

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 1, 2021
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

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, June 1, 2021.

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 MAY 4, 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 MAY 4, 2021 MEETING

2. 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 MAY 4, 2021 MEETING

AGENDA

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

3. 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

POSTPONED FROM MAY 4, 2021 MEETING

4. 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

POSTPONED FROM MAY 4, 2021 MEETING

5. 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

POSTPONED FROM MAY 4, 2021 MEETING

6. 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
Council District: 1

POSTPONED FROM MAY 4, 2021 MEETING

7. 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

POSTPONED FROM MAY 4, 2021 MEETING

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MANDEVILLE, LOUISIANA

8. 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

POSTPONED FROM MAY 4, 2021 MEETING

9. 2021-2323-ZC

Existing Zoning: A-4 (Single-Family Residential District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning: A-4 Single-Family Residential District and MHO Manufactured Housing Overlay
Location: Parcel located on the south side of Violet Street, east of Rose Street, being lots 3, 4, 5, 6, 7 & 8, Square 24, West Abita Springs Subdivision; Abita Springs, S36, T6S, R11E; Ward 10, District 2
Acres: 0.35 acres
Petitioner: Sabrina Barnes
Owner: Kerry Barnes

10. 2021-2335-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: A-8 (Multiple Family Residential District)
Location: Parcel located on the south side of North 3rd Street, west of Harrison Street, being Square 64, Town of Mailleville Subdivision; Covington; S42, T7S, R11E; Ward 3, District 2
Acres: 1.32 acres
Petitioner: Steele McDaniel
Owner: Welsh Properties Limited Partnership – B.L. Bryant
Council District: 2

11. 2021-2336-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the southwest corner of Louisiana Highway 59 and Marion Lane, north of Koop Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5
Acres: 6.094 acres
Petitioner: Leon Licciardi
Owner: Licciardi Hwy 59, LLC
Council District: 5

12. 2021-2341-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the west side of Deer Haven Drive & on the south side of White Tail Street, being lot 17, Deer Haven Subdivision; Lacombe; S29, T7S, R13E; Ward 6, District 11
Acres: 2.4670 acres
Petitioner: Dionne Labat
Owner: Dionne Labat
Council District: 11

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13. 2021-2347-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the north side of Joe Ellen Drive, east of House Creek Road; Bush; S6, T5S, R12E; Ward 2, District 6

Acres: 1.21 acres
Petitioner: Cherie Stermer and Delton Sharp
Owner: Cherie Stermer and Delton Sharp
Council District: 6

14. 2021-2348-ZC

Text Change: An Ordinance to Amend and Reenact the St. Tammany Parish Code of Ordinances, Chapter 22 Permits, and Chapter 130 Unified Development Code, to provide definitions and regulations regarding short term rentals, to promote the health, safety, and general welfare, and consistency with the Comprehensive Plan, by establishing where short term rental is appropriate, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for permitting of short term rentals, and penalties and fines for violations.

15. 2021-2353-ZC

Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: NC-2 (Indoor Retail and Service District) and RO (Rural Overlay)
Location: Parcel located on the southwest corner of US Highway 190 & South Oaklawn Drive, being part of Tracts 342 & 343, North Oaklawn Subdivision; Lacombe; S39, T8S, R13E; Ward 7, District 7

Acres: 1.2 acres
Petitioner: Salvatore Impastato
Owner: Joe Impastato
Council District: 7

16. 2021-2354-ZC

Existing Zoning: TND-2 (Traditional Neighborhood Development Zoning District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11

Acres: 275.33 acres
Petitioner: George Kurz
Owner: Honeybee Holdings, LLC
Council District: 11

17. 2021-2355-ZC

Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and PUD (Planned Unit Development District)
Location: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11

Acres: 275.33 acres
Petitioner: George Kurz
Owner: Honeybee Holdings, LLC
Council District: 11

18. 2021-2356-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-6 (Multiple Family Residential District)
Location: Parcel located on the south east side of Shady Pine Road, north of US Highway 190; Lacombe; S43, T8S, R13E; Ward 7, District 7

Acres: .60 acres
Petitioner: Alisa Bingham Halliburton
Owner: Alisa Bingham Halliburton and Desirae Wright
Council District: 7

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19. 2021-2357-ZC
- Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:
- PF-2 (Public Facilities District)

MD-3 (Medical Facilities District)

Parcel located on the east side of South Robin Road, east of Safe Haven Parkway, north of US Highway 190; Lacombe; S42 & S43, T8S, R12E; Ward 4, District 7

2.20 acres

Family Promise of St. Tammany Inc.

St. Tammany Parish Government

7

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
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ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: McInnis

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

CALL TO ORDER

ANNOUNCEMENTS

. Please silence all phones and electronic devices

. Appeals

. Speaker Cards

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

. Please exit the building

INVOCATION

The Invocation was presented by Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Drumm

APPROVAL OF THE APRIL 6, 2021 MINUTES

Fitzmorris made a motion to approve, seconded by Crawford

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

NAY:

ABSTAIN:

**MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

POSTPONING OF CASES:

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

Jeff Schoen came to the podium

Seeger made a motion to postpone for 1 month, seconded by Barcelona

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

NAY:

ABSTAIN:

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

Paul Mayronne came to the podium

Seeger made a motion to postpone, seconded by Crawford

**MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

NAY:

ABSTAIN:

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

Arnold Kirshman came to the podium

Seeger made a motion to postpone, seconded by Randolph

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

NAY:

ABSTAIN:

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

Seeger made a motion to postpone, seconded by Drumm

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

NAY:

ABSTAIN:

**MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

- 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 |

Truxillo made a motion to postpone, seconded by Randolph

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

NAY:

ABSTAIN:

- 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 |
| Council District: | 1 |

Randolph made a motion to postpone, seconded by Truxillo

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

NAY:

ABSTAIN:

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

- 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

Randolph made a motion to postpone, seconded by Seeger

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

NAY:

ABSTAIN:

- 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

Truxillo made a motion to postpone, seconded by Randolph

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

NAY:

ABSTAIN:

**MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

ZONING CASES:

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

Rick Murphy came to the podium

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

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

NAY:

ABSTAIN:

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

Drumm made a motion to table to the end of the meeting, seconded by Randolph

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

NAY:

ABSTAIN:

When the case was heard, Pedro Vergara called on the phone

Fitzmorris made a motion to approve, seconded b Crawford

**MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

NAY:

ABSTAIN:

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

Felicia and Whitley Walker came to the podium

Seeger made a motion to approve, seconded by Willie

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

NAY:

ABSTAIN:

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

Erik Wagner came to the podium

Bruce Lowrey spoke against this request

Seeger made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

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MANDEVILLE, LOUISIANA

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 24 th Street; Lacombe; S48, T8S, R12E; Ward 7, District 7
Acres:	.8377 acres
Petitioner:	Pedro Gonzalez
Owner:	Pedro Gonzalez
Council District:	7

Pedro Gonzales came to the podium

Chis Bryant and Jeannine Meeds spoke in favor of this request

Crawford made a motion to approve, seconded by Seeger

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

NAY:

ABSTAIN:

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

Paul Whittington representing Adam Martin and Glenn Martin came to the podium

Fitzmorris made a motion to approve, seconded by Randolph

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

NAY:

ABSTAIN:

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

Charles Bridges came to the podium

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

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

Randolph made a motion to approve, seconded by Ress

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

NAY:

ABSTAIN:

**MINUTES OF THE
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

- 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

Jeff Schoen came to the podium

Lana Dessaua, Kenneth Leveque, Kelly Sullivan, Margie Pray, Jeannine Meeds and Roy Rogge spoke in favor of this request

Shannon Bordelon, Liz Peyler, Rhonda Conley, Jason Kahl, Lawrence Federico and Leslie Donaldson spoke against this request

Crawford made a motion to approve, seconded by Randolph

YEA: Seeger, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Randolph and Truxillo

NAY: Ress and Drumm

ABSTAIN:

- 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

Jon Leyens came to the podium

**MINUTES OF THE
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

Seeger made a motion to approve, seconded by Randolph

YEA: Seeger, Ressa, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph and Truxillo

NAY:

ABSTAIN:

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

Ross Liner spoke representing the Parish

Seeger made a motion to approve, seconded by Fitzmorris

YEA: Seeger, Ressa, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph and Truxillo

NAY:

ABSTAIN:

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2218-ZC
Posted: February 18, 2021

Meeting Date: June 1, 2021
Prior Determination: Postponed – March 2, 2021
Prior Determination: Postponed – April 6, 2021
Prior Determination: Postponed – May 4, 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:

Direction

North

South

East

West

Surrounding Use

Undeveloped

Undeveloped

Industrial

Residential

Surrounding Zone

A-2 Suburban District

A-2 Suburban District

I-2 Industrial District

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.

Case No.: 2021-2218-ZC

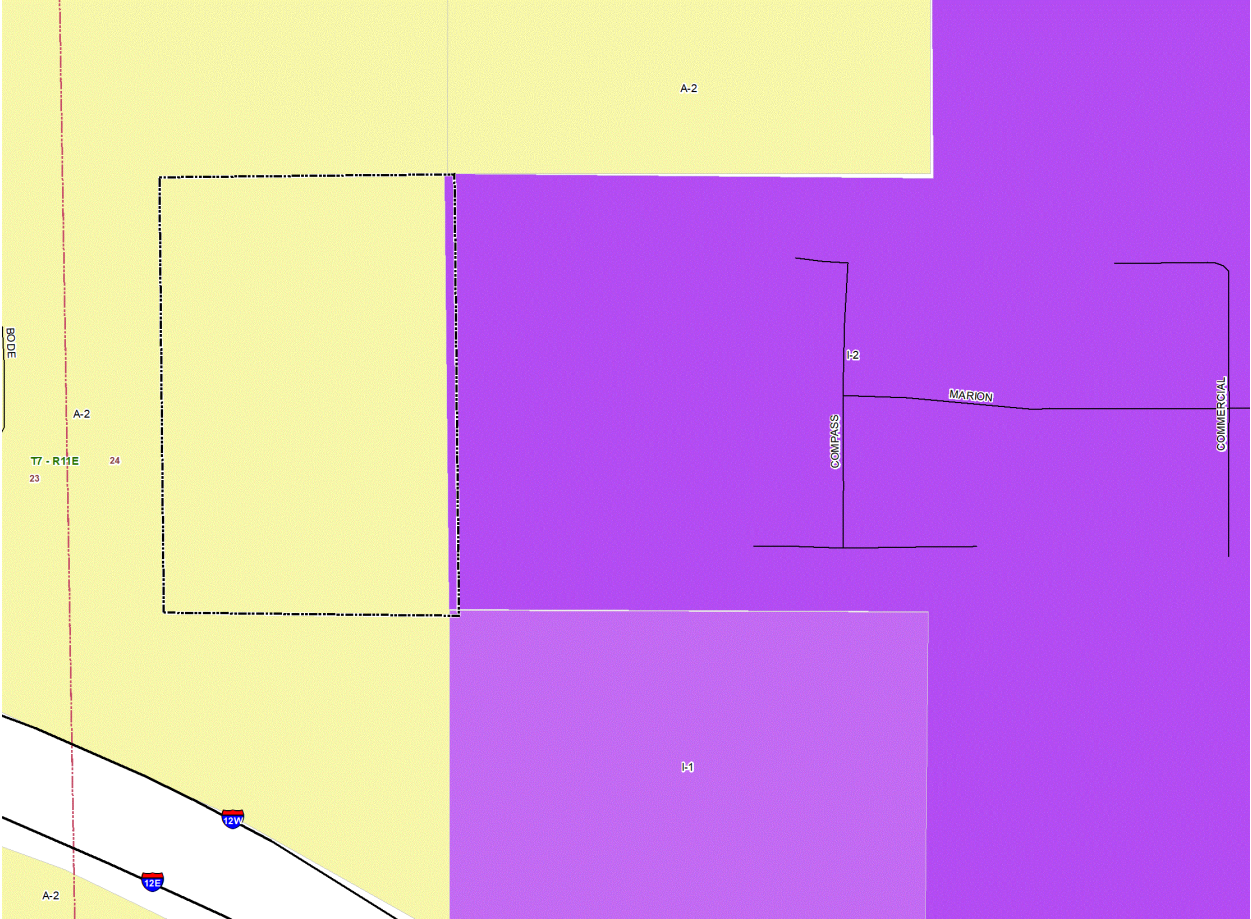
PETITIONER: Jones Fussell, L.L.P. - Jeffery Schoen

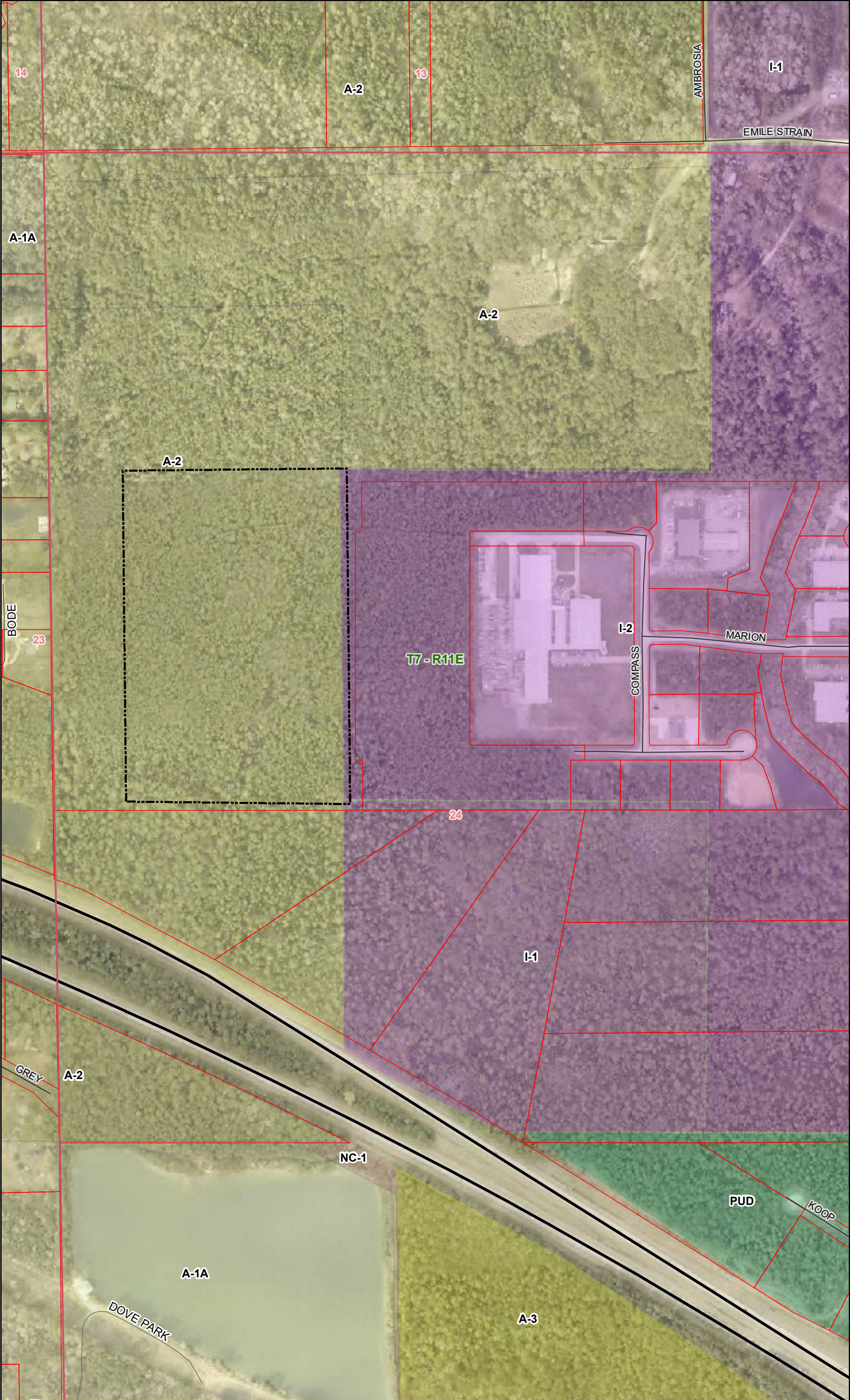
OWNER: Alamosa Holdings, LLC and Abiquiu Holdings, LLC – Margery Hanisee

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

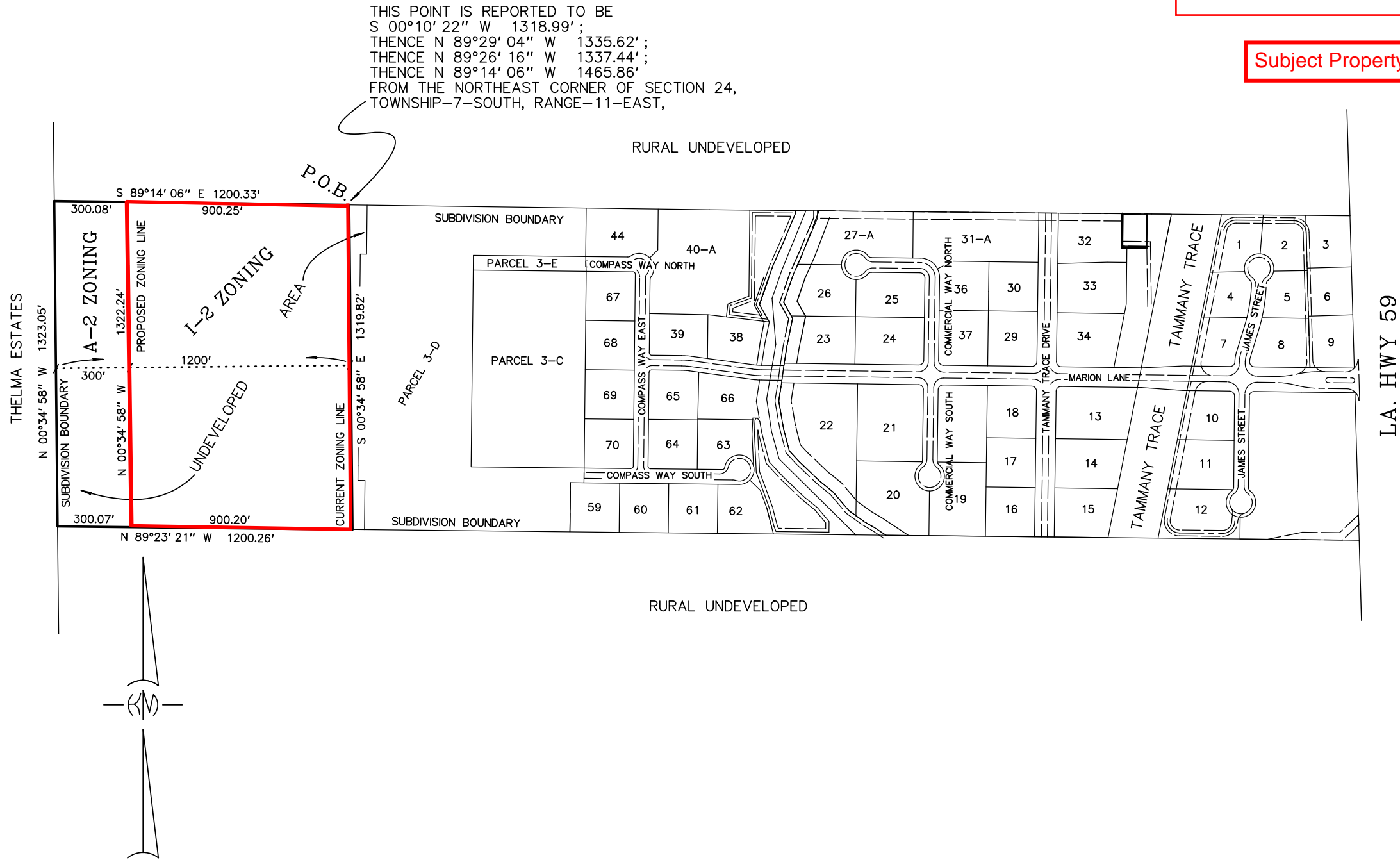




Subject Property

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

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



ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2286-ZC
Posted: March 26, 2021

Meeting Date: June 1, 2021
Prior Determination: Postponed – April 6, 2021
Prior Determination: Postponed – May 4, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: BB Mini Storage, LLC – Matthew Bennett

OWNER: BB Mini Storage, LLC – Matthew Bennett

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

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

SIZE: 9.059 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	B-2 Highway Business District (City of Mandeville)
South	Medical	B-2 Highway Business District (City of Mandeville)
	Residential	O/R Open Space Recreational District (City of Mandeville)
East	Commercial	B-2 Highway Business District (City of Mandeville)
West	Residential	R-1 Single-Family Residential District (City of Mandeville)

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

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

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

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

The site is adjacent to residential uses to the west, commercial and residential uses to the north and south, and commercial uses to the east. The subject site is entirely 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 large-scale, heavy commercial retail, office, and service uses with primary access being collectors constructed for the development of 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 multi-tenant shopping centers and individual development sites located typically on major arterial and collector streets.

Case No.: 2021-2286-ZC

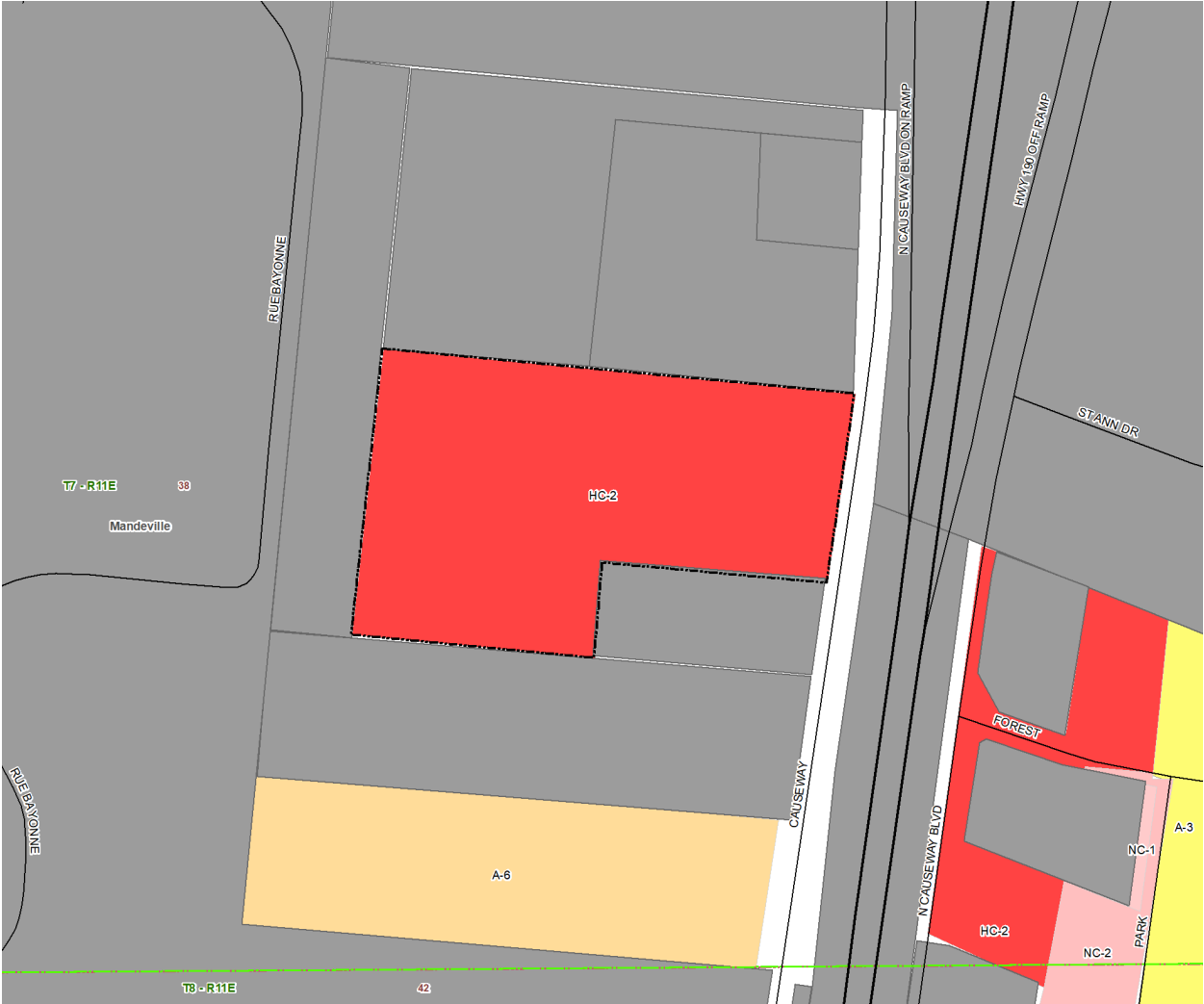
PETITIONER: BB Mini Storage, LLC – Matthew Bennett

OWNER: BB Mini Storage, LLC – Matthew Bennett

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

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

SIZE: 9.059 acres



RUE BEAUVAIS

RUE BAYONNE

T7-R11E

38

HC-2

CAUSEWAY

ST
ANN

FOREST

HC-2

A-6

RUE MARSEILLE

T8-R11E

42

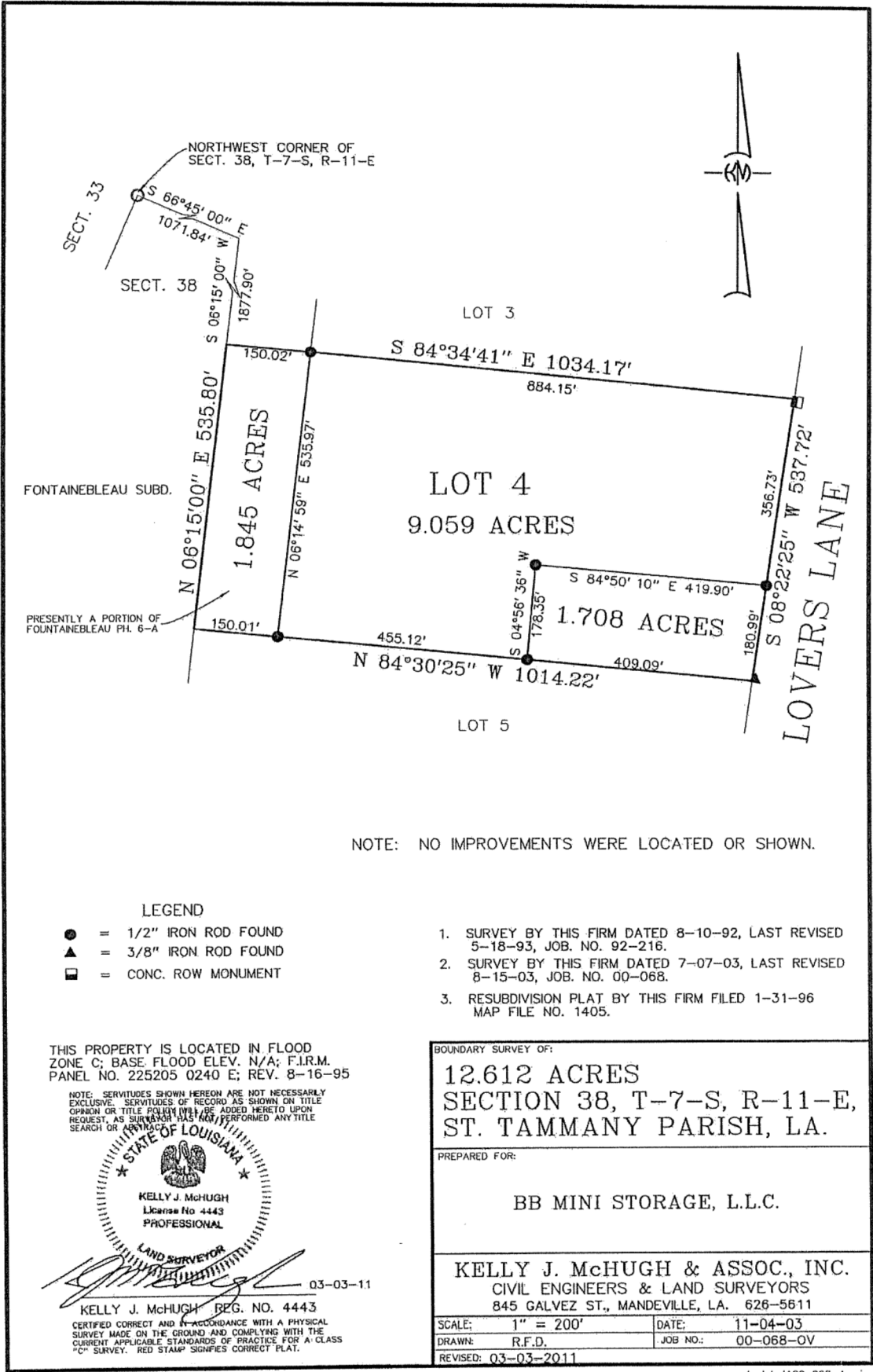
RUE ORLEANS

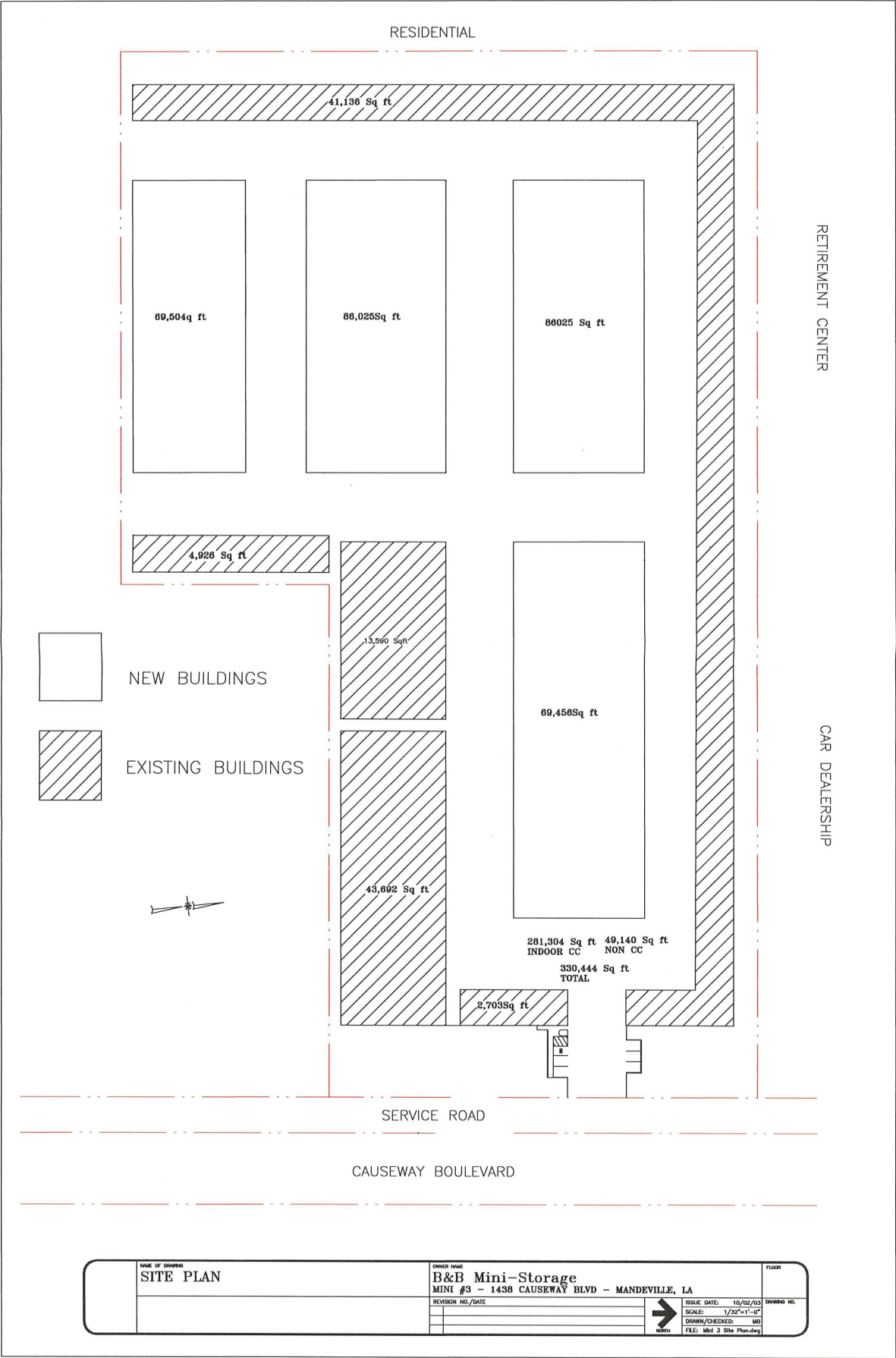
RUE CALAIS

NC-2

HC-2

NC-2





NAME OF DRAWING SITE PLAN	OWNER NAME B&B Mini-Storage	FLOOR
	MINI #3 - 1438 CAUSEWAY BLVD - MANDEVILLE, LA	
	REVISION NO./DATE	
	<div><div>→</div><div>NORTH</div></div>	ISSUE DATE: 10/02/03 SCALE: 1/32"=1'-0" DRAWN/CHECKED: MD FILE: Mini 3 Site Plan.dwg
		DRAWING NO.

