knick and Matt Knick spoke against this request

McInnis made a motion to deny, seconded by Ress

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

NAY: Doherty and Fitzmorris

ABSTAIN:

The motion to deny carried

14. 2020-2024-ZC

Existing Zoning:	A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning:	A-2 (Suburban District) & RO (Rural Overlay)
Location:	Parcel located on the south side of Brunning Road, east of LA Highway 437; Covington, S35, T5S, R11E, Ward 2, District 2.
Acres:	8.98 acres
Petitioner:	Jason Van Haelen
Owner:	MCubed Properties, LLC – Lee Barberito
Council District:	2

Jason Van Haelen came to the podium

Charles Floca, Rick Cassanova, Meagan Watkins, Jeanne Brad, Melinda Mizel and Gwen Gole spoke against this request

Seeger made a motion to deny, seconded by Willie

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

NAY:

ABSTAIN:

The motion to deny carried

15. 2020-2025-ZC

Existing Zoning:	A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning:	HC-1 (Highway Commercial District)
Location:	Parcel located on the corner of Brunning Road and of LA Highway 437; Covington, S35, T5S, R11E, Ward 2, District 2.
Acres:	1 acres
Petitioner:	Jason Van Haelen
Owner:	MCubed Properties, LLC – Lee Barberito
Council District:	2

Jason Van Haelen came to the podium

Charles Floca, Harold Dutsch, and Rick Cassanova spoke against this request

Seeger made a motion to deny, seconded by Willie

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

NAY:

ABSTAIN:

The motion to deny carried

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: 10/27/2020

Case No.: 2020-2030-ZC

Posted: 10/23/2020

Meeting Date: November 4, 2020

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Allen Vest
OWNER: Vesco Properties, LLC – Allen Vest
REQUESTED CHANGE: From A-1A Suburban District to NC-1 Professional Office District
LOCATION: Parcel located on the south side of US Highway 190, west of North Pontchartrain Drive; Lacombe, S48, T8S, R12E; Ward 4, District 7
SIZE: .77 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: US Highway 190

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-2 Suburban District
South	Tammany Trace	A-1A Suburban District
East	Undeveloped	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District to NC-1 Professional Office District. The site is located on the south side of US Highway 190, west of North Pontchartrain Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary by site design and density.

The purpose of the NC-1 Professional Office District is to provide for the location of small-scale services adjacent to residential neighborhoods with minimal impact. The subject property is developed with an existing office and the requested change would bring the site into compliance with the correct zoning designation. As such, staff is not opposed to the request.

Case No.: 2020-2030-ZC

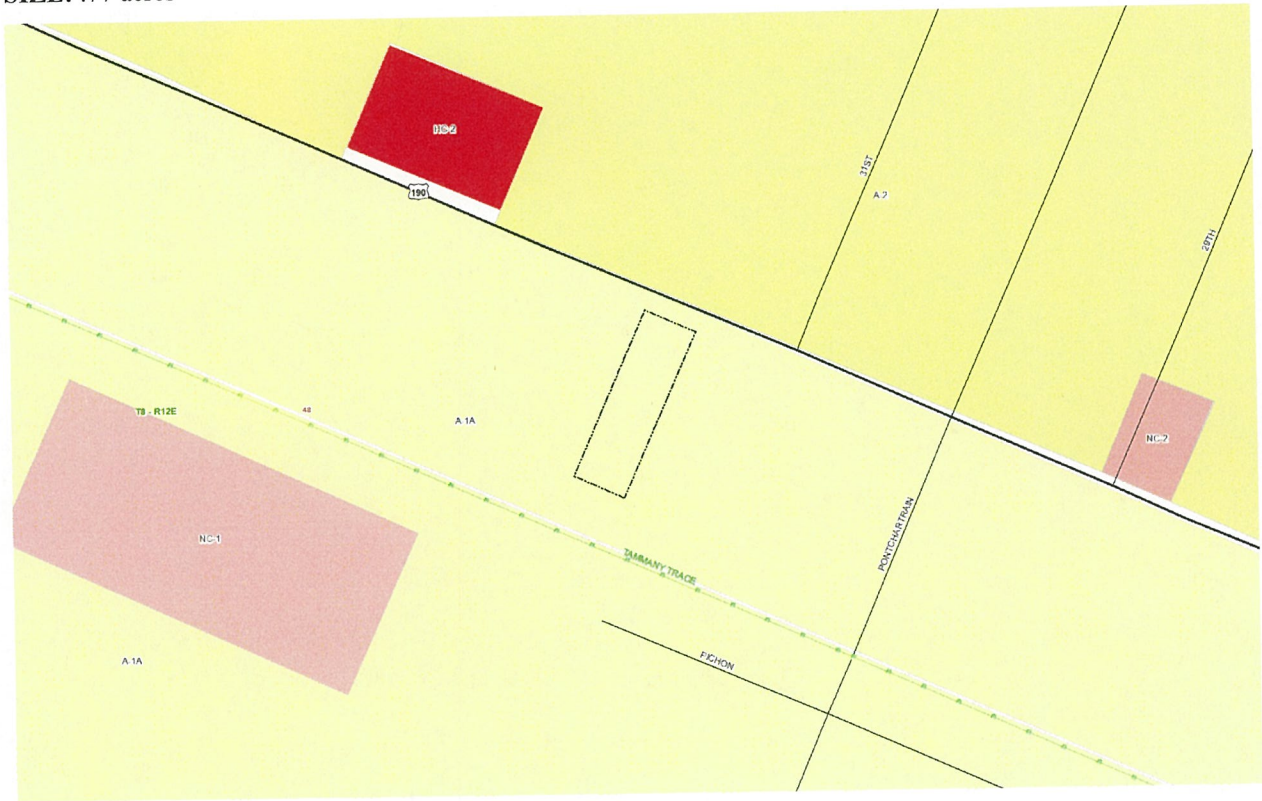
PETITIONER: Allen Vest

OWNER: Vesco Properties, LLC – Allen Vest

REQUESTED CHANGE: From A-1A Suburban District to NC-1 Professional Office District

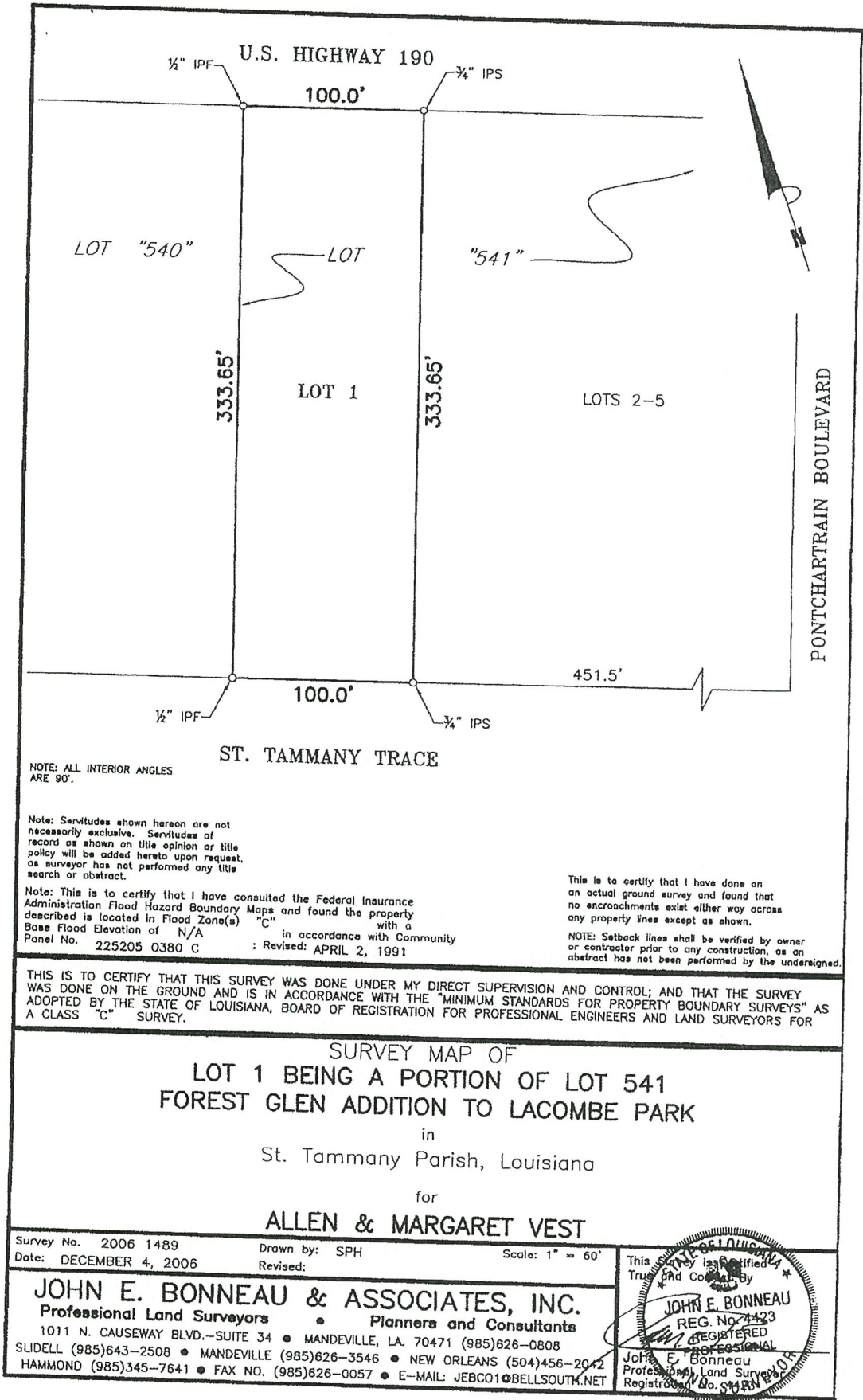
LOCATION: Parcel located on the south side of US Highway 190, west of North Pontchartrain Drive; Lacombe

SIZE: .77 acres





2020-2030-ZC



ZONING STAFF REPORT

Date: 10/27/2020
Case No.: 2020-2048-ZC
Posted: 10/23/2020

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

GENERAL INFORMATION

PETITIONER: Thomas Oalmann
OWNER: Thomas Oalmann
REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District
LOCATION: Parcel located at the end of Oak Hill Drive, Covington S33, T5S, R11E, Ward 2, District 2
SIZE: 9.21 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 Home Overlay, RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District, MHO Manufactured Home Overlay, RO Rural Overlay
East	Residential	A-1 Suburban District, MHO Manufactured Home Overlay RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

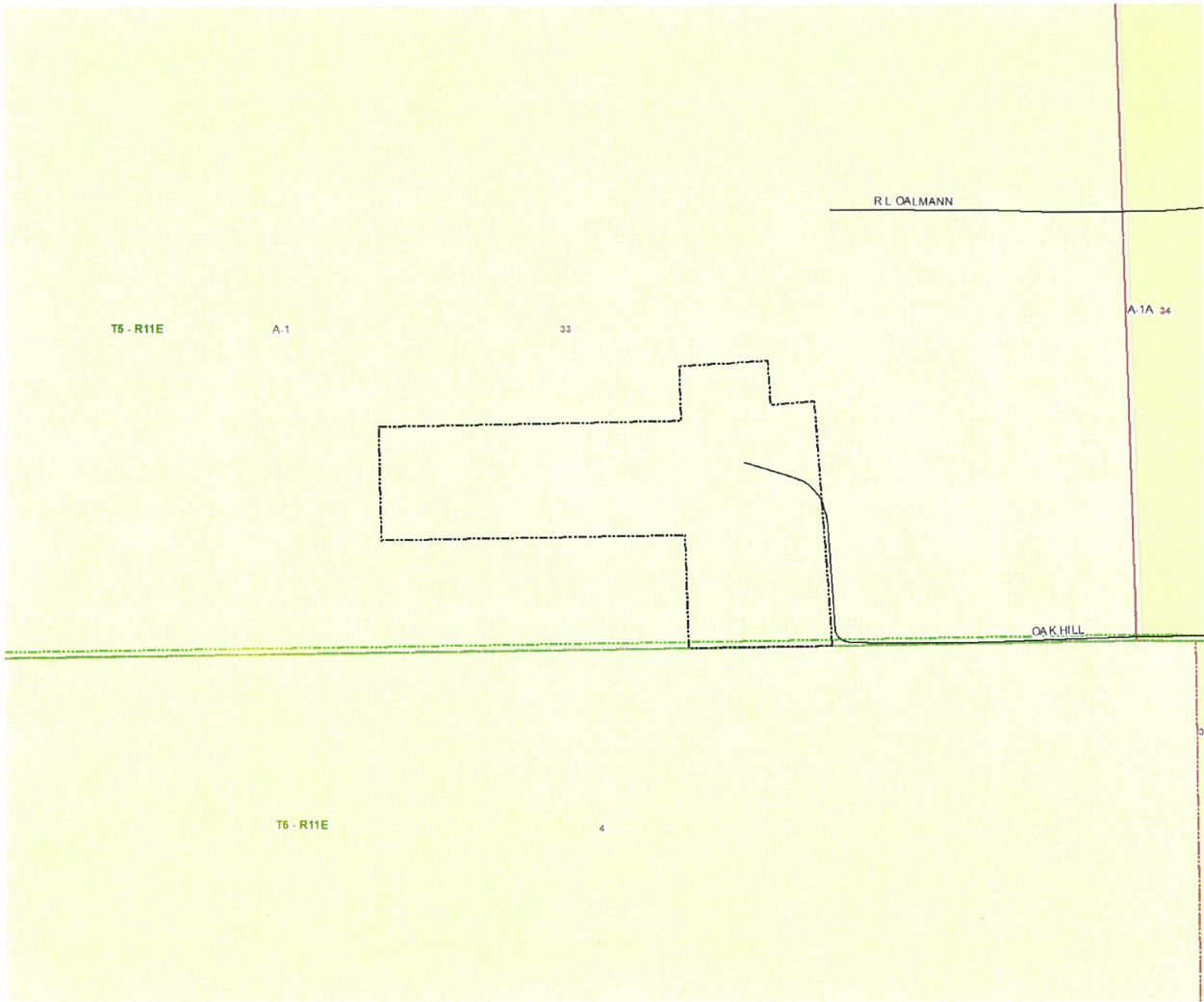
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The site is located at the end of Oak Hill Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings and agricultural buildings that vary by size or type.

The subject property consists of 9.21 acres and is currently zoned A-1 Suburban District, which allows a density of one unit per every five acres. The applicant is requesting to rezone the property to A-1A Suburban District, which allows a density of one unit per every three acres. The site is flanked on all sides by property that is zoned A-1 and a change in zoning would increase the density of the subject site. As such, staff is not in favor of the request.

