

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, FEBRUARY 2, 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, February 2, 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: 885 5471 4343 # Participant ID: # and Password: 476762 #**

**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 January 5, 2021 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.     2020-2142-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

**POSTPONED FROM 1/05/2021 MEETING**

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2.     **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  
POSTPONED FROM 1/05/2021 MEETING
  
3.     **2020-2171-ZC**  
Existing Zoning:     HC-2 (Highway Commercial District)  
Proposed Zoning:    I-2 (Industrial District)  
Location:            Parcels located on the east side of Louisiana Highway 59, north and south of Alpha Boulevard, being Lots 1A, 2A, 3A, 4A, and 5A; Alpha Industrial Park; Mandeville; S19, T7S, R12E, Ward 4, District 5  
Acres:                4.24 acres  
Petitioner:          Jones Fussell, L.L.P. – Jeff Schoen  
Owner:                MKMHB, LLC – Marilyn Seifert  
Council District:     5
  
4.     **2020-2175-ZC**  
Existing Zoning:     MD-2 (Medical Clinic District)  
Proposed Zoning:    PF-1 (Public Facilities District)  
Location:            Parcel located on the southwest corner of Judge Tanner Boulevard and Lakeview Circle; Covington; S37, T7S, R11E; Ward 4, District 5  
Acres:                1.11 acres  
Petitioner:          Dan Storey  
Owner:                EPIC Development, Inc.  
Council District:     5
  
5.     **2020-2177-ZC**  
Existing Zoning:     A-4 (Single-Family Residential District)  
Proposed Zoning:    A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
Location:            Parcel located on the west side of 7<sup>th</sup> Street, south of Louisiana Highway 36; Covington; S42, T6S, R11E; Ward 3, District 2  
Acres:                .66 acres  
Petitioner:          Brittany M. Brooks  
Owner:                Hosev M. Brooks and Rosie Pearl Bedford Brooks  
Council District:     2
  
6.     **2020-2180-ZC**  
Existing Zoning:     A-3 (Suburban District)  
Proposed Zoning:    A-4 (Single-Family Residential District)  
Location:            Parcel located on the south side of Brewster Road, west of Fairfield Oaks Subdivision, and east of Gitz Lane; Covington; S15, T7S, R10E; Ward 1, District 4  
Acres:                7.474 acres  
Petitioner:          John T. Campo Jr.  
Owner:                Centerfire, LLC – John Campo  
Council District:     4

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7.

**2020-2186-ZC**

Existing Zoning:  
Proposed Zoning:  
Location:  
  
Acres:  
Petitioner:  
Owner:  
Council District:

**WITHDRAWN**  
A-2 (Suburban District)  
HC-2 (Highway Commercial District)  
Parcel located on the north side of Louisiana Highway 22, east of Louisiana Highway 1085; Madisonville S17, T7S, R10E, Ward 1, District 1  
2.013 acres  
John Crosby  
Manuel and Suzanne Estrada  
1
8.

**2020-2187-ZC**

Existing Zoning:  
Proposed Zoning:  
Location:  
  
Acres:  
Petitioner:  
Owner:  
Council District:

A-2 (Suburban District)  
A-3 (Suburban District)  
Parcel located on the south side of North Mill Road; Lacombe; S29, T8S, R13E; Ward 7, District 11  
1.932 acres  
Jimmy Laurent  
Jimmy Laurent Construction, Inc.  
11
9.

**ZC03-02-012**

Major Amendment to the PUD (Planned Unit Development Overlay) and a petition to add/change the zoning district classification for a tract of land comprised of 14.22 acres from A-3 (Suburban District) to A-3 (Suburban District) and PUD (Planned Unit Development Overlay)  
Location:  
  
Acres:  
Petitioner:  
Owner:  
Council District:

Parcel located on the north side Bay Ridge Drive and east of Leeds Street; Slidell; S37, T9S, R15E; Ward 8, District 9  
93.3 acres  
Dustin Richard  
BLD Investments, LLC  
9

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

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

**MANDEVILLE, LOUISIANA**

**ROLL CALL**

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

Absent: Seeger and McInnis

Staff Present: Helen Lambert, Erin Cook, Leslie DeLatte, Emily Couvillion and Drew Joiner.

**CALL TO ORDER**

**ANNOUNCEMENTS**

. Please silence all phones and electronic devices

. Appeals

. Speaker Cards

. **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**

. Please exit the building

**INVOCATION**

The Invocation was presented by Randolph

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Willie

**APPROVAL OF THE DECEMBER 1, 2020 MINUTES**

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

**ELECTION OF OFFICERS:**

Crawford made a motion to elect Fitzmorris for Vice-Chairman seconded by Willie

YEA: Ress, Willie, Doherty, Crawford, Drumm, Randolph and Barcelona

NAY:

ABSTAIN:

The motion to approve carries

Drumm made a motion to re-elect Doherty for Chairman seconded by Randolph

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

NAY:

ABSTAIN:

The motion to approve carries

Chairman Doherty elected Crawford for Parliamentarian

All 8 agreed



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**MANDEVILLE, LOUISIANA**

**POSTPONING OF CASES:**

**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

Paul Mayronne came to he podium

Charles Stone came to the podium

Willie made a motion to postpone for one month, seconded by Randolph

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

NAY:

ABSTAIN:

The motion to postpone for 1 month carries

**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

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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

Paul Mayronne came to the podium

Randolph made the motion to postpone, seconded by Willie

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

NAY:

ABSTAIN:

The motion to postpone for 1 month carries

**ZONING CASES:**

**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

John Robin came to the podium

Ress made a motion to approve, seconded by Barcelona

YEA: Ress, Fitzmorris and Barcelona

NAY: Willie, Doherty, Crawford Drumm and Randolph

ABSTAIN:

The motion failed

Willie then made a motion to reconsider, seconded by Randolph

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

NAY:

ABSTAIN:

The motion carries

Willie then made a motion to approve as amended to HC-2, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve as amended carries

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**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

Aaron Williams , Chairman for Distr. 7 came to the podium

Marybeth Bornio and Margaret Montemayor

Randolph made a motion to approve, seconded by Crawford

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

NAY:     Drumm

ABSTAIN:

The motion to approve carries

**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

Aaron Williams came to the podium

Randolph made a motion to approve, seconded by Willie

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

NAY:

ABSTAIN:

The motion to approve carries

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**MANDEVILLE, LOUISIANA**

**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

John Taylor came to the podium

Willie made a motion to approve, seconded by Randolph

The motion to approve carries

**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

Bradly Cook representing the Schwartz came to the podium

Willie made a motion to approve, seconded by Crawford

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

NAY:

ABSTAIN:

The motion to approve carries

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**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

Ricco Impastato came to the podium

Tim Matey came to the podium with questions

Crawford made a motion to approve, seconded by Randolph

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

NAY:

ABSTAIN:

The motion to approve carries

**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

John Crosby came to the podium

Jeanell Landweher and Stephanie Kovak spoke against this request

Rebecca Lala spoke gave her results on her traffic study per Mr. Crosby’s request

Crawford made a motion to deny, seconded by Randolph

**MINUTES OF THE  
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YEA: Ress, Willie, Doherty, Fitzmorris, Crawford, Drumm and Randolph  
NAY:  
ABSTAIN: Barcelona

**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

Jeff Schoen came to the podium

Willie made a motion to approve, seconded by Fitzmorris

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

**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

Cheri-Ben-lesau came to the podium

Jeannine Meeds and James Mutrie spoke in favor of this request

Crawford made a motion to approve, seconded by Randolph

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

The motion to approve carries

**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

Carlo Hernandez came to the podium with questions

Matthew Carter, Darlene Nelson, Jeannine Meeds and Casie Hope spoke against this request

Ress made a motion to deny, seconded by Fitzmorris

YEA: Ress, Willie, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona  
NAY:  
ABSTAIN:  
The motion to deny carries

**PLAN REVIEW CASES:**

**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

Thomas Dugan and Billy Green called in by phone

Fitzmorris made a motion to approve as amended (excluding the 1<sup>st</sup> bullet point under staff recommendations), seconded by Crawford

YEA: Ress, Willie, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona  
NAY:  
ABSTAIN:  
The motion to approve as amended carries

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**MANDEVILLE, LOUISIANA**

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

Motion made by Fitzmorris

**PLAN REVIEW CASES:**

**2. 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



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

NAY:

ABSTAIN:

The motion to postpone carried

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

ZONING STAFF REPORT

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

**Meeting Date:** February 2, 2021  
**Determination:** Postponed Until February 2, 2021  
**Prior Determination:** January 5, 2021 - Postponed

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:** 134.733 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).