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2268-ZC
Posted: April 23, 2021

Meeting Date: June 1, 2021
Prior Determination: Postponed– 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:

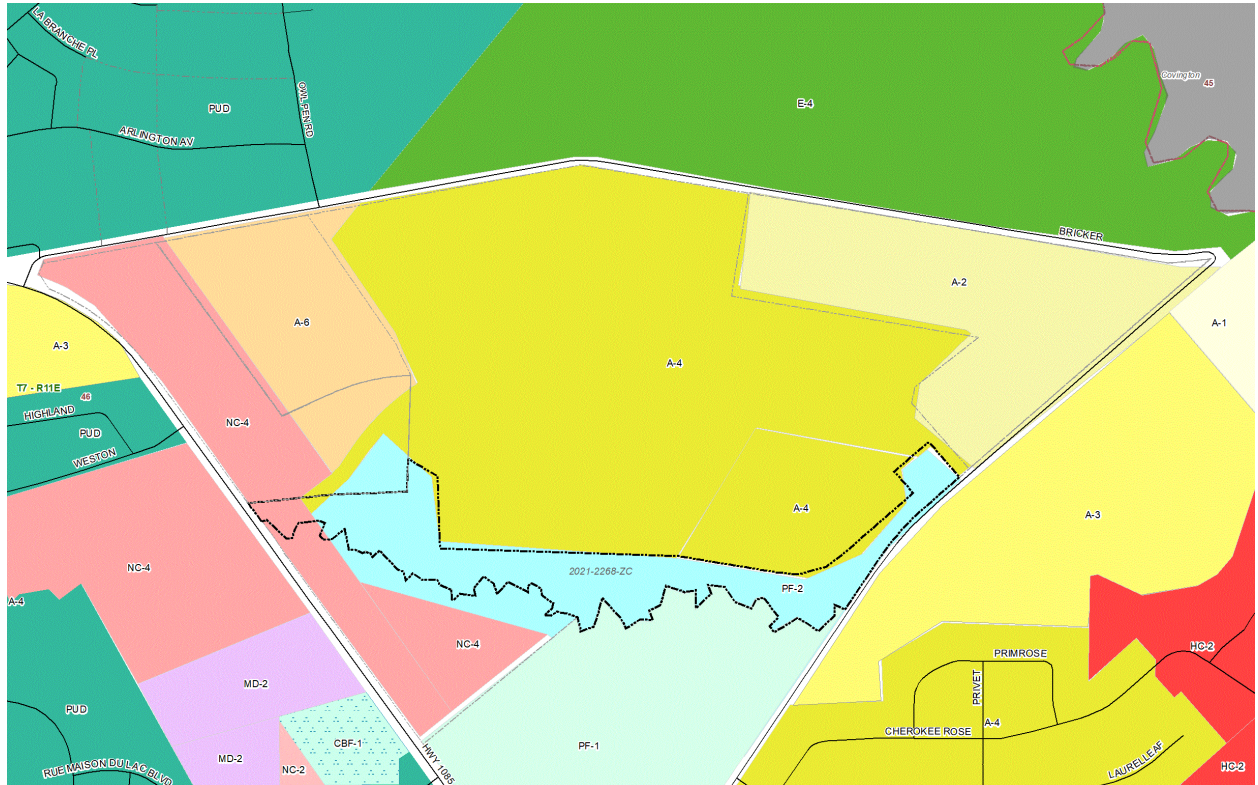
The petitioner is requesting to change the zoning classification from PF-2 Public Facilities District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future 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 create a change in the 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.	All permitted uses within the NC-1, NC-2, and NC-3 Districts; 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.	Single-Family Dwellings; Private garages and accessory structures; Guest Homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture	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.

SIZE: 18.66 acres



This is an aerial map of a land parcel, identified by the number 2021-2268-ZC. The map shows various zoning designations and street names. The parcel is bounded by Bricker to the north, Tyler St to the south, and Highway 1085 to the west. The parcel is divided into several sections, each with a different zoning designation: A-4, A-6, NC-4, MD-2, CBF-1, NC-2, PF-1, PF-2, HC-2, MD-3, and A-2. The map also shows surrounding areas with different zoning designations, including E-4, A-2, A-3, A-4, A-6, NC-4, MD-2, CBF-1, NC-2, PF-1, PF-2, HC-2, MD-3, and A-2. The map includes a scale bar and a north arrow.

2021-2268-ZC

CHRETIEN POINT

OWL PEN CHRETIEN POINT

ARLINGTON

PUD

E-4

BRICKER

A-2

A-6

A-4

46

T7 - R11E

A-4

NC-4

2021-2268-ZC

PF-2

NC-4

MD-2

NC-4

CBF-1

MD-2

NC-2

RUE MAISON DU LAC

RUE PETITE

PUD

RUE MARCELLE

RUE DES ROSIERS

PUD

RUE ST GERMAIN

RUE CHAMONIX

A-4A

NC-4

PF-1

PRIMROSE

CHEROKEE ROSE

A-4

LAURELLEAF

MURPHY

HC-2

21

MD-3

HC-2

HIGHLAND PARK

STYLER ST

47

HC-2

MARIGOLD

PF-2

DOGWOOD

A-2

GREENBRIER

MD-3

HC-2

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.



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

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2270-ZC
Posted: April 23, 2021

Meeting Date: June 1, 2021
Prior Determination: Postponed – 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	Commercial and Residential	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.

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. In no case shall the PBC-1 district be less than ten acres in area.</p>

Case No.: 2021-2270-ZC

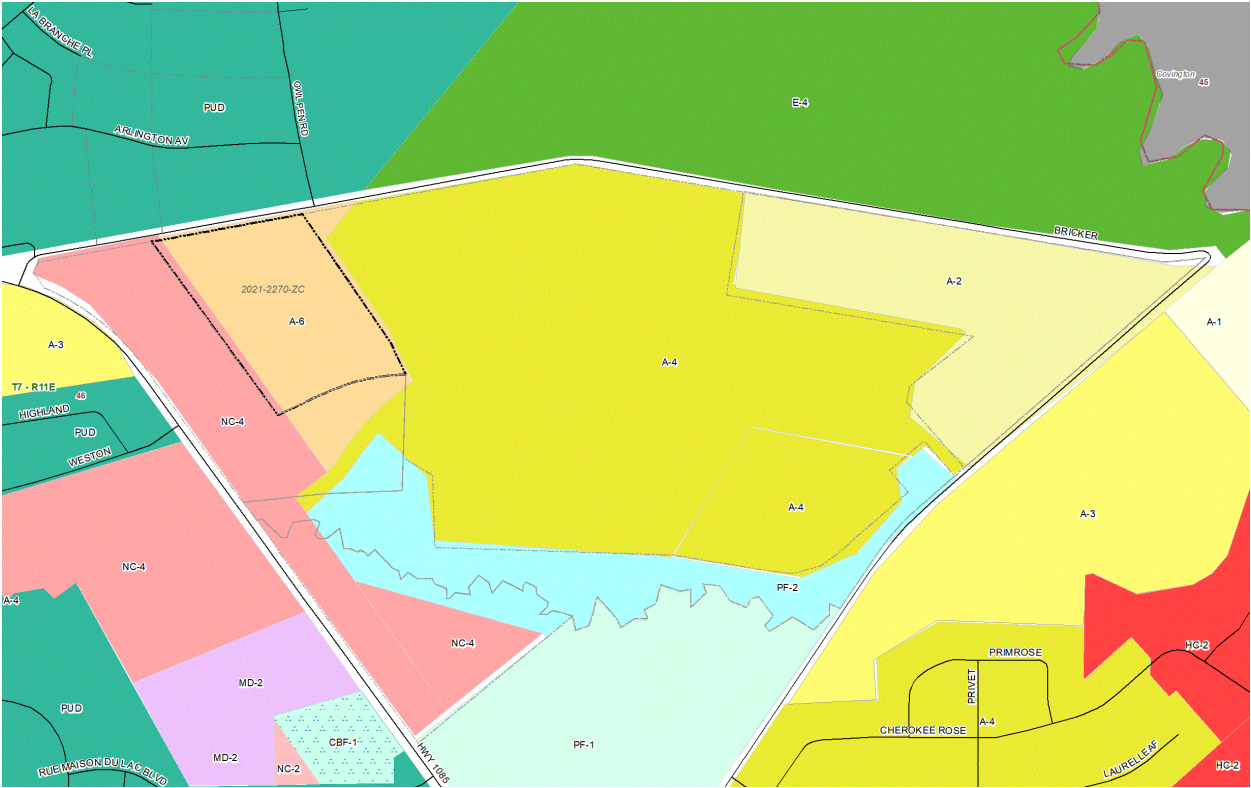
PETITIONER: All State Financial Company

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

CHRETTEN POINT

PUD

ARLINGTON

E-4

BRICKER

A-4

2021-2270-ZC

A-3

A-6

PUD

HIGHLAND

WESTON

NC-4

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.



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

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2271-ZC
Posted: April 23, 2021

Meeting Date: June 1, 2021
Prior Determination: Postponed – 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:

Direction	Surrounding Use	Surrounding Zone
North	Commercial and Residential	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 and a commercial and residential PUD 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.

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	1,335,549 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. In no case shall the PBC-1 district be less than ten acres in area.</p>

Case No.: 2021-2271-ZC

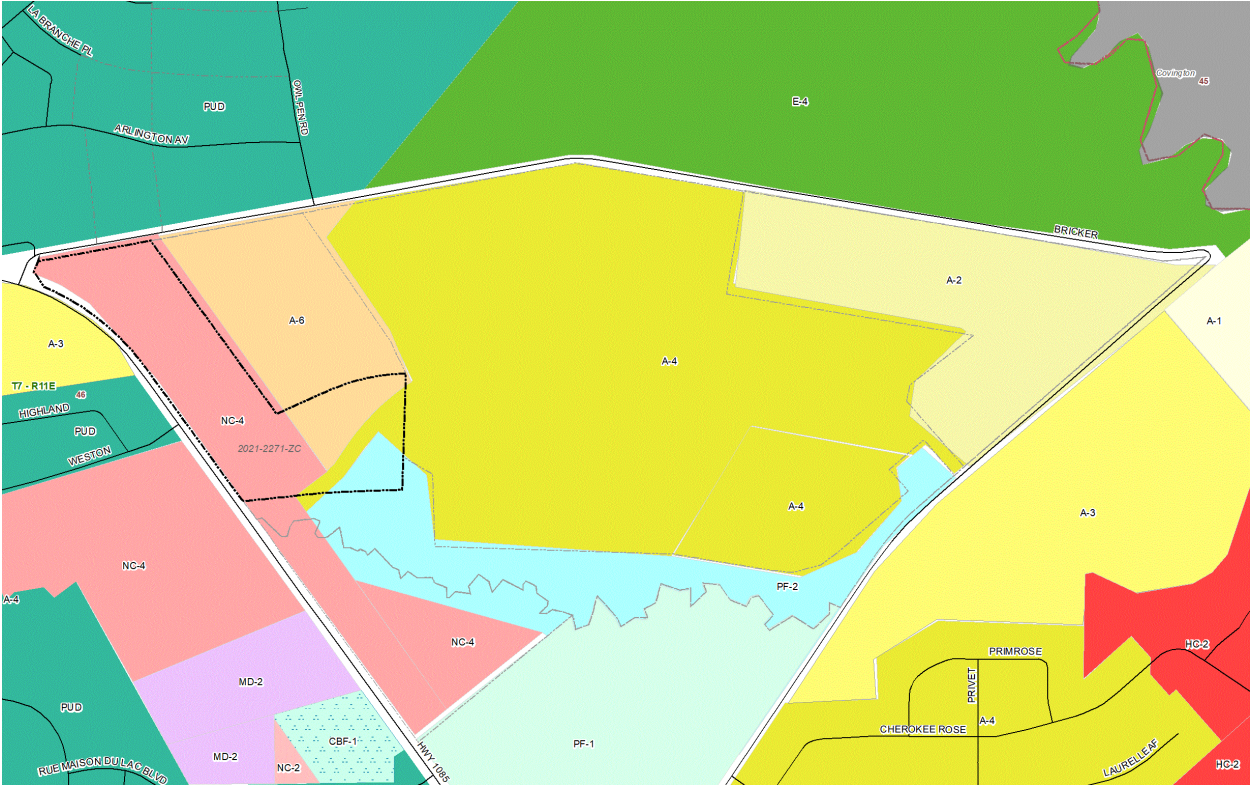
PETITIONER: All State Financial Company

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



2021-2271-ZC

ARLINGTON

PUD

CHRETIEN POINT

E-4

BRICKER

MYRTLE

A-4

T7-R11E

A-6

A-3

46

2021-2271-ZC

HIGHLAND

PUD

WESTON

PF-2

NC-4

NC-4

NC-4

HWY 1085

MD-2

PUD

CORNICHE DU LAC

CBF-1

MD-2

NC-2

PF-1

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.



Professional Land Surveyors - Planners - Consultants
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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: May 25, 2021	Meeting Date: June 1, 2021
Case No.: 2021-2272-ZC	Prior Determination: Postponed – May 4, 2021
Posted: April 23, 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
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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 for 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.

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	1,010,156 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.: 2021-2272-ZC

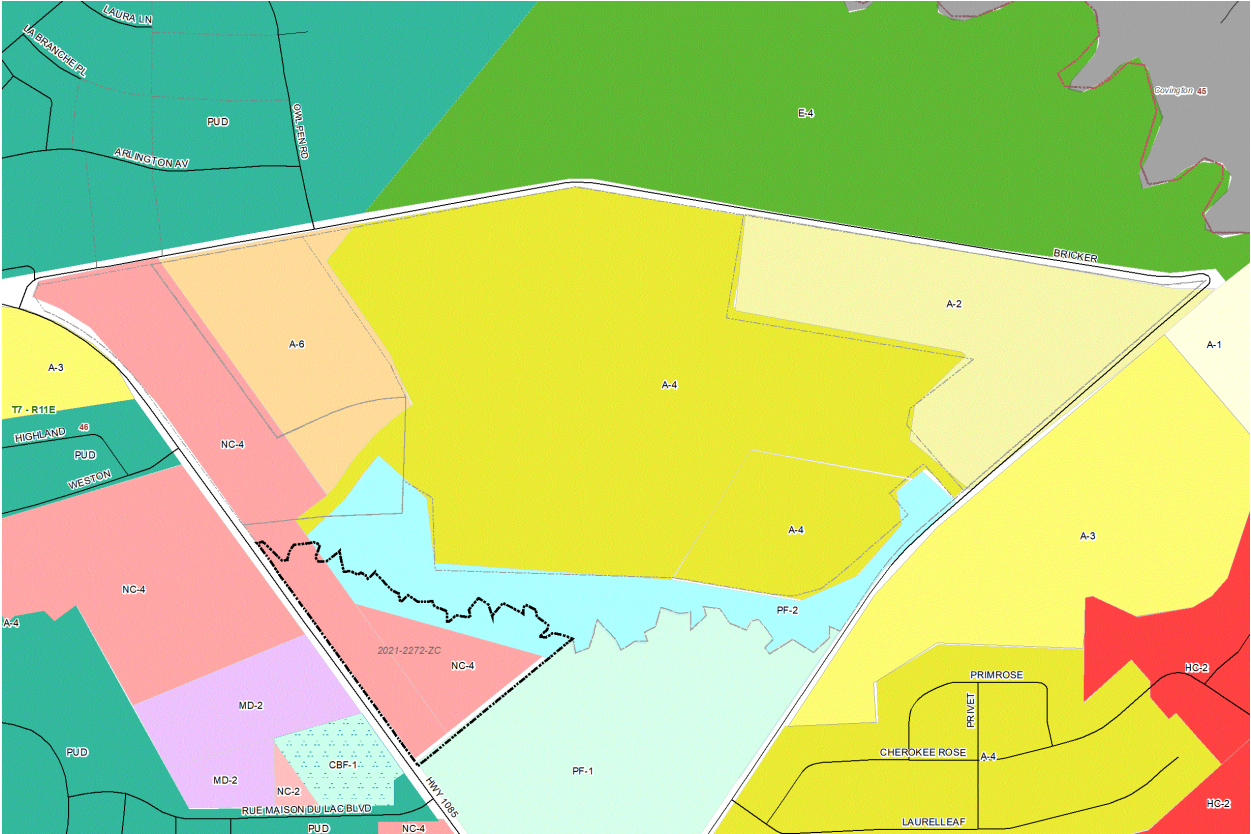
PETITIONER: All State Financial Company

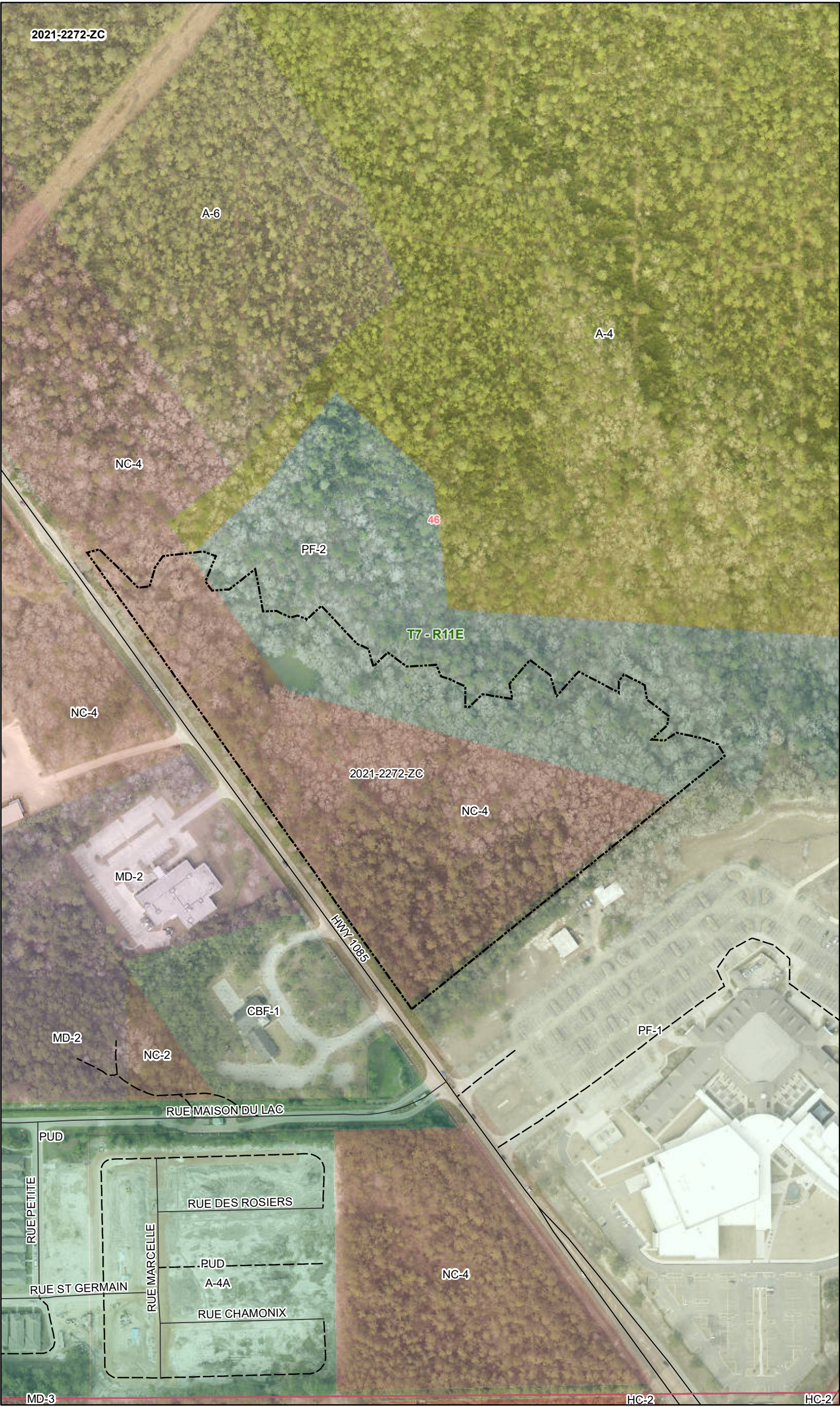
OWNER: All State Financial Company

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





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



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

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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: May 25, 2021
Case No.: 2021-2273-ZC
Posted: April 23, 2021

Meeting Date: June 1, 2021
Prior Determination: Postponed – 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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	E-4 Estate District
South	Undeveloped and Residential	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.

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

Case No.: 2021-2273-ZC

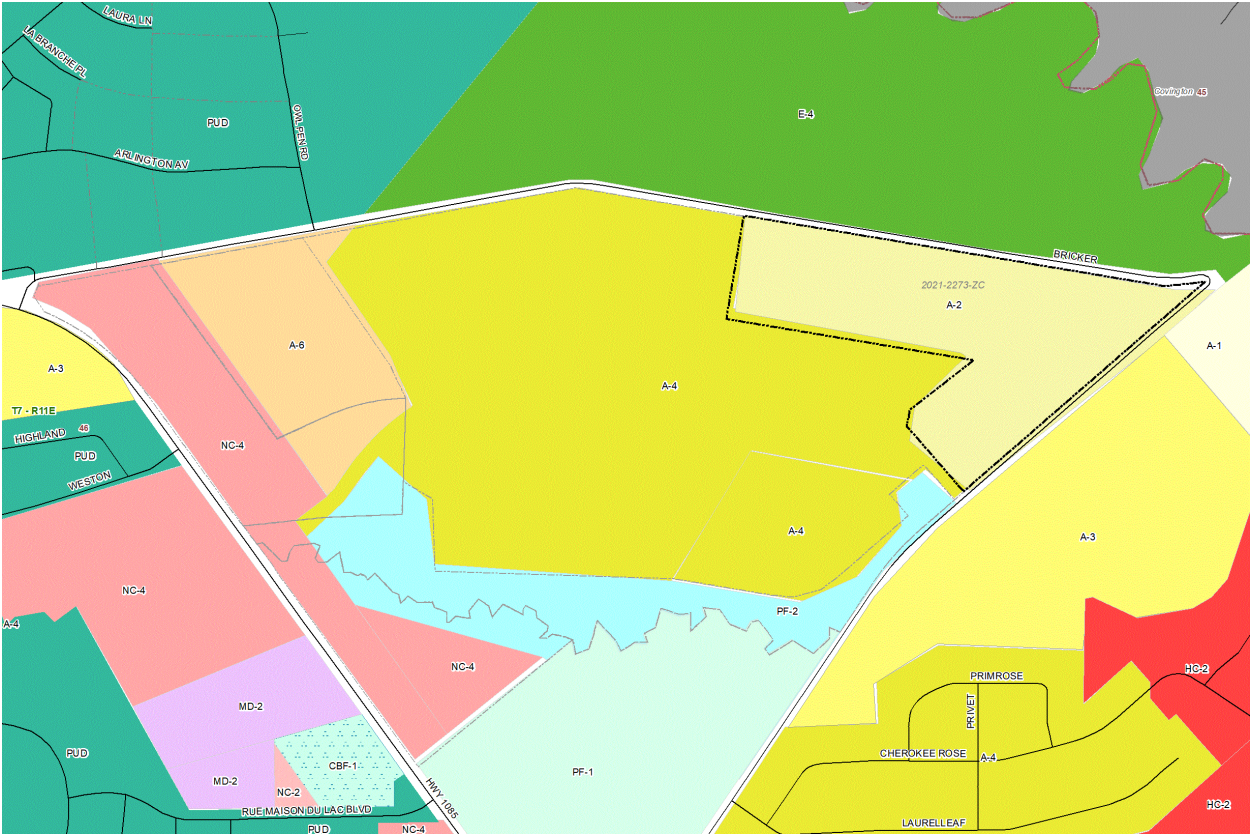
PETITIONER: All State Financial Company

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





2021-2273-ZC



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



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
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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: May 25, 2021
Case No.: 2021-2274-ZC
Posted: April 23, 2021

Meeting Date: June 1, 2021
Prior Determination: Postponed – 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, Commercial 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, Commercial, and Residential	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 entrance with a total width of 80 ft. The eastern entrance along Bricker Road will be a two-lane street with a total width of 80 ft. The typical street section throughout the proposed subdivision provides a 50 ft. right-of-way with two 10-ft. roads. It is proposed that St. Tammany Parish will own and maintain all street right-of-ways shown within the proposed PUD.

TABLE 1: GENERAL INFORMATION	
Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Water and sewer services provided offsite by Utilities Inc. of Louisiana
Wetland Delineations	Provided as Required
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 zoned A-4 Single-Family Residential District and 14.87 acres of property 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 728,704 sq. ft. with a maximum height of 75 feet where the property is zoned PBC-1 (see Table # 3).

TABLE # 3: DENSITY				
Zoning	Acreage	Max Density	Max Floor Area Ratio	Max Lot Coverage
A-4 Single-Family Residential	145.57	4 units per acre 436 single-family units	N/A	Shall not exceed 50% of the total area of the lot
PBC-1 Planned Business Campus	14.87	N/A	728,704 sq. ft. of all principal and accessory buildings	Shall not exceed 50% of the total area of the lot

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

- 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 which accounts for a total of 41% 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.
- 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 is providing 335 standards lots which are dimensioned at 60 ft. x 120 ft. and 80 garden home lots which are dimensioned at 50 ft. x 100 ft. – 120 ft., which provide for a slight variation in lot size. The 14.87 acre “Planned Business Use Area” provides a mix of uses.
 - 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.
- 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.
 - The applicant has provided several landscaped buffers around the perimeter of the property which should help to mitigate noise, help to create a visual screen against adjacent property, and provide additional filtration for runoff.
- Preservation of natural features of a development site.*
 - The subject site is comprised of 41% of existing 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.
 - 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.
- 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 263 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 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 could 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. Staff has determined, however that the allowable site and structure provisions, including the floor area ratio and height regulations within the PBC-1 Planned Business Campus 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.

