

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, APRIL 6, 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, April 6, 2021.**

**Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call Local #: 985-276-6398 If busy, 346-248-7799, or 669-900-6833, Meeting ID: 862 7997 2994 #, Participant ID: #, Passcode: 206450 #**

**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 MARCH 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. 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

**POSTPONED FROM FEBRUARY 2, 2021 MEETING**

**AGENDA**  
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2.     **2021-2218-ZC**  
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  
POSTPONED FROM MARCH 2, 2021 MEETING
3.     **2021-2231-ZC**  
Text Change:            Ordinance to Amend St. Tammany Parish Code of Ordinances Chapter 130 – Unified Development Code, Article VII – Minimum Standards for Specific Uses, Division 1- Generally, Sec. 130-2213 – Minimum Standards, Relative to Cemeteries Located in Critical Drainage Areas
4.     **2021-2238-ZC**  
Existing Zoning:        AT-1 (Animal Training and Housing District)  
Proposed Zoning:       A-2 (Suburban District) and RO (Rural Overlay)  
Location:               Parcel located at the end of Radio Road, south of Pine Street Extension; Pearl River; S11, T8S, R14E; Ward 8, District 9  
  
Acres:                    19.25 acres  
Petitioner:              Jeffery Nave  
Owner:                   Globe Wireless Radio Services  
Council District:        9
5.     **2021-2248-ZC**  
Existing Zoning:        NC-4 (Neighborhood Institutional District)  
Proposed Zoning:       I-1 (Industrial District)  
Location:               Parcels located on the north side of Louisiana Highway 36, east of Daisy Street; Abita Springs; S36, T6S, R11E; Ward 10, District 2  
  
Acres:                    1 acre  
Petitioner:              Rick Murphy  
Owner:                   TRRB Enterprises, LLC - Rick Murphy  
Council District:        2
6.     **2021-2249-ZC**  
Existing Zoning:        A-1 (Suburban District), RO (Rural Overlay), MHO (Manufactured Housing Overlay)  
Proposed Zoning:       A-2 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay)  
Location:               Parcel located on the west side of Louisiana Highway 1083, north of Oalmann Road East; Bush; S28, T5S, R12E; Ward 5, District 6  
  
Acres:                    2.01 acres  
Petitioner:              Maxwell McClintock  
Owner:                   Maxwell McClintock  
Council District:        6
7.     **2021-2257-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 Nina Drive and south of Sheree Street; Lacombe; S33, T8S, R13E; Ward 7, District 7  
  
Acres:                    .53 acres  
Petitioner:              Diana Zanella-Fajardo  
Owner:                   Alejandro and Alberto Zanella-Fajardo  
Council District:        7

## AGENDA

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

**8. 2021-2258-ZC**

Text Change:

Ordinance to Amend St. Tammany Parish Code of Ordinances Chapter 130 – Unified Development Code, Article V – Overlays, Division 2 – PUD Planned Unit Development Overlay, Section 1301674 – Plan Approval, Relative to Hydrological Analysis and Traffic Impact Analysis

**9. 2021-2261-ZC**

Existing Zoning:

A-1A (Suburban District)

Proposed Zoning:

A-6 (Multiple-Family Residential District)

Location:

Parcel located south of US Highway 190, east of Lynnwood Drive and west of Johns Road; Lacombe; S48, T8S, R12E; Ward 4, District 7

Acres:

3.12 acres

Petitioner:

Daniel Kaizer

Owner:

Rosemary Guidera and Beatrice Guidera

Council District:

7

**10. 2021-2264-ZC**

Existing Zoning:

A-3 (Suburban District)

Proposed Zoning:

HC-2 (Highway Commercial District)

Location:

Parcels located on the south side of Louisiana Highway 22 and the east side of Highline Road, north of Koepp Road; being Lots 9 and 10; Fleur de Lorraine Subdivision; Madisonville; S42, T7S, R10E; Ward 1, District 4

Acres:

1.53 acres

Petitioner:

Kim D. Vincent

Owner:

Kim D. Vincent

Council District:

4

**11. 2021-2266-ZC**

Existing Zoning:

NC-4 (Neighborhood Institutional District)

Proposed Zoning:

HC-2 (Highway Commercial District)

Location:

Parcel located on the south side of Louisiana Highway 22, west of Oak Park Road, and east of Guste Island Road; Madisonville; S17, T7S, R10E; Ward 1, District 4

Acres:

1.94 acres

Petitioner:

Zachary and Krista Miller

Owner:

Zachary and Krista Miller

Council District:

4

**12. 2021-2267-ZC**

Existing Zoning:

AT-1 (Animal Training and Housing District)

Proposed Zoning:

AT-1 (Animal Training and Housing District) and RO (Rural Overlay)

Location:

Parcel located on the north side of Voters Road, south of Miller Road; being 850 Voters Road; Slidell; S13, T9S, R14E; Ward 8, District 14

Acres:

2.84 acres

Petitioner:

Carrie and Dan Crowley

Owner:

Carrie and Dan Crowley

Council District:

14

**13. 2021-2275-ZC**

Existing Zoning:

HC-2 (Highway Commercial District)

Proposed Zoning:

HC-3 Highway Commercial District

Location:

Parcel located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville; S41, T8S, R11E; Ward 4, District 10

Acres:

2.55 acres

Petitioner:

BB Mini Storage, LLC – Matthew Bennett

Owner:

BB Mini Storage, LLC – Matthew Bennett

Council District:

10

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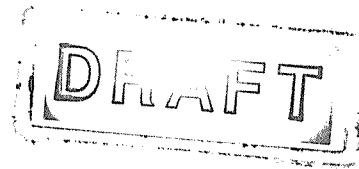
14.     **2021-2286-ZC**  
Existing Zoning:       HC-2 (Highway Commercial District)  
Proposed Zoning:     HC-3 Highway Commercial District  
Location:             Parcel located on the west side of North Causeway Boulevard, South of  
                             Louisiana Highway 22; Mandeville; S38, T7S, R11E; Ward 4, District  
                             10  
  
Acres:                 9.059 acres  
Petitioner:           BB Mini Storage, LLC – Matthew Bennett  
Owner:                BB Mini Storage, LLC – Matthew Bennett  
Council District:     10

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**





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

**ROLL CALL**

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

Absent: Willie

Staff Present: Helen Lambert, Erin Cook, Henri Lucio, 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 Drumm

**APPROVAL OF THE FEBRUARY 2, 2021 MINUTES**

Fitzmorris made a motion to approve, seconded by Randolph

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

NAY:

ABSTAIN:

**POSTPONING OF CASES:**

**7. 2021-2218-ZC**

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

Jeff Schoen came to the podium

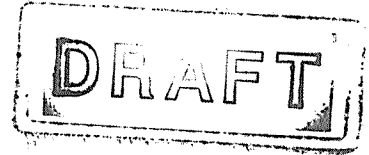
Seeger made a motion to postpone for one month, seconded by Randolph

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

NAY:

ABSTAIN:

MINUTES OF THE  
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

This motion carried

**ZONING CHANGE REQUEST 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 2/02/2021 MEETING

Paul Mayronne representing Mr. Herberger came to the podium

Chares Stone and Rick Richardson (representing Mr. Acquistapace) came to the podium with some concerns

McInnis made a motion to deny, seconded by Ress

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

NAY: Doherty and Fitzmorris

ABSTAIN:

This motion carried

**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

Paul Mayronne came to the podium

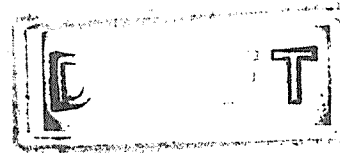
McInnis made a motion to deny, seconded by Ress

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

NAY: Doherty and Fitzmorris

ABSTAIN:

This motion carried



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**MANDEVILLE, LOUISIANA**

**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

Dewanda Gladney came to the podium

Randolph made a motion to approve, seconded by Drumm

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

NAY:

ABSTAIN:

This motion carried

**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

Julie Agan , Executive Director for Council on Aging, came to the podium

Andrew Cook spoke in favor of this request

Crawford made a motion to approve, seconded by Seeger

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

NAY:

ABSTAIN:

This motion carried

**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

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

Dwayne Parker came to the podium

Fitzmorris made a motion to approve, seconded by Crawford

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

NAY:

ABSTAIN:

This motion carried

**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

Christine Aparicio came to the podium

Fitzmorris made a motion to approve, seconded by Seeger

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

NAY:

ABSTAIN:

This motion carried

**8. 2021-2219-ZC**

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

Charles and Kaylynn Tabor came to the podium

Seeger made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

This motion carried

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT** Fitzmorris made a motion to adjourn

ZONING STAFF REPORT

**Date:** March 29, 2021  
**Case No.:** ZC03-02-012  
**Posted:** January 22, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied  
**Prior Determination:** Postponed – February 2, 2021

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 with single-family development and conservation areas. The applicant is proposing to develop the site with single-family residential uses as well as to allocate ~~58.554~~ 58.98 acres to remain as greenspace and a conservation area for the preservation of the natural landscape.

## DENSITY AND LOT SIZES

Phase 1 of the La Chenier PUD consists of 40 duplex lots and has been developed with 80 condominiums with an average lot size of 100 ft. x 120 ft. Phase 2 of the La Chenier PUD currently consists of 81 duplex lots approved to be developed with a total of 162 condominium units that averaged 50 ft. x 120 ft.

The applicant is currently proposing to reconfigure the 81 duplex lots within Phase 2 into 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. The amendment will also allow for a variety of residential uses within the same development site.

## GREENSPACE

The original La Chenier Planned Unit Development consisted of 109.98 acres, ~~58.554~~ 58.98 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 Phase 2 which totals 1.43 acres. The reason for this request is to add this portion of greenspace into the lots along the north which will create deeper lot sizes. Staff has determined that this request will cause access issues to the .80-acre greenspace area that is left in this area. 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 remove any formal access to this area to be maintained.

If the current request for a Major Amendment is accomplished, the total acreage for the La Chenier PUD will be 93.3 acres which will require 23.33 acres of greenspace. The current PUD plan provides ~~58.554~~ 58.98 acres of greenspace and park area which is more than two-times what is required.

In addition, the applicant has submitted a revised PUD Plan that shows the elimination of part of Royston Drive which will remove formal access along this roadway between Phase 1 and Phase 2. This elimination has provided a total of .426 acres of additional greenspace.

## 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 that the green space provided is useable, protected, and adheres to the primary purpose of the PUD ordinance.



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

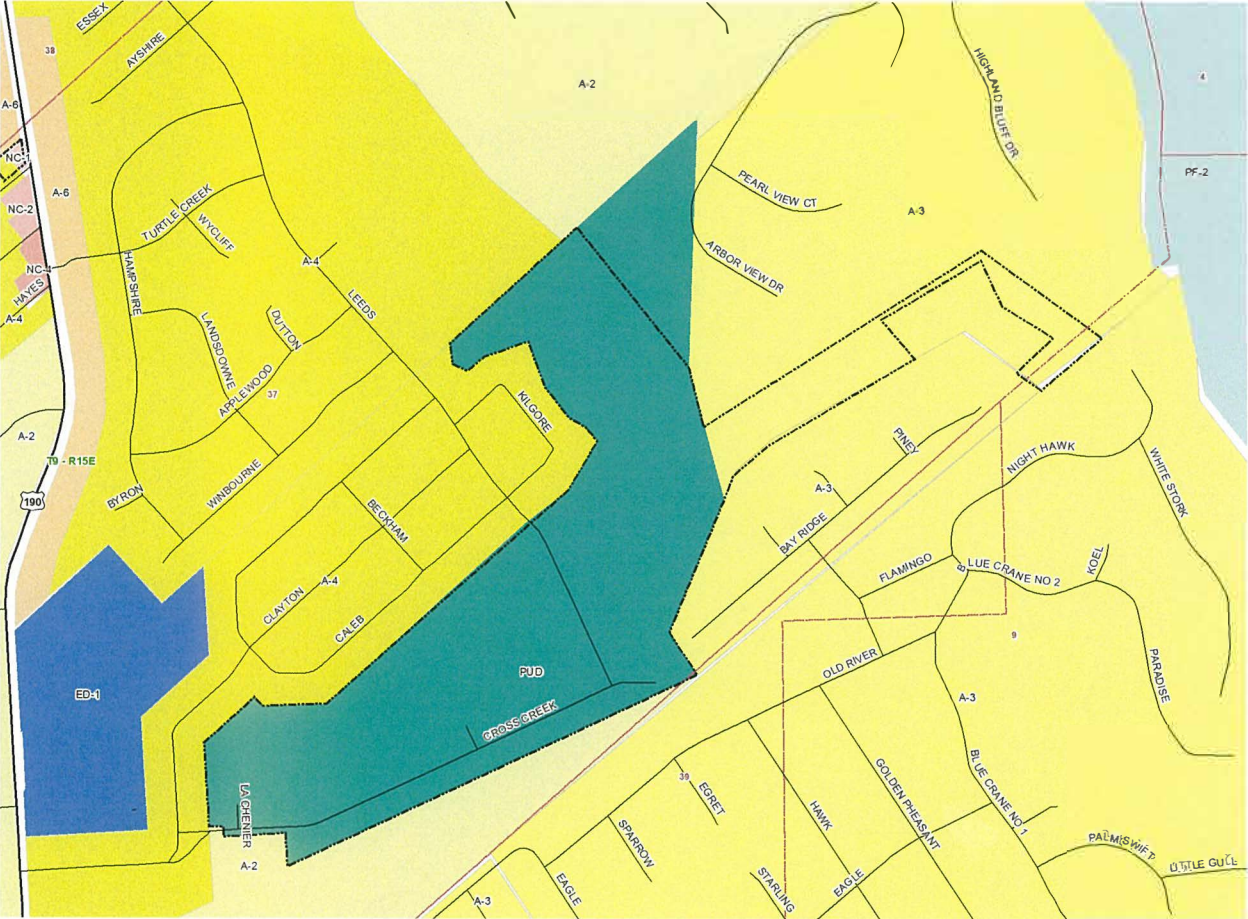
**PETITIONER:** Dustin Richard

**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





MAJOR AMENDMENT TO THE PUD OF  
**LA CHENIER, PHASE 2**  
A PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 37, T-9-S, R-15-E,  
ST. TAMMANY PARISH, LOUISIANA

*Legal Description - 14.22 acres situated  
in Section 37 - Township 9 South - Range 15 East,  
Greensburg Land District,  
Saint Tammany Parish, Louisiana*

*A certain parcel of land, lying and situated in Section 37, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

From the Section corner, Tammany to Section 7, 37.42, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana North 49 Degrees 25 Minutes 33 Seconds East a distance of 224.86 feet to a point. Thence run along a curve to the left with a radius of 993.63 feet and an arc length of 100.75 feet to a point. Thence run along a curve to the left with a radius of 1001.70 feet and an arc length of 43.45 feet to a point. Thence run South 02 Degrees 02 Minutes 53 Seconds East a distance of 687.79 feet to a point. Thence run North 02 Degrees 02 Minutes 53 Seconds East a distance of 100.75 feet to a point. Thence run South 02 Degrees 02 Minutes 53 Seconds East a distance of 522.76 feet to a point. Thence run North 02 Degrees 02 Minutes 53 Seconds West a distance of 523.39 feet to a point. Thence run North 48 Degrees 51 Minutes 56 Seconds East a distance of 1946.00 feet to a point. Thence run North 48 Degrees 51 Minutes 56 Seconds East a distance of 1946.00 feet to a point. Thence run North 48 Degrees 51 Minutes 56 Seconds East a distance of 1018.42 feet to a point. Thence run North 37 Degrees 58 Minutes 56 Seconds East a distance of 1018.42 feet to a point. Thence run North 37 Degrees 58 Minutes 56 Seconds East a distance of 368.56 feet to a point and the Point of Beginning.