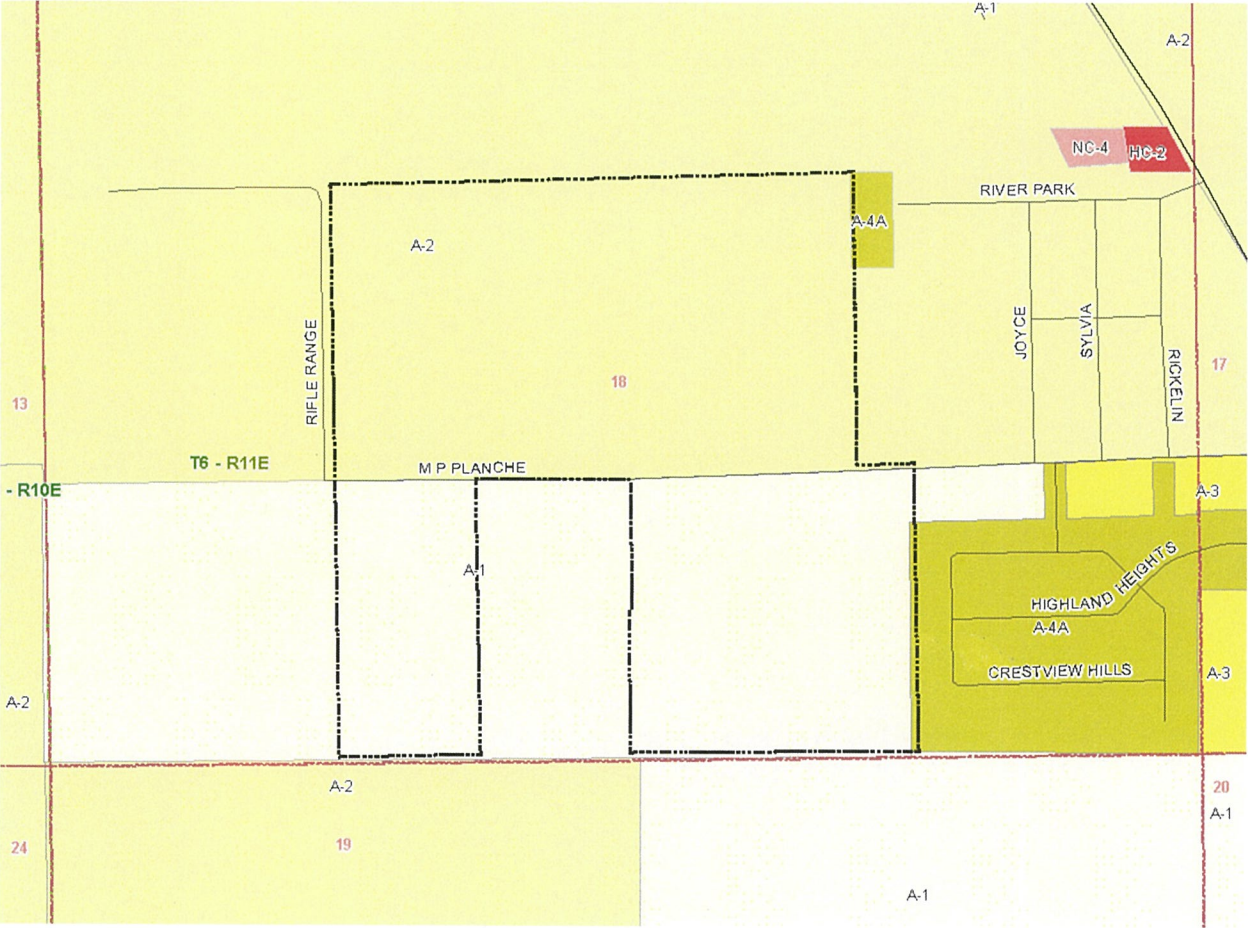
The current request is to establish the allowable density for the proposed River Park Estates Phase 3 PUD (Case No. 2020-2143-ZC), which is west of the existing River Park Estates Phase 1 and 2; both of which maintain the underlying zoning classification of A-2 Suburban District. The requested A-4 Single-Family Residential designation will 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: 134.733 acres









ZONING STAFF REPORT

**Date:** December 28, 2020

**Case No.:** 2020-2143-ZC

**Posted:** December 25, 2020

**Meeting Date:** February 2, 2021

**Determination:** Postponed Until February 2, 2021

**Prior Determination:** January 5, 2021 - Postponed

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:** 134.733 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/ 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.

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>			66 units
<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>			404 units

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).

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.

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.
- Informational Item: The Parish will adopt FEMA’s Freeboard standard of BFE + 1 Foot by January 1, 2021. The applicant of this PUD may 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. The applicant is proposing to use a majority of the existing wetlands to satisfy greenspace requirements. These wetlands are not programed for any form of recreation and have little to no formal access for the residents.

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

- The greenspace areas and stormwater management ponds located within the proposed PUD plan have not been placed into a conservation easement for future protection. A conservation easement could 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. The applicant has not proposed to remove the berm along either retention ponds 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. 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 will result in adverse 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. 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. However, the applicant has not proposed to place any of this greenspace into a conservation easement or to 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.

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 determined the following:

1. The applicant is proposing to utilize Magnolia Utilities to satisfy sewer and water connection requirements. 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 determined that adverse traffic impacts may be created. 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. The proposed density for this development is above the existing density in the surrounding area. Staff has determined that the proposal for 404 homes will create negative impacts on traffic, drainage, and safety. Additionally, the lot layouts that allow traffic to back onto M P Planche Road could cause traffic issues and safety concerns. The proposed drainage servitudes will interfere with the useable portion of a majority of the lot's backyard areas.
5. The existing wetlands and retention ponds have not been placed into a conservation easement and the applicant is not proposing to combine the ponds and park area along the east side of the PUD plan.