Case No.: 2021-2274-ZC

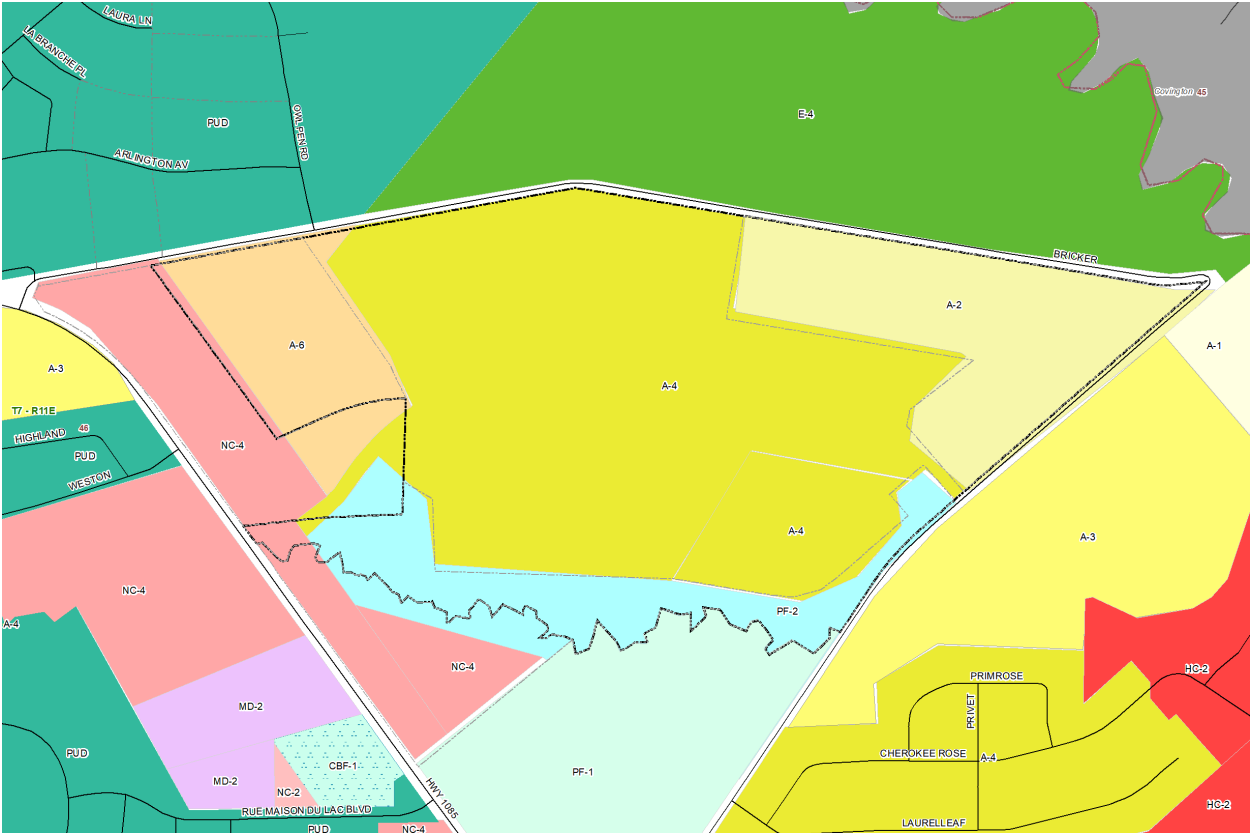
PETITIONER: All State Financial Company

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



2021-2274-ZC

T6 - R11E

6

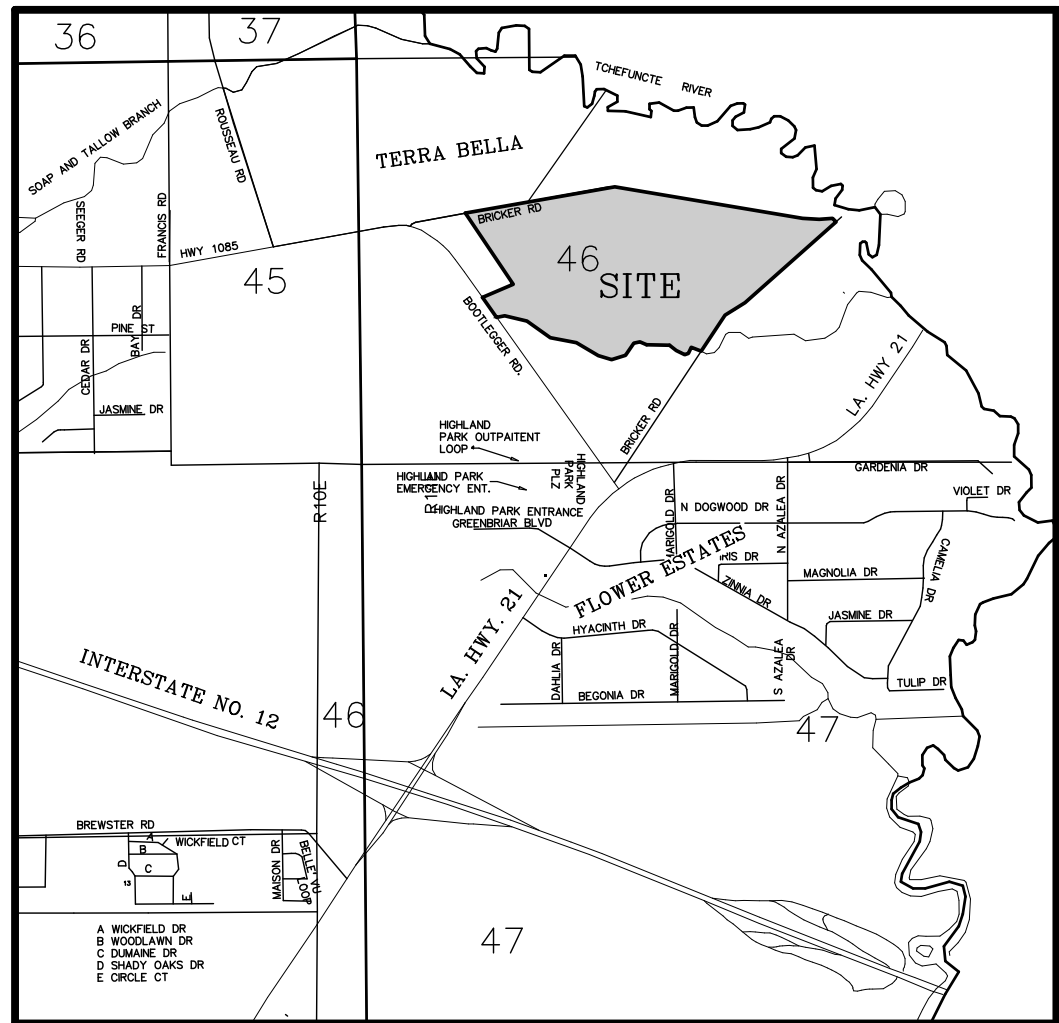
E-4

A-4
2021-2274-ZC

T7 - R11E

47

A-4



VICINITY MAP
N.T.S.

TERRA BELLA
(P.U.D.)

WETLANDS LIMITS SCHEMATIC

= WETLANDS
(65.37 ac. - 41%)

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

2021-2274-ZC

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 (HOWEVER THEY MAY NOT BE LOCATED INSIDE ANY ACCESS SERVITUDES).
6. 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.
8. CLEARING IN THE GREENSPACES ALONG EXISTING ROADWAYS WILL BE RESTRICTED TO REMOVAL OF ONLY DAMAGED TREES.

DEDICATION:
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. THE DEDICATION PONDS SHALL BE DEDICATED TO & MAINTAINED BY ST. TAMMANY PARISH. THE STREET NAME SIGNS, TRAFFIC CONTROL SIGNS, AND THE MOUNTING POLES PLACED WITHIN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE PARISH OF ST. TAMMANY. THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.

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 SYSTEMS. 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 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 FEMA BASE FLOOD ELEVATION PLUS ONE ADDITIONAL FOOT OR ONE FOOT ABOVE THE HIGHEST ADJACENT STREET CENTERLINE, WHICHEVER IS GREATER.
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 REPEATED 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)

OWNER	DATE	SEE BELOW	80' R/W-3900'	CENTRAL
AREA	NO. OF LOTS	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	VARIES	80' /50'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARIES	VARIES	P.U.D.	
ROAD SURFACE	LOT DEPTH	LOT DEPTH	ZONING	

TIMBER BRANCH
ULTIMATE SURFACE WATER DISPOSAL

BUILDING SETBACKS CHART	LOT TYPE	SIZE	FRONT	SIDE	REAR
GARDEN HOME	50' x 100'	120'	15'	5'	1'
STANDARD	60' x 120'	15'	5'	5'	20'

PLANNED BUSINESS USE AREA 14.87 ac. (9.2%)
(SEE THE ATTACHED USE CHART AT THE LOWER LEFT AREA OF THIS PLAT)

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	= 40.11 ac. (25%)
REQUIRED MINIMUM PROVIDED	= 47.96 ac. (29.9%)

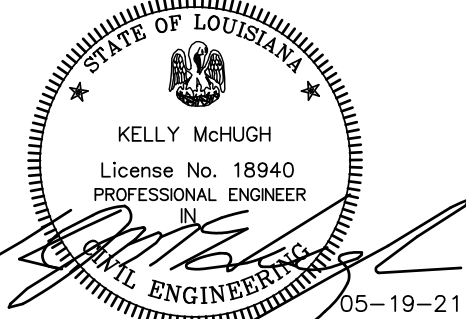
AREA/DENSITY CALCULATION

A4 = (145.57 ac. x 4 units/acre) x 0.75 = 436.7 units
(current plan = 415 units)

PHASE NO.	UNITS/LOTS	COMPLETION DATE
1	80	12-2023
2	72	12-2024
3	65	12-2025
4	68	12-2026
5	59	12-2027
6	71	12-2028

RECREATION DEVELOPMENT PLAN
NATURE TRAIL ALONG TIMBER BRANCH CANOE ACCESS
PARCEL GS1 (11.21 ac. PASSIVE GREENSPACE)
PARCEL GS4 (0.83 ac. PASSIVE GREENSPACE)
PARCEL GS5 (GRASS ATHLETIC FIELD)
PARCEL GS6 (GRASS ATHLETIC FIELD)
PARCEL GS7 (PLAYGROUND)

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



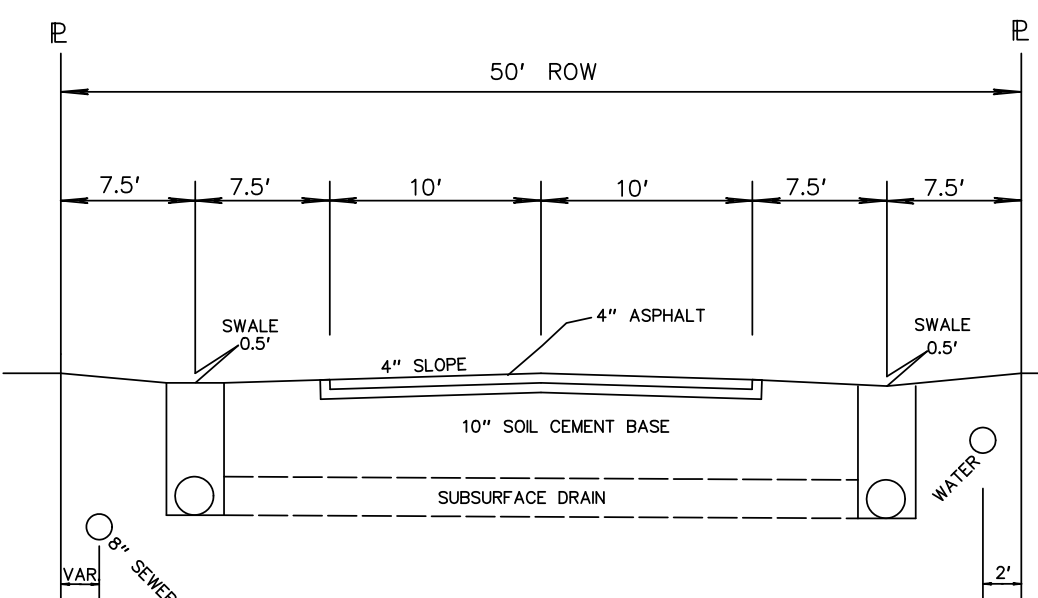
P.U.D. CONCEPTUAL PLAN AND
TENTATIVE SUBDIVISION PLAN

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

REVISIONS	DATE	DATE	REVISIONS
02-23-21			
04-01-21			
04-22-21			
05-07-21			
05-19-21			
CHECKED:			DWG. NO.:

KELLY J. McHUGH & ASSOC., INC.	DATE: 02-12-21
CIVIL ENGINEERS & LAND SURVEYORS	JOB NO: 16-025
845 GALVEZ ST. - MANDEVILLE, LA.	
626-5611	

TYPICAL STREET SECTION



2021-2274-ZC



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



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.

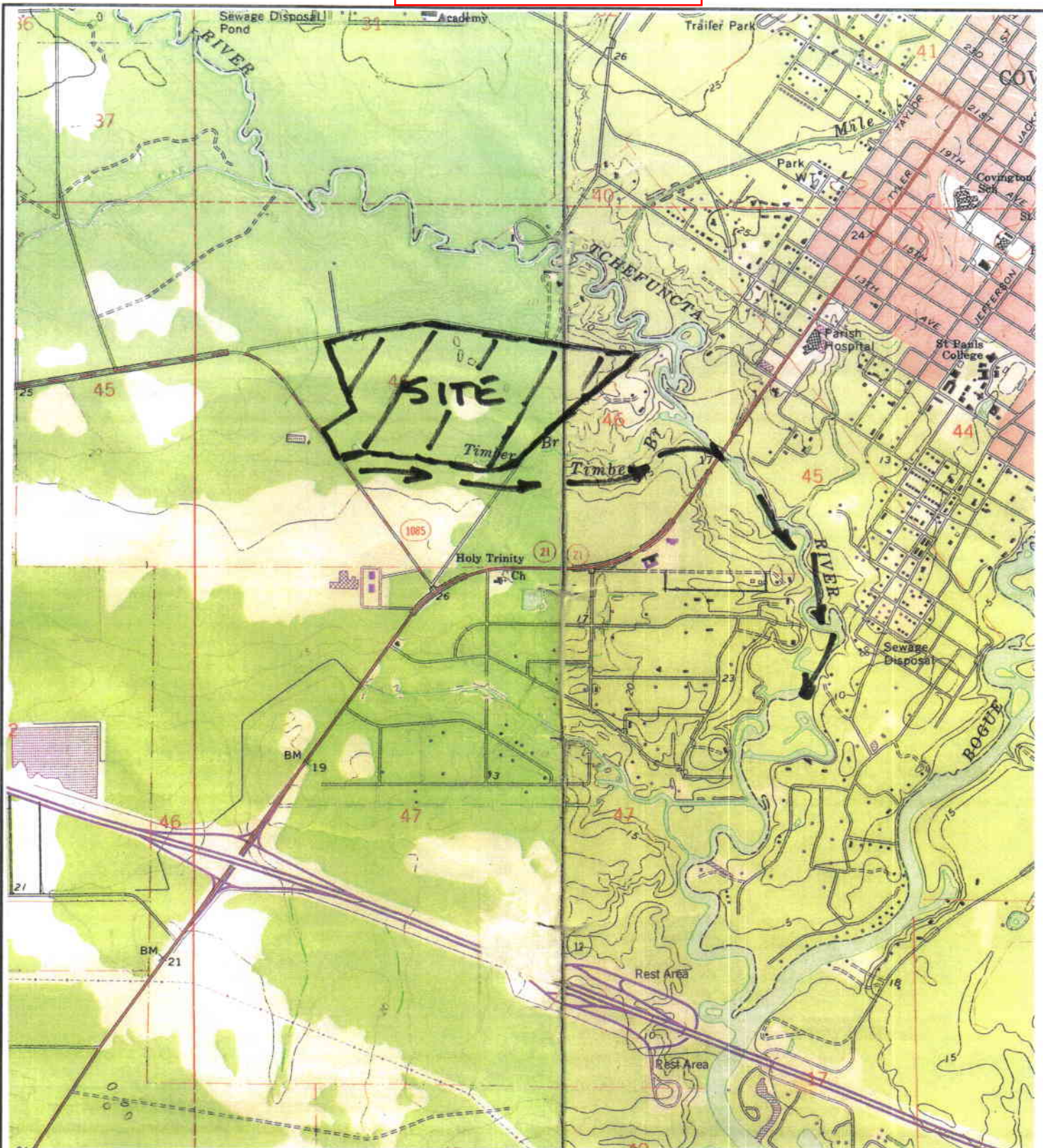
JEB
A LOWE COMPANY

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.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.



**TIMBER BRANCH
TO
TCHEFUNCTE RIVER**

ULTIMATE DISPOSAL MAP

SCALE:	N.T.S.	DATE:	2-11-21
DRAWN:		JOB NO.:	
REVISED:			

2021-2274-ZC

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

2021-2274-ZC

- 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

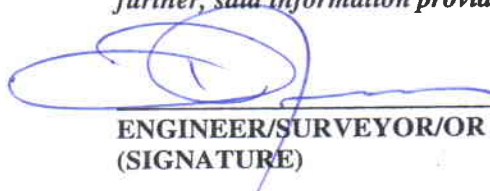
(Does the proposed subdivision development...)

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

May 11, 2021

RE: PUD Overlay Permitted Uses on Commercial Parcels

Permitted Uses:

1. Mid-rise office and multi-family 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 130-1976 in the St. Tammany Parish Unified Development Code “Street Planting Areas” of these regulations.
2. **Side and Rear planting areas** – All areas located along the side and rear interior property lines shall comply with the Section 130-1976 St. Tammany Parish Unified Development Code “Side and Rear Buffer Planting Area Requirements” of these regulations.

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, which ever is higher.

Design criteria:

1. *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
2. *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter
3. *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
4. *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter. Parking Landscaping shall be in compliance with Sec. 130-1979.
5. *Land Clearing.* All Oak trees that do not fall within the buffers shall be cut without any mitigation.

Parish Requirements:

1. Where the regulations in this document remain silent, the St. Tammany Unified Development Code shall govern.

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2323-ZC
Posted: May 5, 2021

Meeting Date: June 1, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Sabrina Barnes

OWNER: Kerry Barnes

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

LOCATION: Parcel located on the south side of Violet Street, east of Rose Street, being lots 3, 4, 5, 6, 7 & 8, Square 24, West Abita Springs Subdivision; Abita Springs, S36, T6S, R11E; Ward 10, District 2

SIZE: .35 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	Residential	NC-4 Neighborhood Institutional District
East	Residential	A-4 Single-Family Residential District and NC-4 Neighborhood Institutional District
West	Residential	A-4 Single-Family Residential District and NC-4 Neighborhood Institutional 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 and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the south side of Violet Street, east of Rose Street, being lots 3, 4, 5, 6, 7 & 8, Square 24, West Abita Springs Subdivision; Abita Springs. 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 undeveloped and is located within an existing residential area. There is no MHO Manufactured Housing Overlay in the immediate vicinity, however the area is developed with both stick-built and manufactured homes.

Case No.: 2021-2323-ZC

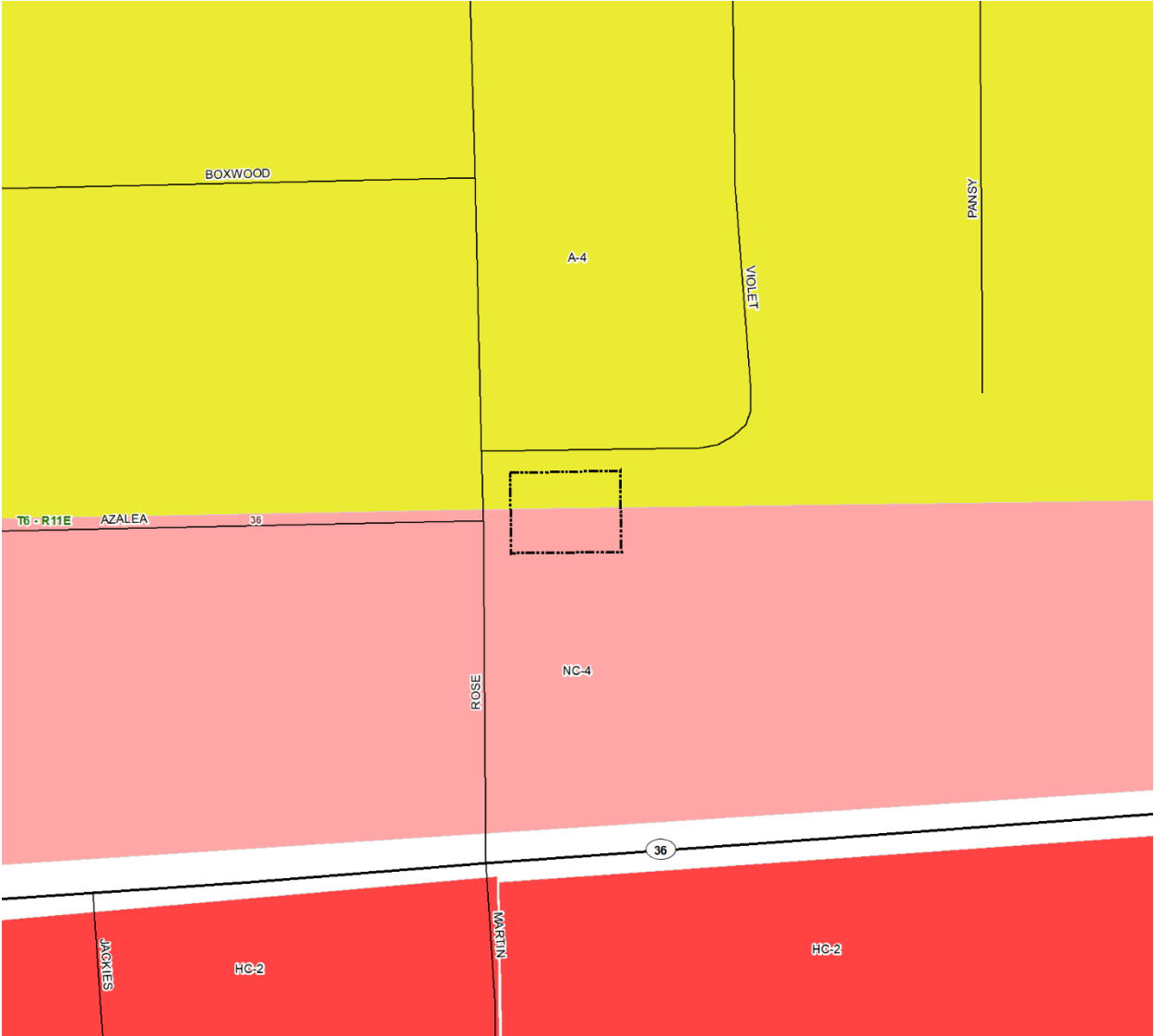
PETITIONER: Sabrina Barnes

OWNER: Kerry Barnes

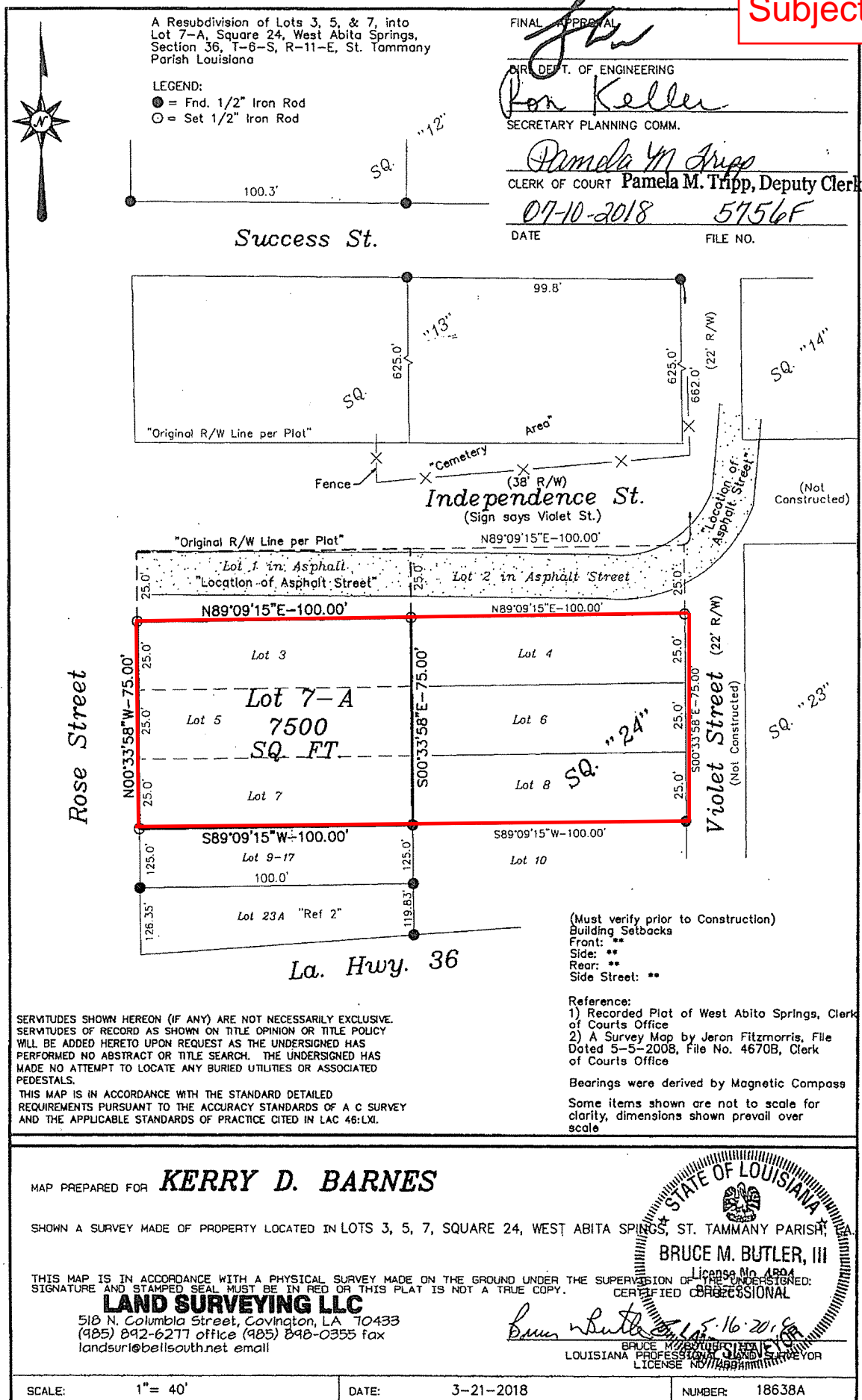
REQUESTED CHANGE: From A-4 Single-Family Residential District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

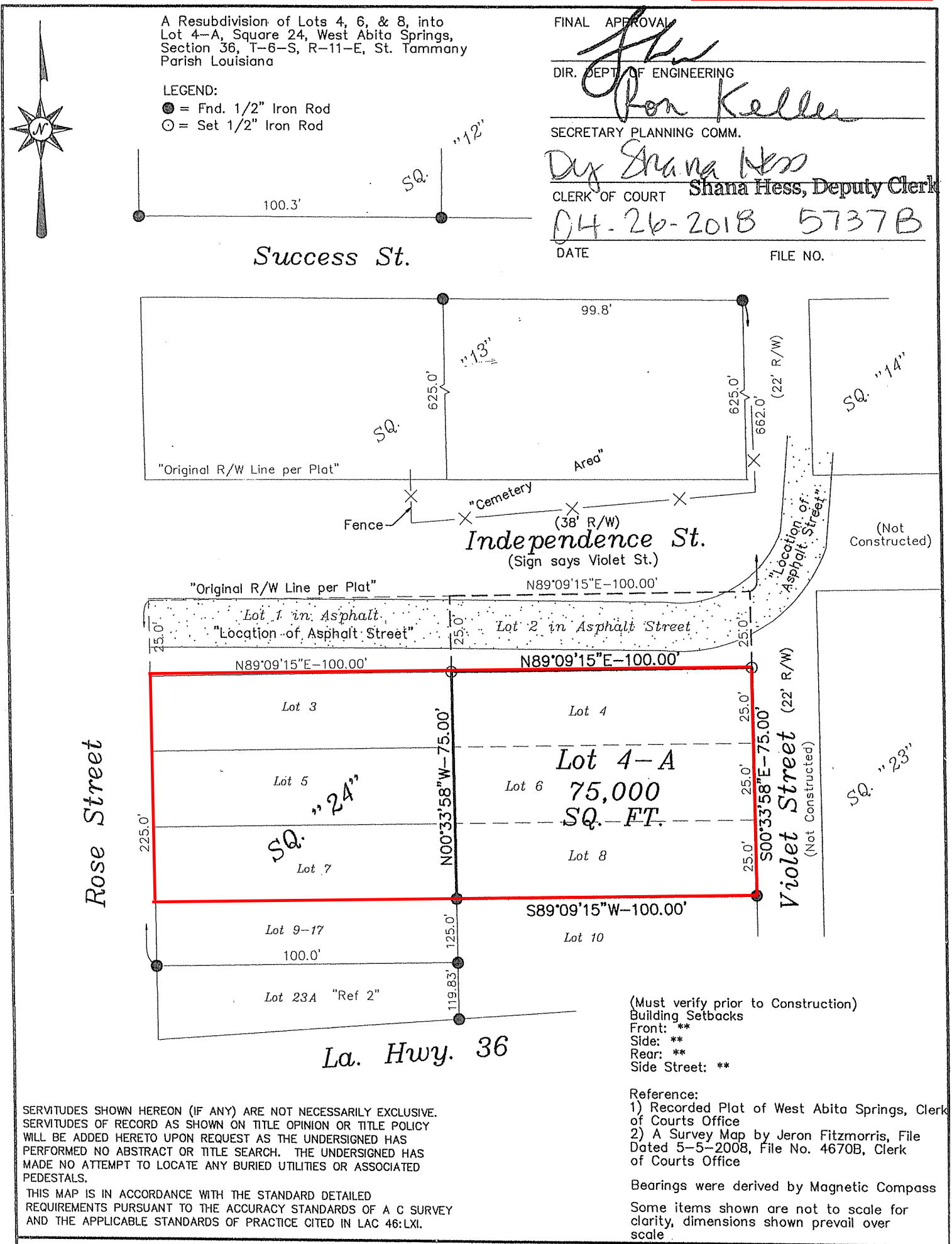
LOCATION: Parcel located on the south side of Violet Street, east of Rose Street, being lots 3, 4, 5, 6, 7 & 8, Square 24, West Abita Springs Subdivision; Abita Springs, S36, T6S, R11E; Ward 10, District 2

SIZE: .35 acres









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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

Reference:
1) Recorded Plat of West Abita Springs, Clerk of Courts Office
2) A Survey Map by Jeron Fitzmorris, File Dated 5-5-2008, File No. 4670B, Clerk of Courts Office

Bearings were derived by Magnetic Compass
Some items shown are not to scale for clarity, dimensions shown prevail over scale

MAP PREPARED FOR **DIANNE B. MCDONALD**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS 4, 6, 8, SQUARE 24, WEST ABITA SPINGS, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsur@bellsouth.net email

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

SCALE: 1" = 40'

DATE: 3-21-2018

NUMBER: 18638B

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2335-ZC
Posted: April 7, 2021

Meeting Date: June 1, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Steele McDaniel

OWNER: Welsh Properties Limited Partnership – B.L. Bryant

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-8 Multiple Family Residential District

LOCATION: Parcel located on the south side of North 3rd Street, west of Harrison Street, being Square 64, Town of Mailleville Subdivision; Covington; S42, T7S, R11E; Ward 3, District 2

SIZE: 1.32 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	Commercial	NC-4 Neighborhood Institutional District
South	Undeveloped	NC-4 Neighborhood Institutional District
East	Undeveloped	A-3 Suburban District
West	Commercial and Medical	NC-4 Neighborhood Institutional District and C-R Regional Commercial Zone and I-H Medical Service (Town of Covington)

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 NC-4 Neighborhood Institutional District to A-8 Multiple Family Residential District. The site is located on the south side of North 3rd Street, west of Harrison Street, being Square 64, Town of Mailleville Subdivision; 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 property is undeveloped and is adjacent to property that is zoned NC-4 Neighborhood Institutional District to the north, south, and west, and A-3 Suburban Residential District to the east. In addition, the subject property is also adjacent to property that is within the Town of Covington and zoned C-R Regional Commercial Zone and I-H Medical Service District. The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of commercial uses which are appropriately located adjacent to residential zoning classifications. The purpose of the requested A-8 Multiple Family Residential district is to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or medical environments. The requested NC-4 district may serve as an appropriate buffer between adjacent commercial and medical zoning classifications and the residential zoning to the east. It should be noted that per Sec. 130-654(e)(2), no portion of a building for residential or business purposes that is located within 100 feet of a single-family residentially zoned property shall exceed 35 feet in height.