*A certain parcel of land, lying and situated in Section 37, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

From the Section common to Sections 7, 37 & 28, Township 9 Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 49 Degrees 25 Minutes 33 Seconds East a distance of 2131.67 feet to a point; Thence run South 07 Degrees 19 Minutes 32 Seconds East a distance of 202.62 feet to a point; Thence run North 89 Degrees 59 Minutes 56 Seconds East a distance of 526.60 feet to a point; Thence run South 22 Degrees 48 Minutes 06 Seconds West a distance of 545.50 feet to a point; Thence run along a curve to the left with a radius of 1001.70 feet and an arc length of 434.45 feet to a point; Thence run South 02 Degrees 02 Minutes 53 Seconds East a distance of 687.75 feet to a point; Thence run North 02 Degrees 02 Minutes 53 Seconds East a distance of 527.76 feet to a point; Thence run South 02 Degrees 02 Minutes 53 Seconds East a distance of 527.76 feet to a point; Thence run North 48 Degrees 51 Minutes 56 Seconds East a distance of 536.60 feet to a point; Thence run North 48 Degrees 51 Minutes 56 Seconds East a distance of 536.60 feet to a point; Thence run North 48 Degrees 51 Minutes 56 Seconds East a distance of 1945.00 feet to a point; Thence run North 48 Degrees 51 Minutes 56 Seconds East a distance of 415.94 feet to the Point of Beginning.

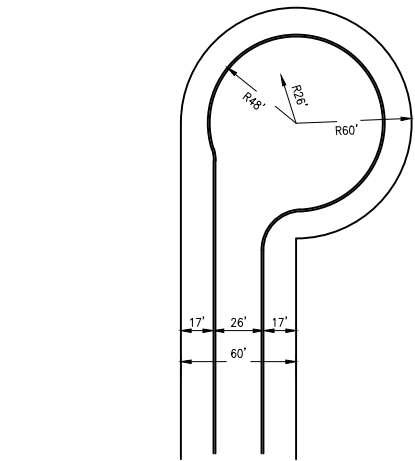
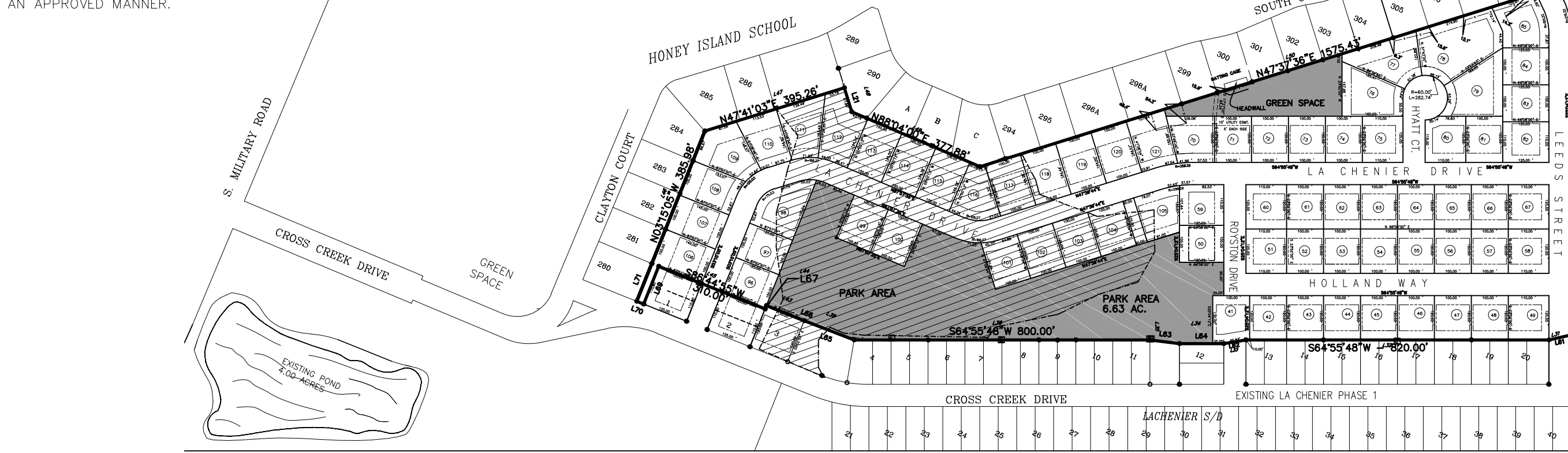
From the **Point of Beginning** run North 47 Degrees 39 Minutes 49 Seconds East a distance of 1018.42 feet to a point; Thence run South 37 Degrees 58 Minutes 47 Seconds East a distance of 1049.81 feet to a point; Thence run South 37 Degrees 58 Minutes 47 Seconds East a distance of 1000.00 feet to a point; Thence run South 22 Degrees 24 Minutes 53 Seconds West a distance of 833.40 feet to a point; Thence run North 86 Degrees 18 Minutes 57 Seconds West a distance of 45.09 feet to a point; Thence run South 64 Degrees 15 Minutes 52 Seconds East a distance of 1000.00 feet to a point; Thence run South 64 Degrees 15 Minutes 52 Seconds East a distance of 61.59 feet to a point; Thence run South 64 Degrees 15 Minutes 52 Seconds East a distance of 1000.00 feet to a point; Thence run South 64 Degrees 15 Minutes 52 Seconds West a distance of 60.83 feet to a point; Thence run South 64 Degrees 15 Minutes 52 Seconds West a distance of 120.00 feet to a point; Thence run South 72 Degrees 03 Minutes 18 Seconds East a distance of 1000.00 feet to a point; Thence run South 72 Degrees 03 Minutes 18 Seconds East a distance of 800.00 feet to a point; Thence run South 86 Degrees 04 Minutes 05 Seconds West a distance of 145.14 feet to a point; Thence run South 86 Degrees 04 Minutes 05 Seconds West a distance of 255.14 feet to a point; Thence run South 86 Degrees 04 Minutes 05 Seconds West a distance of 100.00 feet to a point; Thence run South 86 Degrees 04 Minutes 55 Seconds East a distance of 310.00 feet to a point; Thence run North 30 Degrees 15 Minutes 05 Seconds East a distance of 110.00 feet to a point on the northern boundary of the Section 36. Thence run North 30 Degrees 15 Minutes 05 Seconds East a distance of 100.00 feet to a point; Thence run North 30 Degrees 15 Minutes 05 Seconds East a distance of 100.00 feet to a point; Thence run North 30 Degrees 15 Minutes 05 Seconds East a distance of 110.00 feet to a point; Thence run North 30 Degrees 15 Minutes 05 Seconds East a distance of 365.98 feet to a point; Thence run North 47 Degrees 41 Minutes 03 Seconds East a distance of 395.26 feet to a point; Thence run North 47 Degrees 41 Minutes 03 Seconds East a distance of 1000.00 feet to a point; Thence run North 88 Degrees 04 Minutes 00 Seconds East a distance of 378.88 feet to a point; Thence run North 47 Degrees 37 Minutes 30 Seconds East a distance of 1575.43 feet to a point; Thence run North 47 Degrees 37 Minutes 30 Seconds East a distance of 1000.00 feet to a point; Thence run North 30 Degrees 27 Minutes 36 Seconds East a distance of 338.47 feet to a point; Thence run North 49 Degrees 09 Minutes 30 Seconds East a distance of 105.58 feet to a point; Thence run North 60 Degrees 09 Minutes 30 Seconds East a distance of 1000.00 feet to a point; Thence run North 60 Degrees 09 Minutes 30 Seconds East a distance of 230.72 feet to a point; Thence run North 20 Degrees 32 Minutes 30 Seconds East a distance of 1000.00 feet to a point; Thence run North 20 Degrees 32 Minutes 30 Seconds East a distance of 274.17 feet to a point; Thence run North 49 Degrees 09 Minutes 30 Seconds West a distance of 128.09 feet to a point; Thence run North 49 Degrees 09 Minutes 30 Seconds West a distance of 122.40 feet and back to the **Point of Beginning**.

Said parcel contains **79.08 acres of land more or less**, lying and situated in Section 37, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

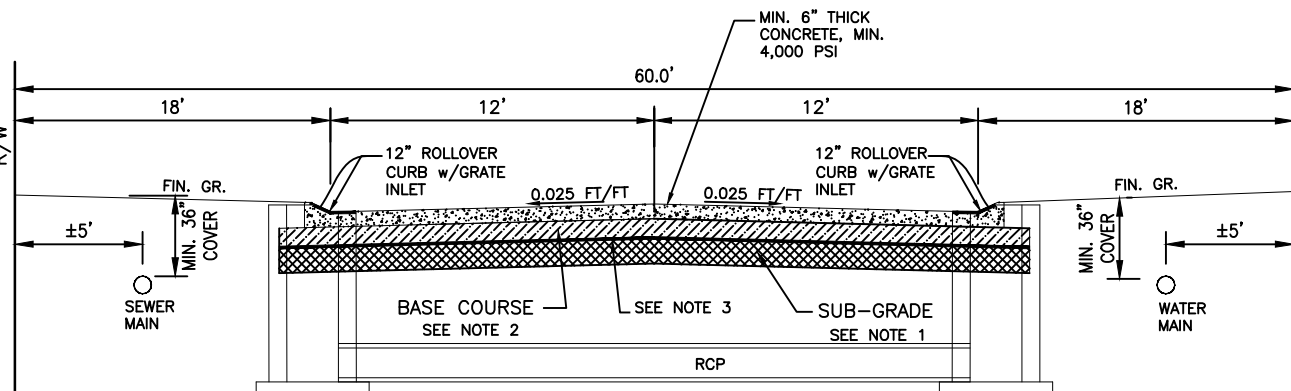
[illegible]

1. ALL STRUCTURES, DRIVES, ROADS, SHEDS, ETC. LOCATED WITHIN SUBDIVISION BOUNDARY SHALL BE DEMOLISHED AND REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED MANNER.

1. ALL STRUCTURES, DRIVES, ROADS, SHEDS, ETC. LOCATED WITHIN SUBDIVISION BOUNDARY SHALL BE DEMOLISHED AND REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED MANNER.




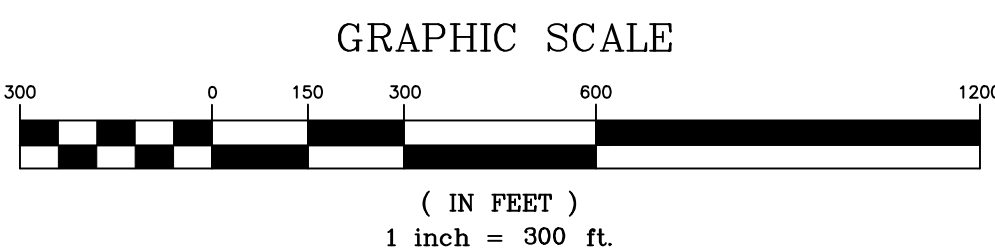
CORNER &amp; CUL-DE-SAC DETAILS (N.T.S.)



### TYPICAL ROAD SECTIONS

GREENSPACE REQUIRED =  $93.3 \times 25\% = 23.32$  ACRES

GREENSPACE PROVIDED  = 58.98 ACRES



1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE. WHENEVER A SUBDIVISION IS SERVED BY THE 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 SUPPLYING WATER TO THE LOT AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY). EACH LOT WILL HAVE NO MORE THAN ONE DWELLING.
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN "PARK" AND "PRIVATE" DRAINAGE EASEMENTS.
3. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF THE LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENT, WHICHEVER IS GREATER.
4. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE AS LOTS AS DUMPS OR JUNK VEHICLE STORAGE.
5. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCES IN THIS SUBDIVISION.
7. THE MINIMUM FINISHED FLOOR ELEVATIONS REQUIRED SHALL BE 14.0' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT TO BE 35'.
8. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. DRAINWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE.
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT
11. THERE WILL BE A 10' UTILITY SERVICE RUNNING ALONG THE FRONT OF ALL LOTS.
12. EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
13. FRONT BUILDING SETBACKS WILL BE 25 FEET FROM EACH FRONT PROPERTY LINE. SIDE BUILDING SETBACKS WILL BE 5 FEET FROM INTERIOR LINES. SIDE STREET SETBACK WILL BE 5 FEET FROM FRONT BUILDING SETBACKS WILL BE NO LESS THAN 25 FEET FROM REAR PROPERTY LINE.
14. ADDITIONAL COVENANTS RECORDED IN C.O.B. \_\_\_\_\_, F.O.L.O. \_\_\_\_\_, AND F.O.L.O. \_\_\_\_\_.
15. NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS.
16. 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
- \*ADDITIONAL RESTRICTIVE COVENANTS MAY BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

\*ADDITIONAL RESTRICTIVE COVENANTS MAY BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

— CERTIFICATION —

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A  
PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE  
UNDERSIGNED.

