

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MAY 4, 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.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 pm on Tuesday, May 4, 2021.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call to be determined. Phone Number: (985-276-6398); If busy dial (346-248-7799) or (669-900-6833) Meeting ID: (816 3669 4009 #) Participant ID: # and Password: (199435 #)

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 APRIL 6, 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. **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 APRIL 6, 2021 MEETING

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2. **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

POSTPONED FROM APRIL 6, 2021 MEETING

3. **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

POSTPONED FROM APRIL 6, 2021 MEETING

4. **2021-2268-ZC**
Existing Zoning: PF-2 (Public Facilities District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the east side of Louisiana Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

Acres: 18.66 acres
Petitioner: All State Financial Company
Owner: All State Financial Company
Council District: 1

5. **2021-2270-ZC**
Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: PBC-1 (Planned Business Campus)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

Acres: 14.87 acres
Petitioner: All State Financial Company
Owner: All State Financial Company
Council District: 1

6. **2021-2271-ZC**
Existing Zoning: PF-2 (Public Facilities District), NC-4 (Neighborhood Institutional District), and A-6 (Multiple Family Residential District)
Proposed Zoning: PBC-1 (Planned Business Campus)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

Acres: 20.44 acres
Petitioner: All State Financial Company
Owner: All State Financial Company
Council District: 1

7. **2021-2272-ZC**
Existing Zoning: PF-2 (Public Facilities District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning: PBC-1 (Planned Business Campus)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

Acres: 15.46 acres
Petitioner: All State Financial Company
Owner: All State Financial Company

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Council District: 1

8. **2021-2273-ZC**
 Existing Zoning: A-2 (Suburban District)
 Proposed Zoning: A-4 (Single-Family Residential District)
 Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
 Acres: 30.78 acres
 Petitioner: All State Financial Company
 Owner: All State Financial Company
 Council District: 1
9. **2021-2274-ZC**
 Existing Zoning: PBC-1 (Planned Business Campus) and A-4 (Single-Family Residential District)
 Proposed Zoning: PBC-1 (Planned Business Campus), A-4 (Single-Family Residential District), and PUD (Planned Unit Development District)
 Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
 Acres: 160.44
 Petitioner: All State Financial Company
 Owner: All State Financial Company
 Council District: 1
10. **2021-2289-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 Oak Avenue, north of Sycamore Avenue; being Lots 21 and 22, Square 5, Beverly Hills Subdivision; Slidell; S13, T9S, R14E; Ward 8, District 14
 Acres: .13 acres
 Petitioner: Pedro Vergara
 Owner: Pedro Vergara
 Council District: 14
11. **2021-2302-ZC**
 Existing Zoning: A-3 (Suburban District)
 Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
 Location: Parcel located on the south side of Orme Street west of Poitevent Street; Abita Springs; S1, T7S, R11E; Ward 10, District 2
 Acres: .64 acres
 Petitioner: Felicia and Whitley Walker
 Owner: Felicia and Whitley Walker
 Council District: 2
12. **2021-2304-ZC**
 Existing Zoning: A-1 (Suburban District)
 Proposed Zoning: A-1A (Suburban District) and A-2 (Suburban District)
 Location: Parcel located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road; Covington; S1, T6S, R10E; Ward 3, District 3
 Acres: 5.693 acres
 Petitioner: Erik Wagner
 Owner: John Wagner Jr.
 Council District: 3

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13. **2021-2307-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 south side of Jackson Street, west of North 24th Street; Lacombe; S48, T8S, R12E; Ward 7, District 7
Acres: .8377 acres
Petitioner: Pedro Gonzalez
Owner: Pedro Gonzalez
Council District: 7

14. **2021-2310-ZC**
Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: ED-1 (Primary Education District)
Location: Parcel located on the south side of Chartier Oaks Lane, east of Wolverine Drive; Covington; S48, T7S, R11E; Ward 3, District 5
Acres: 4.909 acres
Petitioner: Adam Martin
Owner: North Lake Christian School - Glenn Martin
Council District: 5

15. **2021-2311-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 Malter Lane, north of Salmen Street; Slidell; S9, T9S, R14E; Ward 9, District 14
Acres: .2500 acres
Petitioner: Charles Bridges
Owner: Charles Bridges
Council District: 14

16. **2021-2312-ZC**
Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the north side of Lakeview Drive, east of US Highway 11; being Lot 5, Unit 2, Eden Isles Subdivision; Slidell; S32, T9S, R14E; Ward 9, District 13
Acres: .262 acres
Petitioner: Michael Boehm
Owner: Michael Boehm and Stefanie Schultis
Council District: 13

17. **2021-2314-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of US Highway 190, west of Blackwell Drive; Lacombe; S48, T8S, R12E; Ward 4, District 7
Acres: .90 acres
Petitioner: Chad Almquist
Owner: Patricia and Chad Almquist
Council District: 7

18. **2021-2315-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the south side of Louisiana Highway 40, east of Bob Baxter Road, and west of Louisiana Highway 1083; Bush; S39, T5S, R12E; Ward 5, District 6
Acres: .137
Petitioner: Jon Leyens
Owner: Michael Jenkins
Council District: 6

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19.

2021-2319-ZC

Existing Zoning: PF-2 (Public Facilities District)

Proposed Zoning: PF-2 (Public Facilities District) and RO (Rural Overlay)

Location: Parcel located on the east and west sides of Honey Island Swamp Road; Pearl River; S1, S12, and S7, T7S, R14E and R15E; Ward 6, District 6

Acres: 242.98

Petitioner: St Tammany Parish

Council District: 6

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES FOR THE COMPREHENSIVE PLAN PRESENTATION FOR
ST. TAMMANY PARISH GOVERNMENT
COUNCIL CHAMBERS AT 5:00 P.M. ON APRIL 6, 2021**

Staff: Ross Liner and Leslie DeLatte

Roll call:

Present: Ressa, McInnis Doherty, Fitzmorris, Crawford Barcelona, Drumm and Randolph

Absent: Seeger and Willie

Mr. Matt Rufo gave the presentation for New Directions.

Dr John Martin, Don Henderson and Jeannine Meeds Wilson spoke at the podium and a call came in from Nancy Wagner.

The meeting was called adjourned by Fitzmorris

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MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Willie

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

CALL TO ORDER

ANNOUNCEMENTS

. Please silence all phones and electronic devices

. Appeals

. Speaker Cards

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

. Please exit the building

INVOCATION

The Invocation was presented by Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Drumm

Chairman Doherty announced the newest Planning and Zoning Commissioner, Mr. Phillip Truxillo.

APPROVAL OF THE MARCH 2, 2021 MINUTES

Fitzmorris made a motion to approve, seconded by Crawford

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

NAY:

ABSTAIN:

POSTPONING OF CASES:

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

Jeff Schoen representing the Petitioner came to the podium

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

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

NAY:

ABSTAIN:

The motion to postpone carried

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

Paul Mayronne came to the podium

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

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

NAY:

ABSTAIN:

The motion to postpone carries

ZONING CHANGE REQUEST CASES:

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

Jeff Schoen came to the podium

David Champagne spoke in favor of this request

Robert Volante had some questions

Fitzmorris made a motion to approve, seconded by McInnis

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

NAY:

ABSTAIN

The motion to approve carries

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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

Jeff Schoen came to the podium
Fitzmorris made a motion to approve as amended, seconded by Randolph.

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

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

Jeff Nave came to the podium
Seeger made a motion to approve, seconded by Crawford

YEA: Seeger, Ress, McInnis, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona
NAY:
ABSTAIN:
The motion to approve carries

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

Mr. Blossman representing Mr. Murphy came to the podium
Mr. Argote spoke against this request
Randolph made a motion to postpone for one month, seconded by Crawford

YEA: Seeger, Ress, McInnis, Doherty, Fitzmorris, Crawford, Drumm, Randolph and Barcelona
NAY:
ABSTAIN:
The motion to postpone for one month carries

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MANDEVILLE, LOUISIANA

- 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 |

Max McClintock came to the podium
Crawford made a motion to approve, seconded by Barcelona

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

The motion to approve carries

- 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 |

Crawford made a motion to deny, seconded by Randolph

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

The motion to deny carries

- 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 |
|--------------|--|

Don Henderson and John Martin had some questions and comments about the verbiage of this request

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

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

The motion to approve as amended carries

- 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

Daniel Kaizer came to the podium
Jeannine Meeds and Dominck Ragusa spoke against this request

Crawford made a motion to deny, seconded by Randolph

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

The motion to deny carries

- 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

Eddie Powell representing the Vincent’s came to the podium
Amy Cumeo spoke in favor of this request
Tim Hymel, Sheri Ross, Jon Junker, Emad Summaroh and Charles Getty spoke against this request.
Kim Vincent came to the podium also

Fitzmorris made a motion to deny, seconded by McInnis

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- 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

The Millers came to the podium
Ashton Dyer spoke in favor of this request
Harold Bergeron spoke against this request

Crawford made a motion to deny, seconded by Fitzmorris

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

The motion to deny carries

- 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

Dan Crowley came to the podium

Randolph made a motion to approve, seconded by Seeger

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

The motion to approve carries

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MANDEVILLE, LOUISIANA

- 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 |

Paul Mayronne came to the podium representing Matt Bennett amending the request

Russell Wilson, Kenneth Huffman and Torrey Drummer spoke against this request

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

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

The motion to approve as amended carries

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Crawford made a motion to adjourn

ZONING STAFF REPORT

Date: April 27, 2021	Meeting Date: May 4, 2021
Case No.: 2021-2218-ZC	Prior Determination: Postponed – March 2, 2021
Posted: February 18, 2021	Prior Determination: Postponed – April 6, 2021
	Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

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

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

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

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

SIZE: 27.2941 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: No current access **Road Surface:** No current Access **Condition:** No current access

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

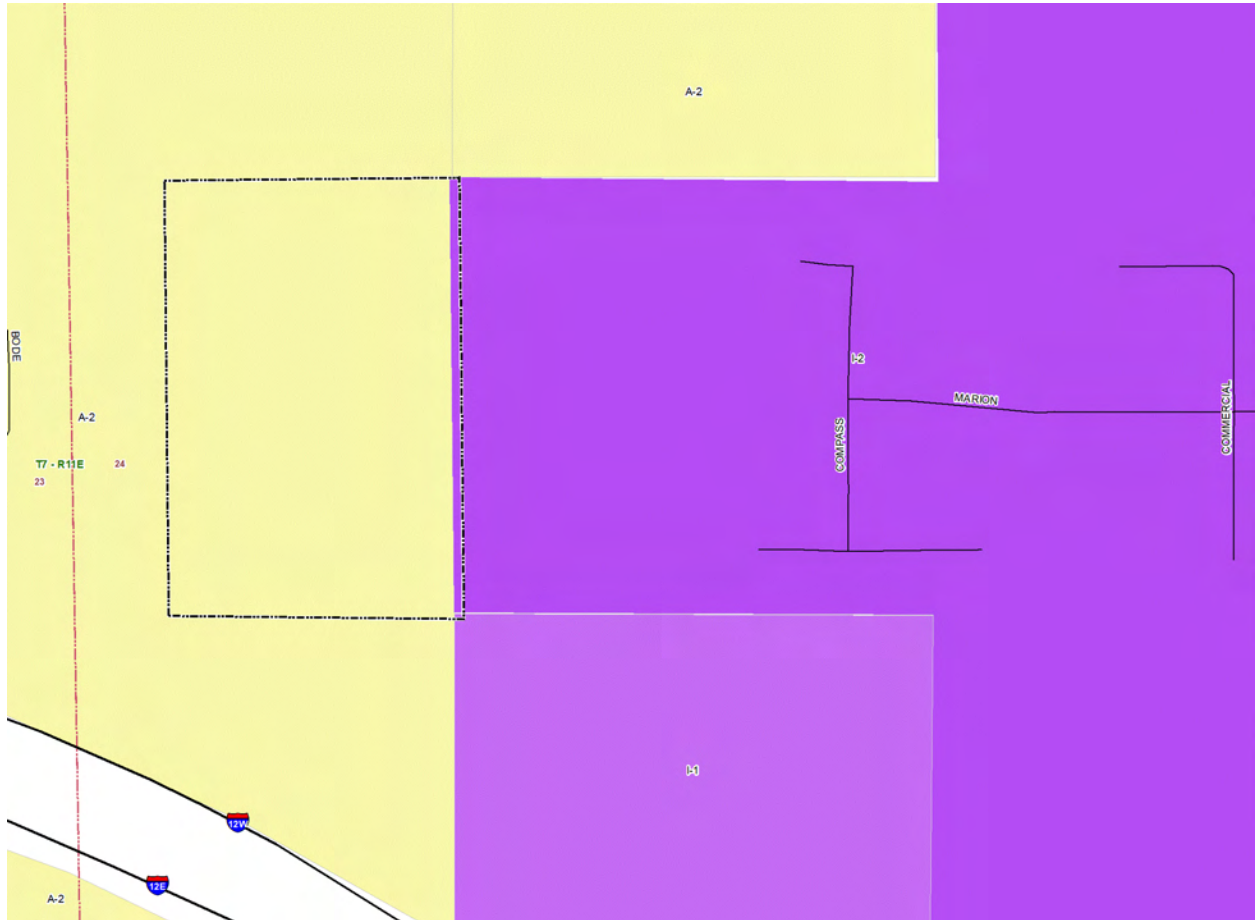
Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to I-2 Industrial District. The site is located on the west side of Compass Way North, South, and East and west of the Alamosa Park Subdivision being 27.2941 acres, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with residential uses that aim to achieve contiguity among adjoining conservation areas in adjacent developments.

The subject site is part of a 36-acre tract of land located west of the existing Alamosa Park Subdivision. The applicant is requesting to rezone 27.2941 acres of the site to I-2 Industrial District to 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



ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2248-ZC
Posted: March 26, 2021

Meeting Date: May 4, 2021
Prior Determination: Postponed – 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

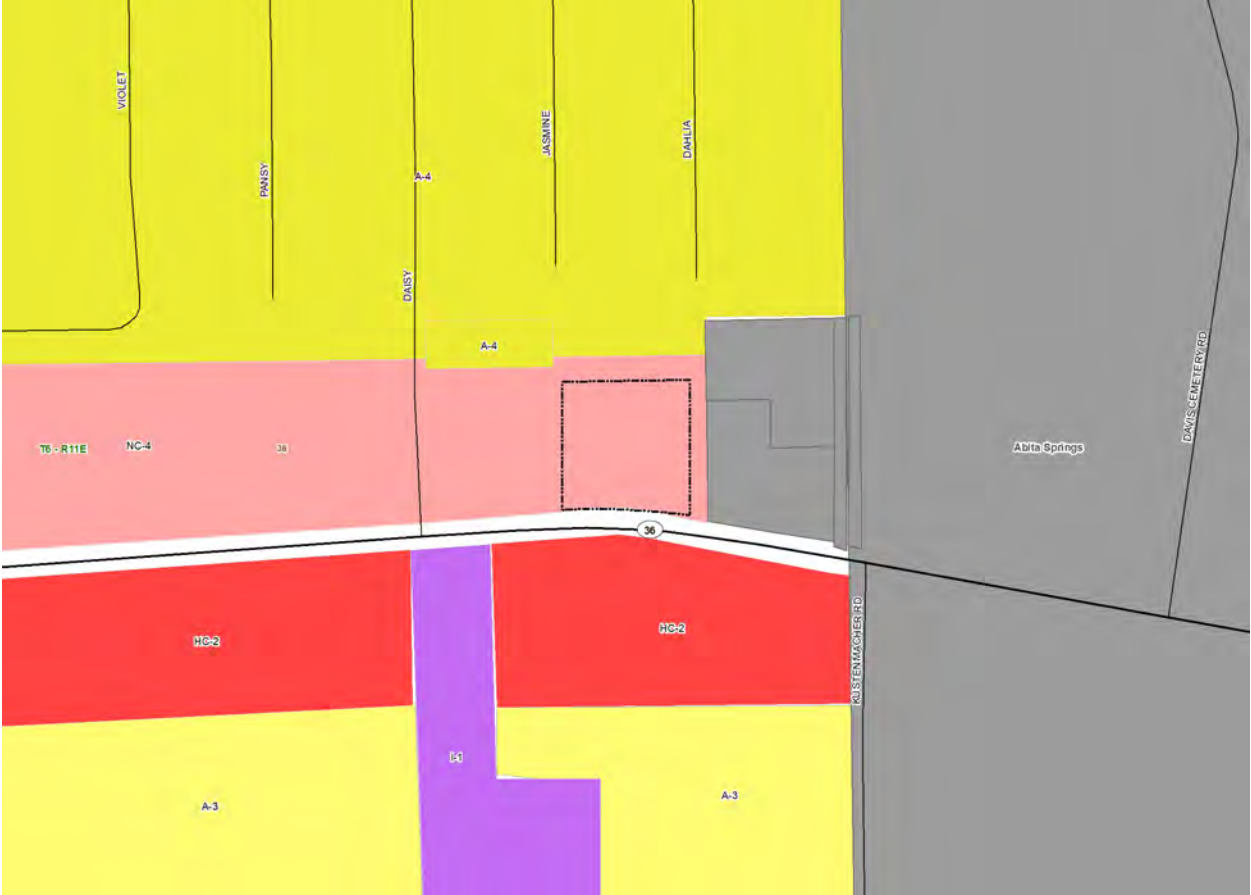
PETITIONER: Rick Murphy

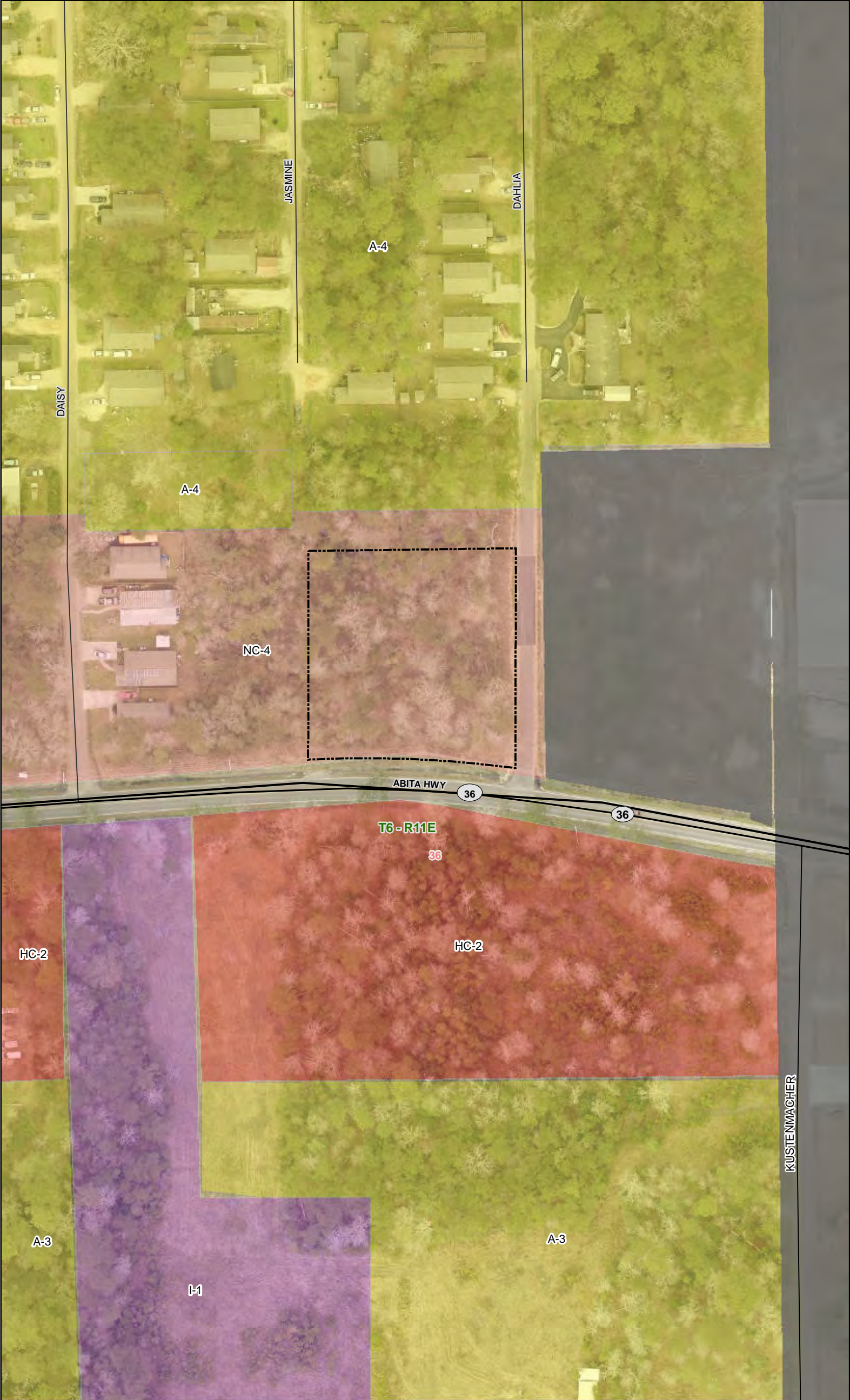
OWNER: TRRB Enterprises, LLC – Rick Murphy

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





ZONING STAFF REPORT

Date: April 27, 2021	Meeting Date: May 4, 2021
Case No.: 2021-2286-ZC	Prior Determination: Postponed – April 6, 2021
Posted: March 26, 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
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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
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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.

