

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, JANUARY 5, 2021**  
**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, January 5, 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: 856 8727 1531 # Participant ID: # and Password: 078560 #**

**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 DECEMBER 1, 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. **2020-2090-ZC**

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Location:	Parcel located on Lots 15 and 16 on the north side of Robinwood Lane and east of Chestnut Street; Covington, S42, T7, R11E, Ward 3, District 5.
Acres:	.89 acres
Petitioner:	Mary Robin
Owner:	Mary Robin
Council District:	5

**POSTPONED FROM 12/01/2020 MEETING**

2. **2020-2061-ZC**

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	PF-1 (Public Facilities District)
Location:	Parcel located on the north side of Archie Singletary Road, west of Mockingbird Loop; Pearl River; S17, T7S, R14E; Ward 6, District 6
Acres:	3.80 acres
Petitioner:	St. Tammany Parish Council
Owner:	St. Tammany Parish Recreation District No. 7 – Angela Davis
Council District:	6

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3.     **2020-2062-ZC**  
Existing Zoning:     A-3 (Suburban District)  
Proposed Zoning:    PF-1 (Public Facilities District)  
Location:            Parcel located on the east side of Louisiana Highway 41, south of Sid Crawford Road; Pearl River; S38, T7S, R14E; Ward 6, District 6  
  
Acres:                73.567 acres  
Petitioner:          St. Tammany Parish Council  
Owner:                St. Tammany Parish Recreation District No. 7 – Angela Davis  
Council District:     6
  
4.     **2020-2119-ZC**  
Existing Zoning:     A-1A (Suburban District) and RO (Rural Overlay)  
Proposed Zoning:    PF-1 (Public Facilities District)  
Location:            Parcel located on the east side of Louisiana Highway 437, north of Knights Road, and south of A W Galloway Road; Covington; S35, T5S, R11E; Ward 2, District 2  
  
Acres:                9.65 acres  
Petitioner:          John P. Taylor  
Owner:                St. Tammany Parish Fire District 6 – John P. Taylor  
Council District:     2
  
5.     **2020-2126-ZC**  
Existing Zoning:     I-1 (Industrial District)  
Proposed Zoning:    HC-3 (Highway Commercial District)  
Location:            Parcel located on the west side of North Collins Boulevard, being 1930 North Collins Boulevard; Covington; S45, T6S, R11E; Ward 3, District 2  
  
Acres:                .68 acres  
Petitioner:          SVS Tangi I, L.L.C. – Diaunne Schwartz  
Owner:                SVS Tangi I, L.L.C. – Diaunne Schwartz  
Council District:     2
  
6.     **2020-2137-ZC**  
Existing Zoning:     A-4 (Single-Family Residential District) and NC-1 (Professional Office District)  
Proposed Zoning:    NC-4 (Neighborhood Institutional District)  
Location:            Parcel located on northwest corner of South Military Road and Ranch Road; Slidell; S37, T9S, R15E; Ward 8, District 13  
  
Acres:                .55 acres  
Petitioner:          Ricco Impastato  
Owner:                Ricco Impastato  
Council District:     13
  
7.     **2020-2139-ZC**  
Existing Zoning:     A-2 (Suburban District)  
Proposed Zoning:    HC-2 (Highway Commercial District)  
Location:            Parcel located on the north side of Louisiana Highway 22, east of Louisiana Highway 1085; Madisonville; S17, T7S, R10E; Ward 1, District 1  
  
Acres:                7 acres  
Petitioner:          John Crosby  
Owner:                Crosby Development Company, LLC – John Crosby  
Council District:     1
  
8.     **2020-2140-ZC**  
Existing Zoning:     A-1A (Suburban District)  
Proposed Zoning:    ED-1 (Primary Education District)  
Location:            Parcel located on the west side of Louisiana Highway 40, south of Atwood Road; Covington; S27, T5S, R11E; Ward 2, District 2  
  
Acres:                10.018 acres  
Petitioner:          Jones Fussell, LLP – Jeff Schoen  
Owner:                St. Tammany Parish School Board  
Council District:     2

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9.     **2020-2141-ZC**  
Existing Zoning:     PUD (Planned Unit Development Overlay)  
Proposed Zoning:    A-1 (Suburban District) and RO (Rural Overlay)  
Location:            Parcel located on the east side of Bremerman Road, south of Louisiana Highway 190; Lacombe; S48, T8S, R12E; Ward 4, District 7  
  
Acres:                45.73 acres  
Petitioner:          Big Branch Apiary, LLC – Cheri Ben-lesau  
Owner:                Big Branch Apiary, LLC – Cheri Ben-lesau  
Council District:     7

10.    **2020-2142-ZC**  
Existing Zoning:     A-1 (Suburban District) and A-2 (Suburban District)  
Proposed Zoning:    A-4 (Single-Family Residential District)  
Location:            Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25; Covington; S17, S18, S19, S20, T6S, R11E; Ward 3, District 3  
  
Acres:                134.73 acres  
Petitioner:          Corie Herberger  
Owner:                Dawn Kane  
Council District:     3

11.    **2020-2143-ZC**  
Existing Zoning:     A-4 (Single-Family Residential District)  
Proposed Zoning:    A-4 (Single-Family Residential District) and PUD (Planned Unit Development Overlay)  
Location:            Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25; Covington; S17, S18, S19, S20, T6S, R11E; Ward 3, District 3  
  
Acres:                134.73 acres  
Petitioner:          Corie Herberger  
Owner:                Dawn Kane  
Council District:     3

12.    **2020-2153-ZC**  
Text Change:        An ordinance to amend the St. Tammany Parish Code of Ordinances Chapter 130 Unified Development Code, Article IV Zoning Districts, Division 40 CBF-1 Community Based Facilities District to add a new use: Recreational Vehicle Parks

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

1.     **2020-2130-PR - USE: Christian Brothers Automotive**  
CORRIDOR:    Highway 21 Planned Corridor Overlay  
ZONING:       HC-2 Highway Commercial District  
USE SIZE:     5,560 sq. ft.  
PETITIONER:  Thomas Dugan – LeCraw Engineering, Inc.  
OWNER:       Ron Alyeshmerni  
LOCATION:      Parcel located on the north side of Louisiana Highway 21, west of Cherokee Rose Lane; Covington, S46-T7S-R11E; Ward 1, District 1

POSTPONED FROM 12/01/2020 MEETING

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

ZONING STAFF REPORT

**Date:** December 28, 2020  
**Case No.:** 2020-2090-ZC  
**Posted:** 11/20/2020

**Meeting Date:** January 5, 2021  
**Prior Action:** 12/1/2020 - Postponed  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Mary Robin  
**OWNER:** Mary Robin  
**REQUESTED CHANGE:** A-2 Suburban District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located Lots 15 and 16 on the north side of Robinwood Lane and east of Chestnut Street; Covington  
**SIZE:** .89 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	Covington City Limits – CO – Commercial Office and Professional PCD Overlay
South	Commercial and Residential	HC-3 Highway Commercial District
East	Commercial	HC-3 Highway Commercial District
West	Residential	A-2 Highway Commercial District

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

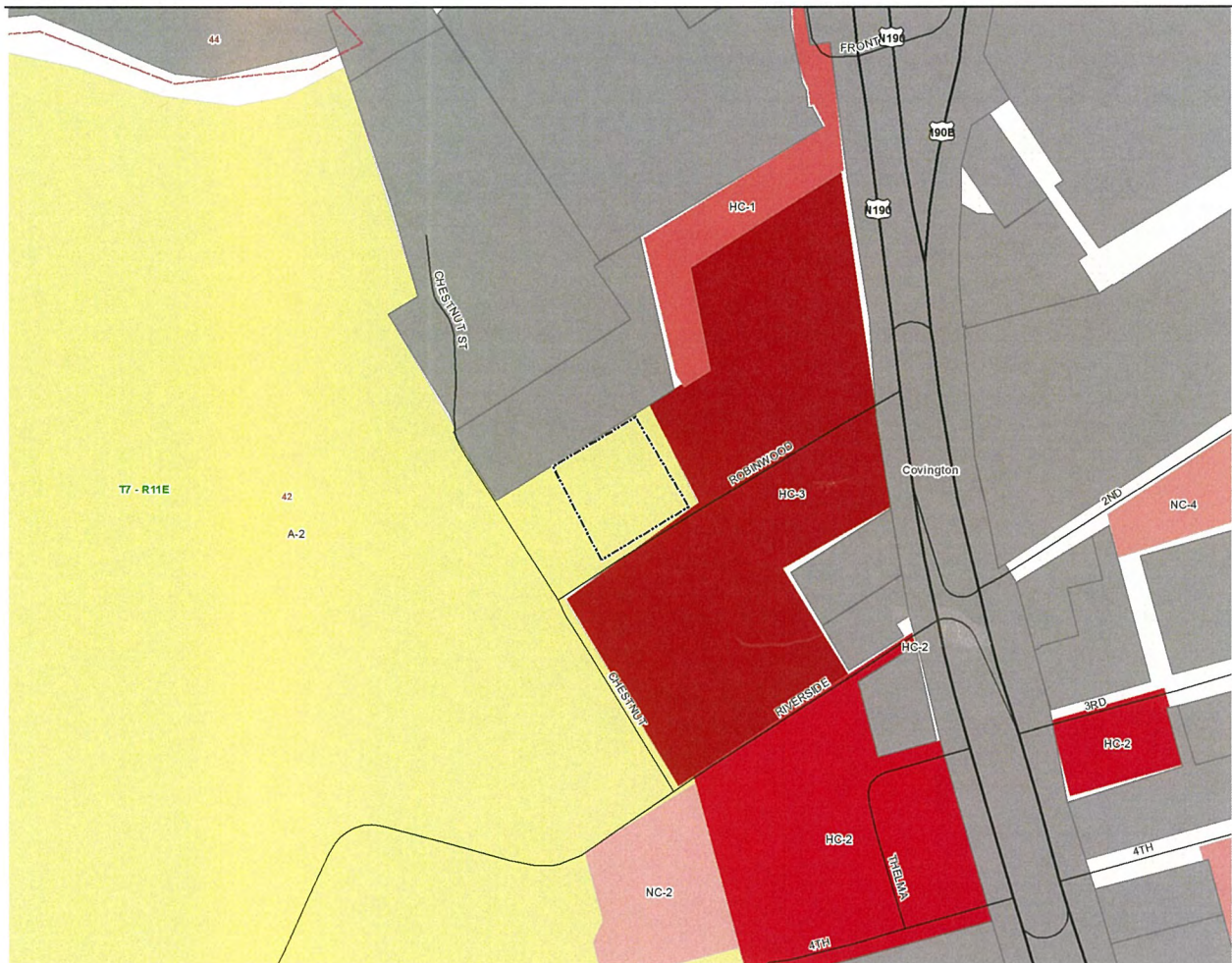
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-3 Highway Commercial District. The site is located on the north side of Robinwood Lane and east of Chestnut Street, being Lots 15 and 16 of the Robert Lobdell Subdivision. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is currently developed with a single-family home. The site is flanked by property that is zoned HC-3 Highway Commercial District to the east and the south, undeveloped property to the north, and an existing single-family home to the west. A change in zoning to HC-3 would allow for the location of large-scale, heavy commercial retail, office and service uses that are out of scale for the adjoining residential property to the west. As such, staff is not in favor of the request and recommends the applicant amend the requested change to a less intense commercial zoning designation.



**SIZE:** .89 acres









2020-2090-ZC



DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED:

FILE NO.

CHESTNUT STREET (ASPHALT)

LOT 14A  
21,182 SQ.FT.

SHED  
OLD PROPERTY LINE

ROBINWOOD LANE (ASPHALT)

LOT 15A  
38,851 SQ.FT.  
19353 ROBINWOOD LANE  
COVINGTON, LA 70433

CARPORT  
HOUSE ON SLAB

DILAPIDATED FENCE

ANGLES AT PROPERTY CORNERS

LOT 15-A	LOT 14-A
A = 93°38'15"	E = 90°22'12"
B = 89°48'29"	F = 89°34'56"
C = 90°14'23"	G = 93°41'08"
D = 86°18'52"	H = 86°21'44"

NOTES:

1. This property is located in Flood Zones A15 & B, per F.E.M.A. Map No. 225205 0230 C, October 17, 1989.

2. Improvements such as sheds, concrete, interior fences, ect. not located.

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.

LEGEND

- 1" IRON PIPE FOUND
- 3/4" IRON PIPE FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- FENCE POST
- FENCE
- REFERENCE SURVEY
- PROPERTY LINE

REFERENCE SURVEY:

Survey for Earl Joseph Pechon by E.J. Champagne, Surveyor, dated June 18, 1952.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

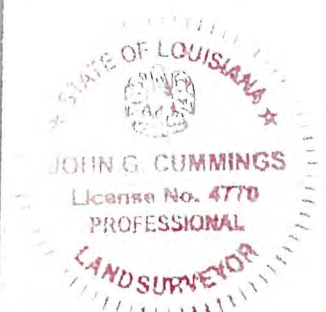
COVINGTON, LA 70433

PLAT PREPARED FOR: *Sylvia Pechon*

SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 14 & 15 INTO LOTS 14A & 15A  
IN THE SUBDIVISION OF ROBERT LOBDELL, LOCATED IN  
SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO.

20106-A

DATE:

08/11/2020

REVISED:

ZONING STAFF REPORT

**Date:** December 28, 2020  
**Case No.:** 2020-2061-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** St. Tammany Parish Council  
**OWNER:** St. Tammany Parish Recreation District No. 7  
**REQUESTED CHANGE:** From A-2 Suburban District to PF-1 Public Facilities District  
**LOCATION:** Parcel located on the north side of Archie Singletary Road, west of Mockingbird Loop; Pearl River  
**SIZE:** 3.80 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, Rural Overlay, MHO Manufactured Housing Overlay
South	Residential	A-2 Suburban District, Rural Overlay, MHO Manufactured Housing Overlay
East	Residential	A-2 Suburban District, Rural Overlay, MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District, Rural Overlay, MHO Manufactured Housing Overlay

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to PF-1 Public Facilities District. The site is located on the north side of Archie Singletary Road and west of Mockingbird Loop. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The site is currently developed as an inactive recreational facility and baseball field. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and institutional uses to the public. The reason for the request is to bring the existing recreational facility into compliance with the correct zoning designation. As such, staff is not opposed to the request.



**Case No.:** 2020-2061-ZC

**PETITIONER:** St. Tammany Parish Council

**OWNER:** St. Tammany Parish Recreation District No. 7

**REQUESTED CHANGE:** From A-2 Suburban District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the north side of Archie Singletary Road, west of Mockingbird Loop; Pearl River

**SIZE:** 3.80 acres









ZONING STAFF REPORT

**Date:** December 28, 2020  
**Case No.:** 2020-2062-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** St. Tammany Parish Council  
**OWNER:** St. Tammany Parish Recreation District No. 7  
**REQUESTED CHANGE:** From A-3 Suburban District to PF-1 Public Facilities District  
**LOCATION:** Parcel located on the east side of Louisiana Highway 41, south of Sid Crawford Road; Pearl River  
**SIZE:** 73.567 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State Highway

**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 District, MHO Manufactured Home Overlay, Rural Overlay
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential and Commercial	A-2 Suburban District, HC-2 Highway Commercial

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

**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.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to PF-1 Public Facilities District. The site is located on the east side of Louisiana Highway 41, south of Sid Crawford Road; Pearl River. The 2025 Future Land Use Plan designates part of the property to be utilized for institutional and residential uses, and part of the property to be set aside for agricultural uses and conservation.

The site is currently developed as a recreational facility and park and ride for the St. Tammany Parish Recreational District #7. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and institutional uses to the public. The reason for the request is to bring the existing recreational facility into compliance with the correct zoning designation. As such, staff is not opposed to the request.

Case No.: 2020-2062-ZC

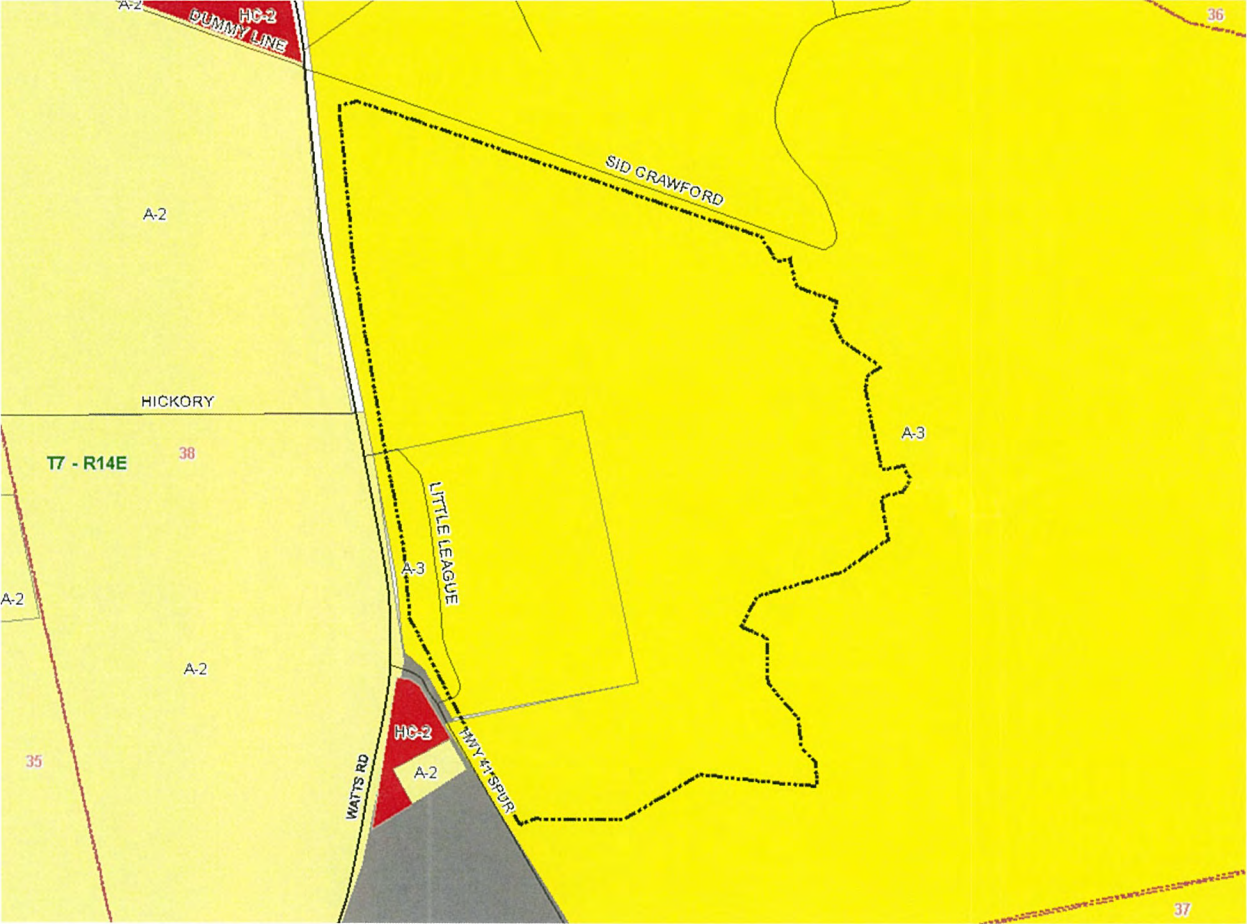
PETITIONER: St. Tammany Parish Council

OWNER: St. Tammany Parish Recreation District No. 7

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 41, south of Sid Crawford Road; Pearl River

SIZE: 73.567 acres









**ZONING STAFF REPORT**

**Date:** December 28, 2020  
**Case No.:** 2020-2119-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** John P. Taylor

**OWNER:** St. Tammany Parish Fire District 6 – John P. Taylor

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

**LOCATION:** Parcel located on the east side of Louisiana Highway 437, north of Knights Road, and south of A W Galloway Road; Covington

**SIZE:** 9.65 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

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

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1A Suburban District, RO Rural Overlay
South	Residential	A-1A Suburban District, RO Rural Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay
West	Undeveloped	I-2 Industrial District, HC-2 Highway Commercial

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1A Suburban Residential District and RO Rural Overlay to PF-1 Public Facilities District. The site is located on the east side of Louisiana Highway 437, north of Knights Road, and south of A W Galloway Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential that vary in size or type and agricultural uses.