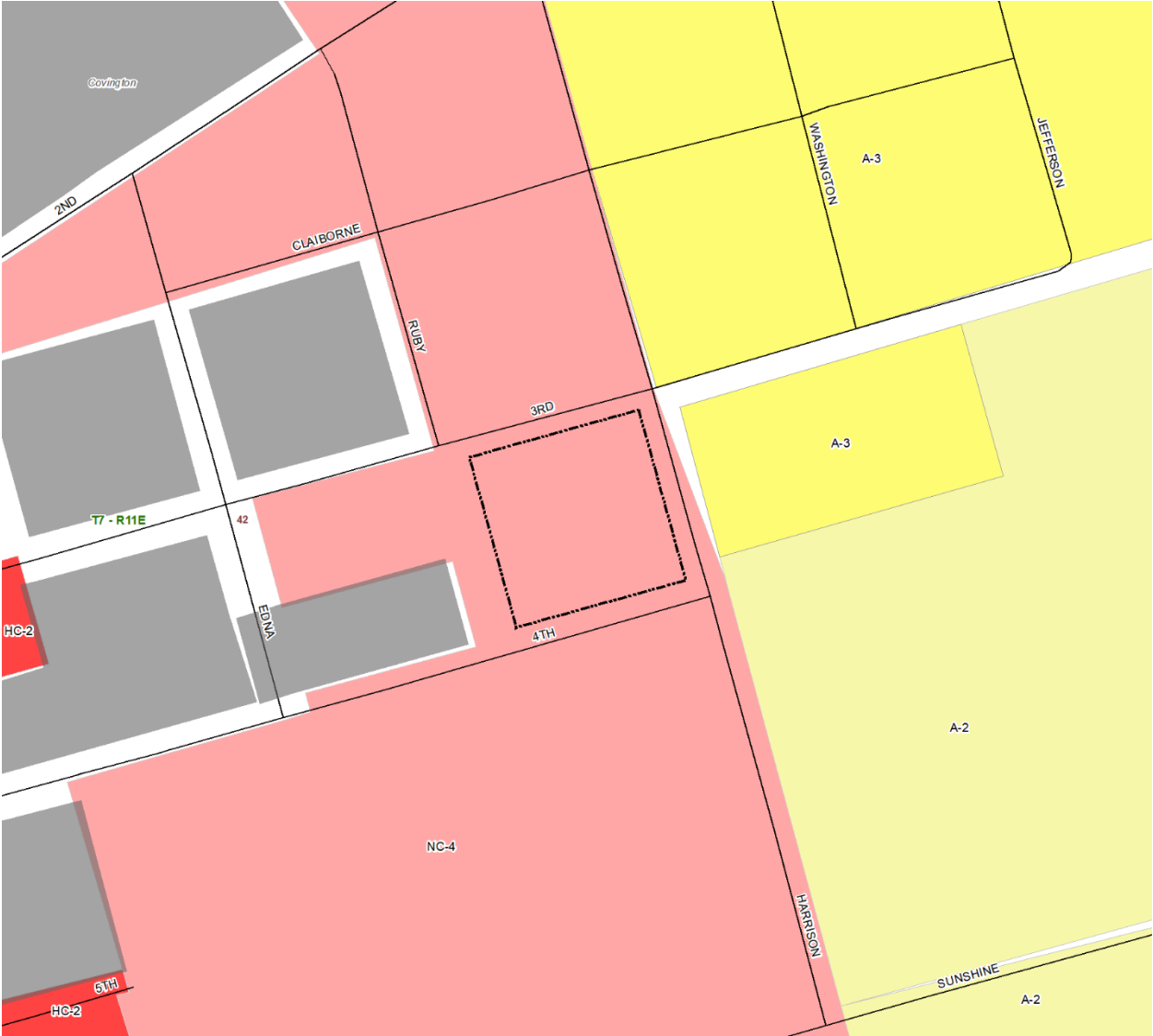
Case No.: 2021-2335-ZC

OWNER: Welsh Properties Limited Partnership – B.L. Bryant

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-8 Multiple Family Residential District

LOCATION: Parcel located on the south side of North 3rd Street, west of Harrison Street, being Square 64, Town of Mailleville Subdivision; Covington; S42, T7S, R11E; Ward 3, District 2

SIZE: 1.32 acres



2021-2335-ZC

NC-2

A-2

A-3

SHORT

JEFFERSON

A-3

WASHINGTON

CLAIBORNE

RUBY

3RD

T7 - R11E

42

A-3

A-2

HARRISON

NC-4

4TH

SUNSHINE

A-2

COVINGTON COTTAGE

PUD

HC-2

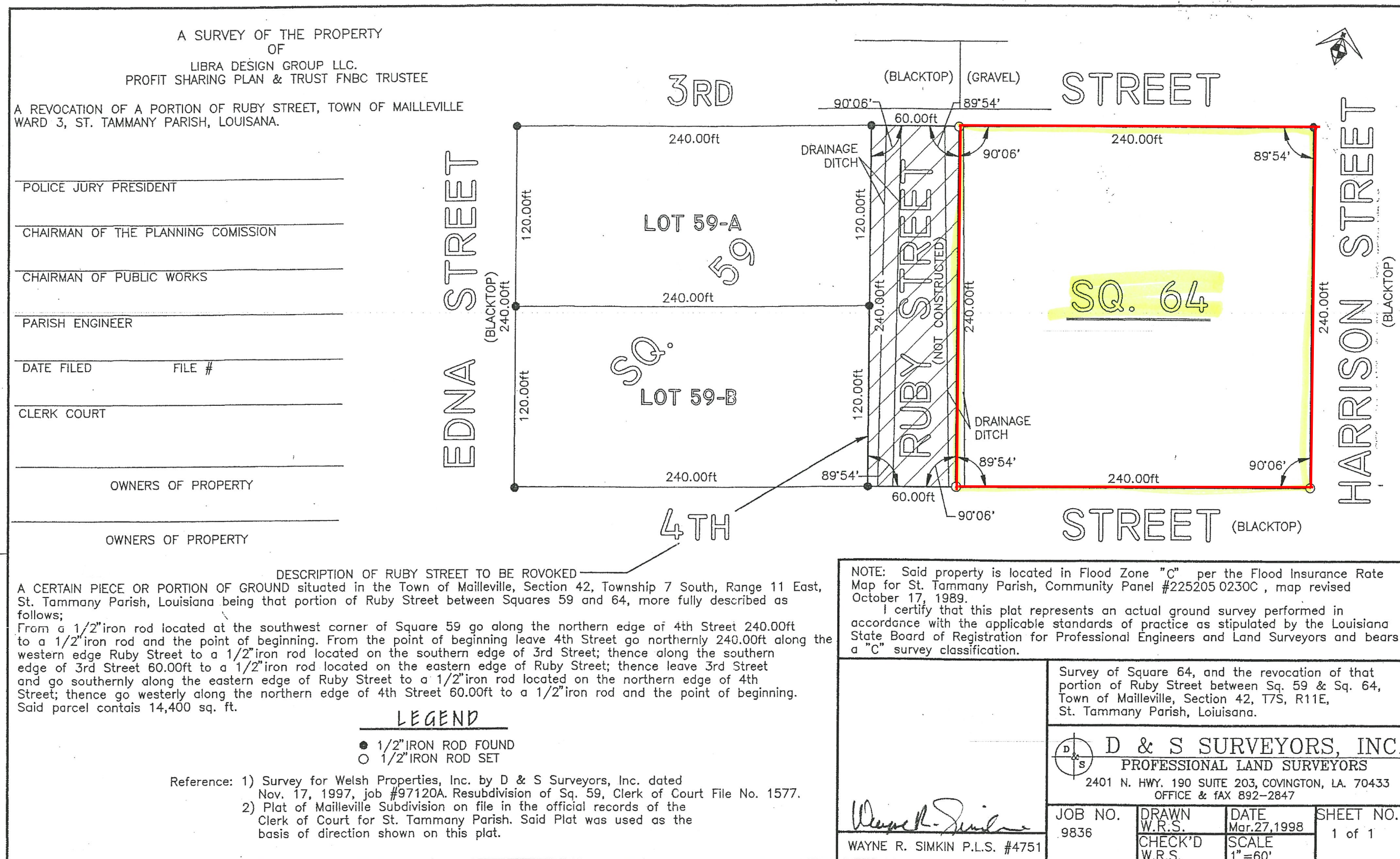
ZULA

7TH

N190

HC-2

HC-2



ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2336-ZC
Posted: April 7, 2021

Meeting Date: June 1, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Leon Licciardi
OWNER: Licciardi Hwy 59, LLC
REQUESTED CHANGE: From HC-2 Highway Commercial District to I-2 Industrial District
LOCATION: Parcel located on the southwest corner of Louisiana Highway 59 and Marion Lane, north of Koop Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5
SIZE: 6.094 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

James Street:	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Highway 59:	Type: State	Road Surface: 3 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial District and I-2 Industrial District
South	Undeveloped	I-2 Industrial District
East	Commercial and Undeveloped	HC-2 Highway Commercial District
West	Commercial	I-2 Industrial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to I-2 Industrial District. The site is located on the southwest corner of Louisiana Highway 59 and Marion Lane, north of Koop Drive; Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with commercial and industrial uses.

The subject property is undeveloped and abuts Louisiana Highway 59 to the east, undeveloped property that is zoned I-2 Industrial to the south, and industrial and commercial uses to the west and north. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office, and service uses generally located along major collectors and arterials. The purpose of the requested I-2 Industrial District is to allow for the location of large-scale and highly intense industrial uses along major collectors and arterials.

The reason for the request is to accommodate a proposed office/warehouse.

TABLE 1: ZONING COMPARISON				
Zoning	Max Building Size	Max Height	Permitted Uses	Purpose
HC-2	40,000 sq. ft.	60 ft.	Banks; Convenience stores with gas; Drive-in restaurants; Liquor stores; Private Office over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions; Veterinary clinics; Parcel post delivery stations; Mini-warehouse; Commercial kennels; Outdoor storage yards comprised of 50% of land area; Lodging under 100 rooms; Auto repair and service facilities; Auto Sales; Outdoor Retail sales and storage yards; Portable storage containers; Outdoor display of pre-assembles building, pool and playground equipment	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.
I-2	200,000 sq. ft.	45 ft.	Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.	To provide for the location of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

Case No.: 2021-2336-ZC

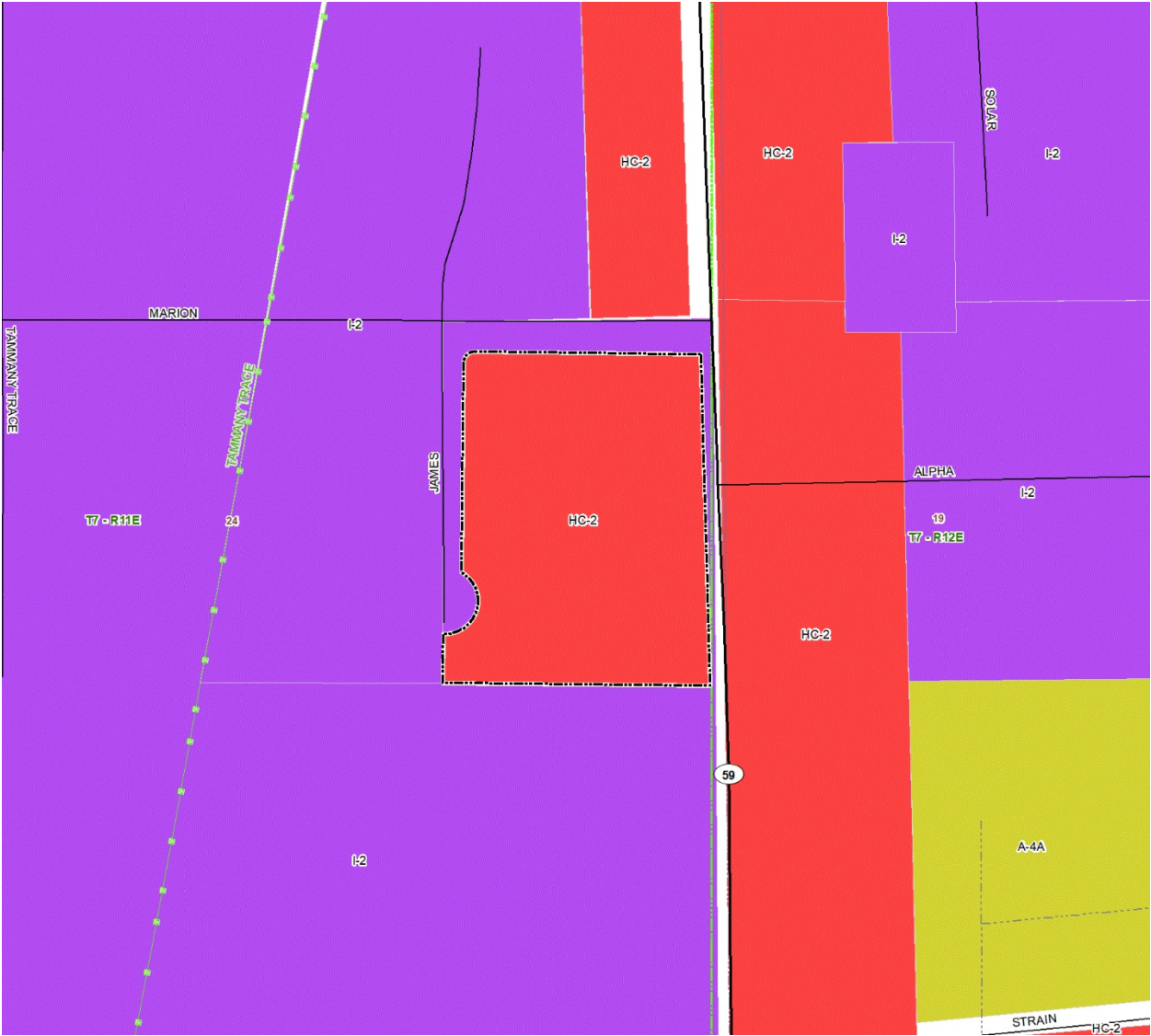
PETITIONER: Leon Licciardi

OWNER: Licciardi Hwy 59, LLC

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

LOCATION: Parcel located on the southwest Louisiana Highway 59 and Marion Lane, north of Koop Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5

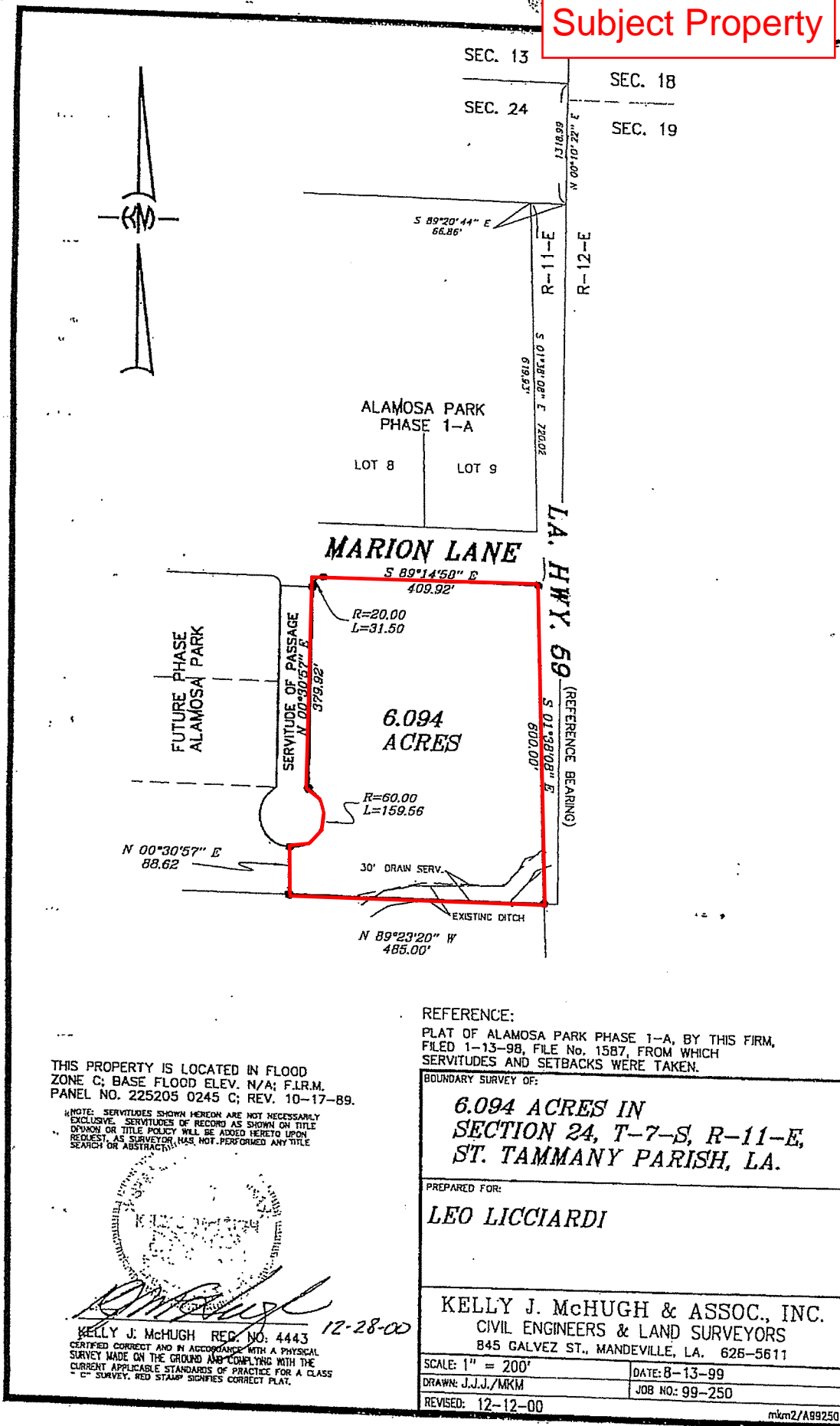
SIZE: 6.094 acres





2021-2336-ZC

Subject Property



THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0245 C; REV. 10-17-89.

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

[Signature]
KELLY J. McHUGH REG. NO. 4443
12-28-00

CERTIFIED CORRECT AND 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 CORRECT PLAT.

REFERENCE:

PLAT OF ALAMOSA PARK PHASE 1-A, BY THIS FIRM,
FILED 1-13-98, FILE NO. 1587, FROM WHICH
SERVITUDES AND SETBACKS WERE TAKEN.

BOUNDARY SURVEY OF:

**6.094 ACRES IN
SECTION 24, T-7-S, R-11-E,
ST. TAMMANY PARISH, LA.**

PREPARED FOR:

LEO LICCIARDI

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 625-5611

SCALE: 1" = 200'

DATE: 8-13-99

DRAWN: J.J.J./MKM

JOB NO: 99-250

REVISED: 12-12-00

mkm2/A99250

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2341-ZC
Posted: April 7, 2021

Meeting Date: June 1, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Dionne Labat

OWNER: Dionne Labat

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of Deer Haven Drive & on the south side of White Tail Street, being lot 17, Deer Haven Subdivision; Lacombe; S29, T7S, R13E; Ward 6, District 11

SIZE: 2.4670 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Deer Haven Drive and on the south side of White Tail Street, being lot 17, Deer Haven Subdivision; 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-2 Suburban District. There are no sites within the Deer Haven Subdivision that have been rezoned to accommodate the MHO Manufactured Housing Overlay. The site is surrounded by a mixture of stick-built homes and mobile homes.

Case No.: 2021-2341-ZC

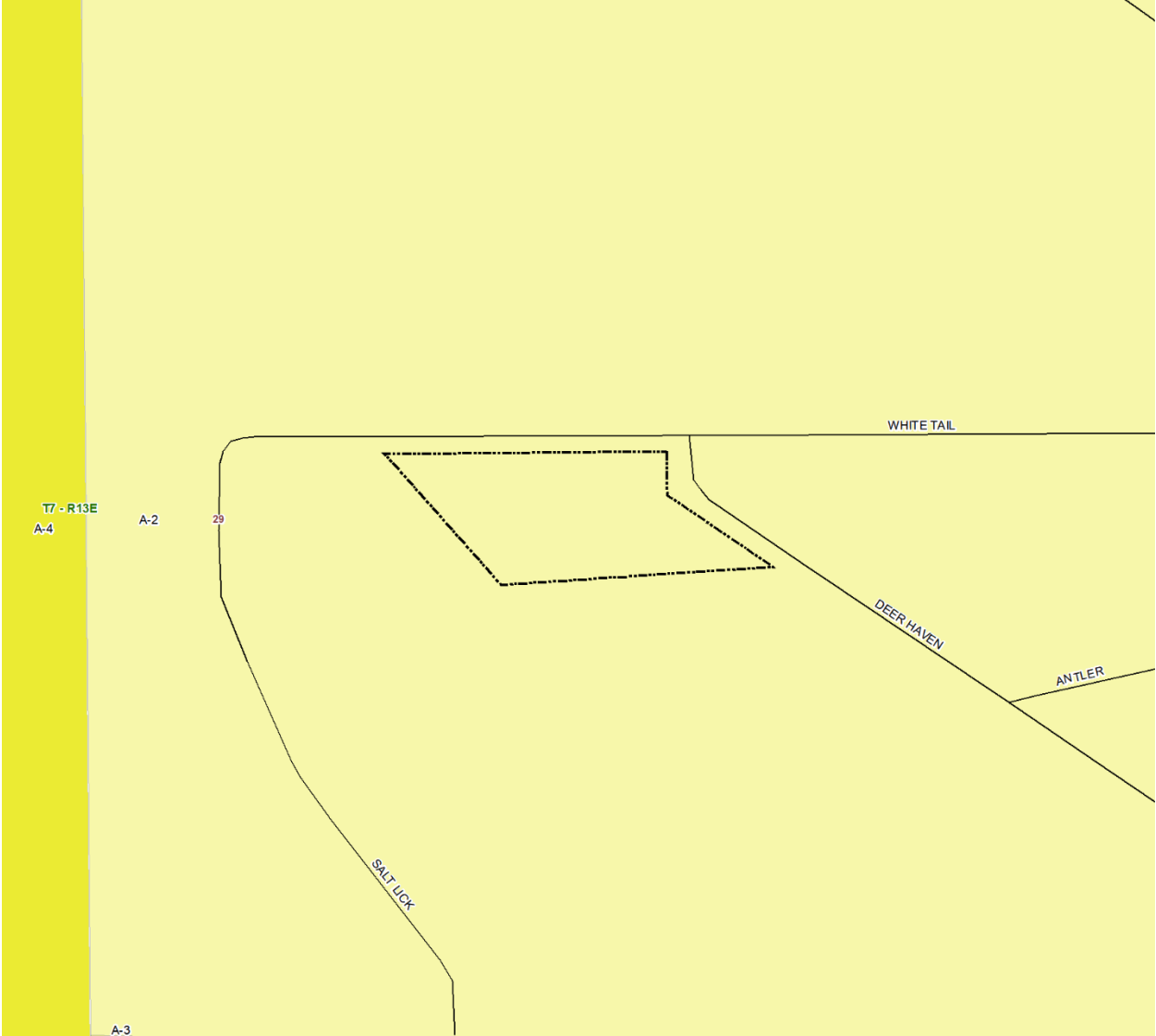
PETITIONER: Dionne Labat

OWNER: Dionne Labat

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of Deer Haven Drive & on the south side of White Tail Street, being lot 17, Deer Haven Subdivision; Lacombe; S29, T7S, R13E; Ward 6, District 11

SIZE: 2.4670 acres



STICKER
BAY

29

A-2

WHITE TAIL

T7 - R13E

DEER HAVEN

SALT LICK

A-3

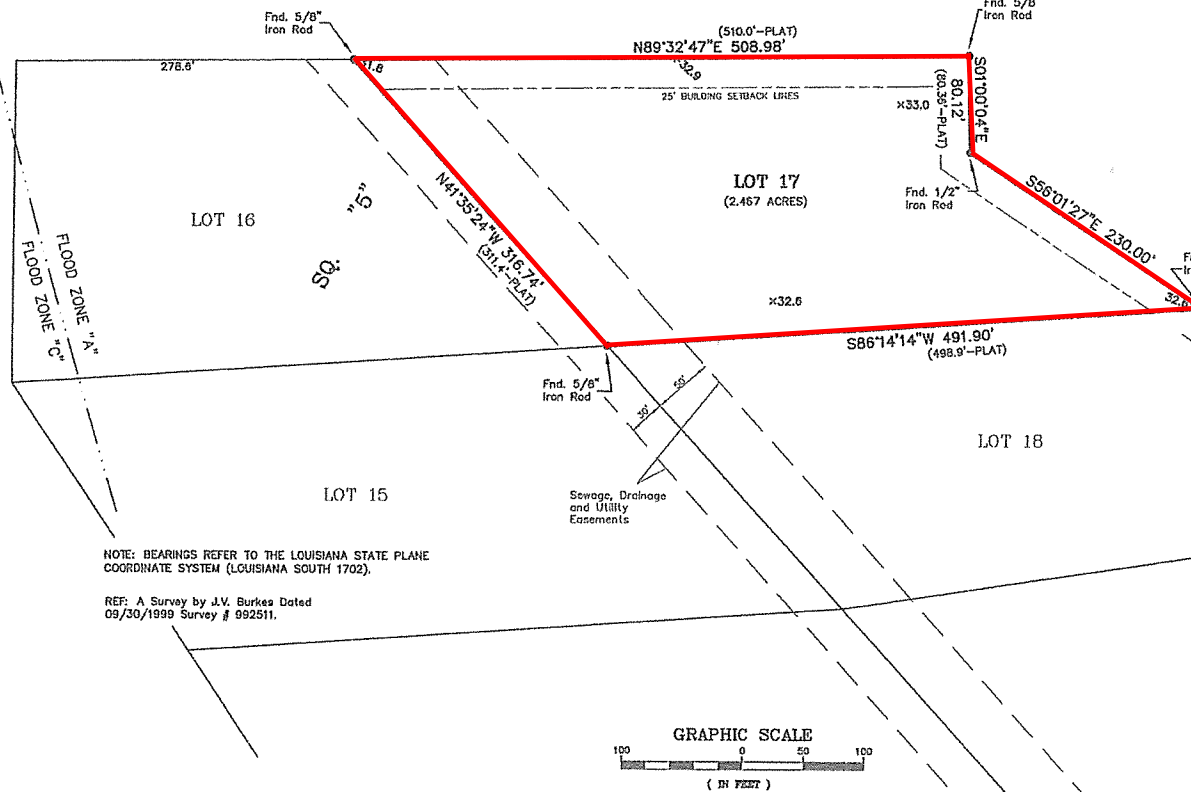
2021-2341-ZC

Subject Property

WHITE TAIL STREET
(60' R/W)

SALT LICK LANE
(60' R/W)

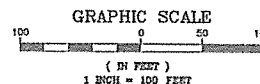
DEER HAVEN DRIVE
(60' R/W)



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

REF: A Survey by J.V. Burkes Dated
09/30/1999 Survey # 992511.

REVISED: 12/10/20 NAME



SCALE:
1" = 100'

DATE:
11/19/2020

DRAWN BY: VLL CHECKED BY: JDL

DWG. NO:
20200674

SHEET
1 OF 1

I certify that this plat does represent an actual
ground survey and that to the best of my
knowledge no encroachments exist either way
across any of the property lines, except as
shown. 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.

I have consulted the Flood Insurance Rate Maps
and found this property is not in a Special
Flood Hazard Area.

F.I.R.M.: 225205 0275 C

DATE: 10/17/1999

ZONE: A

B.F.E. = N/A

* Verify prior to construction with local governing body.

A SURVEY MAP OF
LOT 17, SQ. 5, DEER HAVEN IN
SECTION 29, T-7-S, R-13-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or
subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in
accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class C survey.
Bearings are based on record bearings unless noted otherwise.