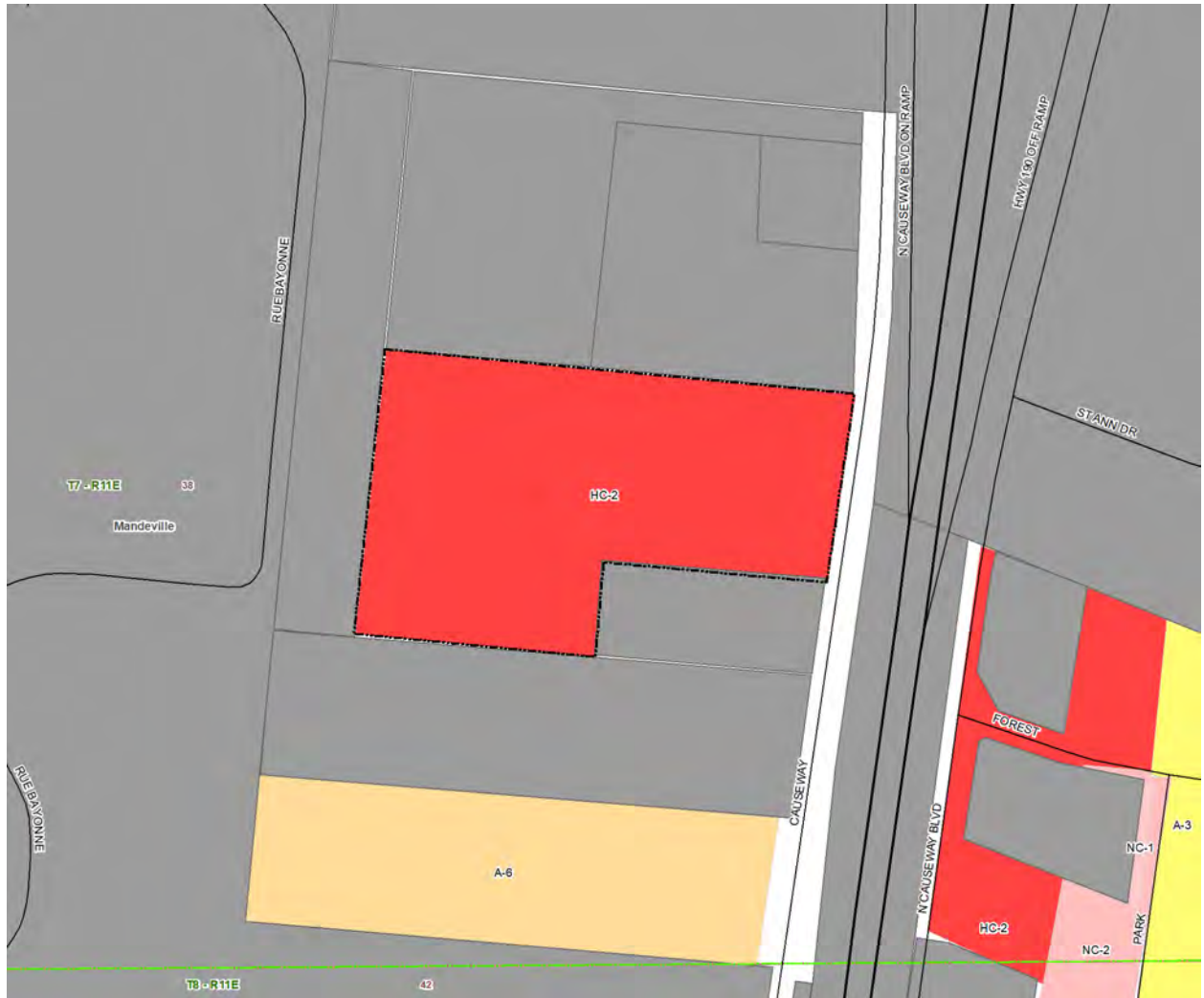
The purpose of the current HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses. As such, the maximum building size allowable within this district is 40,000 sq. ft. The purpose of the requested HC-3 Highway Commercial District is to provide for the location 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 and is surrounded by property that is located within the city limits of Mandeville.

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

	Max Building Size	Max Height	Purpose Statement
Existing HC-2 Highway Commercial	40,000 sq. ft.	35 ft.	To provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
Proposed HC-3 Highway Commercial	250,000 sq. ft.	35 ft.	To provide for the location of larger-scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.
Surrounding B-2 Highway Business District (Mandeville City Limits)	100,000 sq. ft.	35 ft.	To provide sites for office, retail and service establishments to serve the needs of the community as a whole. This district includes both multitenant shopping centers and individual development sites located typically on major arterial and collector streets.

SIZE: 9.059 acres



RUE BEAUVAIS

RUE BAYONNE

T7-R11E

38

HC-2

CAUSEWAY

ST
ANN

FOREST

HC-2

A-6

RUE MARSEILLE

T8-R11E

42

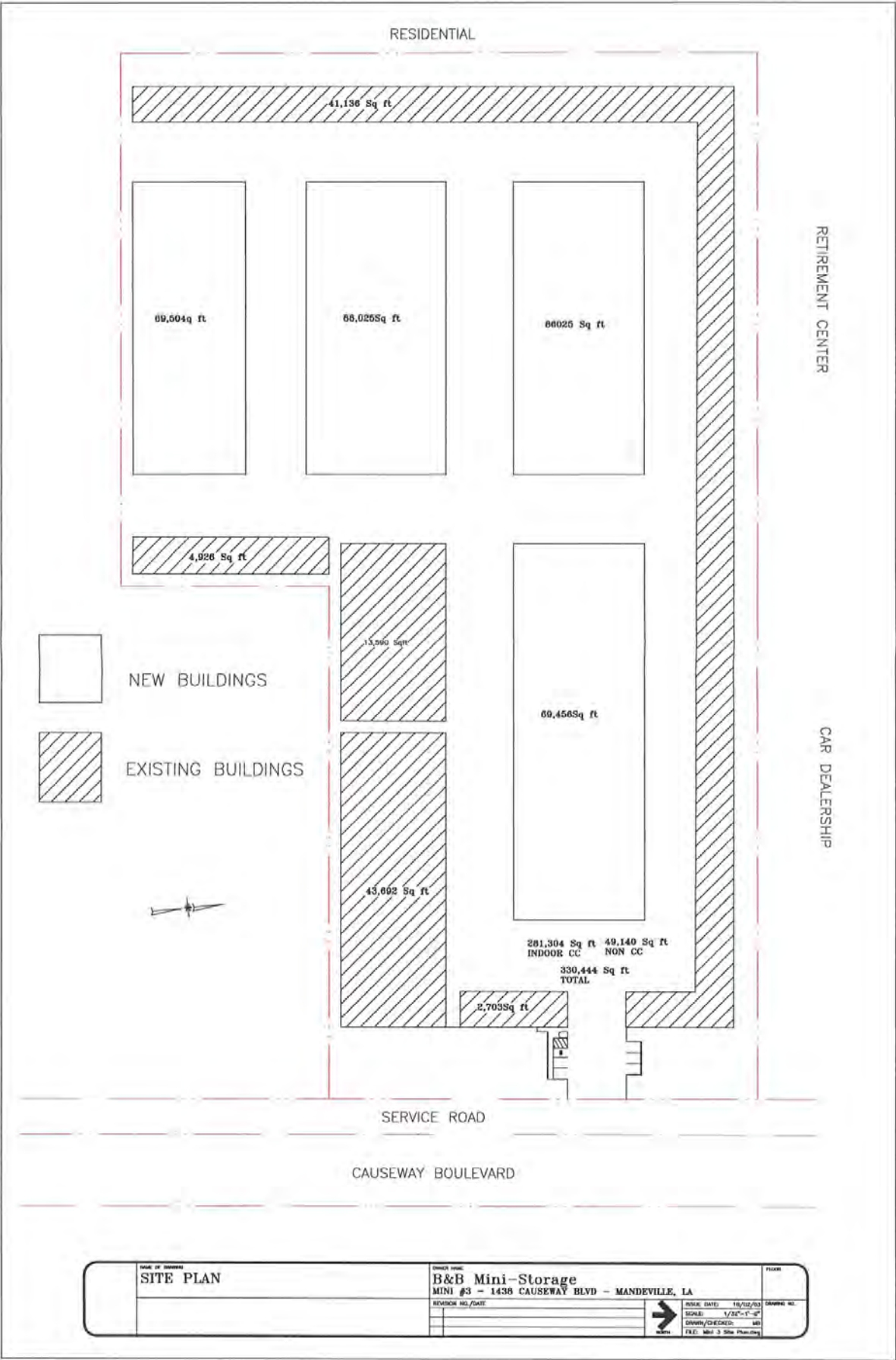
RUE ORLEANS

RUE CALAIS

NC-2

HC-2

NC-2



ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2268-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company
OWNER: All State Financial Company
REQUESTED CHANGE: From PF-2 Public Facilities District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District
LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
SIZE: 18.66 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

	Type	Road Surface	Condition
Highway 1085:	Parish	2 Lane Asphalt	Good
Bricker Road:	Parish	1 Lane Asphalt	Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-4 Single-Family Residential District, A-6 Multiple-Family Residential District, and NC-4 Neighborhood Institutional District
South	Undeveloped and Civic	NC-4 Neighborhood Institutional District, and PF-1 Public Facilities District
East	Undeveloped and Residential	A-2 Suburban District and A-3 Suburban District
West	Undeveloped	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PF-2 Public Facilities District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities, and conservation areas.

The request for the A-4 Single-Family Residential District will allow for residential uses adjacent to an undeveloped 96-acre tract of land that is currently zoned A-4 Single-Family to the north, a parcel that is zoned PF-1 Public Facilities District and developed with a church to the south, and undeveloped property that is zoned NC-4 Neighborhood Institutional District to the west. The requested A-4 Single-Family Residential District will increase the density of allowable uses on the subject site. Note that the objective of the request is to establish the underlying zoning classification and density level for a PUD Planned Unit Development.

Existing Zoning	Max Density	Max Height	Permitted Uses	Purpose
PF-2	Not to exceed 50% of the total area of the lot	45 ft.	State or federal wildlife management areas; State parks and commemorative areas; Local, state, or national parks; Privately owned conservation areas; Habitat and wetland mitigation banks; Passive Recreational Facilities; Marinas and boat launches; Pavilions for environmental education	To provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities.
NC-4	Max. Building Size is 12,500 sq. ft.	35 ft.	Dance Studios; Music Studios; Aerobic/weight loss studios; Educational Learning Centers; Churches; Religious Educational Facilities; Clubs and Lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools	To provide for the location of commercial uses that are appropriately located adjacent to residential uses

Requested Zoning	Max Density	Max Height	Permitted Uses	Purpose
A-4	4 units per acre	35 ft.	Multiple Family Dwellings; Townhouses and Condos; Nursing Homes	To provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this district.

Case No.: 2021-2268-ZC

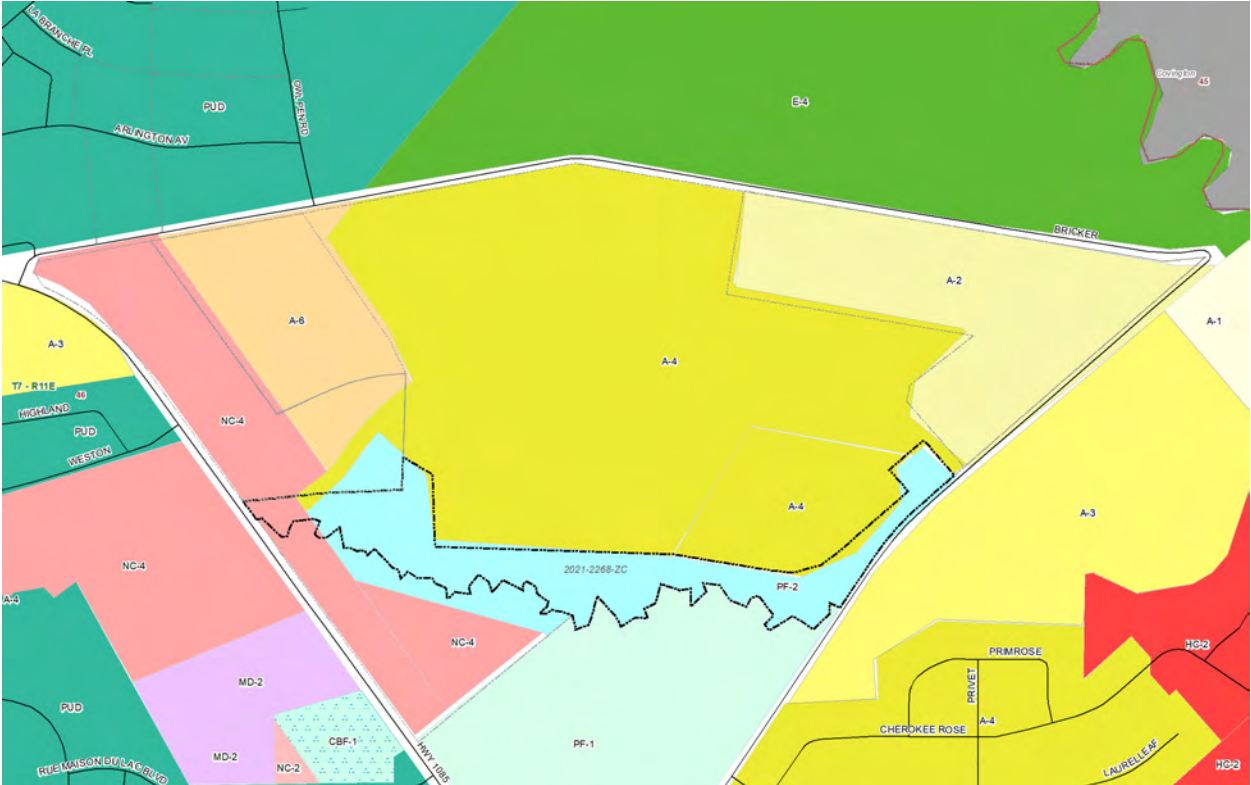
PETITIONER: All State Financial Company

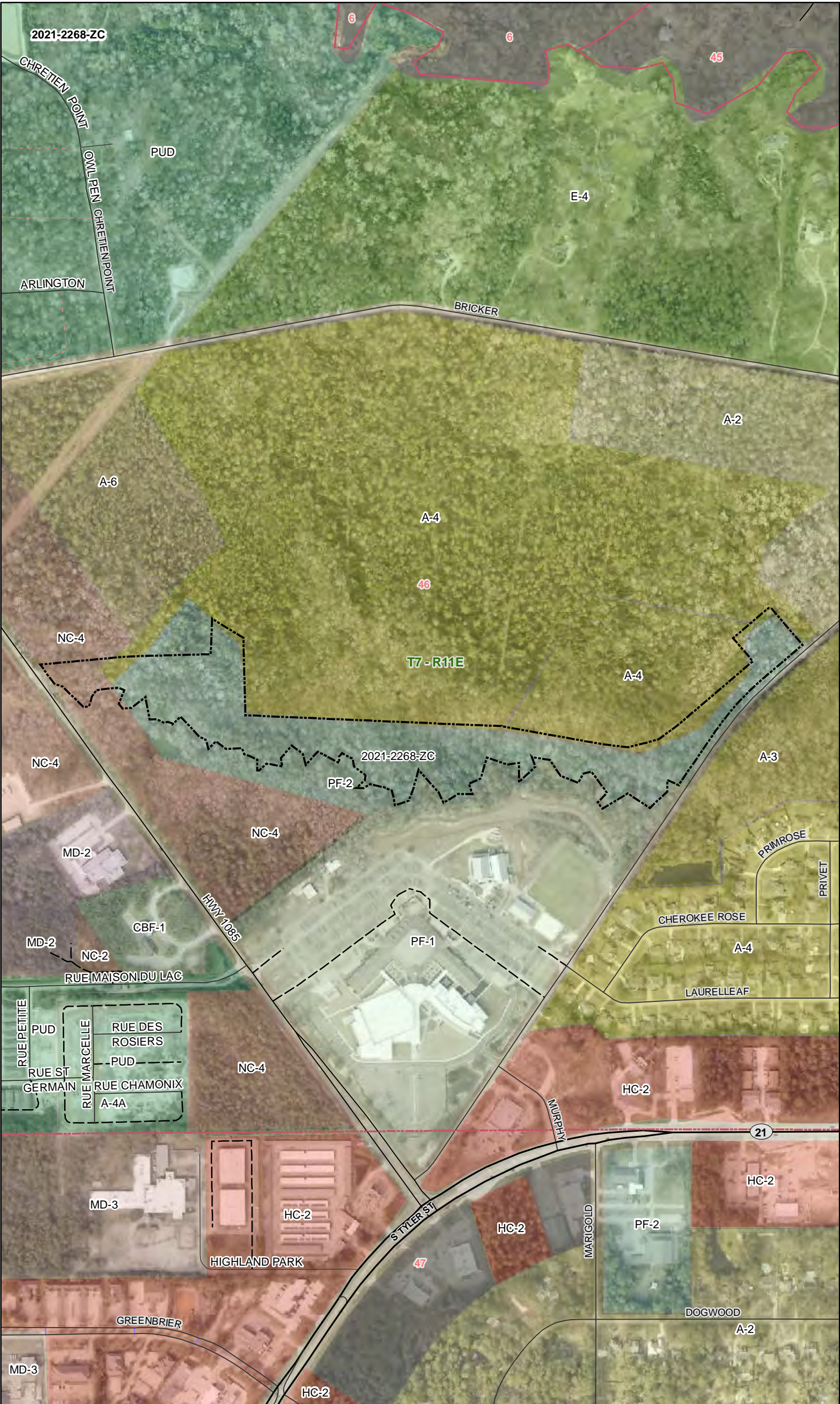
OWNER: All State Financial Company

REQUESTED CHANGE: From PF-2 Public Facilities District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District

LOCATION: Parcel located on the east side of Louisiana Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 18.66 acres





2021-2268-ZC



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DRAWN BY	SPH
DATE	02/11/21
REVISION	DATE
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-140095



NORTHWEST CORNER OF SECTION 46,
TOWNSHIP 7 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

SURVEYOR'S CERTIFICATION	
I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to 196.340 Acres in Section 46, T7S-R11E, St. Tammany Parish, Louisiana.	
JOHN E. BONNEAU Registered Professional Land Surveyor Louisiana Registration No. 4423	02/11/21 DATE
SURVEYOR'S INFORMATION	
JOHN E. BONNEAU & ASSOCIATES, INC.	
JEBCO A LOWE COMPANY	
Professional Land Surveyors - Planners - Consultants 1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70471 (985) 845-1012 • (985) 845-1013 • FAX No.: (985) 845-1778 www.JEBCOlandSurveying.com • e-mail: info@jebcosurvey.com	

Survey for: ALL STATE FINANCIAL

Property: A REZONING MAP OF 196.37 ACRES
SITUATED IN SECTION 46, T7S-R11E,
ST. TAMMANY PARISH, LOUISIANA.

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2270-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From A-6 Multiple Family Residential District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 14.87 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	Terra Bella PUD Planned Unit Development Overlay
South	Undeveloped	A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District, and PF-2 Public Facilities District
East	Undeveloped	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District, and PF-2 Public Facilities District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-6 Multiple Family Residential District to PBC-1 Planned Business Campus. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas.

The request for the PBC-1 Planned Business Campus will allow for the location of office space and supporting high-density residential uses in a campus-type setting. The subject site is adjacent to property that is currently undeveloped and zoned A-4 Single-Family to the east, undeveloped property zoned A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District, and PF-2 Public Facilities District to the south and west and an existing residential PUD to the north. The requested PBC-1 zoning classification allows uses that are primarily contained within a campus like setting and therefore allow a much higher density and building footprint than is typically found within the existing A-6 Multiple Family Residential district. Staff is concerned that the allowable density within the PBC-1 district could create traffic concerns along the existing Bricker Road and Highway 1085. Staff is also concerned that the allowable building footprint could create drainage issues in an area that is adjacent to wetlands.

Existing Zoning	Total Allowable Density	Max Height	Permitted Uses	Purpose
A-6	161 units	35 ft.	Multiple Family Dwellings; Townhouses and Condos; Nursing Homes	To provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses. All strictly commercial uses are prohibited in the A-6(D) district.

Requested Zoning	Total Allowable Density	Max Height	Permitted Uses	Purpose
PBC-1	971,605 sq. ft. of all principal and accessory buildings	75 ft.	Mid-rise office and residential buildings; Hotels, motels, and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding Restaurants; Mixed use centers	<p>The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.</p> <p>The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this district. In no case shall the PBC-1 district be less than ten acres in area.</p>