The site is currently developed with a single-family residence which fronts on Louisiana Highway 437. Although flanked by property that is zoned A-1A Suburban District, the immediate area along the corridor is lined with existing commercial zoning designations. Note the purpose of the request is to accommodate a potential fire station for the area. As such, staff is not opposed to the request.

Case No.: 2020-2119-ZC

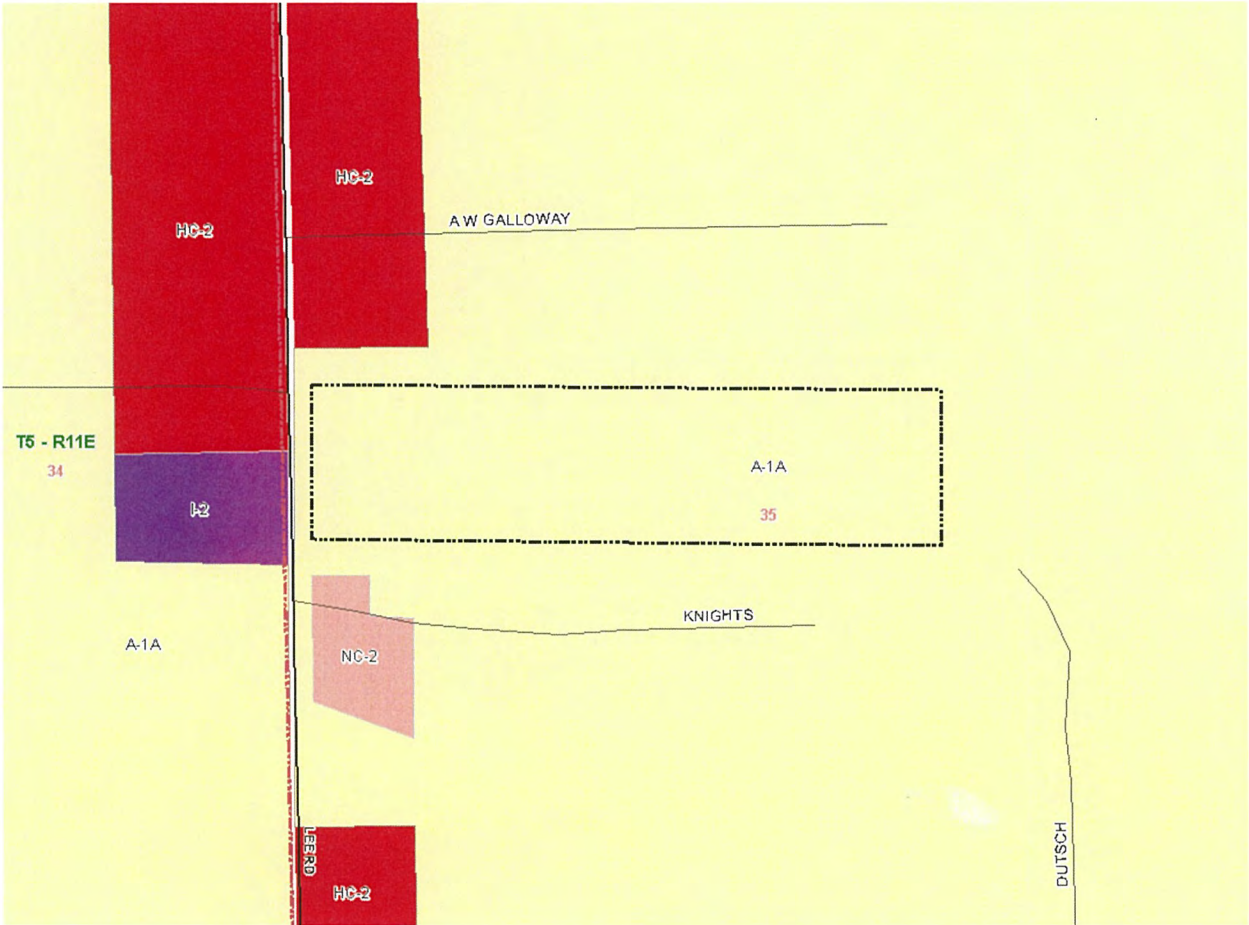
PETITIONER: John P. Taylor

OWNER: St. Tammany Parish Fire District 6 – John P. Taylor

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

LOCATION: Parcel located on the east side of Louisiana Highway 437, north of Knights Road, and south of A W Galloway Road; Covington

SIZE: 9.65 acres











**ZONING STAFF REPORT**

**Date:** December 28, 2020  
**Case No.:** 2020-2126-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** SVS Tangi I, L.L.C. – Diaunne Schwartz

**OWNER:** SVS Tangi I, L.L.C. – Diaunne Schwartz

**REQUESTED CHANGE:** From I-1 Industrial District to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the west side of North Collins Boulevard, being 1930 North Collins Boulevard; Covington

**SIZE:** .68 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State Highway                      **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	HC-2 Highway Commercial, I-2 Industrial, and Covington City Limits
South	Civic and Undeveloped	HC-2 Highway Commercial and Covington City Limits
East	Commercial	I-2 Industrial District and Covington City Limits
West	Industrial	HC-2, I-1 Industrial District, and Covington City Limits

**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 I-1 Industrial District to HC-3 Highway Commercial District. The site is located on the west side of North Collins Boulevard, being 1930 North Collins Boulevard, Covington. The 2025 Future Land Use Plan designated the site to be developed with commercial uses of various intensity.

The petitioned property was the subject of a previous rezoning request from HC-2 Highway Commercial District to I-1 Industrial District (ZC15-04-028). The site is currently developed with an existing commercial building. The requested HC-3 Highway Commercial District will allow for intense commercial, retail, and office uses. Staff has no objection to the request as the site is surrounded by a mix of existing commercial and industrial uses and is appropriate along the commercial corridor.

**Case No.:** 2020-2126-ZC

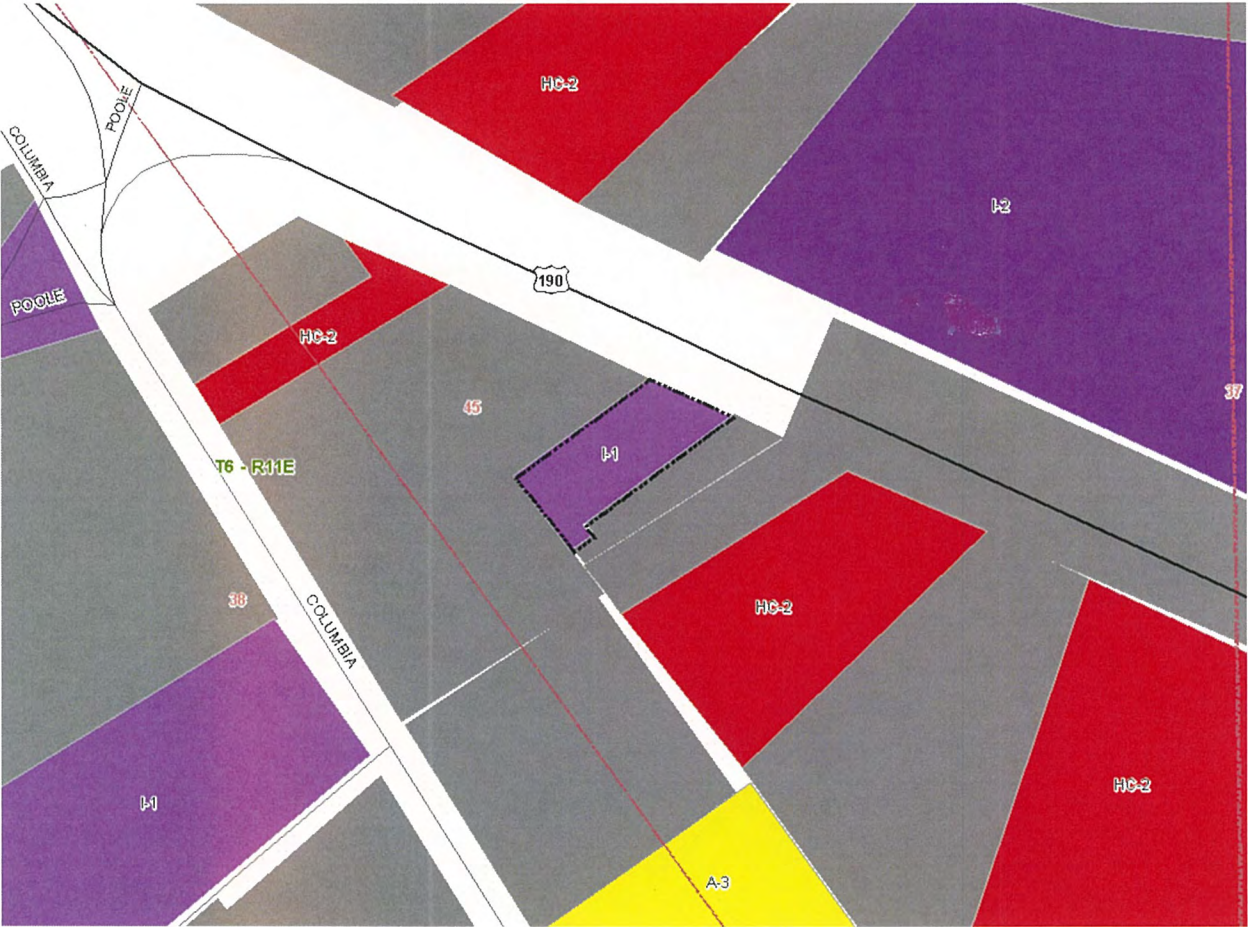
**PETITIONER:** SVS Tangi I, L.L.C. – Diaunne Schwartz

**OWNER:** SVS Tangi I, L.L.C. – Diaunne Schwartz

**REQUESTED CHANGE:** From I-1 Industrial District to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the west side of North Collins Boulevard, being 1930 North Collins Boulevard; Covington

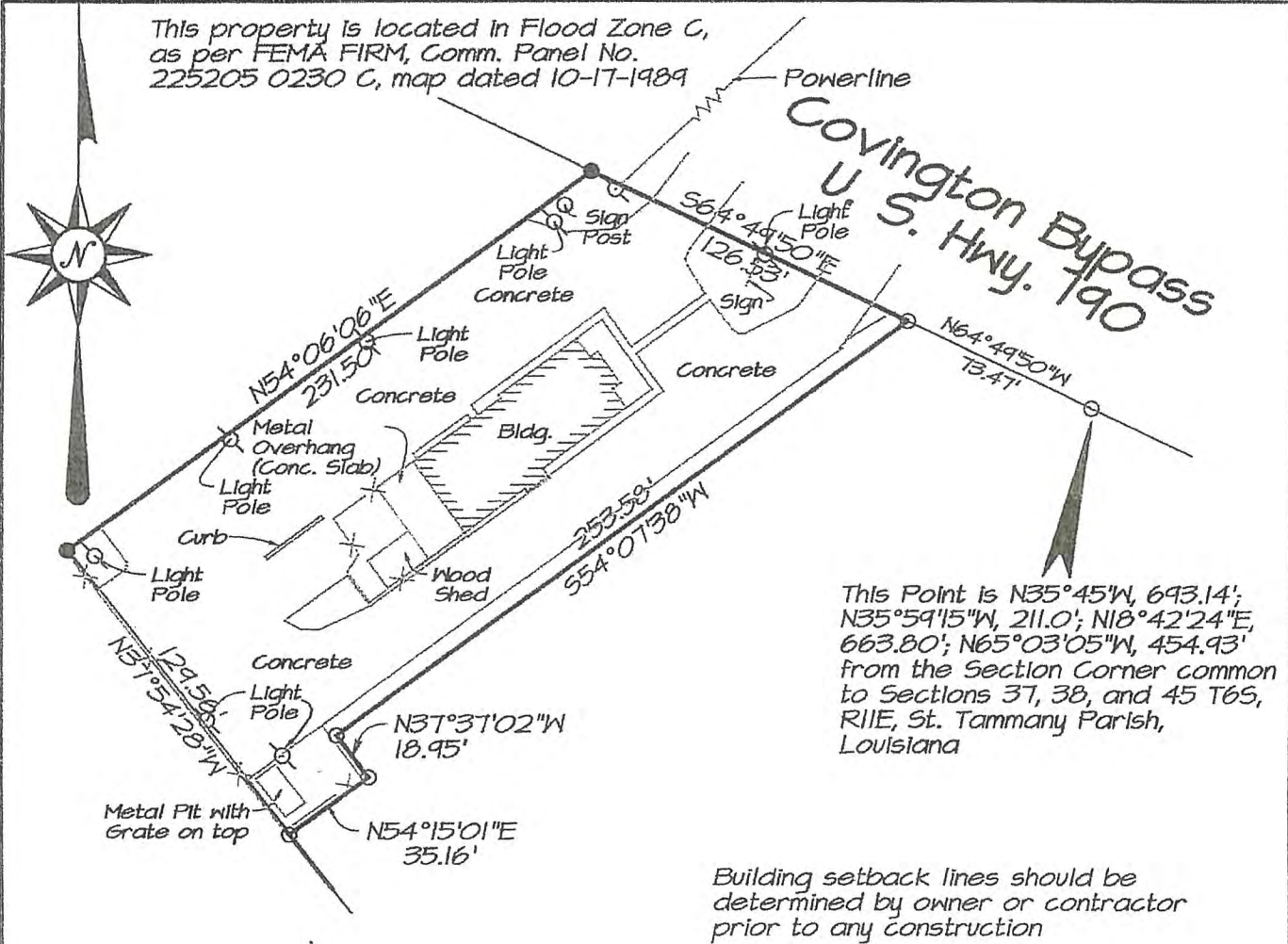
**SIZE:** .68 acres











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 MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:XXI.

- 1/2" Rebar Found
- 1/2" Rebar Set

MAP PREPARED FOR **SVS Bypass LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 45 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.

CERTIFIED CORRECT

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

LOUISIANA REGISTERED LAND SURVEYOR  
REG. NO. 3403

SCALE: 1" = 60'      DATE: February 20, 2008      NUMBER: 13665

ZONING STAFF REPORT

**Date:** December 28, 2020  
**Case No.:** 2020-2137-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Ricco Impastato

**OWNER:** Ricco Impastato

**REQUESTED CHANGE:** From A-4 Single-Family Residential District and NC-1 Professional Office District to NC-4 Neighborhood Institutional District

**LOCATION:** Parcel located on northwest corner of South Military Road and Ranch Road; Slidell

**SIZE:** .55

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State Highway

**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-6 Multiple-Family Residential District
South	Commercial	NC-2 Indoor Retail and Service District
East	Undeveloped	A-6 Multiple-Family Residential 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 and NC-1 Professional Office District to NC-4 Neighborhood Institutional District. The site is located on northwest corner of South Military Road and Ranch Road, 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 is currently undeveloped and abuts single-family residences to the west, townhomes to the north, undeveloped property to the east, and an existing commercial development to the south. The purpose of the requested NC-4 Neighborhood Institutional District is to allow for the location of uses which provide services to nearby residential uses. Staff is not opposed to the request as the site fronts a state highway to the east and is adjacent to existing commercial development to the south and multi-family residential development to the north.