**Case No.:** 2020-2143-ZC

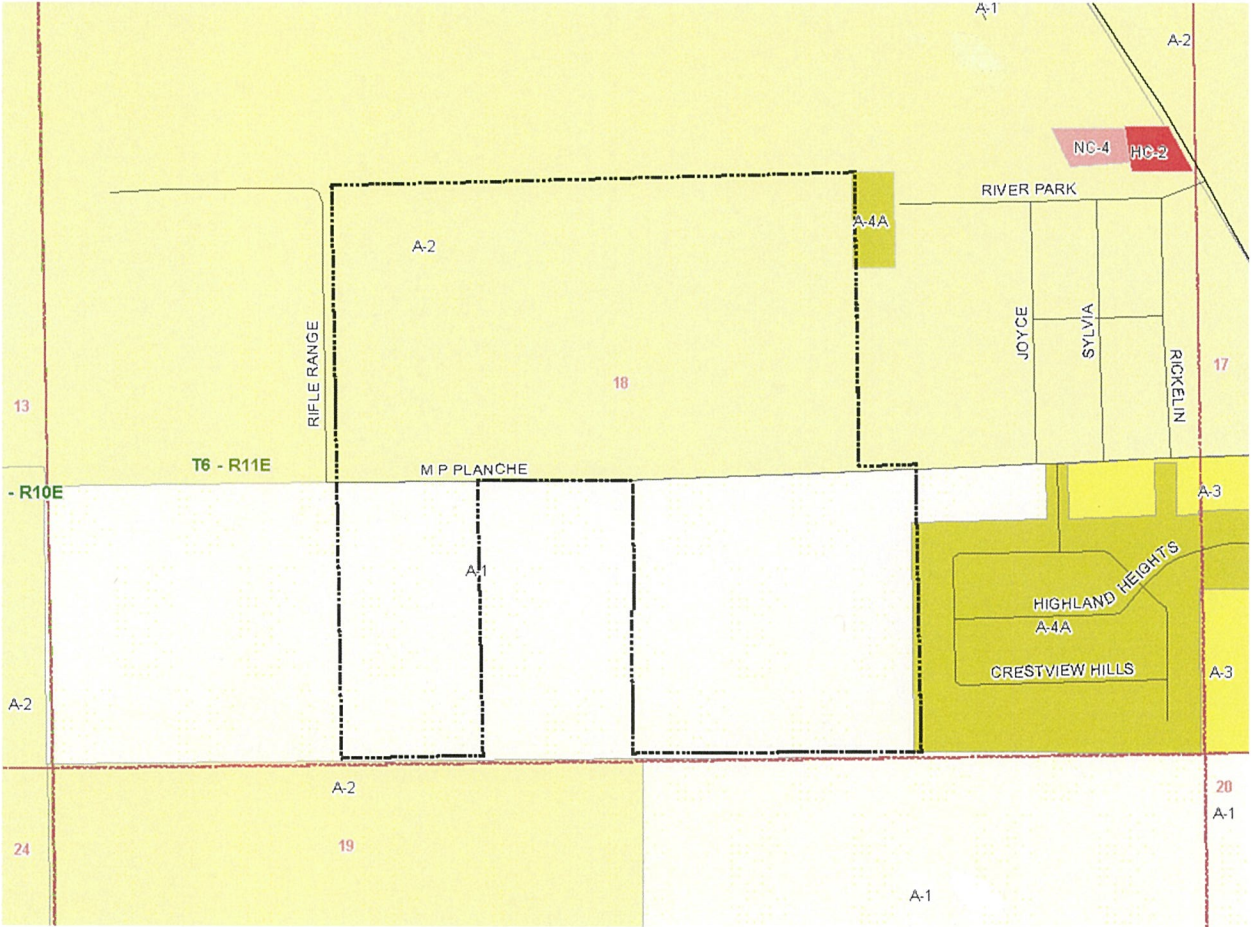
**PETITIONER:** Corie Herberger

**OWNER:** Dawn Kane

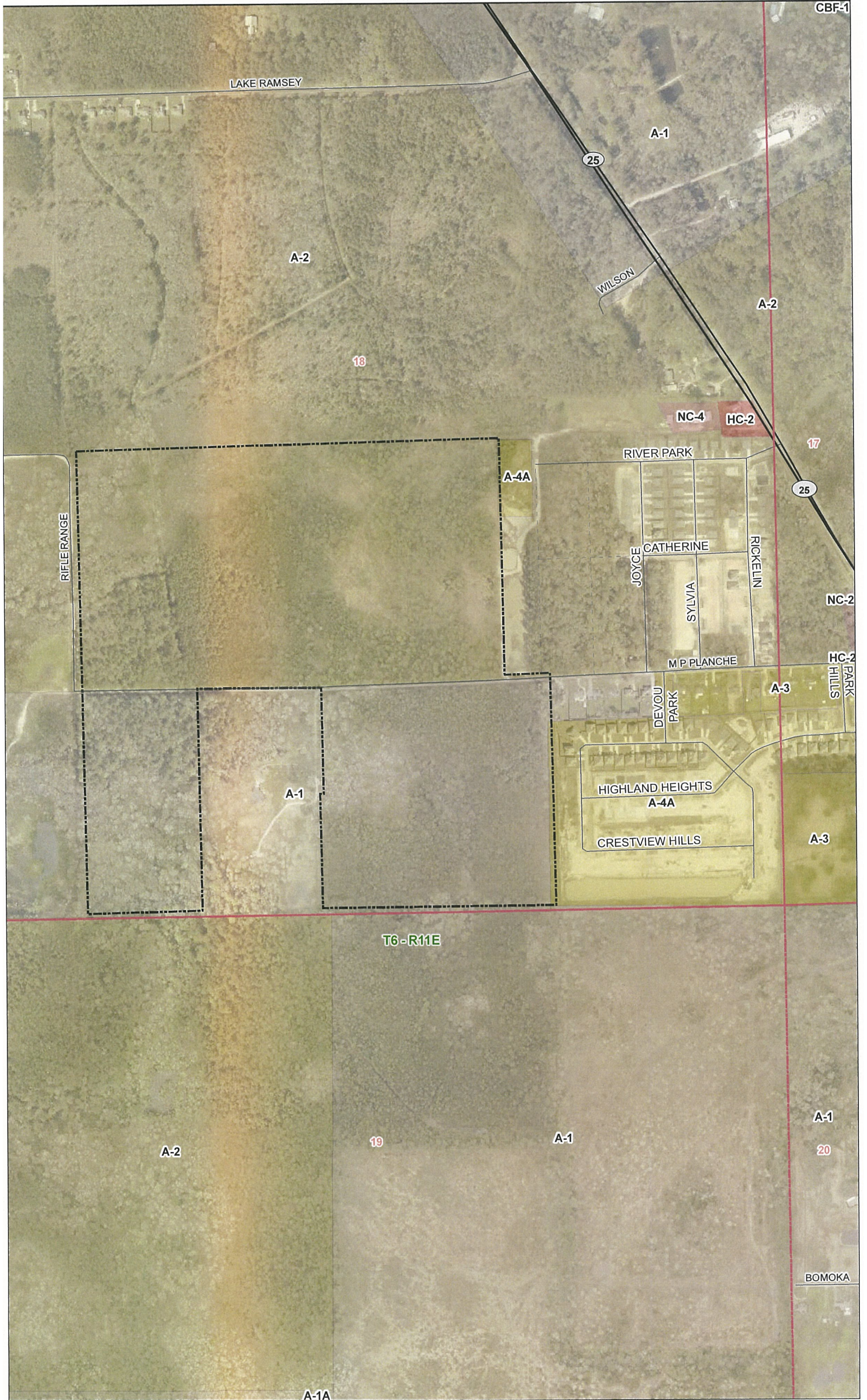
**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single-Family Residential District and PUD Planned Unit Development Overlay

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

**SIZE:** 134.733 acres



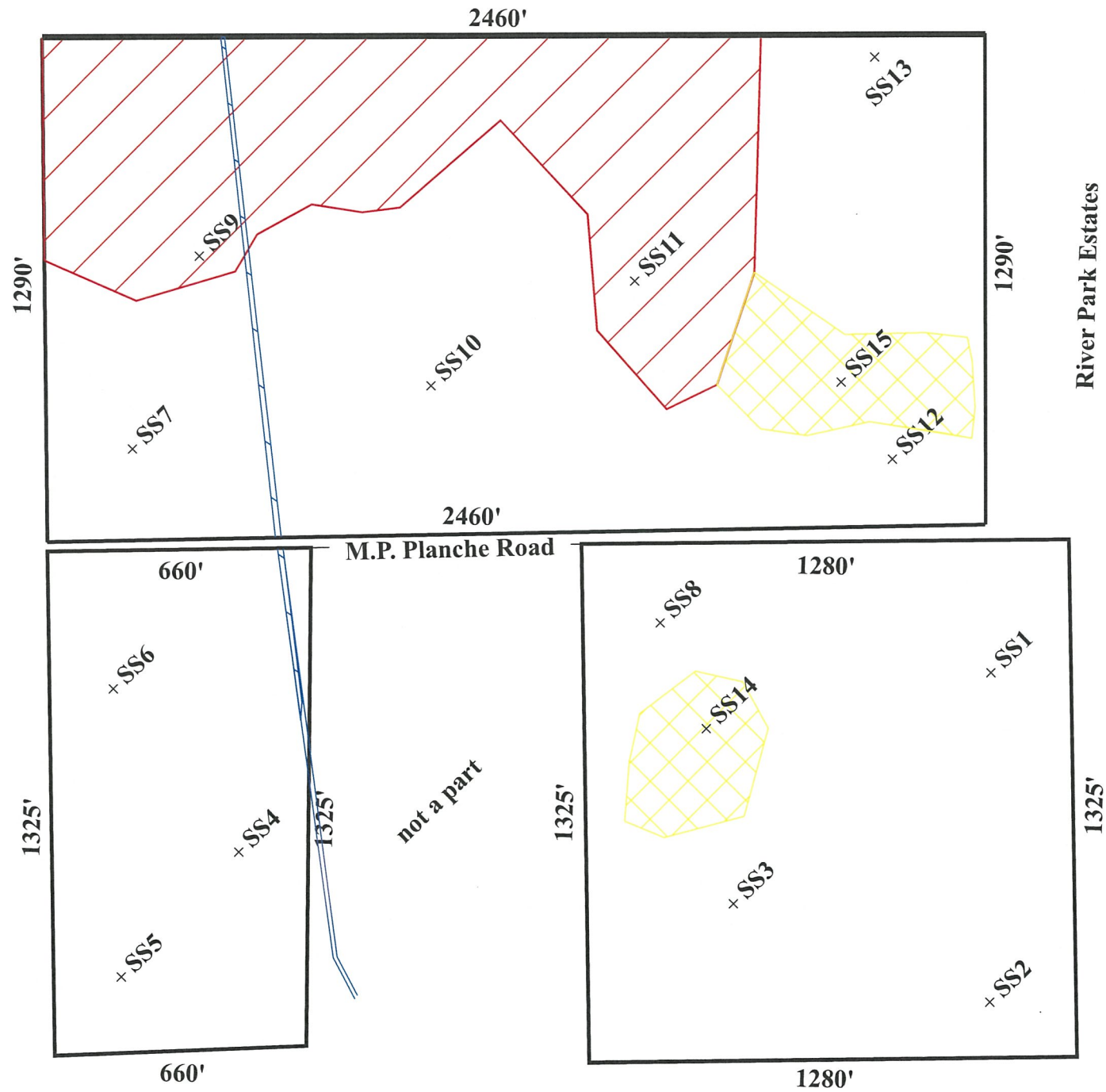






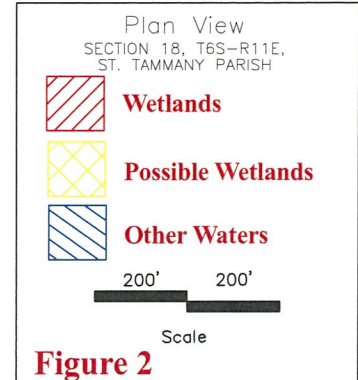
**ENVIRONMENTAL ASSESSMENT DATA FORM**Applicant's Name: River Park Estates, LLCDeveloper's Address: 22161 Marshall Road Suite C Mandeville, LA 70471  
Street City State Zip CodeDeveloper's Phone No. 985-966-0549  
(Business) (Cell)Subdivision Name: River Park Estates Phase 3Number of Acres in Development: 134.73 Number of Lots/Parcels in Development: 404Ultimate Disposal of Surface Drainage: Tchefuncte RiverWater 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 ☐ Title Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☒ Average ☐ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? \_\_\_\_\_
- Does the subdivision front on any waterways? ☐ Yes ☒ No
- If yes, what major streams or waterways? \_\_\_\_\_