Case No.: 2021-2270-ZC

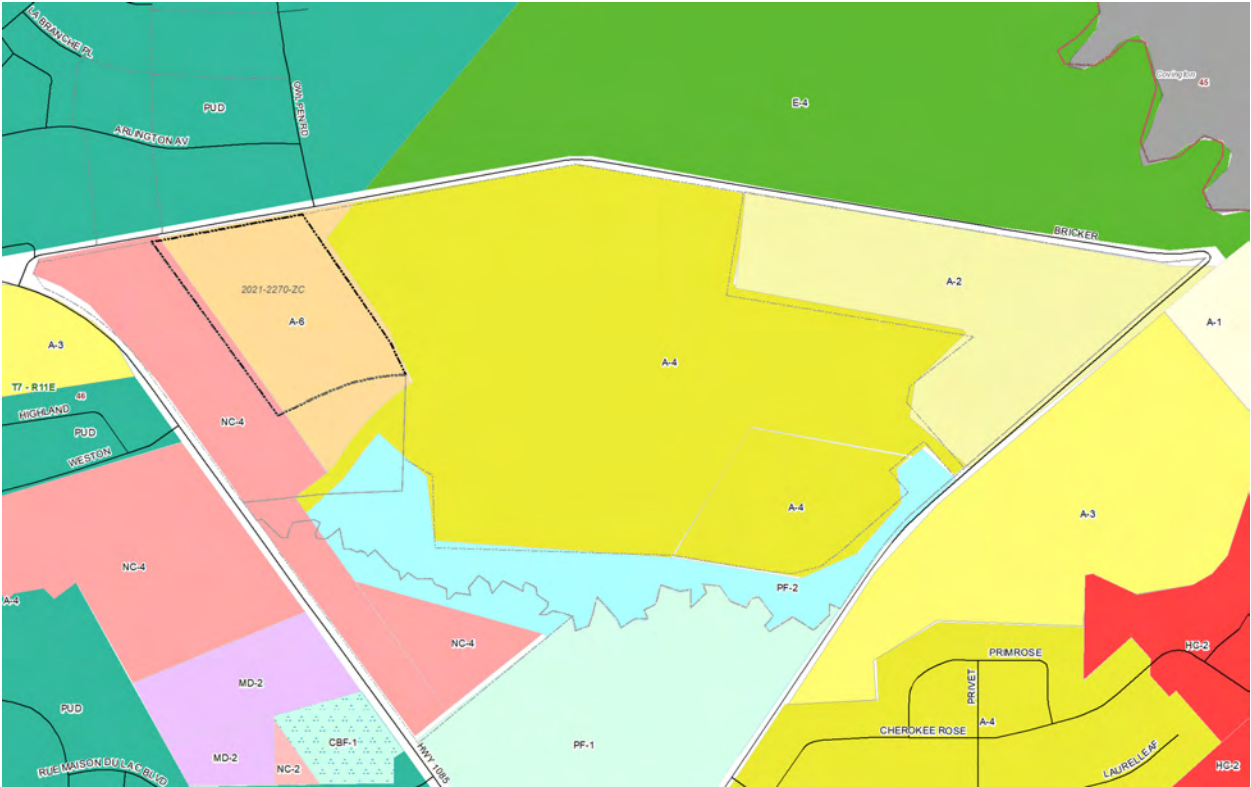
PETITIONER: All State Financial Company

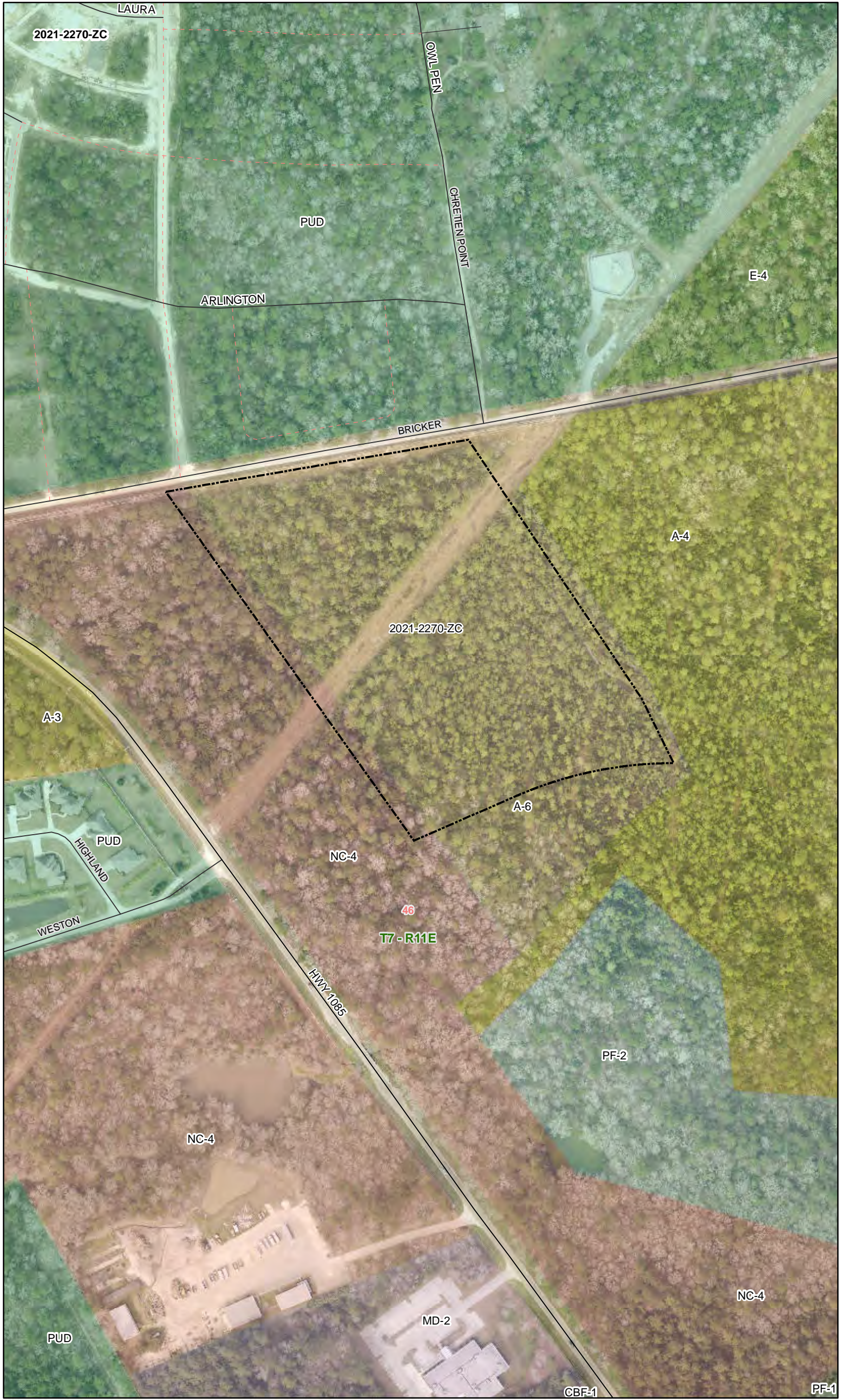
OWNER: All State Financial Company

REQUESTED CHANGE: From A-6 Multiple Family Residential District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 14.87 acres





2021-2270-ZC

LAURA

OWLPEN

PUD

ARLINGTON

CHRETTEN POINT

E-4

BRICKER

A-4

2021-2270-ZC

A-3

PUD

HIGHLAND

WESTON

NC-4

A-6

46

T7-R11E

HWY 1085

PF-2

NC-4

NC-4

MD-2

PUD

CBF-1

PF-1

2021-2270-ZC



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DRAWN BY	SPH
DATE	02/11/21
REVISION	DATE
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-140095



NORTHWEST CORNER OF SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

SURVEYOR'S CERTIFICATION	
I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to 196.340 Acres in Section 46, T7S-R11E, St. Tammany Parish, Louisiana.	
JOHN E. BONNEAU Registered Professional Land Surveyor Louisiana Registration No. 4423	02/11/21 DATE
SURVEYOR'S INFORMATION	
JOHN E. BONNEAU & ASSOCIATES, INC.	
JEB A LOWE COMPANY	
Professional Land Surveyors - Planners - Consultants 1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70471 (985) 845-1012 • (985) 845-1013 • FAX No.: (985) 845-1778 www.JEBCCoLandSurveying.com • e-mail: info@jebcosurvey.com	

Survey for: ALL STATE FINANCIAL

Property: A REZONING MAP OF 196.37 ACRES SITUATED IN SECTION 46, T7S-R11E, ST. TAMMANY PARISH, LOUISIANA.

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2271-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PF-2 Public Facilities District, NC-4 Neighborhood Institutional District, and A-6 Multiple Family Residential District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 20.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

	Type	Road Surface	Condition
Highway 1085:	Parish	2 Lane Asphalt	Good
Bricker Road	Parish	1 Lane Asphalt	Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	Terra Bella PUD Planned Unit Development Overlay
South	Undeveloped	NC-4 Neighborhood Institutional District and PF-2 Public Facilities District
East	Undeveloped	A-6 Multiple-Family Residential District, A-4 Single-Family Residential District, and PF-2 Public Facilities District
West	Commercial and Residential	A-3 Suburban District, Weston Glen PUD Planned Unit Development Overlay, and NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PF-2 Public Facilities District, NC-4 Neighborhood Institutional District, and A-6 Multiple Family Residential District to PBC-1 Planned Business Campus. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas.

The requested PBC-1 Planned Business Campus will allow for the location of office space and supporting high-density residential uses in a campus like setting. The subject site is adjacent to undeveloped land that is zoned A-6 Multiple Family Residential District to the north, undeveloped land that is zoned A-4 Single-Family Residential District to the east, undeveloped property that is zoned NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to the south, and commercial developments, and an existing residential subdivision to the west. The requested PBC-1 zoning classification allows uses that are primarily contained within a campus like setting and therefore allow a much higher density and building footprint than is typically found within the existing zoning classifications for the

property. Staff is concerned that the allowable density within the PBC-1 district could create traffic concerns to the area. Staff is also concerned that the allowable building footprint could create drainage issues in a sensitive area of the Parish that is adjacent to wetlands.

Existing Zoning	Max Density	Max Height	Permitted Uses	Purpose
PF-2	Not to exceed 50% of the total area of the lot	45 ft.	State or federal wildlife management areas; State parks and commemorative areas; Local, state, or national parks; Privately owned conservation areas; Habitat and wetland mitigation banks; Passive Recreational Facilities; Marinas and boat launches; Pavilions for environmental education	To provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities.
NC-4	Max. Building Size is 12,500 sq. ft.	35 ft.	Dance Studios; Music Studios; Aerobic/weight loss studios; Educational Learning Centers; Churches; Religious Educational Facilities; Clubs and Lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools	To provide for the location of commercial uses that are appropriately located adjacent to residential uses
A-6	1 unit per 4,000 sq. ft.	35 ft.	Multiple Family Dwellings; Townhouses and Condos; Nursing Homes	To provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses. All strictly commercial uses are prohibited in the A-6(D) district.

Requested Zoning	Max Density	Max Height	Permitted Uses	Purpose
PBC-1	Floor Area Ratio: 3	75 ft.	Mid-rise office and residential buildings; Hotels, motels, and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding Restaurants; Mixed use centers	<p>The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.</p> <p>The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this district. In no case shall the PBC-1 district be less than ten acres in area.</p>

Case No.: 2021-2271-ZC

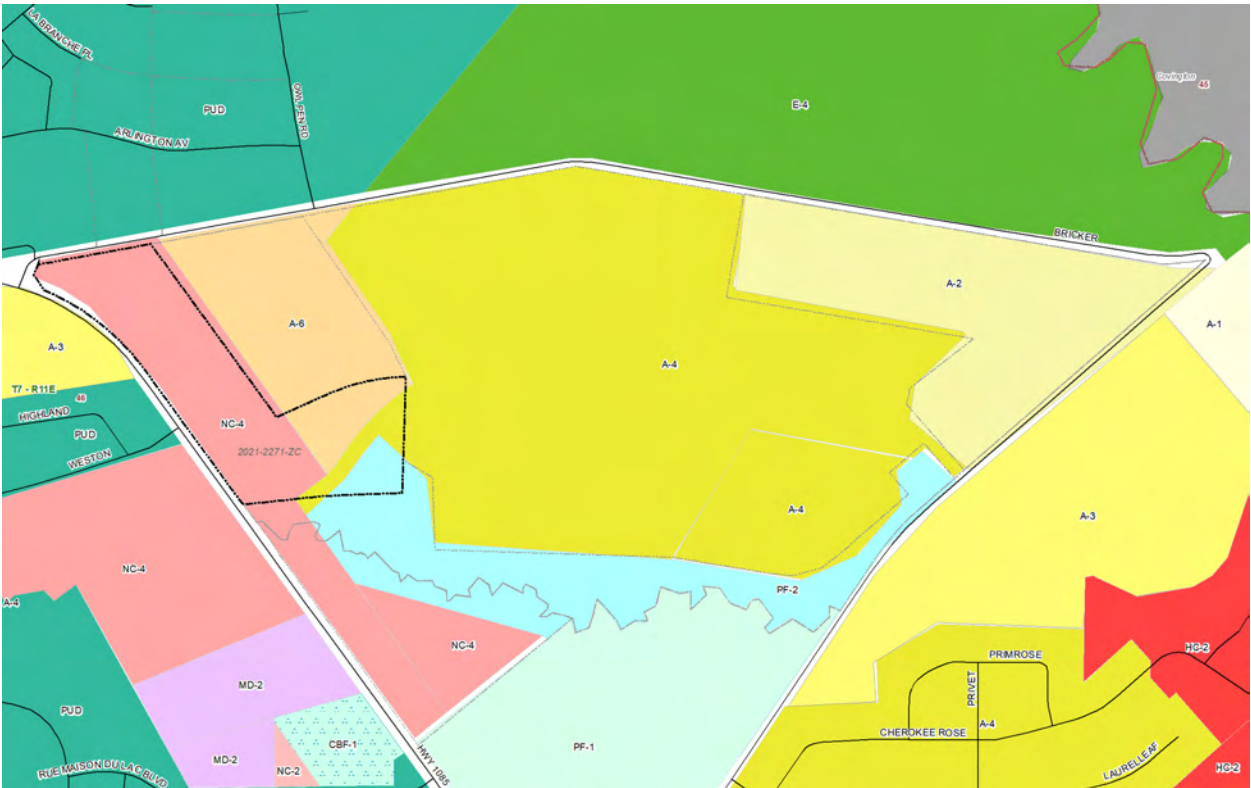
PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PF-2 Public Facilities District, NC-4 Neighborhood Institutional District, and A-6 Multiple Family Residential District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 20.44 acres



This aerial map displays a large land parcel outlined in black, with various zoning designations and labels. The parcel is divided into several sections, each with a specific zoning code:

- T7-R11E**: A large central section of the parcel.
- A-3**: Located on the left side of the parcel.
- A-4**: Located on the right side of the parcel.
- A-6**: Located in the upper right section of the parcel.
- NC-4**: Located in the lower left and lower right sections of the parcel.
- PF-2**: Located in the lower right section of the parcel.
- MD-2**: Located in the lower left section of the parcel.
- NC-2**: Located in the lower right section of the parcel.
- CBF-1**: Located in the lower right section of the parcel.
- PF-1**: Located in the lower right section of the parcel.

Other labels and features include:

- 2021-2271-ZC**: A label in the upper left corner of the map.
- ARLINGTON**: A road label in the upper left corner.
- CHRISTIAN POINT**: A road label in the upper right corner.
- BRICKER**: A road label in the upper right corner.
- MYRTLE**: A road label in the upper left corner.
- HIGHLAND**: A road label in the lower left corner.
- WESTON**: A road label in the lower left corner.
- CORNICHE DU LAC**: A road label in the lower left corner.
- HWY 1085**: A road label in the lower right corner.
- 46**: A red number in the center of the parcel.
- PUD**: A label in the upper left corner of the map.
- E-4**: A label in the upper right corner of the map.

2021-2271-ZC



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DRAWN BY	SPH
DATE	02/11/21
REVISION	DATE
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-140095



NORTHWEST CORNER OF SECTION 46,
TOWNSHIP 7 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to 196.340 Acres in Section 46, T7S-R11E, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU
Registered Professional Land Surveyor
Louisiana Registration No. 4423

02/11/21
DATE

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.



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Survey for: ALL STATE FINANCIAL

Property: A REZONING MAP OF 196.37 ACRES
SITUATED IN SECTION 46, T7S-R11E,
ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER

1 OF 1

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2272-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PF-2 Public Facilities District and NC-4 Neighborhood Institutional District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 15.46 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-4 Neighborhood Institutional District, A-4 Single-Family Residential District, and PF-2 Public Facilities District
South	Civic	PF-1 Public Facilities District
East	Undeveloped	PF-2 Public Facilities District
West	Medical, Civic, and Commercial	MD-2 Medical Clinic District, CBF-1 Community Based Facilities District, and NC-4 Neighborhood Institution District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PF-2 Public Facilities District and NC-4 Neighborhood Institutional District to PBC-1 Planned Business Campus. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas.

The requested PBC-1 Planned Business Campus will allow for the location of office space and supporting residential uses in a campus-type setting. The subject site is adjacent to undeveloped property zoned NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to the north, property zoned PF-1 Public Facilities District and developed with a church to the east and the south, and property developed with commercial, medical, and civic uses to the west. The requested PBC-1 zoning classification allows uses that are primarily contained within a campus like setting and therefore allow a much higher density and building footprint than is typically found within the existing zoning classifications for the property. Staff is concerned that the allowable density within the PBC-1 district could create traffic concerns to the area. Staff is also concerned that the allowable building footprint could create drainage issues in a sensitive area of the Parish that is adjacent to wetlands.

Zoning	Max Density	Max Height	Permitted Uses	Purpose
PF-2	Not to exceed 50% of the total area of the lot	45 ft.	State or federal wildlife management areas; State parks and commemorative areas; Local, state, or national parks; Privately owned conservation areas; Habitat and wetland mitigation banks; Passive Recreational Facilities; Marinas and boat launches; Pavilions for environmental education	To provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities.
NC-4	Max. Building Size is 12,500 sq. ft.	35 ft.	Dance Studios; Music Studios; Aerobic/weight loss studios; Educational Learning Centers; Churches; Religious Educational Facilities; Clubs and Lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools	To provide for the location of commercial uses that are appropriately located adjacent to residential uses

Requested Zoning	Max Density	Max Height	Permitted Uses	Purpose
PBC-1	Floor Area Ratio: 3	75 ft.	Mid-rise office and residential buildings; Hotels, motels, and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding Restaurants; Mixed use centers	<p>The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.</p> <p>The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this district. In no case shall the PBC-1 district be less than ten acres in area.</p>

Case No.: 2021-2272-ZC

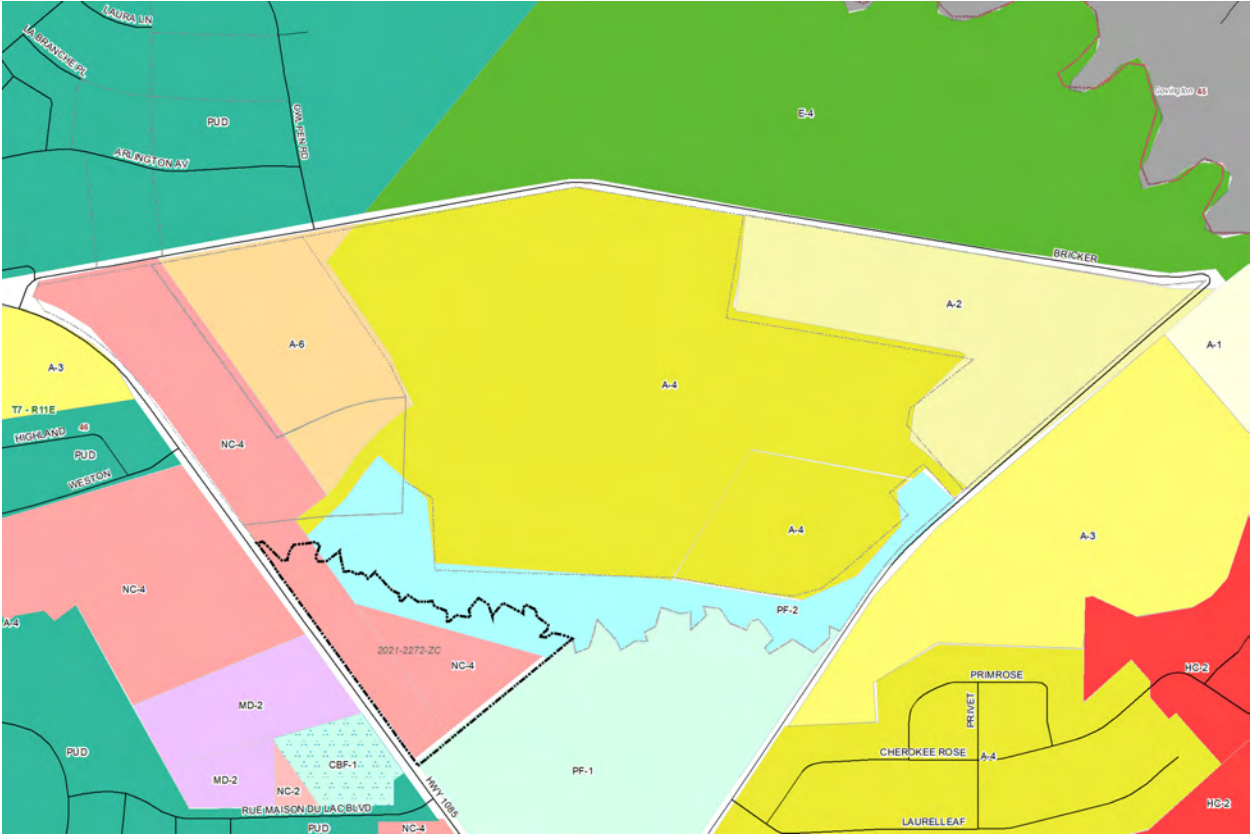
PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PF-2 Public Facilities District and NC-4 Neighborhood Institutional District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 15.46 acres



2021-2272-ZC

A-6

A-4

NC-4

46

PF-2

T7 - R11E

NC-4

2021-2272-ZC

NC-4

MD-2

HWY 1085

CBF-1

MD-2

NC-2

PF-1

RUE MAISON DU LAC

PUD

RUE PETITE

RUE DES ROSIERS

PUD

NC-4

RUE ST GERMAIN

RUE MARCELLE

A-4A

RUE CHAMONIX

MD-3

HC-2

HC-2

2021-2272-ZC



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DATE	02/11/21
REVISION	DATE
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-140095



NORTHWEST CORNER OF SECTION 46,
TOWNSHIP 7 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to 196.340 Acres in Section 46, T7S-R11E, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU
Registered Professional Land Surveyor
Louisiana Registration No. 4423

02/11/21
DATE

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.



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Survey for: ALL STATE FINANCIAL

Property: A REZONING MAP OF 196.37 ACRES
SITUATED IN SECTION 46, T7S-R11E,
ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER

1 OF 1

ZONING STAFF REPORT

Date: April 27, 2021

Case No.: 2021-2273-ZC

Posted: April 23, 2021

Meeting Date: May 4, 2021

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

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

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 30.78 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	E-4 Estate District
South	Undeveloped	A-3 Suburban District and A-4 Single-Family Residential District
East	Undeveloped and Residential	A-1 Suburban District and A-3 Suburban District
West	Undeveloped	A-4 Single-Family Residential District and PF-2 Public Facilities District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

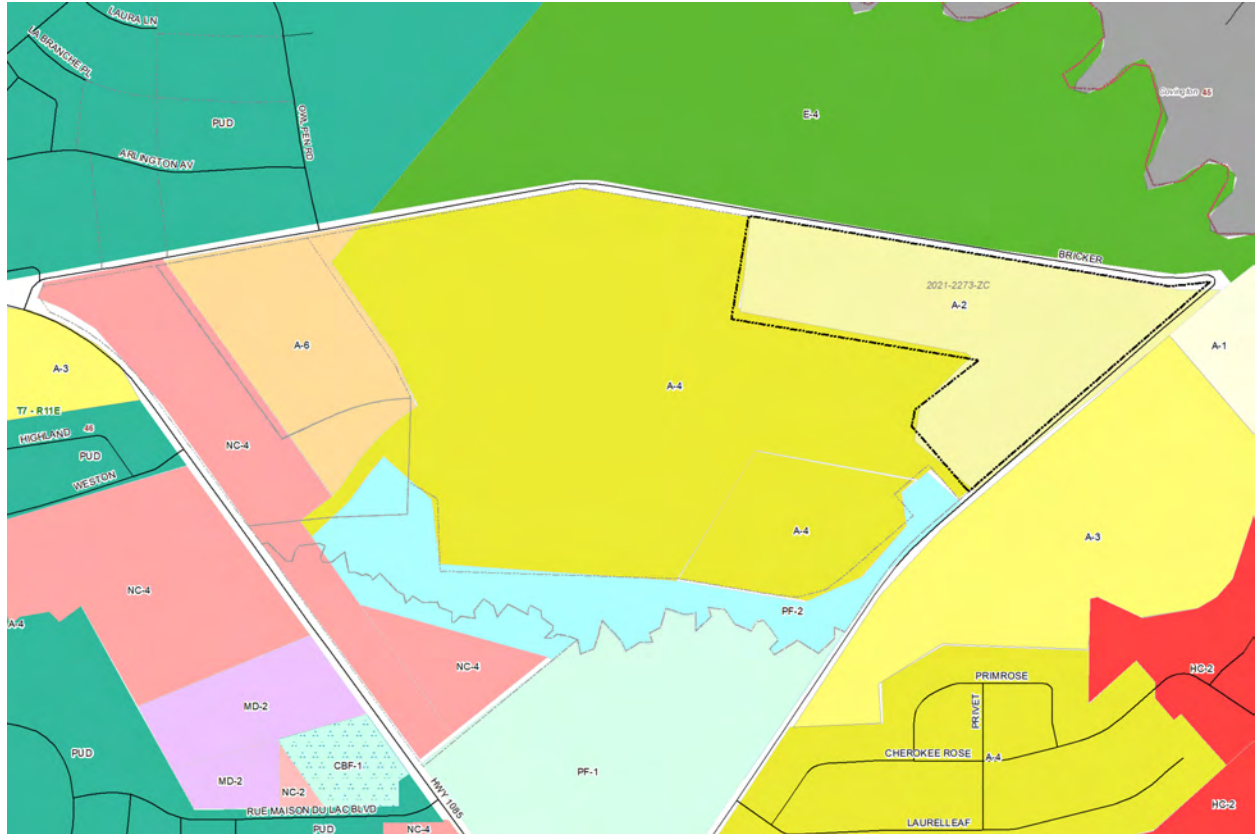
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-4 Single-Family Residential District. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas.

