

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MARCH 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. The livestream will begin at 6:00 pm on Tuesday, March 2, 2021.

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: 983 1472 6521 # Participant ID: # and Password: 58854134 #

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 February 2, 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 2/02/2021 MEETING

AGENDA
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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 2/02/2021 MEETING
3. **2020-2200-ZC**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the north side of U.S. Highway 190, west of Sunset Drive; Slidell, S4, T9S, R14E; Ward 9, District 11
Acres: 1.3505 acres
Petitioner: Dewanda Gladney
Owner: Silver Lake Estate, LLC
Council District: 11
4. **2020-2201-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the east side of Highway 434, south of Berry Todd Road being Lots 11A, 11B, and 11C; Lacombe; S43, T8S, R13E; Ward 7, District 7
Acres: 3.147 acres
Petitioner: Julie Agan
Owner: Carroll and Robert Gales
Council District: 7
5. **2021-2215-ZC**
Existing Zoning: A-3 (Suburban District) and HC-2 (Highway Commercial District)
Proposed Zoning: A-3 (Suburban District), HC-2 (Highway Commercial District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Preachers Oak Lane, south of US Highway 190, being Lots 44 and 45, Square 3, Avondale Subdivision; Slidell; S4, T9S, R14E; Ward 9, District 14
Acres: .138 acres
Petitioner: Dwayne Parker
Owner: Dwayne Parker
Council District: 14
6. **2021-2217-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Location: Parcel located north side of Penn Mill Road, west of Covington Vincent Airport Road; Covington; S24, T6S, R10E; Ward 3, District 3
Acres: 1.49 acres
Petitioner: Aparicio Enterprise, LLC - Christine Aparicio
Owner: Aparicio Enterprise, LLC - Christine Aparicio
Council District: 3

MANDEVILLE, LOUISIANA

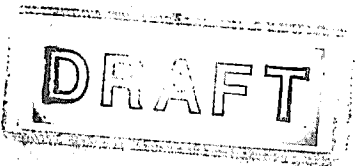
Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	I-2 (Industrial District)
Location:	Parcel located on the west side of Compass Way North, South, and East and the west of the Alamosa Park Subdivision being 27.2941 acres; Mandeville; S24, T7S, R11E; Ward 4, District 5
Acres:	27.2941 acres
Petitioner:	Jones Fussell, L.L.P. - Jeffery Schoen
Owner:	Alamosa Holdings, LLC and Abiquiu Holdings, LLC Margery Hanisee
Council District:	5

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the east side of 4th Street, south of Avenue D, being Parcel 11, Square 47, Village of Guthrie Subdivision; Ward 8, District 9
Acres:	.138 acres
Petitioner:	Charles Tabor
Owner:	Tamland Investments Inc.
Council District:	9

OLD BUSINESS

ADJOURNMENT

MINUTES OF THE
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

ROLL CALL

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

APPROVAL OF THE JANUARY 5, 2021 MINUTES

Fitzmorris made a motion to approve, seconded by Randolph

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

POSTPONING OF CASES:

- 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

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, FEBRUARY 2, 2021**

DRAFT

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

Paul Mayronne came to the podium representing Mr. Herberger.

Randolph made a motion to postpone for 1 month, seconded by Willie

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

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

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

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

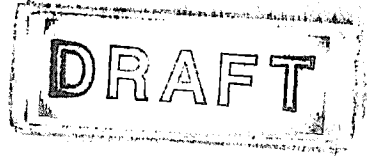
9. ZC03-02-012

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

Jeff Schoen came to the podium.

A community meeting was discussed but a date was not set.

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
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**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
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Randolph made a motion to postpone until April, seconded by Fitzmorris

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

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: Parcel located on the north side Bay Ridge Drive and east of Leeds Street; Slidell; S37, T9S, R15E; Ward 8, District 9

Acres: 93.3 acres

Petitioner: Dustin Richard

Owner: BLD Investments, LLC

Council District: 9

Jeff Schoen came to the podium.

A community meeting was discussed but a date was not set.

Randolph made a motion to postpone until April, seconded by Fitzmorris

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

ZONING CASES:

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

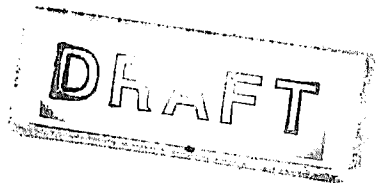
Petitioner: Jones Fussell, L.L.P. – Jeff Schoen

Owner: MKMHB, LLC – Marilyn Seifert

Council District: 5

Jeff Schoen came to the podium

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Fitzmorris made a motion to approve, seconded by Crawford

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

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

Dan Storey came to the podium

Seeger made a motion to approve, seconded by Randolph

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

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 7th 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

Brittany Brooks came to the podium

Randolph made a motion to approve, seconded by Fitzmorris



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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

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

Richard Muller came to the podium representing John Campo

Lloyd Ostendorf spoke in opposition of this request

Willie made a motion to approve, seconded by Fitzmorris

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

8. 2020-2187-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Location: Parcel located on the south side of North Mill
Road; Lacombe; S29, T8S, R13E; Ward 7, District 11
Acres: 1.932 acres
Petitioner: Jimmy Laurent
Owner: Jimmy Laurent Construction, Inc.
Council District: 11

Jimmy Laurent came to the podium

Dennis McIntyre asked some questions

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
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DRAFT

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

Crawford made a motion to approve, seconded by Randolph

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

NAY: Seeger

ABSTAIN:

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Fitzmorris made a motion to adjourn

ZONING STAFF REPORT

Date: February 22, 2020
Case No.: 2020-2142-ZC
Posted: December 25, 2020

Meeting Date: March 2, 2021
Determination: Postponed Until March 2, 2021
Prior Determination: January 5, 2021 – Postponed
February 2, 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).

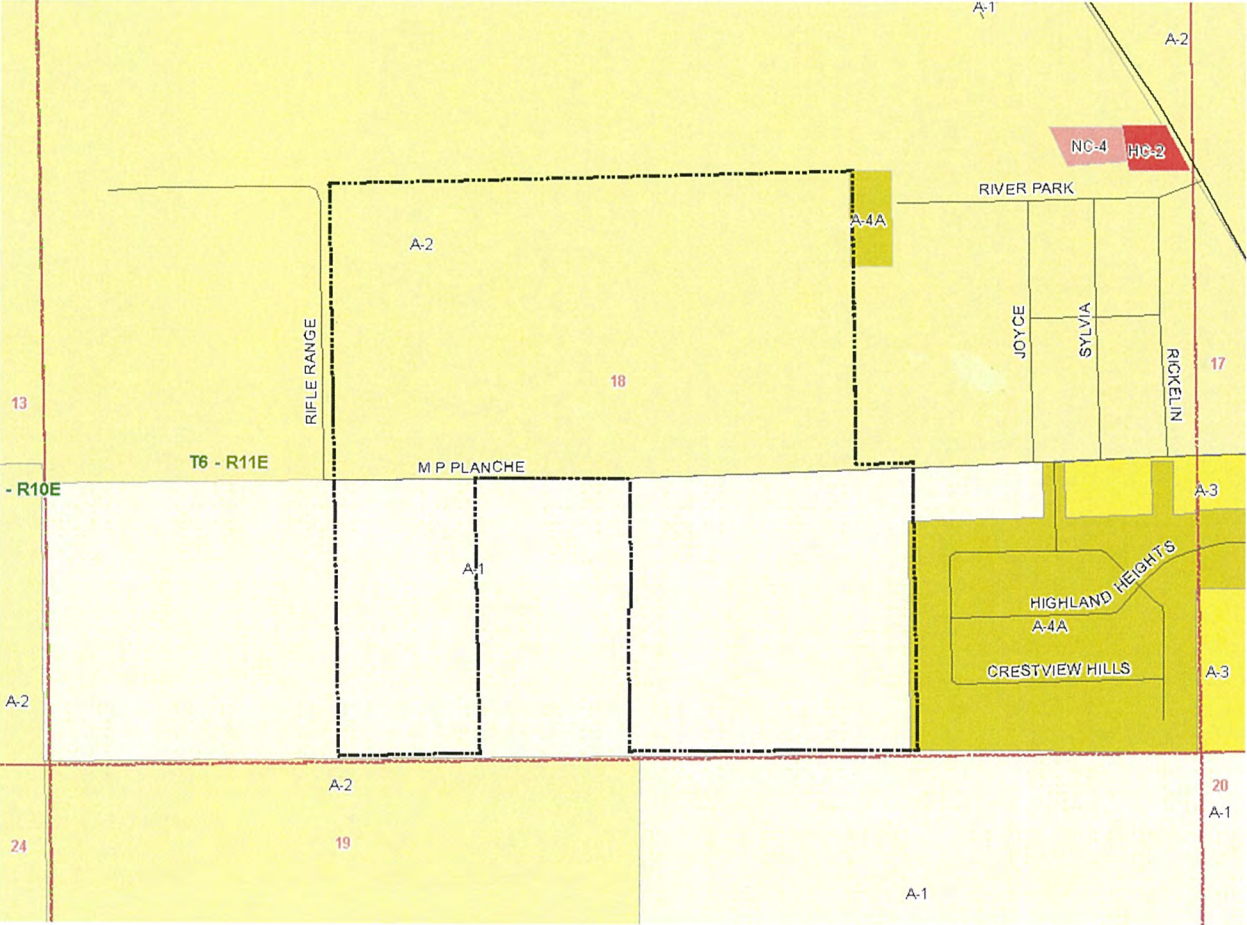
The current request is to establish the allowable density for the proposed River Park Estates Phase 3 PUD (Case No. 2020-2143-ZC), which is west of the existing River Park Estates Phase 1 and 2; both of which maintain the underlying zoning classification of A-2 Suburban District. The requested A-4 Single-Family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

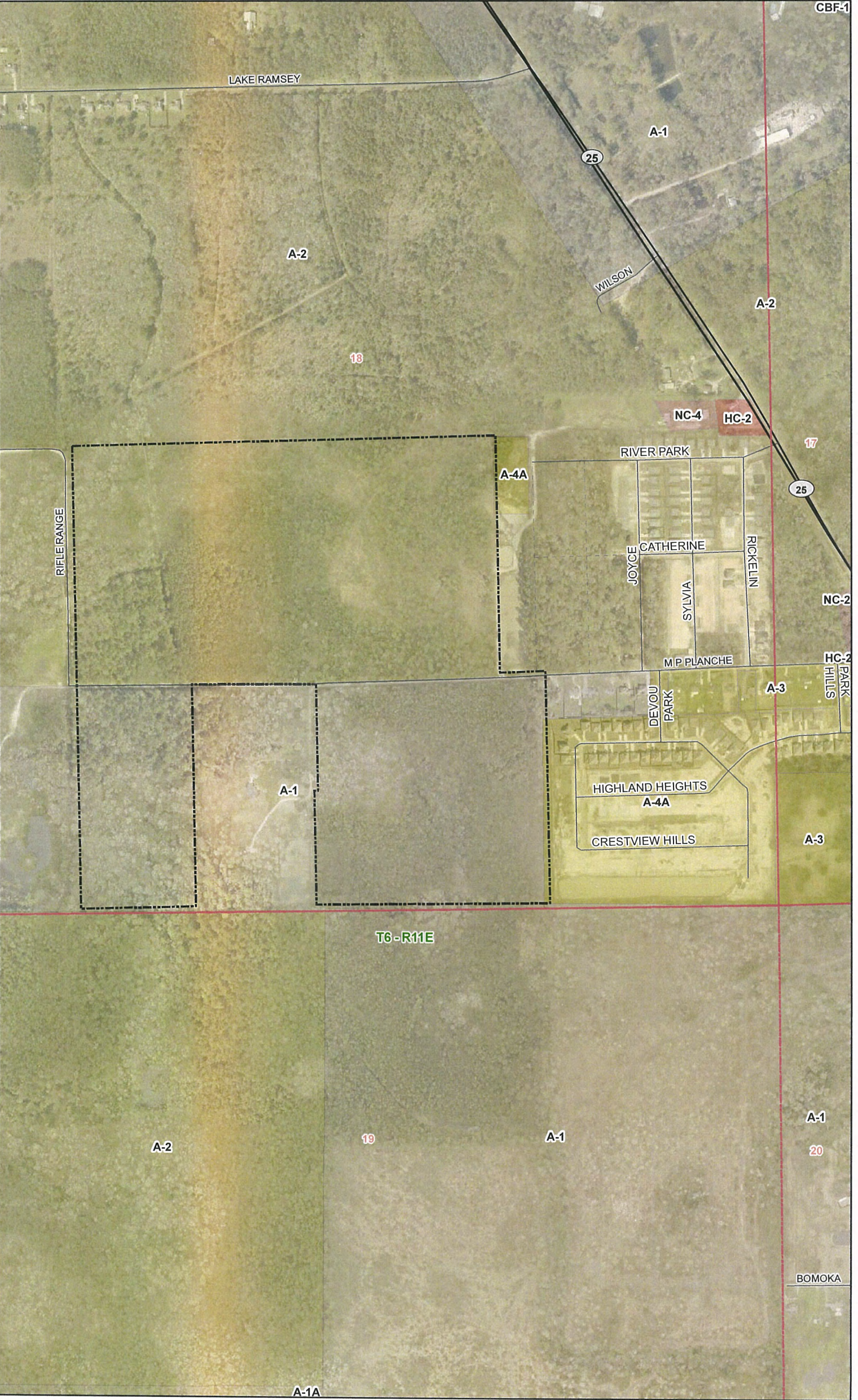
Case No.: 2020-2142-ZC
PETITIONER: Corie Herberger
OWNER: Dawn Kane