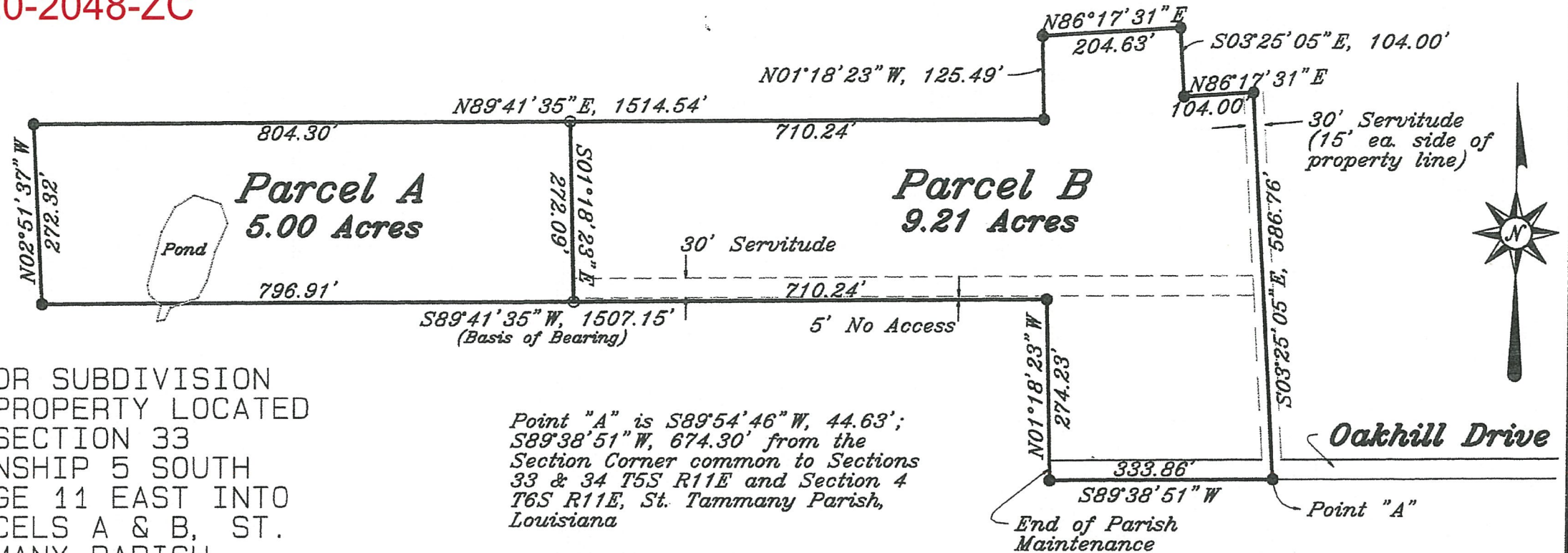
The reason for the request is to accommodate a subsequent subdivision of property.

Case No.: 2020-2048-ZC
PETITIONER: Thomas Oalmann
OWNER: Thomas Oalmann
REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District
LOCATION: Parcel located at the end of Oak Hill Drive, Covington
SIZE: 9.21 acres





2020-2048-ZC



MINOR SUBDIVISION
OF PROPERTY LOCATED
IN SECTION 33
TOWNSHIP 5 SOUTH
RANGE 11 EAST INTO
PARCELS A & B, ST.
TAMMANY PARISH,
LOUISIANA

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

8-19-2015

DATE

5408 F
FILE NO.

Point "A" is S89°54'46" W, 44.63';
S89°38'51" W, 674.30' from the
Section Corner common to Sections
33 & 34 T5S R11E and Section 4
T6S R11E, St. Tammany Parish,
Louisiana

This property is located
in Flood Zone C as per
FEMA FIRM, Comm.
Panel No. 225205 0150 C,
map dated 10-17-1989

Reference Survey:
Survey prepared by Land
Surveying, Inc. dated
June 14, 2002 Survey No.
9708 (Basis of Bearings)

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

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

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

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

BRUCE M. BUTLER, III
L.A. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
SCALE: 1" = 200' DATE: April 8, 2014 NUMBER 16264
Revised: July 2, 2015; Aug. 7, 2015, Aug. 10, 2015

ZONING STAFF REPORT

Date: 10/27/2020
Case No.: 2020-2054-ZC
Posted: 10/23/2020

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

GENERAL INFORMATION

PETITIONER: Grant Cozine
OWNER: Grant Cozine
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road; Covington
SIZE: 3.03 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-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Beverly Drive, north of Lake Ramsey Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The applicant is requesting to rezone a 3.03-acre site to obtain the MHO Manufactured Housing Overlay. This request complies with the site’s Comprehensive Plan designation and as such, staff has no objection.

Case No.: 2020-2054-ZC

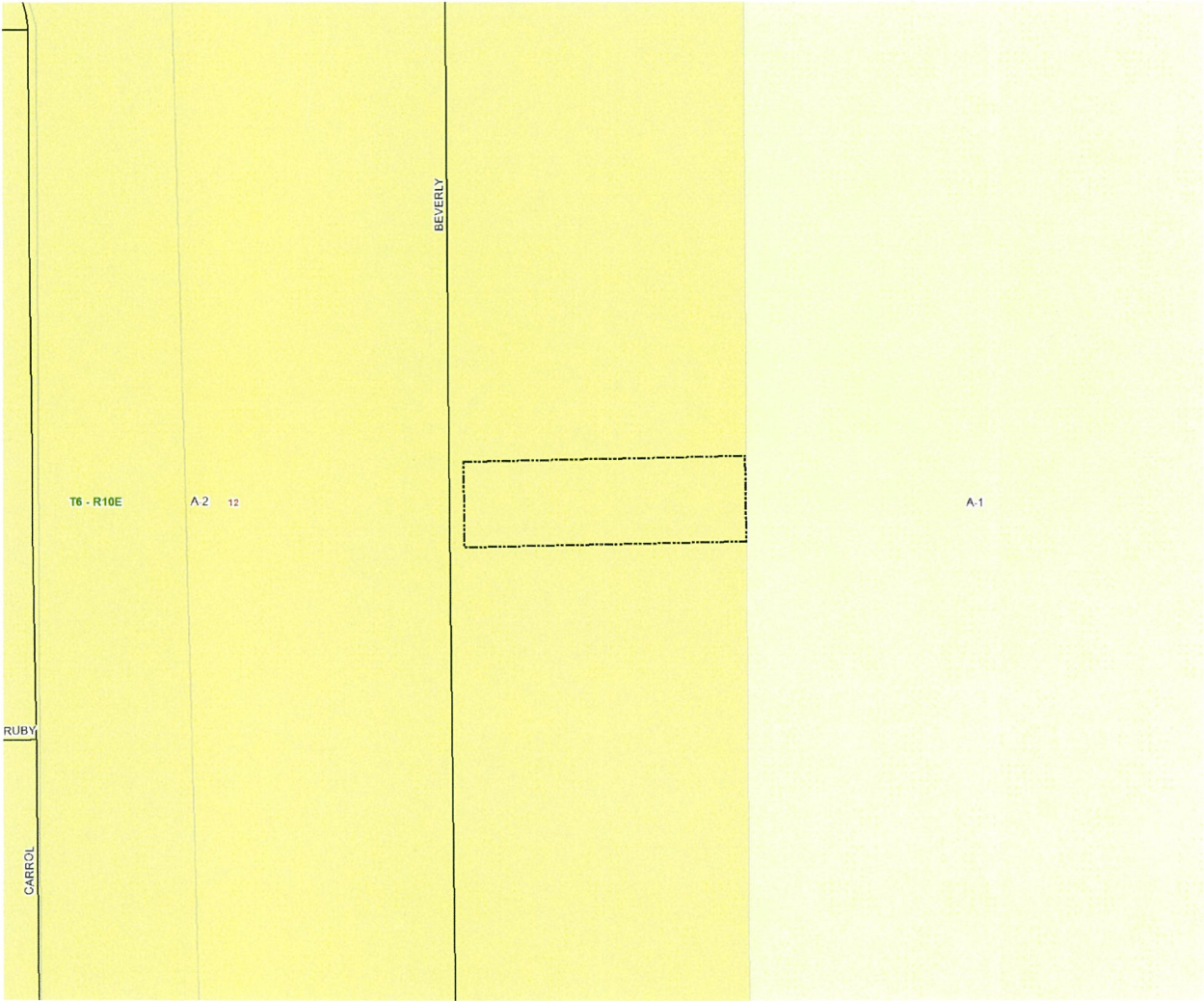
PETITIONER: Grant Cozine

OWNER: Grant Cozine

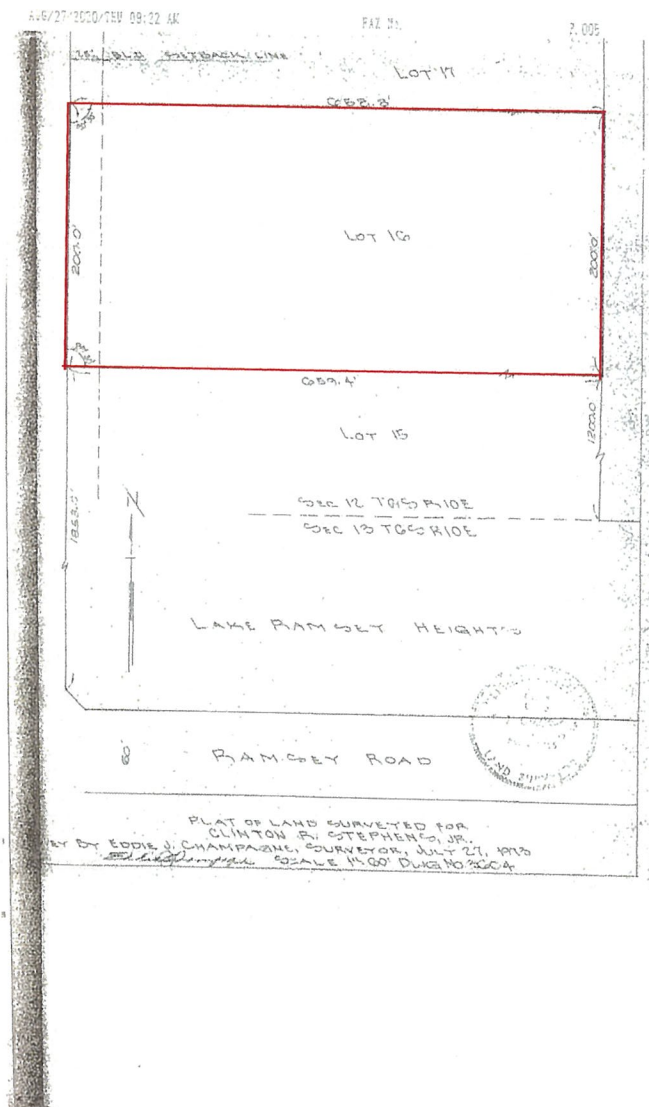
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road; Covington

SIZE: 3.03 acres







2020-2054-ZC

Subject Property

ZONING STAFF REPORT

Date: 10/27/2020
Case No.: 2020-2057-ZC
Posted: 10/23/2020

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

GENERAL INFORMATION

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

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

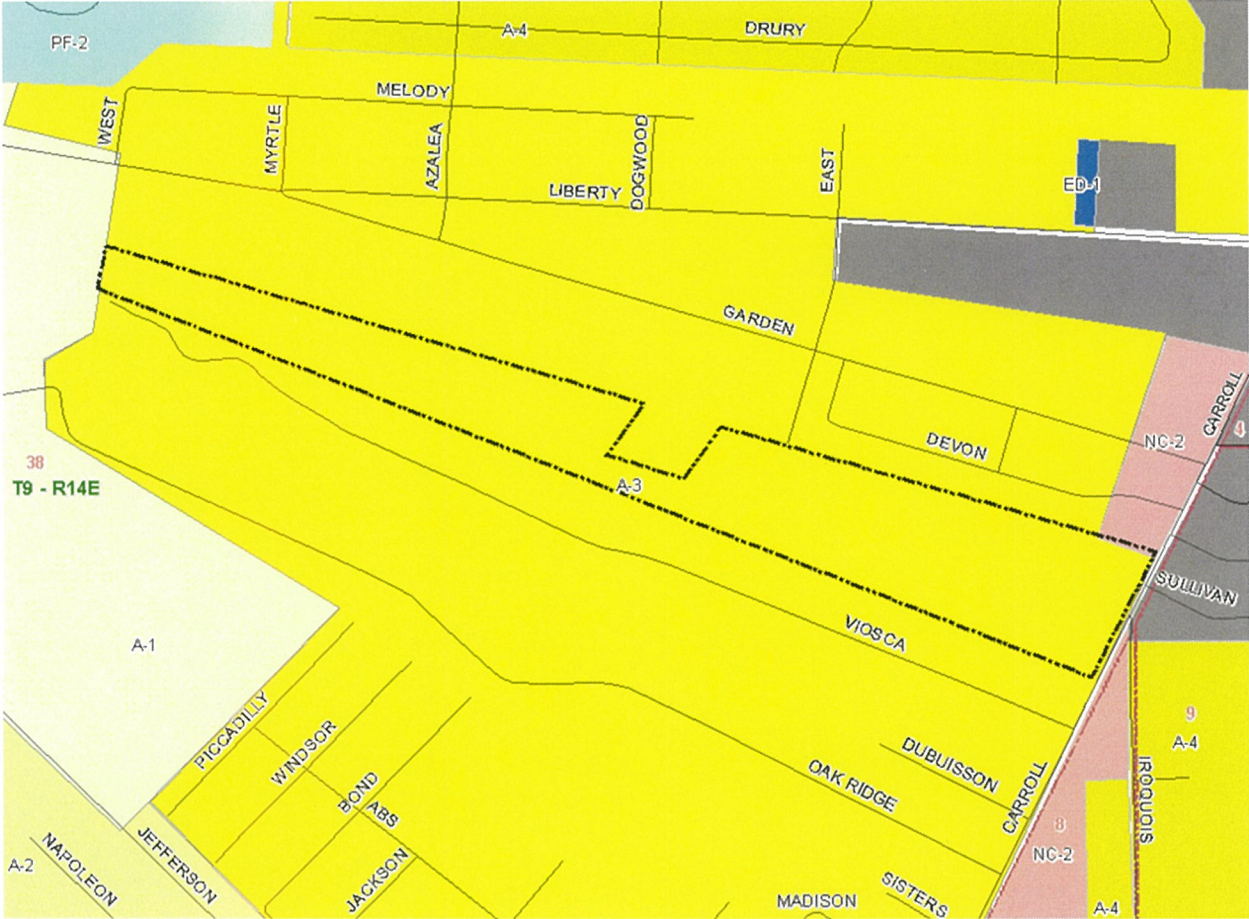
STAFF COMMENTS:

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

The zoning change is being requested to establish the underlying zoning designation and density for a concurrent application submitted for the Planned Unit Development Overlay (Case No. 2020-2058-ZC).

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

Case No.: 2020-2057-ZC
PETITIONER: CKB Development, LLC – Kyle Bratton
OWNER: Lynnwood Ennis
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell
SIZE: 47.43 acres



ZONING STAFF REPORT

Date: 10/27/2020
Case No.: 2020-2058-ZC
Posted: 10/23/2020

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

GENERAL INFORMATION

PETITIONER: CKB Development, LLC – Kyle Bratton
OWNER: Lynnwood Ennis
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located on the west side of Carroll Road, south of Devon Drive and north of Viosca Street, Slidell
SIZE: 47.43 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS/ SUBDIVISION INFORMATION:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 47.43-acre subject property. The Bayou Bend subdivision is proposed to be developed with 89 lots with an average lot size of 65 x 120, or .179 acres.

Note that a concurrent application to rezone the subject property from A-3 Suburban Residential District to A-4 Single-Family Residential District has also been submitted (2020-2057-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision.

ACCESS

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

GENERAL INFORMATION

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

DENSITY

Per the UDC, Section 130-1674(4), the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ X maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

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

The proposal is for 89 residential lots, which meets the PUD requirements and the maximum allowable density of the requested A-4 Single-Family Residential designation, should the Zoning Commission vote favorably to change the underlying zoning (Case No. 2020-2057-ZC). Notwithstanding the foregoing, a reduction of 18 proposed lots would allow the PUD Plan to utilize the existing A-3 zoning designation without increasing the density of the subject property.