DIONNE LABAT

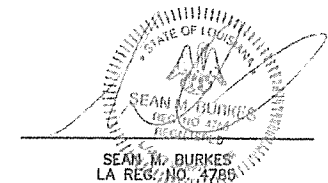
J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



1605 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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



ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2347-ZC
Posted: May 6, 2021

Meeting Date: June 1, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Cherie Stermer and Delton Sharp

OWNER: Cherie Stermer and Delton Sharp

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Joe Ellen Drive, east of House Creek Road; Bush; S6, T5S, R12E; Ward 2, District 6

SIZE: 1.21 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface:

Condition:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of Joe Ellen Drive, east of House Creek Road; Bush. The 2025 Future Land Use Plan designates the site to be developed with rural residential and agricultural uses.

The subject property is developed with an existing residential dwelling and is flanked on all sides by property that is zoned A-1 Suburban District. The existing A-1 Suburban District allows one residential dwelling per every five acres. The requested A-3 Suburban District allows two residential dwellings per acre. The purpose of the MHO Manufactured Housing Overlay is to allow for the placement of mobile homes. There is currently no property along Joe Ellen Drive that is zoned to accommodate mobile homes.

The reason for the request is so that the property owner can apply to place a mobile home on the 1.21-acre property.

TABLE 1: ZONING COMPARISON				
Zoning	Max. Density	Front Setback	Side Yard Setback	Rear Yard Setback
A-1	1 unit per every 5 acres	50 ft.	15 ft.	25 ft.
A-3	1 unit per every half acre	30 ft.	10 ft.	25 ft.

Case No.: 2021-2347-ZC

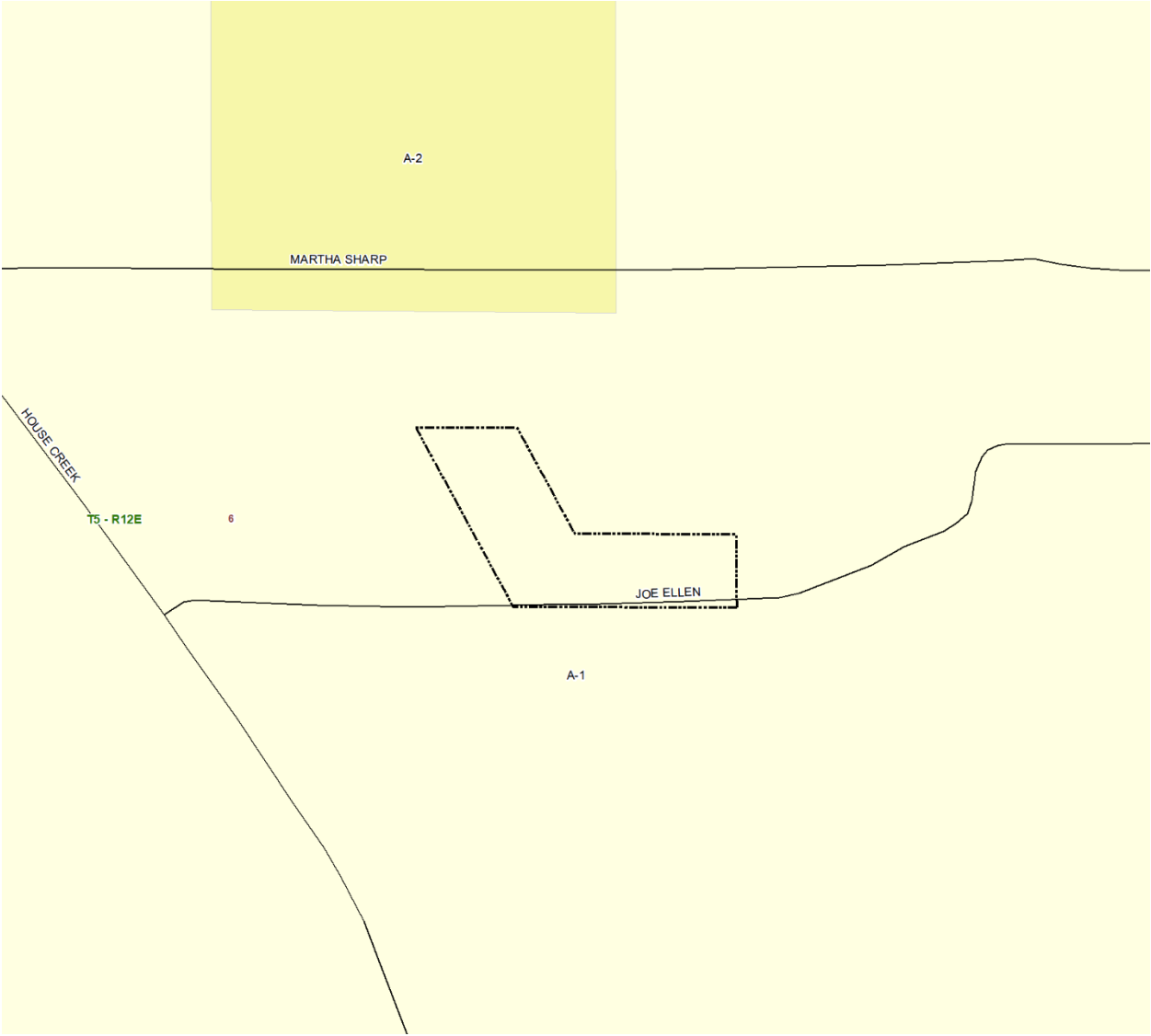
PETITIONER: Cherie Stermer and Delton Sharp

OWNER: Cherie Stermer and Delton Sharp

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Joe Ellen Drive, east of House Creek Road; Bush; S6, T5S, R12E; Ward 2, District 6

SIZE: 1.21 acres



A-2

MARTHA SHARP

6

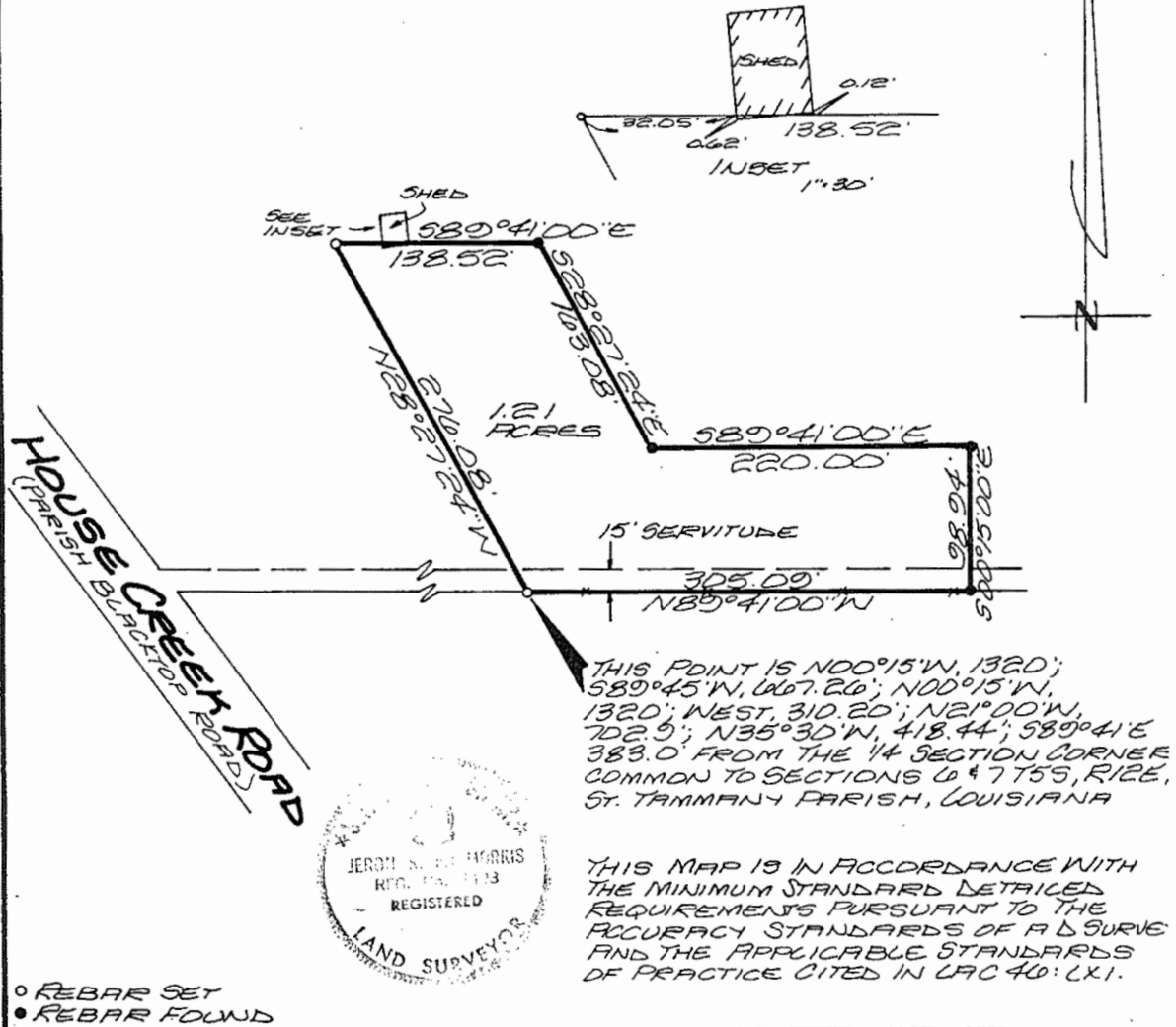
T5 - R12E

JOE ELLEN

A-1

HOUSE CREEK

THIS PROPERTY IS LOCATED IN FLOOD ZONE C
AS PER FEMA FIRM COMM. PANEL NO.
225205 0050 C, MAP DATED 10-17-1989.



MAP PREPARED FOR

CHERIE STERMER WIFE OF/AND
DELTON WAYNE SHARP

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 6 Township 5 South,

Range 12 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

CERTIFIED CORRECT

Jeron S. Morris
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1"=100'

DATE: August 2, 1999

NUMBER: 8510

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6641

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK

PROVIDED BY: CIVIL ADA

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF APRIL, 2021

AN ORDINANCE TO AMEND AND REENACT THE ST. TAMMANY PARISH CODE OF ORDINANCES, CHAPTER 22 PERMITS, AND CHAPTER 130 UNIFIED DEVELOPMENT CODE, TO PROVIDE DEFINITIONS AND REGULATIONS REGARDING SHORT TERM RENTALS, TO PROMOTE THE HEALTH, SAFETY, AND GENERAL WELFARE, AND CONSISTENCY WITH THE COMPREHENSIVE PLAN, BY ESTABLISHING WHERE SHORT TERM RENTAL IS APPROPRIATE, TO ADD SHORT TERM RENTALS AS A PERMITTED USE IN CERTAIN COMMERCIAL AND MIXED USE ZONING DISTRICTS WITHIN UNINCORPORATED ST. TAMMANY PARISH, AND TO PROVIDE FOR PERMITTING OF SHORT TERM RENTALS, AND PENALTIES AND FINES FOR VIOLATIONS. (2021-2348-ZC)

WHEREAS, a short term rental is commonly defined as a dwelling unit rented for a period of less than thirty (30) days for lodging and boarding of transient guests; and

WHEREAS, the increased usage of short term rentals in unincorporated St. Tammany Parish has resulted in a need to better define and establish uniformity for their permitting and use; and

WHEREAS, many communities recently have passed short term rental regulations, taking into account their unique situations in establishing definitions to distinguish short term rental from other related uses, restrictions by geographic area or type, use standards and/or licensing requirements, tax collection, and enforcement; and

WHEREAS, consistent with state and federal law and its Home Rule Charter and Comprehensive Plan, St. Tammany Parish regulates the use of land for the health, safety, and welfare of its citizens through zoning; and

WHEREAS, consistent with the Comprehensive Plan and land-use restrictions of zoning that effectuate the Plan and that protect the integrity of primarily residential districts, prohibiting short term rental in conventional residential zoning districts will promote the health, safety, and welfare of St. Tammany Parish residents and businesses; and

WHEREAS, short term rentals have never been a permitted use in any zoning district and are not compatible with the uses of residentially zoned districts, including Estate Districts, Suburban Districts, and Residential Districts; and

WHEREAS, short term rentals have greater potential negative impacts on residentially zoned districts, including noise, traffic, trash, and health and safety concerns; and

WHEREAS, short term rentals are more compatible with mixed use and commercially zoned districts where residential and commercial uses are allowed to co-exist; and

WHEREAS, nothing in this ordinance shall be construed to ratify any attempts to circumvent Parish ordinances through the use of short term rental contracts to otherwise violate any St. Tammany Parish Government ordinance or regulation, including but not limited to the use of short term rental contract or accept payment for other commercial uses outside of lodging which are not otherwise permitted; and

WHEREAS, nothing in this ordinance shall affect or alter building restrictions, deed restrictions, or restrictive covenants recorded in the land records of St. Tammany Parish against any immovable property; and

WHEREAS, nothing in this ordinance shall ratify past, current, or future violations of building restrictions, deed restrictions, or restrictive covenants recorded in the land records of St. Tammany Parish against any immovable property; and

WHEREAS, to promote the health, safety, and welfare of citizens, the St. Tammany Parish Government considers it necessary to amend the St. Tammany Parish Code of Ordinances and its Unified Development Code to provide definitions and regulations regarding short term rentals in unincorporated St. Tammany Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Parish Code of Ordinances, Chapter 22 Permits, Taxation and Regulations, and Chapter 130 Unified Development Code to provide definitions and regulations regarding short term rentals, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for permitting, and penalties and fines for violations as follows:

Amend Sec. 22-41. - Retail dealers in merchandise, services and rentals, to add:

(a)(2) jjj. Short term rentals

Amend Sec. 22-116. - Definitions, to add short term rentals to the definition of hotels subject to the hotel tax:

Sec. 22-116. - Definitions.

As used in this article, the following words, terms and phrases have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

Hotel, as used herein, means and includes any establishment, including short term rentals, both public and private, engaged in the business of furnishing or providing rooms and overnight camping facilities intended or designed for dwelling, lodging or sleeping purposes to transient guests where such establishment consists of two or more guest rooms does not encompass any hospital, convalescent or nursing home or sanitarium, or any hotel-like facility operated by or in connection with a hospital or medical clinic providing rooms exclusively for patients and their families. Motels and tourist camps and overnight camping facilities are included within the definition in this subsection and shall specifically include establishments providing campgrounds and hook-ups or connection facilities for transient or overnight campers who travel or provide their own equipment but pay fees and consideration for the location and placement and various services for such campers. The term "hotel" used herein shall not include camp and retreat facilities owned and operated by nonprofit organizations exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) of the Internal Revenue Code provided that the net revenue derived from the organization's property is devoted wholly to the nonprofit organization's purposes.

Amend Sec. 130-5. - Definitions, to insert the following in alphabetical order:

Short Term Rental means a dwelling unit, whether single family or multi-family, rented for a period of less than thirty (30) days. "Short term rental" means and includes any establishment or person engaged in the business of furnishing one or more sleeping rooms, cottages, cabins, or any other similar lodging to transient guests in a location including but not limited to a house, apartment, condominium, camp, cabin, or other building structure used as a residence.

Amend Chapter 22 - Permits, Taxation and Regulations to add a new Article XII - SHORT TERM RENTALS:

Sec. 22-587. - Definitions.

As used in this article, the following words, terms and phrases have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

Short Term Rental means a dwelling unit, whether single family or multi-family, rented for a period of less than thirty (30) days. "Short term rental" means and includes any establishment or person engaged in the business of furnishing one or more sleeping rooms, cottages, cabins, or any other similar lodging to transient guests in a location including but not limited to a house, apartment, condominium, camp, cabin, or other building structure used as a residence.

Designated Local Responsible Party means a person, who can be the operator, and who is designated on the application with his or her contact information provided to guests of a short term rental, and is made available to respond to complaints from either guests or neighbors and shall be available to appear on the premises of the short term rental within sixty (6) minutes to address any issues.

Operator means the owner, operator, agent, representative, or approved applicant who manages or oversees a short term rental and must comply with the requirements of this article.

Sec. 22-588. - Imposition and levy.

There is hereby levied and imposed within the unincorporated areas of the parish an annual permit fee in the amount of seven hundred and fifty dollars (\$ 750.00) for each short term rental operating in the unincorporated areas of the parish, for the purposes of monitoring and enforcing the provisions of this code related to short term rentals. The annual permit fee for each short term rental shall be included with the short term rental permit application submission and due to the Parish of St. Tammany on February 1st of each year. Any corporation, limited liability company or partnership owning, operating, and/or applying for a short term rental permit, shall agree, by signing the application, that said person is personally liable for the permit fee, interest, penalty, court costs and attorney fees due under this Ordinance. Interest on the annual permit fee shall accrue at the rate of one and one quarter percent a month from March 1st until the fee is paid. An additional penalty of five percent per month shall accrue for each month the permit fee is late, not to exceed twenty-five percent of the permit fee. In the event an attorney is employed to collect the annual permit fee and/or enforce any provision of this Ordinance, the operator shall pay a twenty-five percent attorney fee on the total amount of the permit fee, interest, penalty and other fines determined to be due.

Sec. 22-589. - Disbursement.

The proceeds of the annual permit shall be utilized for administration and enforcement.

Sec. 22-590. - Failure to pay; court action.

Failure to pay the permit fee and/or register any short term rental as provided in section 22-588, shall ipso facto, without demand or putting in default, cause said fee, interest, penalties, and costs to become immediately delinquent, and the St. Tammany Parish Government is hereby vested with authority, on motion in a court of competent jurisdiction, to take a rule on the said operator of the short term rental, for which the permit fee, interest, penalties, and costs to be assessed by the St. Tammany Parish Government, is due to show cause in not less than thirty (30) days, exclusive of holidays, after the service thereof, which may be tried out of term and in chambers, and shall always be tried by preference, why said operator should not be ordered to 1) pay all fees, interest, penalties, fines, court costs and attorney fees due, and 2) cease from further operation of any short term rental, and in case said rule is made absolute, the order thereon rendered shall be considered a judgment in favor of the St. Tammany Parish Government, awarding such amounts as determined to be due and prohibiting such operator from further pursuant of said activities and/or operation until such time as he has paid the said delinquent permit fee, interest, penalties, fines, court costs, and attorney fees, and every violation of the injunction shall be considered as a contempt of court, and punished according to law.

Sec. 22-591. - Application requirements and permit approval.

(a) No one shall operate a short term rental without first filing an application, initial or renewal, provided by St. Tammany Parish Government, and obtaining a short term rental permit from the department of planning and development to engage in such business. Where this code allows for a short term rental, including those that are in operation at the time of the effective date of this ordinance, the operator of each short term rental shall have until February 1st, 2022 to submit a completed application for the short term rental permit that must be approved, or face penalties as provided in this article. A

short term rental permit shall not be transferred from one (1) place or one (1) person to another place or person. More than one (1) short term rental may be located on the same property, in which case more than one (1) short term rental permit will be needed (one for each short term rental is required). The requirements for the short term rental permit herein provided are requirements separate and apart from and in addition to the requirements for obtaining an occupational license to operate a business as required per chapter 22, article II, et seq.

(b) The application and all supporting documents shall be retained and reviewed by the department of planning and development, which shall approve or deny the application and provide notice of such. All applications shall include, but not be limited to, the following information and documents:

(1) Name and contact information for the proposed operator of the short term rental, and the address of the short term rental. If the short term rental is owned by a corporation, partnership, sole proprietorship or other entity, the proposed operator shall provide: a sworn affidavit executed by the respective entity authorizing the operator to apply for a short term rental permit in the name of the establishment as required by this article, as well as the name, date, and state under which laws such entity was organized, and if a foreign (out of state) entity, whether such is authorized to do business in the State of Louisiana, the name under which the entity may be doing business, and the name of the principal officer(s) or whoever controls the entity, registered agent and local representatives or partners, and their business addresses. If the short term rental is owned by the proposed operator, an Act of Sale or Deed or Louisiana Homestead Exemption that establishes the proposed operator as the owner of the property in which the short term rental is located. If the proposed operator is a lessee or renter, a sworn affidavit executed by the owner of the property on which the short term rental is located, authorizing the lessee or renter to apply for a short term rental permit, as well as a current lease agreement with the signatures of the proposed short term rental operator and the owner of the property on which the short term rental is located.

(2) One (1) of the following forms of identification for the proposed operator: copy of valid driver's license, passport, or voter's registration.

(3) Payment in the amount of seven hundred and fifty dollars (\$ 750.00) for the annual short term rental permit fee.

(4) Payment in the amount of two hundred and fifty dollars (\$ 250.00) for the non-refundable short term rental application fee.

(5) Proof of valid occupational license as required by chapter 22, article II, et seq.

(6) Proof that the proposed operator has current, valid, general liability coverage, that includes coverage for short term or temporary rentals, of five hundred thousand dollars (\$ 500,000.00) or more, verified with a current insurance certificate, for the subject short term rental.

(7) A site and floor plan that depicts a scaled diagram of the short term rental and that includes, at minimum, the number of bedrooms, beds, and bathrooms in each short term rental, and at least one (1) required off street parking space per rented bedroom.

(8) Proposed maximum number of guests permitted in the short term rental.

(9) Date of proposed commencement of operation, if initial application.

(10) Name and contact information of the designated local responsible party, including phone number(s) with area code and email address. The designated local responsible party may be the proposed operator.

(11) Sworn affidavit executed by the proposed operator, specifying a designated local responsible party, and certifying that he or she is available twenty-four (24) hours a day when the short term rental is rented and guests are occupying the short term rental to accept telephone calls and respond physically to the short term rental within sixty (60) minutes, and that the contact information for the designated local responsible party, including name, phone number(s) with area code, and email address, will be provided to all guests and located in a conspicuous location within the short term rental so as to be easily accessible for guests.

(12) Copy of the informational brochure as required per section 130-2213(57)(a)(8).

(13) Sworn affidavit executed by the proposed operator certifying that the proposed operator has read and understood all of the minimum standards for short term rentals as set forth in section 130-2213(57), and that the proposed operator is and shall be through the duration of the permitting term in compliance with all of the minimum standards therein.

(14) A notarized copy of a criminal background investigation for the proposed operator and the designated local responsible party (if different), which is to be conducted by the St. Tammany Parish Sheriff's Office.

(15) Any additional information deemed necessary and requested by the department of planning and development.

(c) Where the short term rental permit application is approved, the department of planning and development will issue to the operator at the address provided in the application a permit approval notice that includes a short term rental permit number, an expiration date for the short term rental permit, and the maximum number of guests allowed in the short term rental, as determined by the fire marshal and department of planning and development. The short term rental permit number, the expiration date of the short term rental permit, and the maximum number of guests shall, throughout the duration of the permitting term, be contained in any and all advertisements for the short term rental and be displayed within the short term rental in a conspicuous location at all times so as to be easily accessible by guests.

(d) If any pertinent information contained within an operator's short term rental application changes, short term rental operators are required to notify the department of planning and development and provide legitimate documentation confirming said changes. Changes, including but not limited to, the property owner of which the short term rental is located, and/or the designated local responsible party and his or her contact information, shall be promptly provided to the department of planning and development by submitting a sworn affidavit executed by the operator certifying to that effect. Operators who are changing the designated local responsible party shall furnish the department of planning and development with a notarized copy of the criminal background investigation, which is to be conducted by the St. Tammany Parish Sheriff's Office, for the new designated local responsible party, in addition to his or her contact information.

Sec. 22-592. - Permit denial .

(a) The department of planning and development may deny issuance of a short term rental permit if it finds any of the following:

(1) That the applicant fails to meet the application requirements imposed in this article.

(2) That the applicant has knowingly made a false, misleading, or fraudulent statement of material fact in the permit application, or in any other document required therein.

(3) That the proposed short term rental will be conducted in a manner not meeting the health or safety standards established by the ordinances of the parish or laws of the state.

(4) That the proposed short term rental will be conducted in a zoning district in which short term rentals are not a permitted use.

(5) That the applicant has previously conducted the type of short term rental being applied for which results in the creation of a public or private nuisance, based at least in part on several formal complaints by guests or neighbors of the short term rental that are received by the department of planning and development.

(6) That the applicant who operates a short term rental has had three (3) short term rental permits that were suspended in the last ten (10) years from the date of the application or has had a short term rental permit revoked in the last ten (10) years from the date of the application.

(7) That the proposed short term rental has an outstanding notice of violation of the St. Tammany Parish Code of Ordinances, in excess of forty-five (45) days.

(8) That the applicant has been convicted of any crime involving drugs, vice, or felony in a court of competent jurisdiction within the last ten (10) years.

(9) That the applicant is not in good standing with the Parish of St. Tammany and/or State of Louisiana.

(b) Where the short term rental application is denied, the department of planning and development will issue to the applicant at the address provided in the application a notice stating the reasons for denial, as well as a refund for the amount contained in the short term rental permit application, less two hundred and fifty dollars (\$ 250) for the non-refundable application fee.

(c) A short term rental applicant who is denied the issuance of a short term rental permit may appeal the decision to the Board of Adjustment within 60 days from the date in which the notice of denial was delivered.

(d) Nothing in this article shall prevent an applicant from reapplying for a short term rental permit any number of times upon receipt of a notice of denial.

Sec. 22-593. - Violations and notice.

(a) It is unlawful to advertise or operate a short term rental without a valid short term rental permit. Whoever violates the provisions of this section shall be punished by a fine not exceeding five hundred (\$ 500.00) per short term rental, per day. Each day on which a short term rental advertises or operates without a valid short term rental permit shall be considered a separate offense for purposes of this section. Operating a short term rental with a suspended, revoked, or expired short term rental permit shall be considered operating a short term rental without a valid short term rental permit. Advertising a short term rental in any zoning district other than those in which short term rentals are permitted creates a presumption that a short term rental is being operated in violation of this code. Advertising more than one (1) short term rentals that are located on the same property creates a presumption that more than one (1) short term rentals exist on the property, and accordingly, that more than one (1) short term rental permits are needed. A short term rental operator shall be subject to fines and penalties upon good cause shown at a hearing conducted by the Bureau of Administrative Adjudication, through the notice, hearing practice and procedures as set forth in Section 2-562, that the short term rental operator is engaged in operation without a permit. St. Tammany Parish Government reserves the right to use the provisions of section 22-590 of this article to compel and enforce any unpermitted operator to comply with this ordinance.

(1) Failure to renew a short term rental permit prior to its expiration date renders the expired permit immediately invalid. A short term rental operator who timely files for an application for a short term rental permit shall be considered to be in compliance provided that the operator has submitted payment for both the annual permitting fee and non-refundable application fee in full, that the operator is otherwise acting in good faith to obtain the required approvals, and that the application is eventually approved by the department of planning and development.

(2) The department of planning and development shall provide written renewal notice to each operator not later than sixty (60) days prior to expiration of the short term rental permit. In the event the department of planning and development fails to timely send the renewal notice, then the operator shall have sixty (60) days from the date notice is sent to apply. In the event that the department of planning and development fails to send a renewal notice, then the operator shall have sixty (60) days from the expiration date to apply.

(3) The department of planning and development shall receive, document, review, and maintain any and all complaints for short term rentals. The department of planning and development shall, upon request, furnish copies of complaints about a particular short term rental to any interested parish department, including but not limited to, the board of adjustments, bureau of administrative adjudication, and the parish council.

(4) The operator of a short term rental shall not be relieved from any personal responsibility or personal liability for noncompliance with any applicable law, rule, or regulation pertaining to the use and occupancy of the short term rental, regardless of whether such noncompliance was committed by the owner of the property, the operator, the designated local responsible party, the occupants of the short term rental, or their guests.

(5) St. Tammany Parish Government may issue a notice of violation to any occupant or guest, owner, operator, or designated local responsible party, for failure to comply with this article and all applicable laws, rules, and regulations pertaining to the use and occupancy of the subject short term rental. As allowed by law, St. Tammany Parish Government may issue citations for violations of this article, the St. Tammany Parish Code of Ordinances, and any other applicable state or local law.

Sec. 22-594. - Suspension and revocation .

(a) The short term rental permit shall be subject to suspension or revocation upon good cause shown at a hearing conducted by the Bureau of Administrative Adjudication, that the short term rental has engaged in any of the following since issuance of its current short term rental permit:

(1) Failure to comply with the requirements of this article or with applicable provisions of the St. Tammany Parish Code of Ordinances

(2) Refusal and/or failure to remedy building, zoning, or other code violations in accordance with a judicial order.

(3) Any criminal conduct resulting in arrest(s) where the offense occurred on short term rental property by a guest.

(b) Notice, hearing practice and procedures for suspension and revocation hearings by the Bureau of Administrative Adjudication shall follow those set forth in section 2-562, et. seq.

(c) When a short term rental permit is suspended for any legal cause by any lawful authority: no new short term rental permit shall be issued for the same short term rental for a minimum period of sixty-one (61) days, beginning from the first day of the suspension. Suspensions shall last for sixty (60) days from the date the short term rental is suspended. Suspensions shall be reserved for minor or first-time violations. The operator of a suspended short term rental may begin advertising and operating the short term rental under the same permit immediately after the suspension period has concluded.

(d) When a short term rental permit is revoked for any legal cause by any lawful authority: no new short term rental permit shall be issued for the same short term rental for a minimum period of one (1) year and one (1) day, beginning from the first day of the revocation. Revocations shall last for one (1) year from the date the short term rental is revoked. Revocations shall be reserved for major violations or repeated and unresolved minor violations that have previously resulted in suspensions. A short term rental permit with three (3) suspensions in one (1) permitting term shall automatically be revoked, and the revocation time period shall not begin until after the time period for the suspension has concluded. The operator of a revoked short term rental cannot continue to advertise or operate the short term rental until a new permit is obtained after the revocation period has concluded. The operator of a revoked short term rental permit shall surrender the short term rental permit to the department of planning and development forthwith.

(e) To the maximum extent practical, given existing site constraints, short term rentals shall be required to meet all applicable provisions of the St. Tammany Parish Code of Ordinances, and the department of planning and development shall be authorized to inspect a previously suspended or revoked short term rental prior to the re-issuance of a short term rental permit in order to evaluate compliance.