The purpose of the existing A-2 Suburban District is to provide single-family residential dwellings on large, multi-acre lots. The purpose of the requested A-4 Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The objective of the request is to establish the underlying zoning classification and density level for a PUD Planned Unit Development. A change in the site’s zoning classification will increase the allowable residential lots from 30 dwellings to 123 dwellings. Staff has concerns that this level of density will increase the traffic along Bricker Road and Highway 1085. Staff is also concerned that this level of density developed on a large percentage of wetlands could decrease the storage capacity of rainfall and potentially cause drainage issues to adjacent properties.

Zoning		Max Density	Max Lot Coverage	Min Lot Width	Total Allowable Home Sites
Existing	A-2 Suburban District	One unit per acre 1:1 = 30 units	Not to exceed 15% of the total area of the lot	150 ft.	30 units
Proposed	A-4 Single-Family Residential District	Four units per acre 4:1 = 123 units	Not to exceed 50% of the total area of the lot	90 ft.	120 units

SIZE: 30.78 acres





2021-2273-ZC



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DATE	02/11/21
REVISION	DATE
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-140095



NORTHWEST CORNER OF SECTION 46,
TOWNSHIP 7 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to 196.340 Acres in Section 46, T7S-R11E, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU
Registered Professional Land Surveyor
Louisiana Registration No. 4423

02/11/21
DATE

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.



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Survey for: ALL STATE FINANCIAL

Property: A REZONING MAP OF 196.37 ACRES
SITUATED IN SECTION 46, T7S-R11E,
ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER

1 OF 1

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2274-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PBC-1 Planned Business Campus and A-4 Single-Family Residential District to PBC-1 Planned Business Campus, A-4 Single-Family Residential District, and PUD Planned Unit Development District

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 160.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

	Type	Road Surface	Condition
Highway 1085:	Parish	2 Lane Asphalt	Good
Bricker Road:	Parish	1 Lane Asphalt	Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped, Residential, and Civic	Terra Bella PUD Planned Unit Development Overlay and E-4 Estate District
South	Undeveloped, Residential, and Civic	PF-1 Public Facilities District, PF-2 Public Facilities District, and NC-4 Neighborhood Institutional District
East	Undeveloped and Residential	A-1 Suburban District and A-3 Suburban District
West	Undeveloped and Residential	A-6 Multiple-Family Residential District and NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS/SUBDIVISION INFORMATION:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 160.44-acre subject property. The subdivision is proposed to be developed with 415 lots with an average lot size of 60’ x 120’, or .165 acres.

ACCESS:

The site is proposed to have east-west-through-access from Bootlegger Road and Bricker Road. The western access along Bootlegger Road is proposed to be a boulevard type access with a total width of 80 ft. The eastern access along Bricker Road will be a two-lane street with a total width of 80 ft. There is no current dedication proposing the entity that will maintain the infrastructure.

TABLE 1: GENERAL INFORMATION	
Required information	Staff Comments
Title of the project, name of the developer, legal description	Revisions Required: 1. Provide title of the project
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Revisions Required: 1. Provide setbacks for all residential and commercial structures
Restrictive Covenants	Revisions Required: 1. Include a dedication statement citing what entity is responsible for the protection of rights-of-way, easements, maintenance of common areas, and the continued protection of the PUD etc.
Water & Sewer facilities	Water and sewer services provided offsite by Utilities Inc. of Louisiana
Wetland Delineations	Revisions Required: 1. Provide total acreage of wetlands. Provide total acreage of wetlands to be mitigated.
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

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

The applicant has submitted concurrent applications to rezone 64.31 acres of the 160.44-acre site to establish the underlying density of the proposed subdivision (see Table #2). Currently, 96.13 acres of the subject site is zoned A-4 Single-Family Residential District, which the applicant proposes to remain.

TABLE # 2: CONCURRENT ZONING APPLICATIONS			
Case Number	Acreage	Existing Zoning	Proposed Zoning
2021-2268-ZC	18.66 acres	PF-2 Public Facilities District NC-4 Neighborhood Institutional District	A-4 Single-Family Residential District
2021-2270-ZC	14.87 acres	A-6 Multiple Family Residential District	PBC-1 Planned Business Campus
2021-2273-ZC	30.78 acres	A-2 Suburban District	A-4 Single-Family Residential District

If approved, the total 160.44-acre site will be comprised of 145.57 acres of property that is zoned A-4 Single-Family Residential District and 14.87 acres of property that is zoned PBC-1 Planned Business Campus. This will allow for a total allowable net density of 436 single-family dwellings where the property is zoned A-4 and a total maximum building size of 971,823 sq. ft. with a maximum height of 75 feet where the property is zoned PBC-1 (see Table # 3).

TABLE # 3: DENSITY			
Zoning	Acreage	Maximum Density	Total Allowable Net Density
A-4 Single-Family Residential	145.57	4 units per acre	436 single-family units
PBC-1 Planned Business Campus	14.87	Floor Area Ratio of 3	971,823 sq. ft. of all principal and accessory buildings

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivisions. The petitioned PUD consists of 160.44 acres, requiring 40.11 acres of open space. The proposed PUD plan provides a total of 47.96 acres of greenspace, including the site’s buffers (see Table # 4).

TABLE # 4: GREENSPACE			
Amenity Type	Amenity	Acreage	% of Greenspace
Active	Playground and Athletic Fields	2.85 acres	6%
	Nature Trail and Water Access	10.66 acres	22%
Passive	Neighborhood Parks	2.04 acres	5%
	S.D.S.A. Dry Park	16.96 acres	35%
	Linear Tree Buffers	15.45 acres	32%
Total Acreage:		47.96 acres	100%

Comments:

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

Sec. 130-1672 - Purpose

- 1. *Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - The applicant has provided wetland limits that include an approximation of 65 acres or more which accounts for a total of around 45% of the PUD. If wetlands are to be developed, they should be done in a way that is in accordance with an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective storm water management.
- 2. *Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*
 - The proposed PUD plan provides for lots of similar sizes to be developed with single-family residential dwellings. There is little diversification or variation of residential uses provided.
 - The developer should consider alternative construction types of home sites. This could provide a variation in residential development as well as minimize conflict with existing wetlands on site.
- 3. *Functional and beneficial uses of open space areas.*
 - The proposed PUD plan has allocated 10.66 acres of undeveloped greenspace to act as water access to Timber Branch. This access has no formal entry point and residents looking to use this recreational area will need to first traverse the 16.96-acre dry detention storage area. Staff recommends establishing a formal entry point for residents to actively use the space as well as the creation of a potential permeable parking area.
 - The active recreational space that is proposed along the south side of the property includes nature trails. These trails appear to run in an east-west manner, in-between the dry stormwater area and the area dedicated to water access for the residents. These trails do not connect to the servitude which acts as the only formal access to these greenspaces and abruptly end at the end of the site plan. The petitioners should reorient these walking paths to be inclusive of the entire useable portions of the greenspace as well as to provide access from the residential areas to Timber Branch.
- 4. *Preservation of natural features of a development site.*
 - It appears that this site is comprised of a large majority of forested wetlands which serve an important function in flood mitigation. Removal of tree canopy and roots disturb the natural storage capacity of rainfall. Developing these wetlands may significantly increase runoff therefore exacerbating flooding and adversely impacting neighboring properties.
 - Due to the number of wetlands on site, which is approximately 45 acres or more, there is a concern for storage conveyance, and adversely affecting surrounding properties. The applicant should provide any data available pertaining to the wetlands.
 - The natural greenspace areas located along the southern perimeter of the proposed PUD should be placed into a conservation easement. This easement would permanently limit the use of the land and ensure the public benefit of open space is maintained.
- 5. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
 - The proposed PUD plan should provide a formal access and extend the walking trail from the residential area to the greenspace which is provided along the south side of the plan. This addition will help to create a unified building and site development program.
 - The applicant must provide a complete Recreational Development Plan at the Tentative or Preliminary phase.

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

- The applicant has stated that the proposed 415 single-family home sites will be serviced by central sewer and water. Utilities Inc. of Louisiana has stated that capacity for this development is sufficient and the developer will simply be required to extend the existing water and sewer force main to the subject property.

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

- The proposed traffic circulation consists of one collector type road known as Armstrong Parkway which will service 262 home sites along the north side of the development and 152 home sites along the south side of the development. The road is bordered on either side with a 50 ft. buffer which will help to alleviate noise and increase safety to the abutting homesites. Staff recommends the applicant mimic the boulevard type entryway which is shown at the intersection of Bootlegger Road and Armstrong Parkway along the intersection of Bricker Road and Armstrong Parkway.
- The current configuration shows the proposed commercial area having access along Armstrong Parkway, which is the main roadway which provides access for the 415 proposed residential dwellings. As the permitted uses for the commercial area appear to provide uses consistent with large-scale office development, the applicant should increase the buffer in-between the commercially zoned portion of the PUD and the residential uses. Staff recommends the applicant work with the Department of Planning and Development at the tentative or preliminary stage to ensure additional stress on current traffic situations are mitigated.
- Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of the single-family homesites as well as the allowable multifamily housing use which could be located on the PBC-1 portion of the development will generate approximately 5,000 new vehicle trips a day within the area.

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

- The PUD plan is proposing to allocate 14.87 acres towards commercial and office uses. This request will allow for a diversification of uses within the development site however, is not compatible with the surrounding residential uses along the northern side of Bricker Road.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas. Staff recommends the applicant ensure the large tract of undeveloped greenspace along the southern border of the proposed PUD be placed into a conservation easement. This will limit the land from future development and ensure the public benefit of greenspace is maintained. Staff also recommends the applicant ensure that the greenspace is accessible and well connected to ensure functional use of open space.

SUMMARY

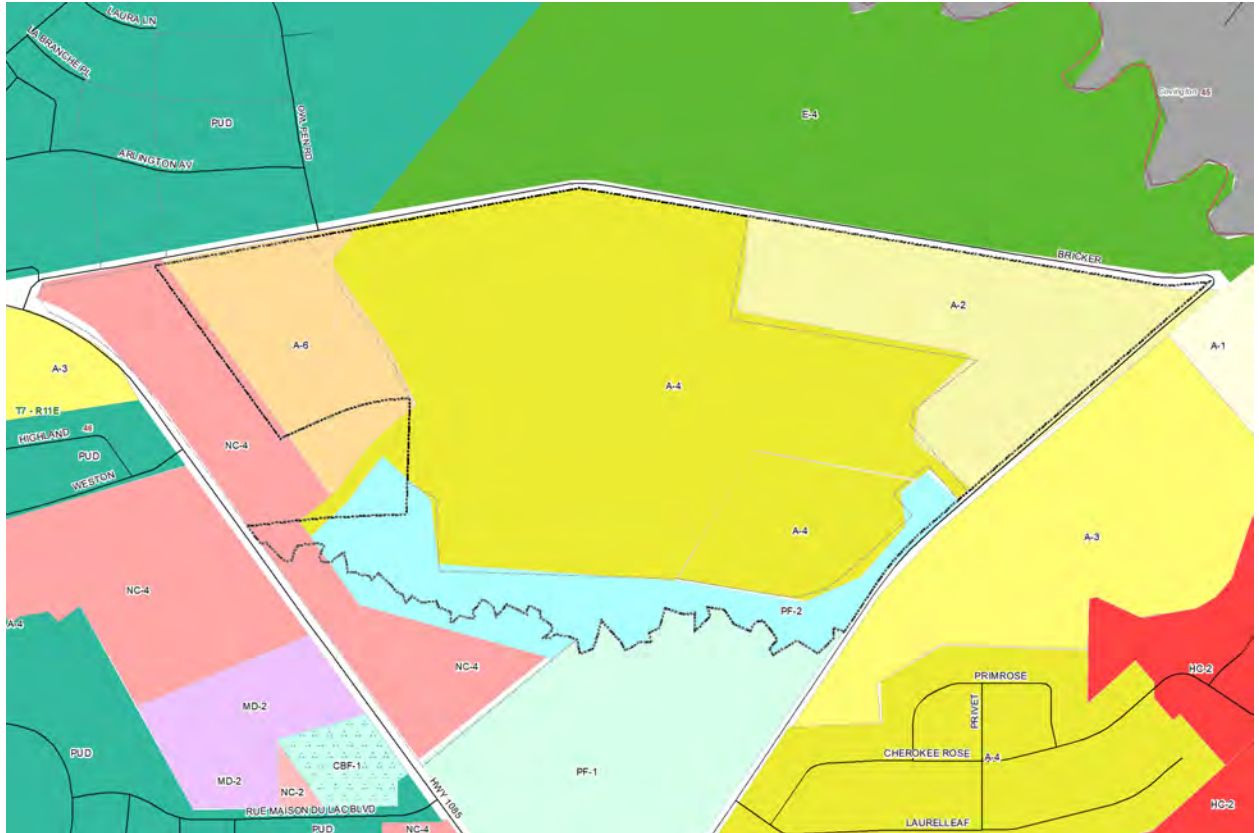
Per Sec. 130-1674(c), the Zoning Commission shall hold a formal public hearing on the zoning overlay request. The Zoning Commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters including:

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

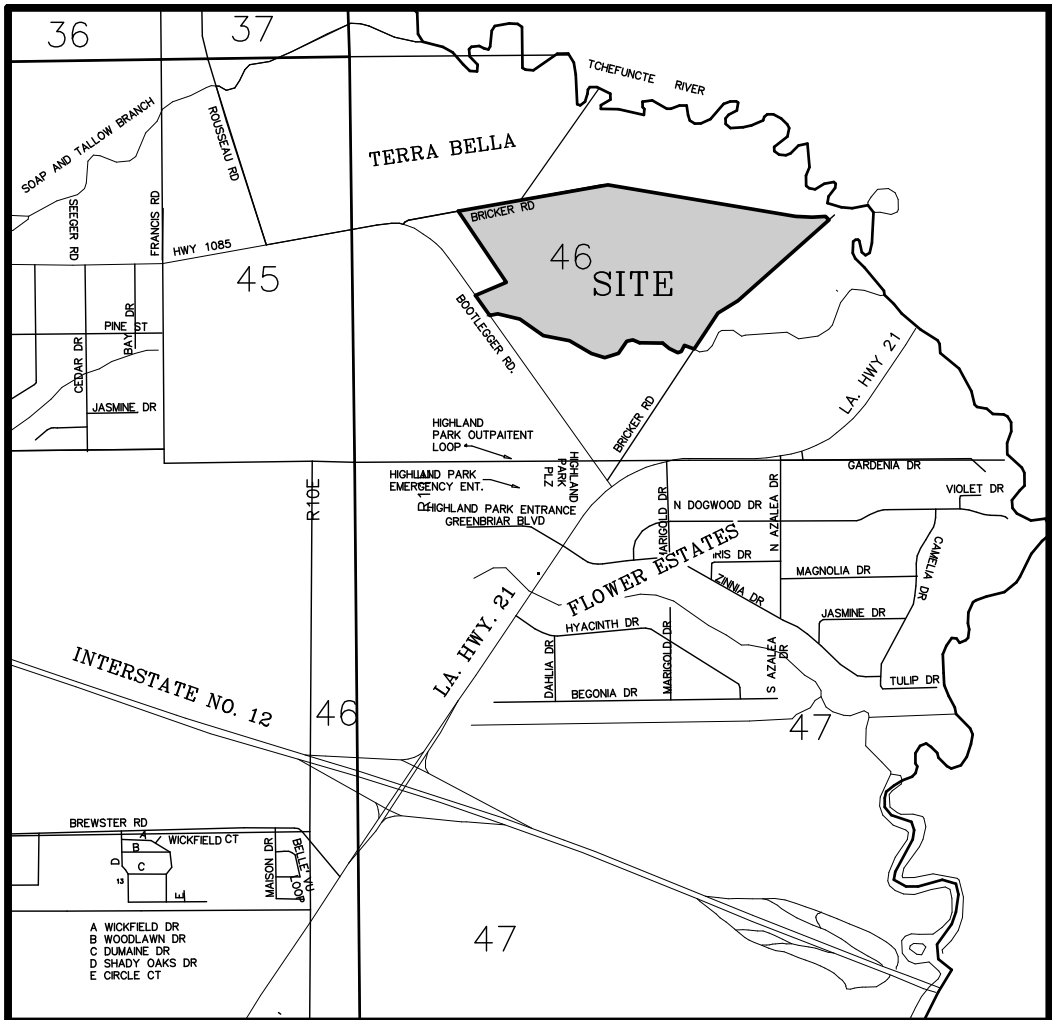
Staff has noted several examples which could create problematic features upon reviewing the PUD Plan. Examples of these potential issues include the following:

1. Staff has concerns with the percentage of wetlands that exist within the subject property. Staff recommends the applicant work with their engineering team to ensure that if the wetlands are programed to be developed, they are done so in an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective stormwater management.

2. The discharge site of the proposed development appears to be overburdened at its confluence with Timber Branch. Staff has concerns with the significant number of historic repetitive loss and severely repetitive loss homes that are located upstream in the watershed, particularly around Lake Catherine Street and the Singing Rivers areas. As demonstrated in the May 14, 2020 flood event, homes in Singing Rivers and Lake Catherine Street experienced flooding partially because Timber Branch exceeded its carrying capacity and came out of bank.
3. Staff has concerns with the water levels along the north-south portion of Bricker Road during storm events, where it intersects with the proposed Armstrong Parkway. Staff recommends the applicant work with their engineer to construct a bridge along this portion of Bricker Road to ensure the safety and feasibility of new traffic to the area.
4. Staff is concerned with the increase in density that the requested zoning classifications would allow. The property is developable with the existing zoning classifications and a lesser allowable density.
5. Staff has concerns regarding the increase in traffic this development may create. Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of this development will generate over 5,000 new vehicle trips a day to the area.



[illegible]



VICINITY MAP
N.T.S.

TERRA BELLA
(P.U.D.)

WETLANDS LIMITS SCHEMATIC

= WETLANDS

2021-2274-ZC

SECTION 46, T-7-S, R-11-E
ST. TAMMANY PARISH, LA.

NOTES:

1. TOPOGRAPHIC LINES DEPICTED HEREON ARE ARE TAKEN FROM LIDAR.
2. WATER AND SEWER SERVICES PROVIDED OFFSITE BY UTILITIES INC. OF LOUISIANA.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C. RE: FIRM PANEL NO. 225205 0245 C, REVISED 10-17-89
4. MAXIMUM HEIGHT OF ALL RESIDENTIAL STRUCTURES SHALL BE 35' AND COMMERCIAL STRUCTURES 75' AS MEASURED FROM THE EXISTING GROUND ADJACENT TO THE STRUCTURE.
5. TELECOMMUNICATIONS CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE AREAS.
6. HOWEVER THEY MAY NOT BE LOCATED INSIDE ANY ACCESS (SERVITUDES), ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINES, PROVIDED THE BUILDING LENGTH DOES NOT EXCEED 30 FEET AND THE BUILDING HEIGHT DOES NOT EXCEED 19 FEET.
7. ACTIVE RECREATION AREA SHALL CONSIST OF PLAYGROUND EQUIPMENT AND GRASS ATHLETIC FIELDS AND NATURE OBSERVATION/FITNESS TRAIL. PASSIVE RECREATION CONSIST OF NEIGHBORHOOD PARKS GREENSPACE AREAS. CLEARING IN THE GREENSPACES ALONG EXISTING ROADWAYS WILL BE RESTRICTED TO REMOVAL OF ONLY DAMAGED TREES.

RESTRICTIVE COVENANTS
(AS PER SEC. 125-214, REVISED MAR. 2020)

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. 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).
2. MINIMUM BUILDING SETBACKS ARE DEPICTED IN THE ATTACHED CHART.
3. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
4. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR 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 RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C. RE: FIRM PANEL NO. 225205 0245 C, REVISED 10-17-89
6. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
7. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
8. IT SHALL BE PROHIBITED FOR ANY LOT TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT LOCATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION.
9. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEVELOPER:
ALL STATE FINANCIAL CO.
312 VETERANS BLVD. SUITE 201
METAIRIE, LA. 70005



- PBC-1 USES 14.87 ac. (9.2%)
- RESIDENTIAL LOT AREA 93.28 ac. (57.5 %)
- GARDEN HOMES 50' x 100'-120' (LOTS 1-80) 80 UNITS
- STANDARD 60' x 120' (LOTS 81-415) 335 UNITS
- TOTAL 415 UNITS
- GREENSPACE AREAS 31.00 ac. (19.1%)
- DRY DETENTION STORAGE AREA AND PERIMETER GREENSPACE GREENSPACE PROVIDED 16.96 ac. (10.5%)

TOTAL DEVELOPED AREA = 160.44 ac.

RESIDENTIAL AREA	= 93.28 ac.	(58.1%)
MIXED USE COMMERCIAL	= 14.46 ac.	(9.0%)

GREENSPACE/RECREATION
ACTIVE RECREATION
1. PLAYGROUND & ATHLETIC FIELDS = 2.85 ac. (1.8%)
2. NATURE TRAIL & WATER ACCESS = 10.66 ac. (6.6%)

PASSIVE RECREATION
1. NEIGHBORHOOD PARKS = 2.04 ac. (1.3%)
2. S.D.S.A. ("DRY") PARK = 16.96 ac. (10.6%)
3. LINEAR TREE BUFFERS = 15.45 ac. (9.6%)

TOTAL GREENSPACE AREA = 47.96 ac. (29.9%)

PHASE	NO.	UNITS/LOTS	COMPLETION DATE	RECREATION DEVELOPMENT
1	80		12-2023	NATURE TRAIL ALONG TIMBER BRANCH CANOE ACCESS TO TIMBER BRANCH 1.21 ac. PASSIVE GREENSPACE
2	72		12-2025	
3	65		12-2027	0.83 ac. PASSIVE GREENSPACE
4	68		12-2029	GRASS ATHLETIC FIELD
5	59		12-2031	GRASS ATHLETIC FIELD
6	71		12-2033	PLAYGROUND

P.U.D. CONCEPTUAL PLAN AND
TENTATIVE SUBDIVISION PLAN

SECTION 46, T-7-S, R-11-E
ST. TAMMANY PARISH, LA.