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 47.42 acres, requiring 11.855 acres of open space. The Bayou Bend PUD plan provides a total of 13.50 acres of greenspace and therefore exceeds requirements.

Amenities	Acreage	Type of Amenities
Passive	11.01 acres (82%)	Green Areas and Picnic Area
Active	2.49 acres (.18%)	Playground and Walking Path

Comments:

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

Sec. 130-1672 - Purpose

1. *Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*

- The petitioned site provides storm water management ponds and meets the minimum greenspace requirements for a PUD.
- Informational Item: The Parish will adopt FEMA’s Freeboard standard of BFE + 1 Foot by January 1, 2021. The applicant of this PUD will be required to implement the new standard after January 31, 2021.

2. *Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*

- The proposed PUD plan provides for lots of similar size to be developed with single-family residential dwellings. The setbacks and height restrictions provided are uniform for all development. There is no diversification or variation of residential uses provided.

3. *Functional and beneficial uses of open space areas.*

- The majority of the greenspace provided is adjacent to storm water management ponds and is partly comprised of areas labeled public maintenance and drainage servitude. The proposed PUD is providing 2.49 acres of usable open space that consists of areas labeled “playground/picnic area”, “recreation area” and “walking path”. Staff has concerns that the provided greenspace meets the regulations required for a PUD but its allocation negates the intent for accessible and useable open space. Staff recommends the applicant provide a complete Recreational Development Plan depicting the proposed amenities to ensure the intent of having functional and beneficial uses of open space areas is met.

4. *Preservation of natural features of a development site.*

- The site is currently an entirely undeveloped, wooded track of land. The PUD plan provides for the maintenance of any canopy outside of “damaged trees, or trees required to be removed in order to adhere to the final design, and underbrush”.
- Staff recommends the greenspace areas and stormwater management ponds located to the west of the proposed PUD plan be placed into a conservation easement. This easement would permanently limit the use of the land and ensure the public benefit of open space is maintained.

5. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*

- The PUD Plan proposes 2.49 acres of active greenspace. Other than the walking trails that are situated around the storm water management ponds, the active amenities provided for the 89 lot PUD is comprised of less than one-acre of the required 11.85 acres of greenspace. Staff has concerns

that the general areas of active recreational facilities indicated on the PUD plan are not clearly illustrated to be functional and beneficial locations. A majority of the active amenities provided appear to be located in flood zones and would be difficult to access from the residential living areas. Consideration should be taken to locate all proposed recreation areas in a safe and accessible location that can be enjoyed by all residents. Additionally, staff recommends the applicant remove proposed Lot 89 to ensure the greenspace that is provided is well defined and easily accessible to all residents.

6. Rational and economically sound development in relation to public services.

- The applicant has stated that Bayou Liberty Water Association will be the water provider and does have capacity to service the development. The proposed PUD will provide an on-site community sewer treatment plant.

7. Efficient and effective traffic circulation, both within and adjacent to the development site.

- The proposed traffic circulation consists of one boulevard type entrance/exit onto Carroll Road and a majority 50 ft. asphalt public right-of-way throughout the subdivision. Consideration should be given to interconnecting the two western most cul-de-sacs to provide additional traffic circulation patterns as well as an additional method of ingress and egress.

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

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

COMPREHENSIVE PLAN ANALYSIS

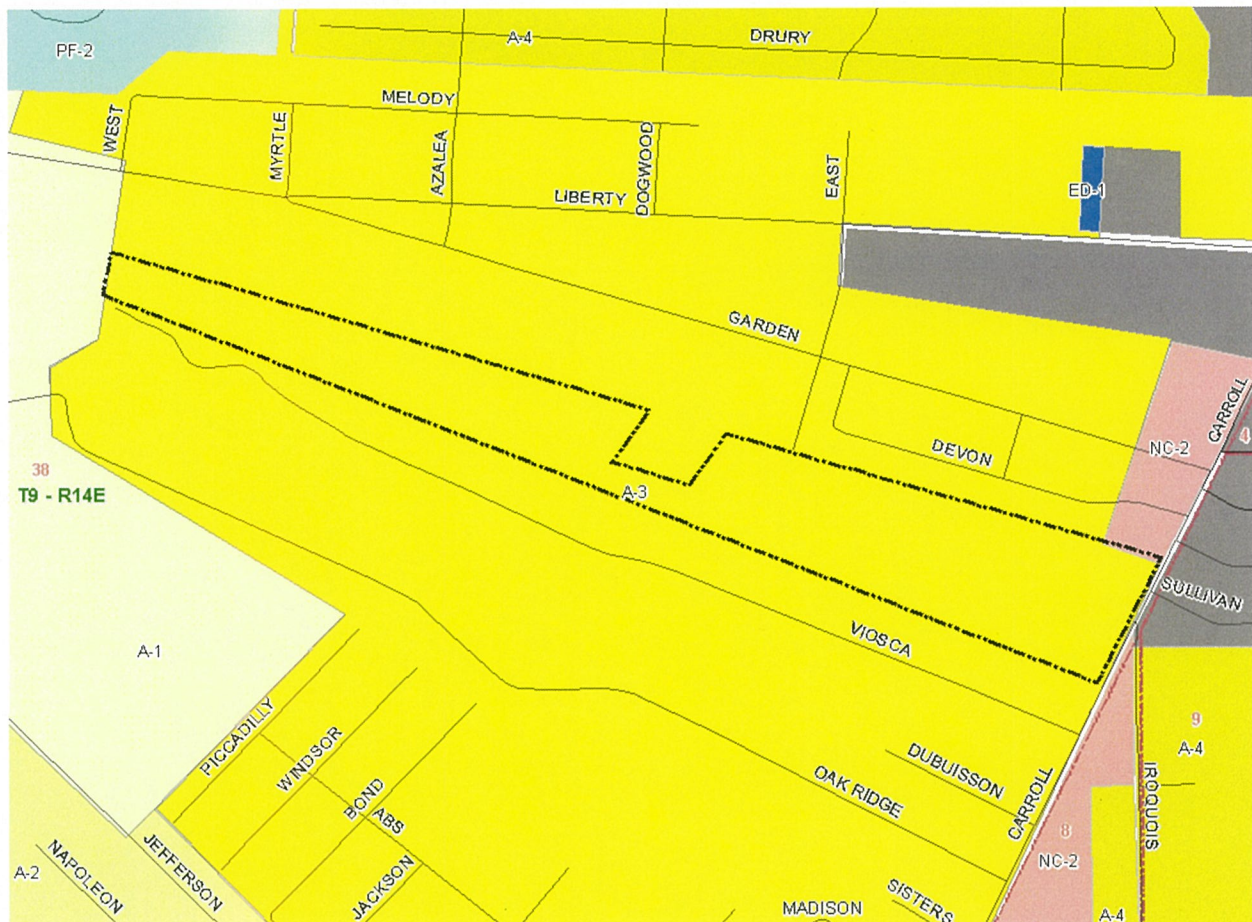
The 2025 Future Land Use Plan designates the site to be developed with new residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits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

The Bayou Bend PUD plan does meet the site's Comprehensive Plan designation by providing residential infill on an undeveloped tract. However, the applicant is requesting to rezone the property to provide a greater density and should therefore ensure all open space provided is well defined and easily accessible to prospective residences.

SUMMARY

The site's Comprehensive Plan designation and Sec. 130-1672(a) - Purpose of a PUD specifically states that a higher increase in density and flexibility of site design should be exchanged for public benefit and useable open space. Staff has determined the proposed development does not meet all of the objectives of a PUD, which require open space for public benefit and is therefore not in favor of the increase in density the residential subdivision will create in the area.

SIZE: 47.43 acres



ENVIRONMENTAL ASSESSMENT DATA FORMApplicant's Name: CKB Development, LLCDeveloper's Address: P.O. Box 1171 Breaux Bridge LA 70517
Street City State Zip CodeDeveloper's Phone No. 337-308-6999 337-351-8596 Kyle Bratton
(Business) (Cell)Subdivision Name: Bayou BendNumber of Acres in Development: 47.42 Number of Lots/Parcels in Development: 89Ultimate Disposal of Surface Drainage: Liberty Bayou then Lake PontchartrainWater Surface Runoff Mitigation Proposed: Detention**(Please check the following boxes below, where applicable:)**

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☒ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☐ Yes ☐ No ☒ N/A
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
If yes, what are the hazardous materials? N/A
- Does the subdivision front on any waterways? ☐ Yes ☒ No
If yes, what major streams or waterways? N/A
- Does the subdivision front on any major arterial streets? ☐ Yes ☒ No
If yes, which major arterial streets? N/A
- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No
If yes, please explain? Normal construction activities associated with sitework preparation
- Is the subdivision subject to inundation? ☐ Frequently ☒ Infrequently ☐ None at all
- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

(Does the proposed subdivision development...)

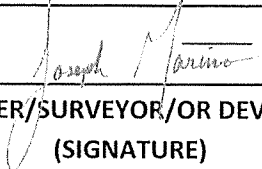
a.) have or had any landfill(s) located on the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b.) disrupt, alter or destroy any historical or archeological sites or district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c.) have a substantial impact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

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

• air quality	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• noise	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• water quality	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• contamination of any public or private water supply	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• ground water levels	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• flooding/inundation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• sedimentation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• rare and/or endangered species of animal or plant habitat	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• interfering with any movement of resident or migratory fish or wildlife species	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<ul style="list-style-type: none">• inducing substantial concentration of population	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<ul style="list-style-type: none">• dredging and spoil placement	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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

	2020.09.10 18:20:02-05'00'
ENGINEER/SURVEYOR/OR DEVELOPER (SIGNATURE)	DATE



2020-2058-ZC

WETLAND DELINEATION

PREPARED FOR

CKB INC.

C/O Mr. Kyle Bratton

42251 Jefferson Drive

Hammond, Louisiana 70403

SECTION 38; T-9-S, R-14-E

St. Tammany Parish, Louisiana

November 20, 2019

PREPARED BY

FELICIANA WILDLIFE INC.

INTRODUCTION

The above property is located in St. Tammany Parish, just West of LA Hwy 11, west of Slidell, La. And is accessed by Carrol Road. The tract is located in Section 38; T-9-S, R-14-E, St Tammany Parish. The area delineated is roughly 47 acres.

HISTORICAL and PRESENT CONDITIONS

A Wetland delineation was conducted on the above tract in October and November of 2019, at the request of CKB Inc. by Feliciano Wildlife Inc. Initial site visit revealed that the tract was in Sapling Pines and had been clear cut approximately 5 years earlier. The site has regrown in a very dense stand of pine and some sweetgum. There is also an occasional scattered live oak Tree. At the time of the investigation the tract examined was undisturbed. Of further note is that rainfall recorded the previous day was almost three inches. Additionally, the entire summer has been unusually wet.

SOILS

Preliminary data on the soils were taken from the (Soil Survey of St Tammany Parish Louisiana) and from the (Web Soil Survey, National Cooperative Soil Survey, NRCS, VERSION 9, 2014.) The list of (Hydric Soils for Louisiana, Soil Conservation Service, 1995). We found that there were two Soil types present on the site. Stough very fine sandy loam, 1 to 2 percent slopes and Myatt fine sandy Loam, 1 to 2 percent slopes with Stough comprising most of the tract.

WETLAND DELINEATION TECHNIQUES

Methods used on the St. Tammany Tract were for Routine Delineation's on areas greater than five acres as described on pages 59-64 of the (Field Guide for Wetland Delineation, 1987 U S Corps of Engineers Manual, Wetland Training Institute, Inc. 1995 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Atlantic and Gulf Coastal Plain Region, version 2.0 November 2010). Data on Soils were taken from the (Soil Survey of St Tammany Parish, Louisiana 2001.) and from the list of hydric soils of Louisiana (Soil Conservation Service, 1995). Plant Indicator status were used in accordance with Reed (1998) and (National Wetland Plant List July 2012.)

Plant Species were identified and recorded primarily according to Radford, Ahles, and Bells (1968); Forest Plants of The Southeast, Miller and Miller, (2005), and by a Checklist of Woody and Herbaceous Deer Food Plants of Louisiana, Moreland and The Louisiana Department of Wildlife and Fisheries, (2005), Wildflowers of Louisiana and Adjoining States, Clair A. Brown(1972).

The vegetation types found on this tract were basically the same throughout with approximately 40 % having an indicator status of FACU and 60% being FAC. There were a couple of hydric species of wetland plants noted on the field vegetation sheets. These were found in four wheeler tracks and trails.

Wetland Hydrology was determined by soil water conditions in October and November 2019.

Soil profiles and matrix/mottle colors were utilized to determine hydric soils. shovel holes were dug dug to a depth of 20 inches in the least disturbed areas of the tract where possible and were not random as they were selected in the most representative of the area as well as the least disturbed.

Soil plugs taken throughout the area from shovel holes determined soil matrix/mottle using the Munsell color chart. Color photographs were taken of each soil sample and are included in this report.

That Tract when completed was reviewed using the NRCS Soil Map, Aerial photography, USGS 7.5 minute Quadrangle Map, and extensive ground truthing.

RESULTS AND CONCLUSIONS

Soils, Hydrology and vegetation were found to be unlike that found in typical wetlands. The tract in the center had somewhat of an old road that was man-made and no wet areas were discovered during the investigation. The soils examined were determined to be non-hydric. Soil samples were examined to a depth of 20 inches, where possible as the tract has regrown in extremely thick pine forest, and were excavated using a sharpshooter shovel and exhibited an absence of water.

All of the vegetation samples were dominated by non- hydric species. Some of the plots contained some FACW species of vegetation but those particular species of vegetation were scattered and confined to four wheeler ruts and tracts.



0 0.07 0.14 Absolute Scale: 1:9,150
mi Relative Scale: 1 inch = 763 feet

carrol road

Disclaimer: This data is not to be used for legal purposes.