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: February 22, 2020
Case No.: 2020-2143-ZC
Posted: December 25, 2020

Meeting Date: March 2, 2021
Determination: Postponed Until March 2, 2021
Prior Determination: January 5, 2021 – Postponed
February 2, 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 384 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 and A-2 Suburban District to A-4 Single-Family Residential 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	Provided as Required Revisions Required: Accessory Structure Setbacks Required
Restrictive Covenants	Revisions Required: 1. Minimum culvert size used for driveways must be stated
Water & Sewer facilities	Magnolia Water Utility Operating Company – Confirm capacity to provide services
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	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

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

<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 384 residential lots, which is 95% of 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 36.20 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 may 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 384 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. A total of 1.08 acres of usable open space areas labeled "basketball court" and "playground" is proposed to be provided. Considering the high density of the proposed subdivision, additional active areas and amenities should be provided.
- 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 formal access for the residents.

4. Preservation of natural features of a development site.

- Placing the greenspace areas and stormwater management ponds into a conservation easement would permanently limit the use of the land and ensure the public benefit of open space is maintained. The applicant has submitted a letter to the Department of Planning and Development which states no objection to placing the preserved wetlands at the north end of the project into a conservation easement prior to the recording of this section of the final plat.

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 submitted a letter of no objection to remove the berm along either retention ponds where they connect to combine the ponds and park space with input from the Parish Engineering Office. 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 384 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 approximately 12 ft. wide where the proposed PUD is shown. While widening this section of the roadway will be required to match the existing approximately 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 & 2. The proposed PUD plan shows forty-seven 60-foot-wide lots fronting this main access road. Allowing home sites to have direct access on M P Planche Road will requires residents to back onto a substandard collector road that is proposed to carry an additional capacity of 384 home sites, resulting 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 (2020-2142-ZC). If approved, this will create an increased allowable gross density of 404 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.

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, 10th 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 approximately 16 ft. two-way access road servicing the development.
4. The proposed density for this development is above the existing density in a majority of the surrounding area. Staff has determined that the proposal for 384 homes could 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.
5. The proposed drainage servitudes will interfere with the useable portion of a majority of the lot’s backyard areas.
6. The applicant has stated no objection to placing the wetlands and retention ponds into a conservation easement.

7. The applicant has stated no objection to combining the 5.37-acre retention pond and park area to the northeast of the proposed PUD with the existing 3.5-acre pond and park area to the west of River Park Estates Phase 1 with input from the Parish Engineering office.