REVISIONS		DATE	
02-23-21			
KELLY J. McHUGH & ASSOC., INC.		CIVIL ENGINEERS & LAND SURVEYORS	
845 GALVEZ ST. - MANDEVILLE, LA. 70401		626-5611	
SCALE:	1" = 200'	DATE:	02-12-21
DRAWN:	DRJ	JOB NO.:	16-025
CHECKED:		DWG. NO.:	

2021-2274-ZC



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DRAWN BY	SPH
DATE	02/11/21
REVISION	DATE
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-140095



NORTHWEST CORNER OF SECTION 46,
TOWNSHIP 7 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to 196.340 Acres in Section 46, T7S-R11E, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU
Registered Professional Land Surveyor
Louisiana Registration No. 4423

02/11/21

DATE

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.



Professional Land Surveyors - Planners - Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70471
(985) 845-1012 • (985) 845-1013 • FAX No.: (985) 845-1778
www.JEBCOlandSurveying.com • e-mail: info@jebcosurvey.com

Survey for: ALL STATE FINANCIAL

Property: A REZONING MAP OF 196.37 ACRES
SITUATED IN SECTION 46, T7S-R11E,
ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER

1 OF 1

All State Financial Company

321 VETERANS BLVD., SUITE 201
METAIRIE, LOUISIANA 70005
TELEPHONE (504) 834.5511
FAX (504) 834.6624

February 12, 2021

RE: PUD Overlay Permitted Uses on Commercial Parcels

Permitted Uses:

1. Mid-rise office and residential buildings.
2. Hotels, Motels and Convention Centers.
3. College, Universities, and Research Centers.
4. Public Utility Facilities.
5. Parking lots and decks.
6. Freestanding Restaurants (no drive through service permitted)
7. Mixed use centers, including residential, restaurants and retail uses
8. Assisted Living, Senior Care Living

Minimum Area Regulations:

1. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 in the St. Tammany Parish Unified Development Code “Street Planting Areas” of these regulations and must comply with the Nor Du Lac development standards.
2. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 St. Tammany Parish Unified Development Code “Side and Rear Buffer Planting Area Requirements” of these regulations and must comply with the Nor Du Lac development standards.

Maximum Lot Coverage:

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot.

Height Regulations:

No building or dwelling for residential or business purposes shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher

Design criteria:

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 in the St. Tammany Parish Unified Development Code and must comply with the Nor Du Lac development standards.

2. Signage - All signage shall be in compliance with Section 7.02 in the St. Tammany Parish Unified Development Code of these regulations and must comply with the Nor Du Lac development standards. Signage shall be permitted offsite.

3. Lighting - All site lighting shall be in compliance with Section 7.03 in the St. Tammany Parish Unified Development Code and must comply with the Nor Du Lac development standards.

4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 in the St. Tammany Parish Unified Development Code.

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: ALL STATE FINANCIAL CO.

Developer's Address: 312 VETERANS BLVD SUITE 201 METAIRIE LA 70005
Street City State Zip Code

Developer's Phone No. (504) 834-5511
(Business) (Cell)

Subdivision Name: _____

Number of Acres in Development: 162.17 Number of Lots/Parcels in Development: 415 / 1

Ultimate Disposal of Surface Drainage: TIMBER BRANCH TO TCHAFUNTE RIVER

Water Surface Runoff Mitigation Proposed: NONE

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☒ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☒ Average ☐ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? ☒ Yes ☐ No
- If yes, what major streams or waterways? TIMBER BRANCH

- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No

If yes, which major arterial streets? BOOTLEGGER RD. (LA. Hwy 1085)

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☐ Yes ☒ No

If yes, please explain? _____

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

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


(Does the proposed subdivision development...)

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

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

- | | |
|--|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species .. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

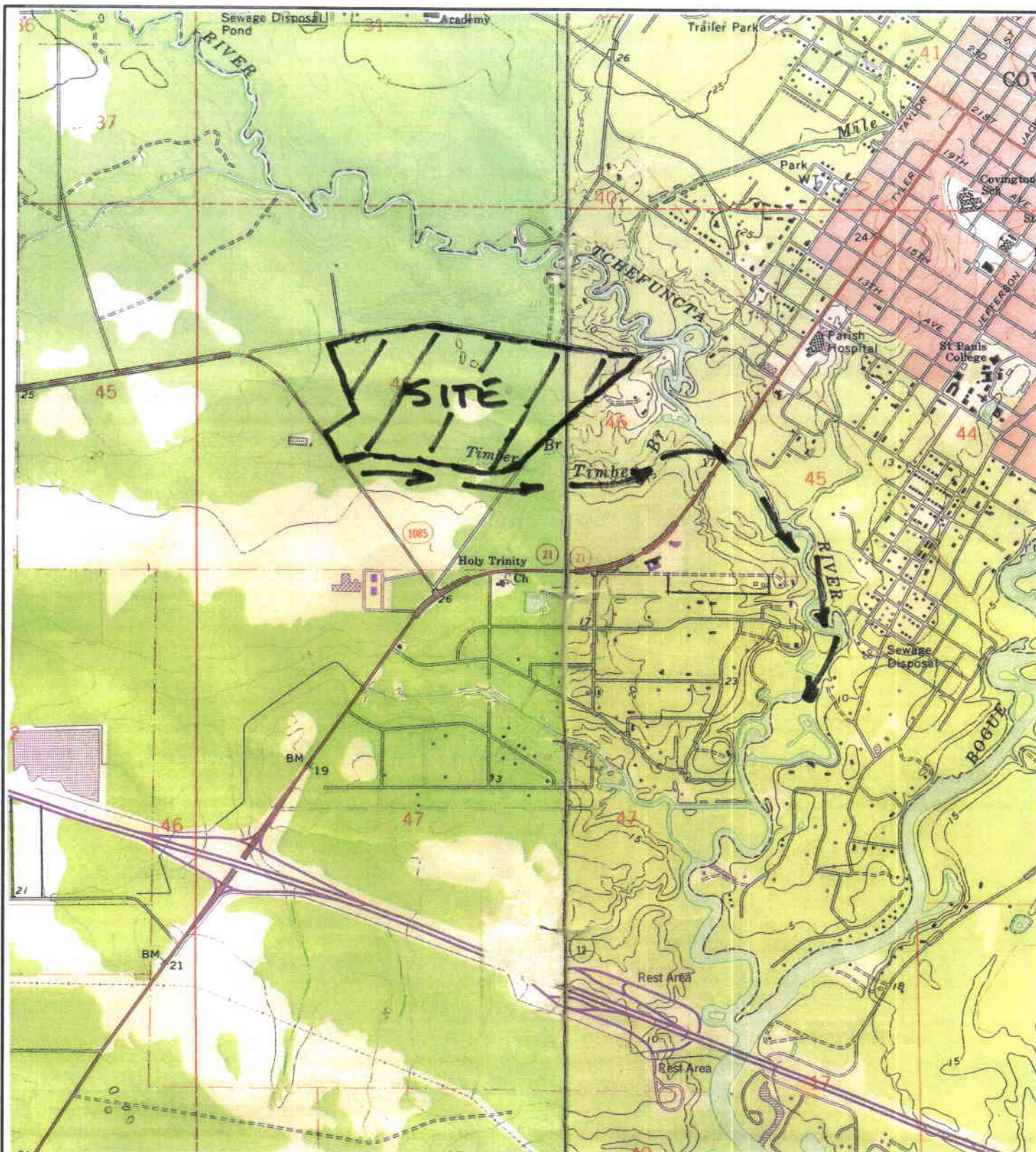
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

2-11-21

DATE



**TIMBER BRANCH
TO
TCHEFUNCTE RIVER**

ULTIMATE DISPOSAL MAP

SCALE: N.T.S.

DATE: 2-11-21

DRAWN:

JOB NO.:

REVISED:

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2289-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Pedro Vergara

OWNER: Pedro Vergara

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 Oak Avenue, north of Sycamore Avenue; being Lots 21 and 22, Square 5, Beverly Hills Subdivision; Slidell; S13, T9S, R14E; Ward 8, District 14

SIZE: .13 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-4 Single-Family Residential District
South	Undeveloped	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from 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 Oak Avenue, north of Sycamore Avenue; being Lots 21 and 22, Square 5, Beverly Hills Subdivision, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is flanked on all sides by property that is zoned A-4 Single-Family Residential District. There are several sites within the subdivision which have received the MHO Manufactured Housing Overlay in the past and the area is developed with both stick-built and manufactured homes.

Note that the site has been vacated from the current Council District 14 moratorium (C-6365) and the reason for the request is to allow for a manufactured home.

Case No.: 2021-2289-ZC

PETITIONER: Pedro Vergara

OWNER: Pedro Vergara

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 Oak Avenue, north of Sycamore Avenue; being Lots 21 and 22, Square 5, Beverly Hills Subdivision; Slidell; S13, T9S, R14E; Ward 8, District 14

SIZE: .13 acres





PROPERTY OF:
ST. TAMMANY PARISH
CLERK OF COURT
COURTHOUSE, COVINGTON, LA

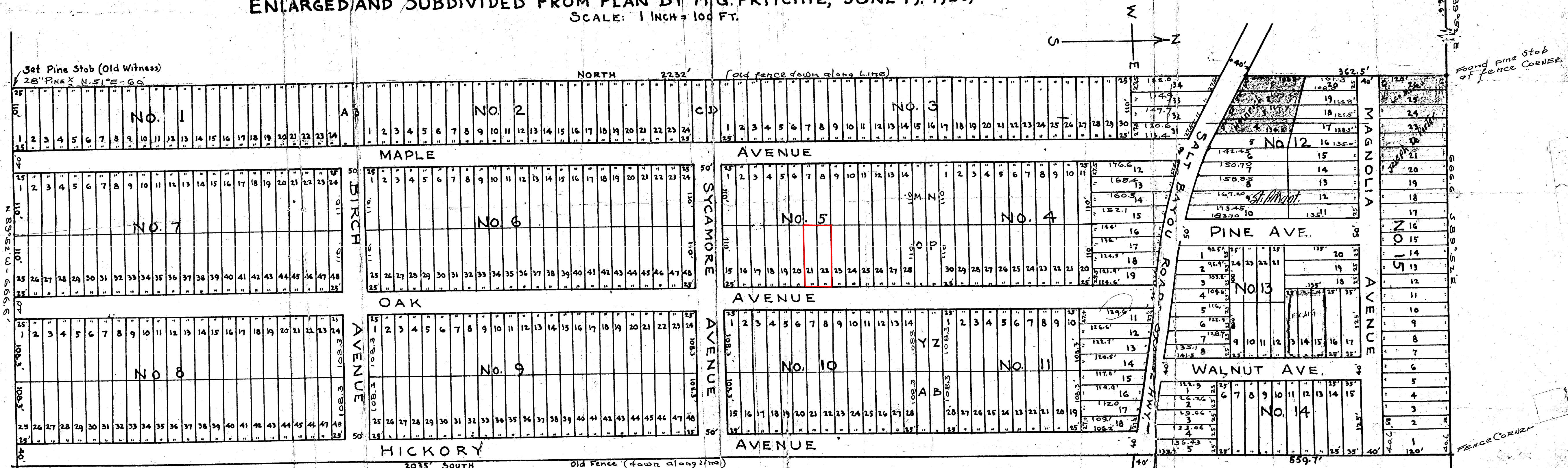
BEVERLY HILLS SUBDIVISION

BEING THE E $\frac{1}{2}$ -W $\frac{1}{2}$ -NW $\frac{1}{2}$, SECT. 13, T9S R14E

ENLARGED AND SUBDIVIDED FROM PLAN BY H.G. FRITCHIE, JUNE 19, 1926,
SCALE: 1 INCH = 100 FT.

2021-2289-ZC

Subject Property



CERTIFIED CORRECT IN ACCORDANCE WITH SURVEY
MADE BY ME THIS 17TH DAY OF OCTOBER - 1925
SURVEY 117641
R.R. SURVEY No. 559
J.H. Fritchie - SUR.
SLIDELL, LA
REGISTERED IN ACCORDANCE WITH LOUISIANA LAW

MAP 195A Map File # 195A

FILE 6-6-2

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2302-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Felicia and Whitley Walker

OWNER: Felicia and Whitley Walker

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

LOCATION: Parcel located on the south side of Orme Street, west of Poitevent Street; Abita Springs; S1, T7S, R11E; Ward 10, District 2

SIZE: .64 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	Residential - Town of Abita Springs
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Orme Street, west of Poitevent Street; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with environmentally sensitive residential dwellings that vary in site design and density.

The subject site is flanked on all sides by property that is zoned A-3 Suburban District and abuts residentially zoned property located within the Town of Abita Springs to the south. The parcel is developed with an existing mobile home which is surrounded by existing stick-built homes to the north, east, and south, and a Public Works Complex to the west.

Case No.: 2021-2302-ZC

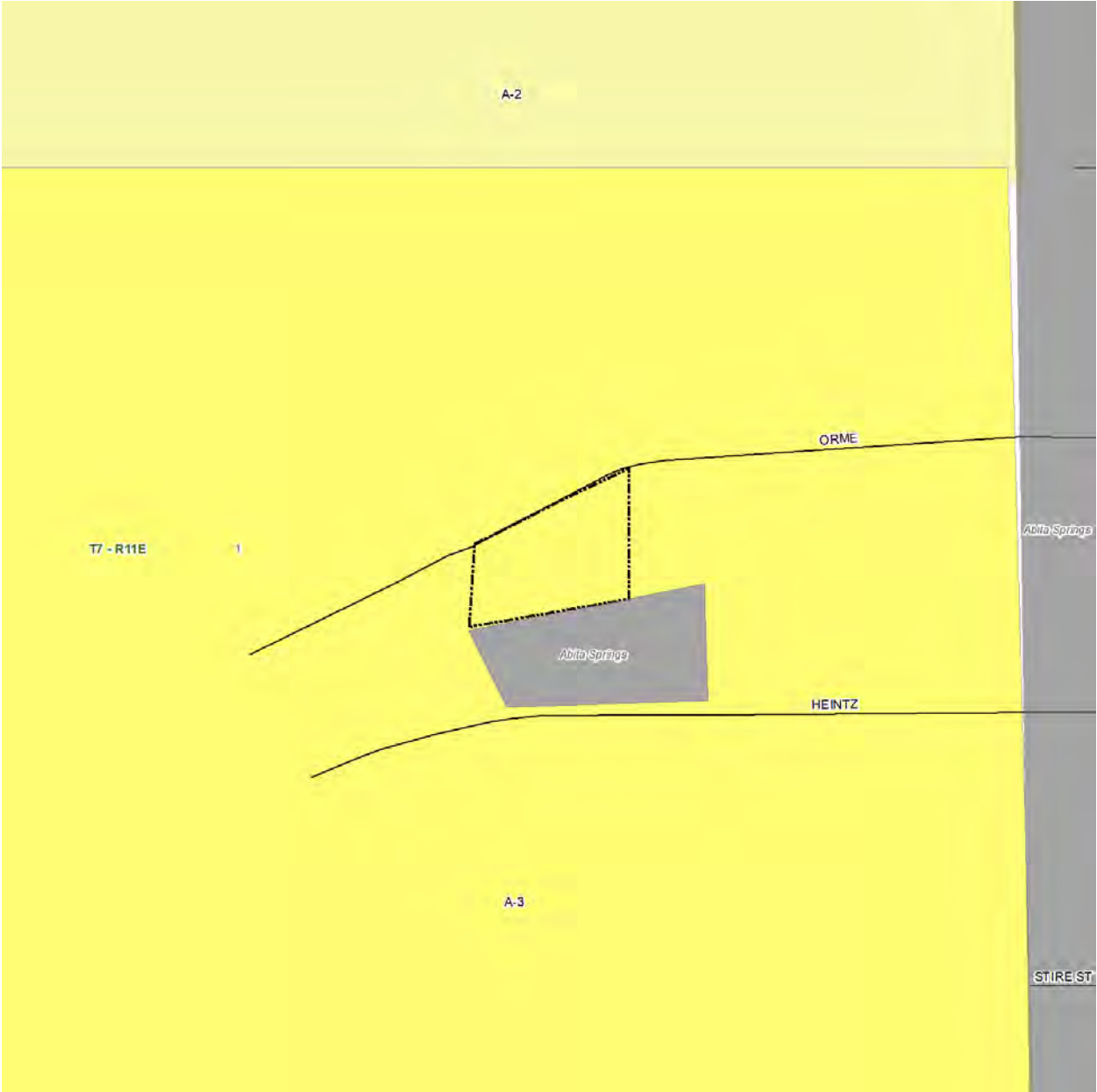
PETITIONER: Felicia and Whitley Walker

OWNER: Felicia and Whitley Walker

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

LOCATION: Parcel located on the south side of Orme Street, west of Poitevent Street; Abita Springs; S1, T7S, R11E; Ward 10, District 2

SIZE: .64 acres



A-2

1

ORME

T7-R11E

HEINTZ

A-3

MR. WILLIAM MAGEE

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2304-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Erik Wagner
OWNER: John Wagner Jr.
REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District and A-2 Suburban District
LOCATION: Parcel located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road; Covington; S1, T6S, R10E; Ward 3, District 3
SIZE: 5.693 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-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 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-1 Suburban District to A-1A Suburban District and A-2 Suburban District. The site is located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject site is flanked on all sides by property that is zoned A-1 Suburban District. As currently zoned, the property allows one single-family residence per every five acres. A change in zoning to A-1A Suburban District will allow one single-family residence per every three acres and a change to A-2 Suburban District will allow one single-family residence per an acre (See Table # 1). This rezoning request will increase the allowable density on the subject site.

The reason for this request is to allow for a minor subdivision.

TABLE 1: DENSITY LEVELS			
	Zoning Classification	Density	Acreage
Exiting Zoning	A-1 Suburban District	1 Unit Per Every 5 Acres	5.693 acres
Proposed Zoning	A-1A Suburban District	1 Unit Per Every 3 Acres	3.693 acres
	A-2 Suburban District	1 Unit Per Every Acre	2 acres

Case No.: 2021-2304-ZC

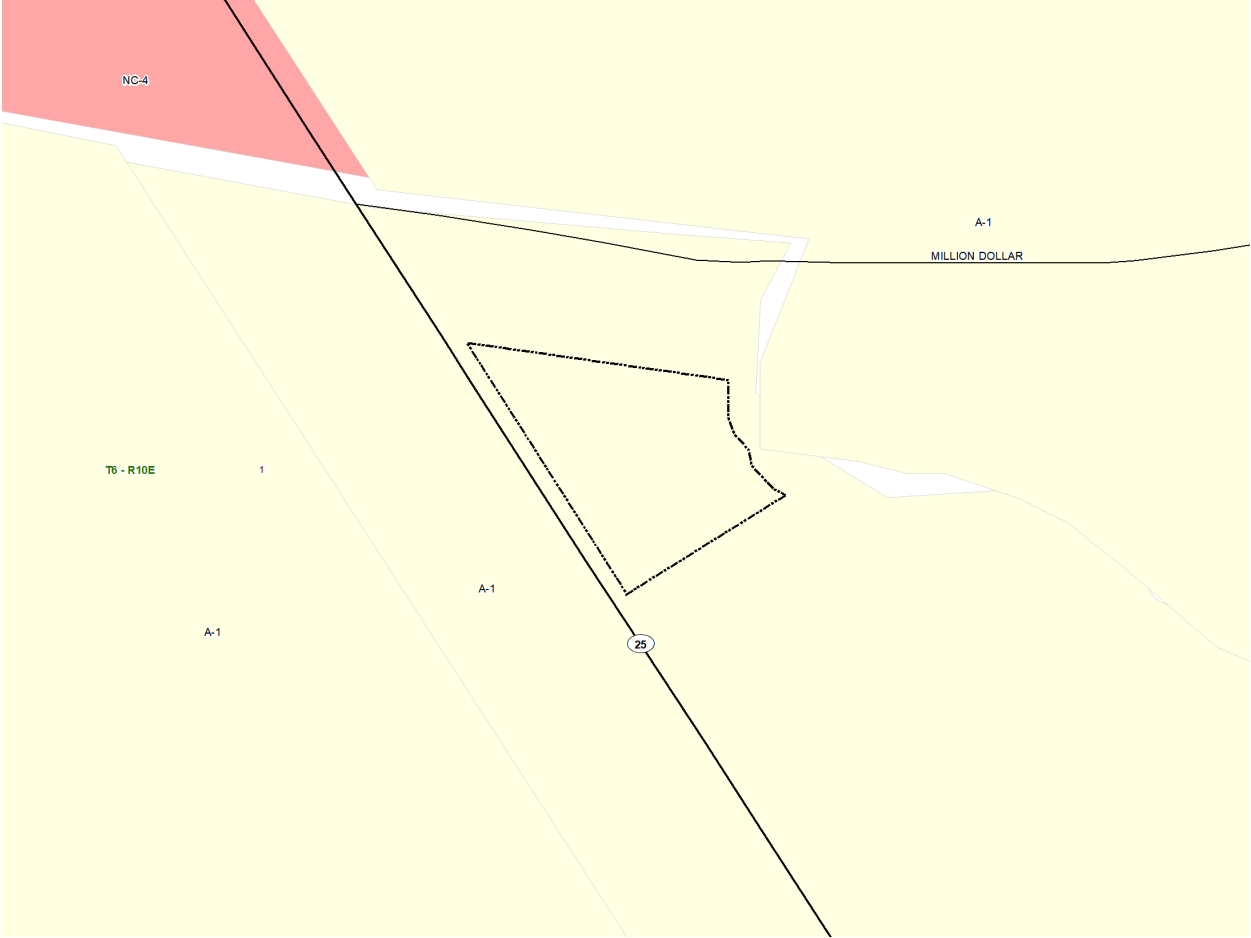
PETITIONER: Erik Wagner

OWNER: John Wagner Jr.

REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District and A-2 Suburban District

LOCATION: Parcel located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road;
Covington; S1, T6S, R10E; Ward 3, District 3

SIZE: 5.693 acres



A-1

NC-4

MILLION DOLLAR

T6 - R10E

1

25

A-1

A-1

2021-2304-ZC

Subject Property

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCES:

- 1) SURVEY BY LOWELL E. CUMMINGS, DATED APRIL 23, 1971.
- 2) SURVEY OF 15.3 ACRES BY NED R. WILSON, DATED AUGUST 18, 1980.