**Case No.:** 2020-2137-ZC

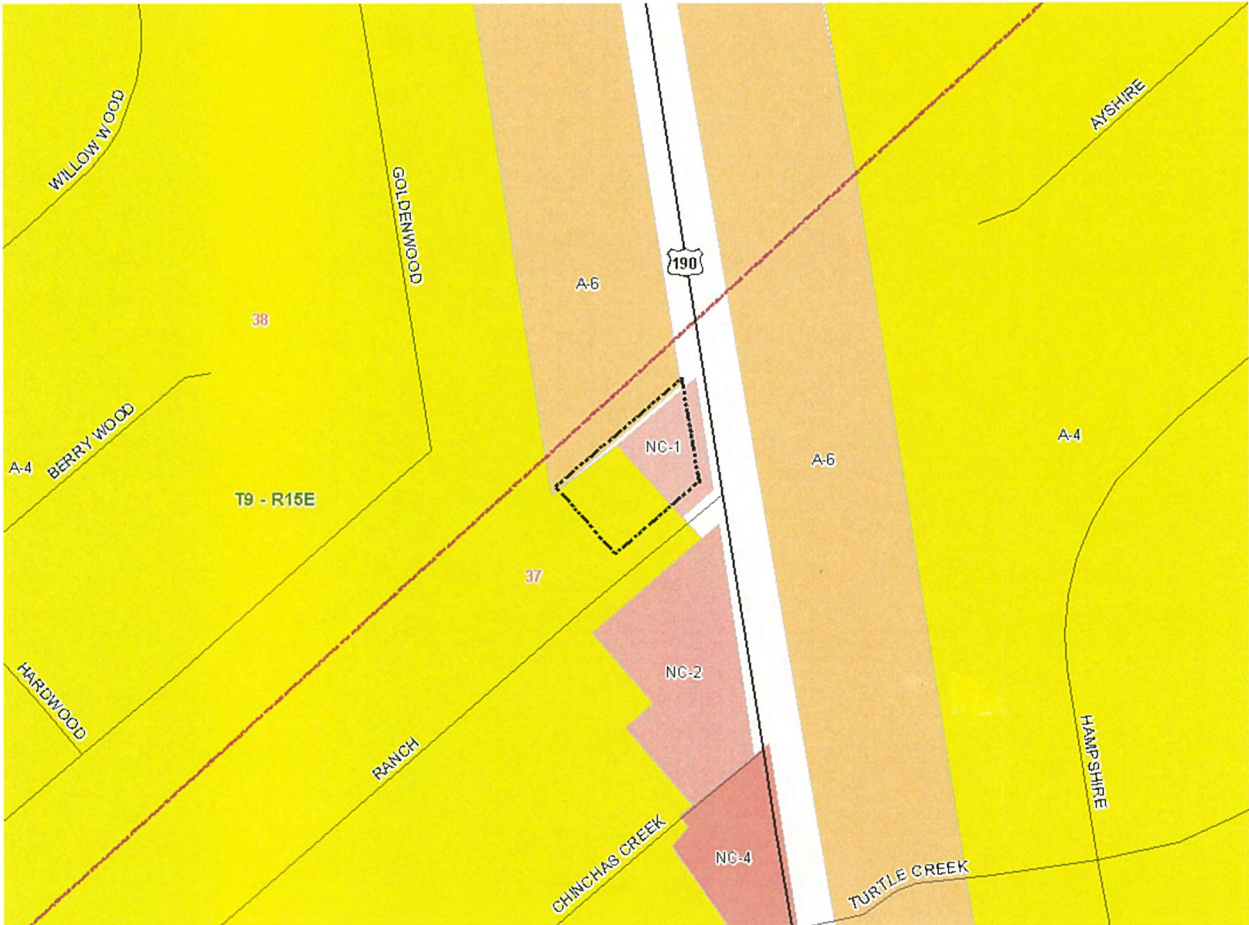
**PETITIONER:** Ricco Impastato

**OWNER:** Ricco Impastato

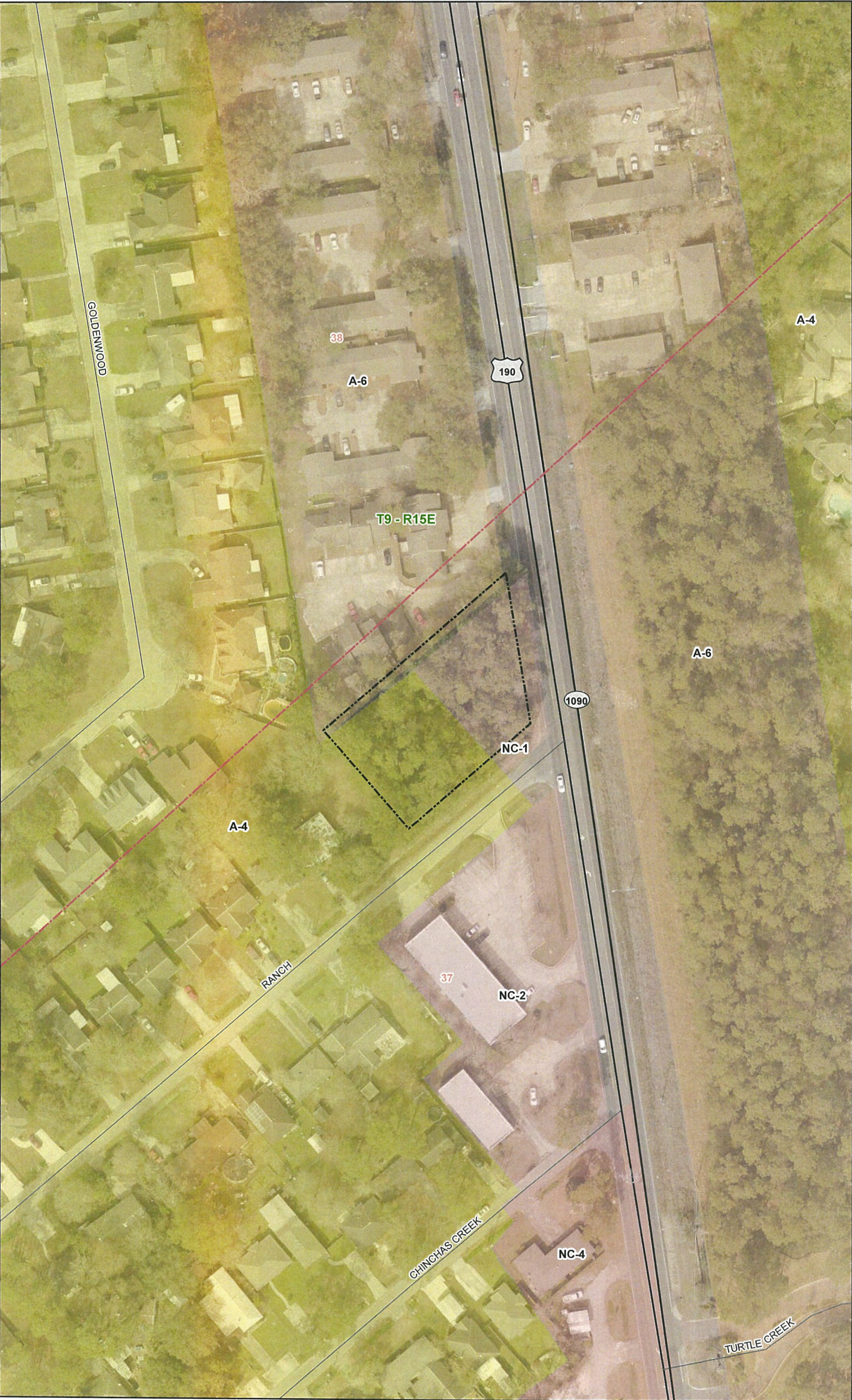
**REQUESTED CHANGE:** From A-4 Single-Family Residential District and NC-1 Professional Office District to NC-4 Neighborhood Institutional District

**LOCATION:** Parcel located on northwest corner of South Military Road and Ranch Road; Slidell

**SIZE:** .55 acres









2020-2137-ZC

RESUBDIVISION OF  
LOTS 1-4 INTO LOT 1A  
SQUARE F  
ABNEY COUNTRY AIR SUBDIVISION  
SECTION 37 T9S-R15E  
8TH WARD  
ST. TAMMANY PARISH  
LOUISIANA

LEGEND	
	DIST. SECTION LINE
	DIST. BOUNDARY LINE
	DENOTES IRON ROD FOUND
	DENOTES 1/2" IRON ROD SET

- NOTES:
1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL (1-800-272-3020).
  2. THIS IS A CLASS B BOUNDARY SURVEY.
  3. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
  4. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 225205 0440 D, REVISED DATE APRIL 21, 1999, THE SITE IS IN ZONE C.
  5. THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
  6. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.

REFERENCE PLATS:

1. SURVEY BY H.G. FRITCHE ENTITLED, "ABNEY COUNTRY AIR, A SUBDIVISION OF PART OF SECTION 37, T9S-R15E, 8TH WARD, ST. TAMMANY PARISH, LA" DATED APRIL 21, 1954.

APPROVAL:

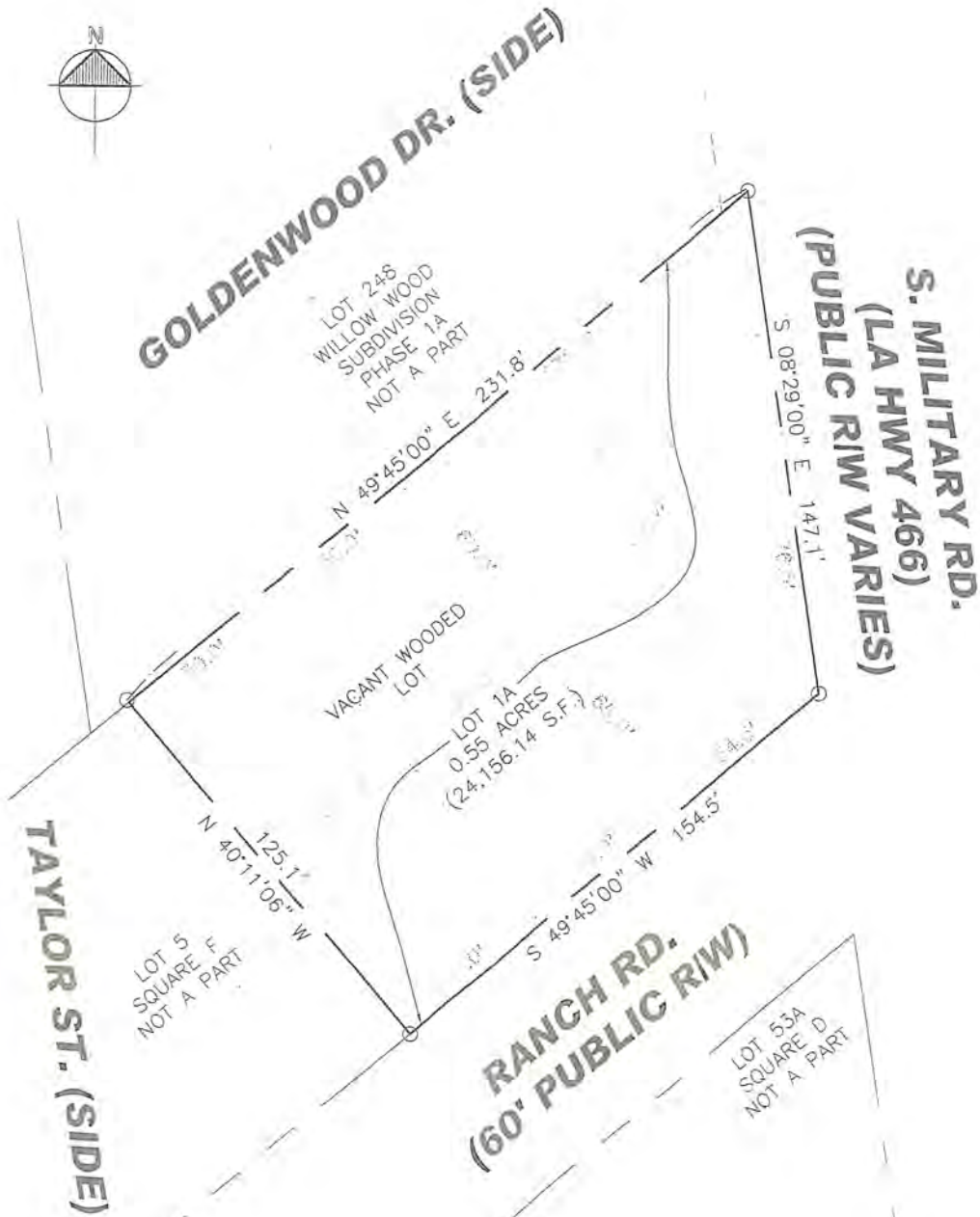
RESUBDIVISION OF LOTS 1-4 INTO LOT 1A, SQUARE F, ABNEY COUNTRY AIR SUBDIVISION, SECTION 37 T9S-R15E, 8TH WARD, ST. TAMMANY PARISH, LOUISIANA

DIRECTOR OF THE DEPARTMENT OF ENGINEERING \_\_\_\_\_

SECRETARY/PARISH PLANNING COMMISSION \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_

DATE FILLED \_\_\_\_\_ FILE NO. \_\_\_\_\_



LINFIELD, HUNTER & JUNIUS, INC.  
PROFESSIONAL ENGINEERS, ARCHITECTS,  
AND SURVEYORS  
3608 18th Street, Suite 200  
Metairie, Louisiana 70002



WESLEY R. EUSTIS, P.E., P.L.S.  
DATE OF PLAT: NOVEMBER 5, 2020  
LHW JOB No. 20-158  
(504) 833-3300

ZONING STAFF REPORT

**Date:** December 28, 2020  
**Case No.:** 2020-2139-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Crosby Development Company – John Crosby  
**OWNER:** Crosby Development Company – John Crosby  
**REQUESTED CHANGE:** From A-2 Suburban District to HC-2 Highway Commercial District  
**LOCATION:** Parcel located on the north side of Louisiana Highway 22, east of Louisiana Highway 1085; Madisonville  
**SIZE:** 7 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State Highway

**Road Surface:** 2 Lane Asphalt

**Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Residential	PUD Planned Unit Development
East	Residential	A-2 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 HC-2 Highway Commercial District. The site is located on the north side of Louisiana Highway 22, east of Louisiana Highway 1085, Madisonville. The 2025 Future Land Use Plan designated the site to be developed with residential uses that vary in site design and density.

The petitioned property is currently developed with a single-family residence and is flanked on all sides by property that is zoned to accommodate residential development. The purpose of the requested HC-2 zoning designation is to allow for the location of intense retail, office, and service uses located along collectors and arterials. Although the subject property is located along a state highway, staff is not in favor of the request as a change in zoning would allow intense commercial uses around existing residential development.

**Case No.:** 2020-2139-ZC

**PETITIONER:** Crosby Development Company – John Crosby

**OWNER:** Crosby Development Company – John Crosby

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

**LOCATION:** Parcel located on the north side of Louisiana Highway 22, east of Louisiana Highway 1085;  
Madisonville

**SIZE:** 7 acres











**ZONING STAFF REPORT**

**Date:** December 28, 2020  
**Case No.:** 2020-2140-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

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

**OWNER:** St. Tammany Parish School Board

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

**LOCATION:** Parcel located on the west side of Louisiana Highway 40, south of Atwood Road; Covington

**SIZE:** 10.018

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State Highway                      **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	Recreation	ED-1 Primary Education District, RO Rural Overlay and MHO Manufactured Housing Overlay
South	Commercial	HC-2 Highway Commercial
East	Commercial	HC-2 Highway Commercial
West	Undeveloped	ED-1 Primary Education District, RO Rural Overlay and MHO Manufactured Housing Overlay

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

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

The subject site is part of the existing Lee Road Junior High development site. The 10.018-acre property consists of a majority of the school campus including the school buildings and recreation field. The requested ED-1 Primary Education District will allow the existing uses on the site to come into compliance with the correct zoning designation which will also allow future expansion of the school. As such, staff is in favor of the requested rezoning.

Case No.: 2020-2140-ZC

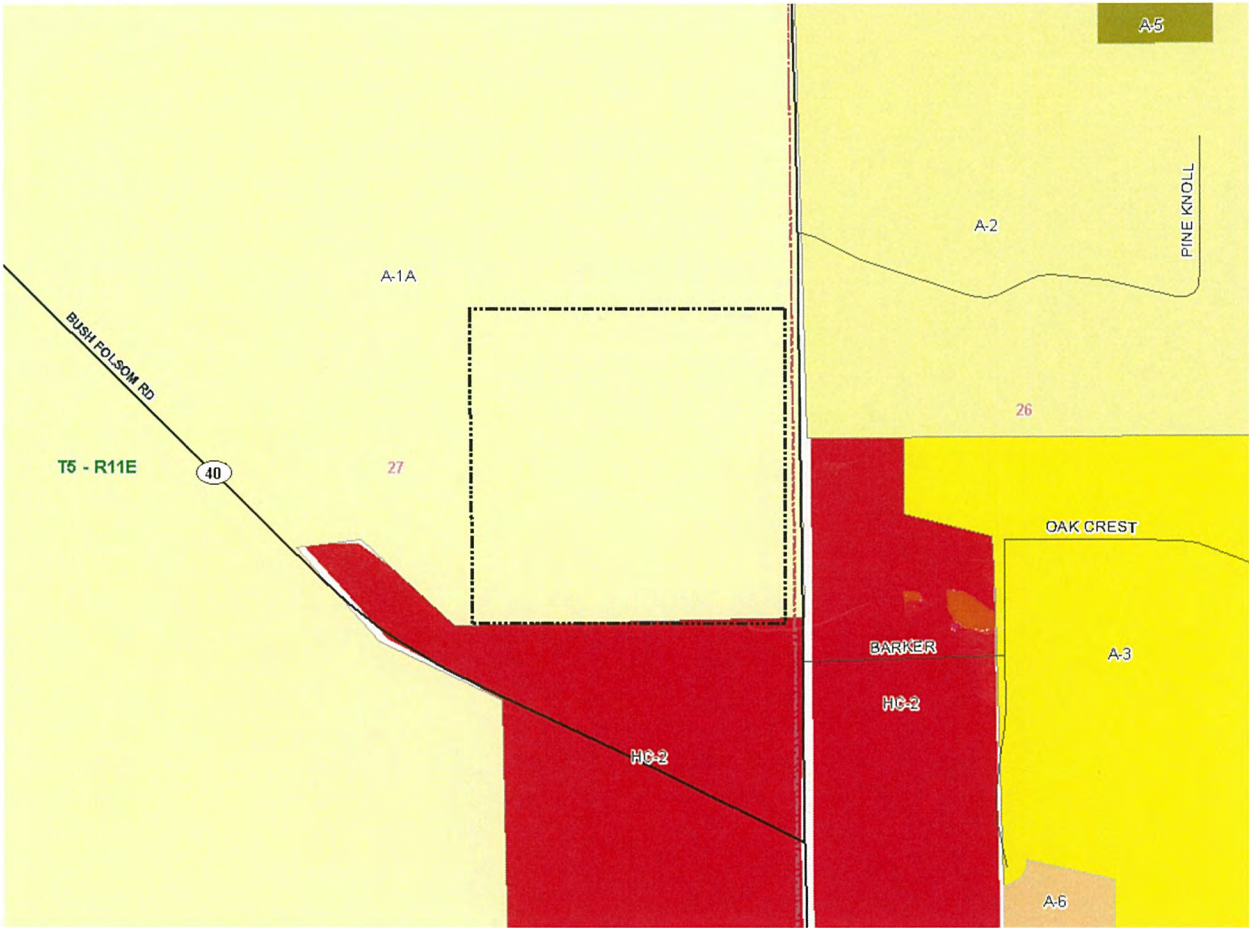
PETITIONER: Jones Fussell, LLP – Jeff Schoen

OWNER: St. Tammany Parish School Board

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

LOCATION: Parcel located on the west side of Louisiana Highway 40, south of Atwood Road; Covington