SEAN M. BURKES - LA P.L.S. No. 4785

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE  
STATE OF LOUISIANA LAW RS:33:5051 AND LAWS AND ORDINANCES  
OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN M. BURKES – LA P.E. No. 27642

## DEDICATION

BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

## LA CHENIER PHASE 2

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

\_\_\_\_\_  
DAN WAGNER—MEMBER/MANAGER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
FOR

**BLD INVESTMENTS, LLC**

## APPROVAL

PARISH PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DIRECTOR OF PARISH ENGINEERING \_\_\_\_\_

PARISH PLANNING COMMISSION SECRETARY

DATE FILED	FILE NUMBER
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93.3 ACRES	81 UNITS	±6,278 LF
AREA	NO. OF LOTS	LGTH. OF STREET
100'x120'	60' ROW	PUD
MIN. LOT SIZE	STREET WIDTH	ZONING
CONCRETE	CENTRAL	CENTRAL
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

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

LA CHENIER PHASE 2  
SECTION 37, T-9-S, R-15-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

SCALE:		1" = 300'	
DATE:		12/8/2020	
DRAWN BY:		CHECKED BY:	
WSR		SMB	
DWG. NO.		20200477	
SHEET			
1	OF	2	



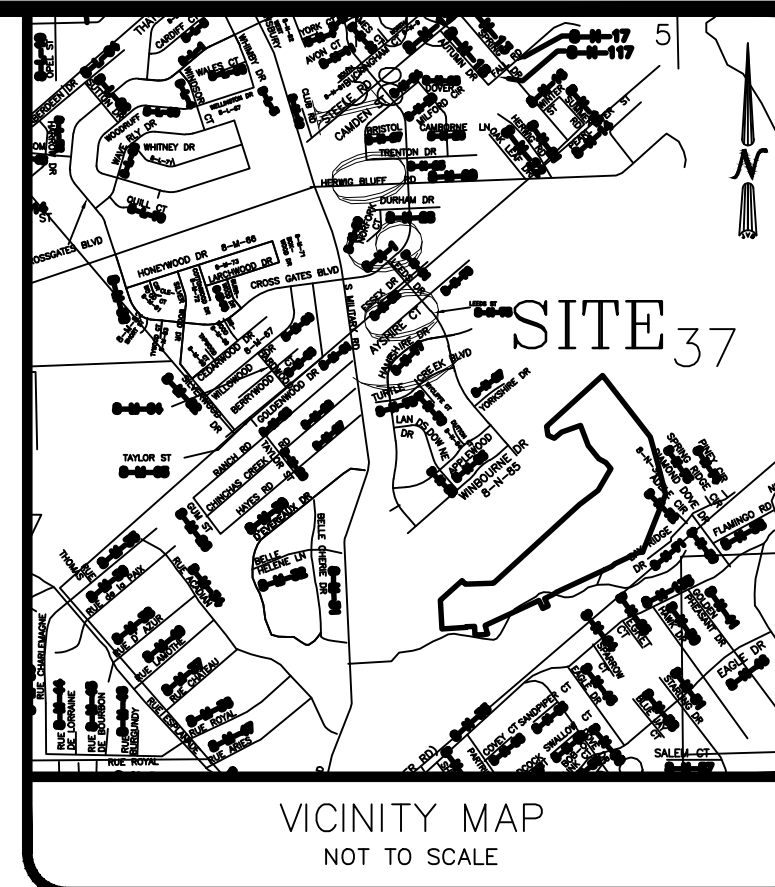
FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. - COMMUNITY MAP NO. 225205 0440 D, DATED: 4/21/99 FLOOD ZONE: C & A4; BASE FLOOD ELEVATION: 9'.

NOTE: THIS PROPERTY IS IN FLOOD ZONE AE, BFE OF 13' ACCORDING TO 22103C0515F, DATED 4/30/08-NOT YET APPROVED BY ST. TAMMANY PARISH.

MAJOR AMENDMENT TO THE PUD OF  
**LA CHENIER, PHASE 2**  
A PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 37, T-9-S, R-15-E,  
ST. TAMMANY PARISH, LOUISIANA

**ZC03-02-012**



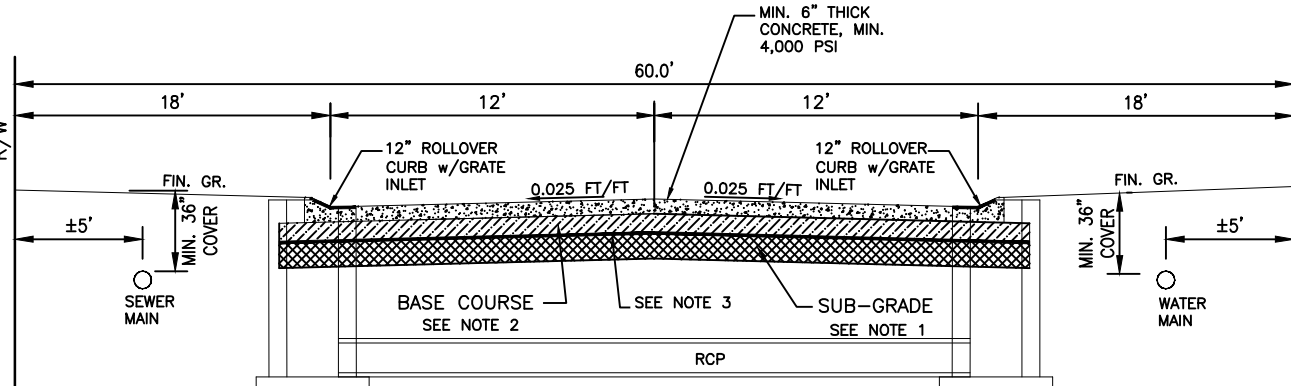
Line Table Actual Calls			Line Table Plot Calls			Line Table Plot Calls		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L9	45.03'	S85°52'26"W	L25	1004.69'	N48°51'56"E	L45	330.00'	S87°57'07"W
L10	61.59'	S51°53'53"W	L26	1045.42'	S37°08'36"E	L46	385.98'	N02°02'53"W
L11	60.83'	S55°58'04"W	L27	799.87'	S14°22'02"E	L47	395.22'	N48°51'56"E
L12	120.00'	S64°55'48"W	L28	841.01'	S22°51'40"W	L48	67.80'	S41°08'04"E
L13	110.00'	S25°04'12"E	L29	45.03'	S87°04'38"W	L49	377.86'	N89°09'47"E
L14	80.00'	S64°55'48"W	L31	61.59'	S53°09'08"W	L50	1575.43'	N48°51'56"E
L15	120.00'	N28°04'12"E	L32	820.00'	S66°08'00"W	L51	317.00'	N53°15'58"E
L16	116.91'	S152°23'03"E	L33	60.83'	S56°40'16"W	L52	337.75'	N31°46'57"E
L17	99.73'	S86°44'55"W	L34	120.00'	S66°08'00"W	L53	107.46'	N40°03'24"W
L18	120.00'	N03°15'05"W	L35	80.62'	S73°15'30"W	L54	105.30'	N59°34'10"W
L21	67.80'	S42°13'51"E	L38	800.00'	S66°08'00"W	L55	201.31'	N37°39'00"W
L22	105.58'	N41°09'38"W	L39	145.14'	S87°16'17"W	L56	315.92'	N20°59'40"W
L23	107.01'	N60°31'05"W	L43	110.00'	S87°57'07"W	L57	274.17'	S71°49'15"W
L24	95.39'	N84°38'47"W	L44	10.00'	S02°02'53"E	L58	128.09'	S51°07'04"W
L61	61.59'	S51°53'53"W				L59	95.39'	N63°24'53"W
L62	60.83'	S55°28'04"W				L60	122.40'	N05°55'09"W
L63	80.62'	S72°03'18"W						
L64	120.00'	S64°55'48"W						
L65	145.14'	S86°04'05"W						
L66	255.14'	S86°21'41"W						
L67	10.00'	S03°15'05"E						
L69	110.00'	S03°15'05"E						
L70	20.00'	S86°44'55"W						
L71	110.00'	N03°15'05"W						

NOTE

1. ALL STRUCTURES, DRIVES, ROADS, SHEDS, ETC. LOCATED WITHIN SUBDIVISION BOUNDARY SHALL BE DEMOLISHED AND REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED MANNER.



- PROOF ROLL WITH TRACKED VEHICLE EXERTING BETWEEN 10 & 15 PSI (SEE GEOTECHNICAL REPORT FOR FURTHER EXPLANATION) EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.
- MIN. 8" OF A-3 OR A-2-4, BASE COMPACTED TO A MIN. OF 95% OF ITS MAXIMUM DRY DENSITY NEAR ±2% OPTIMUM WATER CONTENT IN ACCORDANCE WITH ASTM D1557 OR TYPE 2 ACCEPTABLE MATERIAL ALTERNATE. (SEE GEOTECH REPORT FOR ADDITIONAL INFORMATION) EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.
- NON-WOVEN FABRIC INDUSTRIAL FABRICS GT-180(F USING TYPE II BASE)



TYPICAL ROAD SECTIONS

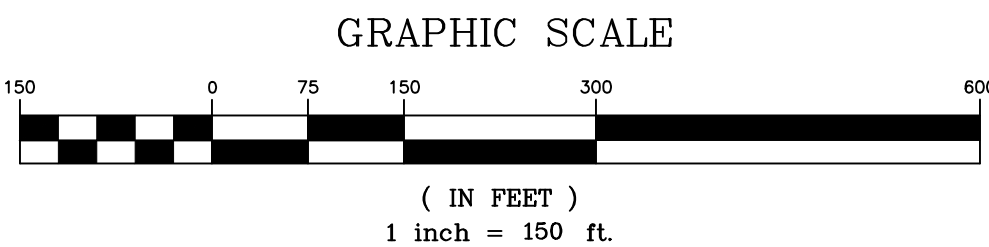
GREENSPACE REQUIRED = 93.3 x 25% = 23.32 ACRES

GREENSPACE PROVIDED = 58.98 ACRES

TOTAL ACRES = 93.3 ACRES  
TOTAL ACRES (LOTS AND STREET) = 34.75 ACRES  
PARK AREA 10.18 ACRES  
TOTAL LENGTH OF NATURAL TRAILS = 6932 L.F.  
2 RAISED GAZEBO  
TOTAL GREEN SPACE AND PARK ACRES = 58.98 = 63.21%

NOTES:

- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
- ULTIMATE DISPOSAL OF WATER IS WEST PEARL RIVER.
- SEWER AND WATER WILL TIE INTO EXISTING SEWER AND WATER OFFSITE. AND FURNISHED BY UTILITIES, INC.
- 00000 DENOTES MUNICIPAL NUMBER.
- BENCHMARK: INTERSECTION OF CROSS CREEK DRIVE AND LACHENIER DRIVE- ELEV. 9.72' NGVD.
- JURISDICTIONAL WETLANDS ARE LOCATED ON THIS PROPERTY.
- AREA DEDICATED TO PARISH FOR DRAINAGE EASEMENTS IS 0.65 ACRES.
- 10.52 ACRES IN WETLANDS ALL IN PHASE 2
- 3.108 ACRES R/V STORAGE AREA SCREENED WITH MIN. 8' HIGH OPAQUE ORNAMENTAL FENCE ON THE EXTERIOR OR OUTWARD SIDE OF FENCE. THE MAINTENANCE OF THE STORAGE AREA IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. (IS NOT PART OF THIS REVISION)



RESTRICTIVE COVENANTS

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE. 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). EACH LOT WILL HAVE NO MORE THAN ONE DWELLING.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH AND "PRIVATE" DRAINAGE EASEMENTS.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF THE LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENT, WHICHEVER IS GREATER.
- NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE AS LOTS AS DUMPS OR JUNK VEHICLE STORAGE.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCES IN THIS SUBDIVISION.
- THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 12.0' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT TO BE 35'.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
- THERE WILL BE A 10' UTILITY SERVITUDE RUNNING ALONG THE FRONT OF ALL LOTS.
- EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
- FRONT BUILDING SETBACKS WILL BE 25 FEET FROM EACH FRONT PROPERTY LINE. SIDE BUILDING SETBACKS WILL BE 5 FEET FROM INTERIOR LINES. SIDE STREET SETBACK WILL BE 20'. REAR BUILDING SETBACKS WILL BE NO LESS THAN 25 FEET FROM REAR PROPERTY LINE.
- ADDITIONAL COVENANTS RECORDED IN C.O.B. \_\_\_\_\_, FOLIO \_\_\_\_\_, AND C.O.B. \_\_\_\_\_, FOLIO \_\_\_\_\_.
- NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- 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.