Case No.: 2020-2143-ZC

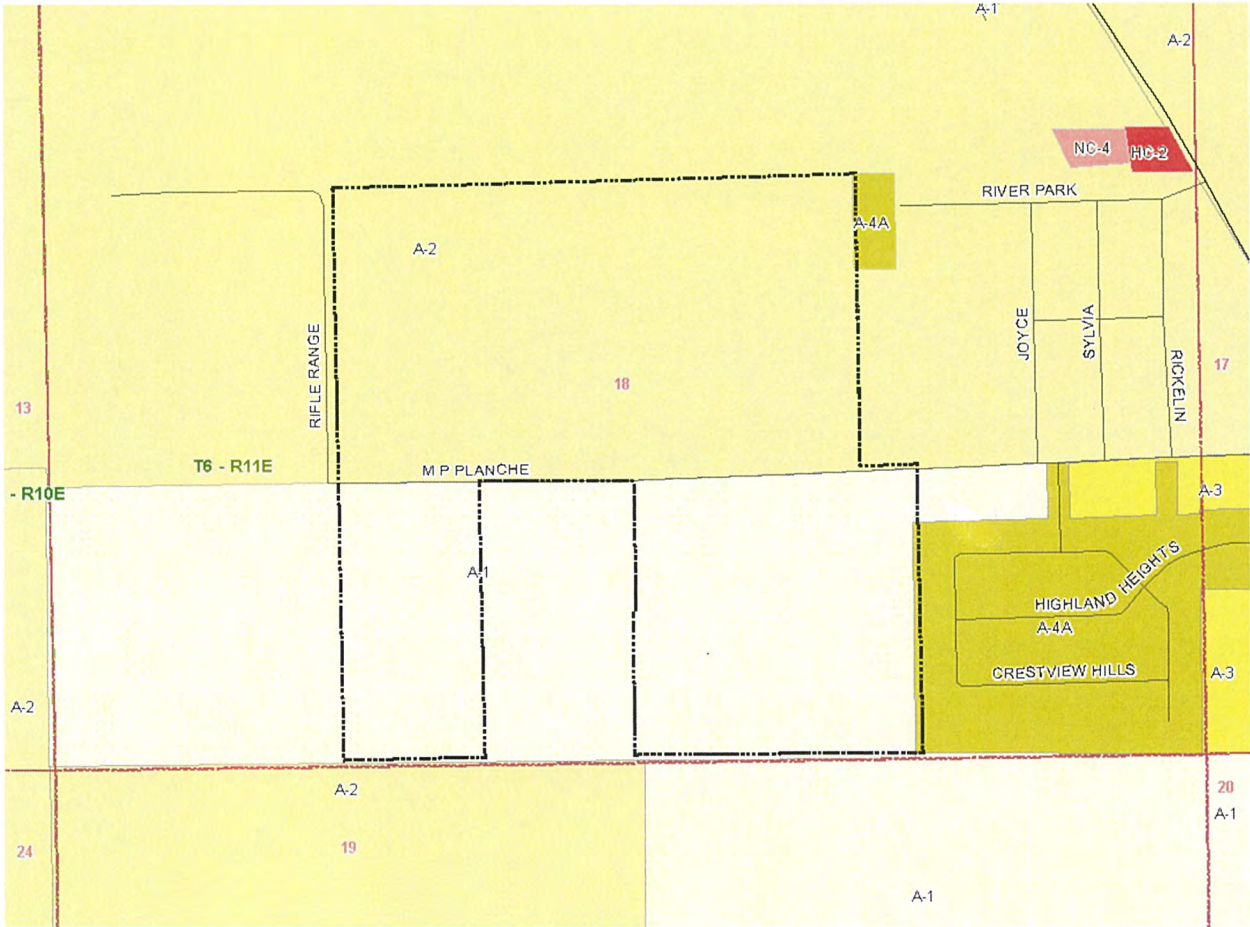
PETITIONER: Corie Herberger

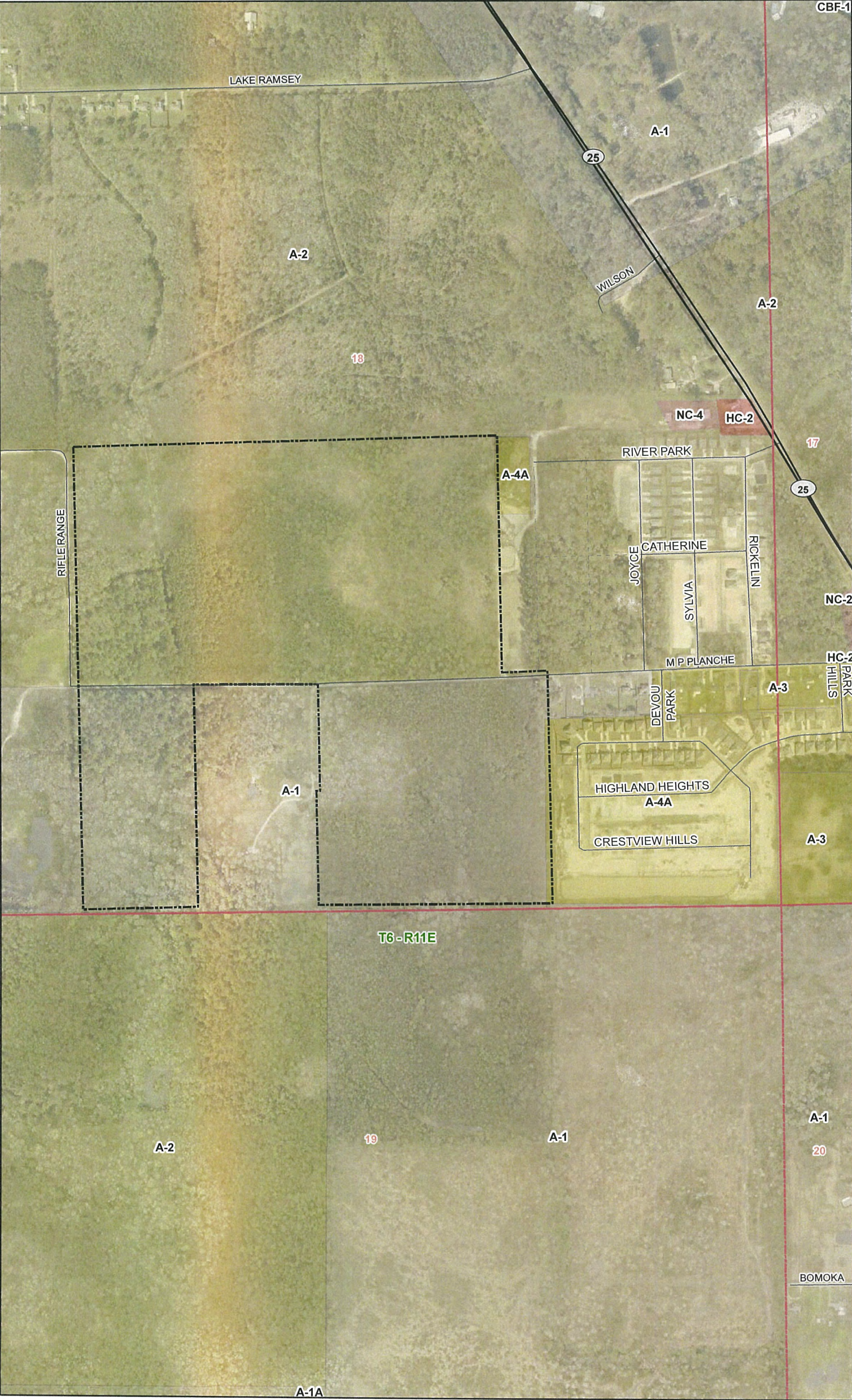
OWNER: Dawn Kane

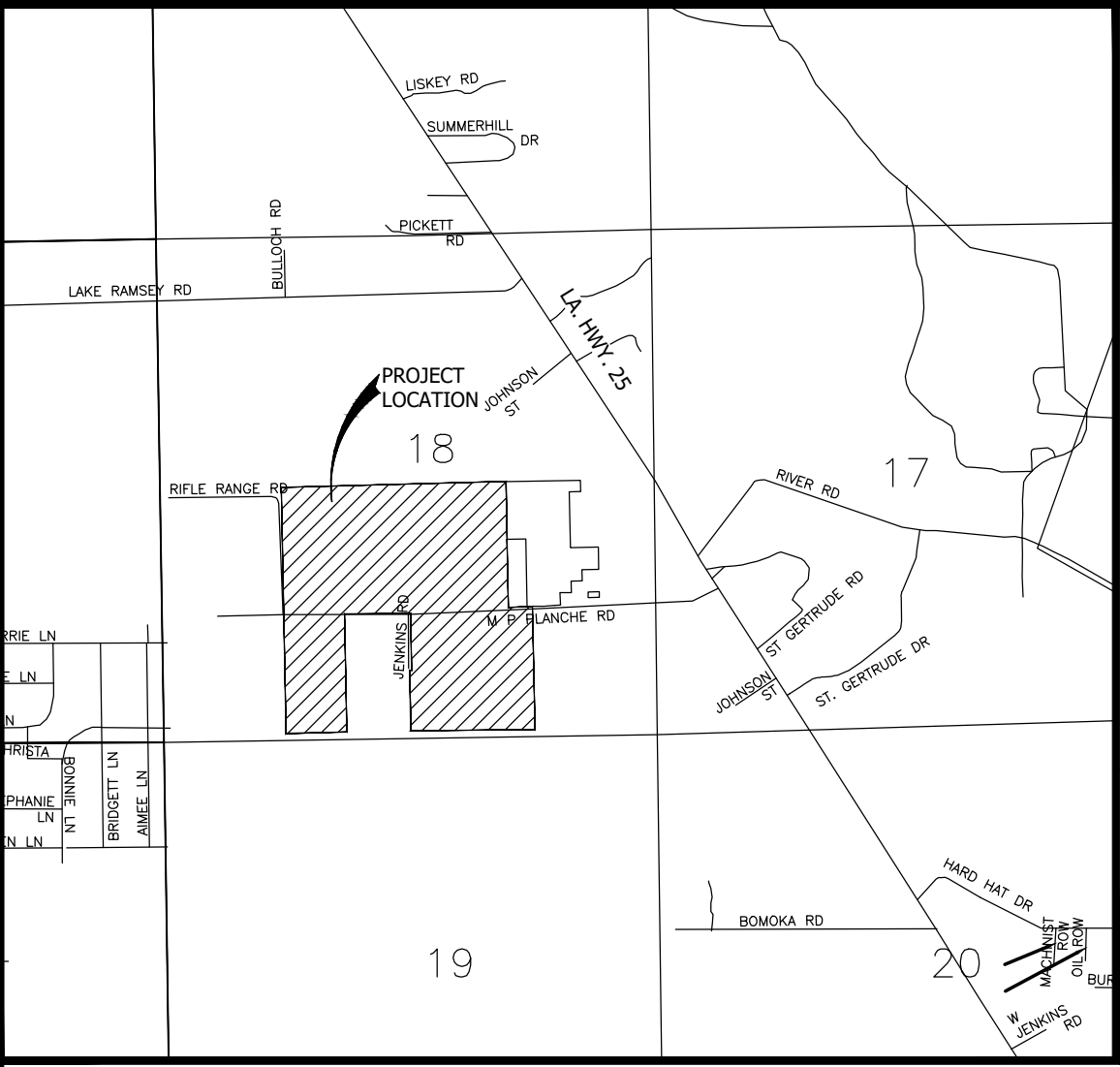
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District and PUD Planned Unit Development Overlay

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

SIZE: 134.733 acres







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% = 32.30 ACRES

GREENSPACE PROVIDED @ 50% = 3.90 ACRES

TOTAL PROVIDED = 36.20 ACRES

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

INDICATES WETLANDS
TOTAL WETLANDS=30.68 ACRES

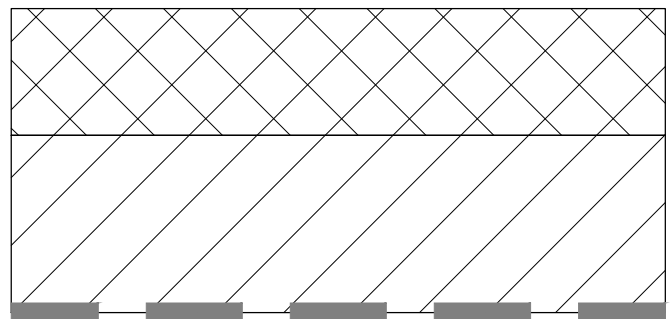
WETLANDS TO BE MITIGATED=7.65 ACRES

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 29 Minutes 32 Seconds West a Distance of 1,335.34 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 2,644.57 feet to a point; Thence run North 88 Degrees 28 Minutes 49 Seconds East for a distance of 2,416.17 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 1325.04 feet back to the Point of Beginning.

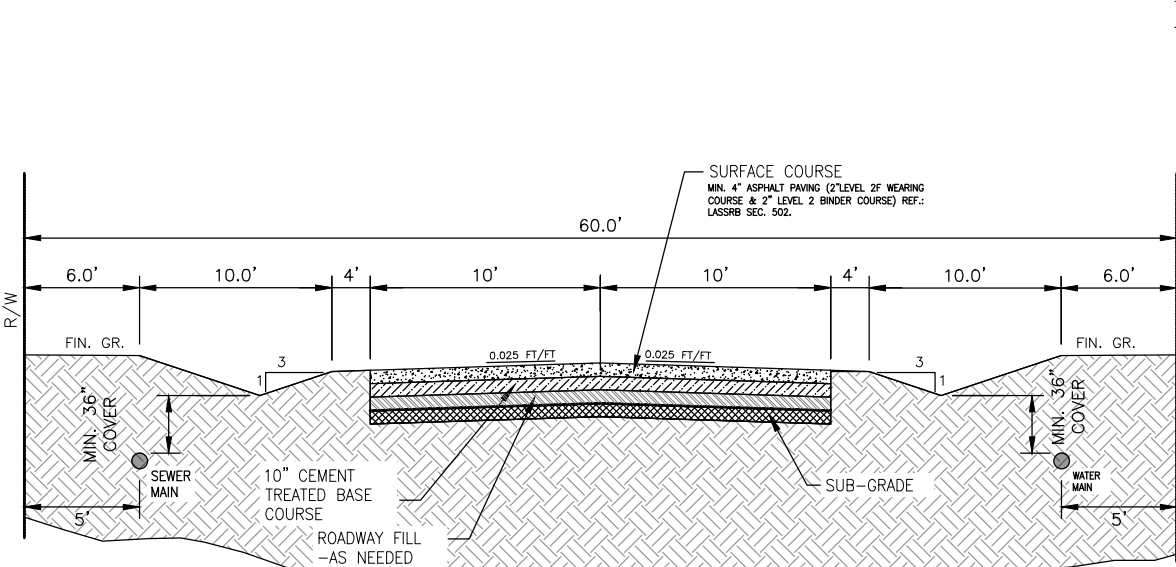
Containing 134.733 Acres or 5,868,977 square feet



PAVING & SHOULDER SECTION

NOT TO SCALE

TYPICAL M.P. PLANCHE ROADWAY WIDENING



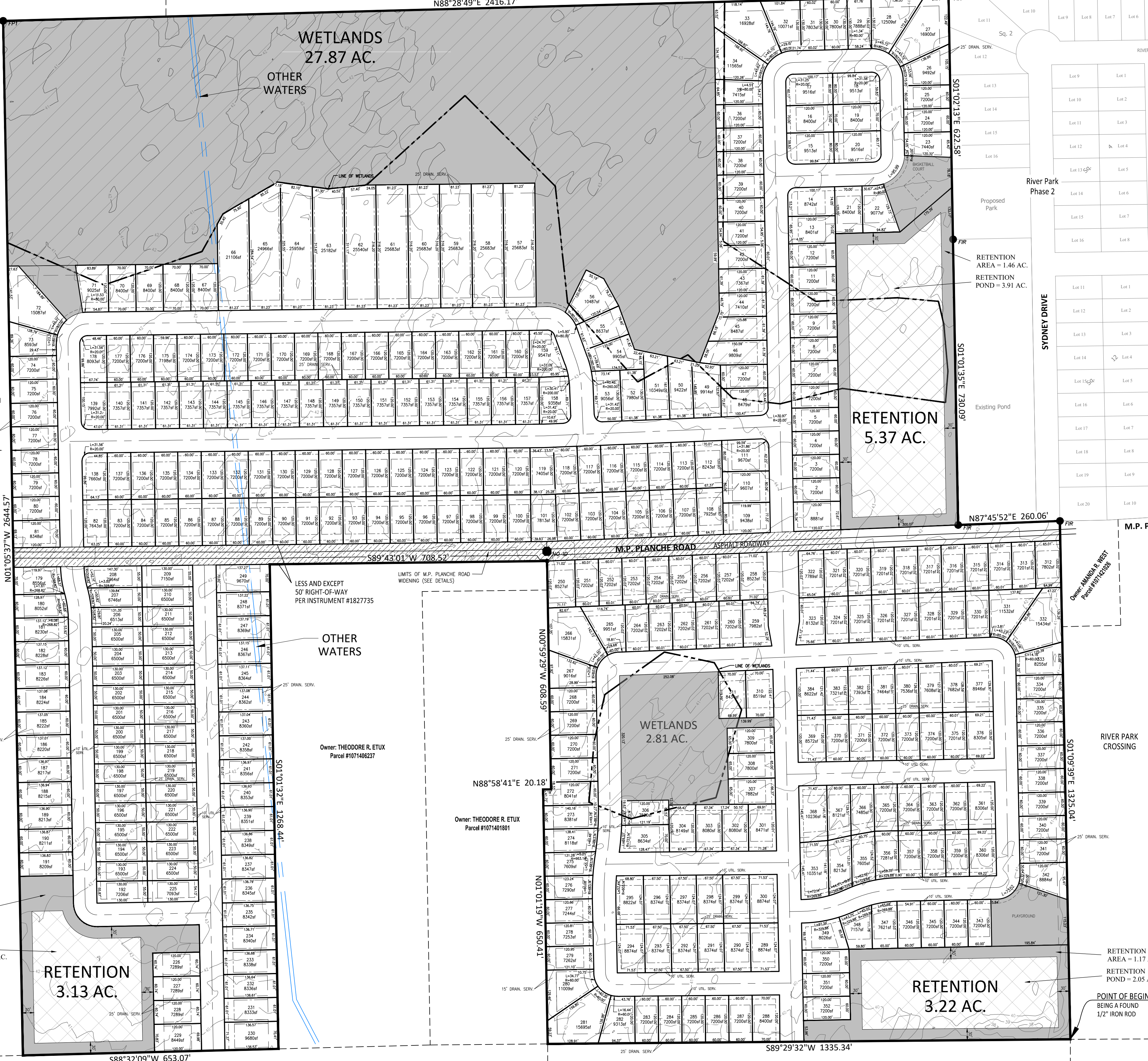
TYPICAL ROADWAY SECTION

NOT TO SCALE

LOT SIZE LIST

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

Owner: RESOURCE BANK
Parcel #1071421019



Owner: RICHARD S. BLOSSMAN
Parcel #1070131628

Owner: RUDY BOOTH
Parcel #1070130516

Owner: CITY OF COVINGTON
Parcel #107106488

Owner: THEODORE R. ETUX
Parcel #1071406237

Owner: THEODORE R. ETUX
Parcel #1071401801

Owner: ANDREW WEST
Parcel #1071401801

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 SYSTEM(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER 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 PLAT. FRONT-25', SIDE-5', SIDE STREET-10', REAR-25'. MAXIMUM HEIGHT FOR ALL STRUCTURES-35'
- 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.
- 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 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 LOADED.
- 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 OR IMPROVEMENTS OF ANY NATURE IS PROHIBITED WITHIN DRAINAGE EASEMENTS OR STREET RIGHTS-OF-WAY.
- 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.
- THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED IN C.O.B. FOLD SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED.
- THE DRAINAGE AND STORM WATER DETENTION STORAGE AREAS AS SHOWN HEREON ARE TO BE MAINTAINED BY THE PARISH OF ST. TAMMANY.
- THE BASKETBALL COURT AND PLAYGROUND AREAS SHOWN HEREON ARE TO BE OWED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY MAGNOLIA UTILITIES.
- 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 WITH THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE ABOVEMENTIONED RESTRICTIONS SHALL BE RECITED 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, POSTS AND RETENTION PONDS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL 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	384	CENTRAL	CENTRAL
AREA	NO. OF LOTS	SEWER SYSTEM	WATER SYSTEM
60' X 120'	60'	14,099 LF (2.67 MI.)	1,300 LF
AVG. LOT SIZE	LOT FRONTAGE	LENGTH OF STREET	MAX. BLOCK LENGTH
ASPHALT	120	60' ROW	A4 & PUD
ROAD SURFACE	LOT DEPTH	STREET R.O.W.	ZONING
TCHFUNCTE RIVER			
ULTIMATE SURFACE WATER DISPOSAL			

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
La. Reg. Land Surveyor
Reg. No. 5051

ALEX E. WILLIAMS
La. Reg. Civil Engineer
Reg. No. 35169

APPROVAL:

CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION	RIVER PARK ESTATES LLC 22161 MARSHALL ROAD, SUITE C MANDEVILLE, LA.
SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION	OWNER
DIRECTOR-PARISH ENGINEERING	
CLERK OF COURT	
DATE FILED	FILE NO.