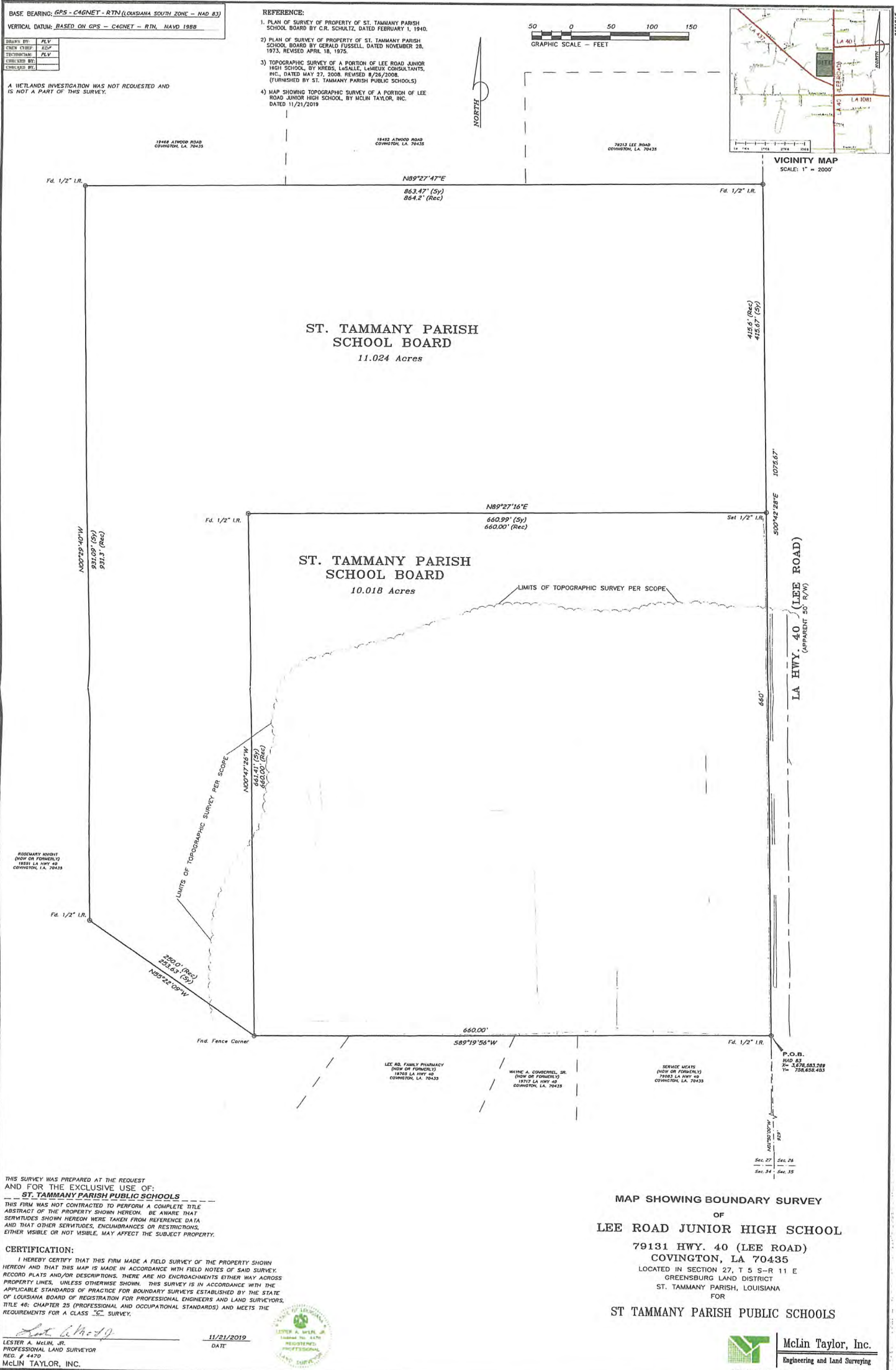
SIZE: 10.018











ZONING STAFF REPORT

Date: December 28, 2020

Case No.: 2020-2141-ZC

Posted: December 25, 2020

Meeting Date: January 5, 2021

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Big Branch Apiary, LLC – Cheri Ben-lesau

**OWNER:** Big Branch Apiary, LLC – Cheri Ben-lesau

**REQUESTED CHANGE:** From PUD Planned Unit Development Overlay to A-1 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located on the east side of Bremerman Road, south of Louisiana Highway 190; Lacombe

**SIZE:** 45.73 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-1A Suburban District, A-4 Single-Family Residential District, and MHO Manufactured Home Overlay
South	Residential and Undeveloped	A-1A Suburban District
East	Residential and Undeveloped	A-1A Suburban District
West	Residential	A-1A 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.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PUD Planned Unit Development Overlay to A-1 Suburban District and RO Rural Overlay. The site is located on the east side of Bremerman Road, south of Louisiana Highway 190, Lacombe. The 2025 Future Land Use Plan designates the site to be set aside for conservation areas as well as developed with residential uses that vary in site design and density.

The petitioned property was the subject of a previous zoning change from SA Suburban Agriculture District to C-2 Highway Commercial District and PUD Planned Unit Development District (Case No. ZC95-05-036). While the site was rezoned to accommodate a planned nature retreat, the design was never realized and the property is presently undeveloped. The current request is to rezone the property to accommodate potential residential and agricultural uses. Staff is not opposed to this request as it congruent with the site’s comprehensive plan designations and is appropriate for the area.

**Case No.:** 2020-2141-ZC

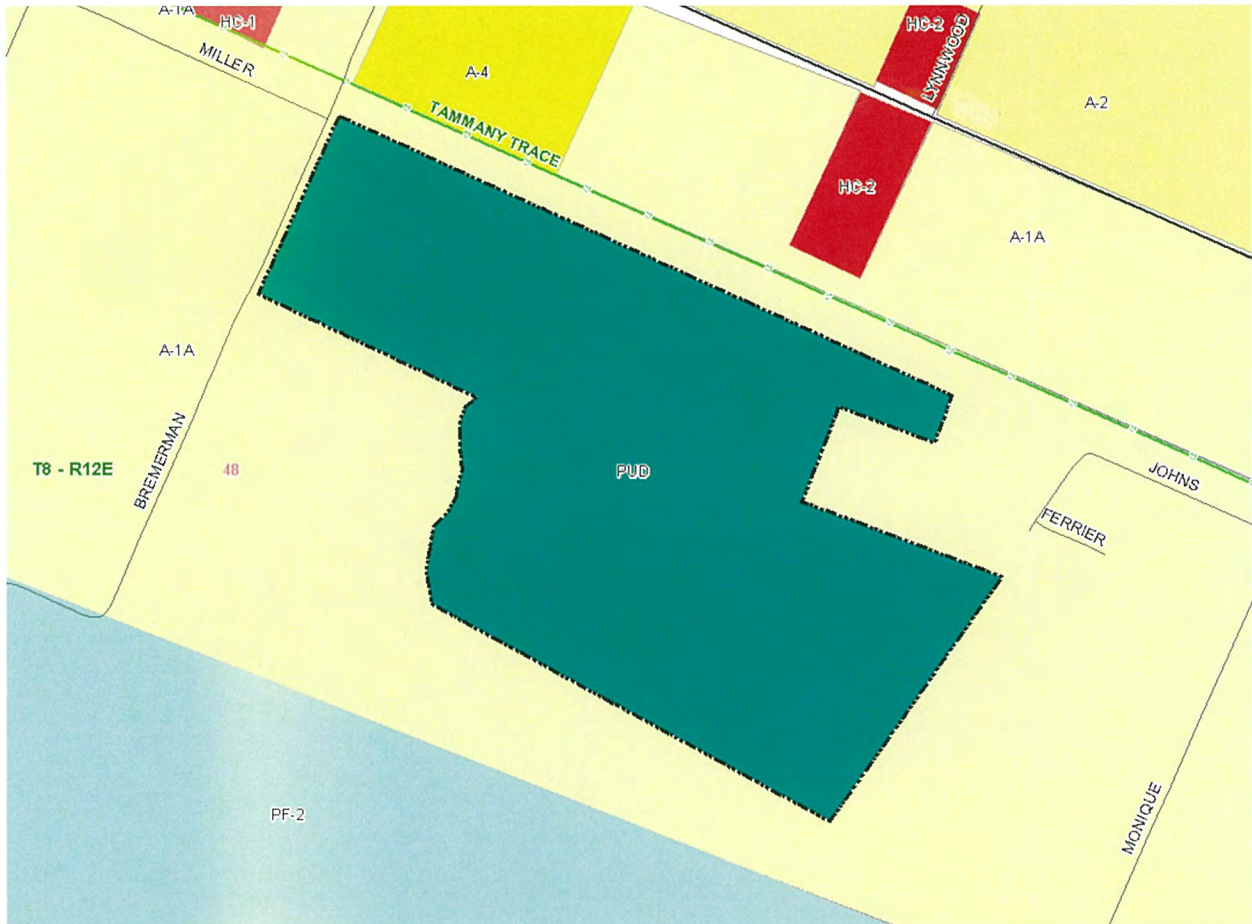
**PETITIONER:** Big Branch Apiary, LLC – Cheri Ben-lesau

**OWNER:** Big Branch Apiary, LLC – Cheri Ben-lesau

**REQUESTED CHANGE:** From PUD Planned Unit Development Overlay to A-1 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located on the east side of Bremerman Road, south of Louisiana Highway 190; Lacombe

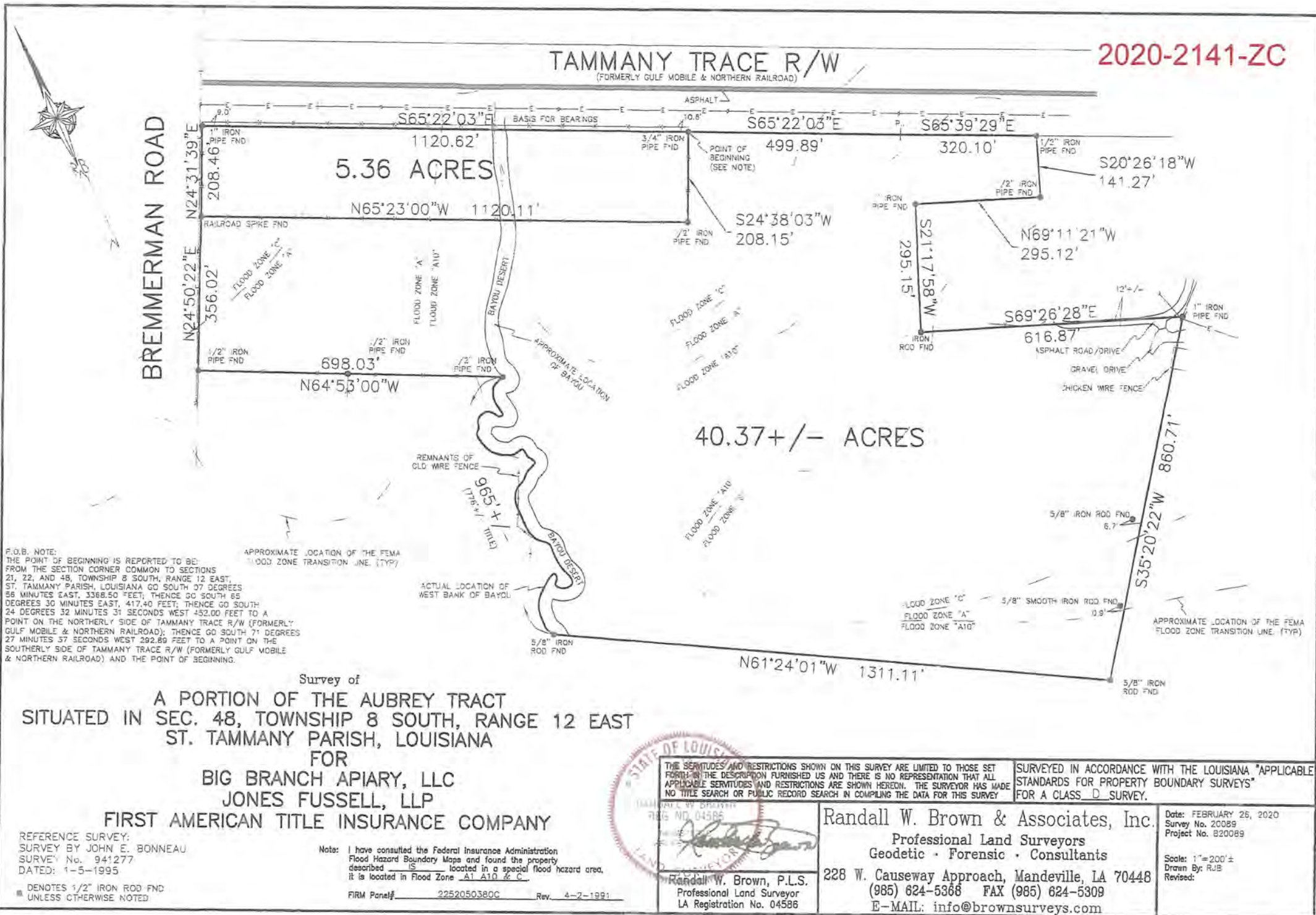
**SIZE:** 45.73 acres













ZONING STAFF REPORT

**Date:** December 28, 2020  
**Case No.:** 2020-2142-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Corie Herberger

**OWNER:** Dawn Kane

**REQUESTED CHANGE:** From A-1 Suburban District and A-2 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25; Covington

**SIZE:** 134.73 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**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	Undeveloped	A-2 Suburban District and RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
East	Residential	A-1 Suburban District, A-2 Suburban District, A-4A Single Family Residential, and RO Rural Overlay
West	Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay

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 and A-2 Suburban District to A-4 Single-Family Residential District. The site is located on the north and south sides of M P Planche Road, west of Louisiana Highway 25, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that aim to achieve contiguity among adjoining conservation areas in adjacent developments.

The site is flanked on all sides by property that is zoned A-1 and A-2 Suburban Residential District and abuts property that was rezoned from A-3 Suburban District to A-4A Single Family Residential District to accommodate the River Park Crossing subdivision (Case No. ZC11-03-021).

The current request is to establish the allowable density for the proposed River Park Estates Phase 3 PUD (Case No. 2020-2143-ZC), which is west of the existing River Park Estates Phase 1 and 2; both of which maintain the underlying zoning classification of A-2 Suburban District. Staff objects to the requested A-4 Single-Family Residential designation as the classification could create a significant increase to the allowable density in the area.

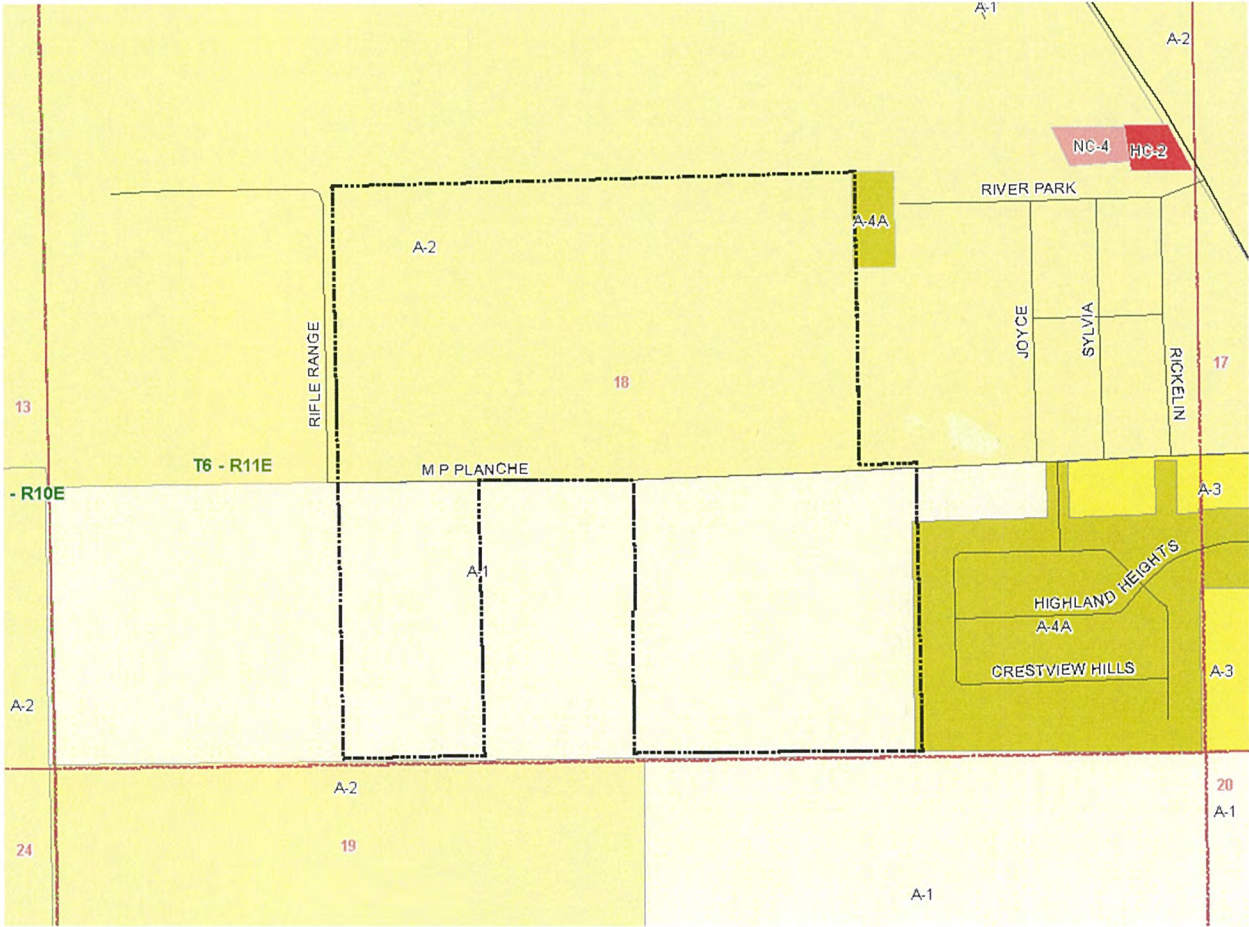


**Case No.:** 2020-2142-ZC  
**PETITIONER:** Corie Herberger  
**OWNER:** Dawn Kane

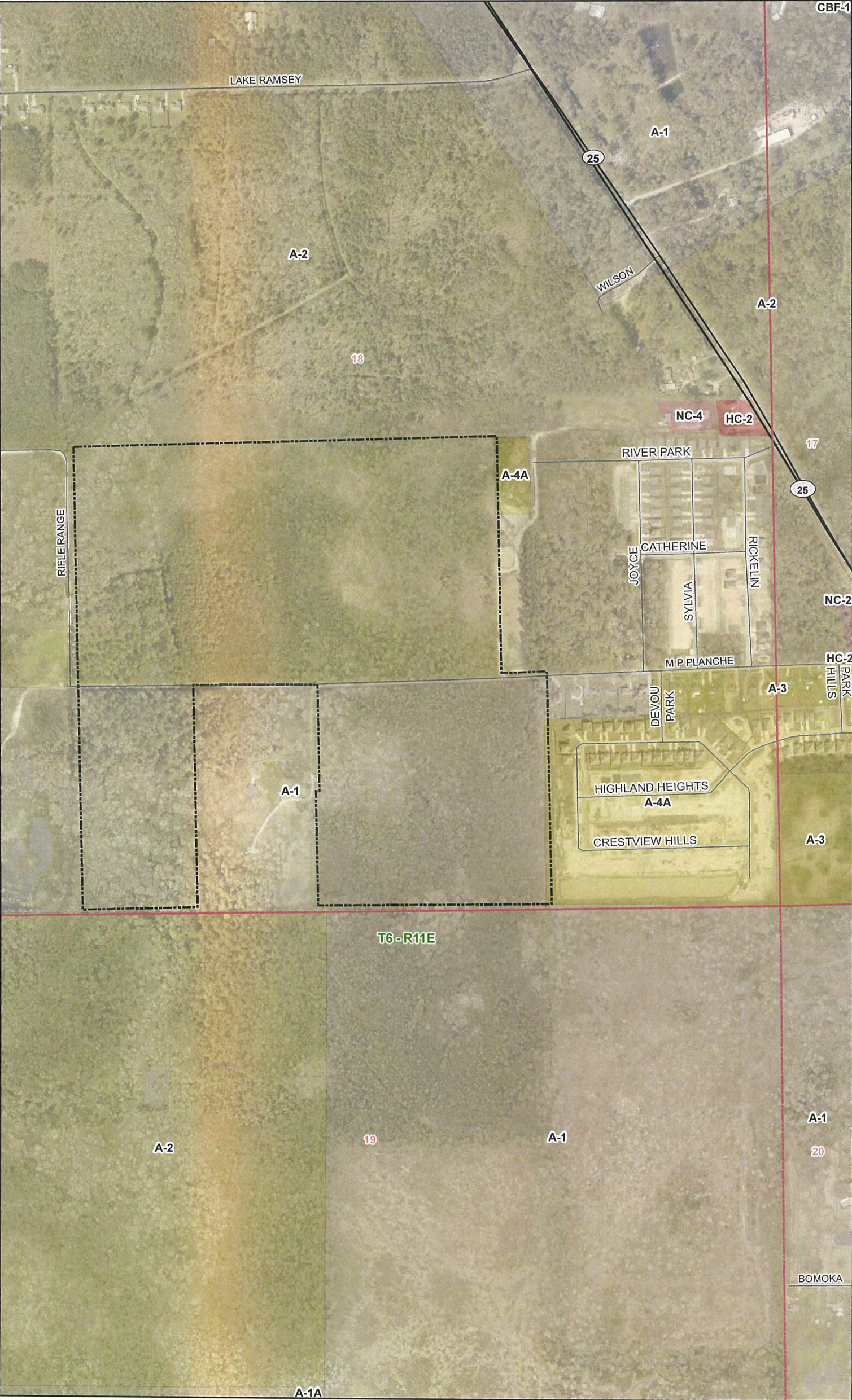
**REQUESTED CHANGE:** From A-1 Suburban District and A-2 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25; Covington

**SIZE:** 134.73 acres









ZONING STAFF REPORT

Date: December 28, 2020

Case No.: 2020-2143-ZC

Posted: December 25, 2020

Meeting Date: January 5, 2021

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Corie Herberger

**OWNER:** Dawn Kane

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

**LOCATION:** Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25; Covington

**SIZE:** 134.73 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	A-2 Suburban District and RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
East	Residential	A-1 Suburban District, A-2 Suburban District, A-4A Single Family Residential, and RO Rural Overlay
West	Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay

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/ SUBDIVISION INFORMATION:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 134.733-acre subject property. The River Park Estates, Phase 3 subdivision is proposed to be developed with 404 lots with an average lot size of 60’ x 120’, or .165 acres.

