

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

NOTE: Seating may be restricted due to possible COVID19 capacity guidelines.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, July 6, 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 JUNE 1, 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1. 2021-2335-ZC – WITHDRAWN

Existing Zoning:	NC-4 Neighborhood Institutional District
Proposed Zoning:	A-8 Multiple Family Residential District
Location:	Parcel located on the south side of North 3 rd 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

POSTPONED FROM THE JUNE 1, 2021 MEETING

2. 2021-2368-ZC

Existing Zoning:	A-3 Suburban District
Proposed Zoning:	A-3 Suburban District and MHO Manufactured Housing Overlay
Location:	Parcel located on the northwest corner of Pine Street and Lakeview Drive, being lots 18 & 19, Square 9, Howze Beach Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12
Acres:	.126 acres
Petitioner:	Irene Cortez
Owner:	Dragonfly Enterprises Inc. – Jamie Lindsay
Council District:	12

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MANDEVILLE, LOUISIANA

3. 2021-2381-ZC

Existing Zoning: A-6 Multiple Family Residential District
Proposed Zoning: PUD Planned Unit Development Overlay - Commercial Boater Service
Location: Parcel located on the east and west sides of Harbor View Court; Slidell; S33, T9S, R14E; Ward 9, District 13

Acres: 6.873 acres
Petitioner: The Pointe Marina and Grill, LLC
Owner: The Pointe Marina and Grill, LLC
Council District: 13

4. 2021-2391-ZC

Existing Zoning: A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Proposed Zoning: A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Location: Parcel located on the north side of Longleaf Drive, east of Louisiana Highway 59, being Lot 122, Longleaf Estates, Addition No. 1; Covington; S19, T6S, R12E; Ward 10, District 6

Acres: 5.1 acres
Petitioner: Neil Pinkham
Owner: Neil, Evangeline, Ian, and Keedra Pinkham
Council District: 6

5. 2021-2401-ZC

Existing Zoning: A-2 Suburban District
Proposed Zoning: PF-1 Public Facilities District
Location: Parcel located on the west side of Louisiana Highway 1077, South of Post Oak Lane, and North of Galatas Road; Madisonville; S14, T7S, R10E; Ward 1, District 1

Acres: 2.28 acres
Petitioner: St. Tammany Fire District No. 2 - Randy Hess
Owner: Darling Design Homes, Inc. - Buddy Coate
Council District: 1

6. 2021-2406-ZC

Existing Zoning: NC-4 Neighborhood Institutional District
Proposed Zoning: HC-2 Highway Commercial District
Location: Parcel located on the northwest corner of South Military Road and Ranch Road; Slidell; S37, T9S, R15E; Ward 8, District 13

Acres: .55 acres
Petitioner: Ricco Vito Impastato
Owner: Ricco Vito Impastato
Council District: 13

7. 2021-2407-ZC

Existing Zoning: A-2 Suburban District
Proposed Zoning: HC-2 Highway Commercial District
Location: Parcel located on the northwest corner of Williams Road and Camp Salmen Road; being 59668 Williams Road; Slidell; S38, T9S, R14E; Ward 9, District 14

Acres: .69 acres
Petitioner: Gregory Haines
Owner: Gregory Haines
Council District: 14

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8. 2021-2408-ZC

Existing Zoning: A-3 Suburban District
Proposed Zoning: HC-2 Highway Commercial District
Location: Parcel located on the north west corner of Louisiana Highway 22 and Louisiana Highway 1085; being Lot 21, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1

Acres: .69 acres
Petitioner: Jeffrey Schoen
Owner: Kathryn Merlo
Council District: 1

9. 2021-2409-ZC

Existing Zoning: A-2 Suburban District
Proposed Zoning: NC-2 Indoor Retail and Service District and MHO Manufactured Housing Overlay
Location: Parcel located on the north side of Pine Street Extension, west of Louisiana Highway 41; Pearl River; S11, T8S, R14E; Ward 8, District 11

Acres: 1.973 acres
Petitioner: Catahoula Land Services, LLC – Jeffrey Benedic
Owner: Catahoula Land Services, LLC – Jeffrey Benedic
Council District: 11

10. 2021-2410-ZC

Existing Zoning: A-6 Multiple Family Residential District
Proposed Zoning: HC-3 Highway Commercial District
Location: Parcel located on the east side of US Highway 11, being 4472 US Highway 11; Slidell; S44, T9S, R14E; Ward 9, District 12

Acres: 1.17 acres
Petitioner: Julie Truong
Owner: New Orleans Magnolia Homes, LLC – Julie Truong and Paul Wogan Corporation
Council District: 12

11. 2021-2412-ZC

Existing Zoning: I-2 Industrial District
Proposed Zoning: HC-2 Highway Commercial District
Location: Parcel located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2

Acres: 1 acre
Petitioner: Matt Organ
Owner: Sharron and Jeffrey Borne
Council District: 2

12. 2021-2413-ZC

Existing Zoning: I-2 Industrial District
Proposed Zoning: CBF-1 Commercial Based Facilities District
Location: Parcel located on the north side of Hard Hat Row, being Lot 20, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2

Acres: 1 acre
Petitioner: Matt Organ
Owner: Sharron and Jeffrey Borne
Council District: 2

13. 2021-2414-ZC

Existing Zoning: A-3 Suburban District
Proposed Zoning: HC-2 Highway Commercial District
Location: Parcel located on the northwest corner of Louisiana Highway 22 and Louisiana Highway 1085, being Lot 19, and the remainder of Lot 20, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1