Date: 3/11/2020







St.
Tammany

0 0.08 0.16 Absolute Scale: 1:10,458

 mi Relative Scale: 1 inch = 871 feet

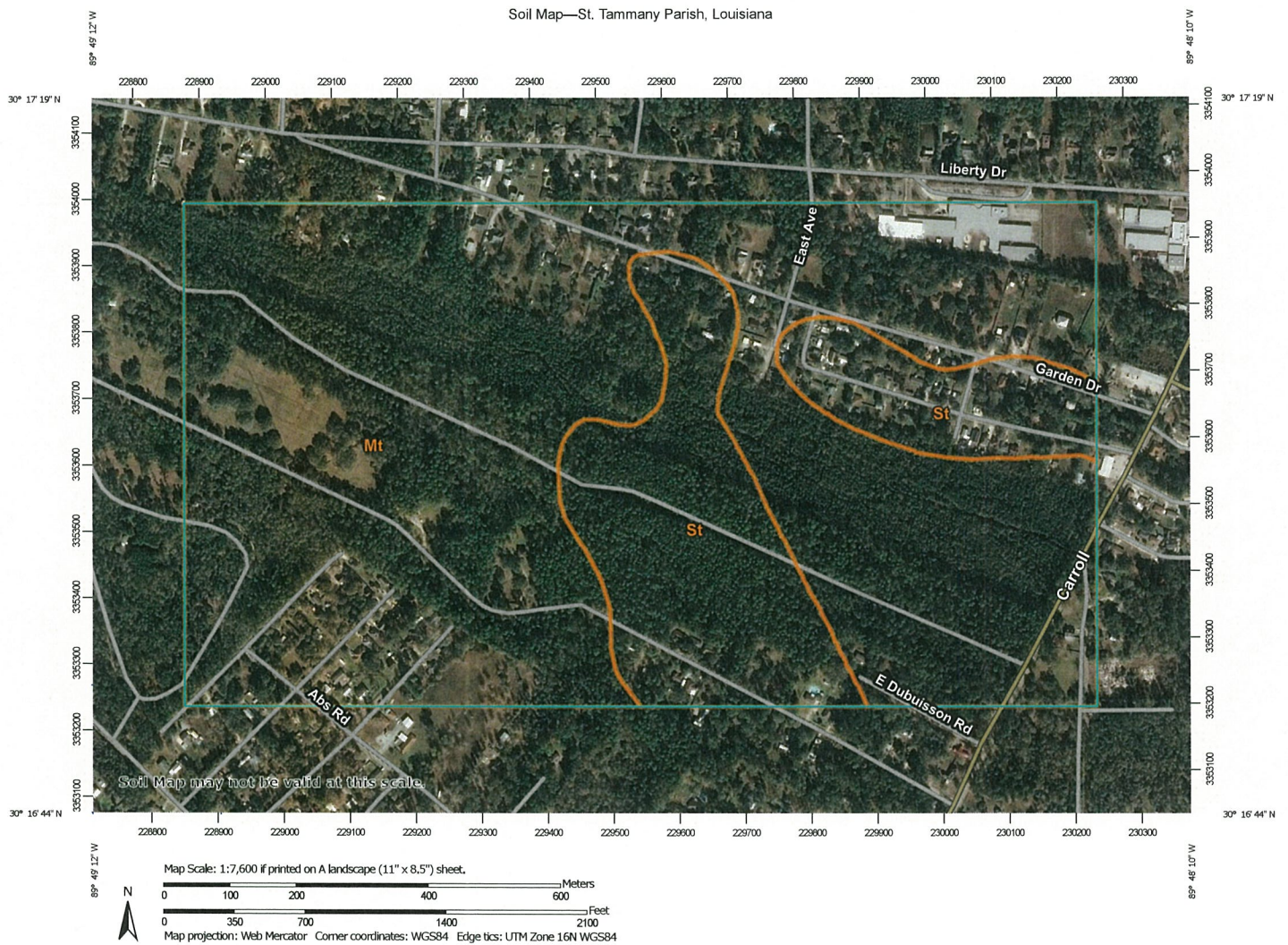
kyle carrol rd

Disclaimer: This data is not to be used for legal purposes.

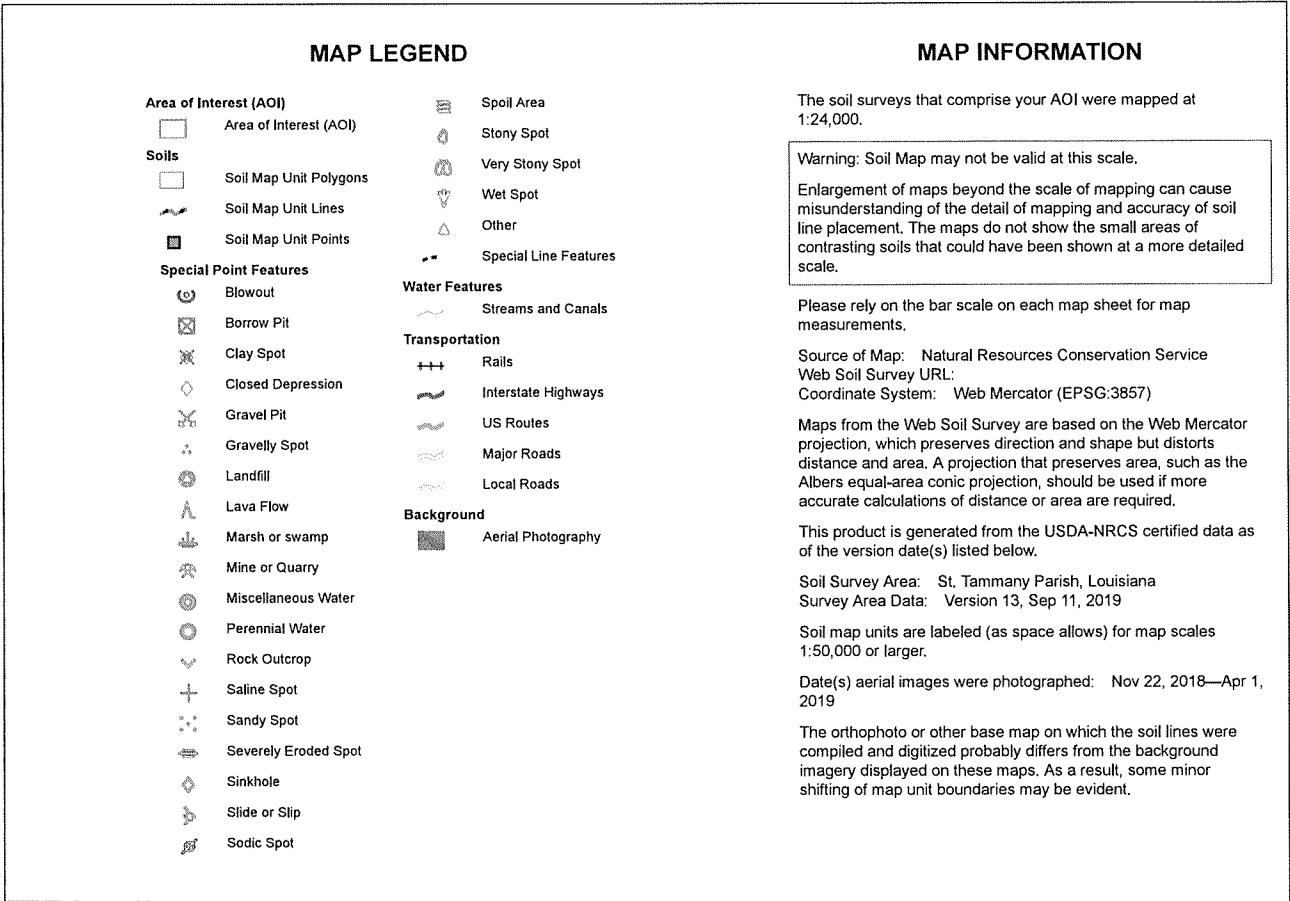
Date: 3/11/2020



Soil Map—St. Tammany Parish, Louisiana



Soil Map—St. Tammany Parish, Louisiana



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Mt	Myatt fine sandy loam, 0 to 1 percent slopes	203.0	78.1%
St	Stough fine sandy loam, 0 to 1 percent slopes	56.8	21.9%
Totals for Area of Interest		259.8	100.0%

Untitled Map
Write a description for your map.

Legend



Google Earth
Map data © 2019 Mapbox, Imagery © 2019 Mapbox

DATA POINTS

0 900 ft

▲
N

ZONING STAFF REPORT

Date: 10/30/2020
Case No.: 2020-2065-ZC
Posted: 10/23/2020

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

GENERAL INFORMATION

PETITIONER: Eva Delaune
OWNER: Wanda Hale Wright
REQUESTED CHANGE: HC-2 Highway Commercial to HC-2 Highway Commercial and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Belair Drive, south of US Highway 190 E; Slidell S18, T9S, R15E; Ward 8, District 14
SIZE: .16 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	Vacant and Commercial	HC-2 Highway Commercial District
South	Residential	A-4 Single-Family Residential District
East	Electrical Grid	I-1 Industrial
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

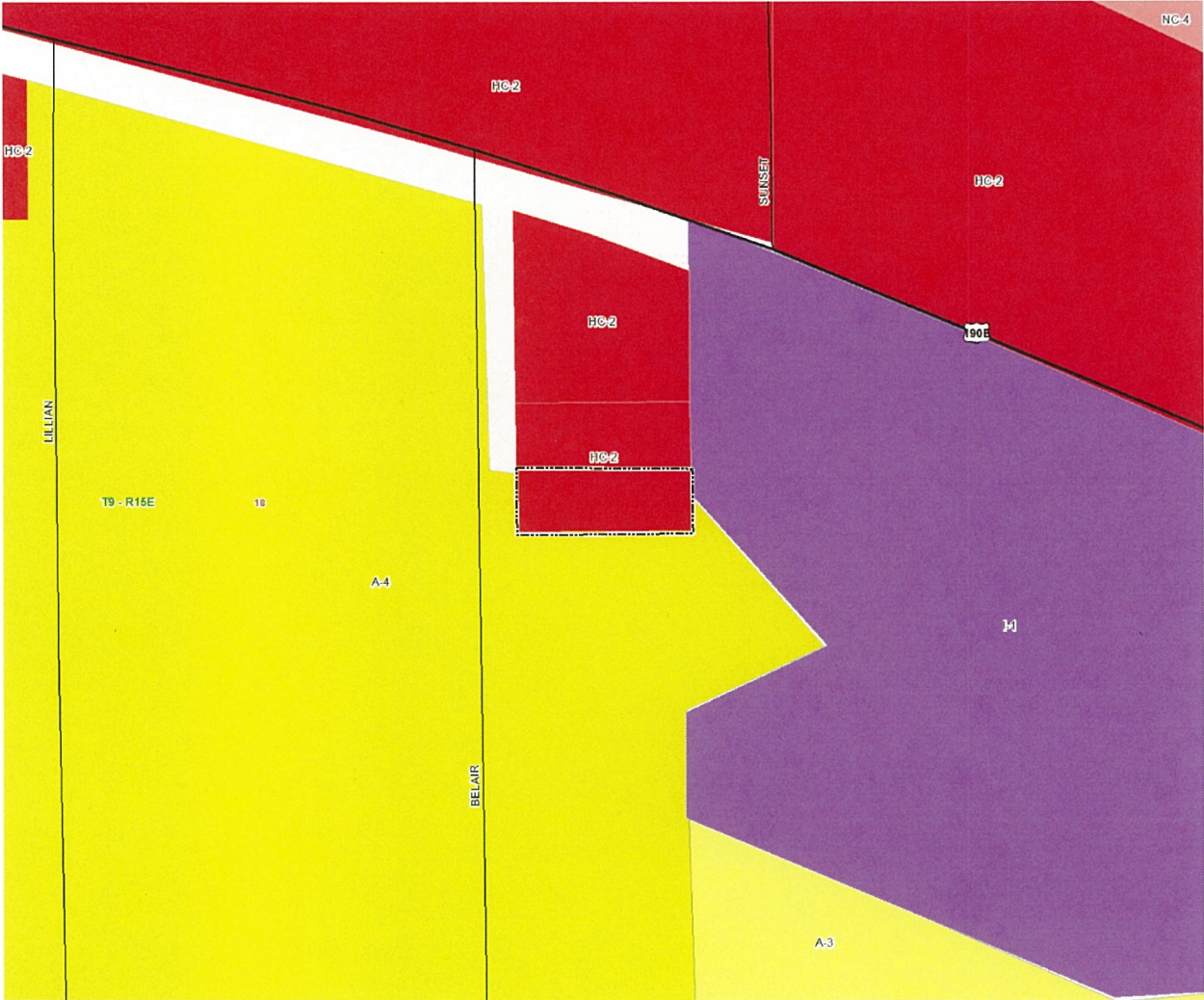
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would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

STAFF COMMENTS:

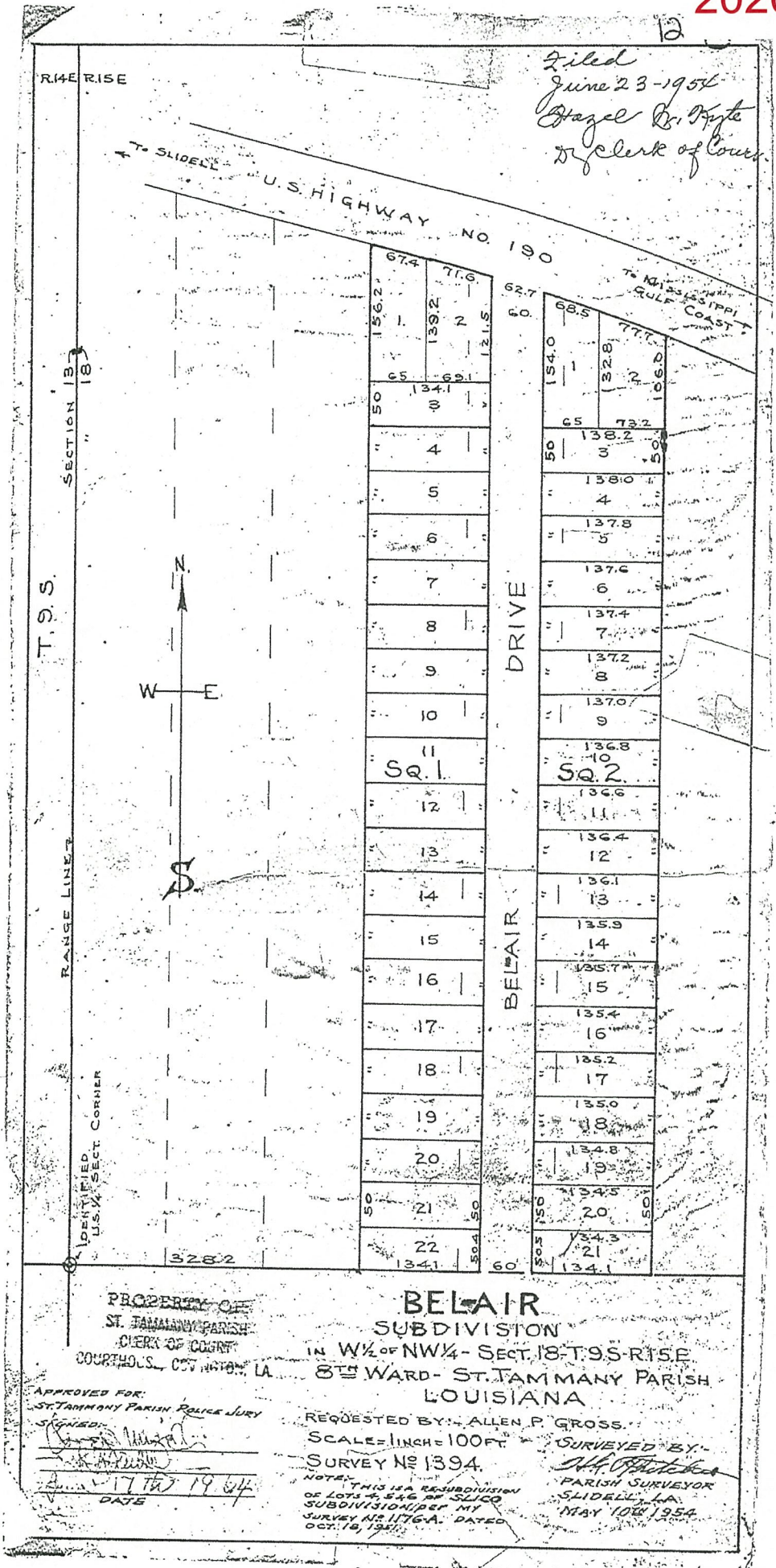
The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-2 Highway Commercial District and MHO Manufactured Housing Overlay. The site is located on the east side of Belair Drive, south of US Highway 190 E, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The petitioned property was the subject of a previous rezoning request from A-4 Single-Family Residential District to HC-2 Highway Commercial District (ZC11-12-100). The site is currently developed with a manufactured home that is considered a non-conforming use. The applicant is requesting a MHO Manufactured Housing Overlay to bring the existing use into compliance with the correct zoning designation. Staff is not opposed to the request as it complies with the site’s comprehensive plan designation.