A concurrent application to rezone the 134.733-acre site from A-1 Suburban District and A-2 Suburban District has also been submitted (Case No. 2020-2142-ZC). The zoning change is requested to establish the underlying density of the proposed residential subdivision, which staff objects to.

ACCESS:

The site is proposed to be accessed through the existing M P Planche Road, which is a 16 ft. wide Parish maintained 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	Revisions Required: Accessory Structure Setbacks Required Maximum Height Required
Restrictive Covenants	Revisions Required: <div>1. Include restrictive covenant stating "It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat.</div> <div>2. Minimum culvert size used for driveways must be stated</div> <div>3. Restrictive Covenant #8 needs to be revised to state construction or improvements of any nature are prohibited within drainage easements or street right of ways.</div> <div>4. Restrictive Covenants # 12 should specifically include recreation equipment</div> <div>5. Restrictive Covenants #13 should read “Magnolia Utilities”</div>
Water & Sewer facilities	Magnolia Water Utility Operating Company
Wetland Delineations	Revisions Required: Wetlands delineation shows two eastern areas as “possible wetlands”. Revise the delineation to show as indicated wetlands. Note the applicant may need to reconfigure the PUD layout based on the outcome of the Jurisdictional Determination.
Flood Zone Demarcation Lines	Revisions Required Show flood zone demarcation lines (indicate FIRM map and panel number)
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.

<u>Existing Zoning</u>	<i>Zoning</i>	<i>Acreage</i>	<i>Max. Density</i>	<i>Net Density</i>
	Existing A-1	59.053 acres	1 unit per 5 acres	8.86 units
	Existing A-2	75.68 acres	1 unit per acre	56.76 units
	<i>Total Net Density</i>			<b>66 units</b>
<u>Proposed Zoning</u>	<i>Zoning</i>	<i>Acreage</i>	<i>Max. Density</i>	<i>Net Density</i>
	Requested A-4	134.733 acres	4 units per acre	404 units
	<i>Total Net Density</i>			<b>404 units</b>

The proposal is for 404 residential lots, which is the maximum allowable density of the PUD per the requested A-4 Single-Family Residential designation (2020-2142-ZC), which staff objects to.



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 134.733 acres, requiring 33.68 acres of open space. The River Park Estates Phase 3 PUD plan provides a total of 33.70 acres of greenspace and therefore meets requirements.

Amenities	Acreage	Type of Amenities
Passive	32.62 acres (97%)	Wetlands and Retention Ponds
Active	1.08 acres (3%)	Basketball Court and Playground

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 PUD plan shows 30.68 acres of wetlands to be maintained. Additionally, the plan is providing 11.72 acres of retention 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 provided are uniform for all development. There is little diversification or variation of residential uses provided.
- The proposed PUD plan shows a majority of the 404 residential lots requiring a 25 ft. servitude within the entire rear yard from the building setback to the rear property line. As structures are not permitted within servitudes, this would result in no allowable fences, pools, sheds, play grounds or other typical structures found within a common backyard area.

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

- Almost 99% of the greenspace provided is passive in nature and is comprised of areas labeled wetlands. The proposed PUD is providing 1.08 acres of usable open space that consists of areas labeled “basketball court” and “playground”.
- Per Sec. 130-1674(1)(8)(4), no more than 50% of the required open space shall be satisfied using land which is inundated by water more than four months out of the year. If the applicant is proposing to use a majority of the existing wetlands to satisfy greenspace requirements, staff recommends the applicant program a portion of the 27.87 acres of wetlands for some form of active recreation such as a walking trail or boardwalk to be used for residents. Additionally, staff recommends a parking lot be developed so that residents have a formal access to this area that is set aside for recreation.

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

- Staff recommends the greenspace areas and stormwater management ponds located within 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 5.37-acre retention pond and park area to the northeast of the proposed PUD plan aligns with an existing 3.5-acre pond and park area to the west of River Park Estates Phase 1. The existing pond that was approved in River Park Estates Phase 1 and the proposed Pond for River Park Estates Phase 3 are both dedicated to be maintained by St Tammany Parish. Staff recommends the applicant remove the proposed berm along either retention pond where they connect to combine the ponds and park space. Merging the two ponds to form a larger, semi-regional retention pond could benefit stormwater management to reduce flood risk, facilitate maintenance, and maintain higher water quality. Additionally, merging the two ponds and park space could provide greater recreational opportunities and unified access to greenspace for residents.

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

- The applicant has stated that the proposed 404 home subdivision will be serviced by central sewer and water. Magnolia Water Utility Operating Company has stated that this capacity is beyond what is currently in place and any additional capacity could require a second treatment plant to expand.
- The section of the existing M P Planche Road is 12 ft. wide where the proposed PUD is shown. While widening this section of the roadway will be required to match the existing 16 ft. width of the eastern half of M P Planche Road, this is still substandard compared to the current Parish requirements for new roadways of a 20 ft. width.



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

- The proposed traffic circulation consists of one collector type road known as M P Planche Road which provides service to River Park Estates Phases 1 and 2, and River Park Crossing Phases 1 and 2. The proposed PUD plan shows forty-seven 60-foot-wide lots which front this main access road. Staff has concerns regarding the potential traffic situations this layout could create. Allowing home sites to have access which requires residents to back onto a collector road that is carrying an additional capacity of 404 home sites could result in negative traffic circulation for the development.

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

- The applicant has submitted a concurrent request to change the underlying zoning designation of the 134.733-acre subject site from A-1 and A-2 Suburban District to A-4 Single-Family Residential District (2020-2143-ZC). If approved, this will create an increased allowable net density of 338 additional homesites to the area.
- The surrounding subdivisions along M P Planche were developed without the PUD overlay and conform to the site and structure provisions of their respective underlying zoning designations as follows:

	Surrounding Subdivisions Located Along M P Planche Road			
Subdivision Name	Acreage	Underlying Zoning Classification	Required Lot Width	Total # of Lots
River Park Estates Phase 1	26.037 acres	A-2 Suburban District	150 ft.	81 lots
River Park Estates Phase 2	18.2 acres	A-2 Suburban District	150 ft.	79 lots
	2.03 acres	A-4A Single-Family Residential	60 ft.	
River Park Crossing Phase 1	21.27 acres	A-4A Single-Family Residential	60 ft.	49 lots
River Park Crossing Phase 2	18.26 acres	A-4A Single-Family Residential	60 ft.	79 lots

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed with residential uses that aim to achieve contiguity among adjoining conservation areas in adjacent developments. Staff recommends the applicant connect the 5.37-acre pond and park space to the east of proposed Phase 3 to the existing pond and park space designated in Phase 1. This will provide more compatible and connected developments that are accessible to pedestrians and provide a greater sense of connectivity.

The proposed River Park Estates Phase 3 is meeting the site’s comprehensive plan designation by insuring 30.68 acres of existing wetlands is preserved as greenspace. Staff recommends the applicant protect this area further by placing the greenspace areas and stormwater management ponds into a conservation easement. This will limit the land from future development and ensure the public benefit of greenspace is maintained.

SUMMARY

Per Sec. 130-1674(c), the Zoning Commission shall hold a formal public hearing on the zoning overlay request. The Zoning Commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters including:

1. The tract for the proposed PUD is suitable in terms of its relationships to the Parish comprehensive plan and that the areas surrounding the purposed PUD can continue to be developed in coordination and substantial compatibility with the PUD proposed.
2. That the desirable modifications of general zoning regulations as applied to the particular case, justify such modifications of regulations and at least an equivalent degree the regulations modified, based on the design and amenities incorporated in the site development plant
3. That increased open space over conventional development is provided for the occupants of the proposed PUD and the general public, and desirable natural features indigenous to the site in accordance with the open space parameters as follows:
  - a. Open spaces shall be required within the PUD and should be devoted to active and/or passive recreational purposes
  - b. Protects all floodplains and wetlands in accordance with parish regulations pertaining to fill
  - c. Preserves and maintains mature woodland and buffers
  - d. Protects rural roadside character and improves public safety by minimizing development fronting and accessing directly onto the public road
  - e. Provides for pedestrian circulation between properties and features of the site and continuity of open spaces where possible.

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

1. The applicant is proposing to utilize Magnolia Utilities to satisfy sewer and water connection requirements. Any additional capacity is beyond what is currently in place and may require a second treatment plant to expand. This potential growth of the service area will require an engineering evaluation to determine modifications, cost and timelines.

2. The proposed 3.13-acre retention pond located in the southwestern corner of the proposed PUD appears to discharge into Horse Branch near its confluence with the Upper Tchefuncte River. This waterway is currently overburdened and stormwater runoff from this proposal may require a reduction of 25% for a 100-year storm event, pre-development.
3. Staff has concerns regarding the increase in traffic this development may create. Based on data sets provided by the Trip Generation Manual, 10<sup>th</sup> Edition Supplement, it appears that the proposed density of this development will generate over 3,500 new vehicle trips a day to the area with one 16 ft. two-way access road servicing the development.
4. Staff is opposed to the significant increase in density. The proposed density is too high for the area and could create negative impacts on traffic, drainage, and safety. Staff recommends the applicant revise the lot layouts to front along internal roadways and not M P Planche Road as well as revise the proposed servitudes that interfere with the useable portion of a majority of the lot's backyard areas.
5. Staff recommends the applicant place all wetlands and retention ponds into a conservation easement and combine the ponds and park area along the east side of the PUD plan.



Case No.: 2020-2143-ZC

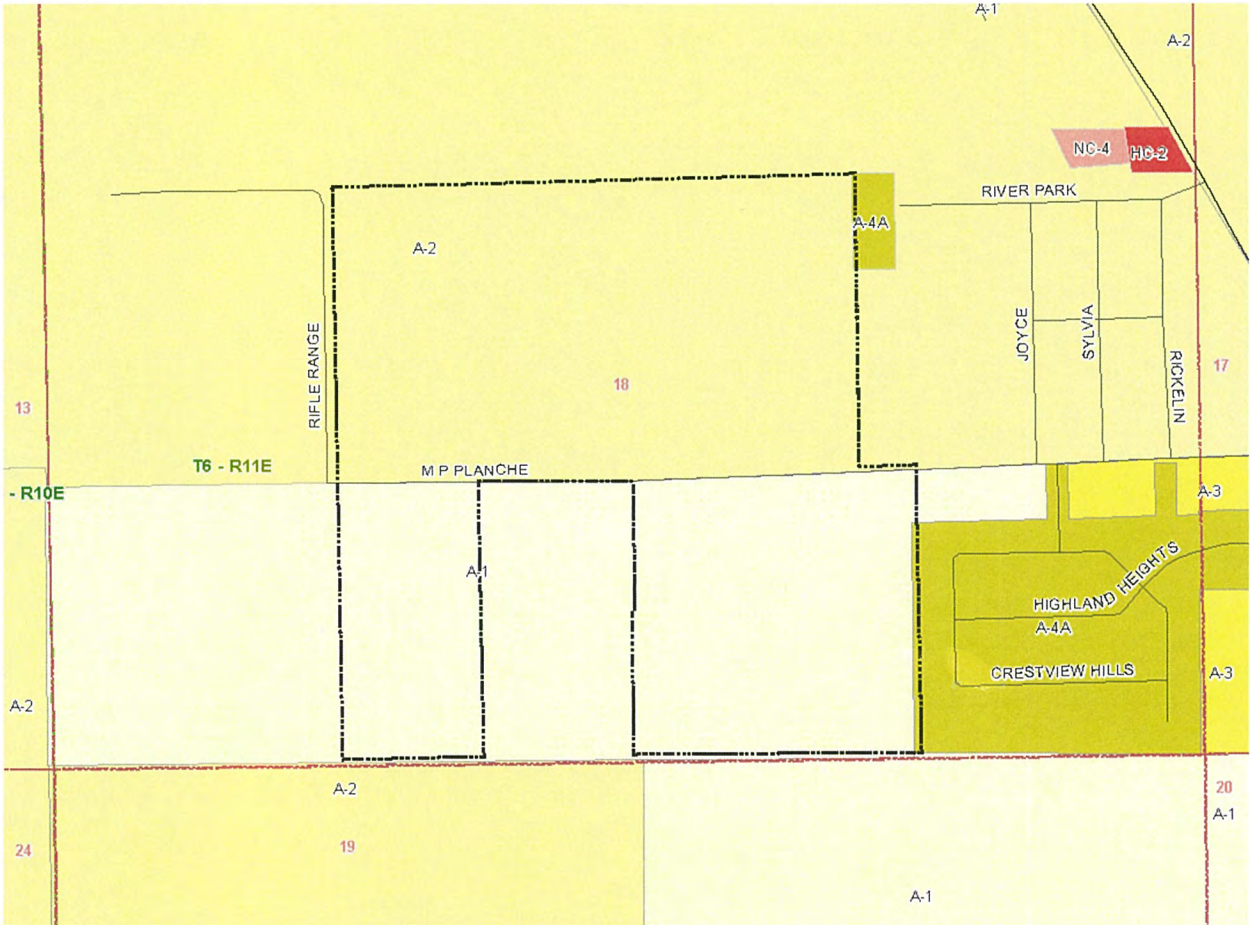
PETITIONER: Corie Herberger

OWNER: Dawn Kane

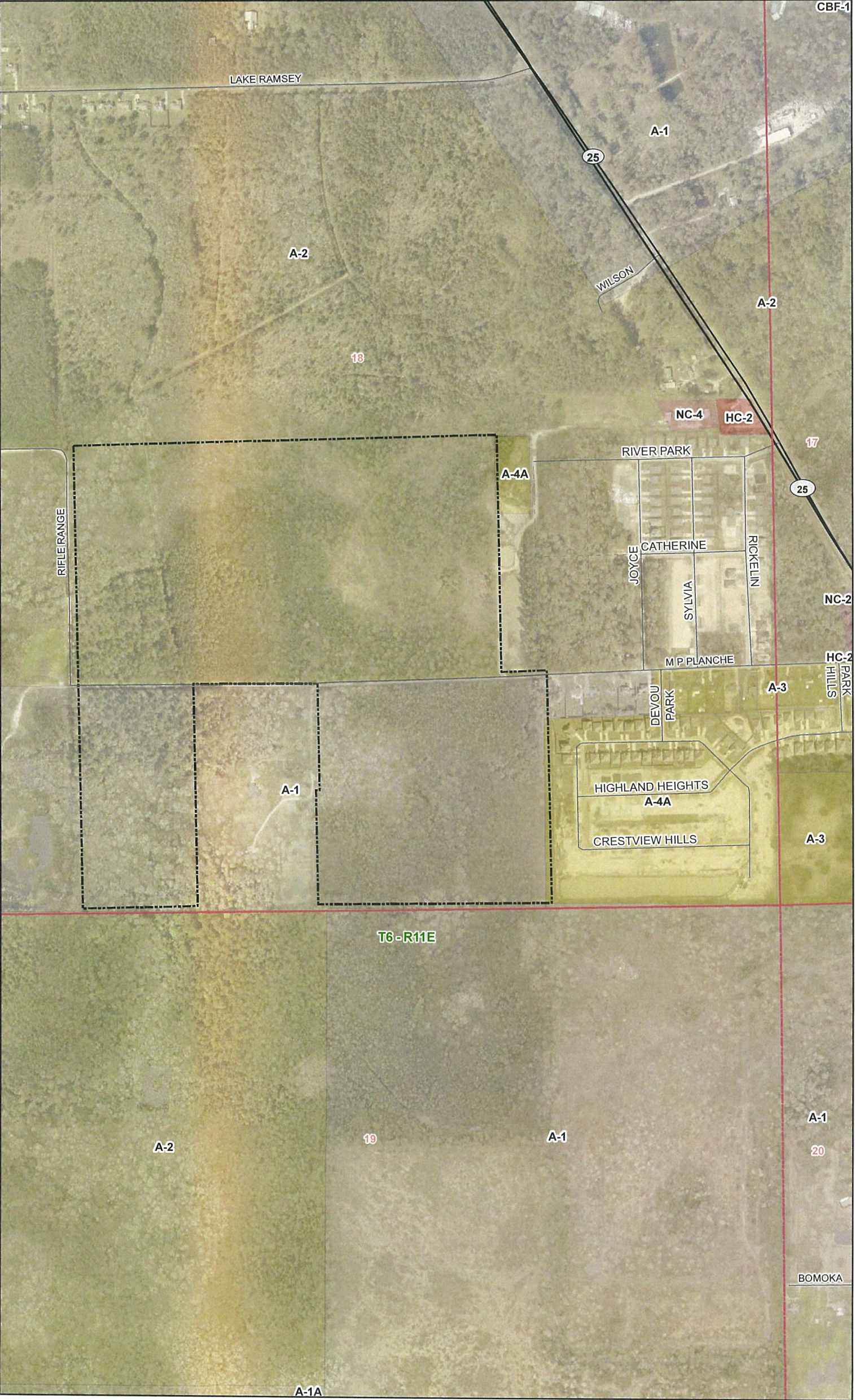
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District and PUD Planned Unit Development Overlay

LOCATION: Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25; Covington

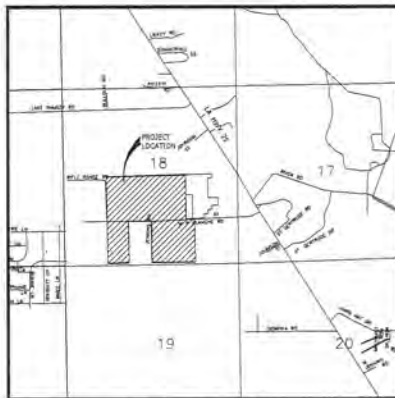
SIZE: 134.73 acres











### VICINITY MAP

THE NUMBER OF LOTS/UNITS MAY BE ESTABLISHED IN ACCORDANCE WITH THE MAXIMUM NET DENSITY OF THE UNDERLYING ZONING CLASSIFICATION AS APPLIED TO THE FOLLOWING FORMULA:  
TOTAL AREA = 9.75 AC. = MAXIMUM NET DENSITY LOTS (UNITS)  
134.733 ACRES x 0.75 = 101.05 = 4 = 404 LOTS ALLOWED (4-4 UNDERLYING ZONING)  
TOTAL LOTS ALLOWED = 404 LOTS

RECREATION:  
WITHIN THE GREENSPACE THERE SHALL BE ACTIVE AND PASSIVE RECREATION. ACTIVE RECREATION SHALL BE PLAYGROUND EQUIPMENT. PASSIVE RECREATION SHALL BE REMAINING GREENSPACE FOR ENJOYING THE NATURE AND WOODED AREAS.