Amend NC-3 Lodging District, specifically Sec. 130-736. - Administrative permits, to add a new:

(4) Short term rentals

Amend NC-4 Neighborhood Institutional District, specifically Sec. 130-760. - Administrative permits, to add a new:

(4) Short term rentals

Amend NC-5 Retail and Service District, specifically Sec. 130-792. - Administrative permits, to add a new:

(4) Short term rentals

Amend NC-6 Public, Cultural and Recreational District, specifically Sec. 130-814. - Administrative permits, to add a new:

(4) Short term rentals

Amend HC-1 Highway Commercial District, specifically Sec. 130-898. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-2 Highway Commercial District, specifically Sec. 130-919. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-2A Highway Commercial District, specifically Sec. 130-946. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-3 Highway Commercial District, specifically Sec. 130-970. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-4 Highway Commercial District, specifically Sec. 130-1003. - Administrative permits, to add a new:

(9) Short term rentals

Amend HC-5 Highway Commercial District, specifically Sec. 130-1024. - Administrative permits, to add a new:

(9) Short term rentals

Amend TND-1 Traditional Neighborhood Development District, specifically Sec. 130-1459. - Overview, to add short term rentals:

(d) A "mixed residential area" includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, offices, short term rentals, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.

Amend TND-2 Traditional Neighborhood Development District, specifically Sec. 130-1510. - Overview, to add short term rentals:

(d) A "mixed residential area" includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, offices, short term rentals, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.

Amend Article V, Division 7 - RO Rural Overlay, specifically Sec. 130-1836. - Administrative permits, to add a new:

(12) Short term rentals

Amend Sec. 130-2213 Minimum standards, to add a new:

(58) Short term rentals.

a. Where a short term rental is allowed, the proposed use shall meet the following criteria:

1. An annual short term rental permit must be obtained and renewed each year in accordance with sec. 22-587, et seq.

2. The operator of a short term rental must carry a valid occupational license, as required per chapter 22, article II, et. seq. throughout the duration of the short term rental permitting term.

3. The operator of a short term rental must carry current, valid, general liability coverage, that includes coverage for short term or temporary rentals, of five hundred thousand dollars (\$ 500,000.00) or more, for the subject short term rental, throughout the duration of the short term rental permitting term.

4. A site plan shall be approved by the department of planning and development prior to issuance of a short term rental permit. At a minimum, this plan shall depict a scaled diagram of the short term rental that includes the number of bedrooms, beds, and bathrooms in each short term rental and at least one (1) required off street parking space per rented bedroom.

5. The number of guests who may occupy a short term rental shall not exceed the maximum allowance as determined by the fire marshal and department of planning and development.

6. The operator of a short term rental is not required to be present during the duration of a short term rental guest's visit, but when the operator is off premises, a designated local responsible party, which may be the operator, must be available twenty-four (24) hours a day during any time a guest is occupying the short term rental to respond to complaints from either guests or neighbors and shall be available to appear physically on the premises within sixty (60) minutes to address any issues. The name and contact information for the designated local responsible party, including phone number(s) with area code and email address, shall be located in a conspicuous location within the short term rental so as to be easily accessible for all guests. The operator is responsible for updating both the department of planning and development and guests thereafter if such information regarding the designated local responsible party and/or his or her contact information changes.

7. Short term rentals shall meet all applicable building, health, fire, and related safety codes at all times. An operable hardwired smoke detector(s) and an operable hardwired carbon monoxide detector(s) are required in either individual guest room(s) or adjacent hallways. An operable fire extinguisher is required to be located inside the premises of short term rental.

8. An informational brochure shall be required to be located within the short term rental in a conspicuous location at all times so as to be easily accessible for guests. The brochure shall contain the name and contact information of the designated local responsible party, including phone number(s) with area code and email address, the contact information for the department of planning and development in the event that guests wish to file a complaint or note a violation, the location of the fire extinguisher and a fire evacuation route, parking details, the trash collection procedure and schedule, as well as information regarding the neighborhood and surrounding area, including but not limited to, restrictions on parking, noise, trash, and any other pertinent information of which guests should be aware.

9. The short term rental permit number, the expiration date of the short term rental permit, and the maximum number of guests allowed in the short term rental as determined by the fire marshal and department of planning and development, shall, throughout the duration of the permitting term, be contained in any and all advertisements for the short term rental and displayed within the short term rental in a conspicuous location at all times so as to be easily accessible for guests.

10. Auctions, weddings, receptions, bingo activities, fund-raising events, banquets, luncheons, seminars, conferences, amplified outdoor music, outdoor karaoke, festivals, commercial functions, and any other similar events are prohibited from occurring at any short term rental.

11. Short term rental operators shall maintain all registration records to include the name, method of payment, and transaction amount of every person who purchases a room in the short term rental for any period of time, including, without limitation, third party rental services(e.g. Airbnb.com, Expedia.com, vrbo.com, etc.), for a minimum of three (3) years from the date of the occupants' departure, and shall be subject to audits by the St. Tammany Parish Sheriff's Office in accordance with applicable laws.

b. Nothing in this section is intended to apply to or prohibit the long-term rental of a dwelling unit for thirty (30) consecutive days or more and where typically the method of rental involves an extended period of time.

c. Nothing in this section is intended to apply to or prohibit the lease, rental, occupancy, or use of a property that is under a pending contract for sale, where the lessee(s) and lessor(s) are parties to the pending sale of said property.

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

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

EFFECTIVE DATE: This Ordinance shall become effective six (6) months after adoption.

MOVED FOR ADOPTION BY: _____SECONDED BY: _____

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

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 1 DAY OF APRIL , 2021 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MARCH 24 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2353-ZC
Posted: May 21, 2021

Meeting Date: June 1, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Salvatore Impastato

OWNER: Joe Impastato

REQUESTED CHANGE: From NC-1 Professional Office District to NC-2 Indoor Retail and Service District and RO Rural Overlay

LOCATION: Parcel located on the southwest corner of US Highway 190 and South Oaklawn Drive, being part of Tracts 342 and 343, North Oaklawn Subdivision; Lacombe; S39, T8S, R13E; Ward 7, District 7

SIZE: 1.2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

US Highway 190 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
S. Oaklawn Drive -	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	NC-1 Professional Office District
South	Residential	A-2 Suburban District
East	Undeveloped	NC-2 Indoor Retail and Service District and A-3 Suburban District
West	Residential	A-2 Suburban 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-1 Professional Office District to NC-2 Indoor Retail and Service District and RO Rural Overlay. The site is located on the southwest corner of US Highway 190 and South Oaklawn Drive, being part of Tracts 342 and 343, North Oaklawn Subdivision, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with several levels or forms of commercial structures.

The subject property is adjacent to residential development that is zoned NC-1 Professional Office District to the north, residential development that is zoned NC-2 to the east and residential development that is zoned A-2 Suburban District to the south and the west. A change in zoning will allow for small retail and service uses in close proximity to residential neighborhoods.

Zoning	Permitted Uses	Purpose
NC-1	Law Offices, Architectural Offices, Accountant Offices, Real Estate Offices, Insurance Offices, Business Offices, Daytime doctor, dentist, and chiropractor offices, Veterinary clinics (no outdoor kennels), Other professional offices	The purpose of the NC-1 Professional Office District is to provide for the location of small professional office in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.
NC-2	All permitted uses in NC-1, Antique shops, Art and school supply stores, Art galleries, Bakeries, Barbershops and beauty shops, Book or stationary stores, Utility collection offices, Custom dressmaking and sewing shops, Florists, Delicatessens, Drug stores, Dry cleaning pick-up/drop-off (no dry cleaning equipment), Garden supply centers and greenhouses, Gift shops, Hardware stores, Hobby shops, Ice cream shops, Interior decorating shops, Jewelry stores, Photography shops and studios, Restaurants without lounge, Shoe stores and repair shops, Sporting goods stores, Toy stores, Wearing apparel shops.	The purpose of the NC-2 Indoor Retail and Service District is to provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.

Case No.: 2021-2353-ZC

PETITIONER: Salvatore Impastato

OWNER: Joe Impastato

REQUESTED CHANGE: From NC-1 Professional Office District to NC-2 Indoor Retail and Service District and RO Rural Overlay

LOCATION: Parcel located on the southwest corner of US Highway 190 and South Oaklawn Drive, being part of Tracts 342 and 343, North Oaklawn Subdivision; Lacombe, S39, T8S, R13E; Ward 7, District 7

SIZE: 1.2 acres



A-2

2021-2353-ZC

MHO

A-2

NC-1

T8 - R13E

A-2

190

NC-1

HC-1

39

NC-1

OAKLAWN

NC-2

NC-1

A-3

CBF-1

A-2

RUTH

ZONING STAFF REPORT

Date: May 25, 2021

Case No.: 2021-2354-ZC

Posted: May 14, 2021

Meeting Date: June 1, 2021

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: George Kurz

OWNER: Honeybee Holdings, LLC

REQUESTED CHANGE: From TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District

LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway190; Slidell; S35, T8S, R13E; Ward 9, District 11

SIZE: 275.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

US Highway 190 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
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Honeybee Road -	Type: Parish	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	Residential	A-2 Suburban District
South	Undeveloped	TND-2 Traditional Neighborhood Development District
East	Undeveloped	TND-2 Traditional Neighborhood Development District
West	Residential	A-2 Suburban District and A-3 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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential 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 TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District. The site is located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family and mixed commercial uses and conservation areas.

The subject property is adjacent to residentially zoned property to the north and west, and undeveloped property that is zoned TND-2 Traditional Neighborhood Development District to the east and south. The property was rezoned from SA Suburban Agriculture to TND-2 through the 2009 comprehensive rezoning process in an effort to formally designate large tracts of land to provide residential, recreational, and shopping needs of citizens within a concise development pattern.

The applicant is requesting to rezone the subject property to A-4A Single-Family Residential District which allows for a maximum density of six units per acre. The reason for this request is to establish the allowable density for the proposed Honeybee Subdivision PUD (Case No. 2021-2355-ZC).

Case No.: 2021-2354-ZC

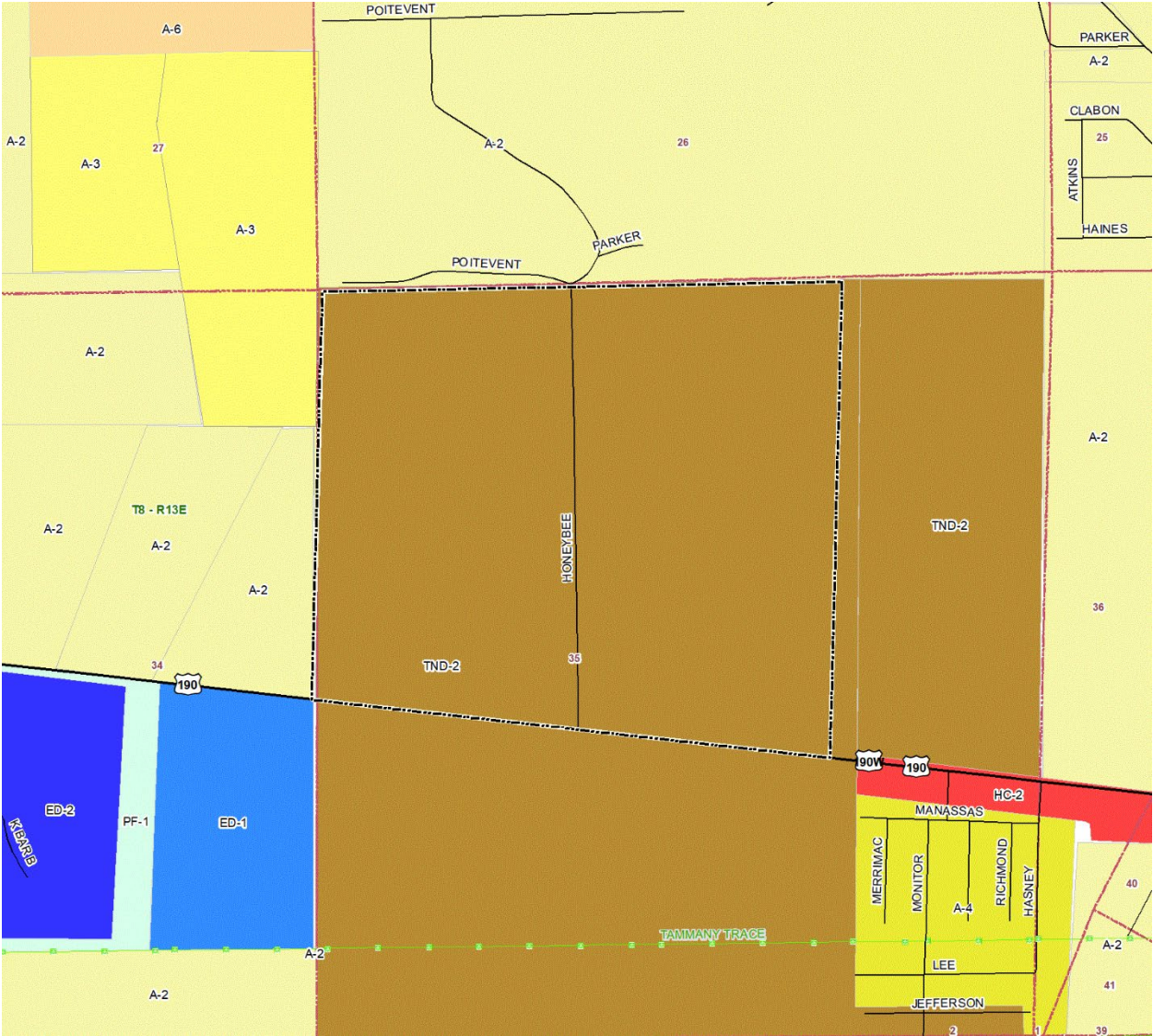
PETITIONER: George Kurz

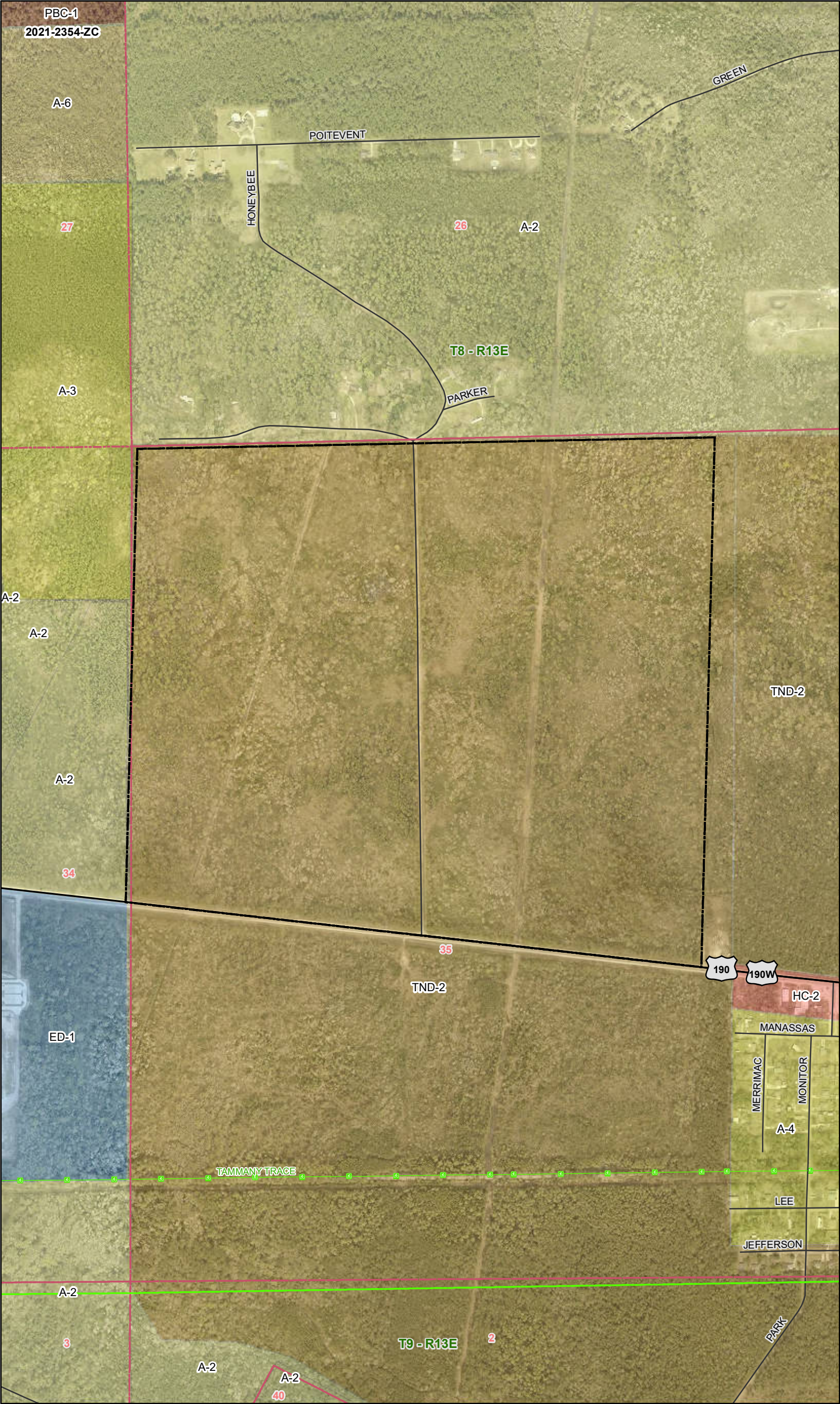
OWNER: Honeybee Holdings, LLC

REQUESTED CHANGE: From TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District

LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway190; Slidell; S35, T8S, R13E; Ward 9, District 11

SIZE: 275.33 acres





ALTA/NSPS LAND TITLE SURVEY
OF A PARCEL OF LAND LOCATED IN
SECTION 35, TOWNSHIP 8 SOUTH - RANGE 13 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

2021-2354-ZC



VICINITY MAP

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 0415 C & 225205 0405 C
MAP REVISED: APRIL 2, 1991 (0415) & OCTOBER 17, 1989 (0405)
(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

REFERENCES:

- 1) A SURVEY MAP OF A 405.68 A. & A 49.47 AC. PARCEL OF LAND SITUATED IN SECTION 35, T-8-S, R-13-E AND A 1778.64 ACRE PARCEL OF LAND SITUATED IN SECTIONS 2 & 39, T-9-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA, BY J.V. BURKES & ASSOCIATES, INC. DATED 12/21/2010.
- 2) PLAT SHOWING PARTITION OF THE NE 1/4 OF SECTION 34, T8S-R13E, LESS A ONE ACRE PARCEL AND PARCEL "A", THE 0.0678 ACRES PORTION OF THE W 1/2 OF THE SE 1/4, SECTION 34, WHICH LIES NORTH OF U.S. HIGHWAY 190, ALL BEING LOCATED NEAR THE CITY OF SUDELL, ST. TAMMANY PARISH, LOUISIANA FOR AMERICAN BANK BY ALBERT A. LOVELL & ASSOCIATES, INC. DATED DECEMBER 3, 1991.
- 3) PLAT OF SURVEY OF THE DAVIS YOUNG SR. ESTATE BY NED R. WILSON, DATED 12/13/1976.
- 4) PLAT OF SURVEY OF THE FOSTER GREEN ESTATE BY NED R. WILSON, DATED 04/29/1980.

SOURCE OF TITLE: COB 83/FOLIO 544

ABSTRACT REVIEW NOTES:

SURVEYOR HAS REVIEWED ABSTRACT NO. 20-0839 BY ADVANCED ABSTRACTS LLC DATED DECEMBER 11, 2020 FOR LISKOW & LEWIS - EMILY RANDAZZO AND MAKES NOTE OF THE FOLLOWING ACTS PROVIDED:

COB E-2 PAGE 162, SURVEYOR UNABLE TO READ SUPPORTING INSTRUMENT.

COB 185 PAGE 515 INSTRUMENT #67010, THIS CONVEYANCE DEED REFERS TO A PORTION OF THE EAST HALF OF THE EAST HALF OF SEC. 35, T8S-R13E, LYING NORTH OF THE STATE HIGHWAY 34 (NOW US HIGHWAY 190). THIS PARCEL IS EAST OF THE SUBJECT PROPERTY.

COB 260 PAGE 365 INSTRUMENT #143601, THIS RIGHT OF WAY DEED TO CLECO IS FOR A RIGHT OF WAY ALONG A PORTION OF THE WEST SIDE OF US HWY. 190 BETWEEN MANDEVILLE AND COVINGTON. THE RIGHT OF WAY DOES NOT PLOT ON OR AFFECT THE SUBJECT PROPERTY.

COB 408 PAGE 64 INSTRUMENT #230187, THIS RIGHT OF WAY DEED TO CLECO GRANTS RIGHTS OF WAY IN VARIOUS LOCATIONS. THE 15' RIGHT OF WAY ALONG A PORTION OF THE SOUTH RIGHT OF WAY LINE IS PLOTTED AND DOES NOT AFFECT THE SUBJECT PROPERTY. SURVEYOR NOTES THAT THIS INSTRUMENT DOES NOT CALL FOR A RIGHT OF WAY FOR THE OVERHEAD ELECTRIC LINE ALONG THE EAST SIDE OF HONEYBEE ROAD. THIS OVERHEAD ELECTRIC LINE IS SHOWN AS EXISTING IN THE EXHIBIT ATTACHED TO THIS INSTRUMENT.

COB 558 PAGE 240 INSTRUMENT #267705, THIS DEED GRANTS A 30' WIDE RIGHT OF WAY TO COLLINS PIPELINE TO CONSTRUCT, MAINTAIN AND REPAIR A 16" PIPELINE. THE LOCATION SHOWN HEREON IS BASED ON VISIBLE MARKER SIGNS.

COB 261 PAGE 346 INSTRUMENT #144274, THIS DEED GRANTS A 10' WIDE ELECTRIC LINE RIGHT OF WAY TO LOUISIANA RURAL ELECTRIC CORPORATION. THIS RIGHT OF WAY IS PLOTTED AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.

NOTE:

THAT PORTION OF BAYOU PAQUET (LATERAL 9-CW-1-18) SHOWN HEREON IS A PUBLIC DRAINAGE CHANNEL IN THE ST. TAMMANY PARISH DRAINAGE SYSTEM. UNDER REVISED STATUTE (RS) 38:113 THE JURISDICTIONAL DRAINAGE DISTRICT HAS CONTROL OVER A SPACE OF 100 FEET ON BOTH SIDES OF THE BANKS OF SAID CHANNEL. CONTACT THE ST. TAMMANY PARISH DRAINAGE DISTRICT FOR THEIR SPECIFIC RIGHT OF WAY REQUIREMENTS.

NOTE:

HONEYBEE ROAD IS A PAVED PUBLIC PARISH ROAD. WIDTH OF PARISH MAINTENANCE VARIES BETWEEN 50 AND 60 FEET.

SURVEY DESCRIPTION:

A CERTAIN PIECE OR PARCEL OF LAND BEING THAT PORTION OF THE WEST HALF AND THE WEST HALF OF THE EAST HALF, LESS AND EXCEPT A STRIP ONE ACRE WIDE ON THE EAST SIDE, LYING NORTH OF US HIGHWAY 190, SECTION 35, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE FOUND NEXT TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N89°50'54"E ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3755.30 FEET TO A 3/4" IRON ROD FOUND; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 501°27'08"W A DISTANCE OF 3446.01 FEET TO A 3/4" IRON ROD FOUND; ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 190; THENCE N83°33'25"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 3766.48 FEET TO A 5/8" IRON ROD SET ON THE WEST LINE OF SAID SECTION 35; THENCE N01°36'31"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 203.67 FEET TO A 3/4" IRON ROD FOUND AT THE QUARTER CORNER COMMON TO SECTION 26, TOWNSHIP 8 SOUTH, RANGE 13 EAST AND SAID SECTION 35; THENCE N01°27'25"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 2744.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 275.33 ACRES, INCLUSIVE OF ANY PORTION IN THE RIGHT OF WAY FOR HONEYBEE ROAD, AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 20-889, DATED DECEMBER 28, 2020, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

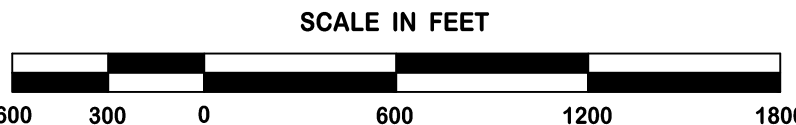
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

TO: HONEYBEE HOLDINGS AND LLC AND LISKOW & LEWIS

THIS IS TO CERTIFY THAT IS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, & 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 8, 2020

DATE OF PLAT: 01/11/2021

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



- LEGEND
- FOUND PROPERTY CORNER
 - SET PROPERTY CORNER
 - GAS UTILITY MARKER
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - TOWNSHIP LINE
 - TOP BANK
 - L.R. IRON ROD
 - L.P. IRON PIPE
 - (M) MEASURED
 - (R) REFERENCE

REVISION	BY

DUPLANTIS DESIGN GROUP, PC SURVEY	16564 Brewster Road, Suite 101 Covington, LA 70433 Phone: 985.249.6180 // Fax: 985.249.6190 1308 Camellia Blvd, Suite 200 Lafayette, LA 70508 WWW.ddgpc.com
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ALTA/NSPS LAND TITLE SURVEY SECTION 35, T8S-R13E ST. TAMMANY PARISH, LOUISIANA FOR: HONEYBEE HOLDINGS, LLC

DRAWN BPV/NLA
CHECKED DLG
PROJECT NO. 20-889
FILE 20-889 ALTA 01-11-2021
SHEET 1-1

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2355-ZC
Posted: May 14, 2021

Meeting Date: June 1, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: George Kurz
OWNER: Honeybee Holdings, LLC
REQUESTED CHANGE: From A-4A Single-Family Residential District TO A-4A Single-Family Residential District and PUD Planned Unit Development
LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway190; Slidell; S35, T8S, R13E; Ward 9, District 11
SIZE: 275.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

US Highway 190 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
Honeybee Road -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Undeveloped	TND-2 Traditional Neighborhood Development District
East	Undeveloped	TND-2 Traditional Neighborhood Development District
West	Residential	A-2 Suburban District and A-3 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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential 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 change the zoning classification from A-4A Single-Family Residential District to A-4A Single-Family Residential District and PUD Planned Unit Development Overlay. The site is located on the east and west sides of Honeybee Road, north of US Highway190; Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family and mixed commercial uses and conservation areas.

The subject property is adjacent to residentially zoned property to the north and west, and undeveloped property that is zoned TND-2 Traditional Neighborhood Development District to the east and south.

The Honeybee Subdivision is comprised of 275.33 acres and is proposed to be developed with 1,002 home sites (see Table 1 below). A concurrent application to rezone the subject site from TND-2 Traditional Neighborhood Development District to A-4A Single-Family Residential District has also been submitted (Case No. 2021-2354-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision.

TABLE 1: HONEYBEE SUBDIVISION HOME SITE SIZES		
Lot Size	Average Lot Size	Total Number Proposed
40 ft.	40’ x 120’ or .11 acres	372
50 ft.	50’ x 120’ or .14 acres	495
60 ft.	60’ x 120’ or .17 acres	126
Cottage Style Home	34’ x 120’ or .09 acres	9
Total Home Sites		1,002

ACCESS:

The site is proposed to predominantly be accessed from the existing Parish maintained Honey Bee Road, as well as another proposed entrance west of Bayou Paquet. The typical right-of-way throughout the subdivision is to total 50 ft. wide, including two-11.25 ft. travel lanes.

TABLE 2: GENERAL INFORMATION	
Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Revisions Required
Setbacks & Maximum height	Revisions Required: <ol style="list-style-type: none"> Provide the required front, side, and rear yard setbacks for all lot types. Provide the maximum height of any building or structure. Provide the required setbacks for accessory structures.
Restrictive Covenants	Revisions Required: <ol style="list-style-type: none"> Include a note regarding the assurance of maintenance of common areas and the continued protection of the PUD The subdivision dedication will have to be public or private. A combination of dedications for roadways and drainage is not acceptable.
Water & Sewer facilities	Revisions Required: <p>Community sewer and water is required. This development will need a letter of acceptance from the sewer and water provider or, if providing a package plant the following will be required:</p> <ol style="list-style-type: none"> A licensed utility company is required to own, operate, and maintain package plants. LDH Permit required for community water and installation of wastewater package plants. LDEQ permit required for discharges from package plants.
Wetland Delineations	Provided as Required: <p>Note the applicant may need to reconfigure the PUD layout based on the outcome of the Jurisdictional Determination.</p>
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 proposal is for 1,002 residential lots, which is 80% of the maximum allowable density of the PUD per the requested A-4A Single-Family Residential designation (2020-2354-ZC). See Table 3.

TABLE 3: DENSITY CALCULATIONS			
<u>Zoning</u>	<u>Acreage</u>	<u>Density Calculation</u>	<u>Max Net Density</u>
<u>Existing</u> TND-2	275.33 acres	The minimum allowable density within the TND-2 is 5 to 8 single-family dwelling units per net acre. This density level is elevated from the typical allowable density within the residential zoning classifications due to the required mix of residential and commercial uses within the development.	1,376 units – 2,202 units
<u>Proposed</u> A-4A	275.33 acres	The maximum net density permitted on shall be six units per acre.	1,238 units

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 275.33 acres, requiring 68.83 acres of open space. The Honeybee PUD plan shows a total of 79.72 acres of greenspace.

The purpose of a PUD is to provide environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property. If this property were to be developed as a subdivision, Sec. 125-95(a) states that recreational green space must be exclusive of green belts, reserved easements, or servitudes. Staff has concerns that a large majority of greenspace provided is comprised of easements, servitudes, and buffers, and therefore does not meet the intent of the PUD requirements (see Table 4).