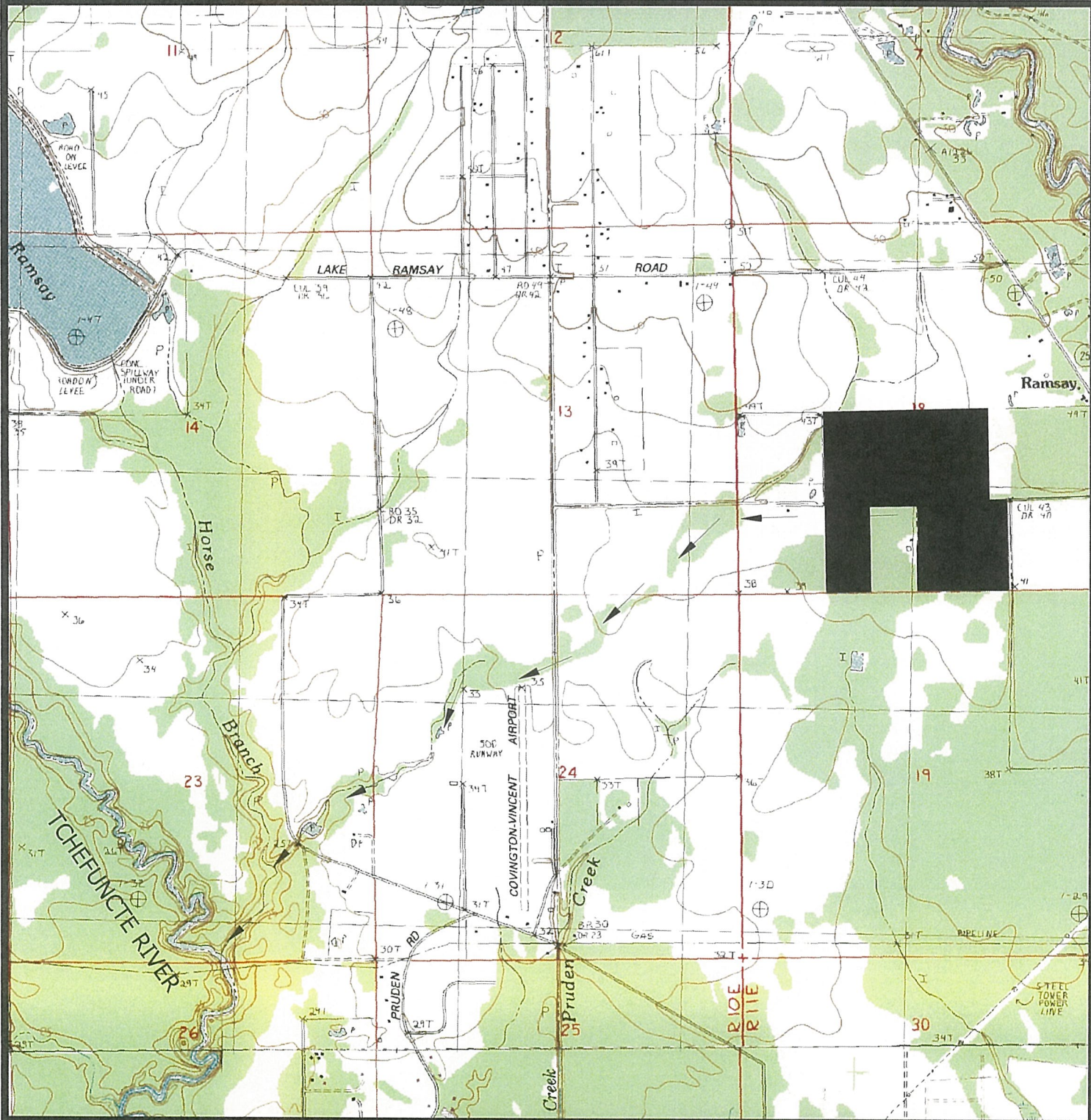


North

2020-2143-ZC



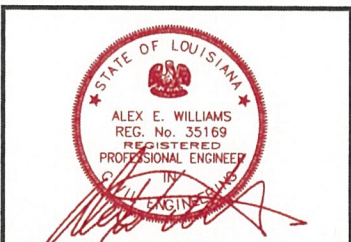




Client:  
RIVER PARK ESTATES LLC  
**2020-2143-ZC**

Project:  
ULTIMATE SURFACE RUNOFF MAP

Project No.	No.	Revision/Issue	Date
14-231			
Date			
11.09.2020			
Scale			
N.T.S.			
Sheet	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.		
D-1			



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



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

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

2020-2143-ZC

Owner: RICHARD J. BLOSBOM  
Parcel #1910110101

## LOT SIZE LIST

50' = 34 (8%)  
60' = 318 (79%)  
70' = 38 (10%)  
90' = 11 (3%)

Owner: RESOURCE BANK  
Parcel #19121519

N88°28'49"E 2416.17'

WETLANDS  
27.87 AC.

OTHER  
WATERS

RETENTION  
5.37 AC.

WETLANDS  
2.81 AC.

RETENTION  
3.13 AC.

RETENTION  
3.22 AC.

## RESTRICTIVE COVENANTS

1. NO BUILDING MAY BE OCCUPIED AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND PERMITS OR OTHERWISE CONSIDERED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SUBMITTED TO 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).
2. BUILDING SETBACK REQUIREMENTS SHALL BE AS SHOWN ON THIS PLAN. FRONT-25', SIDE-5', SIDE STREET-10', REAR-25'.
3. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK CAR STORAGE.
4. DRIVEWAY CULVERT SIZE-SEE CHART
5. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT. CORNER LOTS WHICH CANNOT MEET THIS REQUIREMENT SHALL BE SIDE LOADED.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION.
7. NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION.
8. CONSTRUCTION OF ABOVE GRADE IMPROVEMENTS OF ANY NATURE IS PROHIBITED IN DRAINAGE EXEMPTIONS OR STREET RIGHTS-OF-WAY
9. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENTS, WHICHEVER IS GREATER.
10. THE RESTRICTIVE COVENANTS REITED ABOVE TOGETHER WITH THOSE RECORDED IN C.O.B. FOLD SHALL BE REITED IN AND BE A PART OF EACH TITLE OR DEED.
11. THE DRAINAGE AND STORM WATER DETENTION STORAGE AREAS AS SHOWN HEREON ARE TO BE MAINTAINED BY THE PARISH OF ST. TAMMANY.
12. THE PARK AREA AND PARK ACCESS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY H2O SYSTEMS, INC.
14. THE AFOREMENTIONED RESTRICTIONS SHALL BE REITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

## DEDICATION

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF

RIVER PARK ESTATES, PHASE 3

ALL STREET RIGHTS-OF-WAY, INCLUDING ALL TRAFFIC SIGNS, STREET SIGNS, PORTS AND RETENTION PONDS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER:	DATE:
134.733 ACRES	404
AREA	NO. OF LOTS
60' X 120'	800'
AVG. LOT SIZE	LOT FRONTAGE
ASPHALT	120
ROAD SURFACE	LOT DEPTH
TOCHUNTE RIVER	STREET R.O.W.
ULTIMATE SURFACE WATER DISPOSAL	MINIMUM HEIGHT OF ROADWAY
	A3-BD/AAA
	ZONING

## 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 RS. 33-5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

ALFRED J. KESLER  
L.S. Reg. Surveyor  
Reg. No. 5051



## APPROVAL:

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

RIVER PARK ESTATES, LLC  
22151 MARSHALL ROAD, SUITE C  
MANDEVILLE, LA  
OWNER

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

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

NOTE: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "X" AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220502 0125 C, MAP REVISED OCTOBER 17, 1989, BASE FLOOD ELEVATION N/A.

DEEP SOUTH DESIGN GROUP  
Civil/Environmental Engineering Firm  
P.O. Box 1122 | Metairie, LA 70001  
PH: 985-705-4696



CLIENT: RIVER PARK ESTATES, LLC  
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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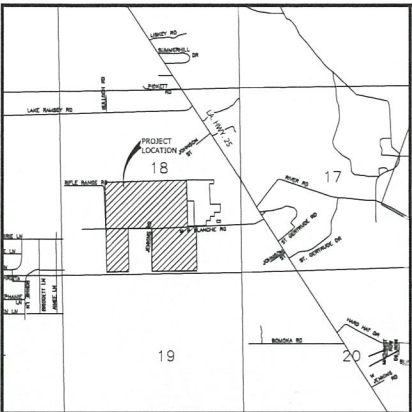
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JOB NO: 14-231  
DATE: 11.10.2020  
DRAWN BY: CAD  
SCALE: 1" = 150'  
COMPUTER FILE:

## SHEET

SD-1



## 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 x 0.75 = MAXIMUM NET DENSITY x LOTS (UNITS)  
134.733 ACRES x 0.75 = 101.05 x 4 = 404 LOTS ALLOWED (A=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 @ 100% = 29.80 ACRES

GREENSPACE PROVIDED @ 50% = 3.90 ACRES

TOTAL PROVIDED = 33.70 ACRES  
1.08 AC. ACTIVE (BASKETBALL COURT & PLAYGROUND)  
32.62 AC. PASSIVE (REMAINING GREENSPACE)

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

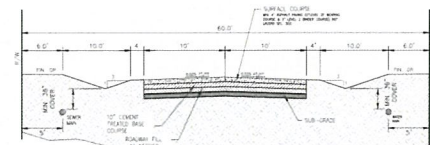
## Boundary Description: RIVER PARK ESTATES, PHASE 3

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, 58 Seconds West for a Distance of 1,020.29 Feet to the Point of Beginning;

From the Point of Beginning run South 89 Degrees 28 Minutes 32 Seconds West a Distance of 1,835.84 Feet to a Point; Thence run North 01 Degrees 01 Minutes 19 Seconds West for a distance of 650.41 feet to a point; Thence run North 88 Degrees 58 Minutes 41 Seconds East for a distance of 20.18 feet to a point; Thence run North 00 Degrees 59 Minutes 29 Seconds West for a distance of 608.59 feet to a point; Thence run South 89 Degrees 43 Minutes 01 Seconds West for a distance of 708.52 feet to a point; Thence run South 01 Degrees 01 Minutes 32 Seconds East for a distance of 1,268.44 feet to a point; Thence run South 88 Degrees 32 Minutes 09 Seconds West for a distance of 653.07 feet to a point; Thence run North 01 Degrees 05 Minutes 37 Seconds West for a distance of 2,664.57 feet to a point; Thence run North 88 Degrees 28 Minutes 49 Seconds East for a distance of 2,416.37 feet to a point; Thence run South 01 Degrees 02 Minutes 13 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 730.09 feet to a point; Thence run North 87 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 1,325.04 feet back to the Point of Beginning.