\*ADDITIONAL RESTRICTIVE COVENANTS MAY BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

CERTIFICATION  
THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

SEAN M. BURKES - LA P.L.S. No. 4785

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE STATE OF LOUISIANA LAW RS:33:5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN M. BURKES - LA P.E. No. 27642

DEDICATION  
BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

**LA CHENIER PHASE 2**

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

DAN WAGNER-MEMBER/MANAGER DATE \_\_\_\_\_

FOR \_\_\_\_\_

**BLD INVESTMENTS, LLC**

APPROVAL \_\_\_\_\_

PARISH PLANNING COMMISSION CHAIRMAN DIRECTOR OF PARISH ENGINEERING

PARISH PLANNING COMMISSION SECRETARY CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NUMBER \_\_\_\_\_

93.3 ACRES	81 LOTS	±6,278 LF
AREA	NO. OF LOTS	LGTH. OF STREETS
100'x120'	60' ROW	PUD
MIN. LOT SIZE	STREET WIDTH	ZONING
CONCRETE	CENTRAL	CENTRAL
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

J.V. Burkes & Associates, Inc.  
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway  
Shreveport, Louisiana 70566  
E-mail: jvb@jvburkes.com

Phone: 855-649-0075 Fax: 855-649-0154

ENLARGED VIEW OF LOT LAYOUT

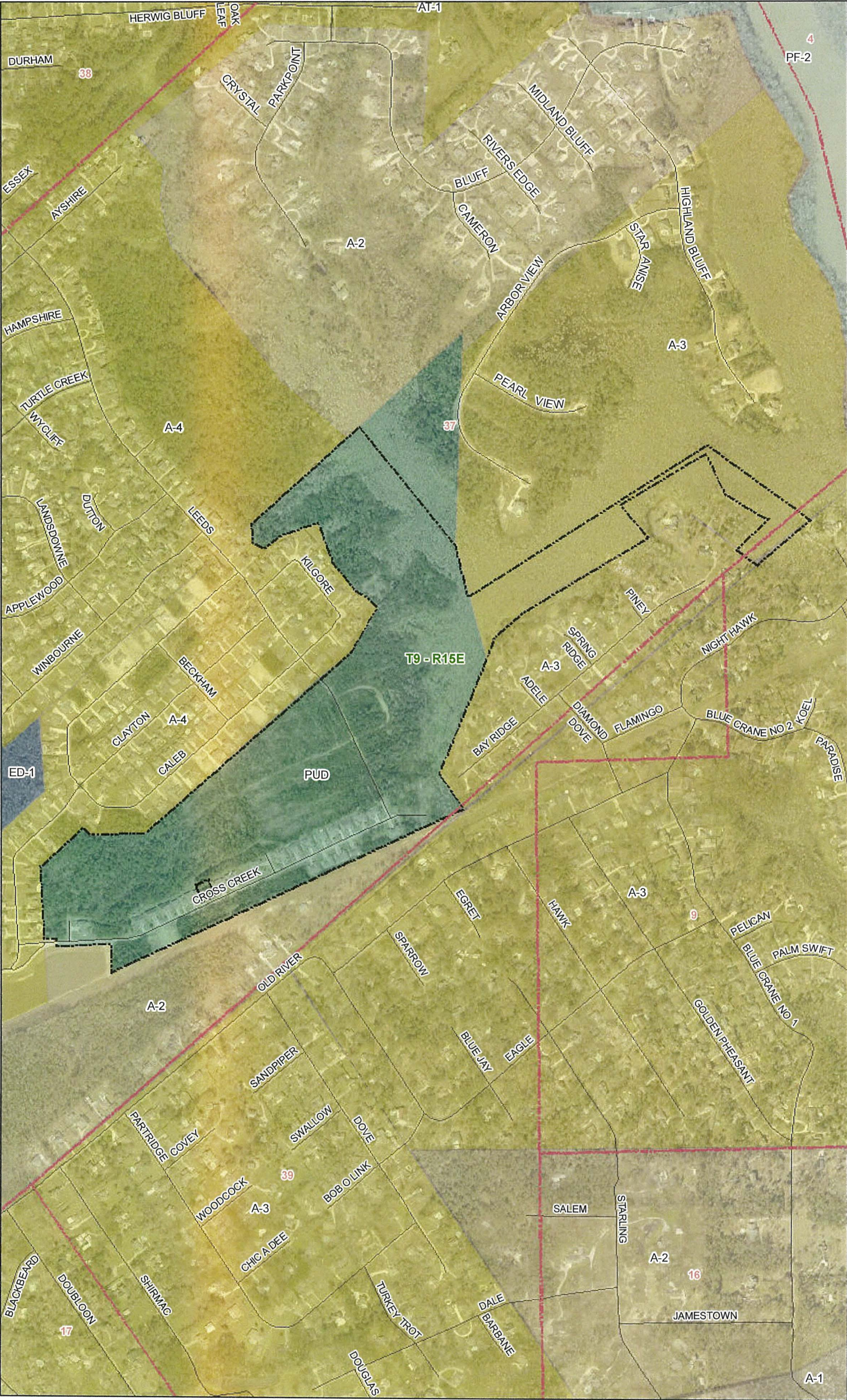
LA CHENIER PHASE 2  
SECTION 37, T-9-S, R-15-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

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.

BLD INVESTMENTS, LLC

SCALE: 1" = 150'  
DATE: 12/8/2020  
DRAWN BY: WSR CHECKED BY: SMB  
DWG. NO. 20200477  
SHEET 2 OF 2







ZONING STAFF REPORT

Date: March 29, 2021  
Case No.: 2021-2218-ZC  
Posted: February 8, 2021

Meeting Date: April 6, 2021  
Determination: Approved, Amended, Postponed, Denied  
Prior Determination: Postponed – March 2, 2021

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:

Direction	Surrounding Use	Surrounding Zone
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 use in conjunction with 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

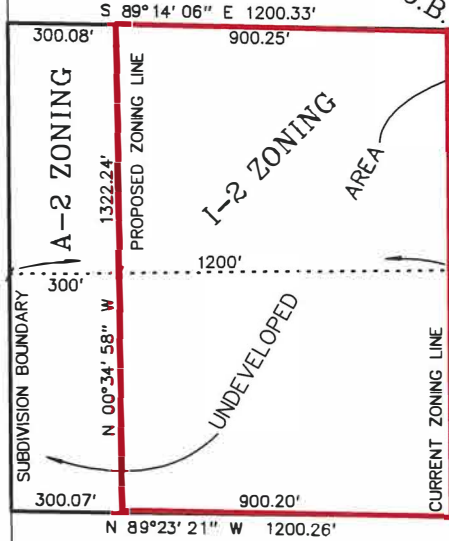








THELMA ESTATES  
N 00°34' 58" W 1323.05'



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

SUBDIVISION BOUNDARY

PARCEL 3-D

SUBDIVISION BOUNDARY

PARCEL 3-E

PARCEL 3-C

COMPASS WAY NORTH

COMPASS WAY EAST

COMPASS WAY SOUTH

COMPASS WAY WEST

COMPASS WAY SOUTH

COMPASS WAY NORTH

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COMPASS WAY SOUTH

COMPASS WAY NORTH

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. 70401  
626-5611

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. MOTION #3 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: T. SMITH

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE VII – MINIMUM STANDARDS FOR SPECIFIC USES, DIVISION 1 – GENERALLY, SEC. 130-2213 – MINIMUM STANDARDS, RELATIVE TO CEMETERIES LOCATED IN CRITICAL DRAINAGE AREAS.

WHEREAS, Sect. 130-2213(8) provides for minimum standards for cemeteries and mausoleums, including those located in critical drainage areas; and

WHEREAS, those cemeteries located in critical drainage areas are required to maintain the bottom of all caskets a minimum of one foot above the base flood elevation; and

WHEREAS, the St. Tammany Parish Council finds it to be in the interest of the health, safety, and welfare of St. Tammany Parish to provide for additional standards for cemeteries located in critical drainage areas.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Code of Ordinances Section 130-2213(8) hereby amended to add a new subsection as follows:

(8) *Cemeteries and mausoleums.* In addition to all federal and state laws, the following requirements must be met (excluding family-owned cemeteries which are limited to the burial of family members):

- a. Graves shall be considered as structures for the purpose of determining setbacks from property lines and in no case located closer than 50 feet from the property line.
- b. Each lot or group of lots forming a cemetery or mausoleum center shall be fenced to a height of four feet or more.
- c. Graves containing in-ground burials must not be located within 850 feet of any water well as verified by the owner, operator or manager of the cemetery through the use of a survey.
- d. Cemeteries located in designated critical drainage areas are required to maintain the bottom of all caskets a minimum of one foot above the base flood elevation.

(e) Notwithstanding the foregoing, if the buried casket is enclosed with a nonporous concrete or similar nonporous material vault, this requirement shall not be applicable.

~~e.(f)~~ Twenty-five-foot no cut buffer zones must be maintained within the perimeters of cemeteries and comply with all landscape and tree regulations as specified in article VI, division 2, of this chapter.

ORDINANCE CALENDAR NO. \_\_\_\_\_

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

PAGE 2 OF 4

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

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

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

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

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

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

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

ATTEST:

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

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

Published introduction: \_\_\_\_\_, 2021

Published adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 @ \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021 @ \_\_\_\_\_



## ZONING STAFF REPORT

**Date:** March 29 2021  
**Case No.:** 2021-2238-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

---

### GENERAL INFORMATION

**PETITIONER:** Jeffery Nave

**OWNER:** Globe Wireless Radio Services

**REQUESTED CHANGE:** AT-1 Animal Training and Housing District to A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located at the end of Radio Road, south of Pine Street Extension; Pearl River

**SIZE:** 19.25 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	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

#### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from AT-1 Animal Training Housing District to A-2 Suburban District and RO Rural Overlay. The site is located at the end of Radio Road, south of Pine Street Extension; 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 petitioned property was the subject of a 2015 rezoning request which changed the zoning from A-2 Suburban District to AT-1 Animal Training and Housing District (2015-80-ZC). The purpose of the 2015 request was to accommodate multiple existing cell towers on the site and bring them into compliance with the appropriate zoning classification. The cell towers have since been removed. The requested A-2 Suburban District and RO Rural Overlay zoning classifications do not allow for cellular towers. Since the site is surrounded on all sides by property that is zoned A-2 Suburban District and is currently developed with a single-family home, the request will bring the site into compliance with the appropriate zoning classification and meet the objectives of the Comprehensive Plan designation.

**Case No.:** 2021-2238-ZC

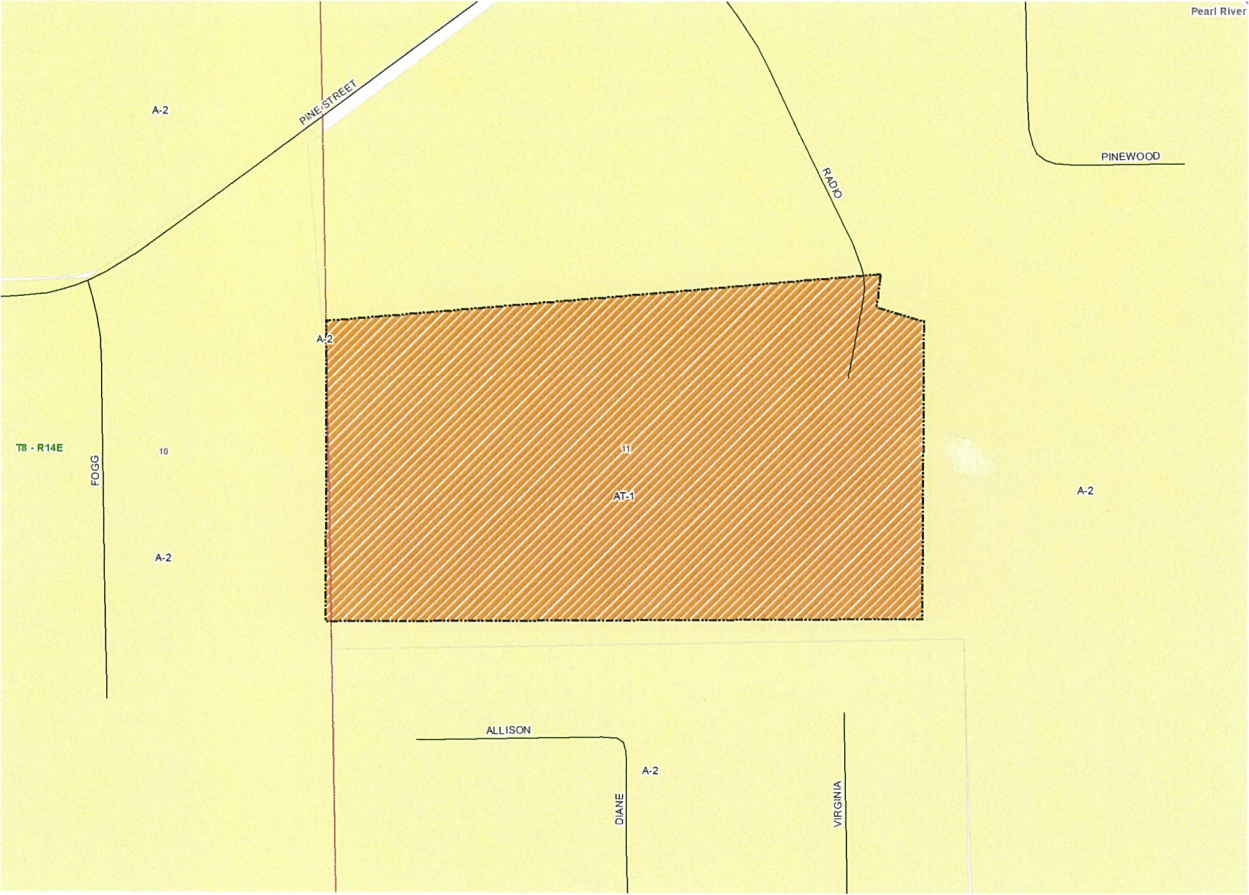
**PETITIONER:** Jeffery Nave

**OWNER:** Globe Wireless Radio Services

**REQUESTED CHANGE:** AT-1 Animal Training and Housing District to A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located at the end of Radio Road, south of Pine Street Extension; Pearl River

**SIZE:** 19.25 acres











**ZONING STAFF REPORT**

**Date:** March 29, 2021  
**Case No.:** 2021-2248-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Rick Murphy  
**OWNER:** TRRB Enterprises, LLC – Rick Murphy  
**REQUESTED CHANGE:** NC-4 Neighborhood Institutional District to I-1 Industrial District  
**LOCATION:** Parcels located on the north side of Louisiana Highway 36, east of Daisy Street; Abita Springs  
**SIZE:** 1 acre

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State Highway

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single Family Residential District
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	Commercial (Town of Abita Springs)
West	Residential	NC-4 Neighborhood Residential District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from NC-4 Neighborhood Institutional District to I-1 Industrial District. The site is located on the north side of Louisiana Highway 36, east of Daisy Street; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with several forms of commercial uses.