GREENSPACE REQUIRED=134.73 x 25% = 33.68 ACRES

GREENSPACE PROVIDED = 29.80 ACRES  
@ 100%

GREENSPACE PROVIDED = 3.90 ACRES  
@ 50%

TOTAL PROVIDED = 33.70 ACRES

1.08 AC. ACTIVE (BASKETBALL COURT & PLAYGROUND)  
22.62 AC. PASSIVE (REMAINING GREENSPACE)

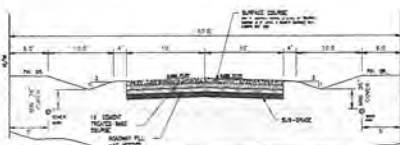
INDICATES WETLANDS  
TOTAL WETLANDS=30.68 ACRES  
WETLANDS TO BE MITIGATED=7.00 ACRES

### BOUNDARY DESCRIPTION RIVER PARK ESTATES, PHASE 3

A certain parcel of land situated in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section corner common to Sections 17, 18, 19 & 20, Township 6 South, Range 11 East, and run North 89 Degrees 53 Minutes, 38 Seconds West for a distance of 1,025.29 feet to the Point of Beginning.  
From the Point of Beginning run South 89 Degrees 20 Minutes, 52 Seconds West a distance of 2,845.84 feet to a Point; Thence run North 01 Degrees 01 Minutes 19 Seconds West for a distance of 630.21 feet to a point; Thence run North 88 Degrees 38 Minutes 41 Seconds East for a distance of 20.18 feet to a point; Thence run North 00 Degrees 53 Minutes 29 Seconds West for a distance of 608.58 feet to a point; Thence run South 88 Degrees 43 Minutes 01 Seconds West for a distance of 708.52 feet to a point; Thence run South 03 Degrees 01 Minutes 32 Seconds East for a distance of 1,268.44 feet to a point; Thence run South 88 Degrees 52 Minutes 09 Seconds West for a distance of 633.07 feet to a point; Thence run North 01 Degrees 05 Minutes 39 Seconds West for a distance of 2,844.57 feet to a point; Thence run North 88 Degrees 28 Minutes 28 Seconds East for a distance of 2,416.17 feet to a point; Thence run South 01 Degrees 01 Minutes 11 Seconds East for a distance of 622.58 feet to a point; Thence run South 01 Degrees 01 Minutes 35 Seconds East for a distance of 780.08 feet to a point; Thence run North 02 Degrees 45 Minutes 52 Seconds East for a distance of 260.06 feet to a point; Thence run South 01 Degrees 09 Minutes 39 Seconds East for a distance of 3,325.04 feet back to the Point of Beginning.

Containing 134.733 Acres or 9,868,977 square feet



TYPICAL ROADWAY SECTION

# PLANNED UNIT DEVELOPMENT (PUD) RIVER PARK ESTATES, PHASE 3

Located in Section 18, Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana



### RESTRICTIVE COVENANTS

- NO BUILDING MAY BE OCCUPIED AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL ASSESSMENTS OF THE SEWERAGE AND WATER SYSTEMS SHALL BE APPROVED BY ST. TAMMANY PARISH. WHICHEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY) NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACK REQUIREMENTS SHALL BE AS SHOWN ON THIS PLAN: FRONT-25', SIDE-5', SIDE STREET-10', REAR-25'.
- NO SIGNAGE OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT. NO SIGN SHALL BE PLACED ON THE PROPERTY THAT MAY BE OF ANY BECOME A HAZARD TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK CAR STORAGE.
- DRIVEWAY CULVERT SIZE-SEE CHART.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSER TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET ROADS-TO-WALK INTERSECT. CORNER LOTS WHICH CANNOT MEET THIS REQUIREMENT SHALL BE SIDE LOADERS.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION.
- CONSTRUCTION OF ABOVE GRADE IMPROVEMENTS OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS OF STREET RIGHTS-OF-WAY.
- THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 1" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENTS, WHICHEVER IS GREATER.
- THE RESTRICTIVE COVENANTS RECIPIED ABOVE, TOGETHER WITH THESE, RECORDED IN C.O.B. FILED, SHALL BE RECORDED IN AND BE A PART OF EACH PLOT OR DEED.
- THE DRAINAGE AND STORM WATER DETENTION STORAGE AREAS AS SHOWN HEREON ARE TO BE MAINTAINED BY THE PARISH OF ST. TAMMANY.
- THE PARK AREA AND PARK ACCESS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBMIT AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY HCO SYSTEM, INC.
- THE ABOVE-MENTIONED RESTRICTIONS SHALL BE RECORDED IN EACH PLOT OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN.

### DEDICATION

BE IT REMOVED BY THE UNDERSIGNED OWNERS OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAN OF:  
**RIVER PARK ESTATES, PHASE 3**  
ALL STREET RIGHTS-OF-WAY, INCLUDING ALL TRAFFIC SIGNS, STREET SIGNS, POSTS AND RETENTION PILES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC FOR PROPER USE, MAINTENANCE, AND REPAIRS FOR DRAINAGE AND UTILITIES AS NOTICED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

OWNER:	DATE:
134.733 ACRES	4/24
AREA	NO. OF LOTS
62' x 120'	80
ANG. LOT SIZE	LOT FRONTAGE
15,243.17 (2.88 AC.)	1,300 LF
LENGTH OF STREET	MIN. BLOCK LENGTH
60' ROW	MINIMUM HEIGHT OF ROADWAY
120	MINIMUM HEIGHT OF ROADWAY
STREET # 0.00	MINIMUM HEIGHT OF ROADWAY
TELEPHONE RIVER	MINIMUM HEIGHT OF ROADWAY
ALTERNATE SURFACE WATER DISPOSAL:	MINIMUM HEIGHT OF ROADWAY

### CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA, SEC. 33-501 AND LAWS AND ORDINANCES OF ST. TAMMANY PARISH.

ALFRED J. KESLER  
LA. Reg. Land Surveyor  
Reg. No. 5551

### APPROVAL:

CHARLOTTE ST. TAMMANY PARISH PLANNING COMMISSION  
SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION  
DIRECTOR-PARISH ENGINEERING  
CLERK OF COURT  
DATE FILED  
FILE NO.

NOTE: DRAINAGE DETENTION SHALL BE WET PONDS LOCATED ON SITE. POND SHALL BE MAINTAINED BY ST. TAMMANY PARISH.

NOTE: CENTRAL SEWER & WATER SERVICE PROVIDED BY CENTRAL STATES-RIVER PARK CROSSING.

NOTE: EXISTING DEVELOPMENT IS LOCATED IN FLOOD ZONE "C" AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY 1988. FLOOD ELEVATION 10.0.

DEEP SOUTH DESIGN GROUP  
Civil/Environmental Engineering Firm  
P.O. Box 1122 | Metairie, LA 70001  
(504) 885-1606



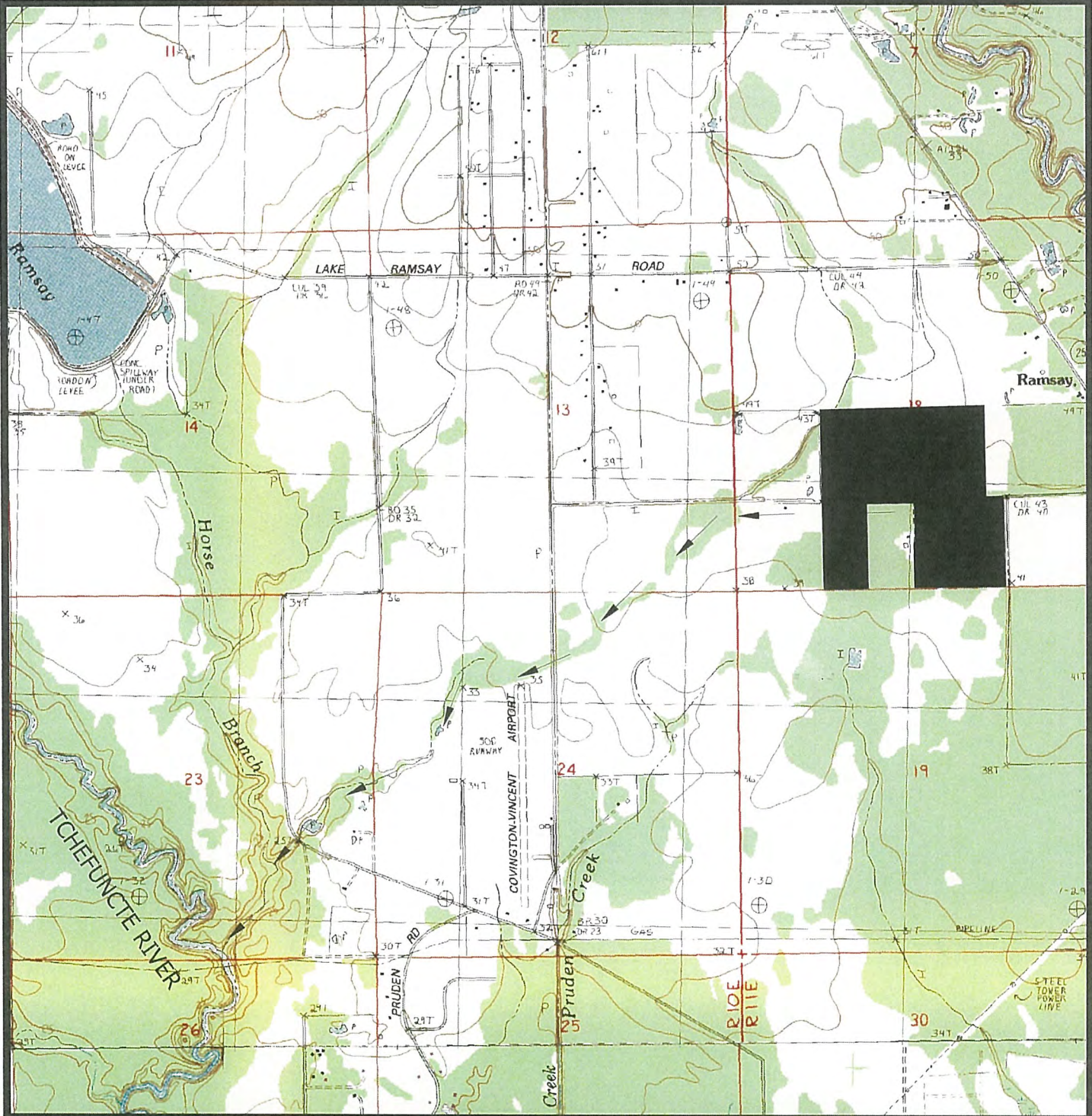
PROJECT DESCRIPTION:  
PLANNED UNIT DEVELOPMENT OF RIVER PARK ESTATES, PHASE 3  
SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,  
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

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JOB NO: 14-231  
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SCALE: 1" = 100'  
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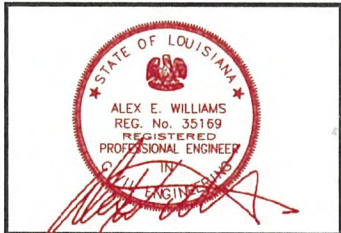




Client:  
RIVER PARK ESTATES LLC

Project:  
ULTIMATE SURFACE RUNOFF MAP

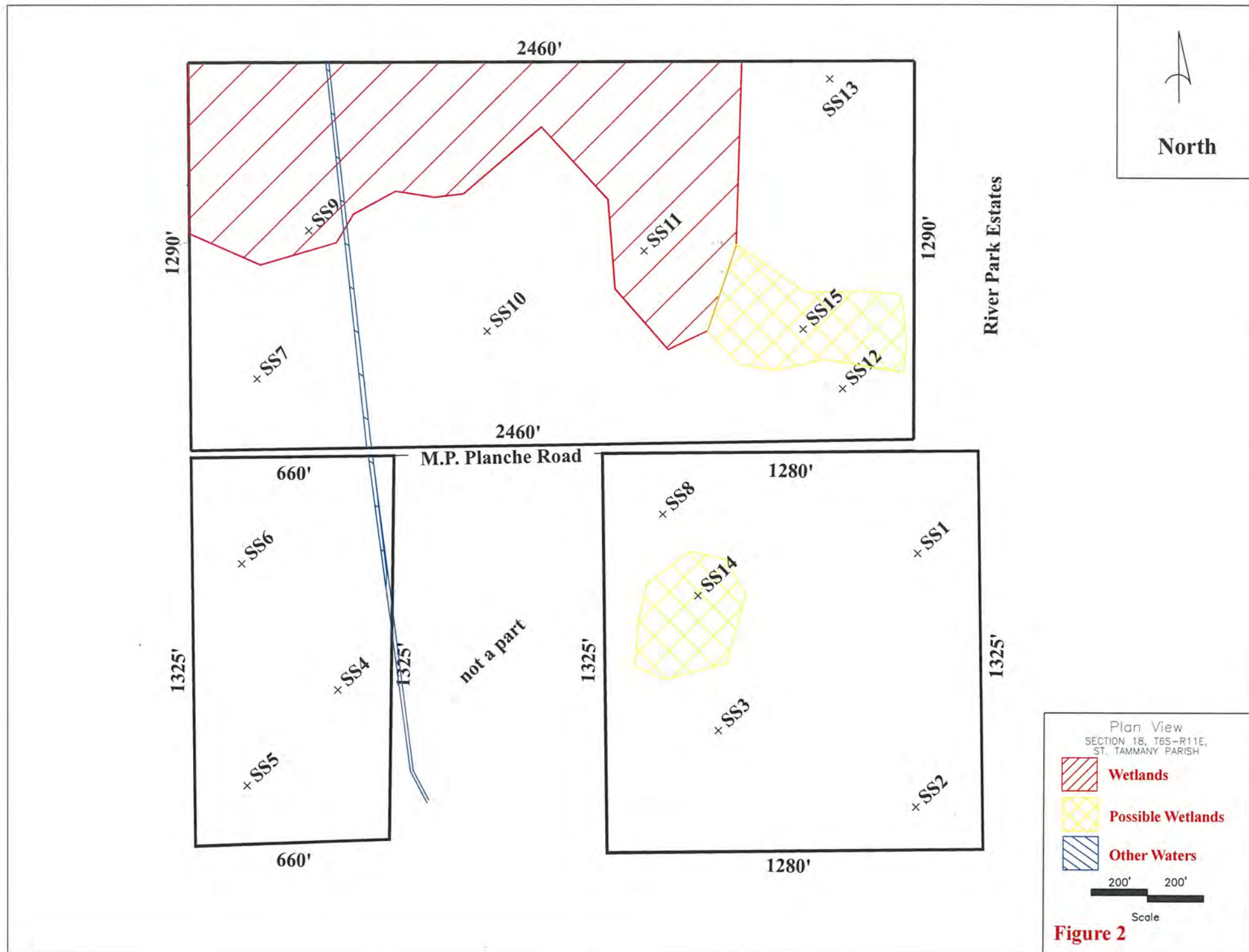
Project No. 14-231	No.	Revision/Issue	Date
Date 11.09.2020			
Scale N.T.S.			
Sheet D-1	This drawing and design are the property of DEEP SOUTH DESIGN GROUP. They are submitted on the condition that they are not to be used, reproduced or copied in whole or part or used for furnishing information to others, without the prior written consent of DEEP SOUTH DESIGN GROUP. All common law rights of copyright and otherwise are hereby specifically reserved.		





**DEEP SOUTH DESIGN GROUP**  
Civil/Environmental Engineering Firm  
P.O. Box 1122 | Madisonville, LA. 70447  
Ph. 985-705-4696





**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: River Park Estates, LLC

Developer's Address: 22161 Marshall Road Suite C Mandeville, LA 70471  
Street City State Zip Code

Developer's Phone No. 985-966-0549  
(Business) (Cell)

Subdivision Name: River Park Estates Phase 3

Number of Acres in Development: 134.73 Number of Lots/Parcels in Development: 404

Ultimate Disposal of Surface Drainage: Tchefuncte River

Water Surface Runoff Mitigation Proposed: On Site Retention Pond

**(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
- What will the noise level of the working development be? ☐ Very Noisy ☒ Average ☐ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No  
If yes, what are the hazardous materials? \_\_\_\_\_
- Does the subdivision front on any waterways? ☐ Yes ☒ No  
If yes, what major streams or waterways? \_\_\_\_\_



- Does the subdivision front on any major arterial streets? ☐ Yes ☒ No  
If yes, which major arterial streets? \_\_\_\_\_

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☐ Yes ☒ No  
If yes, please explain? \_\_\_\_\_

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

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

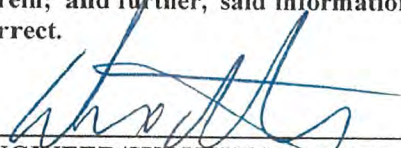
**(Does the proposed subdivision development...)**

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

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

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

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

  
\_\_\_\_\_  
**ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)**

11/7/20  
\_\_\_\_\_  
**DATE**

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: \_\_\_\_\_ PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: TANNER SECONDED BY: \_\_\_\_\_

ON THE 3 DAY OF DECEMBER , 2020

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES CHAPTER 130 UNIFIED DEVELOPMENT CODE, ARTICLE IV ZONING DISTRICTS, DIVISION 40 CBF-1 COMMUNITY BASED FACILITIES DISTRICT, TO ADD A NEW USE.