Case No.: 2020-2065-ZC
PETITIONER: Eva Delaune
OWNER: Wanda Hale Wright
REQUESTED CHANGE: HC-2 Highway Commercial to HC-2 Highway Commercial and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Belair Drive, south of US Highway 190 E; Slidell S18, T9S, R15E; Ward 8, District 14
SIZE: .16 acres







ZONING STAFF REPORT

Date: 10/30/2020Meeting Date: November 4, 2020

Case No.: 2020-2069-ZCDetermination: Approved, Amended, Postponed, Denied

Posted: 10/23/2020

GENERAL INFORMATION

PETITIONER: St Tammany Parish Council

OWNER: Multiple Owners

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

LOCATION: Parcel located on the north and south sides of Cody Lane, west of Million Dollar Road; Covington

SIZE: 37.75 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: ParishRoad Surface: 1 Lane AsphaltCondition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: YesMulti 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-1 Suburban District and RO Rural Overlay. The site is located on the north and south sides of Cody Lane, west of Million Dollar Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses that preserve the area’s rural character.

The subject site was part of a 1,206-acre area that was rezoned to accommodate the MHO Manufactured Housing Overlay as part of the Parish’s 2010 Comprehensive Rezoning efforts (Council Ordinance 10-2234). However, Cody Lane consists of a majority of single-family residences and the addition of manufactured homes is inconsistent with the neighborhood’s existing uses. As such, staff is not opposed to the request to remove the MHO Manufactured Housing Overlay designation along all sides of Cody Lane.

Case No.: 2020-2069-ZC

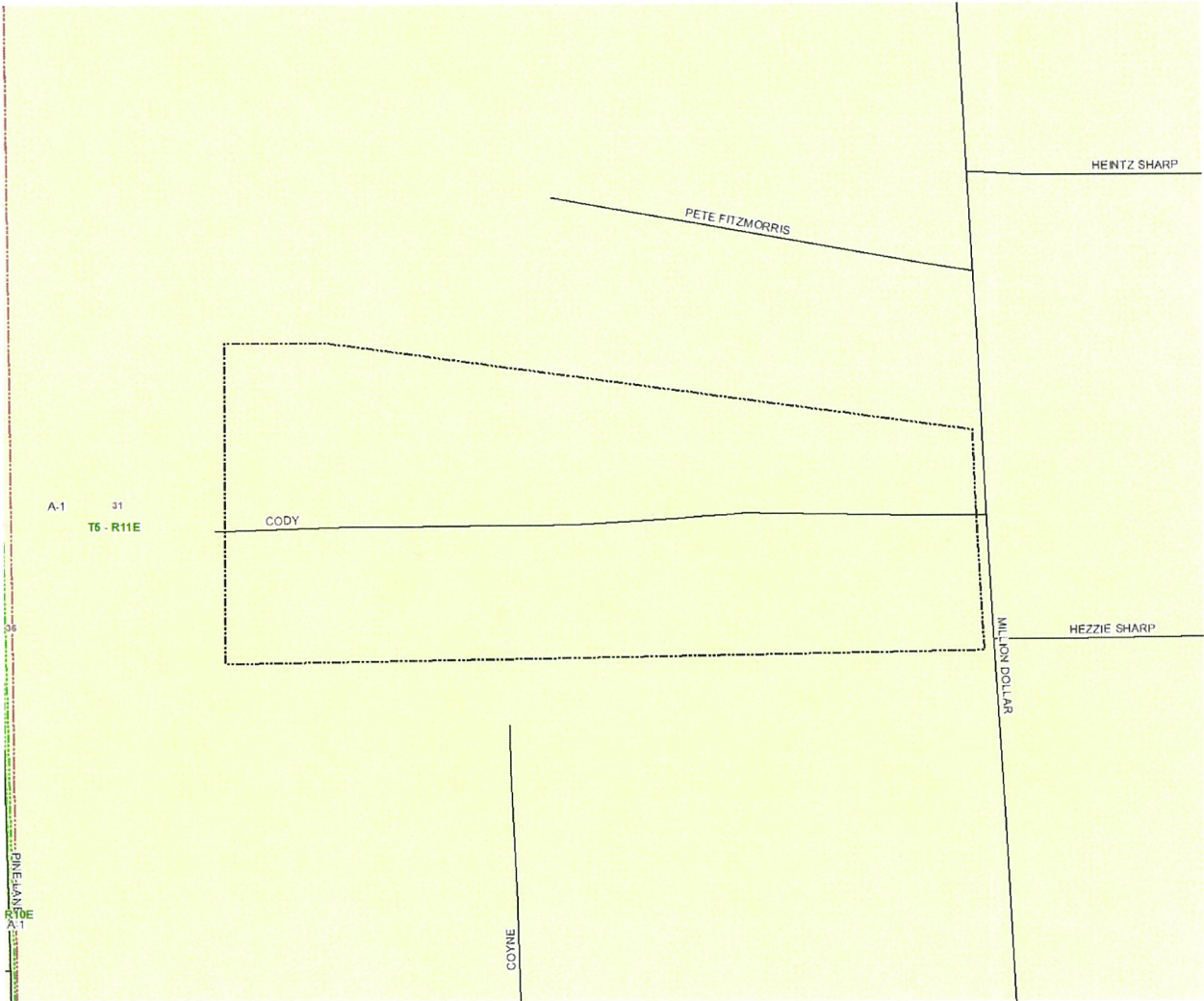
PETITIONER: St Tammany Parish Council

OWNER: Multiple Owners

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

LOCATION: Parcel located on the north and south sides of Cody Lane, west of Million Dollar Road; Covington

SIZE: 37.75 acres





PLAN REVIEW STAFF REPORT

Date: 10/27/2020
Case No.: PR15-04-003
Posted: 10/23/2020

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

GENERAL INFORMATION

PETITIONER: John Pousson
OWNER: Christ Episcopal Church
CURRENT USE: Christ Episcopal School
ZONING CLASSIFICATION: ED-1 Primary Education District and ED-2 Higher Education District
CORRIDOR: Highway 21 Planned Corridor Overlay
LOCATION: Parcel located at the southeast corner of LA Highway 21 and Christwood Boulevard, Covington
SIZE: 366.07 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Louisiana Highway 21 -	Type: State	Road Surface: 3 Lane Asphalt	Condition: Good
Christwood Boulevard -	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 and Undeveloped	NC-1 Professional Office District and HC-3 Highway Commercial District
South	Residential	PUD - Natchez Trace
East	Retirement Community	MD-1 Medical Residential District
West	Undeveloped	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

SITE INFORMATION:

The subject property is located at the southeast corner of LA Highway 21 and Christwood Boulevard, Covington. The site is developed with an existing school campus. Since 2012, the existing school has made numerous improvements including a new library, track, and field area, gym, and new classroom building. Christ Episcopal Boulevard has been revoked abutting the northern property line of the school. A portion of this road is to be renamed Wildcat Drive and will terminate into a cul-de-sac accessing the school. The purpose of the current Plan Review is to consider an overall masterplan for Christ Episcopal School and to address the required mitigation concerning the removal of trees within the Highway 21 buffer.

STAFF COMMENTS:

Over the course of numerous permitted projects, the school has provided plans that address requirements for landscaping and engineering within the perimeters of specific on-site projects. However, an overall master plan that provides a total parking and landscape design has never been provided.

The trees within the Hwy 21 buffer have been dying over the past several years due to unresolved drainage issues. The current condition of the buffer is unsightly and dangerous. Staff does not object to the proposed replanting of the Highway 21 buffer or the planting of live oaks along Wildcat Drive as mitigation for live oaks removed. However, staff strongly cautions that the drainage be taken into consideration before the replanting takes place.

Christ Episcopal School has recently expressed interest in requesting permits for further site work related to parking, roadway paving, stadium berms and a detention pond on the southwest corner of the property. As ongoing drainage problems have caused issues with the required trees within the Highway 21 buffer in the past, staff recommends that the applicant delay the proposed replanting of the Highway 21 buffer until any grading and/or drainage concerns be addressed. Although the dead trees within the Highway 21 buffer should be removed to ensure safety, replanting the buffer without addressing drainage issues would not likely ensure a sustainable, successful planting.

Due to the nature of many unresolved ongoing permits on this campus, staff recommends a replanting deadline be determined, to resolve any on-site drainage issues, apply for future site work permits, and provide a master site and landscape plan that addresses the required mitigation. Staff has determined that the proposed mitigation efforts will be a vast improvement over the existing conditions

Staff recommends postponement of the case until the required information listed below is provided:

1. Provide a complete tree survey showing species, location and caliper of trees per Sec 130-1975. The tree survey provided notes 'no arborist was present. no guarantee that the species shown is correct', and lists 264 trees as simply "Tree".
2. A landscape buffer plan was provided with the track/football permit relating to the southern buffer between CES and Natchez Trace Subdivision. The latest tree survey/master landscape plan provided does not reflect these plantings. No final landscape inspection was completed with this permit. Staff recommends the applicant include the previously approved buffer plantings on the new master landscape plan and schedule an inspection to close this permit when the buffer planting is complete.
3. Coordinate civil and landscape plans. The latest civil plans show a dumpster near the south buffer and tennis courts. The landscape plan shows a live oak to be planted here and no dumpster.
4. Provide parking calculations per Sec.130-1979. The drawings show 219 spaces provided but do not provide the number of students, classrooms or any proof that this number of spaces is sufficient for the school. Note: This information was previously requested in the 2015 Plan Review but has not been received to date.

Case No.: PR15-04-003

PETITIONER: John Pousson

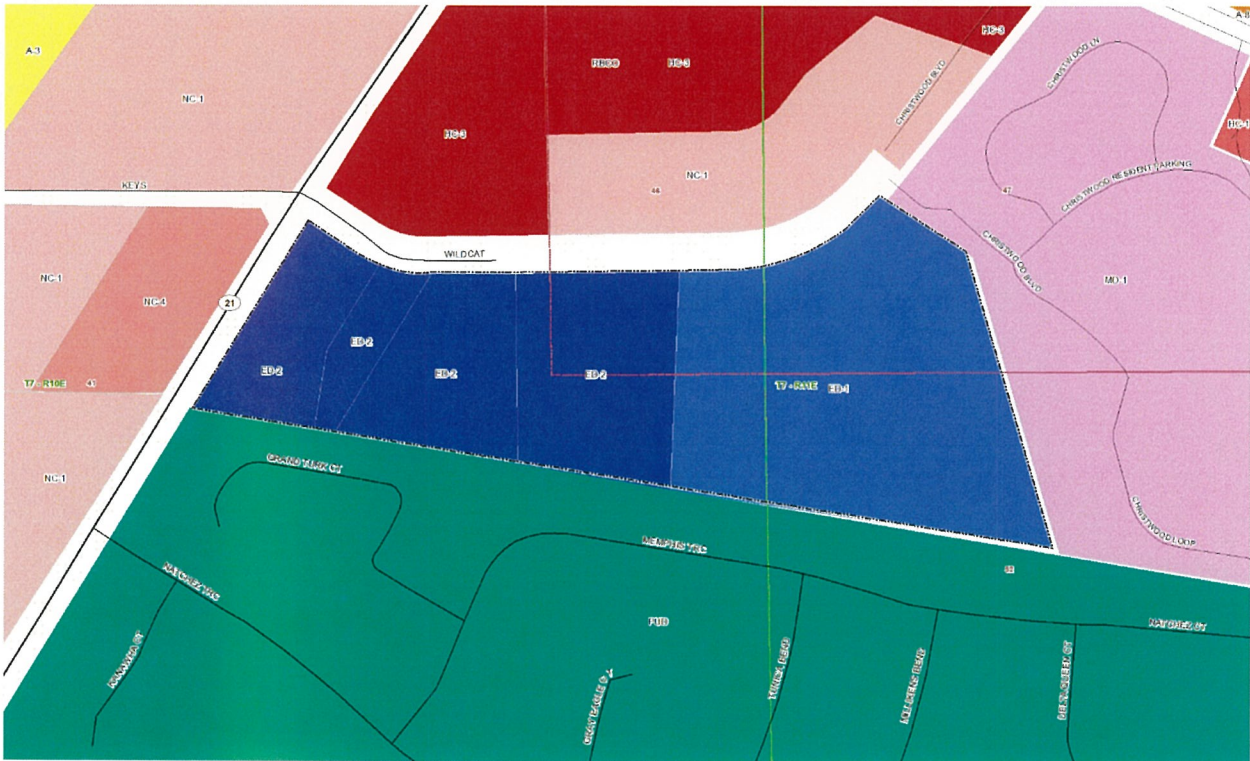
OWNER: Christ Episcopal Church

ZONING CLASSIFICATION: ED-1 Primary Education District and ED-2 Higher Education District

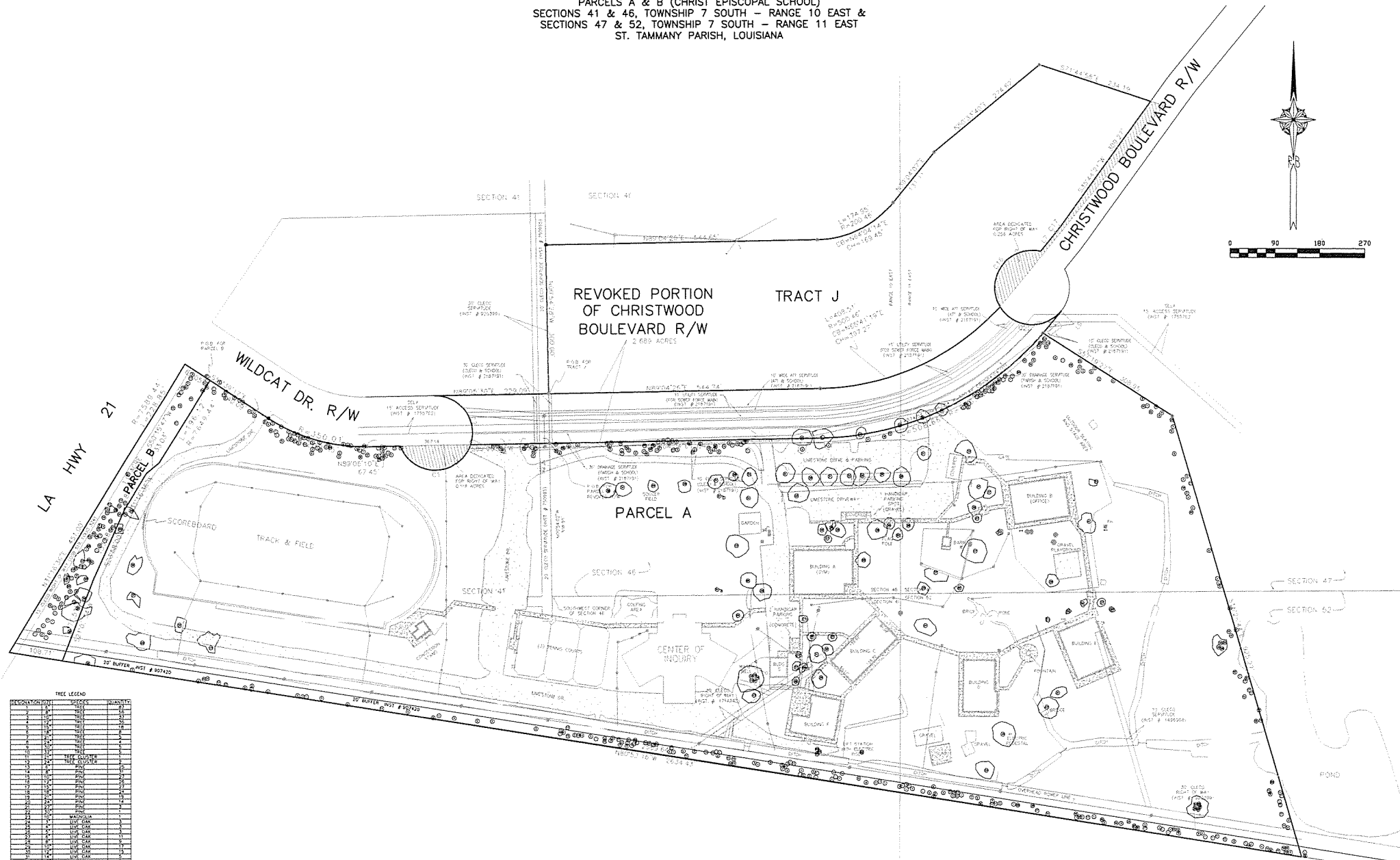
CORRIDOR: Highway 21 Planned Corridor Overlay