The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which offer neighborhood level services in close proximity to residential development. The purpose of the I-1 Industrial District is to provide for the location of industrial uses of moderate size and intensity. The subject site is south of an existing residential subdivision, east of residential uses that are currently zoned NC-4 and west of an existing commercial site within Abita Springs city limits which is developed with Abita Lumber Company.

**Case No.:** 2021-2248-ZC

**PETITIONER:** Rick Murphy

**OWNER:** TRRB Enterprises, LLC – Rick Murphy

**REQUESTED CHANGE:** NC-4 Neighborhood Institutional District to I-1 Industrial District

**LOCATION:** Parcels located on the north side of Louisiana Highway 36, east of Daisy Street; Abita Springs

**SIZE:** 1 acre

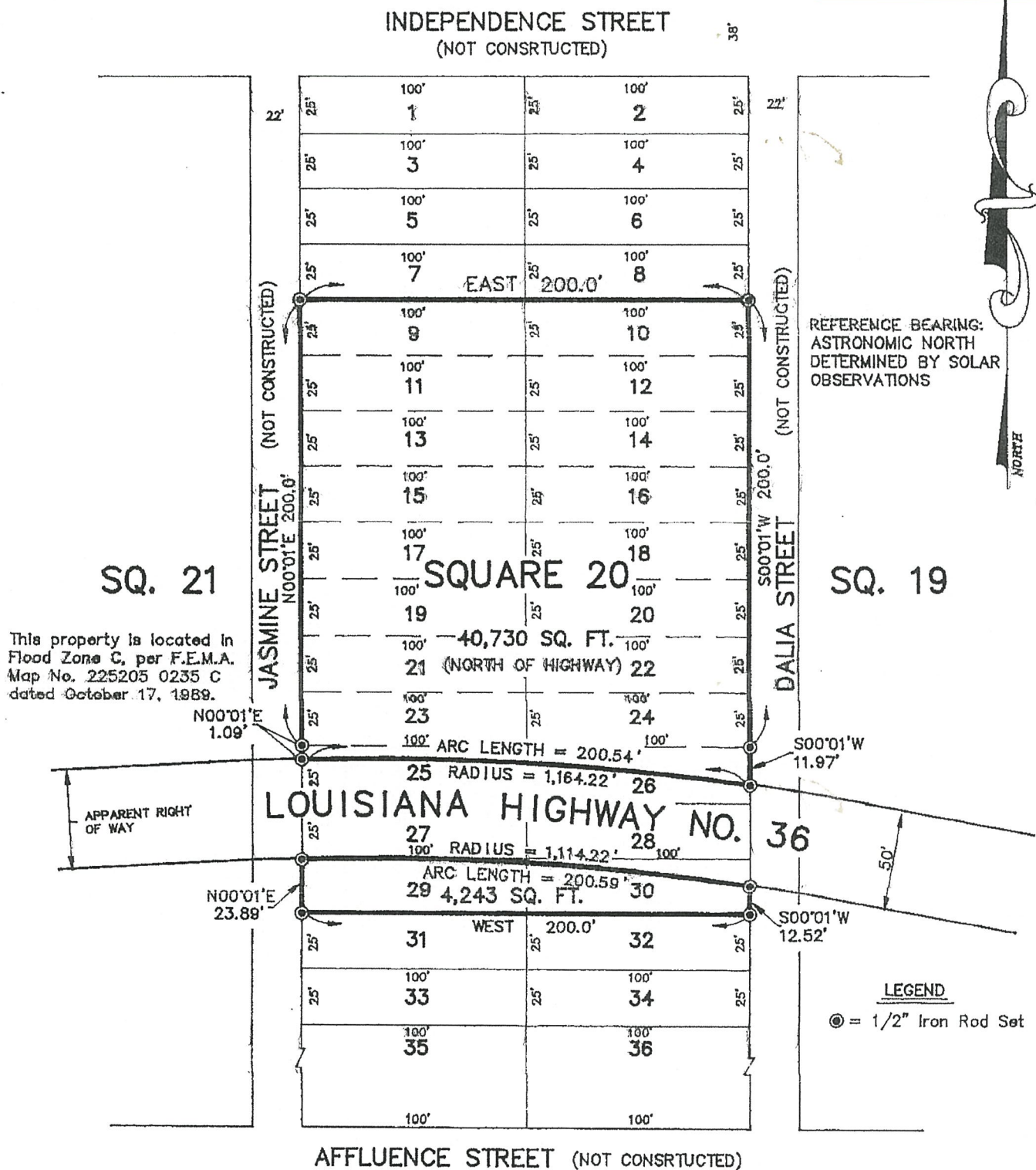








2021-2248-ZC



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

John G. Cummings and Associates

508 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70438

(504) 892-1549



ZONING STAFF REPORT

**Date:** March 29, 2021  
**Case No.:** 2021-2249-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Maxwell McClintock  
**OWNER:** Maxwell McClintock  
**REQUESTED CHANGE:** From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the west side of Louisiana Highway 1083, north of Oalmann Road East; Bush  
**SIZE:** 2.01 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State Highway

**Road Surface:** 2 Lane Asphalt

**Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District, RO Rural Overlay, and MHO Mobile Home Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay. The site is located on the west side of Louisiana Highway 1083, north of Oalmann Road East; Bush. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density along with agricultural or other active or passive uses.

The subject site is comprised of just over two acres of property and abuts a site that was rezoned from A-1 Suburban District to A-2 Suburban District in 2014 (ZC14-01-001). The site is also situated adjacent to existing A-2 zoning along the east side of Louisiana Highway 1083 and abuts sites that maintain the A-1 zoning to the south and west.

The existing A-1 Suburban District requires parcel sizes a minimum of five acres. The requested A-2 Suburban District requires parcel sizes a minimum of one acre. The reason for the request is to allow for a future minor subdivision.

**Case No.:** 2021-2249-ZC

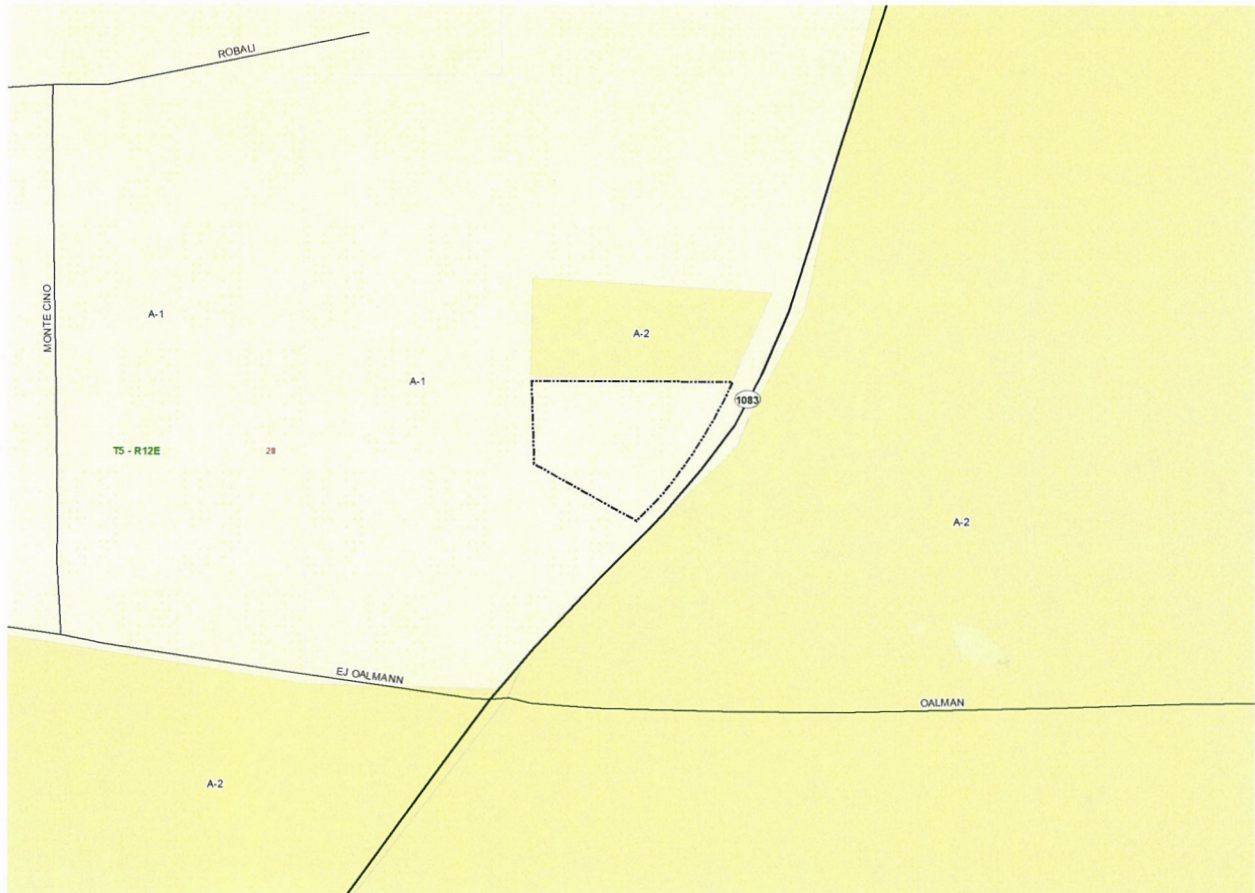
**PETITIONER:** Maxwell McClintock

**OWNER:** Maxwell McClintock

**REQUESTED CHANGE:** From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the west side of Louisiana Highway 1083, north of Oalmann Road East; Bush

**SIZE:** 2.01 acres









2021-2249-ZC

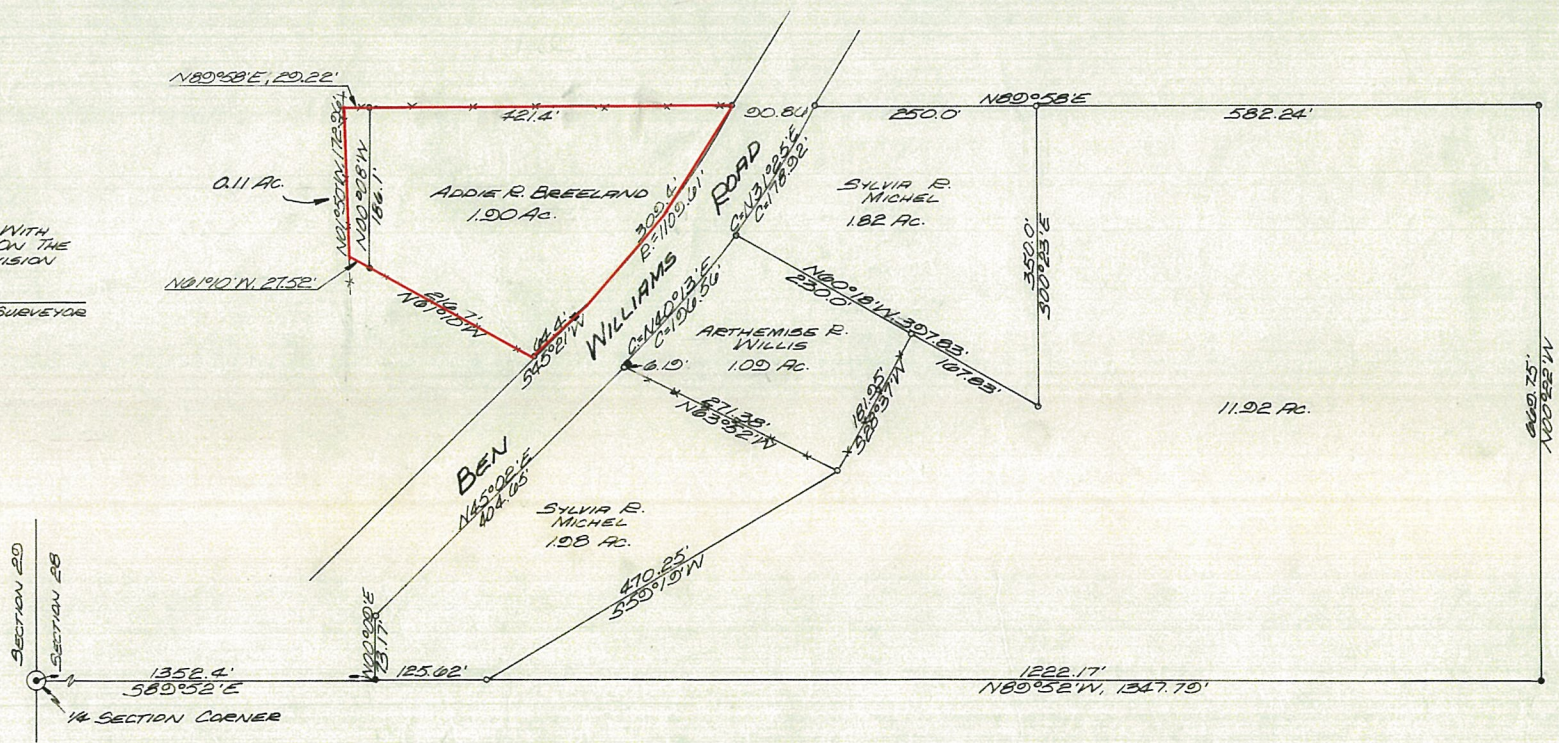
Subject Property



MAP PREPARED FOR  
**ESTATE OF LOUIS REVERE**  
LOCATED IN SECTION 28 TOWNSHIP  
5 SOUTH, RANGE 12 EAST, 9T  
TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH  
A PHYSICAL SURVEY MADE ON THE  
GROUND UNDER THE SUPERVISION  
OF THE UNDERSIGNED.

*John R. Fitzmaurice*  
LA. REGISTERED LAND SURVEYOR





**ZONING STAFF REPORT**

**Date:** March 29, 2021  
**Case No.:** 2021-2257-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Diana Zanella-Fajardo  
**OWNER:** Alejandro and Alberto Zanella-Fajardo  
**REQUESTED CHANGE:** From A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the west side of Nina Drive and south of Sheree Street; Lacombe  
**SIZE:** .53 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-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Nina Drive and south of Sheree Street; Lacombe. 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 both manufactured homes and traditional homes. While there are certain properties that maintain the MHO Manufactured Home Overlay within the Oaklawn East Subdivision, none of the surrounding properties in the direct vicinity are zoned to allow mobile homes.