WHEREAS, for the health, safety, and welfare of the citizens of St. Tammany Parish it is necessary to amend the St. Tammany Parish Code of Ordinances to add a new use to CBF-1 Community Based Facilities Districts; and

WHEREAS, the recreational vehicle use is an appropriate permitted use for the CBF-1 zoning district.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that Chapter 130 Unified Development Code, Article IV Zoning Districts, Division 40 CBF-1 Community Based Facilities District be amended to add the following use:

(6) Recreational vehicle parks.

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

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

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

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF JANUARY , 2021 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.



\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

PLAN REVIEW STAFF REPORT

**Date:** December 28, 2020  
**Case No.:** 2020-2130-PR  
**Posted:** November 20, 2020

**Meeting Date:** January 5, 2021  
**Prior Action:** 12/1/2020 – Postponed  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Thomas Dugan – LeCraw Engineering, Inc.  
**OWNER:** Ron Alyeshmerni  
**Proposed Use:** Christian Brothers Automotive  
**Previous/Current Use:** Undeveloped  
**ZONING CLASSIFICATION:** HC-2 Highway Commercial District  
**CORRIDOR:** Hwy 21Planned Corridor Overlay  
**LOCATION:** Parcel located on the north side of Louisiana Highway 21, west of Cherokee Rose Lane; Covington, S46-T7S-R11E; Ward 1, District 1  
**GROSS AREA LOT SIZE:** 5,560 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 5 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	Offices	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

SITE INFORMATION:

The subject property is located on the north side of Louisiana Highway 21, west of Cherokee Rose Lane, Covington. The site is zoned HC-2 Highway Commercial District and is within the Highway 21 Planned Corridor District. The petitioner is requesting to develop the property with a 5,560 sq., ft. auto repair shop, which is a permitted use under the HC-2 Highway Commercial designation.

STAFF RECOMMENDATIONS:

The applicant has revised the required site and landscape plan to adhere to the required 100 ft. building setback and is no longer requesting a variance to the Highway 21 Planned Corridor District Overlay Regulations.

Staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

- Connect to the existing stub out provided along the adjacent property to the west in order to provide greater connectivity along Highway 21.
- The property owner shall be responsible for the maintenance and the replacement of the required plant materials. A separate permit application will have to submitted for fascia & monument signs.
- A land clearing permit must be obtained before the applicant applies for a building permit.
- During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
- Outdoor lighting shall meet the Unified Development Code, Division 4 Lighting Regulations

Informational Items:

1. The applicant must provide a LADOTD driveway permit or written verification that a driveway permit is not required at the permitting phase.
2. The applicant will be required to construct a force main extension to connect to the nearby Tammany Utilities.
3. The applicant will need approval from LADOTD before removing any existing trees within the State right of way.

NOTE TO PETITIONER

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



APPENDIX A  
CASE NO.: 2020-2130-PR  
LANDSCAPE CHART

Affected Area	Planned Corridor Regulations	Minimum Landscaping Requirement	Petitioner Provided	Staff Recommends
Highway 21 Street Planting  6,064 sq. ft.	100-foot building setback 50 ft. planting area and parking setback  Class A 1/300 sq. ft. = 20 Class B 1/200 sq. ft. = 30	30 ft. planting area  Class A 1/25. Linear Ft. = 4 Class B 1/25 Linear Ft. = 4 Shrubs 1/10 Linear Ft. = 9	100-foot building setback 50 ft. planting area  14 Class A 21 Class B + 52 Tree Credits	Approved as shown
Eastern Perimeter Side Buffer  392.30 ft.	Refer to Minimum Landscape Regulations	10 ft. planting area  Class A 1/30 ft. = 13 Class B 1/30 ft. = 13	10 ft. planting area  11 Class B + 54 Tree Credits	Approve as shown
Northern Perimeter Rear Buffer  91.22 ft.	30 ft. planting area	10 ft. planting area  Class A 1/30 ft. = 3 Class B 1/30 ft. = 3	30 ft. planting area  1 Class A + 43 Tree Credits	Approve as shown
Western Perimeter Side Buffer  396.25 ft.	Refer to Minimum Landscape Regulations	10 ft. planting area  Class A 1/30 ft. = 13 Class B 1/30 ft. = 13	10 ft. buffer  3 Class A 11 Class B + 24 Tree Credits	Approved as shown
Parking Area Requirements	The parking area shall be screened from view when the parking area is oriented to the side and/or the front of the structure to reduce visibility of the parking area from the highway	Whenever parking or vehicular use areas are located adjacent to a street planting area, shrubs shall be planted in the street planting area to screen the parking area from view from the street or road.	6 shrubs	Revise planting plan to include shrubs to screen the three new parking spaces along the southeastern portion of the site plan.  Revise planting plan to include one Class A tree to the west side of the three new parking spaces along the southeastern portion of the site plan.
Parking Planting Area Requirements  14,410 sq. ft.	Planting areas shall be a minimum of ten percent of the paved parking area. 1,441 sq. ft.	N/A	1, 796 sq. ft.	Approve as shown
Fences in Buffer Planting Areas Northern Buffer Area	Refer to Minimum Landscape Regulations	100% opaque wood or masonry fences, a minimum of seven feet high required where a commercial use abuts a residential zoning designation	7 ft. opaque wooden fence	Approve as shown

**Case No.:** 2020-2130-PR

**PETITIONER:** Thomas Dugan – LeCraw Engineering, Inc.

**OWNER:** Ron Alyeshmerni

**Proposed Use:** Christian Brothers Automotive

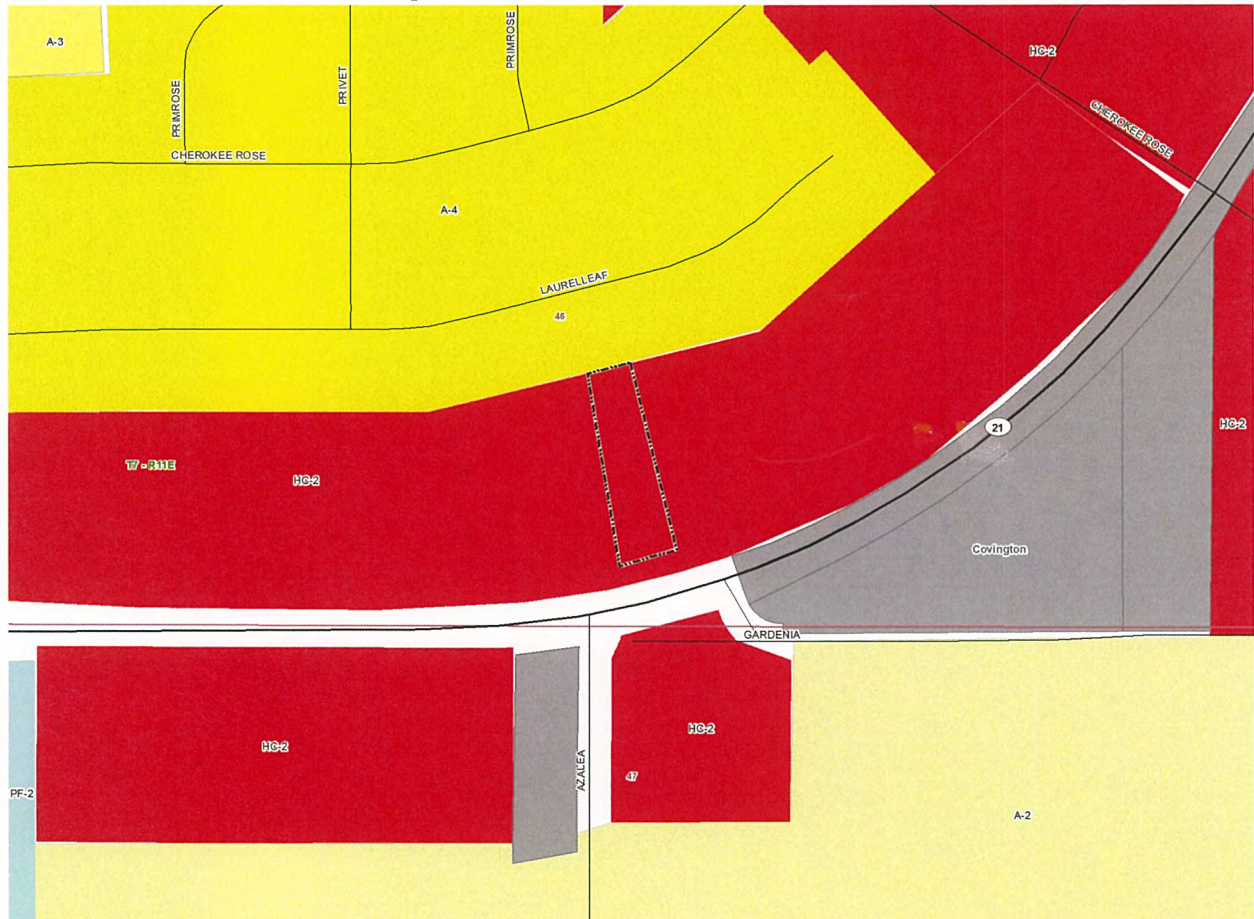
**Previous/Current Use:** Undeveloped

**ZONING CLASSIFICATION:** HC-2 Highway Commercial and Entertainment Overlay

**CORRIDOR:** Highway 21

**LOCATION:** Parcel located on the north side of Louisiana Highway 21, west of Cherokee Rose Lane; Covington, S46-T7S-R11E; Ward 1, District 1

**GROSS AREA LOT SIZE:** 5,560 sq. ft.



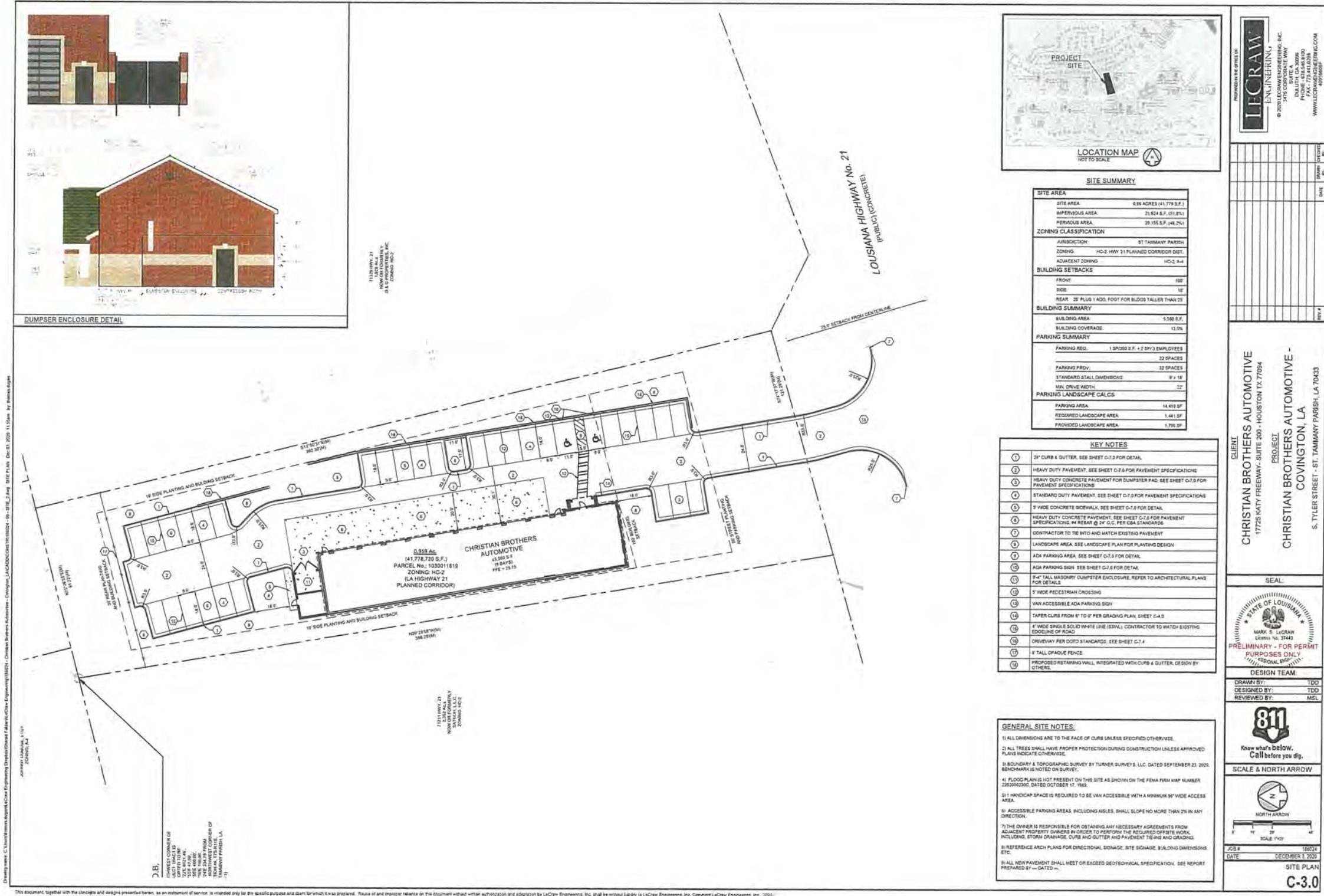












SITE SUMMARY	
<b>SITE AREA</b>	
SITE AREA	0.96 ACRES (41,779 S.F.)
IMPERVIOUS AREA	23,624 S.F. (57.8%)
PERVIOUS AREA	20,155 S.F. (48.2%)
<b>ZONING CLASSIFICATION</b>	
JURISDICTION	ST. TAMMANY PARISH
ZONING	HC-2 HWY 21 PLANNED CORRIDOR DIST.
ADJACENT ZONING	HC-2 A-4
<b>BUILDING SETBACKS</b>	
FRONT	100'
SIDE	10'
REAR	25' PLUS 1 ADD. FOOT FOR BLDGS TALLER THAN 25'
<b>BUILDING SUMMARY</b>	
BUILDING AREA	5,390 S.F.
BUILDING COVERAGE	13.5%
<b>PARKING SUMMARY</b>	
PARKING REQ.	1 SP/100 S.F. + 2 SP/3 EMPLOYEES
PARKING PROVIDED	22 SPACES
PARKING PROV.	22 SPACES
STANDARD STALL DIMENSIONS	9' x 18'
MIN. DRIVE WIDTH	22'
<b>PARKING LANDSCAPE CALCCS</b>	
PARKING AREA	14,410 S.F.
REQUIRED LANDSCAPE AREA	1,441 S.F.
PROVIDED LANDSCAPE AREA	1,795 S.F.

KEY NOTES	
1	2" CURB & GUTTER, SEE SHEET C-3.0 FOR DETAIL.
2	HEAVY DUTY PAVEMENT, SEE SHEET C-3.0 FOR PAVEMENT SPECIFICATIONS.
3	HEAVY DUTY CONCRETE PAVEMENT FOR DUMPSTER PAD, SEE SHEET C-3.0 FOR PAVEMENT SPECIFICATIONS.
4	STANDARD DUTY PAVEMENT, SEE SHEET C-3.0 FOR PAVEMENT SPECIFICATIONS.
5	9" WIDE CONCRETE SIDEWALK, SEE SHEET C-3.0 FOR DETAIL.
6	HEAVY DUTY CONCRETE PAVEMENT, SEE SHEET C-3.0 FOR PAVEMENT SPECIFICATIONS. MAX. TREAD @ 2" O.C. PER ADA STANDARDS.
7	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT.
8	LANDSCAPE AREA, SEE LANDSCAPE PLAN FOR PLANTING DESIGN.
9	ADA PARKING AREA, SEE SHEET C-3.0 FOR DETAIL.
10	ADA PARKING SIGN, SEE SHEET C-3.0 FOR DETAIL.
11	8" TALL MASONRY DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
12	5' WIDE PEDESTRIAN CROSSING.
13	VAN ACCESSIBLE ADA PARKING SIGN.
14	TAPER CURBS FROM 6" TO 0" PER GRADING PLAN, SHEET C-4.0.
15	4" WIDE SINGLE SOLID WHITE LINE (S.W.L.) CONTRACTOR TO MATCH EXISTING EDGE LINE OF ROAD.
16	DRIVEWAY PER DOTTED STANDARDS, SEE SHEET C-3.0.
17	8' TALL OPAQUE FENCE.
18	PROPOSED RETAINING WALL, INTEGRATED WITH CURB & GUTTER, DESIGN BY OTHERS.

**GENERAL SITE NOTES:**

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY TURNER SURVEY'S, L.L.C. DATED SEPTEMBER 23, 2020. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLANS IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 2205050200C DATED OCTOBER 17, 1985.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 9' WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIES AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY — DATED —.