LOCATION: Parcel located at the southeast corner of LA Highway 21 and Christwood Boulevard, Covington

SIZE: 366.07 acres



Tree Location sketch
 PARCELS A & B (CHRIST EPISCOPAL SCHOOL)
 SECTIONS 41 & 46, TOWNSHIP 7 SOUTH - RANGE 10 EAST &
 SECTIONS 47 & 52, TOWNSHIP 7 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA



Tree Legend

DESCRIPTION	QUANTITY
1" DBH	1
2" DBH	1
3" DBH	1
4" DBH	1
5" DBH	1
6" DBH	1
7" DBH	1
8" DBH	1
9" DBH	1
10" DBH	1
11" DBH	1
12" DBH	1
13" DBH	1
14" DBH	1
15" DBH	1
16" DBH	1
17" DBH	1
18" DBH	1
19" DBH	1
20" DBH	1
21" DBH	1
22" DBH	1
23" DBH	1
24" DBH	1
25" DBH	1
26" DBH	1
27" DBH	1
28" DBH	1
29" DBH	1
30" DBH	1
31" DBH	1
32" DBH	1
33" DBH	1
34" DBH	1
35" DBH	1
36" DBH	1
37" DBH	1
38" DBH	1
39" DBH	1
40" DBH	1
41" DBH	1
42" DBH	1
43" DBH	1
44" DBH	1
45" DBH	1
46" DBH	1
47" DBH	1
48" DBH	1
49" DBH	1
50" DBH	1
51" DBH	1
52" DBH	1
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56" DBH	1
57" DBH	1
58" DBH	1
59" DBH	1
60" DBH	1
61" DBH	1
62" DBH	1
63" DBH	1
64" DBH	1
65" DBH	1
66" DBH	1
67" DBH	1
68" DBH	1
69" DBH	1
70" DBH	1
71" DBH	1
72" DBH	1
73" DBH	1
74" DBH	1
75" DBH	1
76" DBH	1
77" DBH	1
78" DBH	1
79" DBH	1
80" DBH	1
81" DBH	1
82" DBH	1
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84" DBH	1
85" DBH	1
86" DBH	1
87" DBH	1
88" DBH	1
89" DBH	1
90" DBH	1
91" DBH	1
92" DBH	1
93" DBH	1
94" DBH	1
95" DBH	1
96" DBH	1
97" DBH	1
98" DBH	1
99" DBH	1
100" DBH	1

TOTAL TREE COUNT = 584

NOTE: NO LANDSCAPE WAS PRESENT DURING THIS SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY LANDSCAPE OR OTHER FEATURES THAT MAY BE PRESENT ON THE PROPERTY. THE SURVEYOR HAS NO FIELD SEARCH OR PUBLIC RECORD SEARCH IN COMPLETING THE DATA FOR THIS SURVEY.

ADVANCE
 Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04588

RANDALL W. BROWN & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
 228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
 (985) 824-5389 • FAX(985) 824-5309

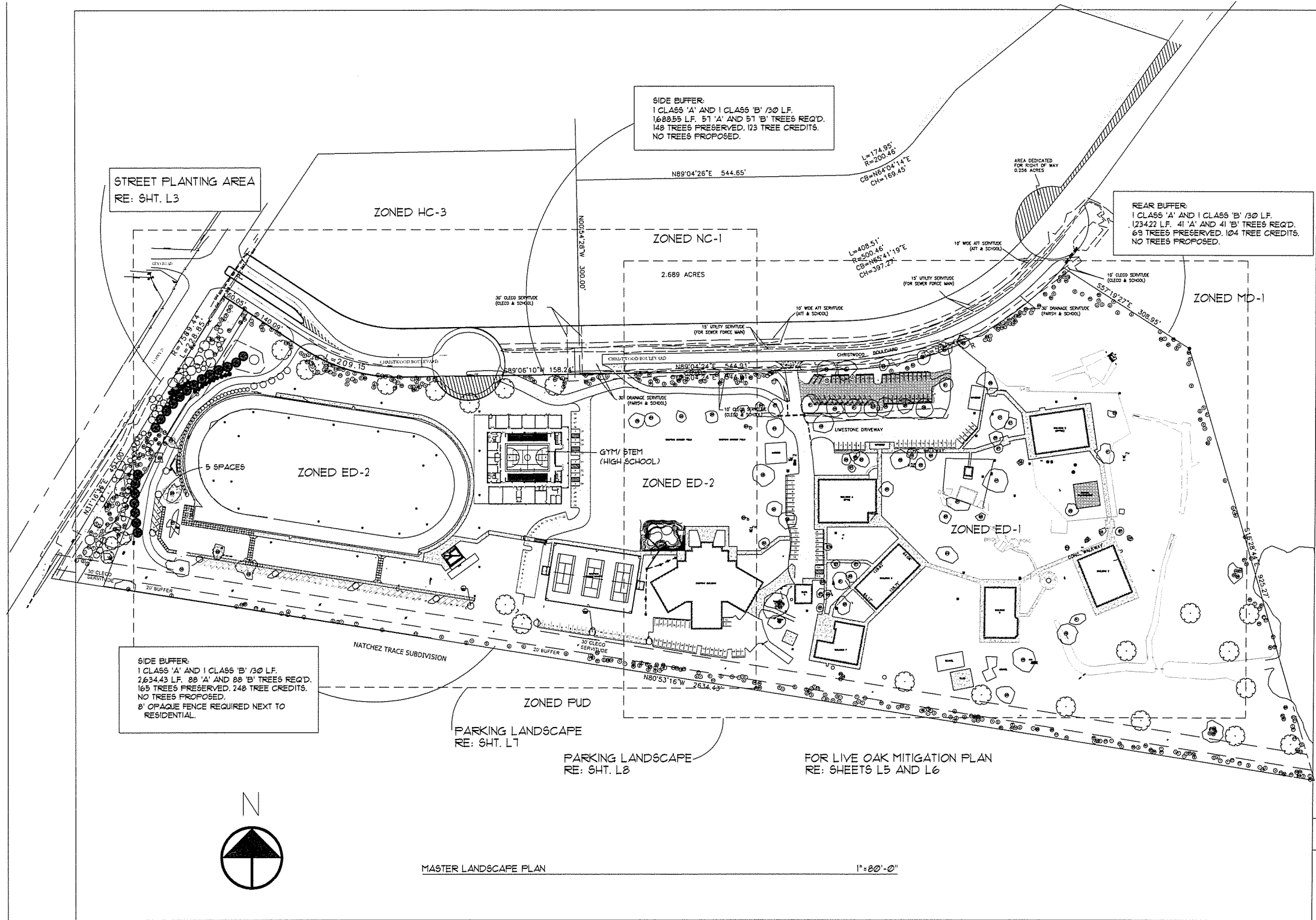
TREE LOCATION SKETCH
 PARCELS A & B (CHRIST EPISCOPAL SCHOOL)
 SECTIONS 41 & 46, TOWNSHIP 7 SOUTH - RANGE 10 EAST &
 SECTIONS 47 & 52, TOWNSHIP 7 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

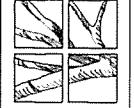
DRAWN BY:
 J.E.D.
 CHECKED BY:
 RWB
 DATE:
 9-1-2020
 SCALE:
 1" = 90' ±
 SURVEY No.
 20475

SHEET

● DENOTES TREE
 SERVICES 1/2" MIN. DIA. AND
 UNLESS OTHERWISE NOTED
 ● DENOTES 1/2" MIN. DIA. AND
 UNLESS OTHERWISE NOTED



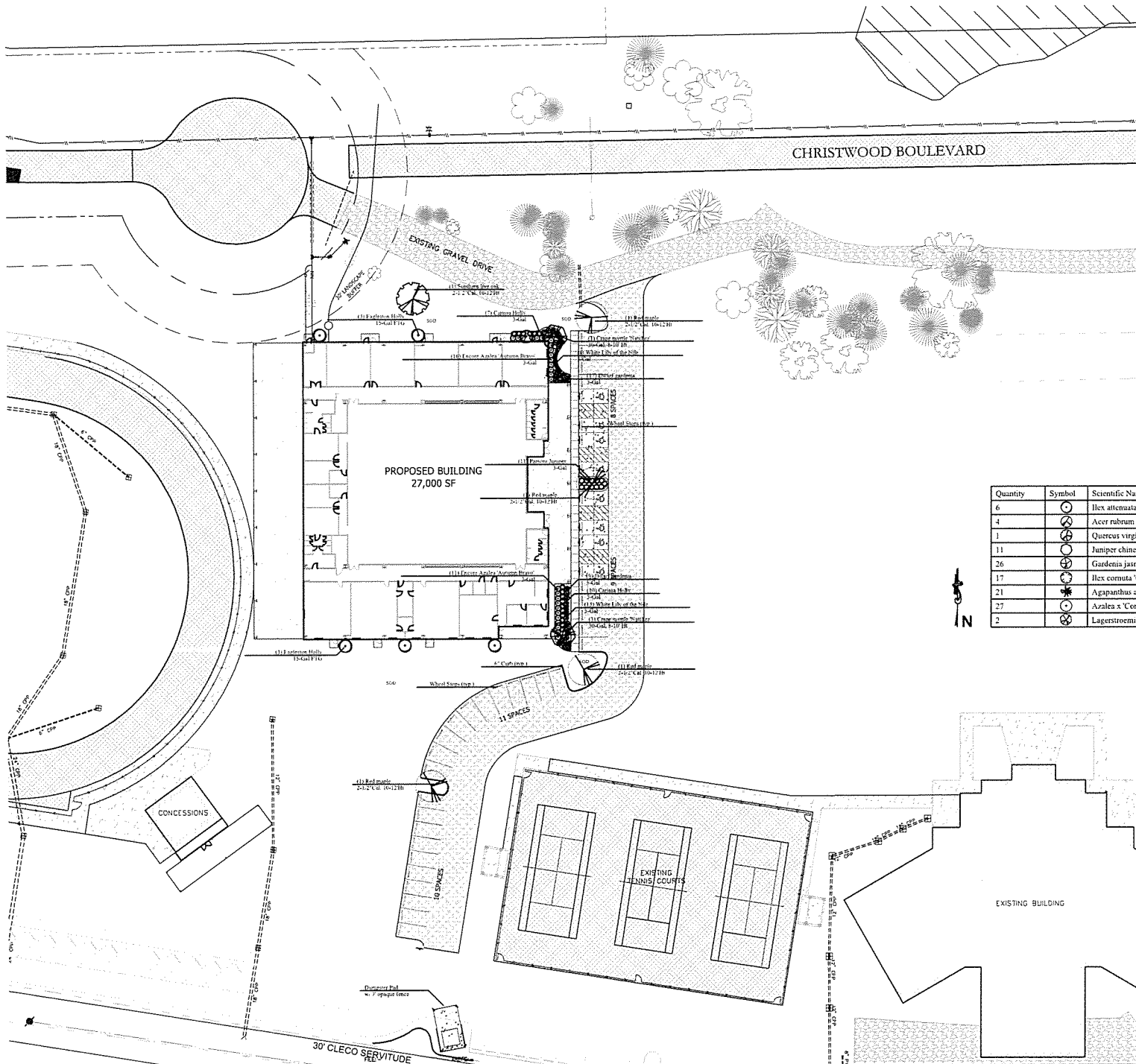
James R. Aultman, AIA
An Architectural Corporation
Landscape Architecture
233 West 19th Avenue
Covington, Louisiana 70433



LA HWY 21 CORRIDOR
Christ Episcopal School
Covington, Louisiana

09/03/20

L1



Property Measurements	Acres	Sq. Feet
Entire Property	NOT REQUIRED	
Front Green Belt	NOT REQUIRED	
Rear Green Belt	NOT REQUIRED	
Planting Buffers	NOT REQUIRED	
VUA / Interior	.40	17,585

VUA Calculations	Sq. Feet
VUA / Interior	17,585
Interior Planting	953
% of VUA dedicated to Interior Planting	953sf/17585sf = .054%
VUA - 1 tree per 2000sf	15,600sf/2000sf = 7.8 trees

Planting Area	Ex. Trees D.B.H.	Quantity	Credit	Total Credit	Required Trees & Shrubs	Required After Credit
North Street Planting Area					Class 'A' -0 Class 'B' -0 Shrubs -0	Class 'A' -0 Class 'B' -0 Shrubs -0
South Buffer Planting Area					Class 'A' -0 Class 'B' -0 Shrubs -0	Class 'A' -0 Class 'B' -0 Shrubs -0
East Buffer Planting Area					Class 'A' -0 Class 'B' -0 Shrubs -0	Class 'A' -0 Class 'B' -0 Shrubs -0
West Buffer Planting Area					Class 'A' -0 Class 'B' -0	Class 'A' -0 Class 'B' -0
Interior Parking Lot					Class 'A' -4	Class 'A' -4

PLANT SCHEDULE				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
6	⊙	Ilex attenuata 'Eagleston'	Eagleston Holly	15-Gal FTG
4	⊙	Acer rubrum	Red maple	2-1/2" Cal. 10-12Ht
1	⊙	Quercus virginiana	Southern live oak	2-1/2" Cal. 10-12Ht
11	⊙	Juniper chinensis 'Parsoni'	Parsoni Juniper	3-Gal
26	⊙	Gardenia jasminoides 'Radicans'	Dwarf gardenia	3-Gal
17	⊙	Ilex cornuta 'Carissa'	Carissa Holly	3-Gal
21	⊙	Agapanthus africanus 'Albus'	White Lily of the Nile	3-Gal
27	⊙	Azalea x 'Conlen'	Encore Azalea 'Autumn Bravo'	3-Gal
2	⊙	Lagerstroemia indica	Crape myrtle 'Natchez'	30-Gal, 8-10' Ht

Brett Szepanski
Landscape Contractor
License # 20-3797

1 LANDSCAPE PLAN
1"=30'

DESIGN
GREEN

46 MISTLETOE DRIVE
COVINGTON, LOUISIANA 70433
PH. 985-237-0172

CHRIST EPISCOPAL SCHOOL -GYM
80 CHRISTWOOD BOULEVARD
COVINGTON, LOUISIANA

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Design Green LLC.
Contact: (850) 237-0172