**Case No.:** 2021-2257-ZC

**PETITIONER:** Diana Zanella-Fajardo

**OWNER:** Alejandro and Alberto Zanella-Fajardo

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

**LOCATION:** Parcel located on the west side of Nina Drive and south of Sheree Street; Lacombe

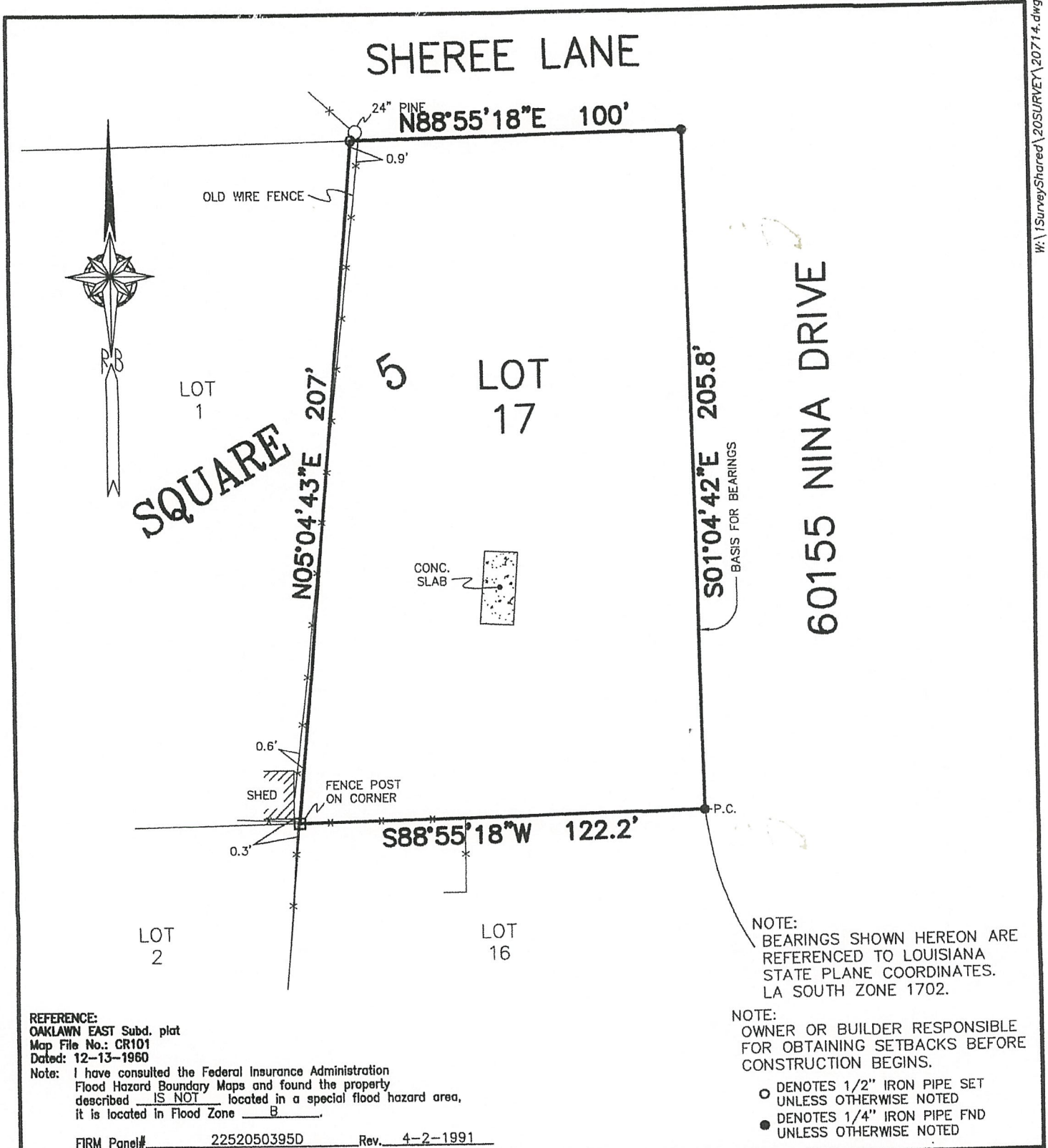
**SIZE:** .53 acres











Survey of  
LOT 17 \* OAKLAWN EAST \* SECTION 2 \* SQUARE 5  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
DIANA ZANELLA

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.		SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.	
<p>RANDALL W. BROWN REG. NO. 04586 REGISTERED PROFESSIONAL</p> <p><i>Randall W. Brown</i></p> <p>Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586</p>		<p><b>Randall W. Brown &amp; Associates, Inc.</b> Professional Land Surveyors 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 info@brownsurveys.com</p>	
		<p>Date: NOVEMBER 16, 2020 Survey No. 20714 Project No. (CR5) D20714.TXT</p> <p>Scale: 1"= 40'± Drawn By: J.E.D. Revised:</p>	



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. MOTION #1 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

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

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE V – OVERLAYS, DIVISION 2 – PUD PLANNED UNIT DEVELOPMENT OVERLAY, SECTION 130-1674 – PLAN APPROVAL, RELATIVE TO HYDROLOGICAL ANALYSIS AND TRAFFIC IMPACT ANALYSIS.

WHEREAS, according to 130-1674(d)(1), Planned Unit Development (PUD) approval by the St. Tammany Parish Zoning Commission may be substituted for tentative plat approval by the St. Tammany Parish Planning Commission; and

WHEREAS, the St. Tammany Parish Council desires to clarify that developments coming before the St. Tammany Parish Zoning Commission for a Planned Unit Development Overlay adhere to the same plat approval requirements as developments appearing before the St. Tammany Parish Planning Commission for tentative approval.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Code of Ordinances, Sec. 130-1674(a)(15) and (d)(1) by hereby amended to read as follows: Sec. 130-1674. - Plan approval.

- (a) *Conceptual plan.* Prior to submitting a PUD rezoning petition, an informal pre-application conference with designated staff from the parish department of planning and development shall be required. The purpose of this conference shall be to discuss PUD parameters and to bring the overall petition as nearly as possible into conformity with parish regulations. Following the PUD pre-application conference, a conceptual plan shall be submitted with the rezoning application. This plan shall provide the following information:
- (1) The title of the project and the names of the project planner and developer.
  - (2) A legal description of the property including township, section and range.
  - (3) Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed PUD shall be designated. This plat shall include all existing physical features such as existing streets, buildings, watercourses, easements, soil conditions, vegetative cover and topography.
  - (4) Net density shall be set based upon the underlying zoning classification utilizing one of the following options:
    - a. 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 = \_\_\_\_\_ x maximum net density = \_\_\_\_\_ lots (units)
    - b. The number of lots/units may be established by a yield plan consisting of conventional street layouts including but not limited to basic topography, soil conditions, drainage, vegetative cover, locations of wetlands, and 100-year floodplains. Said yield plan shall be based upon the standards of the underlying zoning district and comply with all meet all applicable development standards.
    - c. Pending the comprehensive rezoning review of unincorporated St. Tammany Parish, the zoning commission shall have the authority to establish appropriate density levels for all properties zoned R Rural and SA Suburban Agricultural at the time of the PUD request. Once the area in which the subject property is located has

undergone a comprehensive rezoning review the standards of the newly adopted zoning classification shall govern, in accordance with article IV of this chapter.

- (5) Site information including the following criteria shall be provided:
- a. Boundaries of the property involved;
  - b. Average size and maximum number of lots;
  - c. Parcels or sites to be developed or occupied by buildings;
  - d. The general location and maximum amount of area to be developed for parking;
  - e. The general location of areas to be devoted to open space, including those areas to be dedicated or conveyed for parks, playgrounds or school sites;
  - f. Public buildings and other common use areas;
  - g. The approximate location of ingress, egress and access streets;
  - h. The approximate location of pedestrian and vehicular ways;
  - i. The extent of landscaping and planting;
  - j. Location and/or source of water and sewer facilities; and
  - k. Front, side and rear yard setback lines.
- (6) Tabulation of the maximum square footage of each use.
- (7) The proposed maximum height of any building or structure.
- (8) Maximum total land area, minimum public and private open space, streets, off-street parking and loading areas. Breakdown by percent of total land area devoted to each use such as:
- a. Residential uses.
  - b. Commercial/institutional uses limited to those permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, MD-1, and ED-1 districts or any uses permitted in the underlying zoning district.
  - c. Open space (as defined in section 130-5).
    1. A minimum of 25 percent of open space is required for all PUDs.
    2. In no case shall required open space along the existing road frontage be less than one-quarter acre in area and less than 100 feet in width.
    3. In no case shall required open space along other boundary lines (without road frontage) be less than one-quarter acre in area and less than 50 feet in width.
    4. No more than 50 percent of the required open space shall be satisfied using limited use land (herein defined). Limited use land shall mean land which is inundated by water for a period of greater than four months within each calendar year. Two acres of limited use land are required to satisfy one acre of required open space.
    5. Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
    6. Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.
  - d. Access parking and loading areas
  - e. Location of the existing and proposed easements to the extent they are reasonably ascertainable with the understanding that the future easements may be needed based on more complete engineering studies.
- (9) Restrictive covenants including the assurance of maintenance of common areas and the continued protection of the PUD. The department of planning and development must review and approve the restrictive covenants prior to recordation thereof with the clerk of court.



- (10) Circulation element indicating the proposed principal movement of vehicles, goods and pedestrians.
  - (11) Environmental assessment data form (signed and dated).
  - (12) Initial wetland delineation as determined by a qualified wetlands consultant.
  - (13) Flood zone demarcation lines (indicate FIRM map and panel number).
  - (14) Documents indicating ultimate disposal of surface drainage.
  - (15) The zoning commission or the parish council may require additional material such as plans, maps, aerial photographs, studies and reports, including hydrological analysis and traffic impact analysis, which may be needed in order to make the necessary findings and determinations that the applicable parish standards and guidelines have been achieved.
- (b) *Formal review.* The planning staff shall hold a formal review of the PUD submission two weeks prior to the public hearing by the zoning commission and note areas of concern to the applicant in writing within one week of the review. The purpose of this review is to provide constructive feedback to the developer on compliance with the PUD requirements.
- (c) *Public hearing.* The zoning commission shall hold the formal public hearing on the zoning overlay request and forward a recommendation to approve or deny the PUD to the parish council after the required public hearing. 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 proposed 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 plan.
  - (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 maintain to the extent possible mature woodlands 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.
  - (4) Internal planned unit development parameters:
    - a. The density of the proposal shall not exceed the density permitted in accordance with the requirements of article IV of this chapter.
    - b. Every dwelling unit or other use within the PUD shall have direct access to a public or private street via pedestrian ways, courts or other access related easements. It should not be construed that access for permitted uses must front on a dedicated street.
    - c. If lots and or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required, except as approved as part of the individual PUD proposal.
  - (5) Central sewerage and water systems shall be provided to all uses within this overlay. Septic tanks and individual water wells are prohibited in PUD developments.

- (d) *Binding nature of approval for PUD.* All terms, conditions, safeguards, and stipulations made at the time of approval for PUD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, or safeguards shall constitute a violation of these zoning regulations.
- (1) Tentative-preliminary-final development plans. Plans for development of land approved for PUD shall be processed in accordance with the procedures established by chapter 125, pertaining to subdivisions, ~~if required~~. The PUD approval may be substituted for the tentative plat approval required by said chapter 125 only when all tentative approval requirements as set forth in chapter 125 have been satisfied and when the Department of Planning and Development designates in writing that PUD overlay approval shall be substituted for tentative subdivision review by the Planning Commission.
- (2) Final development plan. After approval of the conceptual development plan by the parish council the applicant shall submit a final plan to the department of planning and development indicating all terms, conditions, safeguards and stipulations required by the zoning commission and the parish council.
- (3) Review and approval of a PUD overlay is a multi-step process, requiring zoning commission and planning commission approval (except in those cases where minor subdivision approval is authorized, or an exemption applies). Approval of a PUD overlay does not change the underlying zoning classification of the property until approval of the preliminary plat. PUD overlay approvals that have been granted approval by the parish council, after consideration by the zoning commission, shall remain in effect for a period of not more than two years from the date of approval by the parish council, unless a portion or phase of the proposed development has been granted preliminary plat approval by the planning commission in accordance with chapter 125, pertaining to subdivisions.
- (4) If no portion or phase of the original PUD, which has been granted zoning approval by the parish council, is granted preliminary approval within two years of the date of the parish council's original approval of the PUD, the owner/developer shall be required to submit an application for a new PUD overlay review and approval by the zoning commission and parish council, and pay all applicable fees.

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

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

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

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

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

ORDINANCE CALENDAR NO. \_\_\_\_\_

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

PAGE 5 OF 4

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

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

ATTEST:

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

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

Published introduction: \_\_\_\_\_, 2021  
Published adoption: \_\_\_\_\_, 2021  
Delivered to Parish President: \_\_\_\_\_, 2021 @ \_\_\_\_\_  
Returned to Council Clerk: \_\_\_\_\_, 2021 @ \_\_\_\_\_



**ZONING STAFF REPORT**

**Date:** March 29, 2021  
**Case No.:** 2021-2261-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Daniel Kaizer  
**OWNER:** Rosemary Guidera and Beatrice Guidera  
**REQUESTED CHANGE:** From A-1A Suburban District to A-6 Multiple-Family Residential District  
**LOCATION:** Parcel located south of US Highway 190, east of Lynnwood Drive and west of Johns Road; Lacombe  
**SIZE:** 3.12 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	Undeveloped	A-2 Suburban District
South	Residential	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-1A Suburban District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1A Suburban District to A-6 Multiple-Family Residential District. The site is located south of US Highway 190, east of Lynnwood Drive and west of Johns Road; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject site is flanked by property that is zoned A-1A Suburban District to the east, south, and west, and is adjacent from property that is zoned A-2 Suburban District along the north side of US Highway 190. A change in zoning will allow multiple-family residential dwellings to be located in an area that currently consists of undeveloped parcels and existing single-family residences.