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

KELLY J. McHUGH
License No. 4443
PROFESSIONAL
3/10/21
Kelly J. McHugh, P.E., No. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

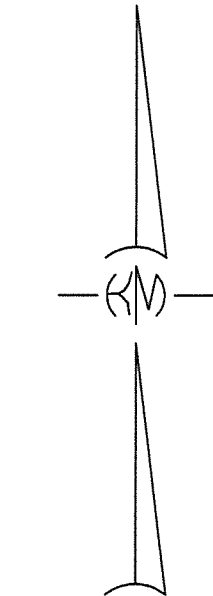
A RESUBDIVISION OF 5.693 ACRES INTO
PARCEL A (2.000 AC) & PARCEL B (3.693 AC)
LOCATED IN SECTION 1, T-6-S, R-10-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

ERIC WAGNER

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

SCALE: 1" = 120' DATE: 06-29-2020
DRAWN: DB JOB NO.: 20-117
REVISED: 3-9-21



LINE TABLE CHART

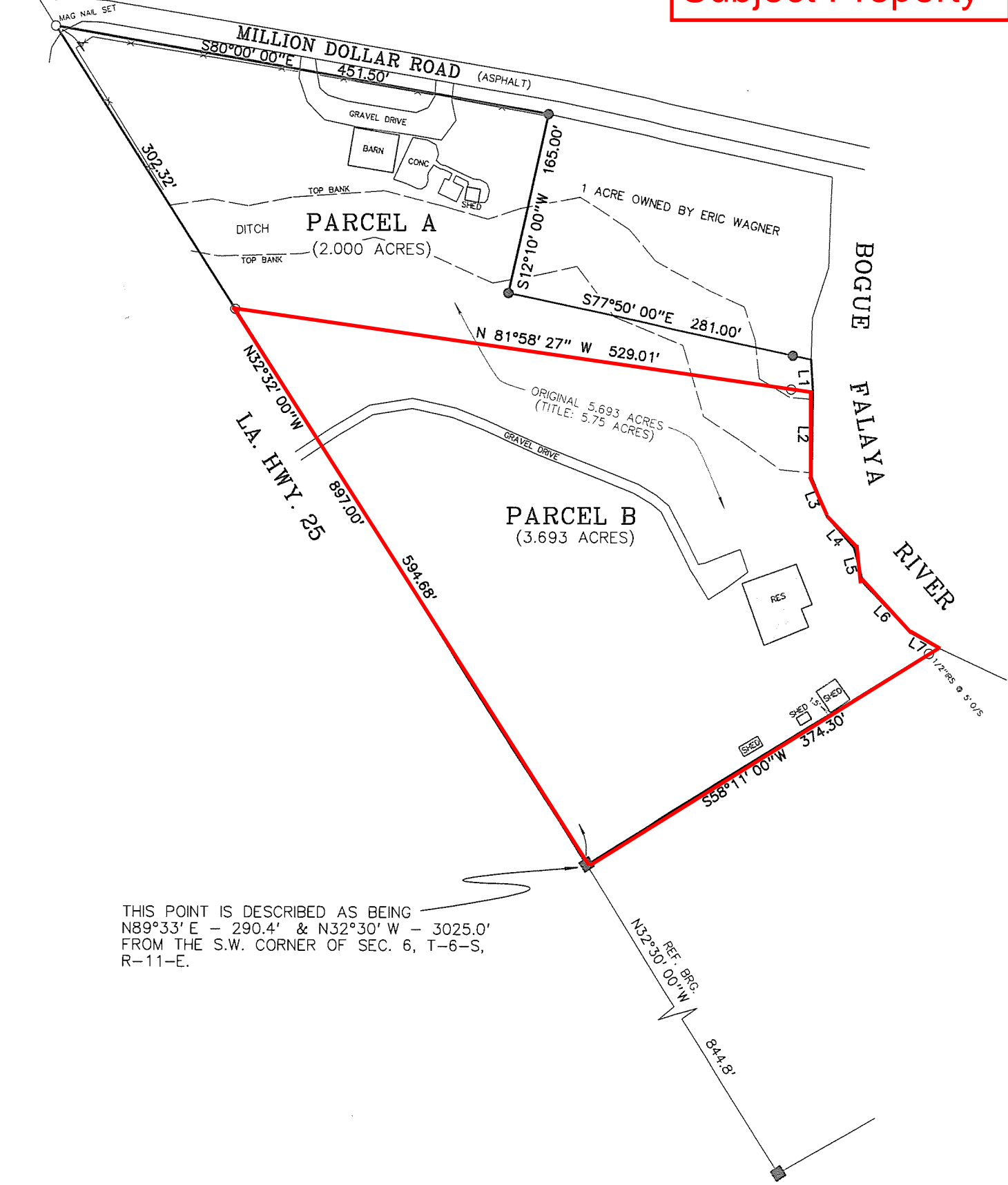
LINE	BEARING	DISTANCE
L1	S03°34' 48"E	29.88'
L2	S00°46' 44"W	75.89'
L3	S21°02' 37"E	38.33'
L4	S40°47' 44"E	37.75'
L5	S14°58' 58"E	32.03'
L6	S44°02' 04"E	63.00'
L7	S60°51' 28"E	28.13'

THIS PROPERTY IS LOCATED IN
FLOOD ZONES: "B" & "A8"
BASE FLOOD ELEV: 57'
F.I.R.M. PANEL NO: 225205 0125 C
MAP REVISED: OCTOBER 17, 1989

THIS POINT IS DESCRIBED AS BEING
N89°33' E - 290.4' & N32°30' W - 3025.0'
FROM THE S.W. CORNER OF SEC. 6, T-6-S,
R-11-E.

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = CORNER SET AS NOTED
- = 1/2" IRON PIPE FOUND



ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2307-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Pedro Gonzalez

OWNER: Pedro Gonzalez

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 south side of Jackson Street, west of North 24th Street; Lacombe; S48, T8S, R12E; Ward 7, District 7

SIZE: .8377

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the south side of Jackson Street, west of North 24th 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 flanked on all sides by property that is zoned A-4 Single-Family Residential District. The north side of Jackson Street is zoned A-4 Single-Family and MHO Manufactured Housing Overlay which allows for the placement of mobile homes on the property. The majority of the property along the south side of Jackson Street does not have the MHO Manufactured Housing Overlay.

The reason for the request is to accommodate a manufactured home.

Case No.: 2021-2307-ZC

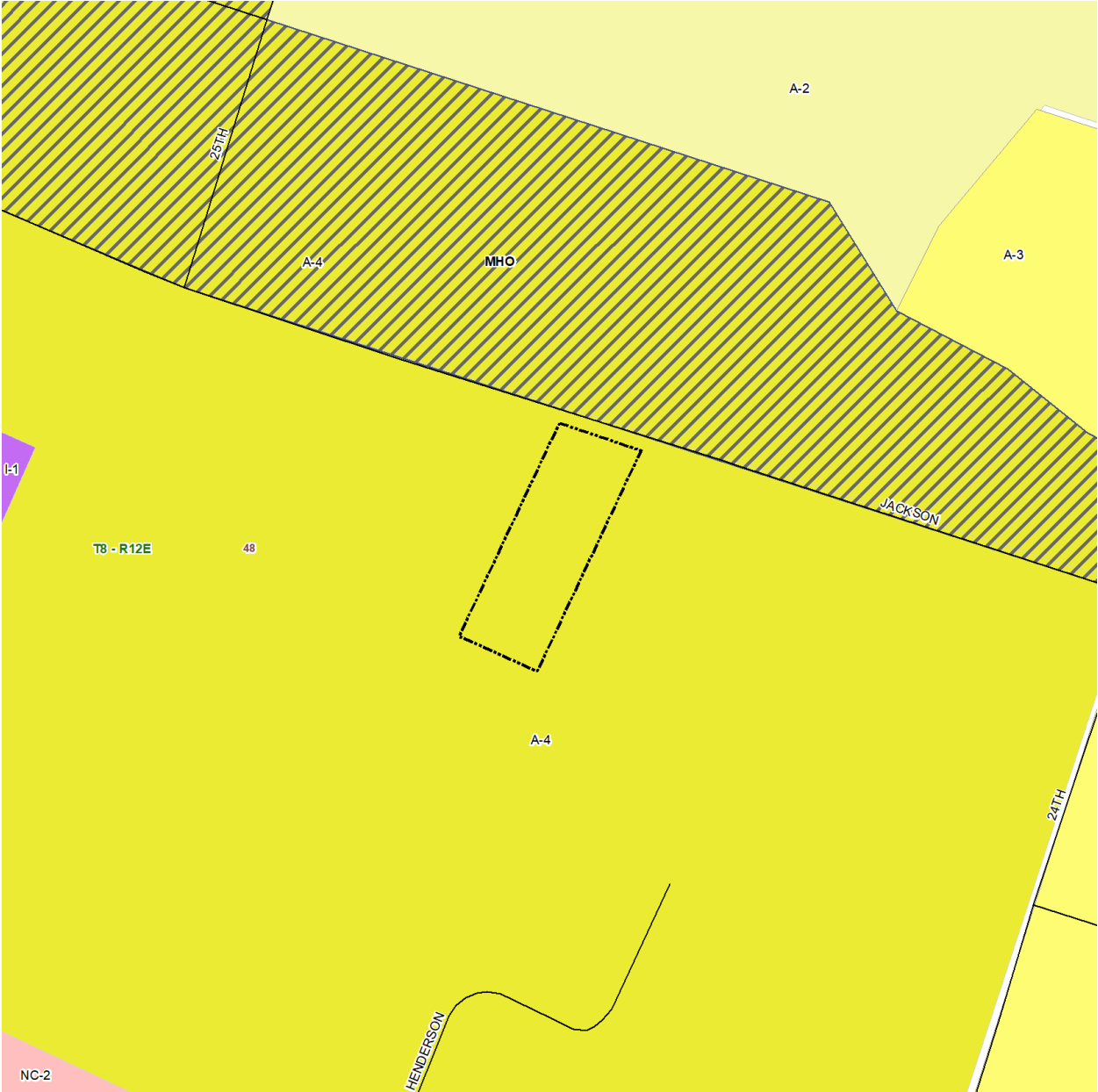
PETITIONER: Pedro Gonzalez

OWNER: Pedro Gonzalez

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 south side of Jackson Street, west of North 24th Street; Lacombe; S48, T8S, R12E; Ward 7, District 7

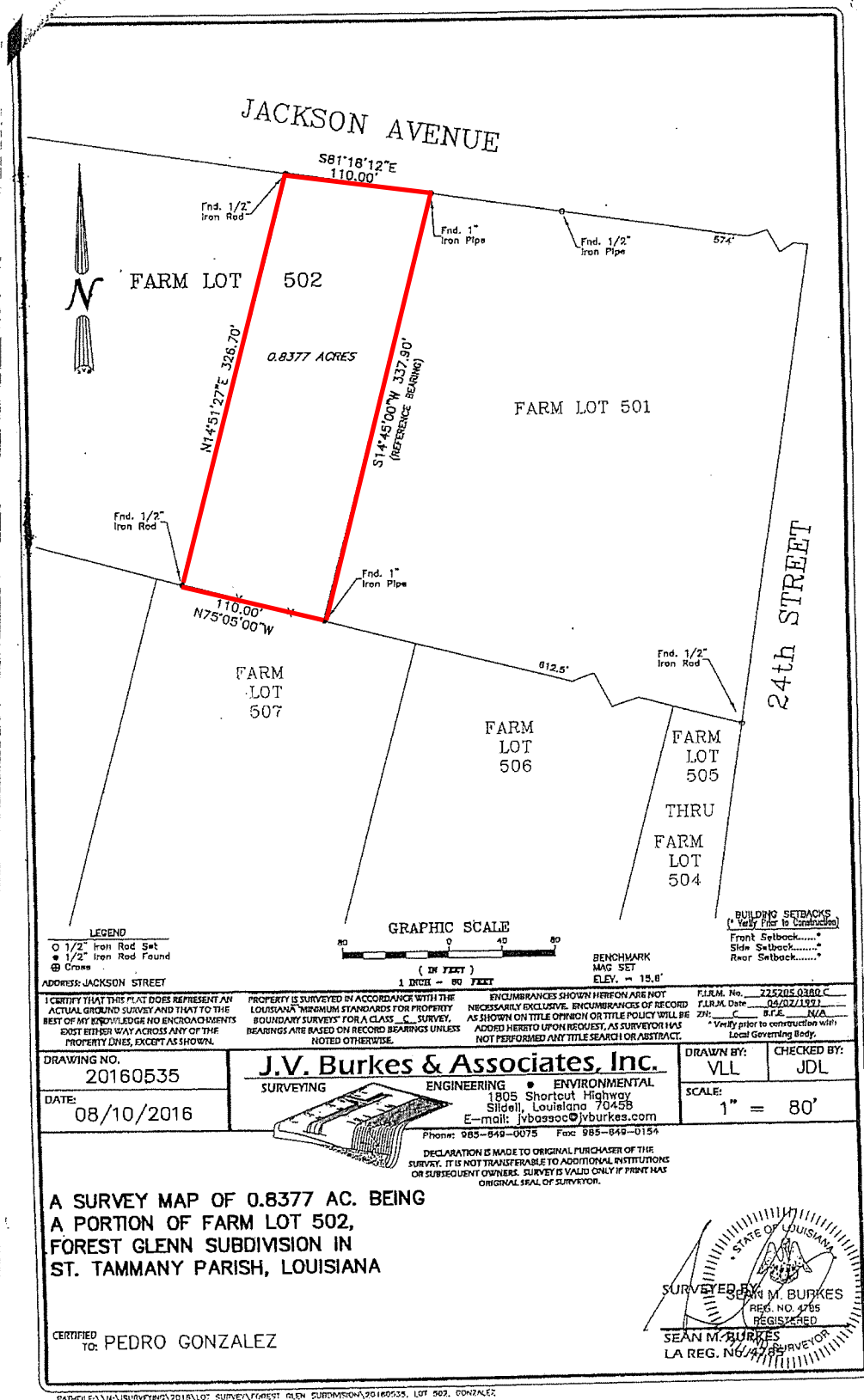
SIZE: .8377 acres





2021-2307-ZC

Subject Property



ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2310-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Adam Martin

OWNER: North Lake Christian School - Glenn Martin

REQUESTED CHANGE: From HC-1 Highway Commercial District to ED-1 Primary Education District

LOCATION: Parcel located on the south side of Chartier Oaks Lane, east of Wolverine Drive; Covington; S48, T7S, R11E; Ward 3, District 5

SIZE: 4.909 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: 1 Lane Dirt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PBC-1 Planned Business Campus District
South	School	ED-1 Primary Education District
East	Residential	PBC-1 Planned Business Campus District
West	Undeveloped	HC-1 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-1 Highway Commercial District to ED-1 Primary Education District. The site is located on the south side of Chartier Oaks Lane, east of Wolverine Drive; Covington. The 2025 Future Land Use Plan designates the site to be developed with public institutional uses.

The subject property is situated to the west of the existing North Lake Christian School and is currently developed with the school’s welcome center. The purpose of the existing HC-1 Highway Commercial District is to allow for the location of limited-scale highway commercial uses. The purpose of the requested ED-1 Primary Education District is to allow for the location of public or private schools that generally serve a smaller student population. A change in zoning will allow the student welcome center to come into compliance with the appropriate zoning classification as well as allow the potential for the future expansion of the school.

Case No.: 2021-2310-ZC

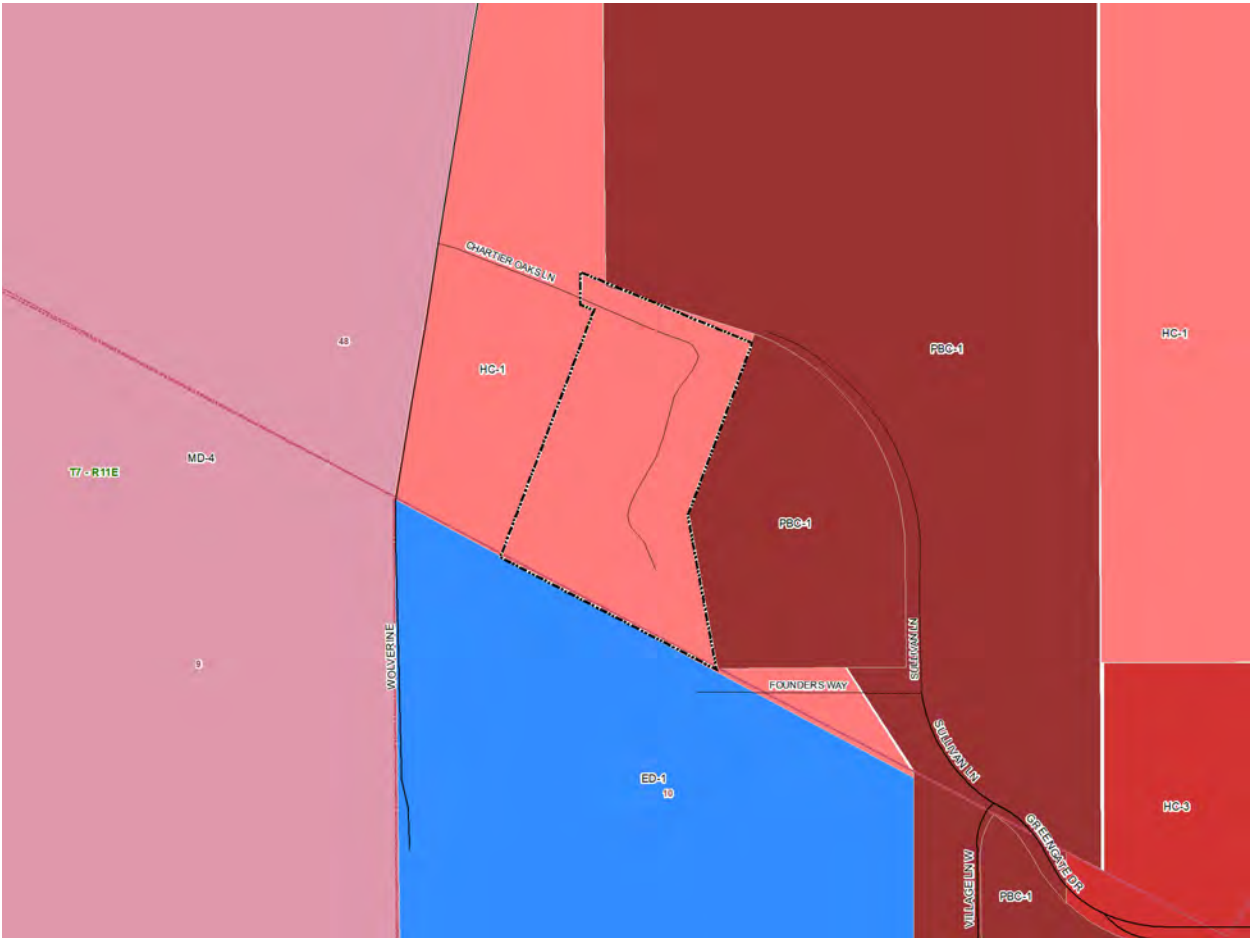
PETITIONER: Adam Martin

OWNER: North Lake Christian School - Glenn Martin

REQUESTED CHANGE: From HC-1 Highway Commercial District to ED-1 (Primary Education District)

LOCATION: Parcel located on the south side of Chartier Oaks Lane, east of Wolverine Drive; Covington; S48, T7S, R11E; Ward 3, District 5

SIZE: 4.909 acres





2021-2310-ZC

48

T7-R11E

PBC-1

CHARTER OAKS

HC-1

WOLVERINE

MD-4

SULLIVAN

PBC-1

FOUNDERS

9

GREENGATE

ED-1

10

NORTHLAKE

WOLVERINES

VILLAGE

PBC-1

A-4

16

15

NC-1

HC-2

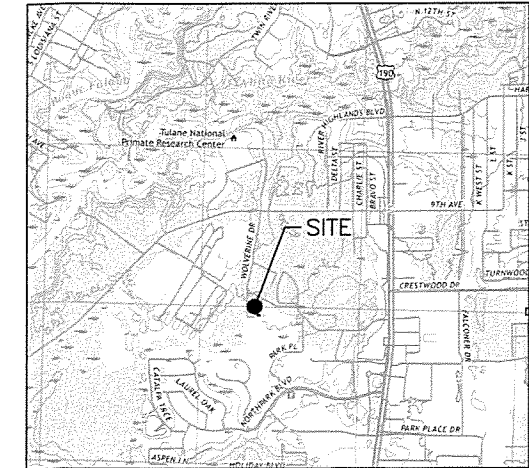
HC-3

BOUNDARY SURVEY OF A 4.90 ACRE PARCEL

SECTION 48, TOWNSHIP 7 SOUTH - RANGE 11 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

2021-2310-ZC

Subject Property

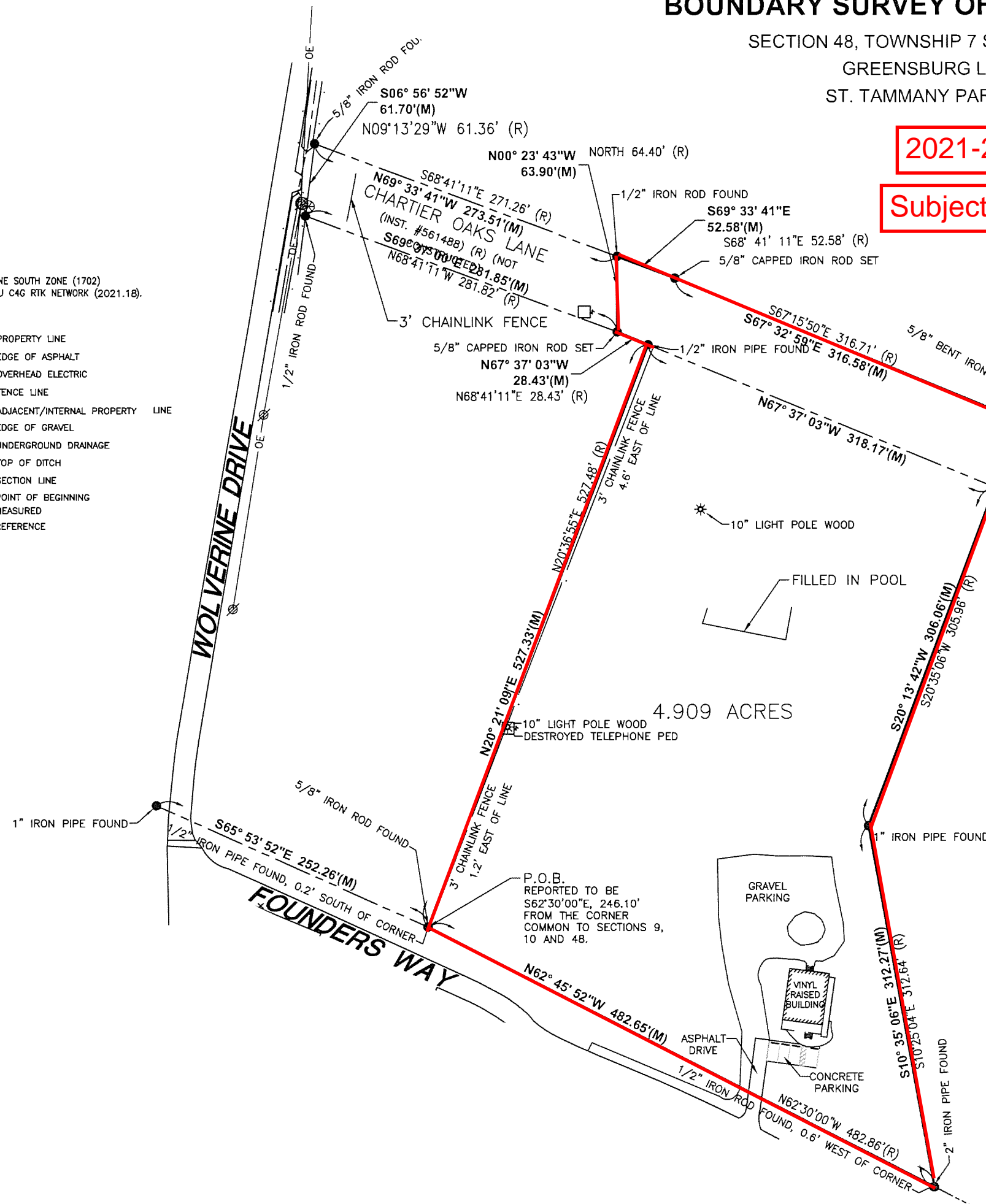


VICINITY MAP

NOTES:
GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2021.18).