PROVIDED IN 16 SHEET SET

**LECRAW**  
ENGINEERING, INC.  
© 2020 LECRAW ENGINEERING, INC.  
3415 CORPORATE WAY  
DALLAS, TX 75246  
PHONE: 972.414.1000  
FAX: 972.414.1030  
WWW.LECRAWENGINEERING.COM

DATE	12/04/2020
BY	MSL
CHECKED BY	TDD
DESIGNED BY	TDD
REVIEWED BY	MSL

CLIENT  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
17725 KATY FREEWAY, SUITE 200 • HOUSTON TX 77054

PROJECT  
**CHRISTIAN BROTHERS AUTOMOTIVE - COVINGTON, LA**  
S. TYLER STREET - ST. TAMMANY PARISH, LA 70433

SEAL  
  
**PRELIMINARY - FOR PERMIT PURPOSES ONLY**  
PERSONAL ENGINEERING

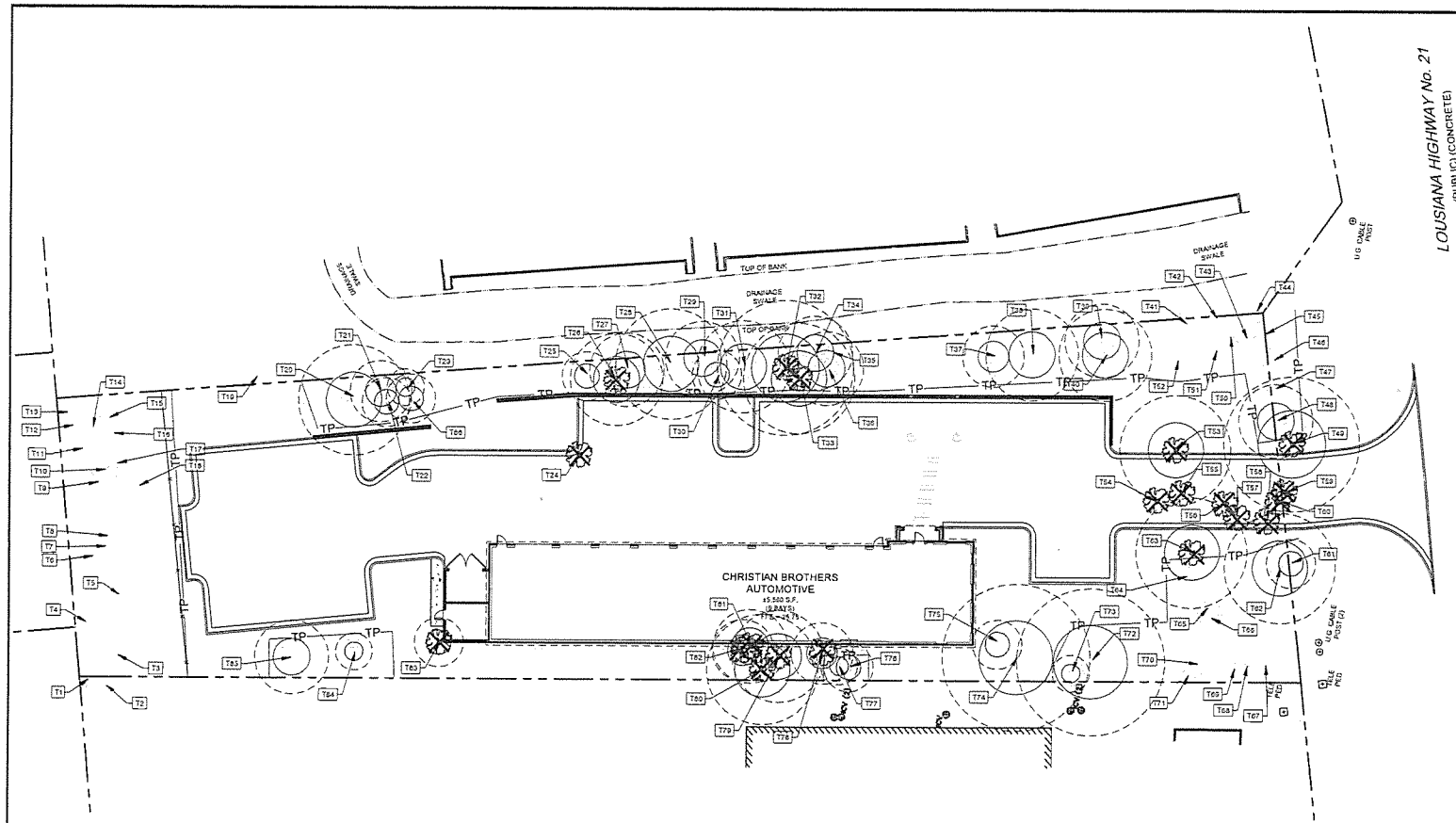
DESIGN TEAM  
DRAWN BY: TDD  
DESIGNED BY: TDD  
REVIEWED BY: MSL

Know what's below.  
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SCALE & NORTH ARROW  
  
SCALE: 1"=10'

JOB # 180624  
DATE DECEMBER 3, 2020  
SITE PLAN  
**C-3.0**

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LOUISIANA HIGHWAY No. 21  
(PUBLIC) CONCRETE

LEGEND



EXISTING TREE TO BE REMOVED



EXISTING TREE TO BE PROTECTED IN PLACE  
TREE PROTECTION FENCE



EXISTING TREE CANOPY



CRITICAL ROOT ZONE

TX INDICATES TREE NUMBER

NOTE: THERE ARE NO LIVE OAK TREES ON THE PROPERTY

EXISTING TREE LIST

Tree #	Type	DBH	Status
1	Pine	8"	Save
2	Pine	15"	Save
3	Gum	8"	Save
4	Gum	15"	Save
5	Crepe Myrtle	8"	Save
6	Pine	10"	Save
7	Bay Magnolia	12"	Save
8	Pine	24"	Save
9	Bay Magnolia	8"	Save
10	Bay Magnolia	18"	Save
11	Pine	12"	Save
12	Pine	12"	Save
13	Bay Magnolia	15"	Save
14	Pine	12"	Save
15	Pine	6"	Save
16	Pine	12"	Save
17	Pine	18"	Save
18	Pine	18"	Save
19	Gum	24"	Save
20	Bay Magnolia	18"	Save
21	Pine	10"	Save
22	Bay Magnolia	8"	Save
23	Pine	6"	Save
24	Oak	10"	Remove
25	Gum	8"	Save
26	Pine	15"	Remove
27	Pine	12"	Save
28	Pine	18"	Save
29	Pine	12"	Save
30	Gum	8"	Save
31	Pine	15"	Save
32	Wax Myrtle	22"	Remove
33	Pine	18"	Remove
34	Pine	12"	Save
35	Pine	22"	Save
36	Pine	12"	Save
37	Pine	10"	Save
38	Pine	15"	Save
39	Pine	21"	Save
40	Pine	15"	Save
41	Pine	6"	Save
42	Bay Magnolia	6"	Save
43	Bay Magnolia	8"	Save
44	Pine	18"	Save
45	Pine	8"	Save
46	Pine	18"	Save
47	Bay Magnolia	6"	Save
48	Pine	12"	Save
49	Pine	22"	Remove
50	Bay Magnolia	8"	Save
51	Pine	10"	Save
52	Pine	22"	Save
53	Pine	18"	Remove
54	Pine	22"	Remove
55	Pine	15"	Remove
56	Pine	18"	Remove
57	Oak	24"	Remove
58	Pine	8"	Remove
59	Pine	12"	Remove
60	Bay Magnolia	15"	Remove
61	Bay Magnolia	8"	Save
62	Pine	18"	Save
63	Pine	18"	Save
64	Pine	12"	Save
65	Pine	15"	Save
66	Bay Magnolia	12"	Save
67	Pine	15"	Save
68	Pine	8"	Save
69	Tallow	8"	Save
70	Tallow	6"	Save
71	Bay Magnolia	8"	Save
72	Pine	24"	Save
73	Bay Magnolia	6"	Save
74	Pine	24"	Save
75	Tallow	8"	Save
76	Wax Myrtle	8"	Save
77	Willow	8"	Save
78	Pine	10"	Remove
79	Bay Magnolia	15"	Remove
80	Pine	18"	Remove
81	Pine	12"	Remove
82	Gum	10"	Remove
83	Pine	8"	Remove
84	Pine	6"	Save
85	Gum	12"	Save
86	Pine	8"	Save



TREE DISPOSITION

811  
Know what's below.  
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SCALE & NORTH ARROW

1" = 20'

DATE: OCTOBER 14, 2020

150201

TD-1

CLIENT  
CHRISTIAN BROTHERS AUTOMOTIVE  
17725 KATY FREEWAY, SUITE 200 - HOUSTON TX 77094

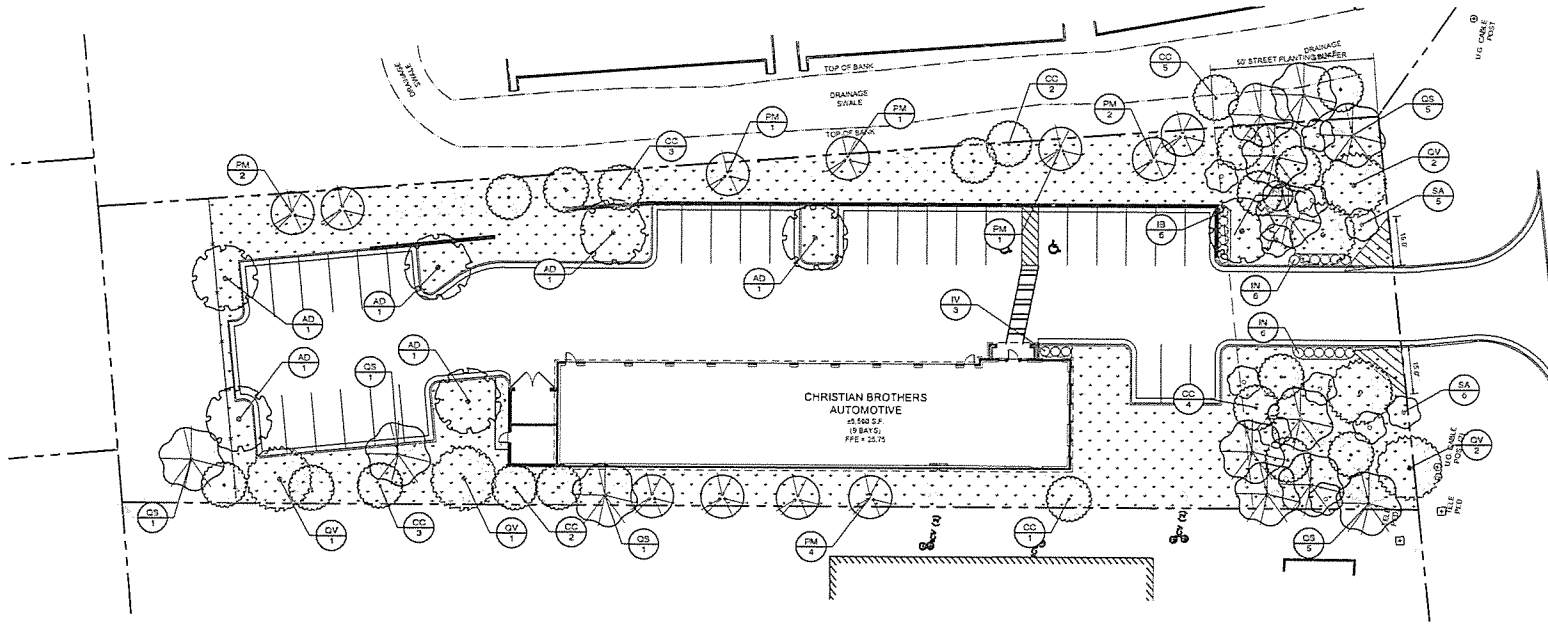
PROJECT  
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


DESIGN TEAM  
DRAWN BY: JWG  
DESIGNED BY: JWG  
REVIEWED BY: RM





PLANT SCHEDULE

CLASS / A TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	QTY
	AD	Acer rubrum 'Drummond'	Swamp Red Maple	2" Cal.	B&B	8'-10'	7
	QS	Quercus shumardi	Shumard Red Oak	2" Cal.	B&B	8'-10'	13
	QV	Quercus virginiana	Southern Live Oak	2" Cal.	B&B	8'-10'	6
CLASS B TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	QTY
	CC	Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	1.5" Cal.	B&B	8'-10'	20
	PM	Prunus mexicana	Mexican Plum	1.5" Cal.	B&B	8'-10'	11
	SA	Styrax americanus	American Snowbell	1.5" Cal.	B&B	8'-10'	11
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	CONTAINER	HEIGHT	QTY
	IB	Ilex cornuta 'Burfordii'	Burford Holly	---	---	---	6
	IN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal	Pot	---	12
	IV	Ilex virginica	Virginia Sweetgum	3 gal	Pot	---	3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	CONTAINER	HEIGHT	QTY
	EO	Eremochloa ophiuroides	Centipede Sod	---	---	---	17,175 sf

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	41,774 SF (899 AC)
STREET PLANTING AREA	
LOT DEPTH 390'	
30' STREET PLANTING AREA ADJACENT TO ROW REQUIRED	30' STREET PLANTING AREA PROVIDED
1 CLASS A TREE PER 25' OF STREET FRONTAGE	
5 TYLER ST = 121 LF / 30' = 5 CLASS A	5 CLASS A TREES PROVIDED*
5 TYLER ST = 121 LF / 30' = 5 CLASS B	5 CLASS B TREES PROVIDED*
5 TYLER ST = 121 LF / 10' = 12 SHRUBS	12 SHRUBS PROVIDED
EVERGREEN SCREEN ALONG PARKING LOT ADJACENT TO STREET FRONTAGE REQUIRED	EVERGREEN SCREEN PROVIDED
INTERIOR LANDSCAPING AND PARKING LOT	
1 TREE PER LANDSCAPE ISLAND/END OF PARKING ROW	
6 TREES REQUIRED	6 TREES PROVIDED
10% INTERIOR PARKING AREA REQUIRED	
TOTAL PARKING AREA = 14,333 x 0.10 = 1,433 SF REQUIRED	1,426 SF PROPOSED
REAR AND SIDE BUFFERING	
1 CLASS A TREE AND 1 CLASS B TREE REQUIRED PER 30 LF OF BUFFER	
EAST SIDE BUFFER 392 LF / 30' = 13 CLASS A TREE/ 13 CLASS B TREE REQUIRED	13 CLASS A TREE/13 CLASS B TREE PROVIDED*
WEST SIDE BUFFER 395 LF / 30' = 13 CLASS A TREE/ 13 CLASS B TREE REQUIRED	13 CLASS A TREE/13 CLASS B TREE PROVIDED*
REAR BUFFER 81 LF / 30' = 3 CLASS A TREE/ 3 CLASS B TREE REQUIRED	3 CLASS A TREE/3 CLASS B TREE PROVIDED*
BUILDING FACADE PLANTING	
SHRUBS PLANTED BETWEEN FRONT BUILDING FACADE AND VEHICULAR USE AREA	PROVIDED
HIGHWAY 21 OVERLAY DISTRICT	
STREET PLANTING AREA 50' x 121' = 6,050 SQ FT	
1 CLASS A TREE PER 200 SQ FT = 20 TREES	20 CLASS A TREES PROVIDED*
1 CLASS B TREE PER 300 SQ FT = 30 TREES	30 CLASS B TREES PROVIDED*

\*EXISTING TREES WITHIN THE STREET PLANTING AREA, REAR AND SIDE BUFFERS ARE INCLUDED IN THE REQUIRED TREE TOTALS (SEE EXISTING TREES LIST ON TREE PRESERVATION PLANS FOR SIZE AND TYPE)

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDED WOOD MULCH, NATURAL UNWEED, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT. AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE FINISH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN 1/4" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL POONDING SHALL BE REGRADED TO BLEND WITH THE SURROUNDING GRADES AND ELIMINATE POONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NECESSARY TO ACHIEVE THE FINISH GRADE PROVIDED. THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS) AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL AMENDMENTS, 18" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL AMENDMENTS, 18" BELOW THE FINISH SURFACE OF THE WALKS, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIMENSIONAL. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AGENCY ARE MET (E.G. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUPINGS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTION OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF ISSUE OF THE PLAN, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL AT A MINIMUM PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOB SITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

CLIENT  
CHRISTIAN BROTHERS AUTOMOTIVE  
17725 KATY FREEWAY, SUITE 200 - HOUSTON TX 77054

PROJECT  
CHRISTIAN BROTHERS AUTOMOTIVE -  
COVINGTON, LA

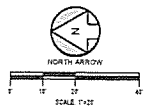
S. TYLER STREET - ST. TAMMANY PARISH, LA 70433



DESIGN TEAM  
DRAWN BY: JWG  
DESIGNED BY: JWG  
REVIEWED BY: RM

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SCALE & NORTH ARROW



JOB # 180224  
DATE OCTOBER 14, 2022

LP-1





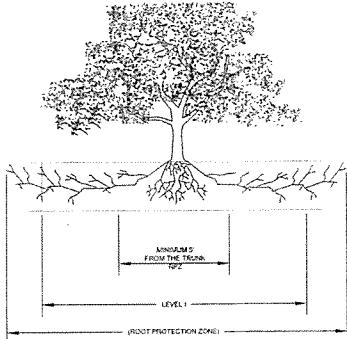


TREE PROTECTION SPECIFICATIONS

- MATERIALS**
1. FENCING: 4-FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 PLY HIGH DENSITY POLYETHYLENE (HDPE) WITH A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OVERLAP. THERE SHALL BE AT LEAST 12 TIES PER JOINT.
  2. POSTS: POSTS SHALL BE A MINIMUM OF 12 INCHES LONG AND STEEL "I" SHAPED WITH A MINIMUM WEIGHT OF 1.5 POUNDS PER LINEAR FOOT.
  3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE, NOT LESS THAN NO. 12 GALVNEED WIRE.
  4. USED MATERIALS: PREVIOUSLY USED MATERIALS MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

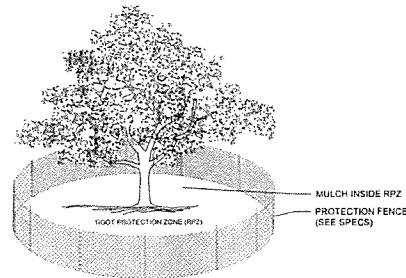
**CONSTRUCTION METHODS**

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ) EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT. UNDER NO CIRCUMSTANCES SHALL THE FENCING BE PLACED WITHIN THE CRZ. THE FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS ON DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTIONS RIGHT-OF-WAY DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. NEIGH FENCING SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
  - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
  - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR WORK, PAINTING OR LUMBER CUTTING).
  - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, LUMBER TACK COATS, OIL, GREASE, ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RUN-OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE (1) INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE (1) INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR GRASS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, BRUSH OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLANTED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATERLINE TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWN WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PREVENT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION RELATED ACTIVITIES HAVE BEEN REMOVED.



A TREE PROTECTION FENCE - ELEVATION

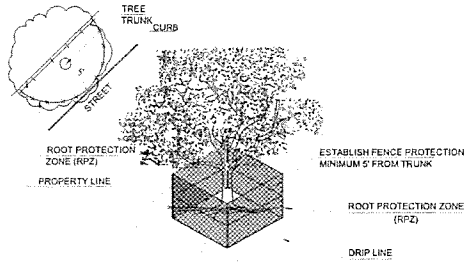
SCALE: NOT TO SCALE



B TREE PROTECTION FENCE

SCALE: NOT TO SCALE

- NOTES**
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.



C TREE PROTECTION FENCE - LEVEL 2

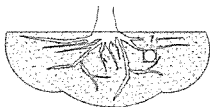
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- NOTES**
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
  2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

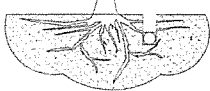
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

12" MIN & 48" MAX DEPTH



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK

D BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE

CLIENT  
CHRISTIAN BROTHERS AUTOMOTIVE  
17725 KATY FREEWAY, SUITE 200 - HOUSTON TX 77054

PROJECT  
CHRISTIAN BROTHERS AUTOMOTIVE -  
COVINGTON, LA

S TYLER STREET - ST. TAMMANY PARISH, LA 70033

SEAL



DESIGN TEAM

DRAWN BY: JWG  
DESIGNED BY: JWG  
REVIEWED BY: RM



SCALE & NORTH ARROW:



SCALE: 1/4" = 1'-0"

JOB # 180224  
DATE OCTOBER 14, 2020

TD-2