TABLE 4: GREENSPACE CALCULATIONS			
<u>Greenspace Type</u>	<u>Amenity</u>	<u>Acreage</u>	<u>Percentage</u>
Amenity Site	Playground	4.24 acres	5.33%
Bayou Paquet	Walking Path	1.55 acres	1.95%
Gas Servitude	Walking Path	2.27 acres	2.85%
Other Green Space: 1. Space around the lakes 2. Buffers	Servitudes, Easements, and Buffers	59.79 acres	74.96%
½ Storm Water Management Areas	Ponds	11.87 acres	14.91%
Total:		79.72 acres	100%

- 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

- Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - If approved, the 275.33-acre site could be developed under the A-4A Single-Family Residential District site and structure provisions (2021-2354-ZC). This zoning classification would allow for a gross density of 1,639 home sites and if developed under the normal subdivision regulations would be required to provide 21.82 acres of greenspace. Per Sec. 125-95(a), that recreational green space would be required to be exclusive of green belts, reserved easements, or servitudes. As shown in Table 4, 74.96% of the greenspace that is proposed to be dedicated to the PUD is comprised of “space around lakes” and buffers. This would not be permitted under the typical subdivision regulations. Therefore, this development is not of a higher quality than would be possible under the regulations otherwise applicable to the property.
- 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.*
 - While the proposed PUD does provide a variation of lot sizes, these lots fluctuate by a width of 10 feet and do not provide the diversification and variation of residential uses encouraged by the Planned Unit Development.
 - The applicant must provide the required front, side, and rear yard setbacks for all lot types.
 - The applicant must provide the maximum height of any building or structure.

3. Functional and beneficial uses of open space areas.

- Almost 75% of the greenspace provided is comprised of required servitudes around the ponds and greenspace buffers. Considering the high density of the proposed subdivision, additional active areas and amenities should be provided that are exclusive of buffers and servitudes.
- The applicant must provide the amenity schedule proposed for the 4.24-acre “amenity site”.

4. Preservation of natural features of a development site.

- Although not required, the Department of Planning and Development strongly encourages buffers along the exterior property lines of proposed subdivisions. The applicant has provided a 25 ft. “disturbed buffer” along Highway 190, and to the east, and west as well as a 50 ft. undisturbed buffer to the north. While staff welcomes the use of greenspace to screen the residential development from existing land uses, staff firmly believes these buffers should not help to make up the majority of green space amenities for the residents.

4. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.

- Due to the proposed high density of this PUD, the applicant should ensure every home site has access to a substantial greenspace amenity. In addition, the applicant should ensure parking is provided at the single-amenity site to ensure that every home has reasonable access.

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

- Community sewer and water is required. This development will need a letter of acceptance from the sewer and water provider or, if proving a package plant, the following will be required:
 - i. A licensed utility company is required to own, operate, and maintain package plans
 - ii. LDH Permit is required for community water and installation of wastewater package plants
 - iii. LDEQ permit is required for discharges from package plant
- The applicant has not yet provided information concerning which company will be responsible for central sewer and water services.

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

- The site is proposed to predominantly be accessed from the existing Parish maintained Honey Bee Road, as well as another proposed entrance west of Bayou Paquet. Due to the proposed density of the subject PUD, staff recommends the applicant enhance the existing Honeybee Road to a Boulevard or Avenue type entrance with a minimum width of 80 feet.

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

- The applicant has submitted a concurrent request to change the underlying zoning designation of the 275.33-acre subject site from TND-2 Traditional Neighborhood Development District to A-4A Single-Family Residential District (2021-2254-ZC). The subject property is adjacent to residential property zoned A-2 Suburban District to the north, residential property zoned A-2 Suburban District and A-3 Suburban District to the west, and undeveloped property zoned TND-2 Traditional Neighborhood Development District to the south and the east. If approved, the request to change the underlying zoning classification to A-4A will increase the density in the area.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses, mixed commercial uses, and conservation areas. The current request for the Planned Unit Development overlay could accomplish the intention of the site’s comprehensive use designation, providing the intent of the purpose statements listed under Sec. 130-1672 are met.

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:

4. 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.
5. 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
6. That increased open space over conventional development is provided for the occupants of the proposed PUD and the general public, and desirable natural features indigenous to the site in accordance with the open space parameters as follows:
 - a. Open spaces shall be required within the PUD and should be devoted to active and/or passive recreational purposes
 - b. Protects all floodplains and wetlands in accordance with parish regulations pertaining to fill
 - c. Preserves and maintains mature woodland and buffers

- d. Protects rural roadside character and improves public safety by minimizing development fronting and accessing directly onto the public road
- e. Provides for pedestrian circulation between properties and features of the site and continuity of open spaces where possible.

Staff has determined the following:

1. The applicant is required to provide the service provider for the proposed 1,002 home sites including sewer and water connections.
2. The drainage servitudes shown on the PUD plan do not appear to be sufficient for maintenance of drainage between structures.
3. Staff has determined that adverse traffic impacts may be created. Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of this development will generate over 8,672 new vehicle trips a day to the area with two-two-way access roads servicing the development.
4. The proposed density for this development is above the existing density in a majority of the surrounding area. Staff has determined that the proposal for 1,002 homes could create negative impacts on traffic, drainage, and safety.

Case No.: 2021-2355-ZC

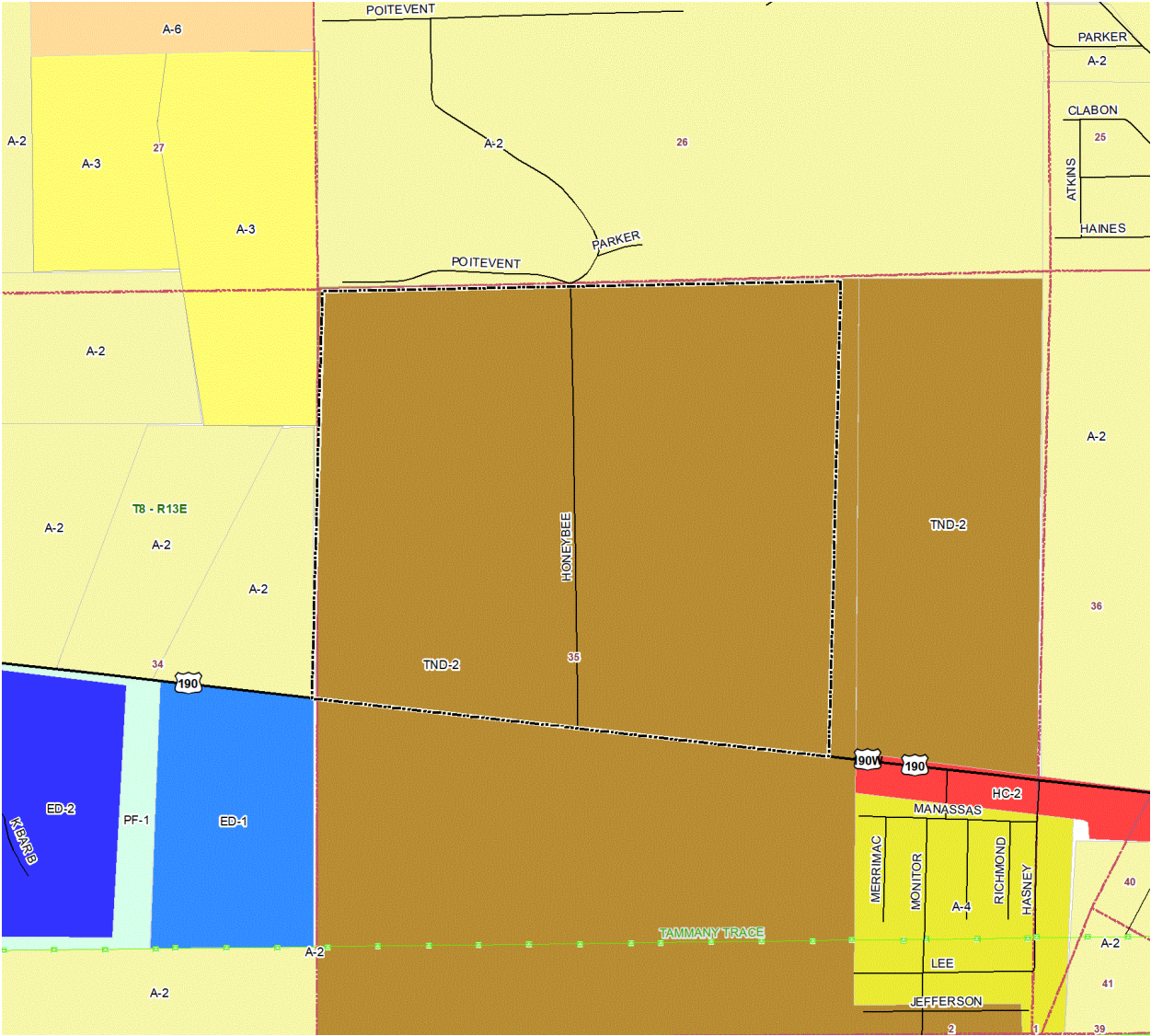
PETITIONER: George Kurz

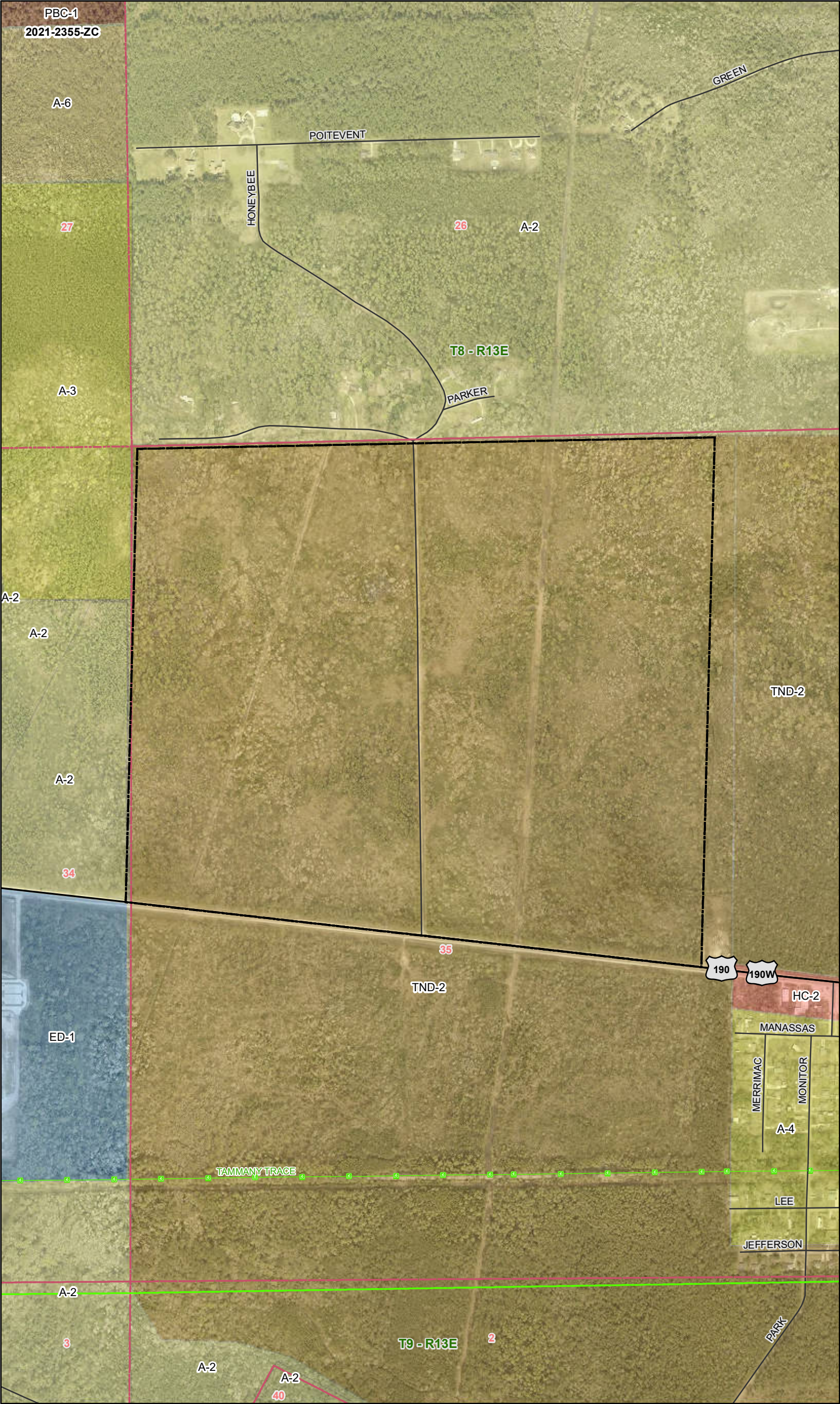
OWNER: Honeybee Holdings, LLC

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

LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway190; Slidell; S35, T8S, R13E; Ward 9, District 11

SIZE: 275.33 acres





ALTA/NSPS LAND TITLE SURVEY
OF A PARCEL OF LAND LOCATED IN
SECTION 35, TOWNSHIP 8 SOUTH - RANGE 13 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

2021-2355-ZC



VICINITY MAP

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 0415 C & 225205 0405 C
MAP REVISED: APRIL 2, 1991 (0415) & OCTOBER 17, 1989 (0405)
(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

REFERENCES:

- 1) A SURVEY MAP OF A 405.68 A. & A 49.47 AC. PARCEL OF LAND SITUATED IN SECTION 35, T-8-S, R-13-E AND A 1778.64 ACRE PARCEL OF LAND SITUATED IN SECTIONS 2 & 39, T-9-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA, BY J.V. BURKES & ASSOCIATES, INC. DATED 12/21/2010.
- 2) PLAT SHOWING PARTITION OF THE NE 1/4 OF SECTION 34, T8S-R13E, LESS A ONE ACRE PARCEL AND PARCEL "A", THE 0.0678 ACRES PORTION OF THE W 1/2 OF THE SE 1/4, SECTION 34, WHICH LIES NORTH OF U.S. HIGHWAY 190, ALL BEING LOCATED NEAR THE CITY OF SUDELL, ST. TAMMANY PARISH, LOUISIANA FOR AMERICAN BANK BY ALBERT A. LOVELL & ASSOCIATES, INC. DATED DECEMBER 3, 1991.
- 3) PLAT OF SURVEY OF THE DAVIS YOUNG SR. ESTATE BY NED R. WILSON, DATED 12/13/1976.
- 4) PLAT OF SURVEY OF THE FOSTER GREEN ESTATE BY NED R. WILSON, DATED 04/29/1980.

SOURCE OF TITLE: COB 83/FOLIO 544

ABSTRACT REVIEW NOTES:

SURVEYOR HAS REVIEWED ABSTRACT NO. 20-0839 BY ADVANCED ABSTRACTS LLC DATED DECEMBER 11, 2020 FOR LISKOW & LEWIS - EMILY RANDAZZO AND MAKES NOTE OF THE FOLLOWING ACTS PROVIDED:

COB E-2 PAGE 162, SURVEYOR UNABLE TO READ SUPPORTING INSTRUMENT.

COB 185 PAGE 515 INSTRUMENT #67010, THIS CONVEYANCE DEED REFERS TO A PORTION OF THE EAST HALF OF THE EAST HALF OF SEC. 35, T8S-R13E, LYING NORTH OF THE STATE HIGHWAY 34 (NOW US HIGHWAY 190). THIS PARCEL IS EAST OF THE SUBJECT PROPERTY.

COB 260 PAGE 365 INSTRUMENT #143601, THIS RIGHT OF WAY DEED TO CLECO IS FOR A RIGHT OF WAY ALONG A PORTION OF THE WEST SIDE OF US HWY. 190 BETWEEN MANDEVILLE AND COVINGTON. THE RIGHT OF WAY DOES NOT PLOT ON OR AFFECT THE SUBJECT PROPERTY.

COB 408 PAGE 64 INSTRUMENT #230187, THIS RIGHT OF WAY DEED TO CLECO GRANTS RIGHTS OF WAY IN VARIOUS LOCATIONS. THE 15' RIGHT OF WAY ALONG A PORTION OF THE SOUTH RIGHT OF WAY LINE IS PLOTTED AND DOES NOT AFFECT THE SUBJECT PROPERTY. SURVEYOR NOTES THAT THIS INSTRUMENT DOES NOT CALL FOR A RIGHT OF WAY FOR THE OVERHEAD ELECTRIC LINE ALONG THE EAST SIDE OF HONEYBEE ROAD. THIS OVERHEAD ELECTRIC LINE IS SHOWN AS EXISTING IN THE EXHIBIT ATTACHED TO THIS INSTRUMENT.

COB 558 PAGE 240 INSTRUMENT #267705, THIS DEED GRANTS A 30' WIDE RIGHT OF WAY TO COLLINS PIPELINE TO CONSTRUCT, MAINTAIN AND REPAIR A 16" PIPELINE. THE LOCATION SHOWN HEREON IS BASED ON VISIBLE MARKER SIGNS.

COB 261 PAGE 346 INSTRUMENT #144274, THIS DEED GRANTS A 10' WIDE ELECTRIC LINE RIGHT OF WAY TO LOUISIANA RURAL ELECTRIC CORPORATION. THIS RIGHT OF WAY IS PLOTTED AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.

NOTE:

THAT PORTION OF BAYOU PAQUET (LATERAL 9-CW-1-18) SHOWN HEREON IS A PUBLIC DRAINAGE CHANNEL IN THE ST. TAMMANY PARISH DRAINAGE SYSTEM. UNDER REVISED STATUTE (RS) 38:113 THE JURISDICTIONAL DRAINAGE DISTRICT HAS CONTROL OVER A SPACE OF 100 FEET ON BOTH SIDES OF THE BANKS OF SAID CHANNEL. CONTACT THE ST. TAMMANY PARISH DRAINAGE DISTRICT FOR THEIR SPECIFIC RIGHT OF WAY REQUIREMENTS.

NOTE:

HONEYBEE ROAD IS A PAVED PUBLIC PARISH ROAD. WIDTH OF PARISH MAINTENANCE VARIES BETWEEN 50 AND 60 FEET.

SURVEY DESCRIPTION:

A CERTAIN PIECE OR PARCEL OF LAND BEING THAT PORTION OF THE WEST HALF AND THE WEST HALF OF THE EAST HALF, LESS AND EXCEPT A STRIP ONE ACRE WIDE ON THE EAST SIDE, LYING NORTH OF US HIGHWAY 190, SECTION 35, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE FOUND NEXT TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N89°50'54"E ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3755.30 FEET TO A 3/4" IRON ROD FOUND; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 501°27'08"W A DISTANCE OF 3446.01 FEET TO A 3/4" IRON ROD FOUND; ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 190; THENCE N83°33'25"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 3766.48 FEET TO A 5/8" IRON ROD SET ON THE WEST LINE OF SAID SECTION 35; THENCE N01°36'31"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 203.67 FEET TO A 3/4" IRON ROD FOUND AT THE QUARTER CORNER COMMON TO SECTION 26, TOWNSHIP 8 SOUTH, RANGE 13 EAST AND SAID SECTION 35; THENCE N01°27'25"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 2744.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 275.33 ACRES, INCLUSIVE OF ANY PORTION IN THE RIGHT OF WAY FOR HONEYBEE ROAD, AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 20-889, DATED DECEMBER 28, 2020, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

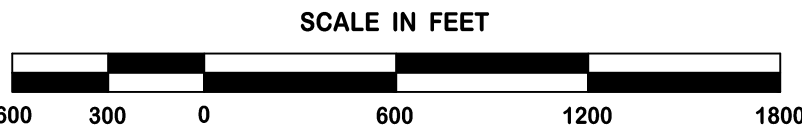
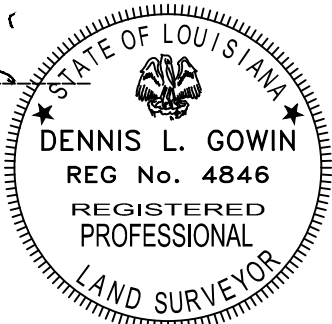
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

TO: HONEYBEE HOLDINGS AND LLC AND LISKOW & LEWIS

THIS IS TO CERTIFY THAT IS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, & 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 8, 2020

DATE OF PLAT: 01/11/2021

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



- LEGEND
- FOUND PROPERTY CORNER
 - SET PROPERTY CORNER
 - GAS UTILITY MARKER
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - TOWNSHIP LINE
 - TOP BANK
 - L.R. IRON ROD
 - L.P. IRON PIPE
 - (M) MEASURED
 - (R) REFERENCE

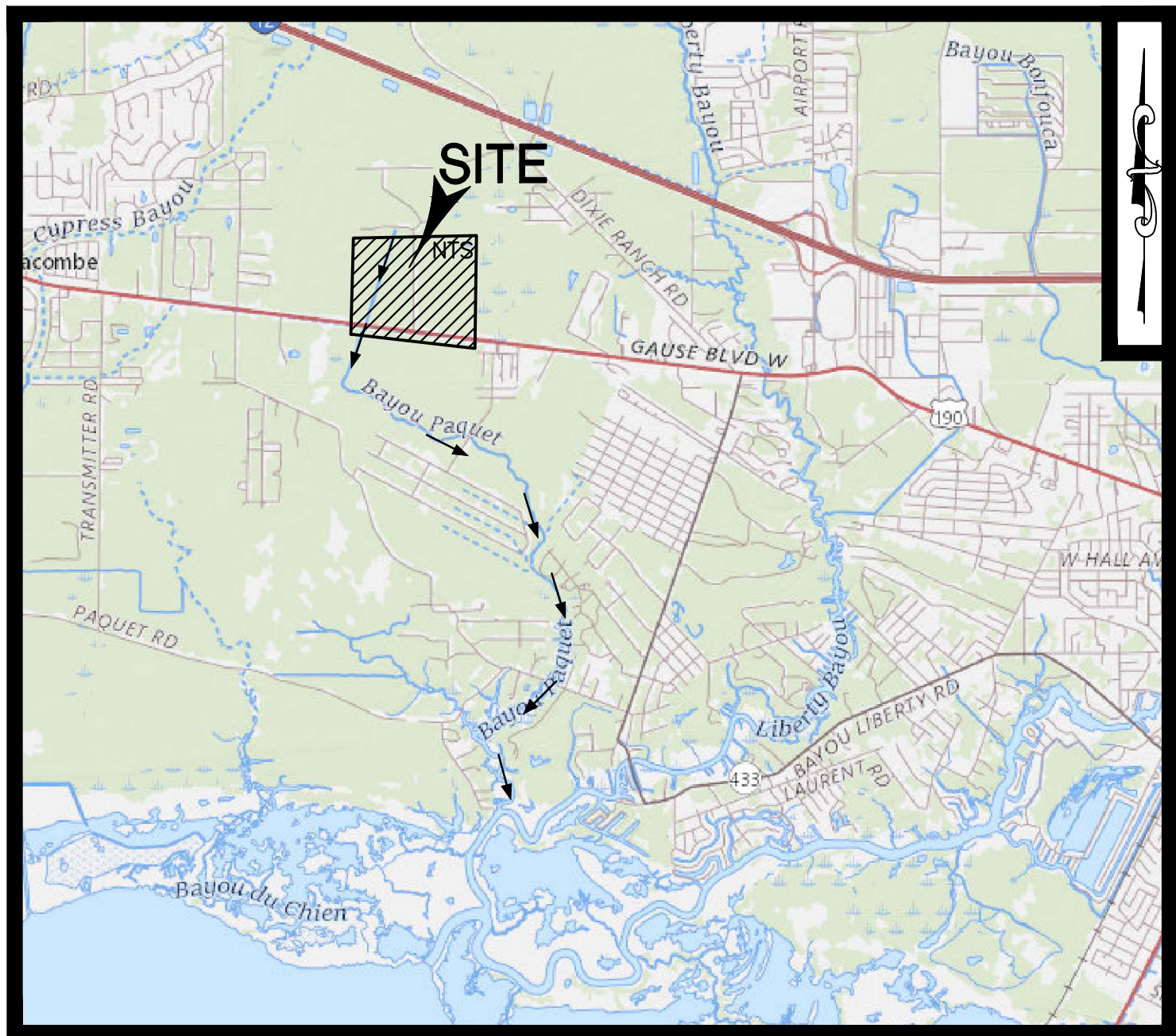
REVISION	BY

DUPLANTIS DESIGN GROUP, PC SURVEY	16564 Brewster Road, Suite 101 Covington, LA 70433 Phone: 985.249.6180 Fax: 985.249.6190 1308 Camellia Blvd, Suite 200 Lafayette, LA 70508 WWW.ddgpc.com
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ALTA/NSPS LAND TITLE SURVEY SECTION 35, T8S-R13E ST. TAMMANY PARISH, LOUISIANA FOR: HONEYBEE HOLDINGS, LLC

DRAWN BPV/NLA
CHECKED DLG
PROJECT NO. 20-889
FILE 20-889 ALTA 01-11-2021
SHEET 1-1



VICINITY MAP

N.T.S.

275.33 ACRES AREA	1,002 NO. OF LOTS	0.11 ACRES (40'x120') AVG. 40 FT LOT SIZE	PLANNED UNIT DEVELOPMENT PROPOSED ZONING
50 FT. 60 FT STREET RIGHT-OF-WAY	ASPHALT ROAD SURFACE	0.14 ACRES (50'x120') AVG. 50 FT LOT SIZE	0.09 ACRES (34'x120') AVG. COTTAGE STYLE HOME LOT SIZE
PRIVATE WATER SYSTEM	PRIVATE SEWER SYSTEM	0.17 ACRES (60'x120') AVG. 60 FT LOT SIZE	
45 FT MAXIMUM BUILDING HEIGHT	LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	±40.075 IN FT STREET LENGTH	

AREA SUMMARY

DEDICATED RIGHT-OF-WAY	± 26.19 ACRES - 9.51%
LOT ACREAGE	± 155.57 ACRES - 56.50%
STORM WATER MANAGEMENT AREAS	± 23.74 ACRES - 8.62%
OTHER (GREEN SPACE, BUFFERS, ETC.)	± 59.79 ACRES - 21.72%
UTILITY SITE	± 2.00 ACRES - 0.73%
AMENITY SITE	± 4.24 ACRES - 1.54%
OPEN SPACE (NOT COUNTED TOWARDS GREEN SPACE CALCULATIONS)	± 3.80 ACRES - 1.38%
TOTAL ACREAGE:	± 275.33 ACRES - 100%

GREEN SPACE CALCULATIONS

AMENITY SITE	± 4.24 ACRES - 5.33%
BAYOU PAQUET (EXCLUDING AREA BETWEEN TOP OF BANK TO TOP OF BANK)	± 1.55 ACRES - 1.95%
GAS SERVITUDE	± 2.27 ACRES - 2.85%
OTHER GREEN SPACE (SPACE AROUND LAKES, BUFFERS, SIDEWALK AREAS, ETC.)	± 59.79 ACRES - 74.96%
1/2 OF STORM WATER MANAGEMENT AREAS	± 11.87 ACRES - 14.91%
TOTAL ACREAGE PROVIDED:	± 79.72 - 100%
TOTAL ACREAGE REQUIRED:	± 68.83

RESTRICTIVE COVENANTS:

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THE MINIMUM FLOOR ELEVATION SHALL BE ESTABLISHED BY NATIONAL FLOOD ELEVATION CRITERIA (FEMA) AND/OR ST. TAMMANY PARISH.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE PROPOSED STORM WATER DETENTION SYSTEM, INCLUDING THE LAKES, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- FENCES: ALL FENCES MUST BE MAINTAINED AND KEPT IN GOOD REPAIR SO AS NOT TO DETRACT FROM THE APPEARANCE OF THE DEVELOPMENT. THE HEIGHT OF FENCES SHALL NOT EXCEED SIX (6) FEET. FENCES MUST BE MADE OF MASONRY, WOOD OR OTHER HOMEOWNERS ASSOCIATION APPROVED MATERIAL. ANY PORTION OF THE FENCE THAT FACES A STREET OR COMMON AREA MUST HAVE A "FINISHED SIDE" APPEARANCE. RETAINING WALLS MUST BE CONSTRUCTED ENTIRELY WITH ARCHITECTURAL REVIEWER APPROVED MATERIALS, HOWEVER RAILROAD TIES MAY NOT BE USED FOR A RETAINING WALL VISIBLE FROM A STREET. FENCES MAY NOT BE CONSTRUCTED NEARER THAN FIVE (5) FEET FROM THE FRONT EDGE OF THE DWELLING'S FOUNDATION, AND IN NO EVENT MAY FENCES BE CONSTRUCTED BETWEEN THE FRONT OF A DWELLING AND THE STREET. FENCES MAY NOT BE CONSTRUCTED ON ANY COMMON AREAS. THE USE OF BARBED WIRE AND CHAIN LINK FENCING IS PROHIBITED. THE USE OR APPLICATION OF A STAIN THAT CURES IN A SOLID COLOR OR PAINT IS PROHIBITED. WOOD FENCES MAY BE LEFT IN THEIR NATURAL STATE, NO WOOD FENCE MAY STAIN TO ALTER THE FENCE COLOR FROM A NATURAL WOOD COLOR. WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL REVIEWER, CLEAR SEALANTS MAY BE APPLIED. FENCES ON LOTS WHICH ARE ADJACENT TO ANY LAKES, PONDS, PARK AREAS, RECREATIONAL FIELDS, PATHWAYS OR COMMON AREA ("COMMON AREA RESTRICTED FENCE LOTS") SHALL BE CONSTRUCTED IN SUCH MANNER AS TO REASONABLY PRESERVE THE VIEW OF SUCH LAKES, PONDS, PARK AREAS, RECREATIONAL FIELDS, PATHWAYS OR COMMON AREA TO ALL OTHER OWNERS, AND AS SUCH, THESE FENCES MUST BE A MINIMUM OF 50% OPEN (NON-PRIVACY), THE (4") FEET AND THE HEIGHT OF THE FIRST TWENTY (20") FEET OF SIDE FENCING FROM THE REAR PROPERTY LINE SHALL NOT EXCEED FOUR (4) FEET, AND AFTER THE FIRST TWENTY (20") FEET OF SIDE FENCING, THE SIDE FENCING MAY TRANSITION TO A HEIGHT NOT TO EXCEED SIX (6") FEET ON AN ANGLE NOT TO EXCEED 45 DEGREES (SIDE FENCES MAY CONTAIN PRIVACY FENCING). AN EXCEPTION TO THIS IS WHEN LOTS SHARE A COMMON PROPERTY LINE WITH THE AMENITY CENTER, THOSE LOTS ARE TO HAVE A SIX (6") FEET WOODEN FENCE AS DESCRIBED ABOVE. FENCING SHALL NOT BE BUILT OVER OR THROUGH ANY SERVITUDE OR EASEMENT ON ANY LOT.