Containing 134.733 Acres or 5,868,977 square feet



TYPICAL ROADWAY SECTION

NOTE: ALL PAVING SHALL CONFORM TO DOTD STANDARDS AND SPECIFICATIONS.  
BENCHMARK -  
NOTE: 8" ROW ROADS TO BE SET AT ALL PROPERTY CORNERS.

NOTE: EACH LOT SHALL BE SUBJECT TO A 10' UTILITY DRAINAGE & ACCESS EASEMENT ALONG THE STREET FRONTAGE.

ZONING STAFF REPORT

**Date:** January 25, 2021  
**Case No.:** 2020-2171-ZC  
**Posted:** January 22, 2021

**Meeting Date:** February 2, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jones Fussell, L.L.P. – Jeff Schoen  
**OWNER:** MKMHB, LLC – Marilyn Seifert  
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to I-2 Industrial District  
**LOCATION:** Parcels located on the east side of Louisiana Highway 59, north and south of Alpha Boulevard; Mandeville  
**SIZE:** 4.24 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 and Industrial	HC-2 Highway Commercial District I-2 Industrial District
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	I-2 Industrial District
West	Undeveloped	HC-2 Highway Commercial District

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See “Small Area Plans,” below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Commercial** – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to I-2 Industrial District. The site is located on the east side of Louisiana Highway 59, north and south of Alpha Boulevard, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with commercial and industrial uses with various types and levels of activity.

The purpose of the I-2 Industrial District is to allow for the location of highly intense industrial uses along major collectors and arterials. The request to rezone the property to I-2 Industrial District will allow for a more uniform zoning between Louisiana Highway 59 and the Alpha Industrial Subdivision.



**Case No.:** 2020-2171-ZC

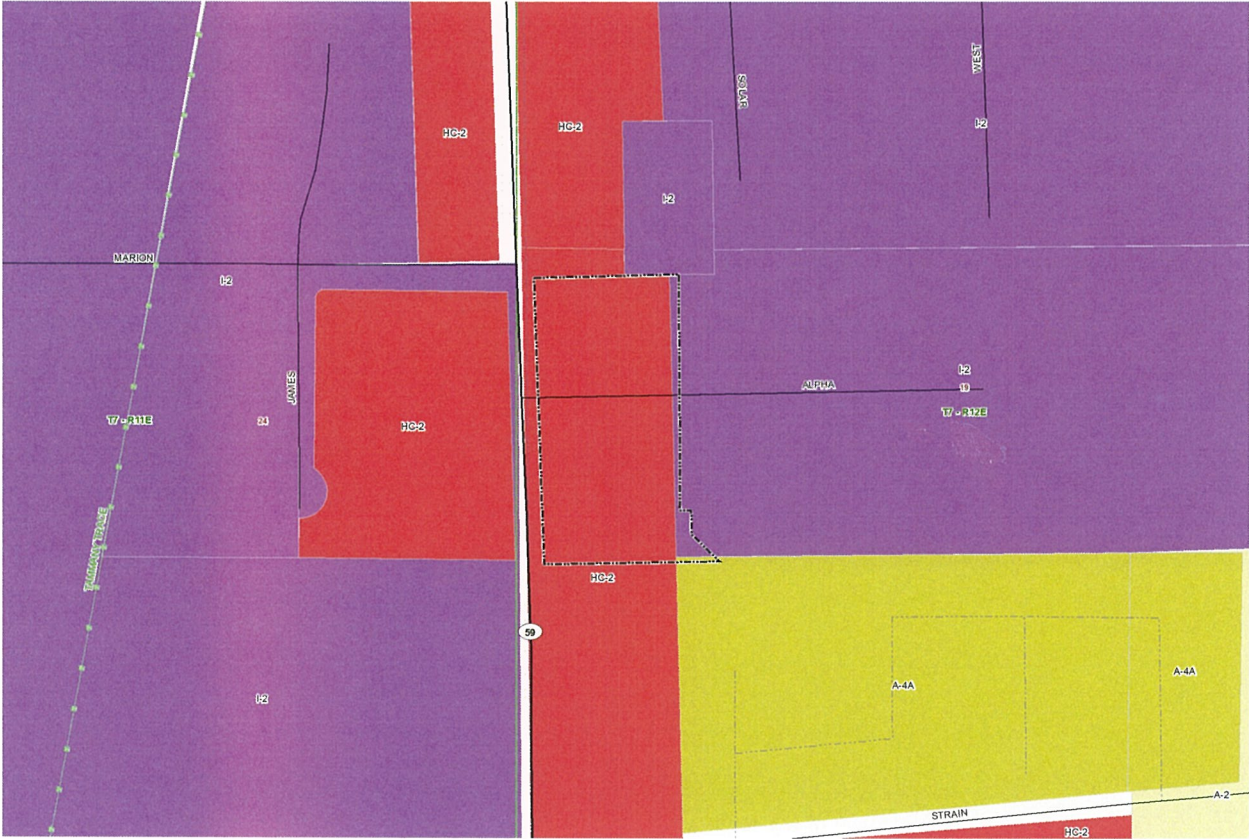
**PETITIONER:** Jones Fussell, L.L.P. – Jeff Schoen

**OWNER:** MKMHB, LLC – Marilyn Seifert

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

**LOCATION:** Parcels located on the east side of Louisiana Highway 59, north and south of Alpha Boulevard;  
Mandeville

**SIZE:** 4.24 acres











ZONING STAFF REPORT

**Date:** January 25, 2021  
**Case No.:** 2020-2175-ZC  
**Posted:** January 22, 2021

**Meeting Date:** February 2, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Dan Storey

**OWNER:** EPIC Development, Inc.

**REQUESTED CHANGE:** From MD-2 Medical Clinic District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the southwest corner of Judge Tanner Boulevard and Lakeview Circle; Covington

**SIZE:** 1.11 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Concrete

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Medical	MD-3 Medical Facility District
South	Medical	MD-2 Medical Clinic District
East	Medical	MD-2 Medical Clinic District
West	Medical	MD-2 Medical Clinic District

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See “Small Area Plans,” below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from MD-2 Medical Clinic District to PF-1 Public Facilities District. The site is located on the southwest corner of Judge Tanner Boulevard and Lakeview Circle, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with a mix of uses at varying densities.

The site is flanked on all sides by property that is zoned to accommodate medical uses of various degrees of intensity. The purpose of the requested PF-1 Public Facilities District is to provide for the location of governmental and institutional uses. Note that the reason for the request is to allow for the construction of a fire station.