**Case No.:** 2021-2261-ZC

**PETITIONER:** Daniel Kaizer

**OWNER:** Rosemary Guidera and Beatrice Guidera

**REQUESTED CHANGE:** From A-1A Suburban District to A-6 Multiple-Family Residential District

**LOCATION:** Parcel located south of US Highway 190, east of Lynnwood Drive and west of Johns Road; Lacombe

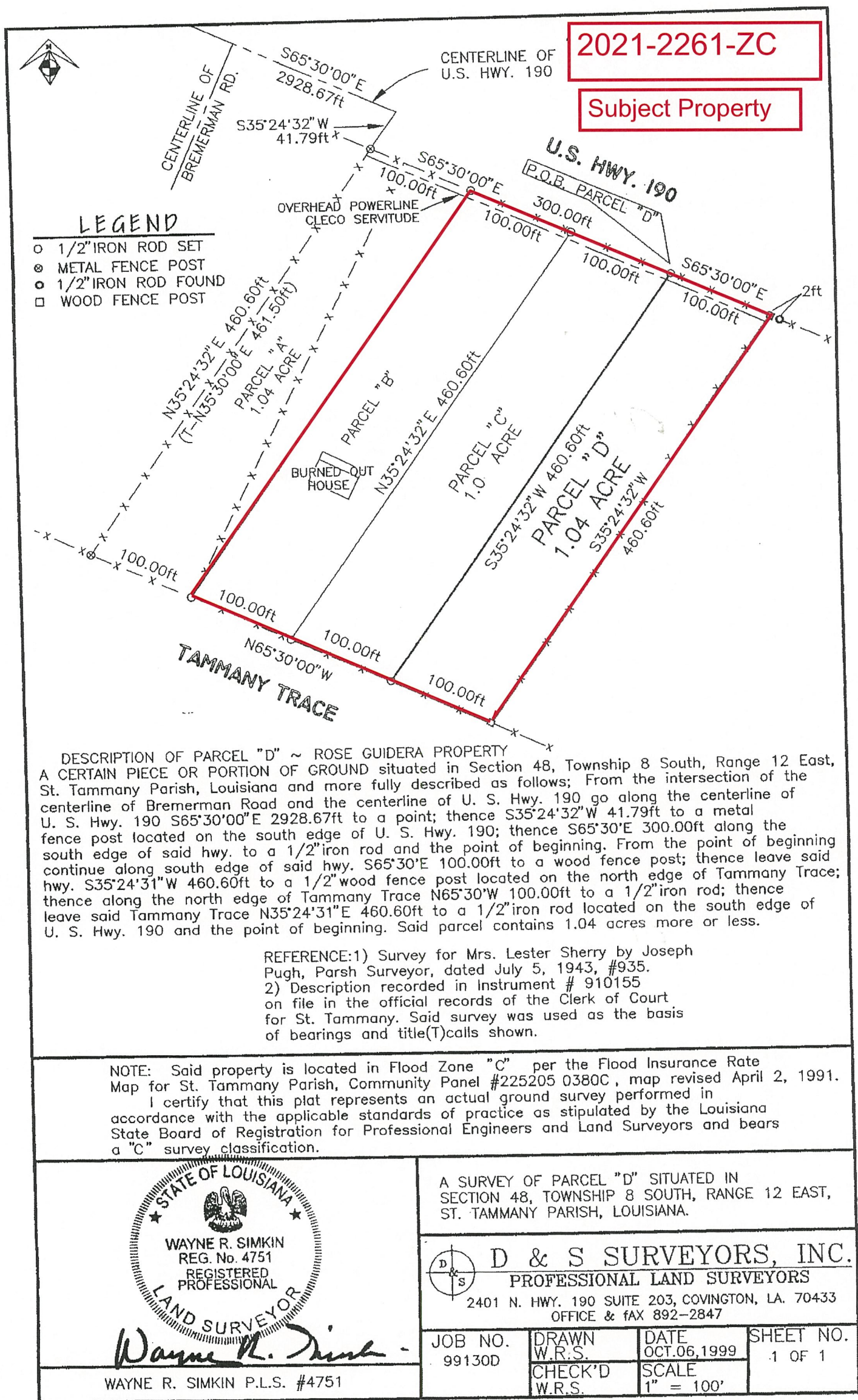
**SIZE:** 3.12 acres













ZONING STAFF REPORT

**Date:** March 29, 2021  
**Case No.:** 2021-2264-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Kim D. Vincent  
**OWNER:** Kim D. Vincent  
**REQUESTED CHANGE:** From A-3 Suburban District to HC-2 Highway Commercial District  
**LOCATION:** Parcel located on the south side of Louisiana Highway 22 and the east side of Highline Road, north of Koepp Road; being Lots 9 and 10; Fleur de Lorraine Subdivision; Madisonville  
**SIZE:** 1.53 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State Highway

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential and Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	HC-1 Highway Commercial 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 HC-2 Highway Commercial District. The site is located on the south side of Louisiana Highway 22 and the east side of Highline Road, north of Koepp Road; being Lots 9 and 10; Fleur de Lorraine Subdivision; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject site abuts property that is zoned A-3 Suburban District to the north, east, and south and is situated across the street from property that is zoned HC-1 Highway Commercial District to the west. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses. A change in zoning will allow for high intensity commercial uses that abut existing residential dwellings.

The objective of the request is to allow for a restaurant with a drive thru.

**Case No.:** 2021-2264-ZC  
**PETITIONER:** Kim D. Vincent  
**OWNER:** Kim D. Vincent

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

**LOCATION:** Parcel located on the south side of Louisiana Highway 22 and the east side of Highline Road, north of Koepp Road; being Lots 9 and 10; Fleur de Lorraine Subdivision; Madisonville

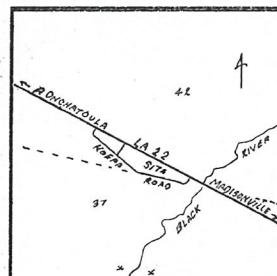
**SIZE:** 1.53 acres











VICINITY MAP

# Fleur De Lorraine

A SUBDIVISION LOCATED IN  
SECTION 42, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA.

**2021-2264-ZC**

Subject Property

## RESTRICTIVE COVENANTS

1. Residences in this subdivision shall be single family dwellings.
2. No certificate of occupancy shall be issued before the sewerage and water systems are installed and openable or otherwise connected to a community (Central) sewerage and/or water system(s), all as approved by the Environmental Services Commission 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).
3. The building setback lines are: Front 30', Rear 25', Street Side 20', Side Yard 10'.
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon that may become a nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
5. The minimum elevation for the lowest floor of all residence shall be determined from the latest revised Flood Insurance Rate Map (FIRM). The minimum elevation of the lowest floor in "A" zones shall be obtained from Parish Department of Public Works.
6. Mobile homes will not be permitted to occupy lots in this subdivision.
7. No lots will be further subdivided without approval of the St. Tammany Planning Commission and the Sewer and Water Commission of St. Tammany Parish.
8. Driveways on corner lots shall not be located any closer than 100 feet from a corner of said property closest to the intersection as measured from the corner of the intersection.
9. Construction of any nature is prohibited in Parish drainage or street easements. Additional restrictions may run with each title.
10. The restrictive covenants recited above together with additional restrictive covenants to be filed with Clerk of Court before the sale of the first lot, shall be recited in and be a part of each title on deed. The foregoing shall be a covenant running with each title and performance shall be made thereto in each title.
11. The Retention Pond area is dedicated to the Parish of St. Tammany for operation and maintenance.

## DEDICATION:

Be it resolved by the undersigned owner of the land shown hereon that this in a true and accurate plat of Fleur De Lorraine and the services shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements shall be allowed that would prevent them from being used for their intended purposes. The Streets are dedicated to the Parish of St. Tammany.

16.54 ACRES	24	N/A	CENTRAL
AREA	LOTS	ST LENGTH	SEWER SYSTEM
22,000 + Sq Ft	100	60	CENTRAL
AVG LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
EXISTING ASPHALT	200+	A-3	1222
ROAD SURFACE	LOT DEPTH	ZONING	MAX BLOCK LENGTH

## CERTIFICATION:

This plat is certified to be correct and in accordance with a physical survey made on the ground under the direct supervision of the undersigned and is certified to conform to the provisions of the Louisiana Revised Statutes, RS 33:5051 and the ordinances of the Parish of St. Tammany.

*Ned R. Wilson*  
NED R. WILSON  
REG. NO. 4336  
REGISTERED LAND SURVEYOR  
WILSON - POPE, INC., L.A. REGISTERED LAND SURVEYORS 4338

## TRUSTEE:

JOHN M. CANNIZARO, TRUST OFFICER  
GEORGE DENDINGER CREDIT SHELTER TRUST  
FIRST NATIONAL BANK OF COMMERCE TRUST  
210 Baronne Street, P.O. Box 80279  
New Orleans, Louisiana 70160-0279

## APPROVAL:

*Emile J. D'Amore*  
CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

*John H. Shaw*  
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

7-21-2000

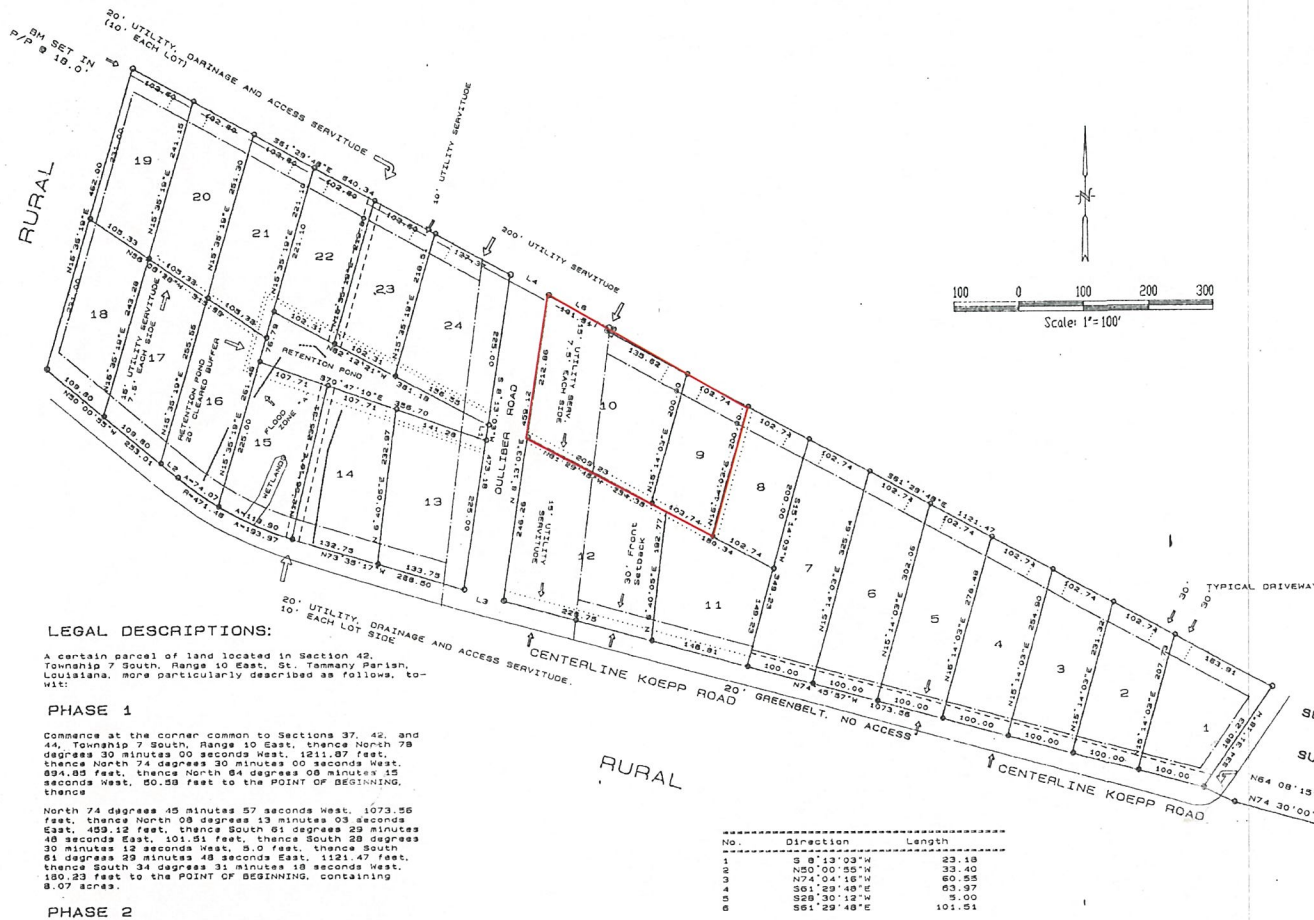
DATE FILED: 1238

MAP FILE NO.

ST. TAMMANY PARISH CLERK OF COURT

Revised: 18 MAR 99; REVISED 7 JAN 99; REVISED 3 FEB 00

Fleur De Lorraine			
Section 42, Township 7 South, Range 10 East			
SCALE: 1" = 100'	WILSON-POPE, INC.	DRAWN BY: HUL	
DATE: 10 SEP 98	A LOUISIANA PROFESSIONAL CORPORATION	CHECKED BY: NAW	
JOB: DENG	1500 SUGAR DRIVE	REVISED:	
TEXT: DENG	HANDEVILLE, LOUISIANA 70418		
PLOT NO: DENG	TEL: (504) 835-5551 FAX: (504) 835-5552	PAGE 1 OF 1	



## LEGAL DESCRIPTIONS:

A certain parcel of land located in Section 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit:

## PHASE 1

Commence at the corner common to Sections 37, 42, and 44, Township 7 South, Range 10 East, thence North 78 degrees 30 minutes 00 seconds West, 1211.07 feet, thence North 74 degrees 30 minutes 00 seconds West, 894.85 feet, thence North 64 degrees 08 minutes 15 seconds West, 50.58 feet to the POINT OF BEGINNING, thence

North 74 degrees 45 minutes 57 seconds West, 1073.56 feet, thence North 08 degrees 13 minutes 03 seconds East, 499.12 feet, thence South 61 degrees 28 minutes 46 seconds East, 101.51 feet, thence South 28 degrees 30 minutes 12 seconds West, 5.0 feet, thence South 61 degrees 28 minutes 46 seconds East, 1121.47 feet, thence South 34 degrees 31 minutes 10 seconds West, 180.23 feet to the POINT OF BEGINNING, containing 8.07 acres.