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 MAGNOLIA UTILITIES.

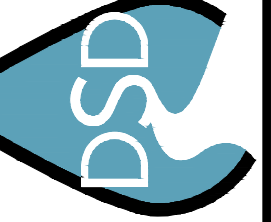
NOTE: ALL PVC PIPING SHALL CONFORM TO DOTT STANDARDS AND SPECIFICATIONS:
BENCHMARK -
NOTE: 1/2" IRON RODS TO BE SET AT ALL PROPERTY CORNERS.

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

NOTE: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "C" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205 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



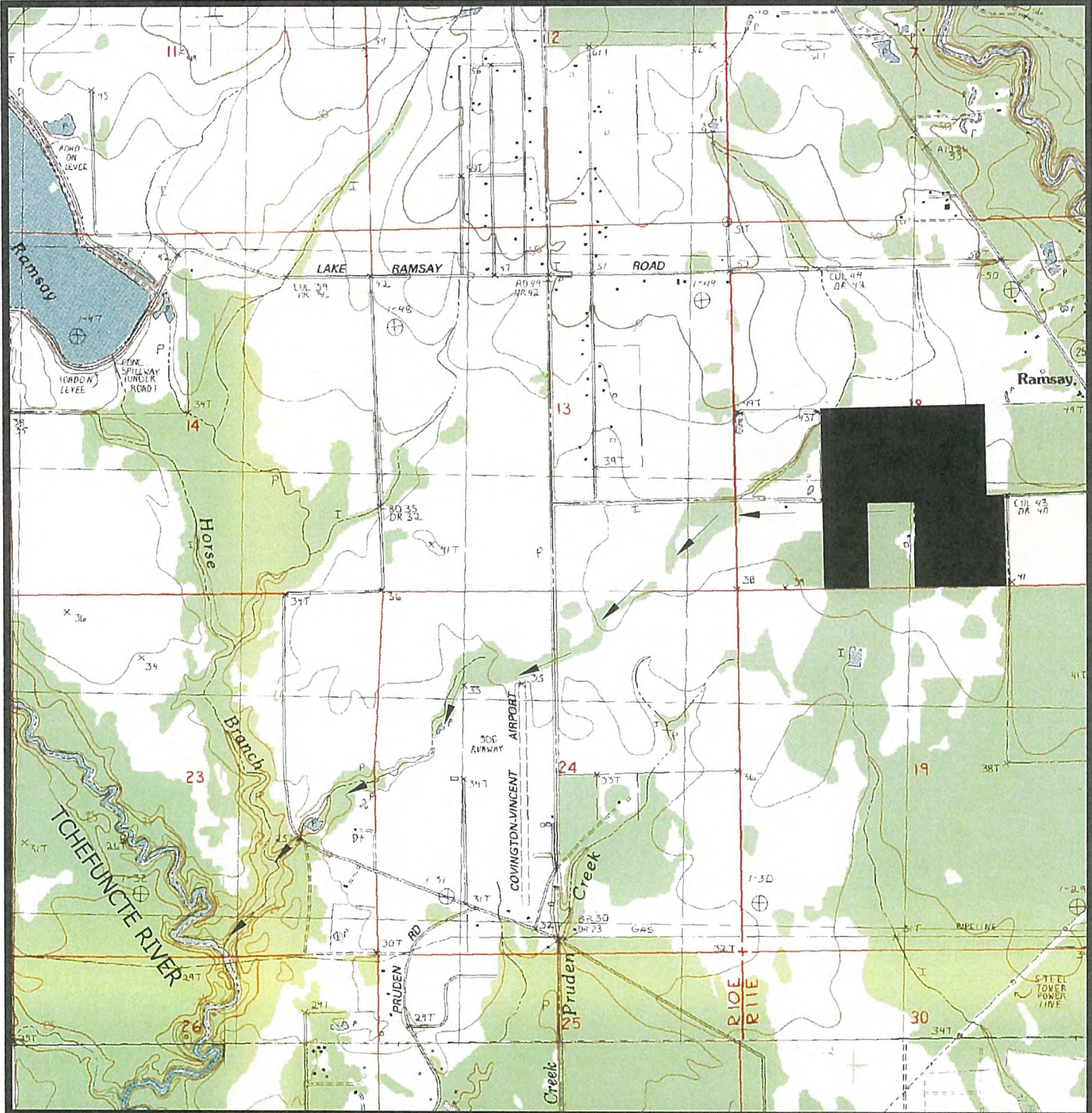
RIVER PARK ESTATES, LLC
PROJECT DESCRIPTION:
PLANNED UNIT DEVELOPMENT OF RIVER PARK ESTATES, PHASE 3
SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

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REVISION NO:
01.25.2021-Lot LAYOUT

JOB NO: 14-231
DATE: 11.10.2020
DRAWN BY: CAD
SCALE: 1" = 150'
COMPUTER FILE:

SHEET
SD-1



Client:
RIVER PARK ESTATES LLC

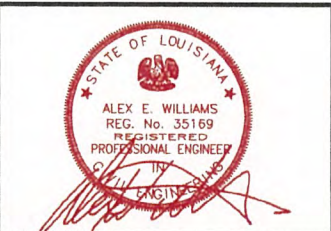
Project:
ULTIMATE SURFACE RUNOFF MAP

Project NO.
14-231
Date
11.09.2020
Scale
N.T.S.

No.	Revision/Issue	Date

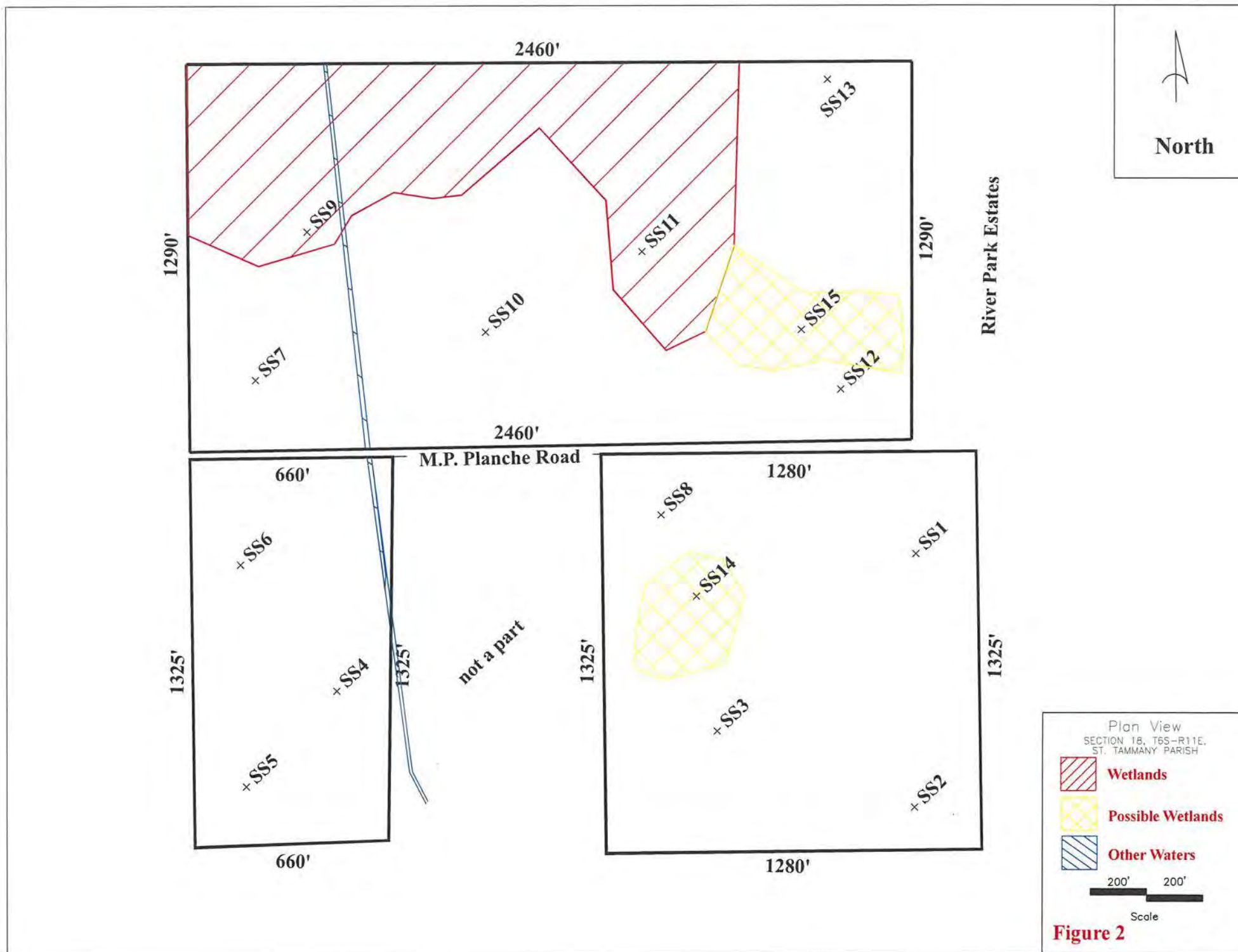
Sheet
D-1

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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:)

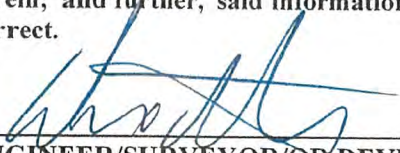
- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☒ 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

ZONING STAFF REPORT

Date: February 22,2021
Case No.: 2020-2200-ZC
Posted: February 19, 2021

Meeting Date: March 2, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Dewanda Gladney
OWNER: Silver Lake Estate, LLC
REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District
LOCATION: Parcel located on the north side of U.S. Highway 190, west of Sunset Drive; Slidell
SIZE: 1.3505 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: US 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-4 Single-Family Residential District
South	Commercial	C-4 Highway Commercial (Slidell City Limits)
East	Commercial and Residential	A-4 Single Family Residential District, PF-1 Public Facilities, and HC-2 Highway Commercial District
West	Residential	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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 HC-2 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the north side of U.S. Highway 190, west of Sunset Drive, Slidell. The 2025 Future Land Use Plan designations the site to be developed with several forms of commercial structures.

The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses versus the purpose of the HC-3 Highway Commercial District which is to provide for the location of large-scale, heavy commercial retail, office and service uses. The requested zoning change to HC-3 will create an increase in the intensity of the allowable uses in the area.

Note that the reason for the request is to accommodate a wedding venue.