**Case No.:** 2020-2175-ZC

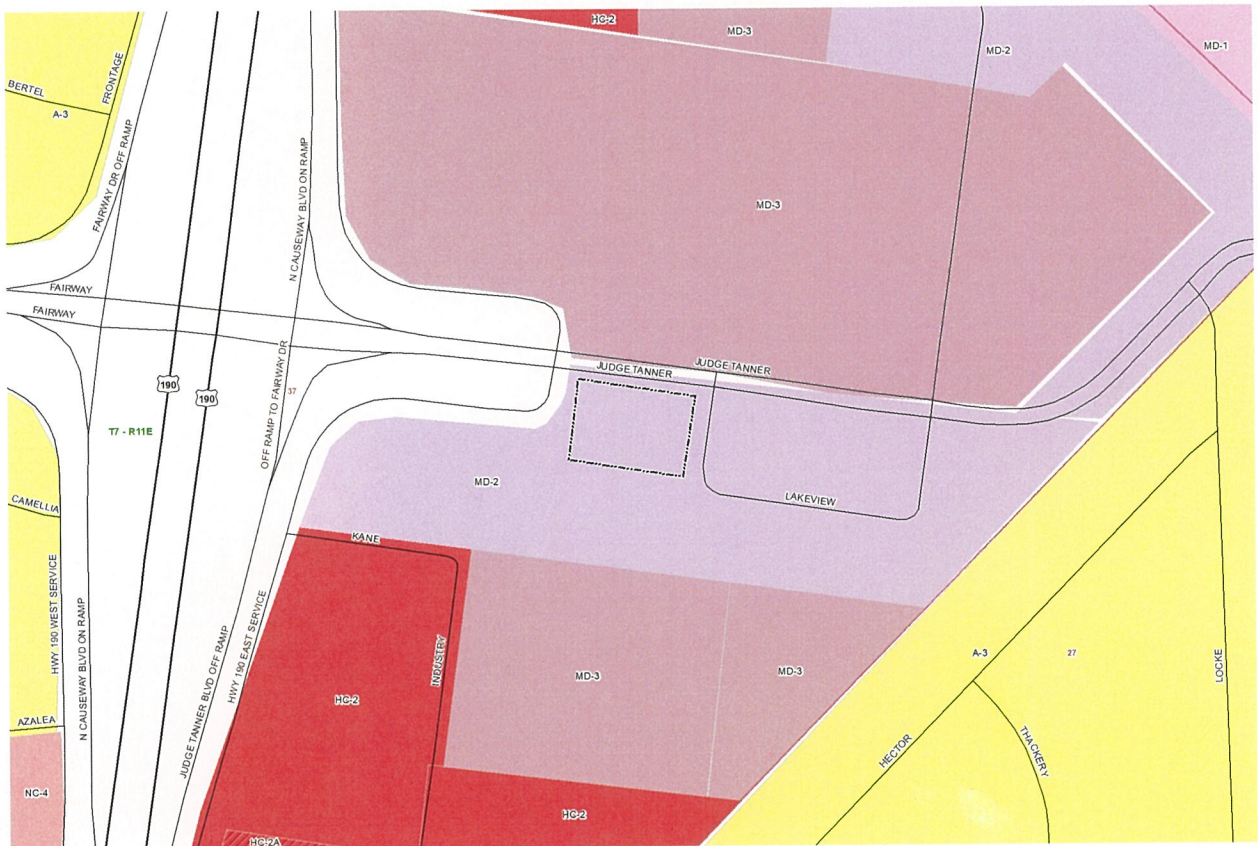
**PETITIONER:** Dan Storey

**OWNER:** EPIC Development, Inc.

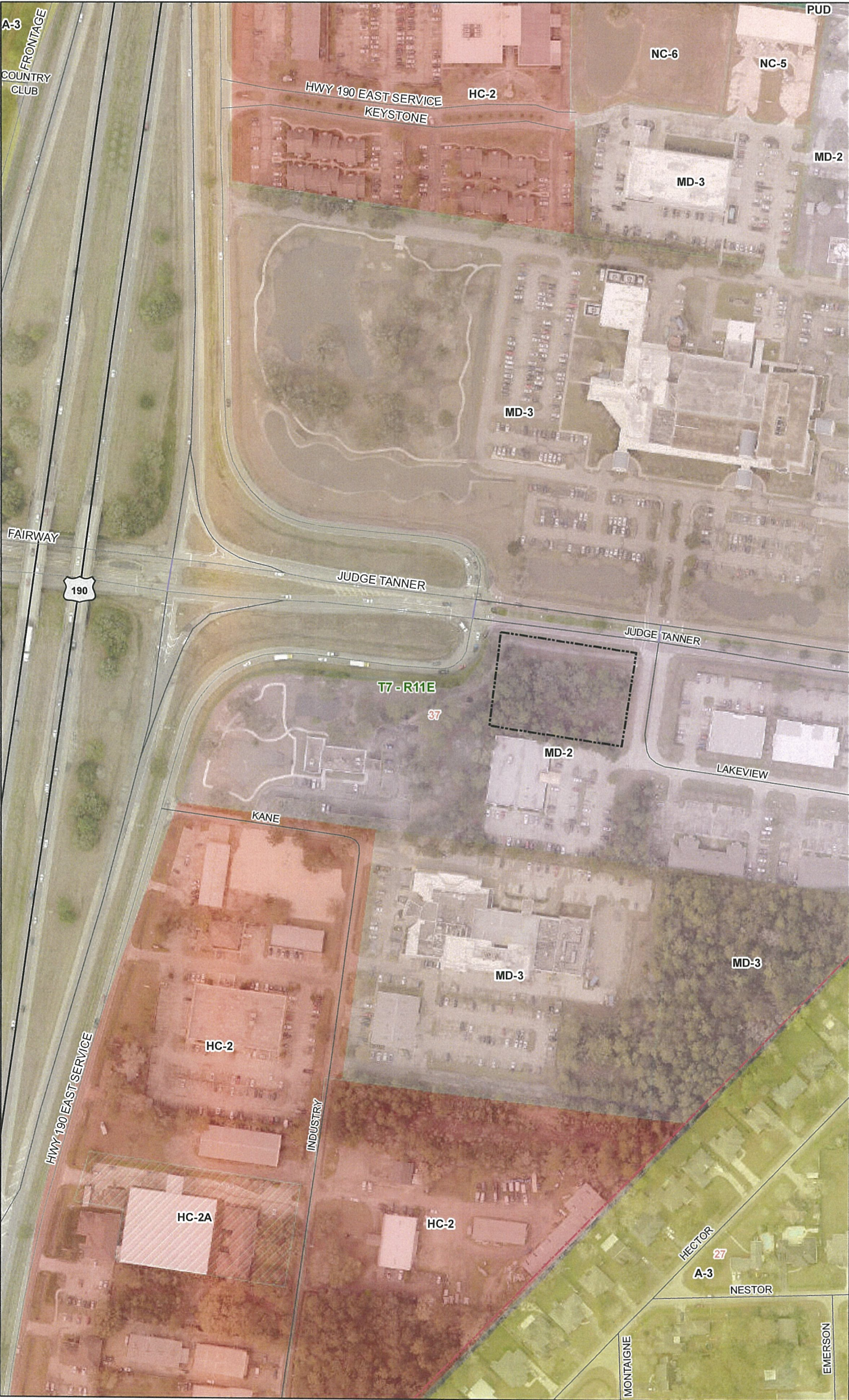
**REQUESTED CHANGE:** From MD-2 Medical Clinic District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the southwest corner of Judge Tanner Boulevard and Lakeview Circle;  
Covington

**SIZE:** 1.11 acres











# ZONING STAFF REPORT

**Date:** January 25, 2021  
**Case No.:** 2020-2177-ZC  
**Posted:** January 22, 2021

**Meeting Date:** February 2, 2021  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Brittany M. Brooks

**OWNER:** Hosev M. Brooks and Rosie Pearl Bedford Brooks

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Home Overlay

**LOCATION:** Parcel located on the west side of East 7<sup>th</sup> Street, south of Louisiana Highway 36; Covington

**SIZE:** .66 acres

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Fair

## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

<b><u>Direction</u></b>	<b><u>Surrounding Use</u></b>	<b><u>Surrounding Zone</u></b>
North	Residential	A-4 Single-Family Residential District
South	Undeveloped	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District and MHO Manufactured Housing Overlay
West	Undeveloped	A-4 Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development: No**

### COMPREHENSIVE PLAN:

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Home Overlay. The site is located on the west side of East 7th Street, south of Louisiana Highway 36, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

While the petitioned property is mostly surrounded by stick built single family residences, it is situated across the street from a property that was rezoned to accommodate manufactured homes in 2015 (ZC15-04-041).