## PHASE 2

Commence at the corner common to Sections 37, 42, and 44, Township 7 South, Range 10 East, thence North 78 degrees 30 minutes 00 seconds West, 1211.07 feet, thence North 74 degrees 30 minutes 00 seconds West, 894.85 feet, thence North 64 degrees 08 minutes 15 seconds West, 50.58 feet, thence North 74 degrees 45 minutes 57 seconds West, 1073.56 feet, thence North 74 degrees 04 minutes 15 seconds West, 50.58 feet to the POINT OF BEGINNING, thence

North 73 degrees 30 minutes 17 seconds West, 255.00 feet, thence along a curve a length of 193.97 feet, with a radius of 471.46 feet, thence North 50 degrees 00 minutes 55 seconds West, 253.01 feet, thence North 15 degrees 35 minutes 10 seconds East, 152.00 feet, thence South 61 degrees 28 minutes 46 seconds East, 640.34 feet, thence South 08 degrees 13 minutes 03 seconds, 479.10 feet to the POINT OF BEGINNING, containing 7.47 acres.

No.	Direction	Length
1	S 81° 12' 03" W	33.18
2	N 74° 04' 16" W	60.55
3	S 61° 28' 46" E	63.97
4	S 28° 30' 12" W	5.00
5	S 61° 28' 46" E	101.51

## NOTES:

1. A portion of Lots 14, 15 & 16 are located in FLOOD ZONE "A", BASE FLOOD 11.0 feet MSL.
2. Sewer & Water facilities are located off site and to be serviced by Southeastern Water and Sewer Company, Inc.
3. CULVERTS:
  - a. Lots 11 - 18, use 18" culverts
  - b. Lots 11 - 18, use 18" culverts
  - c. Lots fronting LA 22, permitted by DOTT.

See Surveyor's Correction of Subdivision Plat by Ned R. Wilson filed 8-30-2002 attached \*1301149, which includes Survey that has been filed as Map # 2462.

Jane C. Murphy  
Deputy Clerk  
8-6-2002



## ZONING STAFF REPORT

**Date:** March 29, 2021  
**Case No.:** 2021-2266-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Zachary and Krista Miller

**OWNER:** Zachary and Krista Miller

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the south side of Louisiana Highway 22, west of Oak Park Road, and east of Guste Island Road; Madisonville

**SIZE:** 1.94 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** State Highway

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Undeveloped	PUD Planned Unit Development
East	Residential	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional District

##### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

##### COMPREHENSIVE PLAN:

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

**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 NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The site is located on the south side of Louisiana Highway 22, west of Oak Park Road, and east of Guste Island Road; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density as well as uses that aim to achieve contiguity among adjoining conservation areas in adjacent developments.

The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which offer neighborhood level services in close proximity to residential development. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses. The abutting properties are zoned NC-4 Neighborhood Institutional District to the east and west, the Guste Island Estates PUD to the south and existing residential development to the north.

The objective of the request is to accommodate a proposed auto repair shop.

**Case No.:** 2021-2266-ZC

**PETITIONER:** Zachary and Krista Miller

**OWNER:** Zachary and Krista Miller

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the south side of Louisiana Highway 22, west of Oak Park Road, and east of Guste Island Road; Madisonville

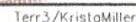
**SIZE:** 1.94 acres













**ZONING STAFF REPORT**

**Date:** March 29, 2021  
**Case No.:** 2021-2267-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Carrie and Dan Crowley  
**OWNER:** Carrie and Dan Crowley  
**REQUESTED CHANGE:** From AT-1 Animal Training and Housing District to AT-1 Animal Training and Housing District and RO Rural Overlay  
**LOCATION:** Parcel located on the north side of Voters Road, south of Miller Road; being 850 Voters Road; Slidell  
**SIZE:** 2.84 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-3 Suburban District
South	Residential	CBF-1 Community Based Facilities
East	Residential	A-3 Suburban District
West	Civic	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from AT-1 Animal Training and Housing District to AT-1 Animal Training and Housing District and RO Rural Overlay. The site is located on the north side of Voters Road, south of Miller Road; being 850 Voters Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The petitioned property was the subject of a 2010 zoning change (ZC10-07-070) in which the applicant rezoned the subject property from A-3 Suburban District to the current AT-1 to accommodate existing horse stables which were approved under a conditional use permit (CP04-03-037). The current request is to add the RO Rural Overlay to the property to accommodate single family and agricultural uses. The site is flanked by residential uses to the north and east, the Northshore Riding Club to the south and a church to the west.

Case No.: 2021-2267-ZC

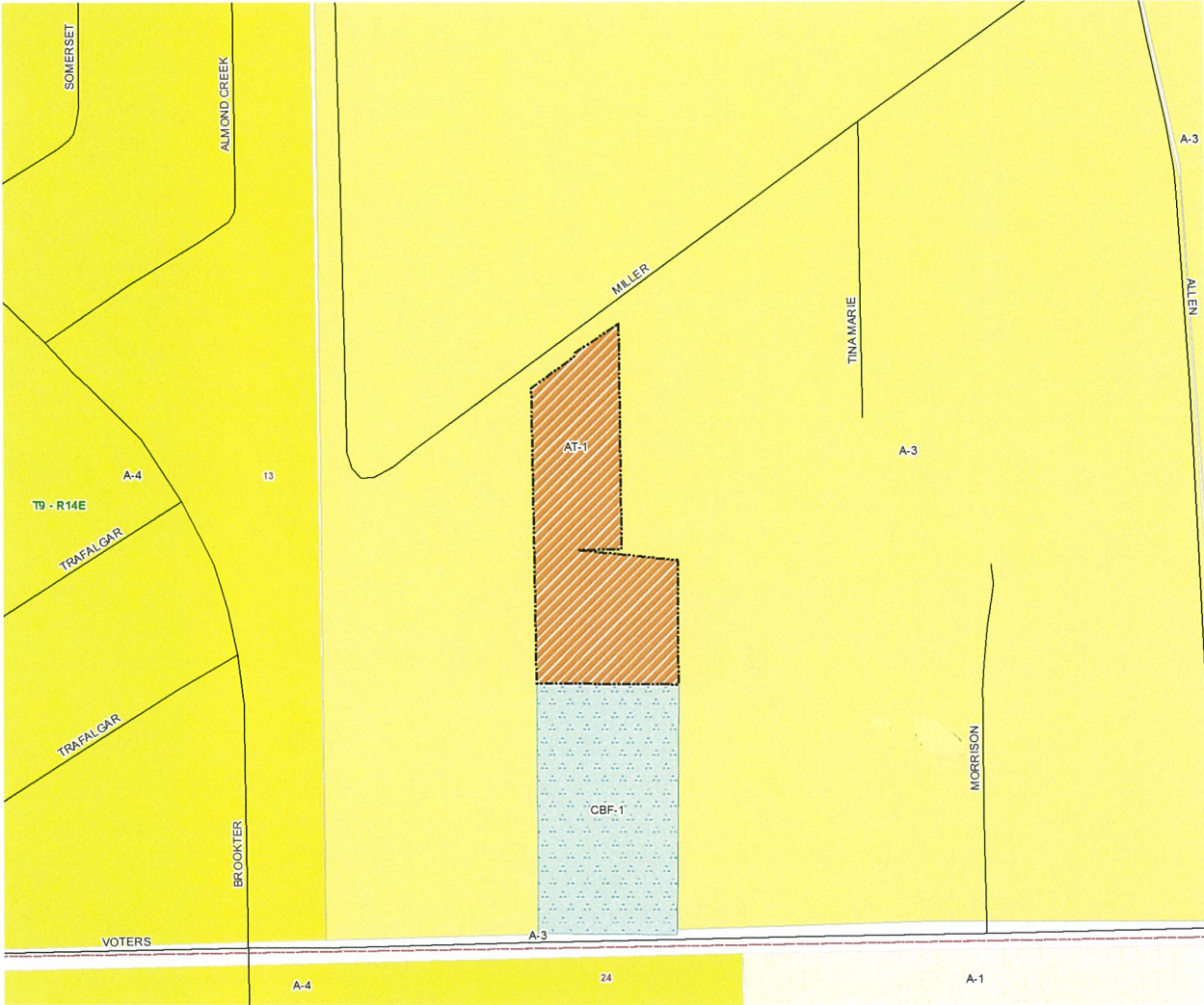
PETITIONER: Carrie and Dan Crowley

OWNER: Carrie and Dan Crowley

REQUESTED CHANGE: From AT-1 Animal Training and Housing District to AT-1 Animal Training and Housing District and RO Rural Overlay

LOCATION: Parcel located on the north side of Voters Road, south of Miller Road; being 850 Voters Road; Slidell

SIZE: 2.84 acres









## ZONING STAFF REPORT

**Date:** March 29, 2021  
**Case No.:** 2021-2275-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** BB Mini Storage, LLC – Matthew Bennett

**OWNER:** BB Mini Storage, LLC – Matthew Bennett

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

**LOCATION:** Parcel located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville

**SIZE:** 2.55 acres

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

Type: US Highway

**Road Surface:** 4 Lane Asphalt

**Condition:** Good

## 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	Civic	CBF-1 Community Based Facility District
South	Residential	A-4 Single Family District
East	Residential	A-4 Single Family District
West	Residential	A-4 Single Family District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development: No**

### COMPREHENSIVE PLAN:

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial to HC-3 Highway Commercial District. The site is located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville. The 2025 Future Land Use Plan designates the site to be developed with several forms of commercial structures.

The subject property is currently developed with a self-storage facility. While this use is permitted within the existing HC-2 Highway Commercial District, the applicant would like to increase the size of the buildings.

The purpose of the current HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses. As such, the maximum building size allowable within this district is 40,000 sq. ft. The purpose of the requested HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial, retail, office, and service uses. The maximum building size allowable within the HC-3 District is 250,000 sq. ft.

The site is adjacent to residential uses on the east, south, and west, and adjoins a church to the north. The requested HC-3 Highway Commercial District will create an increase in the intensity of the allowable uses in the area.



**Case No.:** 2021-2275-ZC

**PETITIONER:** BB Mini Storage, LLC – Matthew Bennett

**OWNER:** BB Mini Storage, LLC – Matthew Bennett

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

**LOCATION:** Parcel located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville

**SIZE:** 2.55 acres





NC-1

HC-1

CBF-1

41

A-2

T8 - R11E

190

LOBEL

A-4

CHERRY CREEK

CHINCHUBA CEMETERY

HC-2

AARON

WISTERIA

A-4

40

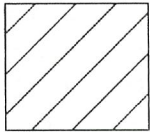
SAVOIE DR

NICOLE





2021-2275-ZC



NEW BUILDING



EXISTING BUILDING

PROPERTY LINE

PROPERTY LINE

CEMETARY ROAD

82,500 FT  
BUILDING

WISTERIA LANE

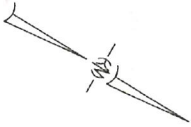
PROPERTY LINE

U.S. HWY. 190

SITE PLAN

PARCEL 1-A, WISTERIA MANOR,  
SECTION 41, T-8-S, R-11-E,  
G.L.D., ST. TAMMANY PARISH, LA

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. — MANDEVILLE, LA. 626-5611	
DATE	DATE		
		SCALE: 1" = 20'	DATE: 01-19-21
		DRAWN: DRJ	JOB NO.: 91-118
		CHECKED: KJM	DWG. NO.:



ZONING STAFF REPORT

**Date:** March 29, 2021  
**Case No.:** 2021-2286-ZC  
**Posted:** March 26, 2021

**Meeting Date:** April 6, 2021  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** BB Mini Storage, LLC – Matthew Bennett  
**OWNER:** BB Mini Storage, LLC – Matthew Bennett  
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the west side of North Causeway Boulevard, South of Louisiana Highway 22; Mandeville  
**SIZE:** 9.059 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	B-2 Highway Business District (City of Mandeville)
South	Medical	B-2 Highway Business District (City of Mandeville)
	Residential	O/R Open Space Recreational District (City of Mandeville)
East	Commercial	B-2 Highway Business District (City of Mandeville)
West	Residential	R-1 Single-Family Residential District (City of Mandeville)

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial to HC-3 Highway Commercial. The site is located on the west side of North Causeway Boulevard, South of Louisiana Highway 22; Mandeville. The 2025 Future Land Use Plan designates the site to be developed with several forms of commercial structures.

The subject property is currently developed with a self-storage facility. While this use is permitted within the existing HC-2 Highway Commercial District, the applicant would like to increase the size of the buildings.

The purpose of the current HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses. As such, the maximum building size allowable within this district is 40,000 sq. ft. The purpose of the requested HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial, retail, office, and service uses. The maximum building size allowable within the HC-3 District is 250,000 sq. ft.

The site is flanked by residential uses to the west, commercial and residential uses to the north and south, and commercial uses to the east.

The requested HC-3 Highway Commercial District will create an increase in the intensity of the allowable uses on the subject site.



**Case No.:** 2021-2286-ZC

**PETITIONER:** BB Mini Storage, LLC – Matthew Bennett

**OWNER:** BB Mini Storage, LLC – Matthew Bennett

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

**LOCATION:** Parcel located on the west side of North Causeway Boulevard, South of Louisiana Highway 22;  
Mandeville

**SIZE:** 9.059 acres





RUE BEAUVAIS

RUE BAYONNE

T7-R11E

38

HC-2

CAUSEWAY

ST ANN

CAUSEWAY

FOREST

HC-2

A-6

RUE MARSEILLE

T8-R11E

42

RUE ORLEANS

RUE CALAIS

NC-2

HC-2

NC-2