Case No.: 2020-2200-ZC

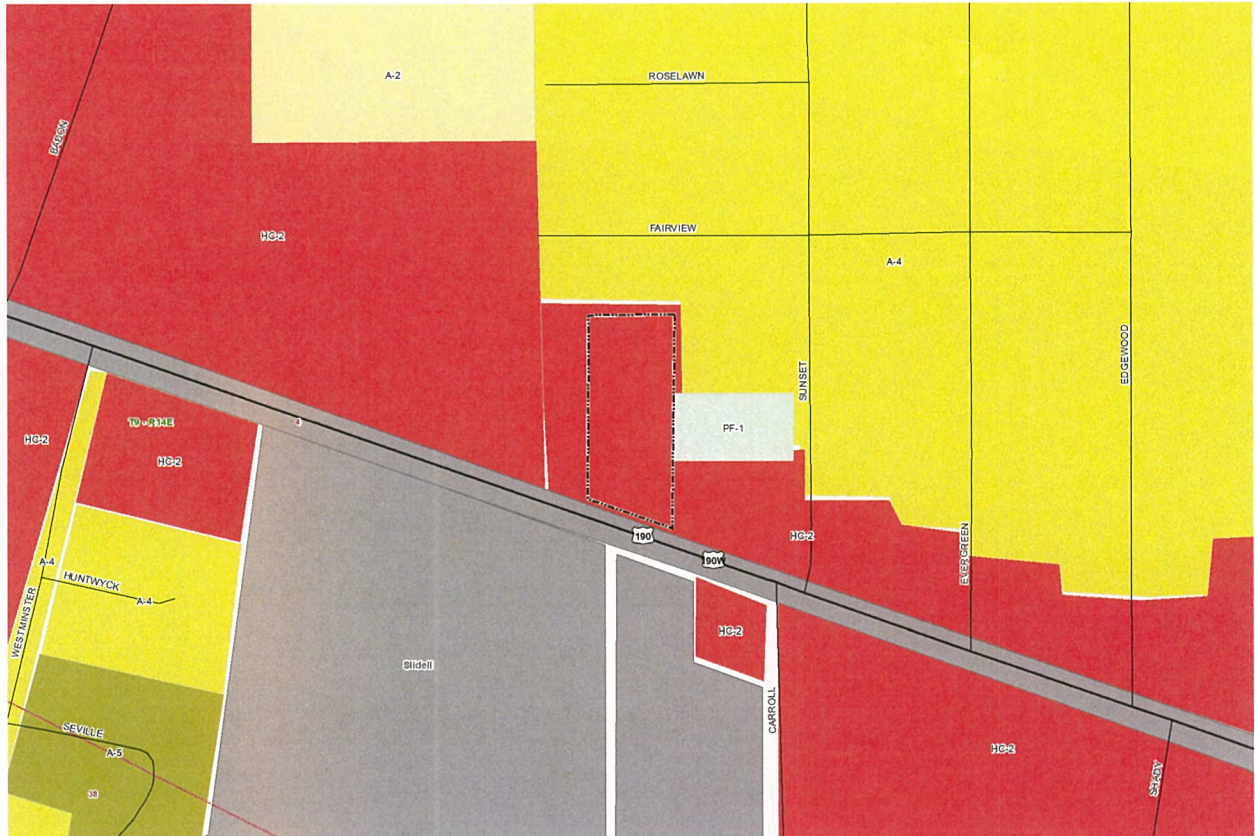
PETITIONER: Dewanda Gladney

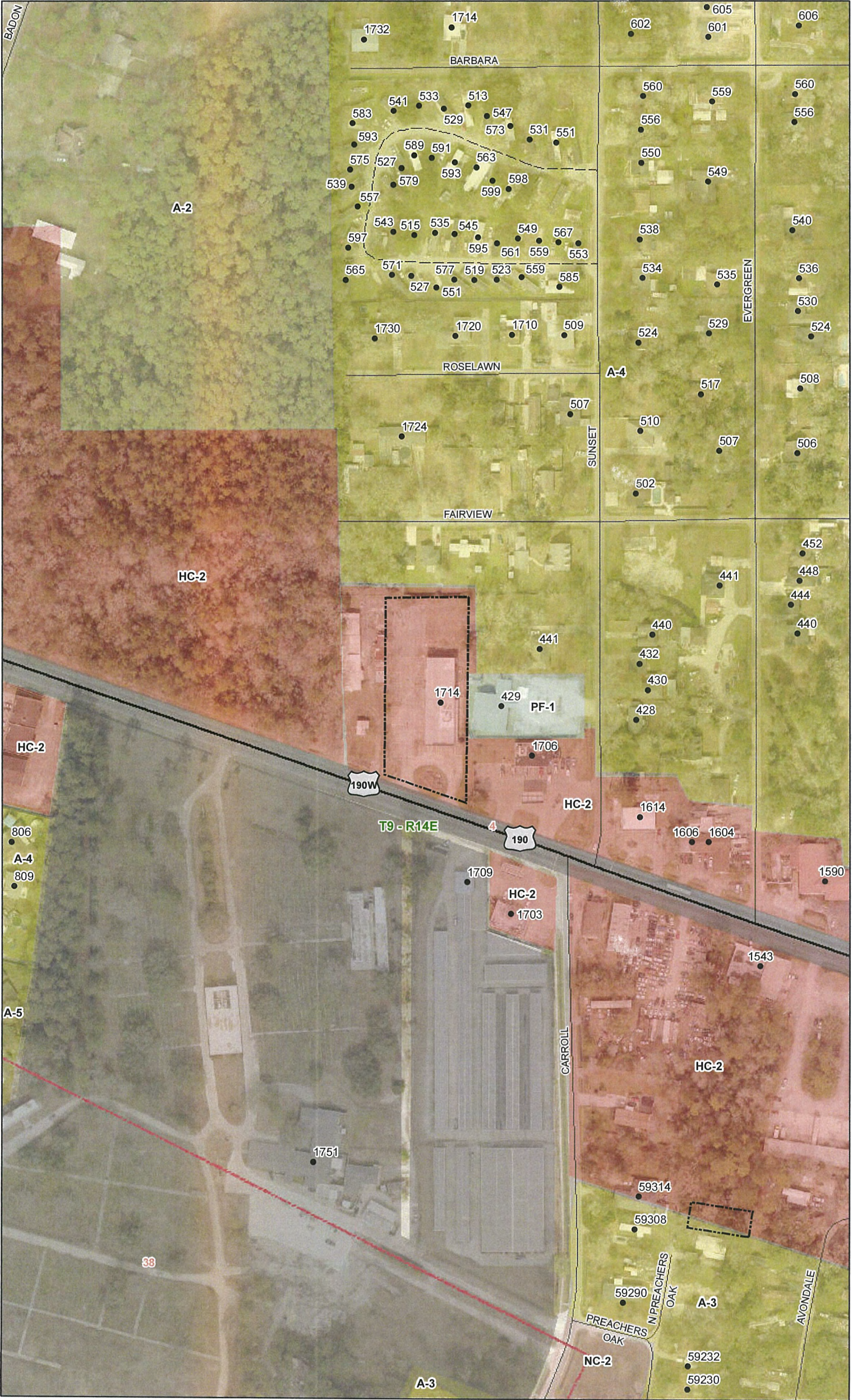
OWNER: Silver Lake Estate, LLC

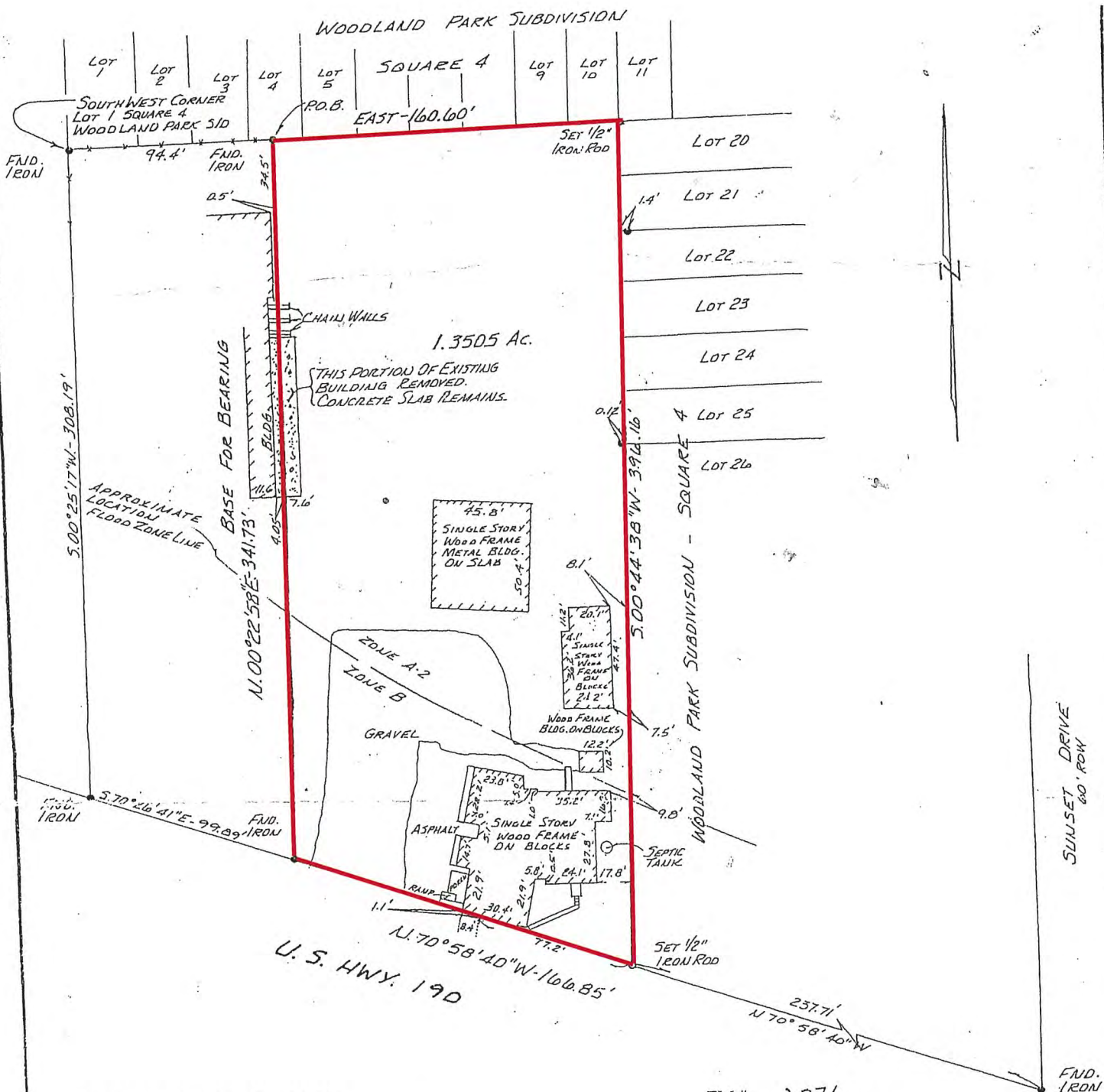
REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the north side of U.S. Highway 190, west of Sunset Drive; Slidell

SIZE: 1.3505 acres







REFERENCE SURVEY NO. 27086
BY IVAN BORGEN DATED MAY 27, 1981.

THIS PROPERTY IS LOCATED IN FLOOD
ZONE A-2 AND ZONE B, PER FIRM
PANEL 225205 D-420 D, DATED 4-2-91.
B.F.E. 12.0'.

2021-2200-ZC

Subject Property

SURVEY MAP OF
A 1.3505 ACRE
PARCEL OF LAND
IN
SECTION 4, T-9-S, R-14-E
ST. TAMMANY PARISH, LA.

CERTIFIED TO
HERSCHELL E. STOVALL

EM # 2871
INST# 1084174



SURVEY BY

J.V. Burkes III
J.V. BURKES III
LA. RLS NO. 840

JOB No. 961181 Dr. BY kp
DATE: JUNE 14, 1996 SCALE: 1" = 50'
REVISED: SEPT. 4, 1996
REVISED: JAN. 14, 1998 NO. 980005

REVISED: JAN. 30, 1998

ZONING STAFF REPORT

Date: February 22,2021
Case No.: 2020-2201-ZC
Posted: February 19, 2021

Meeting Date: March 2, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Julie Agan

OWNER: Carroll and Robert Gales

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 434, south of Berry Todd Road being Lots 11A, 11B, and 11C; Lacombe

SIZE: 3.147 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	Undeveloped	A-4 Single-Family Residential District
South	Residential	A-2 Suburban District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

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 PF-1 Public Facilities District. The site is located on the east side of Louisiana Highway 434, south of Berry Todd Road being Lots 11A, 11B, and 11C; Lacombe. The 2025 Future Land Use plan designates the site to be developed with residential uses that vary in site design and density.

The purpose of the requested 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 accommodate the new proposed location for the Council on Aging St. Tammany. Although flanked by residential uses, the site is located along a State Highway and could provide needed centralize services to the residents of St. Tammany Parish.