LEGEND

—	PROPERTY LINE
—	EDGE OF ASPHALT
—	OVERHEAD ELECTRIC
—	FENCE LINE
- - -	ADJACENT/INTERNAL PROPERTY LINE
- - -	EDGE OF GRAVEL
- - -	UNDERGROUND DRAINAGE
- - -	TOP OF DITCH
- - -	SECTION LINE
P.O.B.	POINT OF BEGINNING
(M)	MEASURED
(R)	REFERENCE



FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE: C

BASE FLOOD ELEVATION: NOT INDICATED

COMMUNITY PANEL NO. 225205 0230 C

MAP REVISED: OCTOBER 17, 1989

(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

REFERENCES:

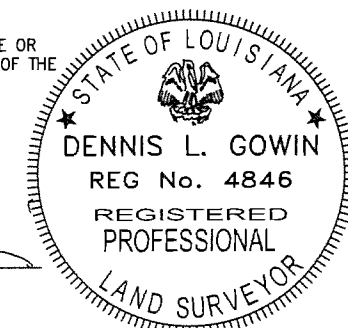
- 1) MAP SHOWING A SURVEY OF A PORTION OF GROUND SITUATED IN SECTION 48, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. DATE: 7/27/2007, BY: D & S SURVEYORS, INC.

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 03/05/2021

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM



SCALE IN FEET



REVISION	BY

DIUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 | Fax: 985.249.6190
1308 Camellia Street Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



BOUNDARY SURVEY OF A 4.90 ACRE
PARCEL
CITY OF COVINGTON, ST. TAMMANY PARISH, LOUISIANA
FOR: KENT DESIGN BUILD, INC.

DRAWN OAK
CHECKED DLG
ISSUED DATE 03/12/2021
ISSUED FOR KENT DESIGN BUILD LLC
PROJECT NO 20-757
FILE 20-757 BOUNDARY 2021
SHEET 1-1

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2311-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Charles Bridges

OWNER: Charles Bridges

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 Malter Lane, north of Salmen Street; Slidell; S9, T9S, R14E; Ward 9, District 14

SIZE: .2500 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from 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 Malter Lane, north of Salmen Street; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is currently developed with a manufactured home and is surrounded by a mixture of stick-built homes and mobile homes. There is no property along Malter Lane which is currently zoned with the Manufactured Home Overlay (MHO).

Case No.: 2021-2311-ZC

PETITIONER: Charles Bridges

OWNER: Charles Bridges

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 Malter Lane, north of Salmen Street; Slidell; S9, T9S, R14E; Ward 9, District 14

SIZE: .2500 acres





2021-2311-ZC

PF-1

A-4

9

T9 - R14E

APACHE

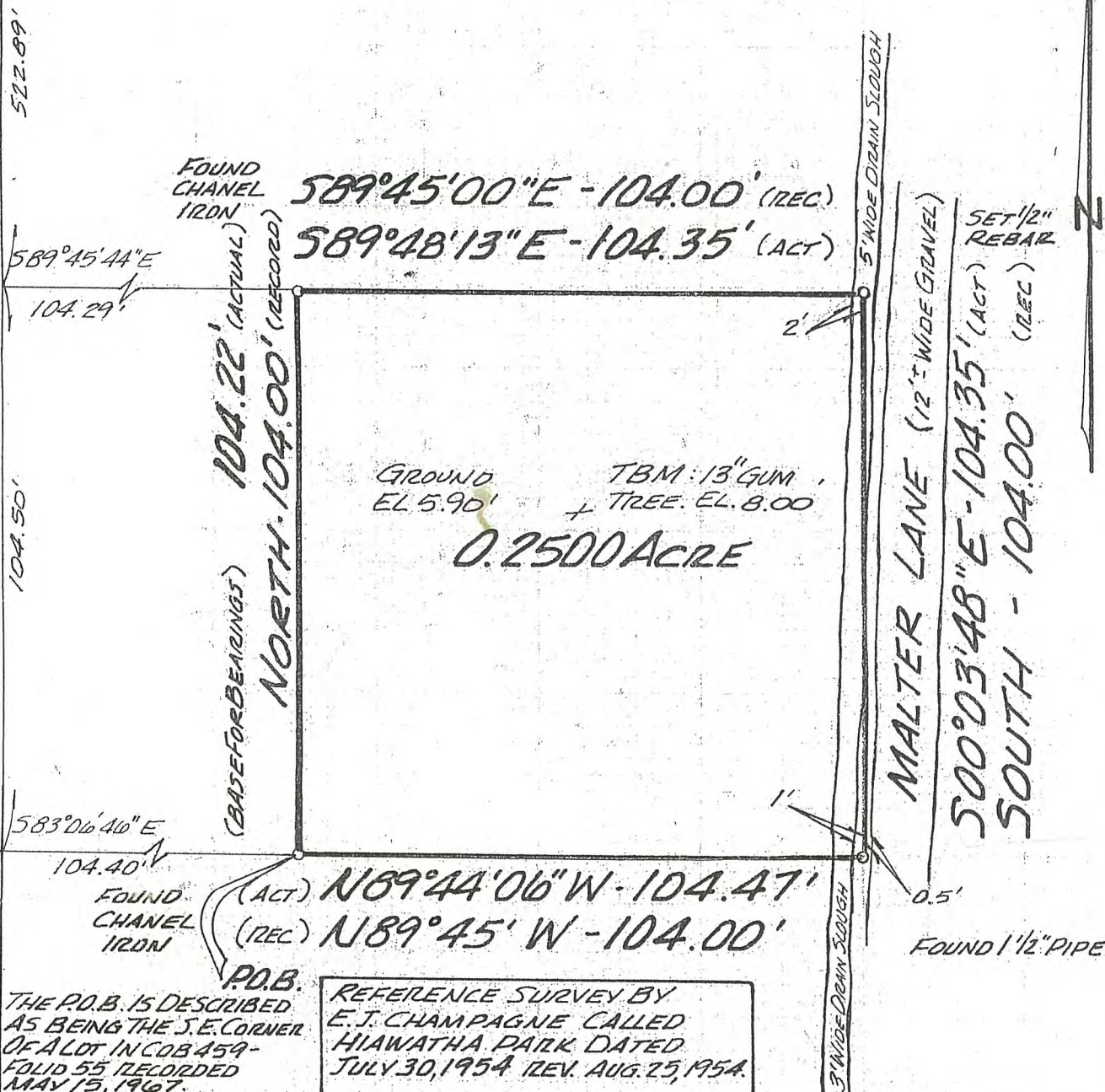
WALTER

COCHISE

OCEOLA STREET

2021-2311-ZC

APACHE STREET



ADDRESS:

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

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

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

F.I.R.M. 225 205 0420E
4-21-99
ZONE A-7 B.F.E. 9.0'
*Verify prior to Construction with Local Governing Body

SURVEY NO. 1001019
DATE: 5-9-2000

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504-649-0075 FAX 504-649-0154

DRAWN BY: KP
SCALE: 1"=30'

REVISED:

SURVEY MAP OF: A PARCEL OF LAND

LOCATED IN: SEC. 9 T-9-S R-14-E

ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: CHARLES BRIDGES



SURVEYED BY:
J. V. Burkes III
J. V. BURKES III
LA. REG. NO. 840

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2312-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Michael Boehm

OWNER: Michael Boehm and Stefanie Schultis

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11; being Lot 5, Unit 2, Eden Isles Subdivision; Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: .262 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-4 Single-Family Residential District
South	Residential	A-4A Single-Family Residential District
East	Undeveloped	A-6 Multiple-Family Residential District
West	Residential	A-6 Multiple-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-6 Multiple Family Residential District to A-4A Single-Family Residential District. The site is located on the north side of Lakeview Drive, east of US Highway 11; being Lot 5, Unit 2, Eden Isles Subdivision. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is currently an undeveloped parcel of land which abuts the Grand Lagoon canal to the north, a two-family dwelling to the west, and single-family residences to the east and south. The current A-6 Multiple Family Residential District does not allow single-family homes as a permitted use. The applicant is requesting to rezone the property to A-4A Single-Family Residential District to accommodate the construction of a single-family home. The northern portion of Lakeview Drive, which is zoned A-6 Multiple Family District mainly consists of undeveloped lots, duplexes, and single-family residences. A change in zoning will allow a decrease in density on the subject site.

Case No.: 2021-2312-ZC

PETITIONER: Michael Boehm

OWNER: Michael Boehm and Stefanie Schultis

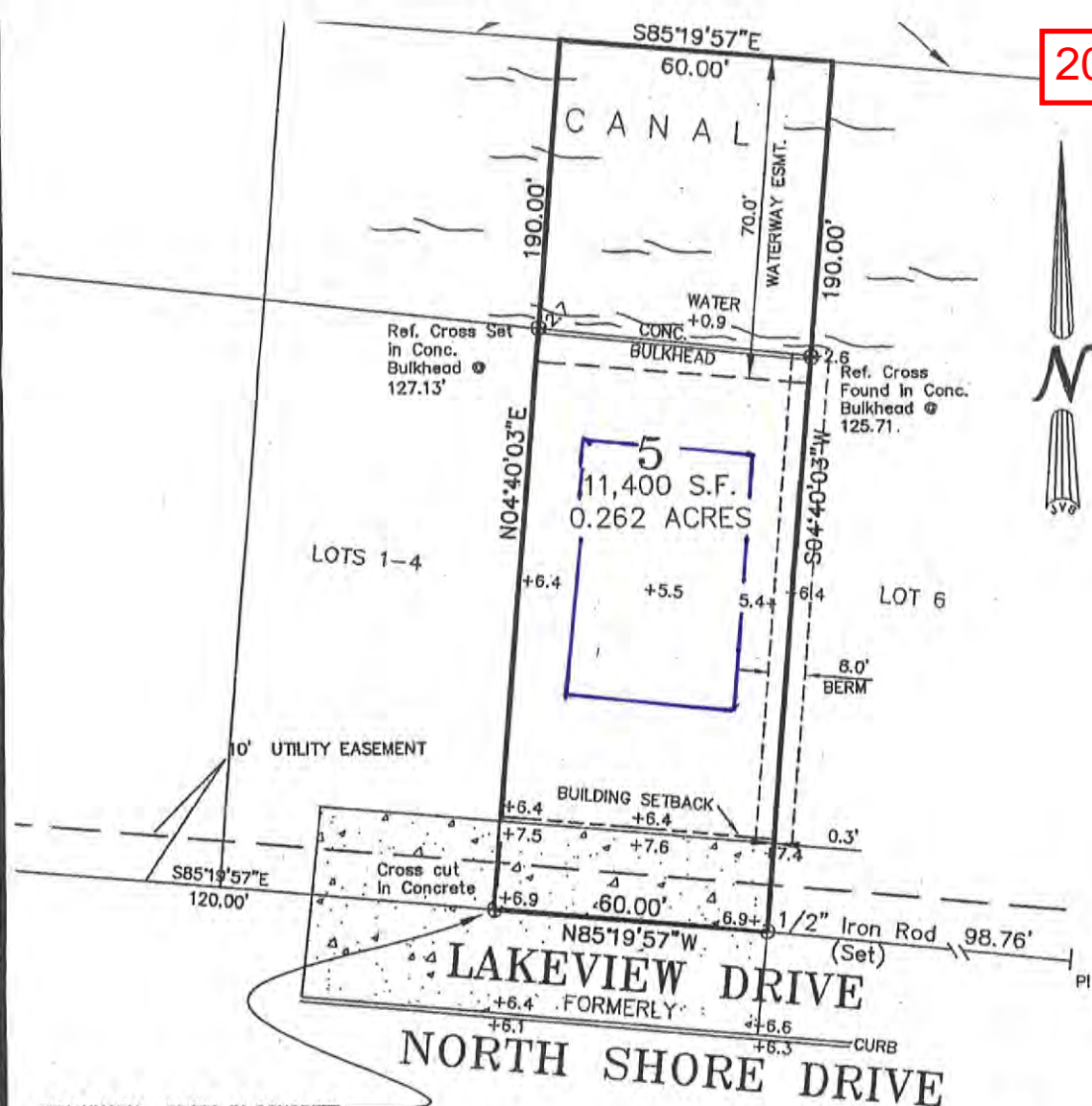
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11; being Lot 5, Unit 2, Eden Isles Subdivision; Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: .262 acres







**NOTE

ST. TAMMANY PARISH REQUIRES THE MINIMUM FINISHED FLOOR ELEVATION IN THIS AREA TO MATCH THE ABFE DETERMINED BY FEMA.

ZONE: AE 14

ABFE: 14'

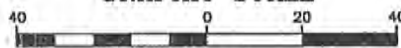
PANEL: LA-KK39

DATE: JANUARY 18, 2006

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 INCH = 40 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....20'
Side Setback.....*
Rear Setback.....*

ADDRESS: 132 LAKEVIEW DRIVE

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

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

F.I.R.M. No. 225205 0530 C
F.I.R.M. Date 4/02/91
ZN: A10 B.F.E. 13' **See Note
* Verify prior to construction with Local Governing Body.

DRAWING NO.

20091055

DATE:

3/02/10

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 HWY. 190 EAST
Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

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.

DRAWN BY:

BC

CHECKED BY:

JDL

SCALE:

1" = 40'

**ELEVATION SURVEY OF LOT 5, UNIT 2,
EDEN ISLES SUBDIVISION
LOCATED NEAR THE CITY OF SLIDELL**



ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2314-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Chad Almquist

OWNER: Patricia and Chad Almquist

REQUESTED CHANGE: From A-2 Suburban District to CBF-1 Community Based Facilities District

LOCATION: Parcel located on the north side of US Highway 190, west of Blackwell Drive; Lacombe; S48, T8S, R12E; Ward 4, District 7

SIZE: .90 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	Undeveloped	A-1A Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	PF-2 Public Facilities District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to CBF-1 Community Based Facilities District. The site is located on the north side of US Highway 190, west of Blackwell Drive; Lacombe, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density with conservation initiatives.

The subject site is currently developed in part with an existing single-family home site which abuts US Highway 190 to the south, Cane Bayou to the west and existing single-family homes to the north and east. The purpose of the CBF-1 Community Based Facilities District is to allow for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. The objective of the request is to accommodate a future canoe and kayak business.

Requirements of the CBF-1 zoning districts regarding site and structure include the following:

1. Per Sec. 130-1320(e)(1), no structure may have a ground floor footprint greater than 30,000 sq. ft. in floor area
2. Per Sec. 130-1320(e)(2), no structure located within 200 feet of any residentially zoned property many have a floor area exceeding 500 sq. ft. in area

Case No.: 2021-2314-ZC

PETITIONER: Chad Almquist

OWNER: Patricia and Chad Almquist

REQUESTED CHANGE: From A-2 Suburban District to CBF-1 Community Based Facilities District

LOCATION: Parcel located on the north side of US Highway 190, west of Blackwell Drive; Lacombe; S48, T8S, R12E; Ward 4, District 7

SIZE: .90 acres



2021-2314-ZC

HC-2

A-2

PF-2

42

A-2

T8 - R12E

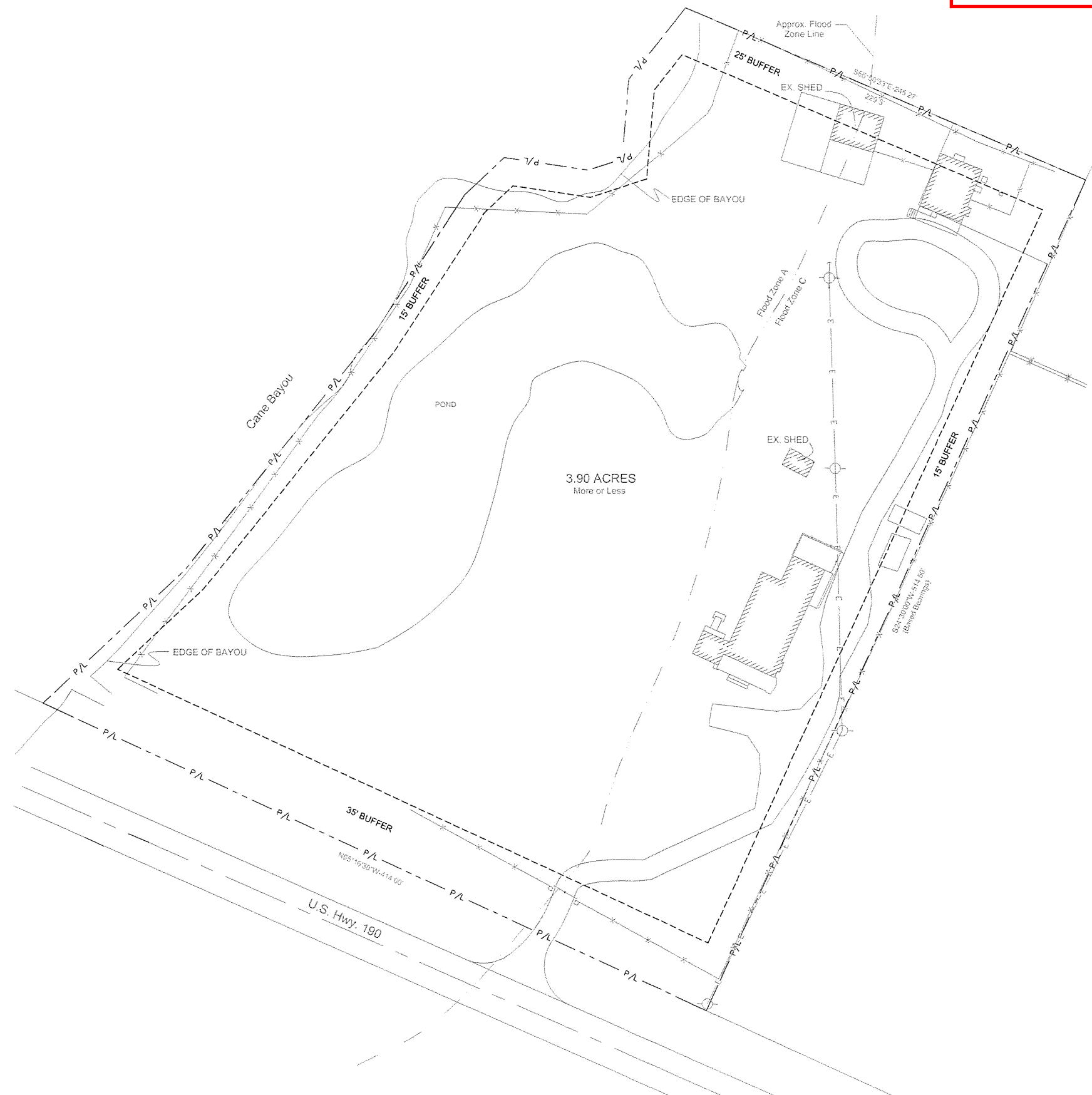
48

190

A-1A

NOTES

1. SURVEY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY PREPARED BY LAND SURVEYING, INC. DATED AUGUST 18, 2017 AND SURFACE FEATURES LOCATED BY A RANDALL W. BROWN & ASSOCIATES, INC. ON MAY 7, 2020.
2. SUBJECT PROPERTY IS LOCATED WITHIN UNINCORPORATED ST. TAMMANY PARISH AND IS CURRENTLY ZONED A-2.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C, PER FEMA MAP NO. 225205 0360C DATED 4-2-1991.



ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2315-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jon Leyens

OWNER: Michael Jenkins

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

LOCATION: Parcel located on the south side of Louisiana Highway 40, east of Bob Baxter Road, and west of Louisiana Highway 1083; Bush; S39, T5S, R12E; Ward 5, District 6

SIZE: .137 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-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
South	Undeveloped	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
East	Undeveloped	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
West	Residential	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to PF-1 Public Facilities District. The site is located on the south side of Louisiana Highway 40, east of Bob Baxter Road, and west of Louisiana Highway 1083; Bush. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The subject site is flanked on all sides by property that is zoned A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay. The site is adjacent to residential dwellings along the northern and western boundaries and undeveloped land along the southern and eastern boundaries. The purpose of the PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities. The reason for the request is to accommodate a future cellular tower.