Project No:

Revisions:

No. Date Description:

Date: 3-26-20

Drawn: Brett Szczepanski

Checked:

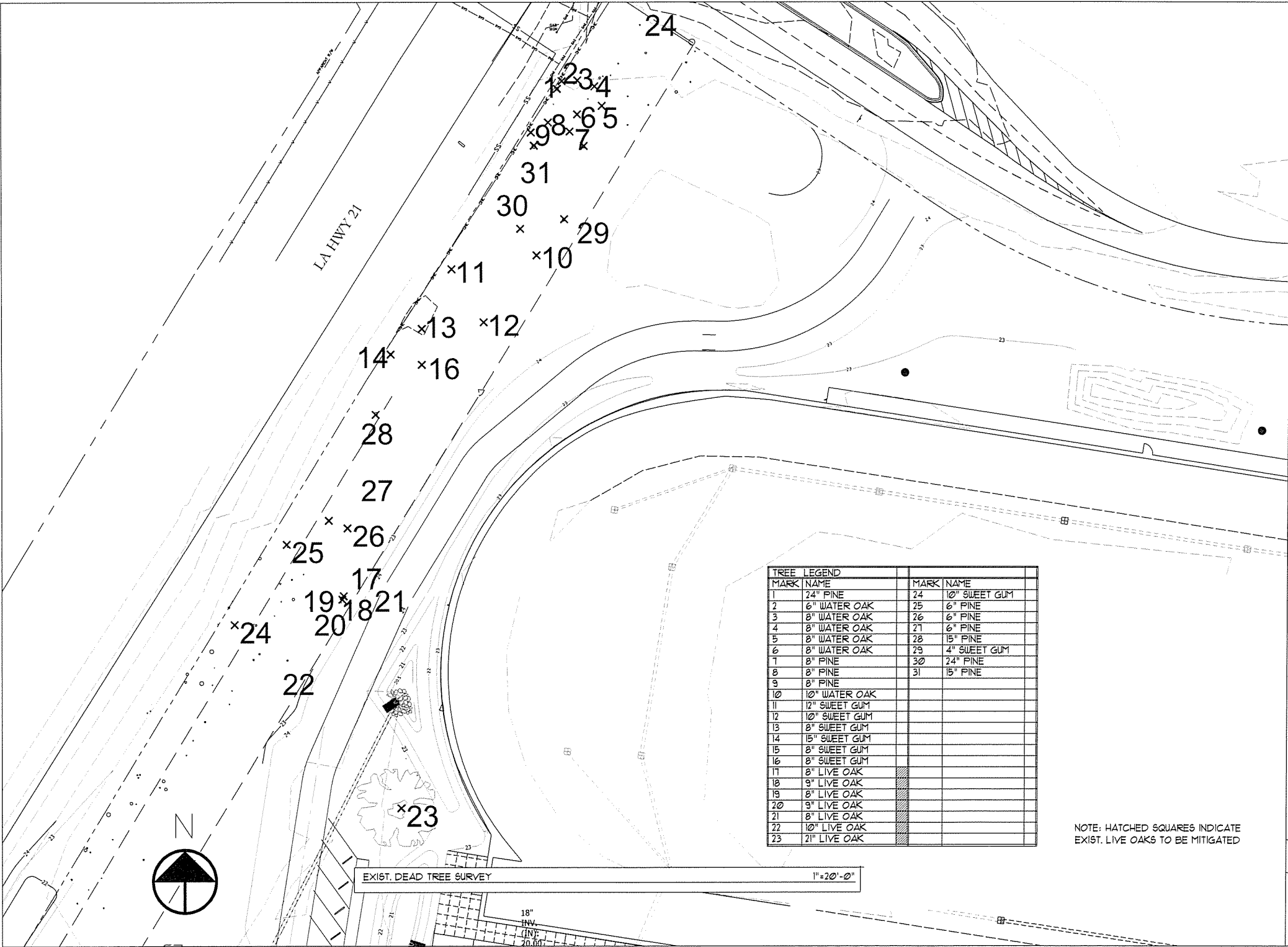
Sheet Title:

LANDSCAPE
PLAN

Drawing No:

L-1

Sheet No.
Of:



EXIST. DEAD TREE SURVEY 1"=20'-0"

TREE LEGEND	
MARK	NAME
1	24" PINE
2	6" WATER OAK
3	8" WATER OAK
4	8" WATER OAK
5	8" WATER OAK
6	8" WATER OAK
7	8" PINE
8	8" PINE
9	8" PINE
10	10" WATER OAK
11	12" SWEET GUM
12	10" SWEET GUM
13	8" SWEET GUM
14	15" SWEET GUM
15	8" SWEET GUM
16	8" SWEET GUM
17	8" LIVE OAK
18	9" LIVE OAK
19	8" LIVE OAK
20	9" LIVE OAK
21	8" LIVE OAK
22	10" LIVE OAK
23	21" LIVE OAK
24	10" SWEET GUM
25	6" PINE
26	6" PINE
27	6" PINE
28	15" PINE
29	4" SWEET GUM
30	24" PINE
31	15" PINE

NOTE: HATCHED SQUARES INDICATE EXIST. LIVE OAKS TO BE MITIGATED



James R. Aultman, AIA
AIA Registered Professional
Architectural Corporation
Landscape Architecture
273 West 19th Avenue
Covington, Louisiana 70433



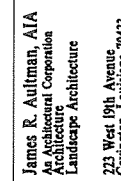
LA HWY 21 CORRIDOR

Christ Episcopal School

Covington, Louisiana

04/01/20

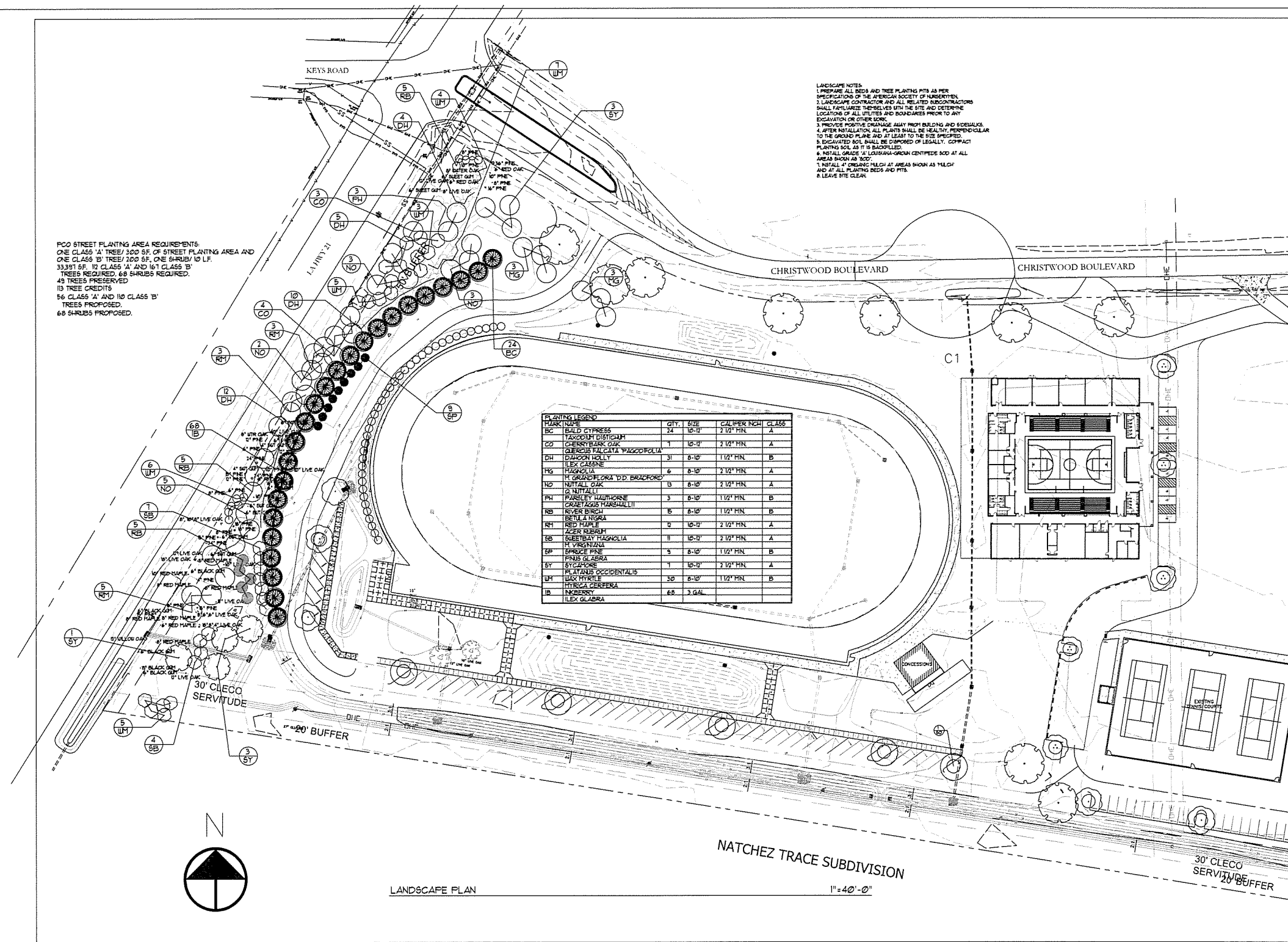
L2



LA HWY 21 CORRIDOR
Christ Episcopal School
Construction Services

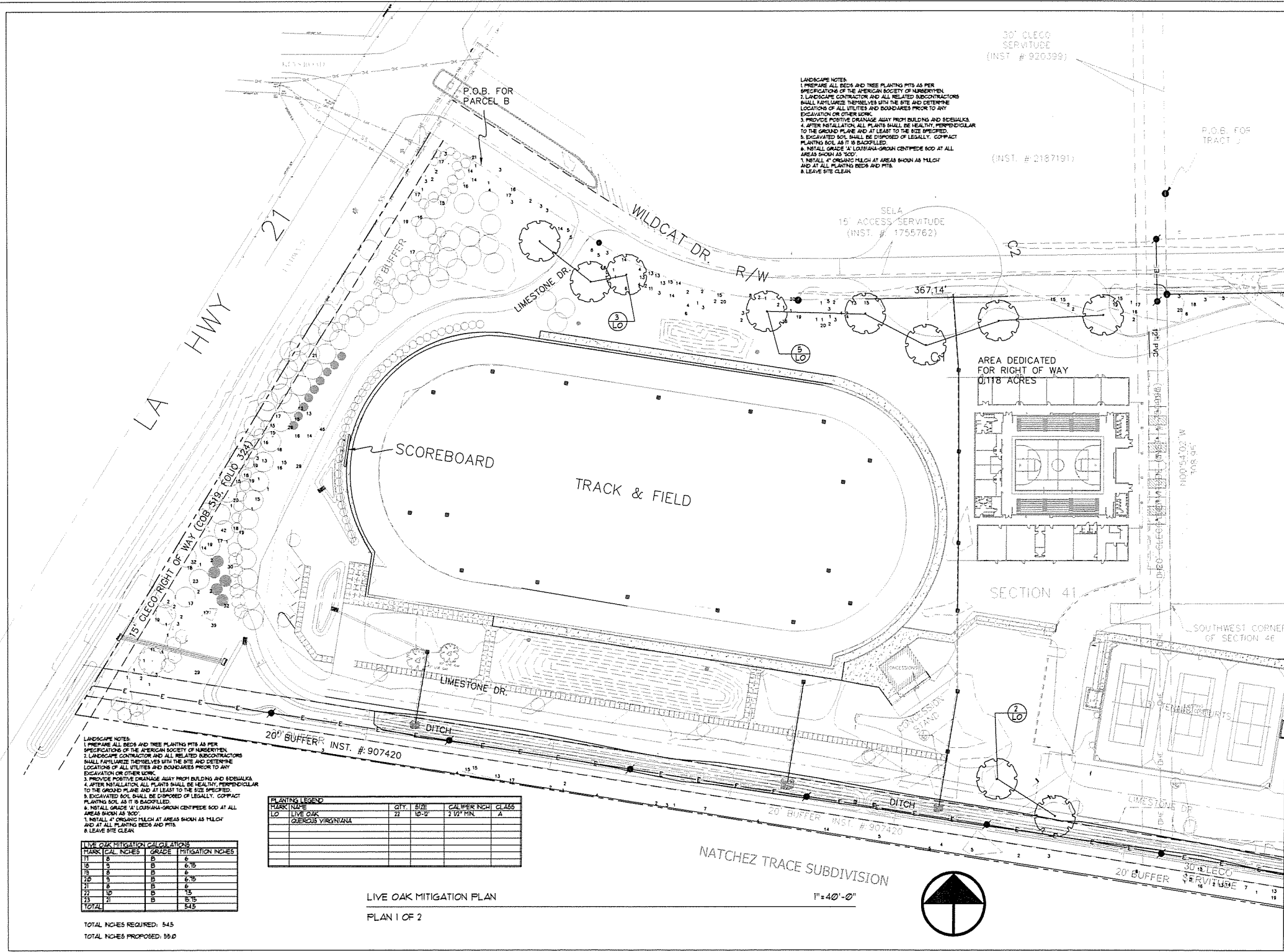
04/01/20

L3



LANDSCAPE PLAN

$$I'' = 4\phi' - \phi'$$



LANDSCAPE NOTES:
1. PREPARE ALL BEDS AND TREE PLANTING PITS AS PER SPECIFICATIONS OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.
4. AFTER INSTALLATION, ALL PLANTS SHALL BE HEALTHY, PERENNIAL/DIGITAL TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.
5. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AS IT IS BACKFILLED.
6. INSTALL GRADE 1/4" LOUISIANA-GROWN CENTREPIECE SOO AT ALL AREAS SHOWN AS SOO.
7. INSTALL 4" ORANGE MULCH AT AREAS SHOWN AS MULCH AND AT ALL PLANTING BEDS AND PITS.
8. LEAVE SITE CLEAN.

LANDSCAPE NOTES:
1. PREPARE ALL BEDS AND TREE PLANTING PITS AS PER SPECIFICATIONS OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.
4. AFTER INSTALLATION, ALL PLANTS SHALL BE HEALTHY, PERENNIAL/DIGITAL TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.
5. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AS IT IS BACKFILLED.
6. INSTALL GRADE 1/4" LOUISIANA-GROWN CENTREPIECE SOO AT ALL AREAS SHOWN AS SOO.
7. INSTALL 4" ORANGE MULCH AT AREAS SHOWN AS MULCH AND AT ALL PLANTING BEDS AND PITS.
8. LEAVE SITE CLEAN.