Case No.: 2020-2201-ZC

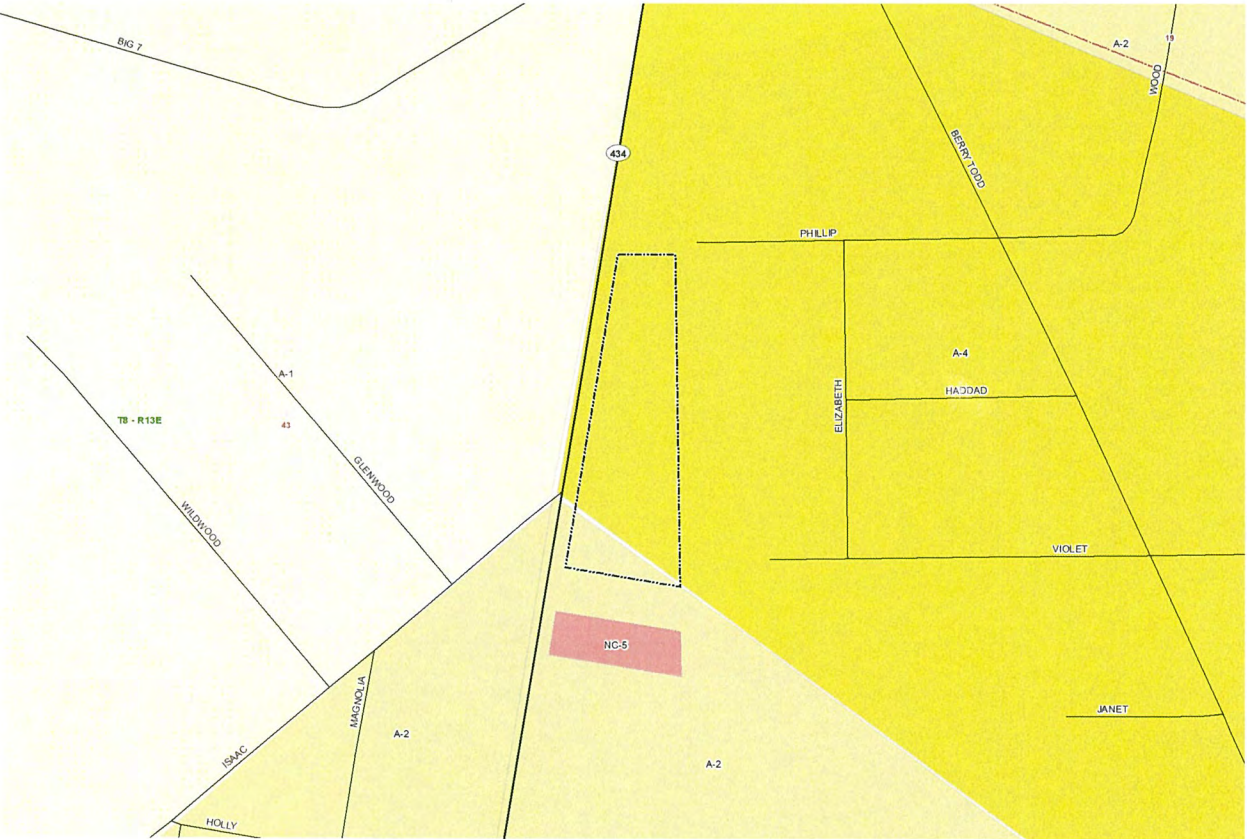
PETITIONER: Julie Agan

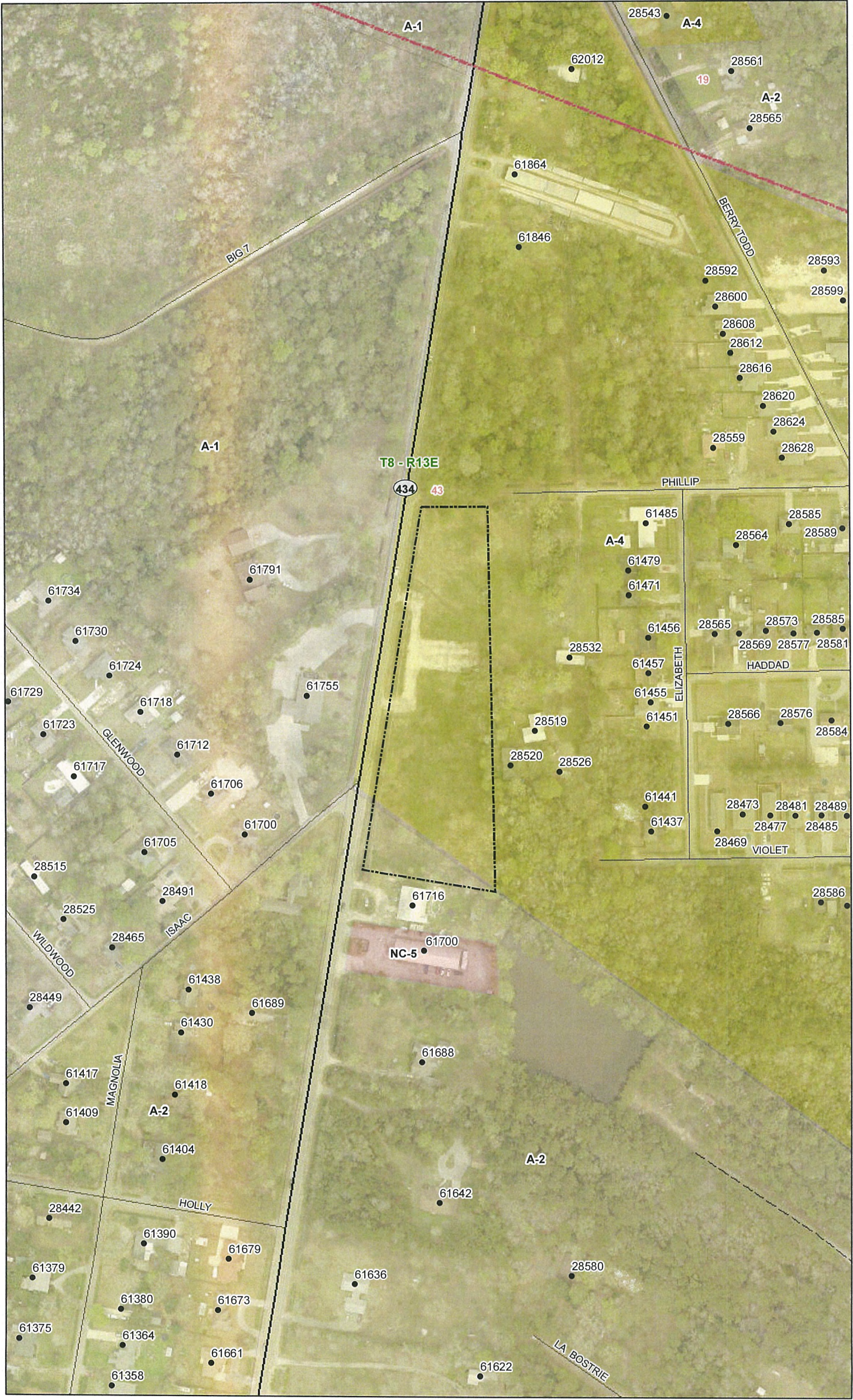
OWNER: Carroll and Robert Gales

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 434, south of Berry Todd Road being Lots 11A, 11B, and 11C; Lacombe

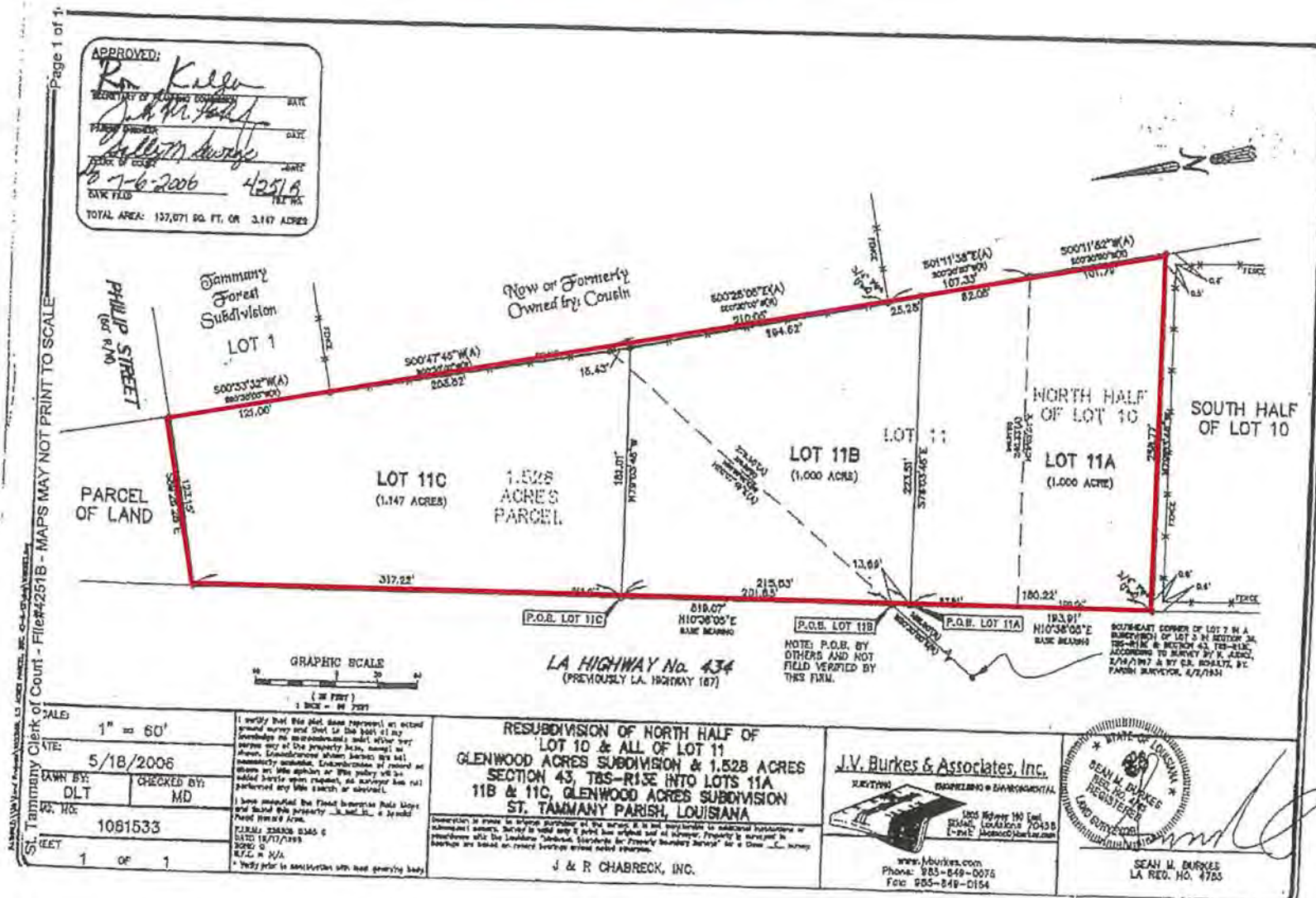
SIZE: 3.147 acres





2021-2201-ZC

Subject Property



ZONING STAFF REPORT

Date: February 22, 2021
Case No.: 2021-2215-ZC
Posted: February 19, 2021

Meeting Date: March 2, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Dwayne Parker

OWNER: Dwayne Parker

REQUESTED CHANGE: From A-3 Suburban District and HC-2 Highway Commercial District to A-3 Suburban District, HC-2 Highway Commercial District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Preachers Oak Lane, south of US Highway 190, being Lots 44 and 45, Square 3, Avondale Subdivision; Slidell

SIZE: .138 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	HC-2 Highway Commercial District
South	Residential	A-3 Suburban District
East	Residential	HC-2 Highway Commercial District and A-3 Suburban District
West	Residential	HC-2 Highway Commercial District and 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 and HC-2 Highway Commercial District to A-3 Suburban District, HC-2 Highway Commercial District, and MHO Manufactured Home Overlay. The site is located on the east side of Preachers Oak Lane, south of US Highway 190, being Lots 44 and 45, Square 3, Avondale Subdivision, Slidell. 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 located in a neighborhood that is developed with a majority of manufactured homes. The nearby intersection of Preachers Oak Lane and North Preachers Oak Lane was rezoned to accommodate manufactured homes in 2015 (ZC15-05-048).