Case No.: 2021-2315-ZC

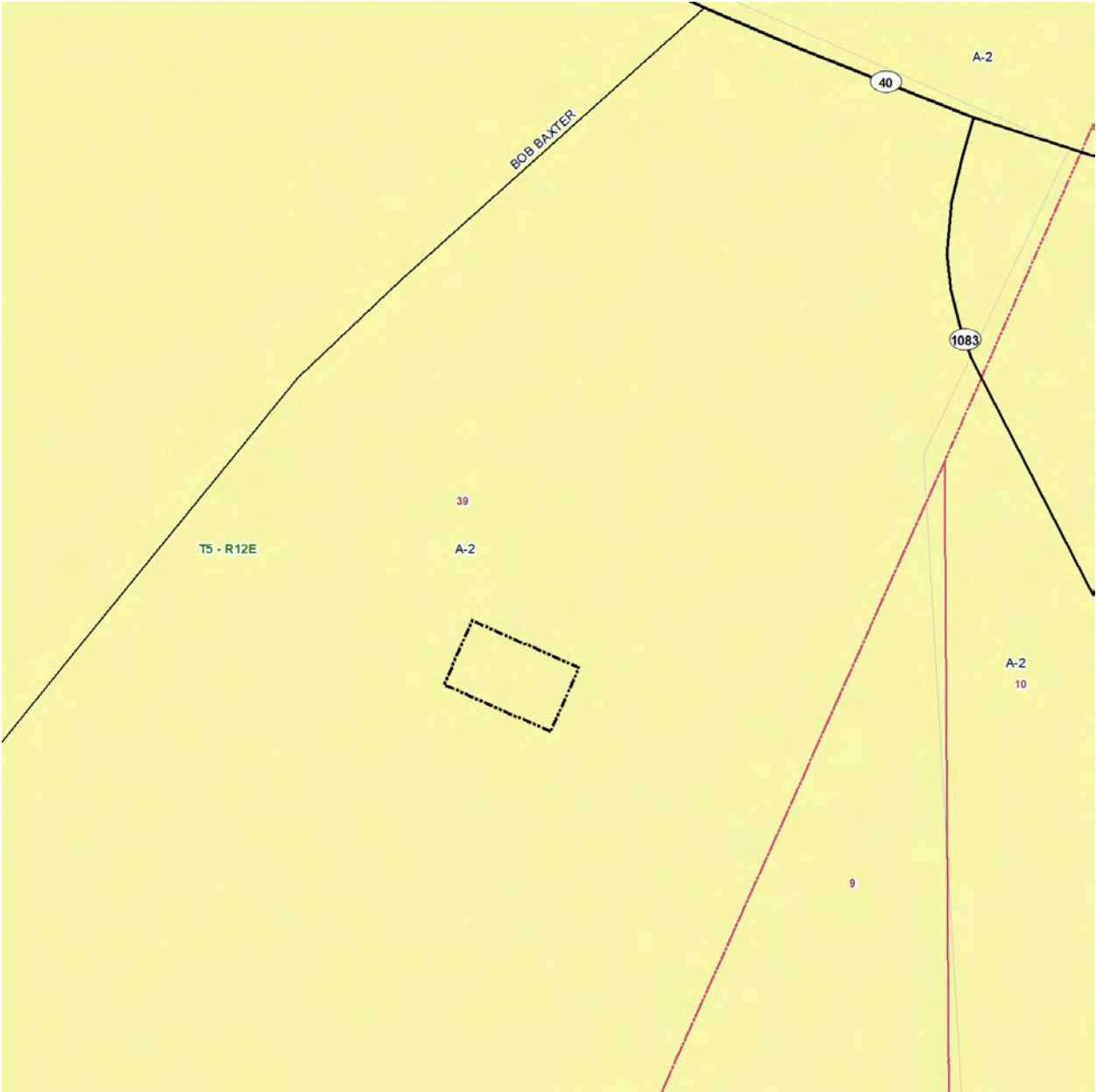
PETITIONER: Jon Leyens

OWNER: Michael Jenkins

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

LOCATION: Parcel located on the south side of Louisiana Highway 40, east of Bob Baxter Road, and west of Louisiana Highway 1083; Bush; S39, T5S, R12E; Ward 5, District 6

SIZE: .137 acres



40

BUSH FOLSOM RD

A-2

BOB BAXTER

BEN WILLIAMS RD

1083

39

T5 - R12E

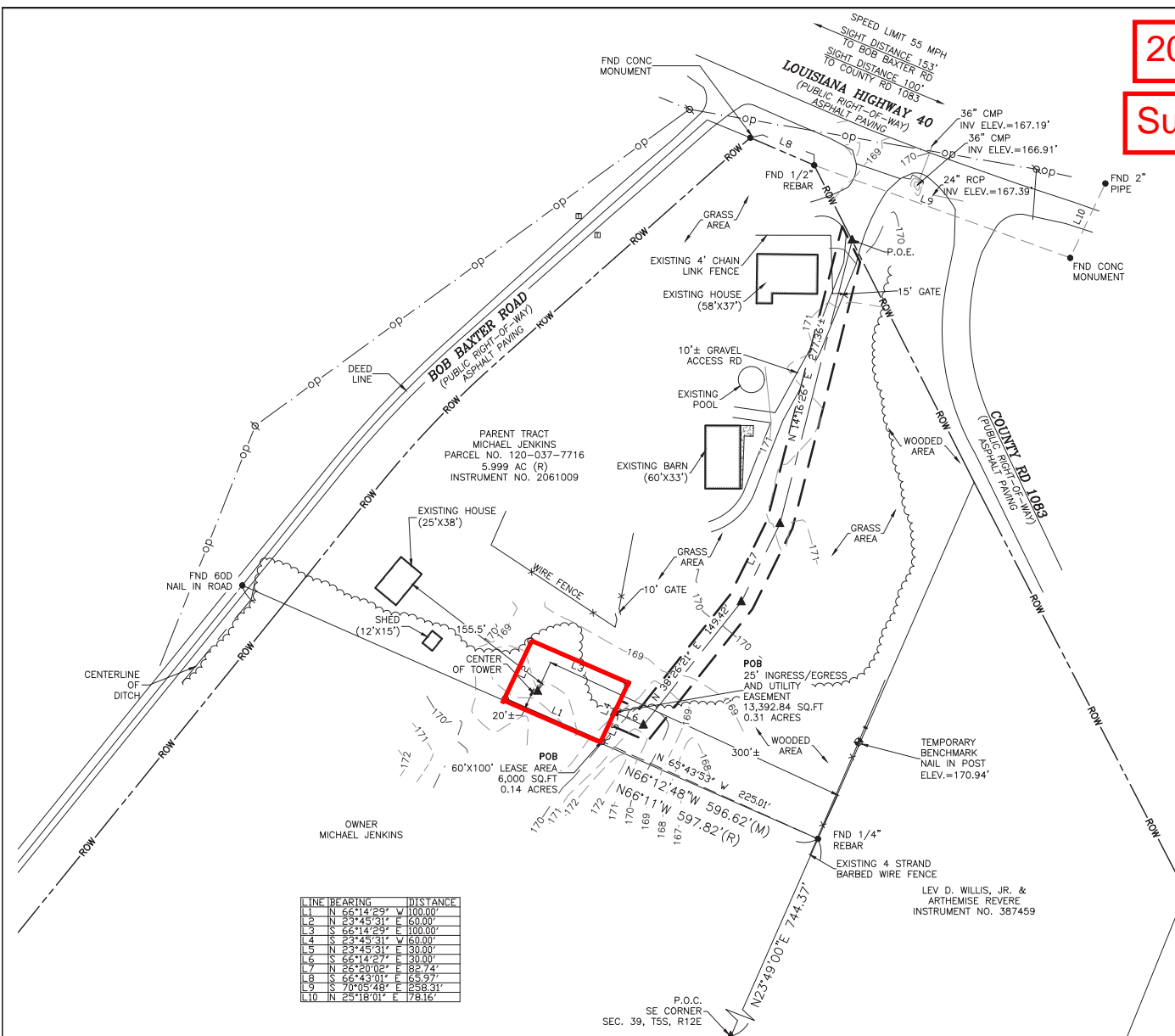
A-2

A-2
10

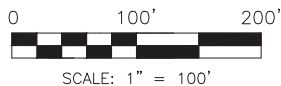
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2021-2315-ZC

Subject Property

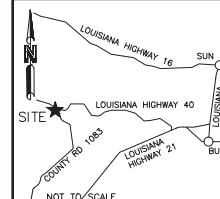


LINE	BEARING	DISTANCE
L1	N 65°14'29" W	100.00'
L2	N 23°45'31" E	60.00'
L3	S 65°14'29" E	100.00'
L4	S 23°45'31" W	60.00'
L5	N 23°45'31" E	30.00'
L6	S 65°14'29" E	30.00'
L7	N 23°45'31" E	82.74'
L8	S 65°43'01" E	25.97'
L9	S 70°05'48" E	258.31'
L10	N 25°18'01" E	78.16'



TOWER INFO
 LATITUDE: 30°37'27.797" NORTH
 LONGITUDE: 89°59'31.864" WEST
 (NAD 83)
 GROUND ELEVATION: 168.9'
 ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP



LOUISIANA SOUTH

GRID NORTH
 CONVERGENCE
 00°40'15.538"
 TRUE NORTH TO MAGNETIC
 DECLINATION
 01°05' W
 COMBINED SCALE FACTOR
 0.99998476

LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊗ = POWER POLE
- ⊕ = TELEPHONE PEDESTAL
- = CONCRETE

FLOOD NOTE
 By graphic plotting only, the subject property appears to lie in Zone "C" of the Flood Insurance Rate Map Community Panel No. 22520500658, which bears an effective date of MARCH 1, 1984 and is in an area of minimal flooding.

WALDHEIM LWIN
 14444737
 SEC. 39, T-5-S, R-12-E
 ST. TAMMANY PARISH, LOUISIANA

NO.	REVISION	DATE	BY
1	ADD TITLE REPORT	2-6-19	SJS
2	ADD AREA TO BE REZONED	1-7-20	TAS
3	MOVED LEASE AREA	11-13-20	JR
4	ADDED OWNER NAME	12-22-20	JR

PROJECT NO.
18-292B

DRAWN BY: DCS
 CHECKED BY: CC
 FIELD CREW: TP/CS
 DATE: 01/08/19
 SCALE: 1" = 100'

SHEET
111

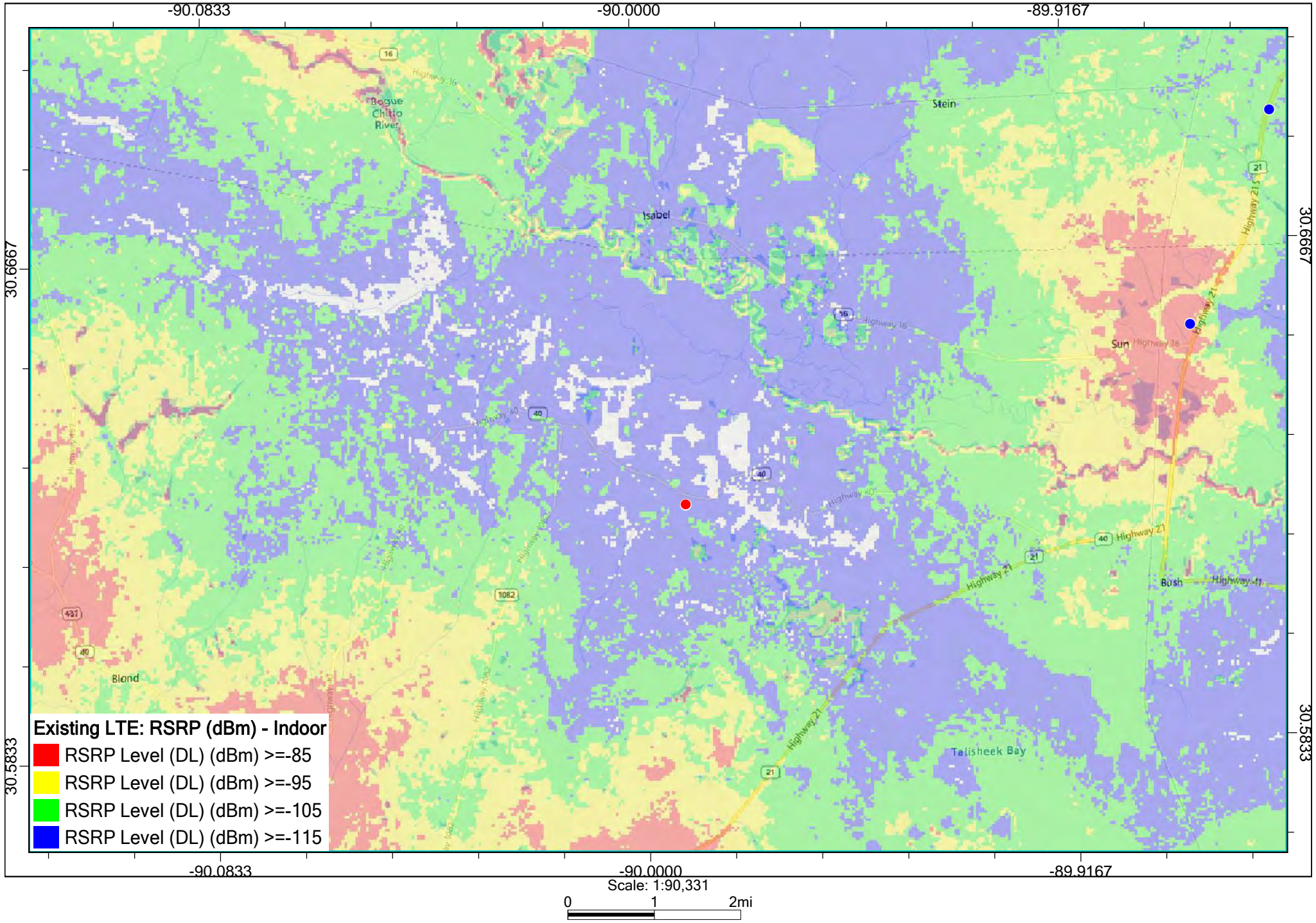
RAWLAND TOWER SURVEY
 HIGH PERFORMANCE SERVICES

111 EAST MAIN STREET
 CARENCO, LA 70520

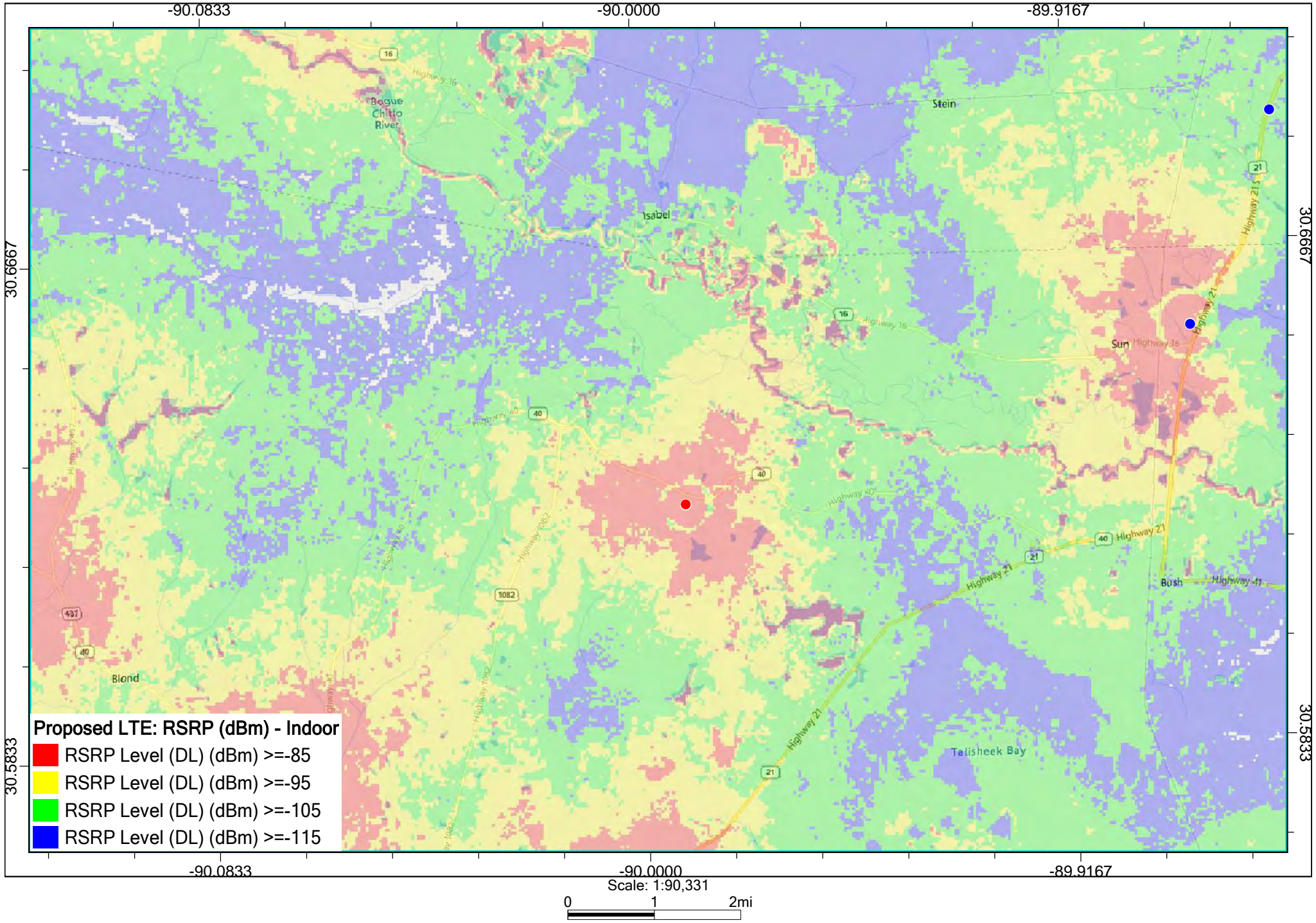
SNW Engineering Group, Inc.
 169 Business Center Drive
 Birmingham, Alabama 35244
 PH: 205-252-6985
 www.snweng.com

SNW ENGINEERING GROUP, INC.

AT&T Existing Coverage



AT&T Proposed Coverage



ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2319-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St Tammany Parish

OWNER: Multiple Owners

REQUESTED CHANGE: From PF-2 Public Facilities District to PF-2 Public Facilities District and RO Rural Overlay

LOCATION: Parcel located on the east and west sides of Honey Island Swamp Road; Pearl River; S1, S12, and S7, T7S, R14E and R15E; Ward 6, District 6

SIZE: 242.98 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Gravel

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	PF-2 Public Facilities District
South	Undeveloped and Residential	PF-2 Public Facilities District
East	Undeveloped and Residential	PF-2 Public Facilities District
West	Undeveloped and Residential	PF-2 Public Facilities District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PF-2 Public Facilities District to PF-2 Public Facilities District and RO Rural Overlay. The site is located on the east and west sides of Honey Island Swamp Road, Pearl River. The 2025 Future Land Use Plan designates the site to be developed as a conservation district.

The purpose of the existing PF-2 Public Facilities District is to provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities. The requested RO Rural Overlay allows for agricultural uses including farming, agricultural buildings, and single-family dwellings. The purpose of the request is to allow single-family residential dwellings along Honey Island Swamp Road where they currently exist, as they are not currently listed as a permitted use within the PF-2 District.

Case No.: 2021-2319-ZC

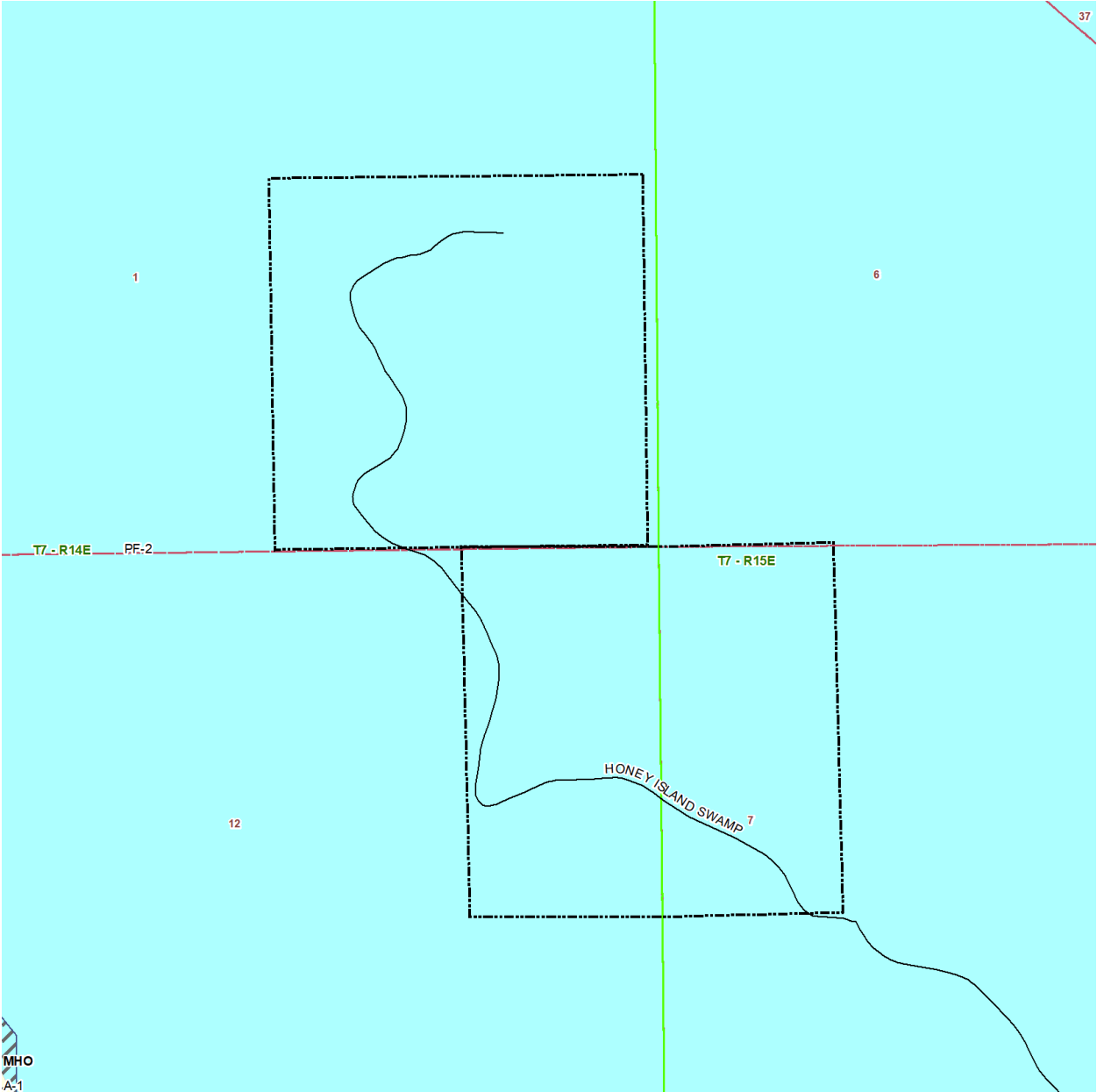
PETITIONER: St Tammany Parish

OWNER: Multiple Owners

REQUESTED CHANGE: From PF-2 Public Facilities District to PF-2 Public Facilities District and RO Rural Overlay

LOCATION: Parcel located on the east and west sides of Honey Island Swamp Road; Pearl River; S1, S12, and S7, T7S, R14E and R15E; Ward 6, District 6

SIZE: 242.98 acres





T7 - R14E

PF-2

12



HONEY ISLAND SWAMP