**Case No.:** 2020-2177-ZC

**PETITIONER:** Brittany M. Brooks

**OWNER:** Hosev M. Brooks and Rosie Pearl Bedford Brooks

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Home Overlay

**LOCATION:** Parcel located on the west side of 7<sup>th</sup> Street, south of Louisiana Highway 36; Covington

**SIZE:** .66 acres

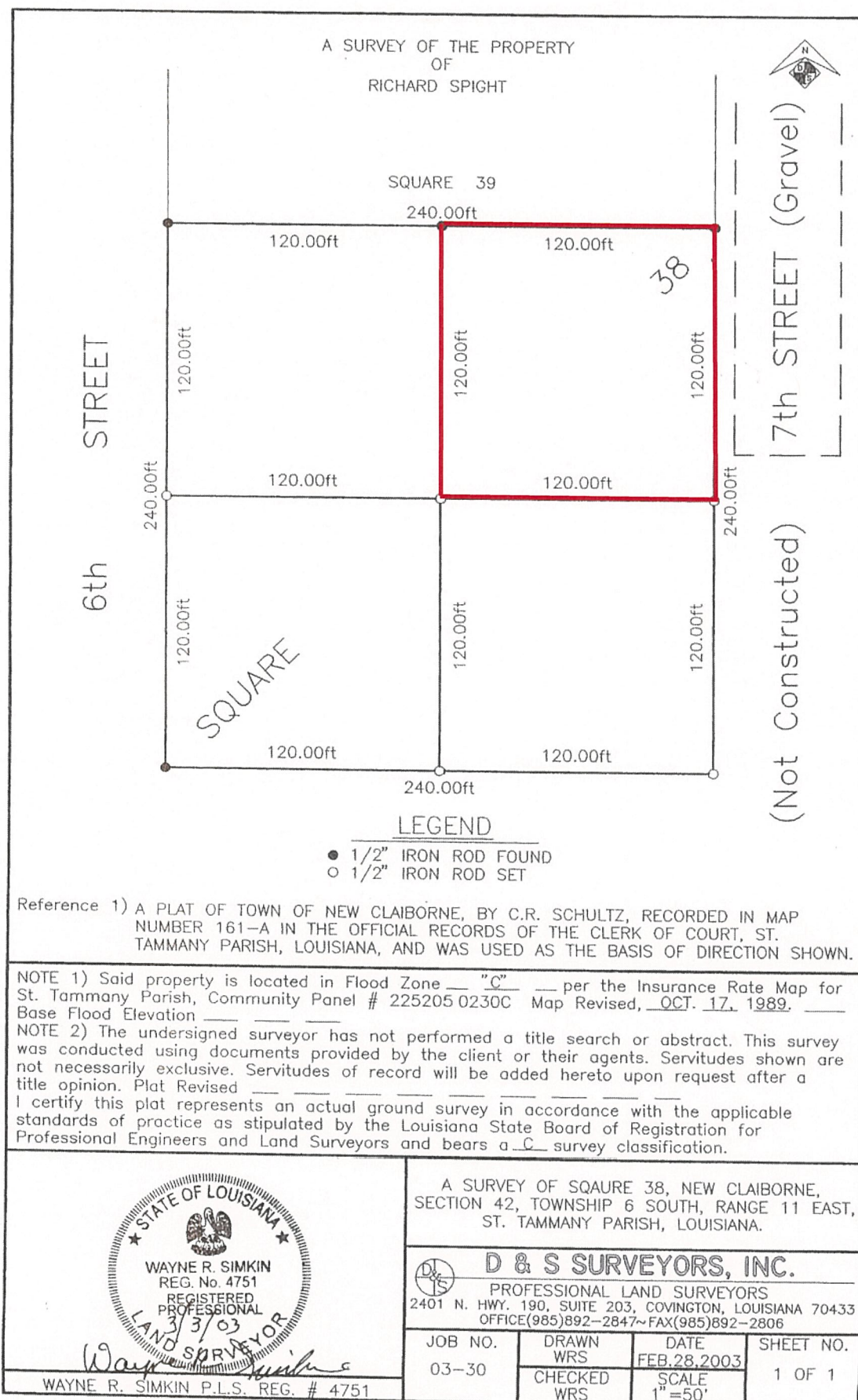








Subject Property



ZONING STAFF REPORT

Date: January 25, 2021

Case No.: 2020-2180-ZC

Posted: January 22, 2021

Meeting Date: February 2, 2021

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** John T. Campo Jr.

**OWNER:** Centerfire, LLC – John Campo

**REQUESTED CHANGE:** From A-3 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the south side of Brewster Road, west of Fairfield Oaks Subdivision, and east of Gitz Lane; Covington

**SIZE:** 7.474 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	A-2 Suburban District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-4 Single-Family Residential District. The site is located on the south side of Brewster Road, west of Fairfield Oaks Subdivision, and east of Gitz Lane, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The purpose of the requested A-4 zoning designation is to provide single-family residential dwellings in a setting of moderate density. The subject property is adjacent to the existing Fairfield Oaks Subdivision, which is zoned A-4 Single-Family Residential District to the south and to the east. Alternatively, the site is adjacent to existing A-3 Suburban District zoning to the west, and A-2 Suburban District zoning to the north. The requested A-4 designation will double the allowable density on the subject site. Staff has determined that an increase in density may have adverse impacts on drainage, traffic, and utilities.

	Zoning	Acreage	Max. Density	Net Density
<u>Existing Zoning</u>	A-3 Suburban District	7.474 acres	2 units per acre	14.948 units
<u>Proposed Zoning</u>	A-4 Single-Family Residential	7.474 acres	4 units per acre	29.896 units

**Case No.:** 2020-2180-ZC

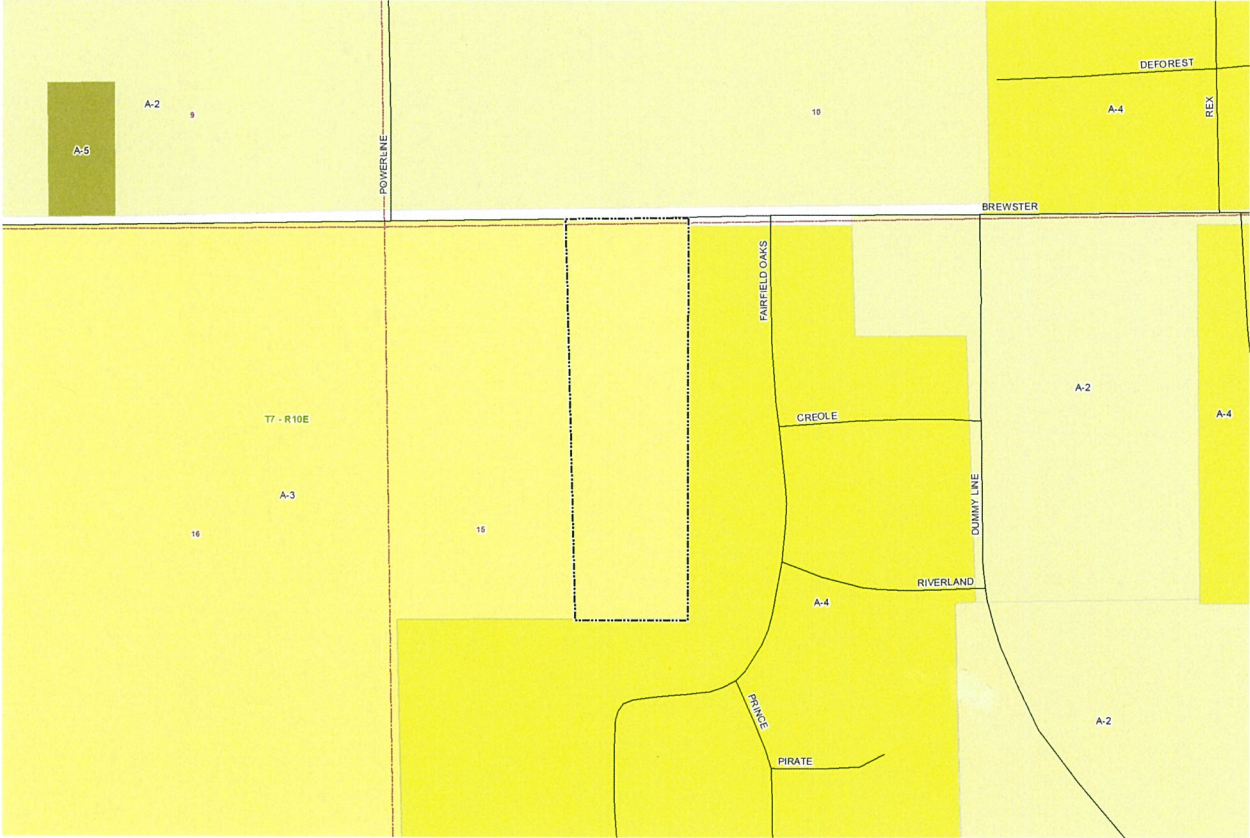
**PETITIONER:** John T. Campo Jr.

**OWNER:** Centerfire, LLC – John Campo

**REQUESTED CHANGE:** From A-3 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the south side of Brewster Road, west of Fairfield Oaks Subdivision, and east of Gitz Lane; Covington

**SIZE:** 7.474 acres









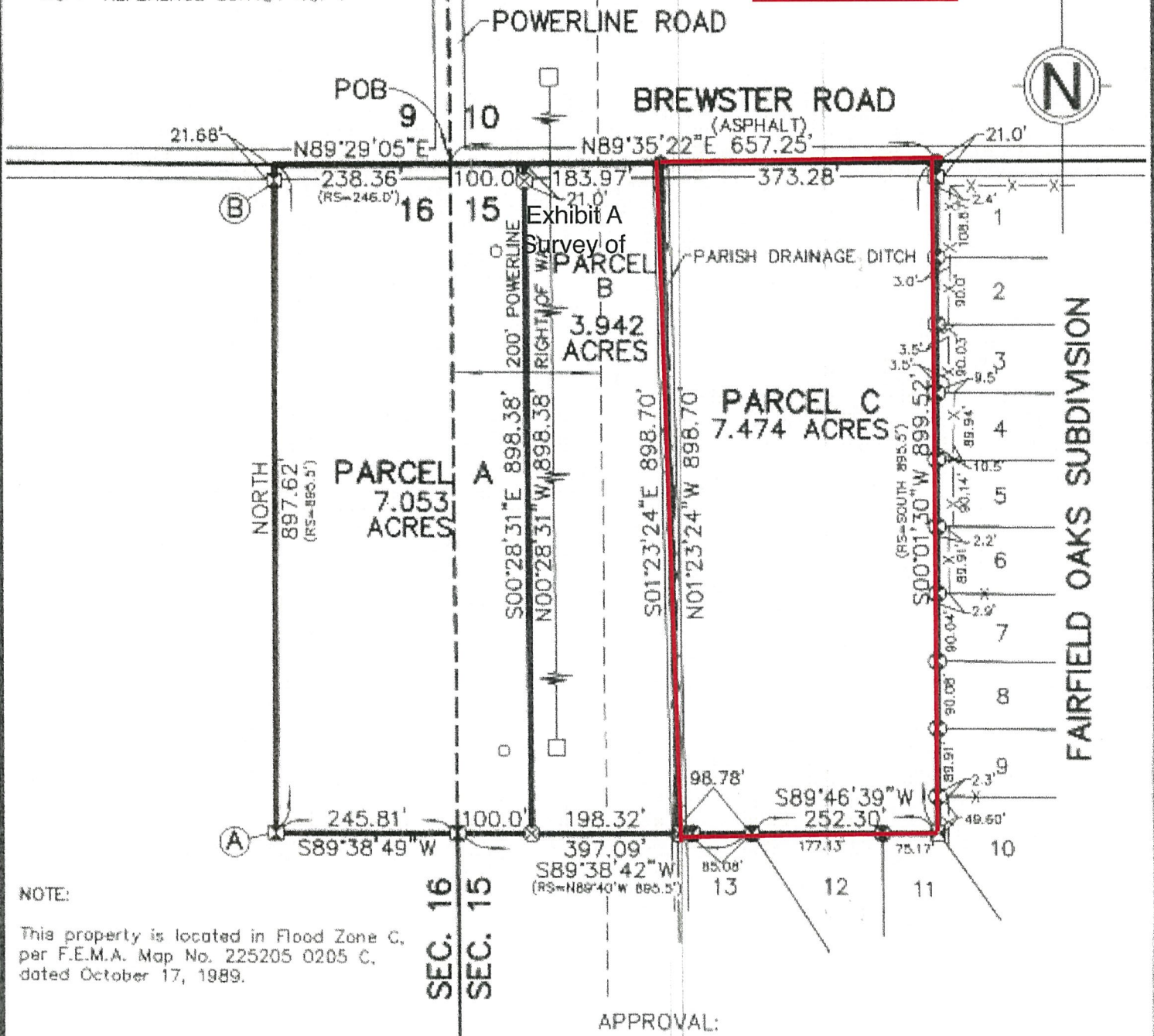
LEGEND

- ☒ = 1-1/2" SQUARE BAR FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- = MAG NAIL SET
- = POWERPOLE
- X- = FENCE
- RS = REFERENCE SURVEY NO. 1