SIZE: .138 acres

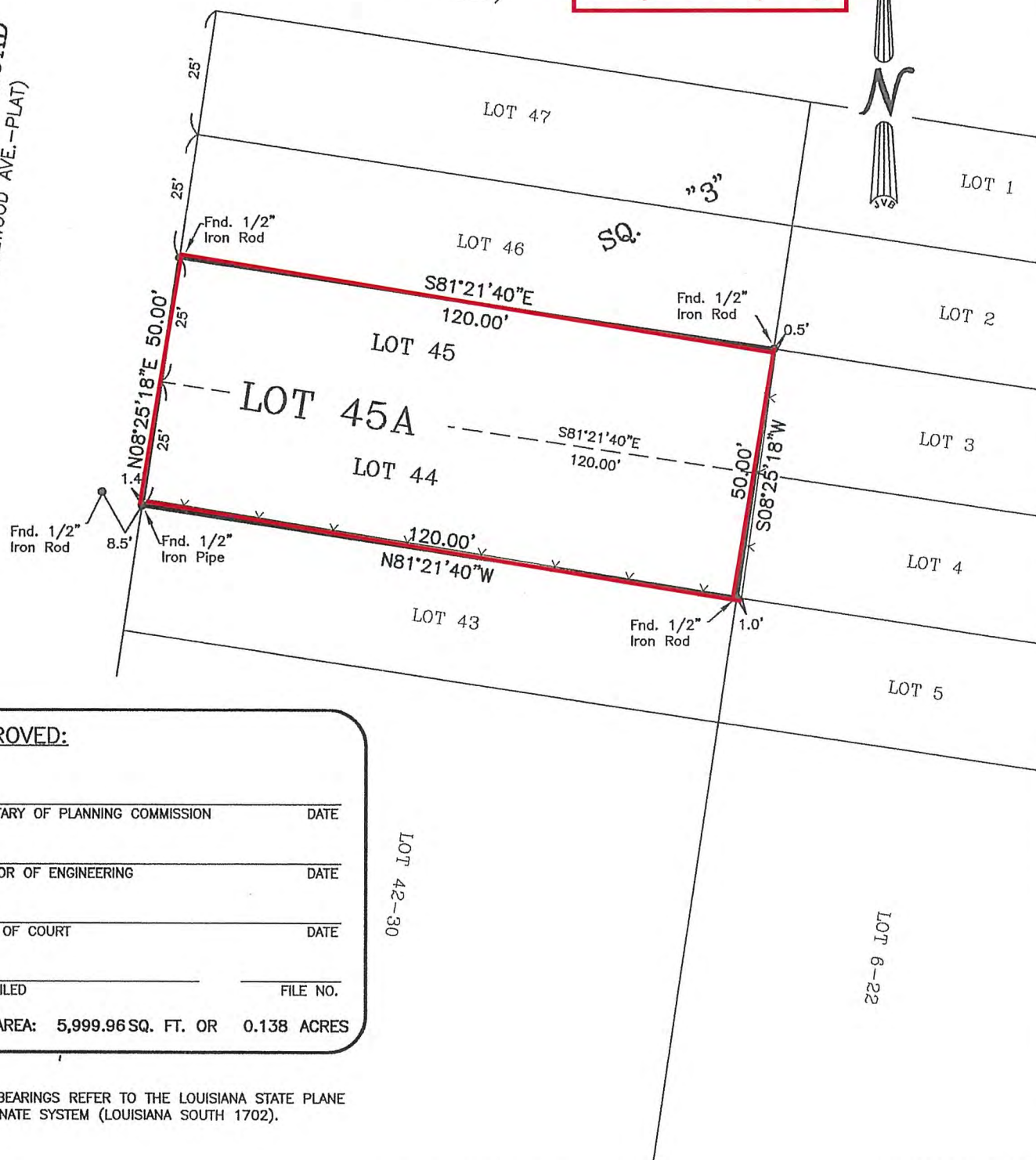




Subject Property

TALBOT STREET
(NOT CONSTRUCTED)

N. PREACHERS OAK ROAD
(AKA EDGEWOOD AVE.-PLAT)



SECRETARY OF PLANNING COMMISSION _____ DATE _____

DIRECTOR OF ENGINEERING

CLERK OF COURT DATE

DATE FILED _____ FILE NO. _____

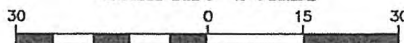
TOTAL AREA: 5.999.96 SQ. FT. OR 0.138 ACRES

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)
INCH = 30 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: N. PREACHERS OAK 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 C 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 0420 E

F.I.R.M. Date 04/21/1999

ZN: C B.F.E. N/A

* Verify prior to construction with Local Governing Body.

DRAWING NO.

20190196

DATE:

04/24/2019

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

DRAWN BY:

VLL

CHECKED BY:

RMK

SCALE:

$$1'' = 30'$$

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

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 RESUBDIVISION MAP OF
LOTS 44 & 45 INTO LOT 45A,
AVONDALE SUBDIVISION, SQ. 3 IN
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: **LILMAN, LLC**

~~SURVEYED BY: BURKES~~
~~REG. NO. 4785~~
~~REGISTERED~~

SEAN M. BORRIGES
LA REG. No 14785

ZONING STAFF REPORT

Date: February 22, 2021
Case No.: 2021-2217-ZC
Posted: February 19, 2021

Meeting Date: March 2, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Aparicio Enterprise, LLC - Christine Aparicio
OWNER: Aparicio Enterprise, LLC - Christine Aparicio
REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the north side of Penn Mill Road, west of Covington Vincent Airport Road; Covington
SIZE: 1.49 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-3 Suburban District. The site is located on the north side of Penn Mill Road, west of Covington Vincent Airport Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The site is flanked on all sides by property that is zoned A-1 Suburban District, which requires five-acre parcel sizes. The reason for the requested A-3 Suburban District, which requires half-acre parcel sizes is to allow for the property to be subdivided.

Case No.: 2021-2217-ZC

PETITIONER: Aparicio Enterprise, LLC - Christine Aparicio

OWNER: Aparicio Enterprise, LLC - Christine Aparicio

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the north side of Penn Mill Road, west of Covington Vincent Airport Road;
Covington

SIZE: 1.49 acres







Reference:

- 1) A Survey Map by Jeron Fitzmorris, Dated 4-12-2002, #9622 (Based Bearings)
- 2) A Survey Map by Jeron Fitzmorris, Dated 4-12-2002, #9623

Reference bearing calls not shown

THIS P.O.B. IS
 N89°55'E, 2007.72';
 N89°30'E, 314.6';
 NORTH, 327.05';
 N03°40'E, 106.8';
 S70°56'W, 67.3';
 N69°45'W, 165.65';
 FROM THE CORNER
 COMMON TO SECTIONS
 23, 24, 25, & 26,
 T6S, R10E, ST.
 TAMMANY
 PARISH, LOUISIANA
 (As per Ref)

Randall C. Turner

Conington Vincent Pilots

Lenda D. Perez

N17°31'09"E-208.81'

 (313.64'-Ref)
 S69°17'53"E-312.95'-Total

104.6'

1.49 ACRES

 S18°00'37"W-208.78'
 (208.54'-Ref)

Ronnie Joe Bel

 N69°17'10"W-311.16'
 (Based Bearings)

 Penn Mill Road
 (Parish Asphalt)

P.O.B.

LEGEND:

- = Fnd. 3/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- ▣ = Fnd. 3/4" Iron Pipe

—X— = Fence

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
 REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
 AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

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

MAP PREPARED FOR **MELISSA FLORES-TALE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 24, T-6-S, R-10-E, 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 LLC

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

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

SCALE:

1" = 60'

DATE:

8-5-2020

NUMBER:

19886

Terr3/MelissaTale

ZONING STAFF REPORT

Date: February 22, 2021
Case No.: 2021-2218-ZC
Posted: February 19, 2021

Meeting Date: March 2, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

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

OWNER: Alamosa Holdings, LLC and Abiquiu Holdings, LLC – Margery Hanisee

REQUESTED CHANGE: From A-2 Suburban District to I-2 Industrial District

LOCATION: Parcel located on the west side of Compass Way North, South, and East and the west of the Alamosa Park Subdivision being 27.2941 acres; Mandeville

SIZE: 27.2941 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: No current access

Road Surface: No current Access

Condition: No current access

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	Undeveloped	A-2 Suburban District
East	Industrial	I-2 Industrial District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

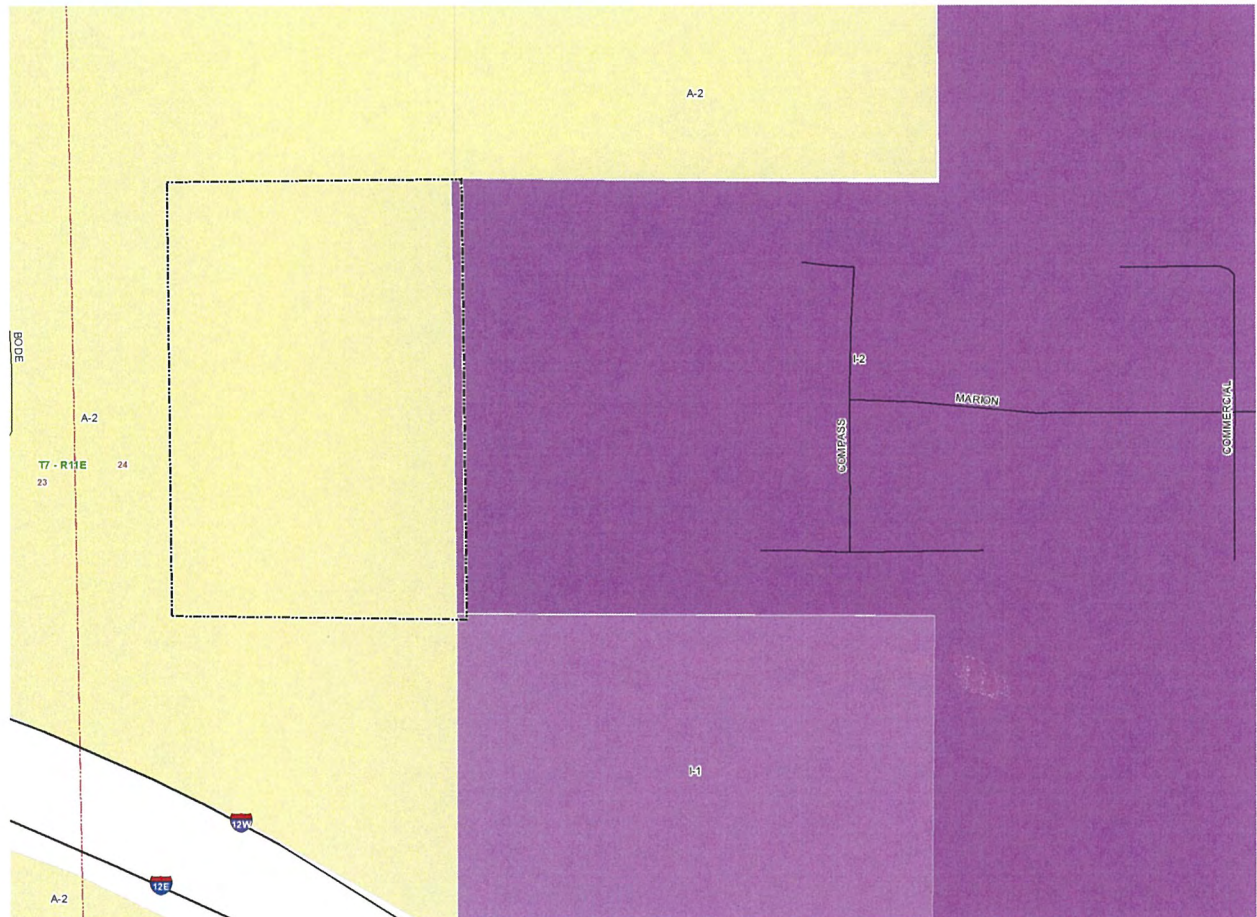
Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance,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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to I-2 Industrial District. The site is located on the west side of Compass Way North, South, and East and west of the Alamosa Park Subdivision being 27.2941 acres, Mandeville. 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 subject site is part of a 36-acre tract of land located west of the existing Alamosa Park Subdivision. The applicant is requesting to rezone 27.2941 acres of the site to I-2 Industrial District to add to the adjacent industrial park. The subject property is flanked by undeveloped property that is zoned A-2 to the north and south, and a residential neighborhood to the west. The purpose of the I-2 Industrial District is to provide for the location of industrial uses in areas that minimize conflict with nearby residential uses. It should be noted that a 9.11-acre portion of the 36-acre tract has been omitted from the request where it abuts the residential subdivision, thereby acting as a buffer between industrial and residential uses.