LIVE OAK MITIGATION CALCULATIONS			
MARK	CAL. INCHES	GRADE	MITIGATION INCHES
11	8	B	6
16	8	B	6.75
19	8	B	6
20	8	B	6.75
21	8	B	6
22	10	B	7.5
23	21	B	15.75
TOTAL			54.5

TOTAL INCHES REQUIRED: 54.5
TOTAL INCHES PROPOSED: 55.0

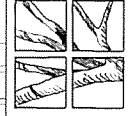
PLANTING LEGEND			
MARK	NAME	QTY	SIZE
LO	LIVE OAK	22	10-15"
	QUERCUS VIRGINIANA		

PLANTING LEGEND	QTY	SIZE	CALIFER INCH	CLASS
LO	22	10-15"	2 1/2" MIN	A

LIVE OAK MITIGATION PLAN
PLAN 1 OF 2



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Architecture
Landscape Architecture
223 West 19th Avenue
Covington, Louisiana 70433



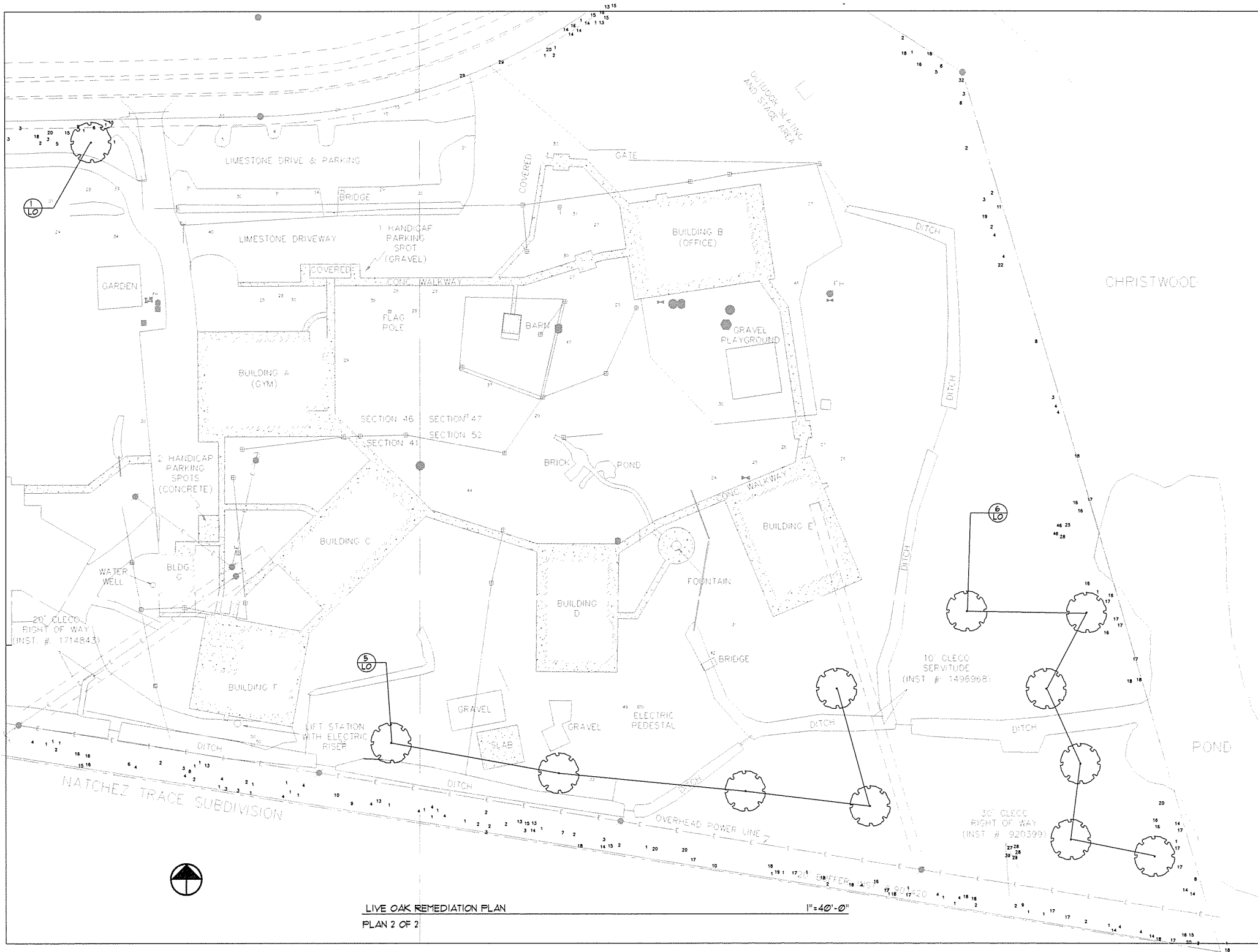
Christ Episcopal School

Covington, Louisiana

LA HWY 21 CORRIDOR

04/01/20

L5



LIVE OAK REMEDIATION PLAN
PLAN 2 OF 2

1"=40'-0"



James R. Aultman, AIA
An Architectural Corporation
Architecture
Landscape Architecture
221 West 19th Avenue
Covington, Louisiana 70433



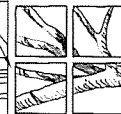
LA HWY 21 CORRIDOR
Christ Episcopal School
Covington, Louisiana

04/01/20

L6



James R. Aultman, AIA
An Architectural Corporation
Architecture
Landscape Architecture
223 West 19th Avenue
Covington, Louisiana 70433



Christ Episcopal School

LA HWY 21 CORRIDOR
Covington, Louisiana

04/01/20

L7

2.689 ACRES

30' CLECO SERVITUDE
(CLECO & SCHOOL)

15' UTILITY SERVITUDE
(FOR SEWER FORCE MAIN)

CHRISTWOOD BOULEVARD

30' DRAINAGE SERVITUDE
(PARISH & SCHOOL)

10' CLECO SERVITUDE
(CLECO & SCHOOL)

EXISTING SOCCER FIELD

EXISTING SOCCER FIELD

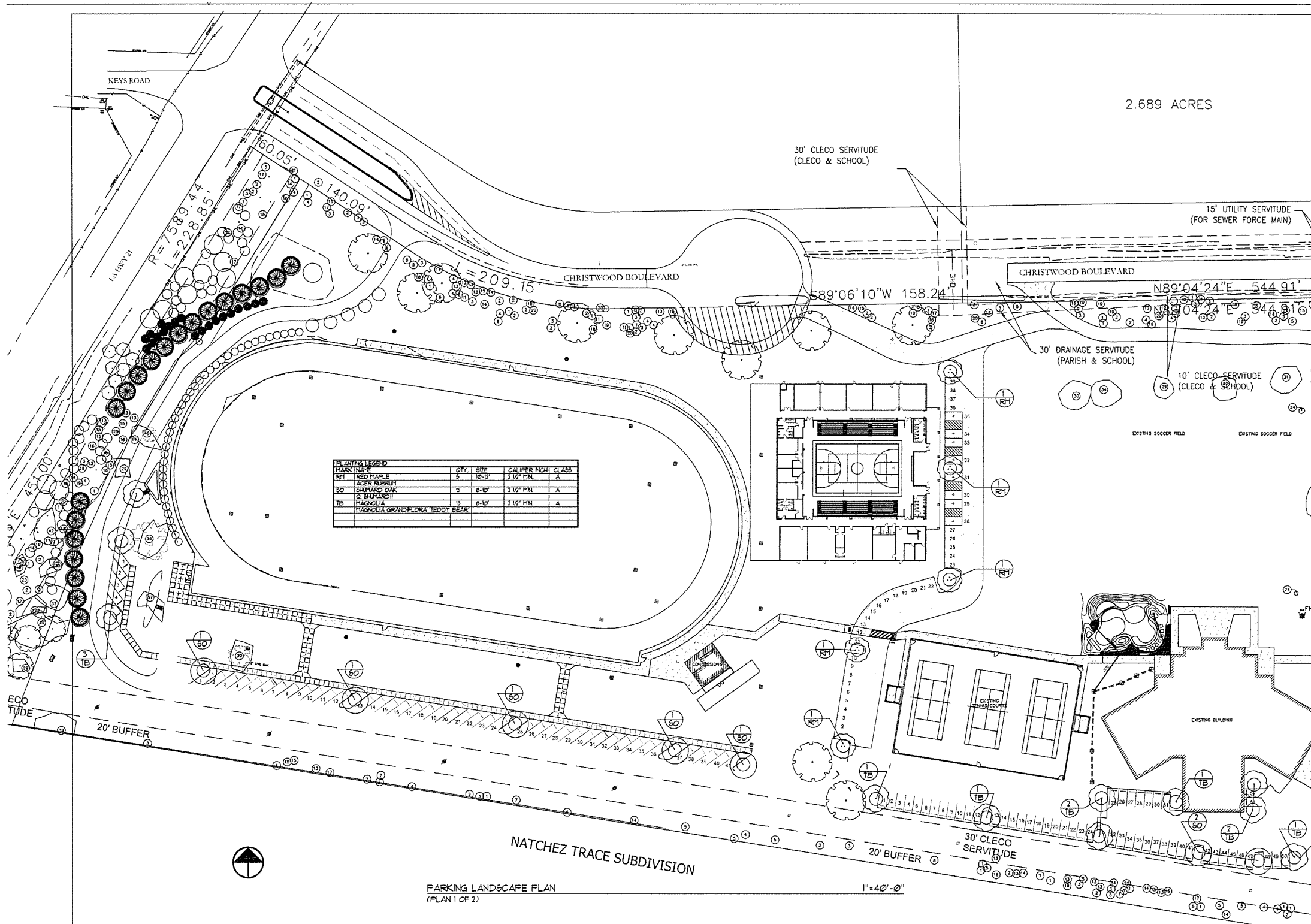
EXISTING BUILDING

PLANTING LEGEND				
MARKING	PLANT NAME	QTY.	SIZE	CALIPER INCH CLASS
RM	RED MAPLE	5	10'-0"	2 1/2" MIN. A
AP	ASPEN RIVERBARK	5	10'-0"	2 1/2" MIN. A
SO	SHAWNEE OAK	5	8'-10"	2 1/2" MIN. A
TS	TRUMPETER	5	8'-10"	2 1/2" MIN. A
MB	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	5	8'-10"	2 1/2" MIN. A

NATCHEZ TRACE SUBDIVISION

PARKING LANDSCAPE PLAN
(PLAN 1 OF 2)

1" = 40'-0"



2.689 ACRES

15' UTILITY SERVITUDE
(FOR SEWER FORCE MAIN)

10' WIDE ATT SERVITUDE
(ATT & SCHOOL)

10' CLECO SERVITUDE
(CLECO & SCHOOL)

30' DRAINAGE SERVITUDE
(PARISH & SCHOOL)

15' UTILITY SERVITUDE
(FOR SEWER FORCE MAIN)

CHRISTWOOD BOULEVARD

N89°04'24"E 544.91'

30' DRAINAGE SERVITUDE
(PARISH & SCHOOL)

10' CLECO SERVITUDE
(CLECO & SCHOOL)

LIMESTONE DRIVEWAY

EXISTING SOCCER FIELD

EXISTING SOCCER FIELD

GARDEN

8' CREEPE MYRTLE

18" PINE

30' PINE

24' PINE

BUILDING A (GYM)

ZONED ED-1

BRICK POND

CONC. WALKWAY

BUILDING E

BUILDING D

BUILDING C

BUILDING F

EXISTING BUILDING

PARKING LANDSCAPE PLAN
(PLAN 2 OF 2)

1"=40'-0"

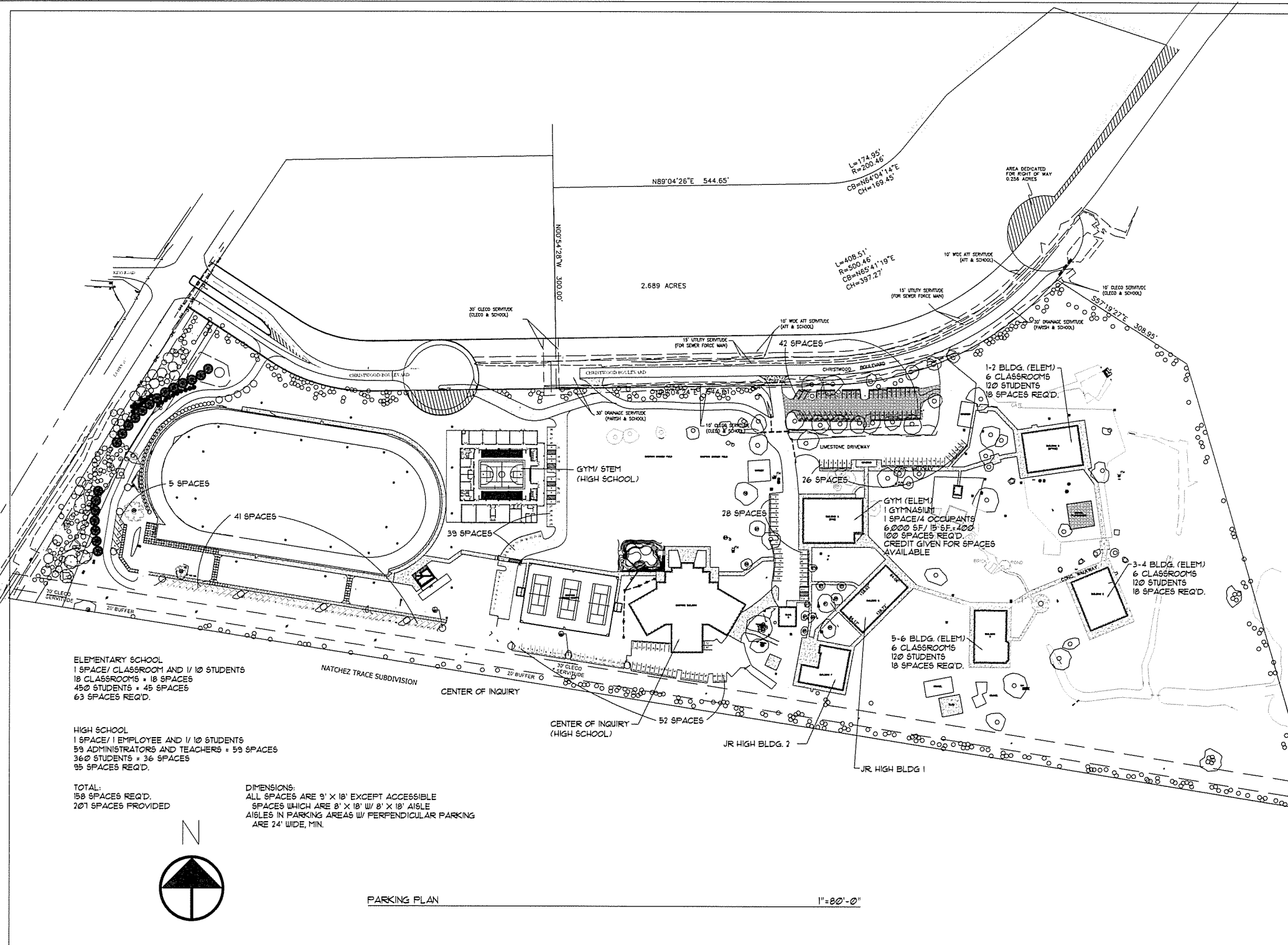


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04/01/20

L8



ELEMENTARY SCHOOL
1 SPACE/ CLASSROOM AND 1/10 STUDENTS
18 CLASSROOMS = 18 SPACES
450 STUDENTS = 45 SPACES
63 SPACES REQ'D.

HIGH SCHOOL
1 SPACE/1 EMPLOYEE AND 1/10 STUDENTS
53 ADMINISTRATORS AND TEACHERS = 53 SPACES
360 STUDENTS = 36 SPACES
89 SPACES REQ'D.

TOTAL:
158 SPACES REQ'D.
207 SPACES PROVIDED

DIMENSIONS:
ALL SPACES ARE 9' X 18' EXCEPT ACCESSIBLE
SPACES WHICH ARE 8' X 18' W/ 8' X 18' AISLE
AISLES IN PARKING AREAS W/ PERPENDICULAR PARKING
ARE 24' WIDE, MIN.



PARKING PLAN

1"=80'-0"



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09/03/20

L9