REFERENCE BEARING:  
Square Bar A to Square Bar B  
North  
(per Reference Survey No. 1)

2020-2180-ZC

Subject Property



NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REFERENCE SURVEYS:

1. Survey for the Emile Gitz Estate by Lowell E. Cummings, Surveyor, dated April 9, 1978.
2. Plat of Fairfield Oaks, Phase 1 by Kelly J. McHugh, Surveyor, dated July 10, 1997, latest revision November 18, 1998, filed St. Tammany Parish Clerk of Court Map File No. 1706.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

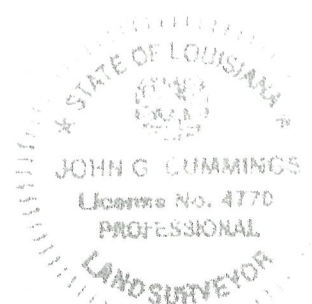
COVINGTON, LA 70433

PLAT PREPARED FOR: Astrid Koppenol

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 18.469 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTIONS 15 & 16, TOWNSHIP 7 SOUTH, RANGE 10 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" = 200'

JOB NO. 18286-A

DATE: 5/14/2019

REVISED:

ZONING STAFF REPORT

**Date:** January 25, 2021  
**Case No.:** 2020-2187-ZC  
**Posted:** January 22, 2021

**Meeting Date:** February 2, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jimmy Laurent  
**OWNER:** Jimmy Laurent Construction, Inc.  
**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District  
**LOCATION:** Parcel located on the south side of North Mill Road; Lacombe  
**SIZE:** 1.932 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	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 A-3 Suburban District. The site is located on the south side of North Mill Road, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is flanked on all sides by property that is zoned A-2 Suburban District. The change in zoning will allow for an increase in density when compared to the existing residential properties located along North Mill Road.



**Case No.:** 2020-2187-ZC

**PETITIONER:** Jimmy Laurent

**OWNER:** Jimmy Laurent Construction, Inc.

**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District

**LOCATION:** Parcel located on the south side of North Mill Road; Lacombe

**SIZE:** 1.932 acres









x14.42  
TBM MAG NAIL (2)  
Fnd. 1/2"  
Iron Pipe

N. MILL ROAD

x14.3  
(S83°37'31"E-TITLE)  
S84°17'22"E  
295.29'

Fnd. 1/2"  
Iron Rod

x14.06  
TBM MAG NAIL (1)

x13.9

x14.1

1.932 ACRES

(N05°22'18"E-TITLE)  
N04°42'27"E  
324.36'

GRAVEL ROAD  
302.20'  
S13°58'52"W  
(S14°38'43"W-TITLE)

x14.3  
Set 1/2"  
Iron Rod

Fnd. 1/2"  
Iron Rod

Fnd. 1"  
Iron Pipe

14.2x

S89°51'11"W/174.85'  
(N89°28'58"W-TITLE)

S89°51'11"W

P.O.B.

Fnd. 1/2"  
Iron Rod

The Point of Beginning is reported to be South 89 Degrees 35 Minutes 46 Seconds West a distance of 351.02 feet; Thence run North 05 Degrees 28 Minutes 46 Seconds West a distance of 150.00 feet from the southeast corner of Section 29, T-8-S, R-13-E, Greensburg Land District, Saint Tammany Parish, Louisiana.

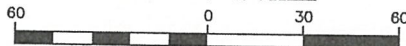
REF: A Survey by J.V. Burkes Dated  
03/03/1994 Survey # 940610.

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

LEGEND

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

GRAPHIC SCALE



( IN FEET )  
1 INCH = 60 FEET

BENCHMARK  
MAG NAIL (2)  
ELEV. = 14.42'

BUILDING SETBACKS  
(\* Verify Prior to Construction)

Front Setback.....\*  
Side Setback.....\*  
Rear Setback.....\*

ADDRESS: N. MILL ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN  
ACTUAL GROUND SURVEY AND THAT TO THE  
BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
EXIST EITHER WAY ACROSS ANY OF THE  
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE  
LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY  
BOUNDARY SURVEYS" FOR A CLASS D SURVEY.  
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS  
NOTED OTHERWISE.

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

F.I.R.M. No. 225205 0385 C  
F.I.R.M. Date 10/17/1989  
ZN: C & B B.F.E. N/A  
\* Verify prior to construction with  
Local Governing Body.

DRAWING NO.

20200683

DATE:

11/23/2020

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

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY:

VLL

CHECKED BY:

JDL

SCALE:

1" = 60'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE  
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS  
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS  
ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF  
A 1.932 ACRE PARCEL IN  
SECTION 29, T-8-S, R-13-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: LAURENT CONSTRUCTION

SURVEYED BY BURKES

REG. NO. 4785  
REGISTERED

SEAN M. BURKES  
LA REG. NO. 4785

ZONING STAFF REPORT

**Date:** January 25, 2021  
**Case No.:** ZC03-02-012  
**Posted:** January 22, 2021

**Meeting Date:** February 2, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Dustin Richard

**OWNER:** BLD Investments, LLC

**REQUESTED CHANGE:** Major Amendment to the PUD Planned Unit Development Overlay and 14.22 acres from A-3 Suburban District to A-3 Suburban District and PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the north side Bay Ridge Drive and east of Leeds Street; Slidell

**SIZE:** 93.3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Concrete

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential/Undeveloped	A-2 Suburban District and A-4 Single-Family Residential District
South	Residential	A-2 Suburban District and A-3 Suburban District
East	Residential/Undeveloped	A-3 Suburban District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See “Small Area Plans,” below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single-family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

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

SUBDIVISION INFORMATION:

The petitioner is requesting a Major Amendment to the La Chenier Planned Unit Development to reconfigure lot sizes and greenspace allocations. The site is located on the north side Bay Ridge Drive and east of Leeds Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District. The applicant is proposing a variety of single-family residential uses including 58.554 acres to remain as greenspace and a conservation area for the preservation of the natural landscape.

## **DENSITY AND LOT SIZES**

The original La Chenier Planned Unit Development, Phase 2 consisted of 81 duplex lots approved to be developed with a total of 162 condominiums that averaged 50 ft. x 120 ft. The applicant is currently proposing to reconfigure these duplex lots to 81 single-family residential lots that average 100 ft. x 120 ft. The proposed amendment will create a reduction of the number of dwellings permitted in the La Chenier PUD, Phase 2 by 81 lots and enable single-family dwellings to be the only permitted residential use.

## **GREENSPACE**

The original La Chenier Planned Unit Development consisted of 109.98 acres, 58.554 acres of which was dedicated to greenspace, park area, and natural trails. In 2007, 11.40 acres of the La Chenier greenspace was developed to be included with the neighboring Phase 5-A of The Bluffs subdivision. Subsequently, the applicant is now proposing to formally add 14.22 acres of greenspace into the La Chenier PUD that was previously dedicated as a Conservation Easement.

Additionally, the applicant is proposing to remove the 10 ft. greenspace buffer that was previously approved along the northern boundary of the subdivision which totals 1.43 acres. The reason for this request is to add this portion of greenspace into the lots along the north to allow for deeper lot sizes. Staff has determined that this request will cause access issues to the .80-acre greenspace area that is left. While the common areas and green spaces are dedicated to be maintained by the La Chenier Homeowners Association, the eradication of the 10 ft. buffer will take away any formal access to this area to be maintained.

If both of these requests are accomplished, the total acreage for the La Chenier PUD, Phase 2 is 93.3 acres, requiring 23.33 acres of greenspace and providing 58.554 acres of greenspace and park area, which is more than 50% of the required total.

## **STAFF COMMENTS**

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



**Case No.:** ZC03-02-012

**PETITIONER:** Dustin Richard

**OWNER:** BLD Investments, LLC

**REQUESTED CHANGE:** Major Amendment to the PUD Planned Unit Development Overlay and 14.22 acres from A-3 Suburban District to A-3 Suburban District and PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the north side Bay Ridge Drive and east of Leeds Street; Slidell

**SIZE:** 93.3 acres