DEVELOPMENT NOTES:

- THE MINIMUM FLOOR ELEVATION SHALL BE ESTABLISHED BY NATIONAL FLOOD ELEVATION CRITERIA (FEMA) AND/OR ST. TAMMANY PARISH REQUIREMENTS.
- LANDSCAPING TO MEET ALL ST. TAMMANY PARISH REQUIREMENTS.
- ROAD EXTENSIONS SHOWN HEREIN ARE NOT CONSIDERED FINAL DESIGN LOCATIONS. ROAD LOCATIONS AND THEIR RIGHT-OF-WAYS ARE SUBJECT TO FINAL ADJUSTMENT.
- ALL STREETS AND ASSOCIATED RIGHT-OF-WAYS IN THE ENTIRE PUD DEVELOPMENT SHALL BE CONSTRUCTED PURSUANT TO ST. TAMMANY PARISH STREET CONSTRUCTION DESIGN STANDARDS, AND SHALL BE DEDICATED TO ST. TAMMANY PARISH.
- 100% OF LAKE ACREAGE IS INCLUDED IN AREA SUMMARY.
- LIGHTING WILL MEET ALL ST. TAMMANY PARISH REQUIREMENTS.
- THE REQUIRED NUMBER OF PARKING SPACES SHALL BE PROVIDED FOR EACH USE AS PER THE ST. TAMMANY PARISH ZONING ORDINANCE.
- ALL STREET AND REGULATORY SIGNAGE IS TO BE A ROUND, BLACK POWDER COATED POLE WITH A BLACK POWDER COATED ROUND CAP. THE DESIGN OF THE FACES OF THE STREET NAME SIGNS ARE TO BE COORDINATED WITH THE DEVELOPER AND CONSISTENT WITH THE REST OF THE DEVELOPMENT. ALL REGULATORY SIGNS ARE TO HAVE BLACK BACKING.

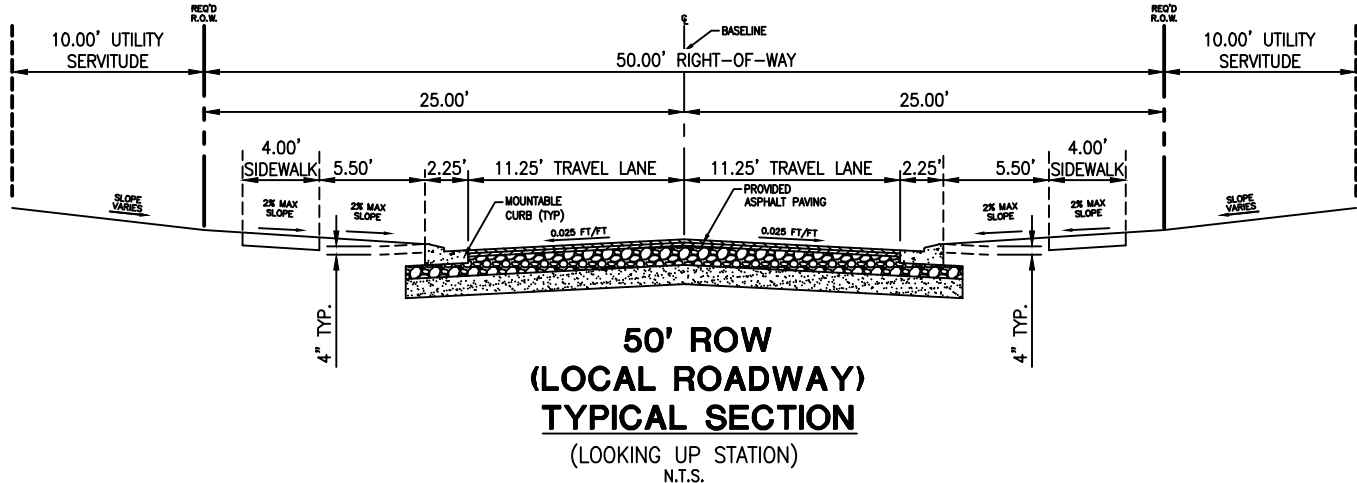
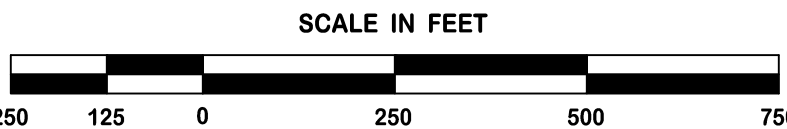
SURVEY DESCRIPTION:

A CERTAIN PIECE OR PARCEL OF LAND BEING THAT PORTION OF THE WEST HALF AND THE WEST HALF OF THE EAST HALF, LESS AND EXCEPT A STRIP ONE ACRE WIDE ON THE EAST SIDE, LYING NORTH OF US HIGHWAY 190, SECTION 35, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE FOUND NEXT TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N88°50'54"E ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3755.30 FEET TO A 1/2" IRON ROD FOUND; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 50°12'27.08"W A DISTANCE OF 203.67 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 190; THENCE N83°33'25"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 3766.48 FEET TO A 5/8" IRON ROD SET ON THE WEST LINE OF SAID SECTION 35; THENCE N01°36'31"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 203.67 FEET TO A 1/2" IRON ROD FOUND AT THE QUARTER CORNER COMMON TO SECTION 26, TOWNSHIP 8 SOUTH, RANGE 13 EAST AND SAID SECTION 35; THENCE N01°27'25"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 2744.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 275.33 ACRES, INCLUSIVE OF ANY PORTION IN THE RIGHT OF WAY FOR HONEYBEE ROAD, AS SURVEYED BY DUPLANTIS DESIGN GROUP, P.C. PROJECT NO. 20-889, DATED DECEMBER 28, 2020, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

Not For Construction
P.U.D.
EXHIBIT



LEGEND

- BAYOU PAQUET
TOP OF BANK TO TOP OF BANK
- MARGINAL MIXED WETLANDS
21.18 ACRES
- PS WETLANDS
191.04 ACRES
- PROVIDED GREEN SPACE
- STORM WATER
MANAGEMENT AREA
- 40 FT LOT
- 50 FT LOT
- 60 FT LOT
- COTTAGE STYLE HOME
- UTILITY SITE
- BOUNDARY LIMITS

DENSITY FORMULA

0.75 X TOTAL ACRES X MAXIMUM DENSITY
0.75 X 275.33 AC X 6 UNITS/ACRE = 1,239 UNITS ALLOWED
DENSITY PROPOSED: 4.85 UNITS/ACRE

ACTIVE AMENITIES

- PLAYGROUND
- AMENITY CENTER
- OPEN FIELD

PASSIVE AMENITIES

- WETLANDS
- BAYOU PAQUET
- STORM WATER MANAGEMENT AREAS
- GAS SERVITUDE

DEVELOPER:	HONEYBEE HOLDINGS 7896 VINCENT ROAD DENHAM SPRINGS, LA. 70726
PRIMARY CONTACT:	ADAM KURZ
Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone X.	
FIRM Panel #	22103C 0490 F Rev. April 30, 2008

REVISION	BY

16564 E. Brewster Road,
Suite 101
Covington, LA 70433
Office: 985.249.6180
Fax: 985.249.6190
www.ddgpc.com



SIGNATURE:

DATE:

STAMP

HONEYBEE SUBDIVISION
SECTION 35, TOWNSHIP 8
SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR HONEYBEE HOLDINGS
DENHAM SPRINGS, LOUISIANA

DRAWN NUL
CHECKED EHS
ISSUED DATE 03-19-2021
ISSUED FOR PUD AMENDMENT
PROJECT NO. 20-889
FILE 20-889 PUD-1
SHEET
PUD-1



FOUNTAINS



CORRIDOR VIEW



PLAYGROUND

OPEN SPACE

- LAKE (23.74 A)
- GREEN (67.85A)

GREEN SPACE INCLUDES:
AMENITY SITE, BAYOU PAQUET, GAS SERVITUDE, BUFFERS,
SIDEWALKS, AREA AROUND LAKES, ETC.

PEDESTRIAN CIRCULATION

- WALKING PATH





ENVIRONMENTAL ASSESSMENT DATA FORMApplicant's Name: D.R. Horton, Inc. - Gulf CoastDeveloper's Address: 7696 Vincent Road Denham Spring Louisiana 70726
Street City State Zip CodeDeveloper's Phone No. 225-664-1240
(Business) (Cell)Subdivision Name: Honeybee SubdivisionNumber of Acres in Development: +/- 275.33 Number of Lots/Parcels in Development: 1,002Ultimate Disposal of Surface Drainage: Lake Pontchartrain via Bayou PaquetWater Surface Runoff Mitigation Proposed: Subsurface drainage to series of detention ponds*(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? N/A

- Does the subdivision front on any waterways? ☒ Yes ☐ No

If yes, what major streams or waterways? Headwaters of Bayou Paquet

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

If yes, which major arterial streets? LA Hwy 190

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

If yes, please explain? Normal construction activities associated with sitework preparation

- 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 |

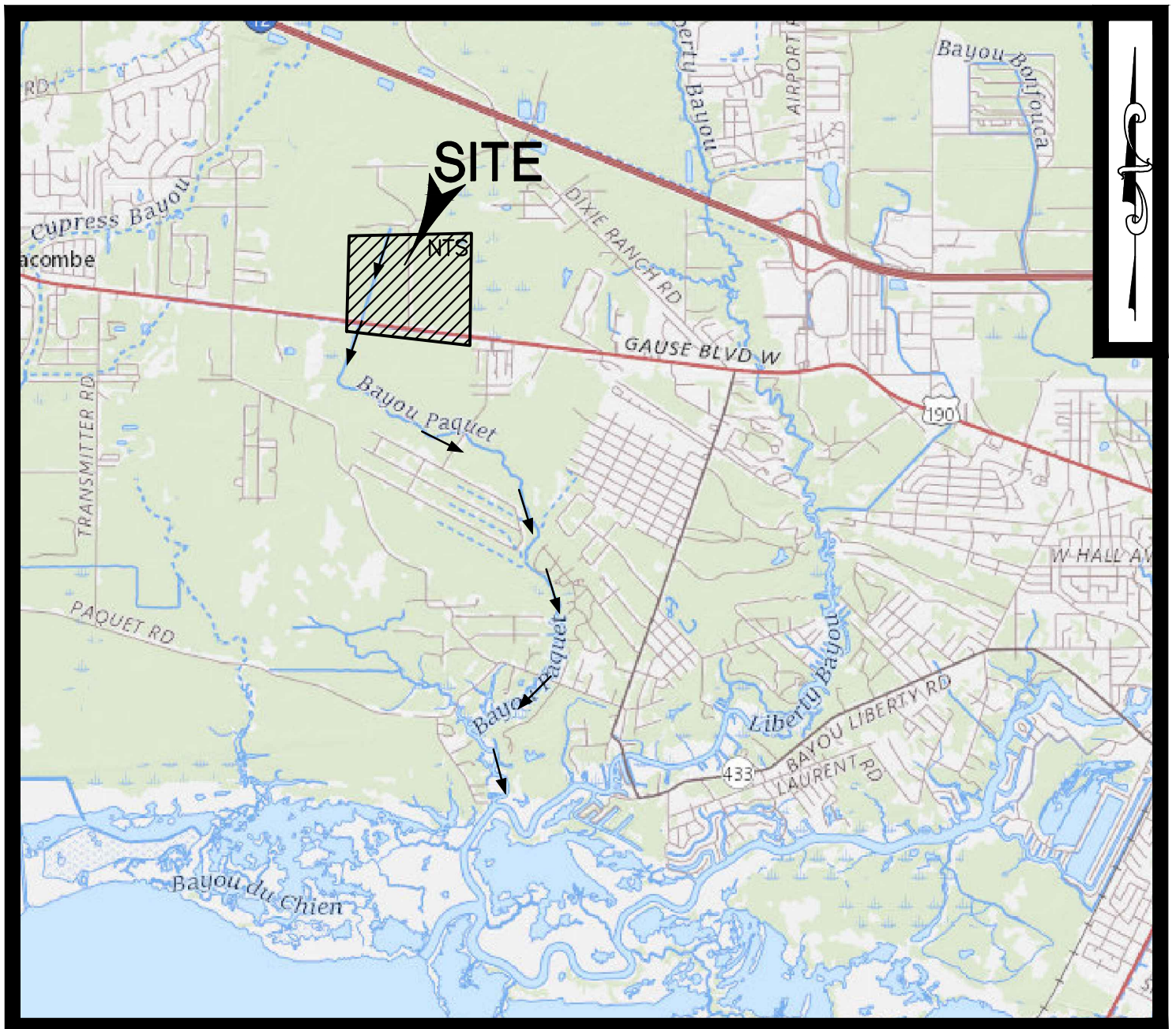
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



5-13-2020

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE



Honeybee Subdivision
Ultimate Disposal of Surface Drainage

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2356-ZC
Posted: May 5, 2021

Meeting Date: June 1, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Alisa Bingham Halliburton

OWNER: Alisa Bingham Halliburton and Desirae Wright

REQUESTED CHANGE: From HC-2 Highway Commercial District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the south east side of Shady Pine Road, north of US 190; Lacombe; S43, T8S, R13E; Ward 7, District 7

SIZE: .60 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

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 HC-2 Highway Commercial District to A-6 Multiple Family Residential District. The site is located on the south side of Shady Pine Road, north of US 190; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with several levels or forms of commercial uses.

The subject property is currently developed with an existing manufactured home and is flanked by both commercial and residential uses to the east, south, and west, which are zoned HC-2 Highway Commercial District. The property north of the petitioned site is zoned A-2 Suburban District and is developed with existing residential dwellings. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled retail, office, and service uses, generally located along major collectors and arterials. The purpose of the requested A-6 Multiple Family Residential District is 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. The requested A-6 district may serve as an appropriate buffer between adjacent commercial zoning classifications and the residential zoning to the north and east of the subject property. However, staff sees no compelling reason to recommend approval of the request due to the fact that the HC-2 district allows multi-family residential uses.

Case No.: 2021-2356-ZC

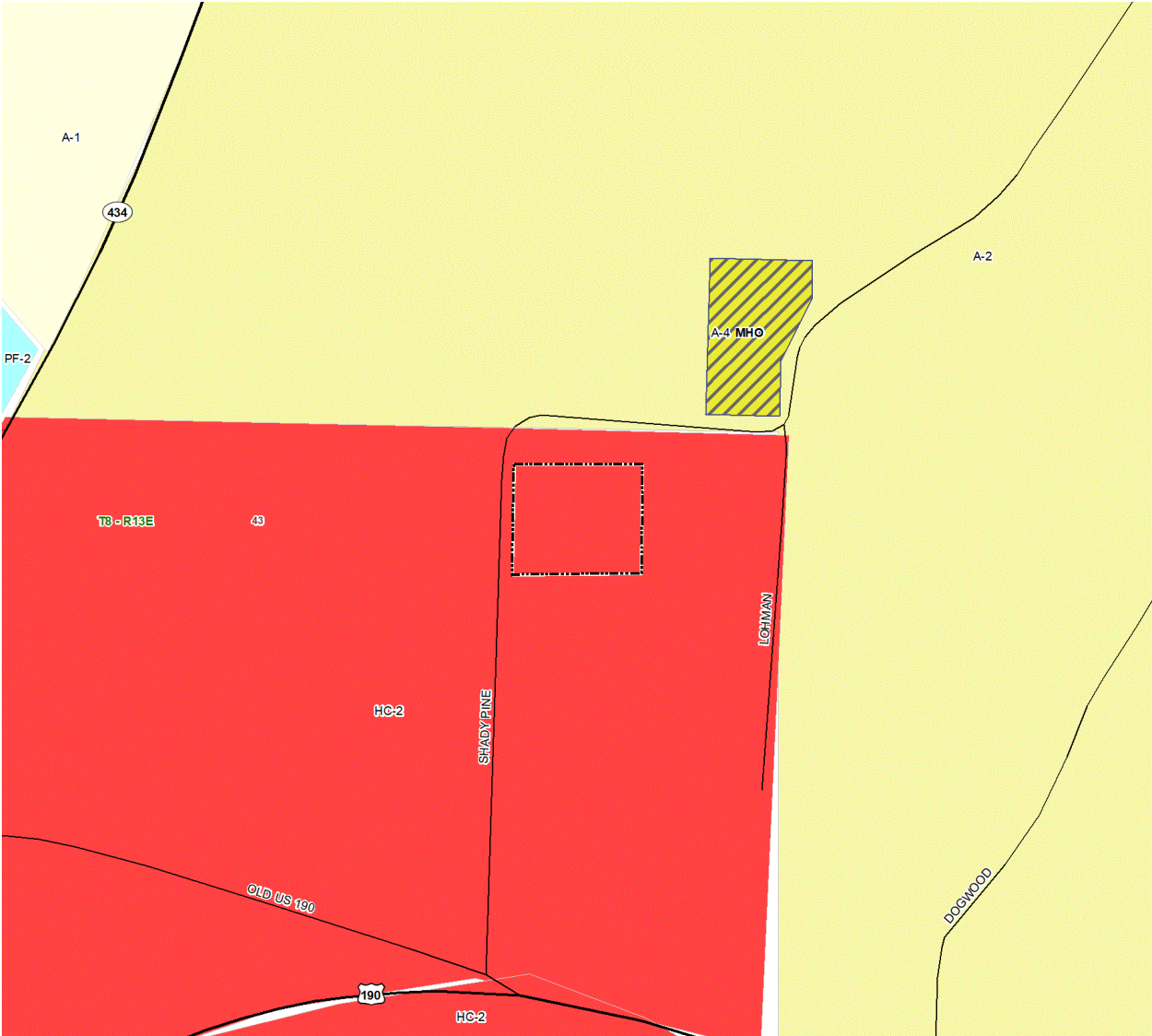
PETITIONER: Alisa Bingham Halliburton

OWNER: Alisa Bingham Halliburton and Desirae Wright

REQUESTED CHANGE: From HC-2 Highway Commercial District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the south east side of Shady Pine Road, north of US 190; Lacombe; S43, T8S, R13E; Ward 7, District 7

SIZE: .60 acres





A-2

T8 - R13E

MHO
A-4

43

SHADY PINE

HC-2

LOHMAN

OLD US 190

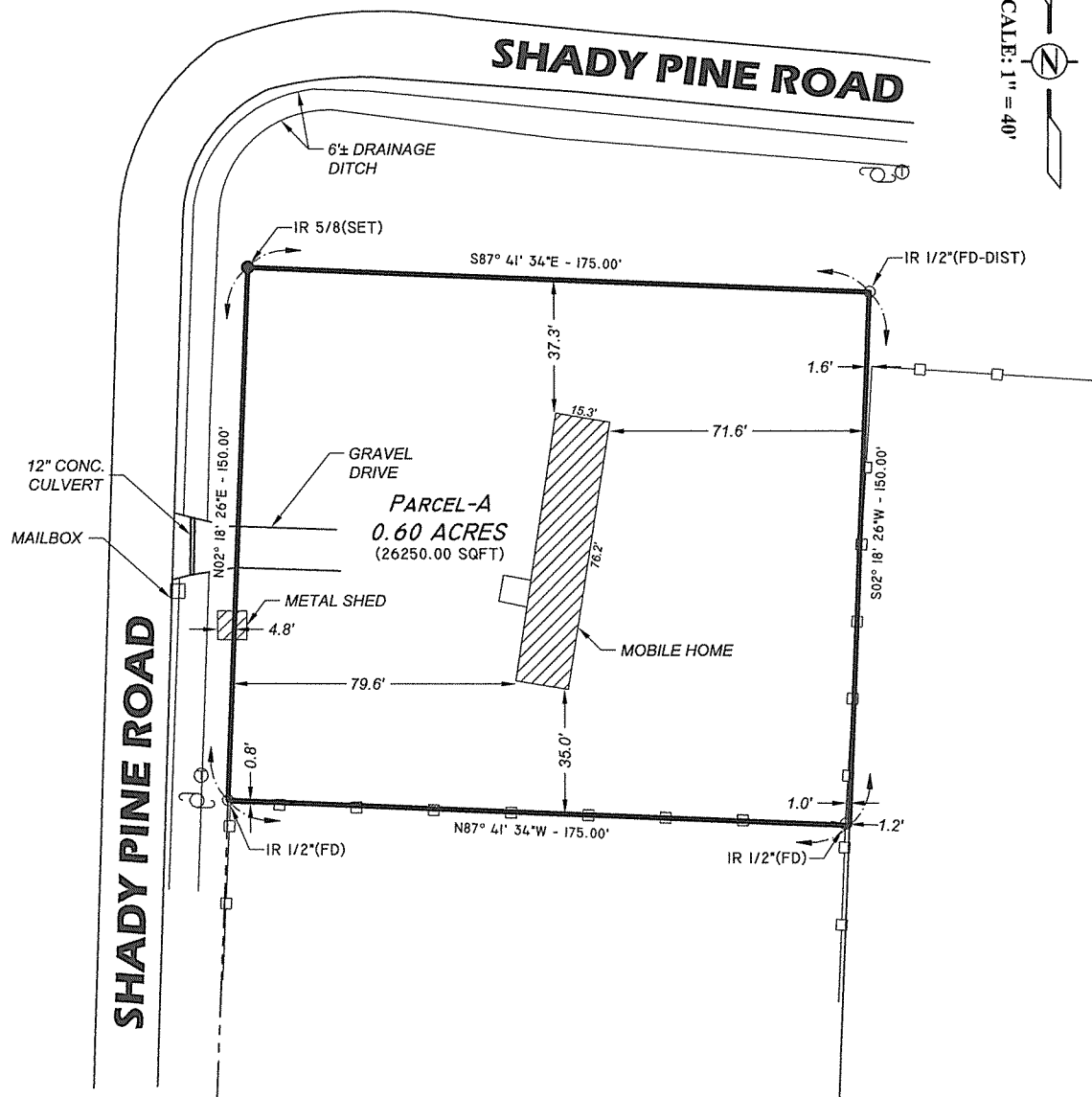
190

HC-2

2021-2356-ZC

SECTION 43
T8S - R13E
ST. TAMMANY PARISH, LA.

SCALE: 1" = 40'

**SURVEYORS NOTE:**

THIS SURVEY DID NOT
REQUIRE NOR DID IT INCLUDE
ANY RESEARCH AND
INVESTIGATION OF
SERVITUDE'S OR EASEMENTS.

BEARING BASIS/REFERENCE:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM
OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET.

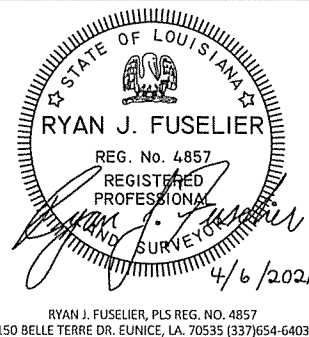
REFERENCE: "ACT OF DONATION, ST. TAMMANY CLERK OF COURT - INST#1418820"

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME
IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC
TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "D -
RURAL SURVEY" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

Map of Survey Made For
Alisa and Duane Halliburton

A tract or parcel of land situated in Section 43, Township 8 South, Range 13 East of the
Louisiana Meridian, more particularly described as Parcel-A; having a frontage of 150 feet on
Shady Pine Rd. and having a depth of 175 feet between equal and parallel lines, with said
parcel's Southwest corner being 575.3 feet to the center of the intersection of Shady Pine Rd.
and Highway 190 with an address of 61068 Shady Pine Rd, St. Tammany Parish, LA



FUSELIER
SURVEYING + MAPPING
RJ FUSELIER & ASSOCIATES LLC
FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. No. 21NO002
DETAILED: CDR
DATE: 4/01/21
SHEET: 01

DATE	REVISION DESCRIPTION	BY

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2357-ZC
Posted: May 21, 2021

Meeting Date: June 1, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Family Promise of St. Tammany Inc.

OWNER: St. Tammany Parish Government

REQUESTED CHANGE: From PF-2 Public Facilities District TO MD-3 Medical Facilities District

LOCATION: Parcel located on the east side of South Robin Road, east of Safe Haven Parkway, north of US Highway 190; Lacombe; S42 & S43, T8S, R12E; Ward 4, District 7

SIZE: 2.20 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	NC-1 Professional Office District
South	Residential	A-2 Suburban District
East	Undeveloped	NC-2 Indoor Retail and Service District and A-3 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

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 land resources so that they remain 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.

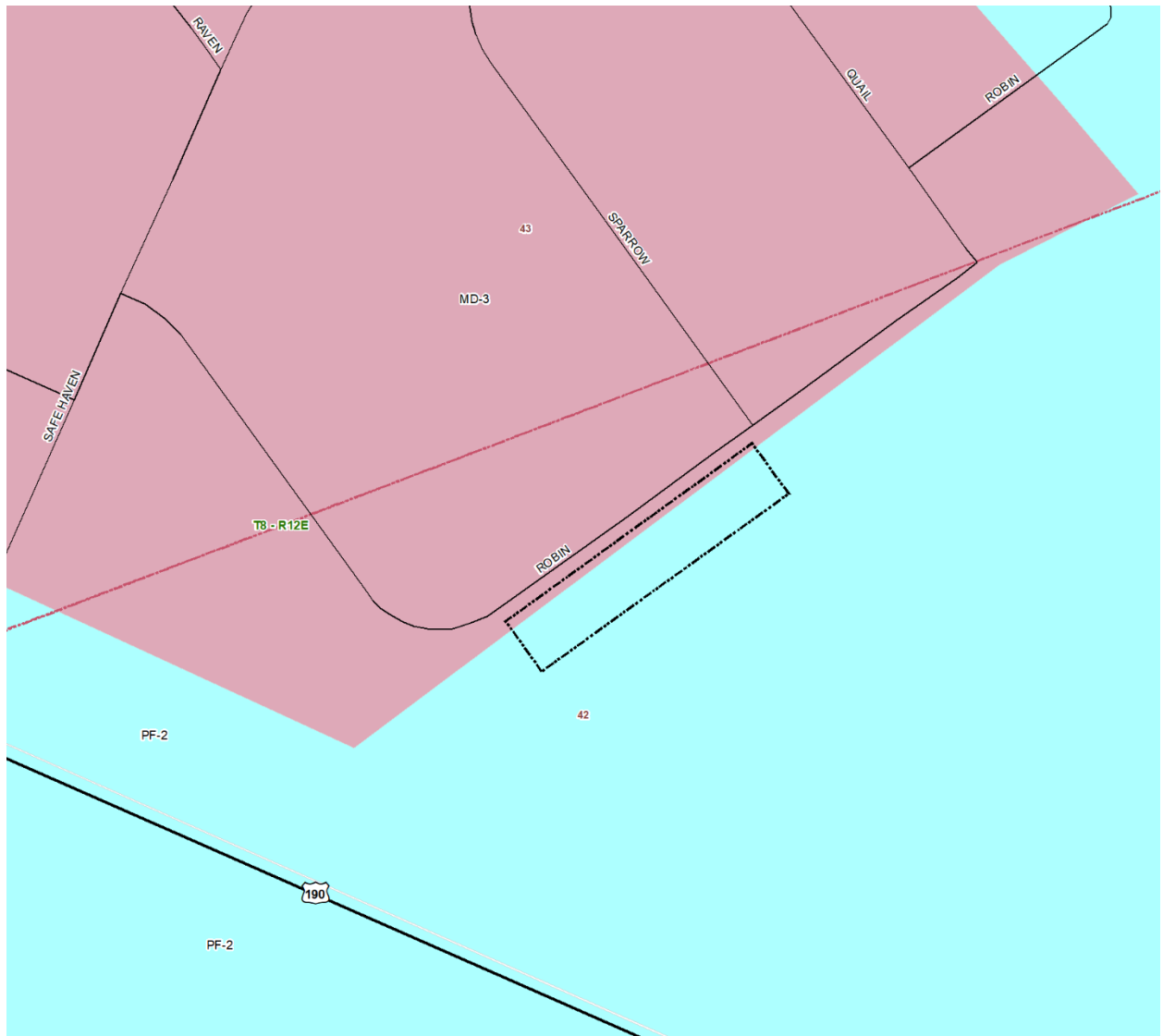
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PF-2 Public Facilities District to MD-3 Medical Facilities District. The site is located on the east side of South Robin Road, east of Safe Haven Parkway, north of US Highway 190; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with historic, scenic, or otherwise serviceable buildings and landscape which focus on conversation techniques.

The subject property is part of the Northlake Behavioral Health System, and more specifically the St Tammany Parish Safe Haven development. The existing PF-2 Public Facilities District allows for the location of public or non-profit facilities. The proposed MD-3 Medical District allows for the location of medical and veterinarian facilities for regional populations. The majority of the Northlake Behavioral Health System is zoned MC-3 to accommodate the on-site medical uses. A change in zoning will allow Safe Haven to expand its services in the future.

Zoning	Max Height	Permitted Uses	Purpose
Existing PF-2	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.
Requested MD-3	70 ft.	Medical laboratories related to an adjacent medical facility, greater than 3,000 square feet; Hospitals; Veterinary clinics (greater than 3,000 sq. ft.); Behavioral healthcare facility	To provide for the location of medical and veterinarian facilities for regional populations. Properties should be located adjacent to, or with adequate access to, the major street network.

SIZE: 2.20 acres





CARDINAL

DOVE

RAVEN

PATRICIA P BRISTER SAFE HAVEN

QUAIL

43

MD-3

SPARROW

T8 - R12E

ROBIN

PF-2

42

190

PF-2

TAMMANY TRACE

AREA 3
GROUP CAMP