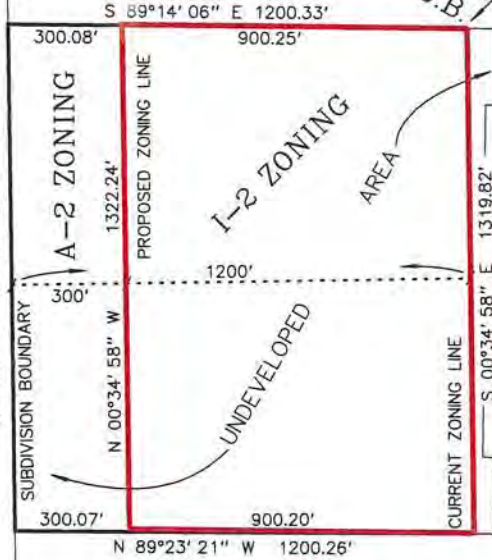
SIZE: 27.2941





THELMA ESTATES

N 00°34' 58" W 1323.05'



THIS POINT IS REPORTED TO BE
S 00°10' 22" W 1318.99';
THENCE N 89°29' 04" W 1335.62';
THENCE N 89°26' 16" W 1337.44';
THENCE N 89°14' 06" W 1465.86';
FROM THE NORTHEAST CORNER OF SECTION 24,
TOWNSHIP-7-SOUTH, RANGE-11-EAST,

RURAL UNDEVELOPED



RURAL UNDEVELOPED

2021-2218-ZC

Subject Property

L.A. HWY 59

SKETCH OF A ZONING LINE REVISION
ALAMOSA PARK, ST. TAMMANY PARISH, LA.

SCALE:	1" = 500'	DATE:	10-08-20
DRAWN:	DRJ	JOB NO.:	15-282
REVISED:			

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

ZONING STAFF REPORT

Date: February 22, 2021
Case No.: 2021-2219-ZC
Posted: February 19, 2021

Meeting Date: March 2, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Charles Tabor

OWNER: Tamland Investments Inc.

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of 4th Street, south of Avenue D, being Parcel 11, Square 47, Village of Guthrie Subdivision; Pearl River

SIZE: .138 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	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-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of 4th Street, south of Avenue D, being Parcel 11, Square 47, Village of Guthrie Subdivision, Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The site is located within a neighborhood developed with a mix of stick built and manufactured homes.

Case No.: 2021-2219-ZC

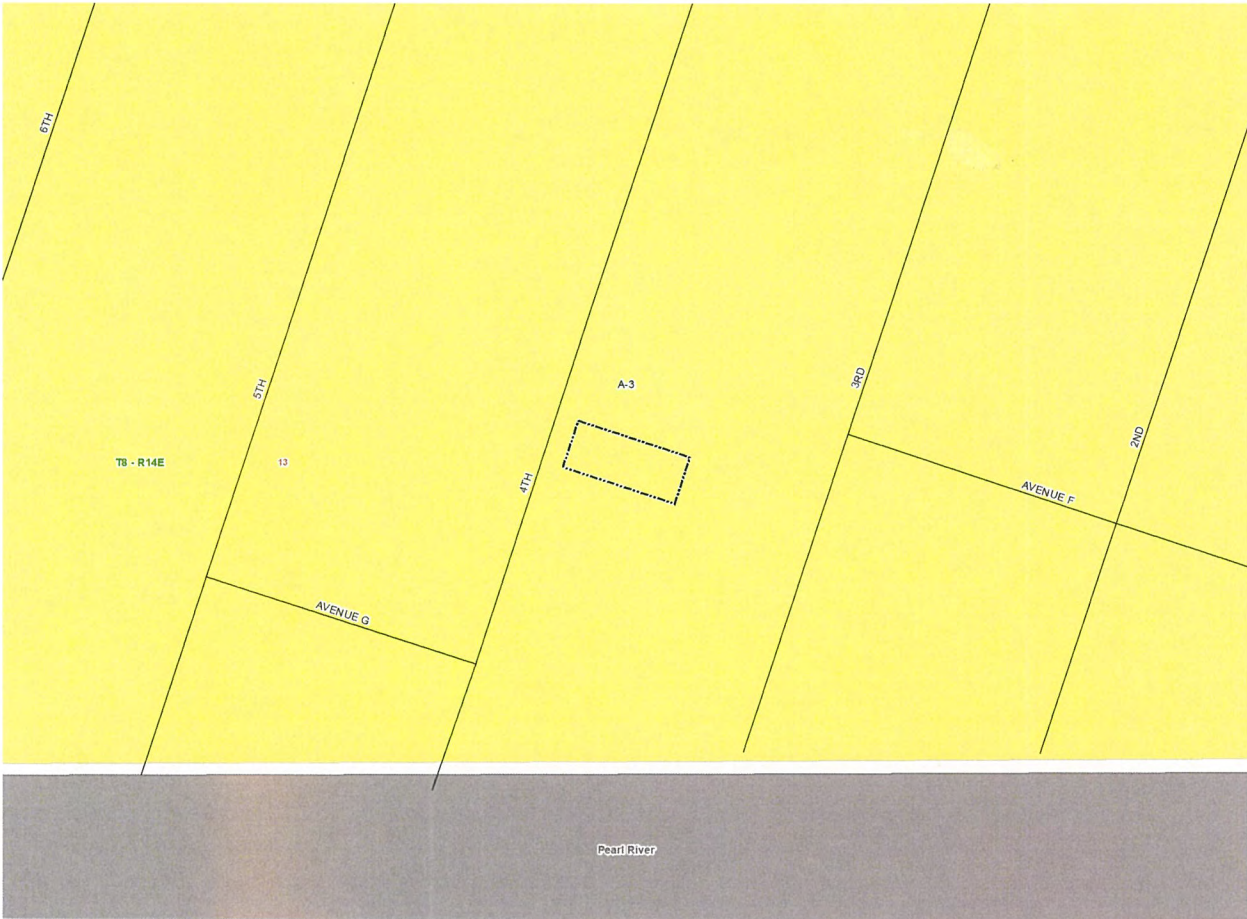
PETITIONER: Charles Tabor

OWNER: Tamland Investments Inc

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of 4th Street, south of Avenue D, being Parcel 11, Square 47, Village of Guthrie Subdivision; Pearl River

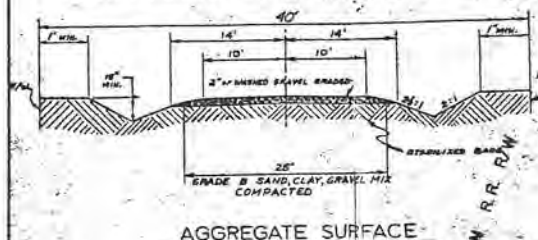
SIZE: .138





Work left will be more than one dwelling.
No dwelling may be occupied before sewer and gas systems are installed.
7. Front yard setback will not be less than 5 feet from each front property line; side building setback will not be less than 5 feet from front property line; side building setback will not be less than 22 1/2 feet from each side property line.
8. Construction of side setback is prohibited in all districts except in districts where it is done thereon only.
9. No nuisance or offensive activity may be carried on in any district.
10. No building or structure shall be erected, altered, repaired, or maintained so as to become an annoyance or nuisance to the neighborhood, or cause any loss or damage to such as:
a. The fire insurance rating of the building.
b. The value of the building.
c. The value of the neighborhood.
No driveway or culvert will be installed until the applicant has obtained the approval of the Department of Engineering.
11. Mobile homes will be permitted to occupy any lot in any district.
12. No lot shall be further subdivided without the approval of the Board of Health.
13. Additional covenants recorded in P.O.B. Police
14. The foregoing shall be a covenant running with the land and shall be enforceable in each title.

Be it resolved, by the undersigned water of the lag as shown and described hereon that he does declare this to be a true and accurate plat of:
All street rights-of-way as shown hereon are hereby dedicated to the perpetual use of the public for proper purposes.
Easements shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements shall be allowed that would prevent them being used for their intended purpose.

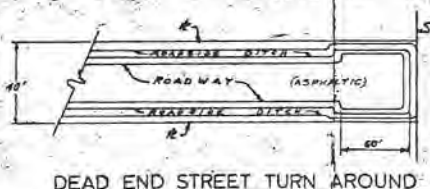


Village of Guthrie

All that certain parcel of land being situated in Sections 12 and 13, Township 8 South, Range 14 East of St. Tammany Parish, Louisiana, being more fully described as follows:

Commencing at the corner common to Sections 11, 12 13 and 14
in said Township and Range, go South 01 degrees East 1337.6
feet to a point; thence East 661.2 feet to the point of begin-
ning.

From the point of beginning go North 18 degrees, 40 minutes, 15 seconds East 1995.89 feet to a point; thence South 71 degrees, 20 minutes East 913.00 feet to a point; thence South 19 degrees, 40 minutes East 676.01 feet to a point; thence South 89 degrees, 40 minutes East 676.01 feet to a point; thence South 00 degrees, 01 minutes, 48 seconds East 875.97 feet to a point; thence South 89 degrees, 46 minutes, 09 seconds East 1976.64 feet back to the point of beginning.



Subject Property



VICINITY MAP



VILLAGE OF GUTHRIE

SECTIONS 12 & 13 T 8 S — R 14 E
WARD 8
ST. TAMMANY PARISH, LOUISIANA

**FINALIZED
PLAT**

ZONE C

Non-Floor
1-23-81

4-27-68
cc
FIRM S. HOBBS
\$ 4900.00

NOTE:

I. NO PART OF THIS SUBDIVISION
IS SUBJECT TO INUNDATION
DUE TO NORMAL RAINFALL.

APPROVAL *John H. Cooper*
 PAGE NO. *1* / TOTAL PAGES *1*
 CHAIRMAN'S SUPERVISORY AND COMMITTEE
John H. Cooper, Sr.
 PERSONS INVOLVED
Marshall D. Cooper, Sr.
 CHAIRMAN PARISH RECREATION COMMITTEE
 1-3-80
 DATE FILED
By Mary Lisa Martin
 FILE NO. *636-14*
 CLERK OF COURT
 FOR: *CHIEF POLICE, LOUISIANA*
 CORP / INDIVIDUAL
 BACD FORM 100-101
 1-7-79

55.6081	289	4009
AREA	NO. OF LOTS	LOT# OF STREET
40' X 100'	INDIVIDUAL	RUBEN
AVG. LOT SIZE	STORAGE SYSTEM	EDN11.9
ASPHALT GRAVEL	20'	
ROAD SURFACING	STREET WIDTH	

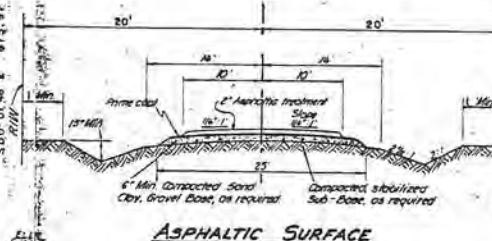
CERTIFICATION

This map is certified to be correct and is
accorded with a physical survey made on the
ground under the supervision of the undersigned.

LOUISIANA REGISTERED LAND SURVEYOR

This plan is certified to conform to the provision
of the State of Louisiana RS3-XX:8-2061 and laws and
ordinances of the parish of St. Tammany, with waivers

LOUISIANA REGISTERED CIVIL ENGINEER



NOTE: ONLY SHADED STREETS WILL BE CONSTRUCTED & ASPHALT SURFACED

BORGEN ENGINEERING

769 ROBERT RD. SLIDELL, LA.

SCALE	1" = 100'	APPROVED BY	DRAWN BY J.M.C.
-------	-----------	-------------	-----------------

DATE	1-3-79	
------	--------	--

VILLAGE OF GUTHRIE

DRAWING NUMBER	
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CHRIS POLIZZI LAND CO.	19066
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