Acres: 1.9 acres
Petitioner: Jeffery Schoen
Owner: Nicholas Cadaro, Raymond Cadaro, and Scarlett Cornell
Council District: 1

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- 14. 2021-2415-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

I-1 Industrial District and I-2 Industrial District

AML Advanced Manufacturing and Logistics District

Parcel located on the west side of Louisiana Highway 434, south of Interstate 12, and north of Cappel Road; Lacombe; S18, T8S, R13E; Ward 7, District 7

69.33 acres

Jeffery Schoen

Lacombe Business Park, LLC – Christopher Jean

7
- 15. ZC04-10-083**

Major Amendment to the PUD Planned Unit Development Overlay

Location:

Acres:

Petitioner:

Owner:

Council District:

Parcel located the north side of Bricker Road and Louisiana Highway 1085, south of the Tchefuncte River; Covington, S31, S37, S39, S45, S46, T6S, T7S, R11E, Ward 1, District 1.

463 acres

Jones Fussell, LLP – Paul Mayronne

Terra Bella Group, LLC

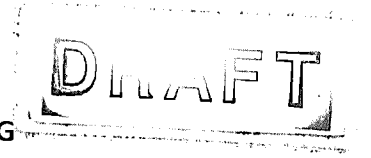
1

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent:

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

CALL TO ORDER

ANNOUNCEMENTS

- . Please silence all phones and electronic devices
- . Appeals
- . Speaker Cards
- . **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- . Please exit the building

INVOCATION

The Invocation was presented by Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Drumm

APPROVAL OF THE MAY 4, 2021 MINUTES

Fitzmorris made a motion to approve, seconded by Randolph

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

NAY:

ABSTAIN: McInnis

The motion to approve carried



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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 MAY 4, 2021 MEETING

Jeff Schoen came to the podium

Seeger made a motion to postpone for 2 months, seconded by Crawford

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

NAY:

ABSTAIN:

The motion to postpone for 2 mos. carried

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

Jack Truitt, Kenneth Thurman, Dwight Doskey, Henry Schiro and Neil Carey spoke against the postponement of this case

Randolph made a motion to postpone for 90 days, seconded by Drumm

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

NAY:

ABSTAIN: McInnis

The motion to postpone for 90 days carried

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

Drumm made a motion to postpone for 90 days, seconded by Fitzmorris

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

NAY:

ABSTAIN: McInnis

The motion to postpone carried

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

Randolph made a motion to postpone for 90 days, seconded by Fitzmorris

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

NAY:

ABSTAIN: McInnis

The motion to postpone carried

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

Seeger made a motion to postpone for 90 days, seconded by Truxillo

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

NAY:

ABSTAIN: McInnis

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MANDEVILLE, LOUISIANA

The motion to postpone carried

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

Fitzmorris made a motion to postpone for 90 days, seconded by Randolph

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

NAY:

ABSTAIN: McInnis

The motion to postpone carried

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

Fitzmorris made a motion to postpone for 90 days, seconded by Barcelona

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

NAY:

ABSTAIN: McInnis

The motion to postpone carried

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

Jeff Schoen came to the podium

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MANDEVILLE, LOUISIANA

Marcia Miller, Don Grossnickle and Eugene Young spoke against the postponement

Fitzmorris made a motion to postpone to July, seconded by Crawford

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

NAY: Drumm

ABSTAIN:

The motion to postpone carried

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

Jeff Schoen came to the podium

Seeger made a motion to postpone to September, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to postpone carried

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

Seeger made a motion to postpone to September, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to postpone carried

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MANDEVILLE, LOUISIANA

Crawford made a motion to move up Case 2021-2353-ZC, Seconded by Fitzmorris

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

NAY:

ABSTAIN:

ZONING CHANGE REQUEST CASES

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

Crawford made a motion to approve this request, seconded by Seeger

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

NAY:

ABSTAIN:

The motion to approve carried

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

Paul Mayronne came to the podium representing the owner/petitioner and amended his request to HC2-A

Janet Smith spoke in favor of this request

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

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

NAY:

ABSTAIN:

The motion to approve as amended carried

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

Sabrina Barnes came to the podium

Crawford made a motion to approve, seconded by Randolph

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

NAY:

ABSTAIN:

The motion to approve carried

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

Paul Mayronne representing Mr. Licciardi came to the podium

Seeger made a motion to approve, seconded by Truxillo

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

NAY:

ABSTAIN:

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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

Dionne Labat came to the podium

Crawford made a motion to approve, seconded by Randolph

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

NAY:

ABSTAIN:

The motion to approve carried

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

Delton Sharp came to the podium

Willie made a motion to approve, seconded by Truxillo

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

NAY:

ABSTAIN:

The motion to approve carried

Fitzmorris made a motion to move up Case 2021-2356-ZC, seconded by Crawford

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

NAY:

ABSTAIN:



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MANDEVILLE, LOUISIANA

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 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

Crawford made a motion to remove this request, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to remove this case carried

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.
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There were 12 people that spoke in favor of this change, and 4 that spoke against

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

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

NAY:

ABSTAIN:

The motion to approve as amended carried

19. 2021-2357-ZC

Existing Zoning:	PF-2 (Public Facilities District)
Proposed Zoning:	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
Acres:	2.20 acres
Petitioner:	Family Promise of St. Tammany Inc.
Owner:	St. Tammany Parish Government
Council District:	7

MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 1, 2021

DRAFT

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

Randolph made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN:

The motion to approve carried

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2335-ZC
Posted: July 15, 2021

Meeting Date: July 6, 2021
Prior Determination: Postponed until July 6, 2021
Determination: WITHDRAWN

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

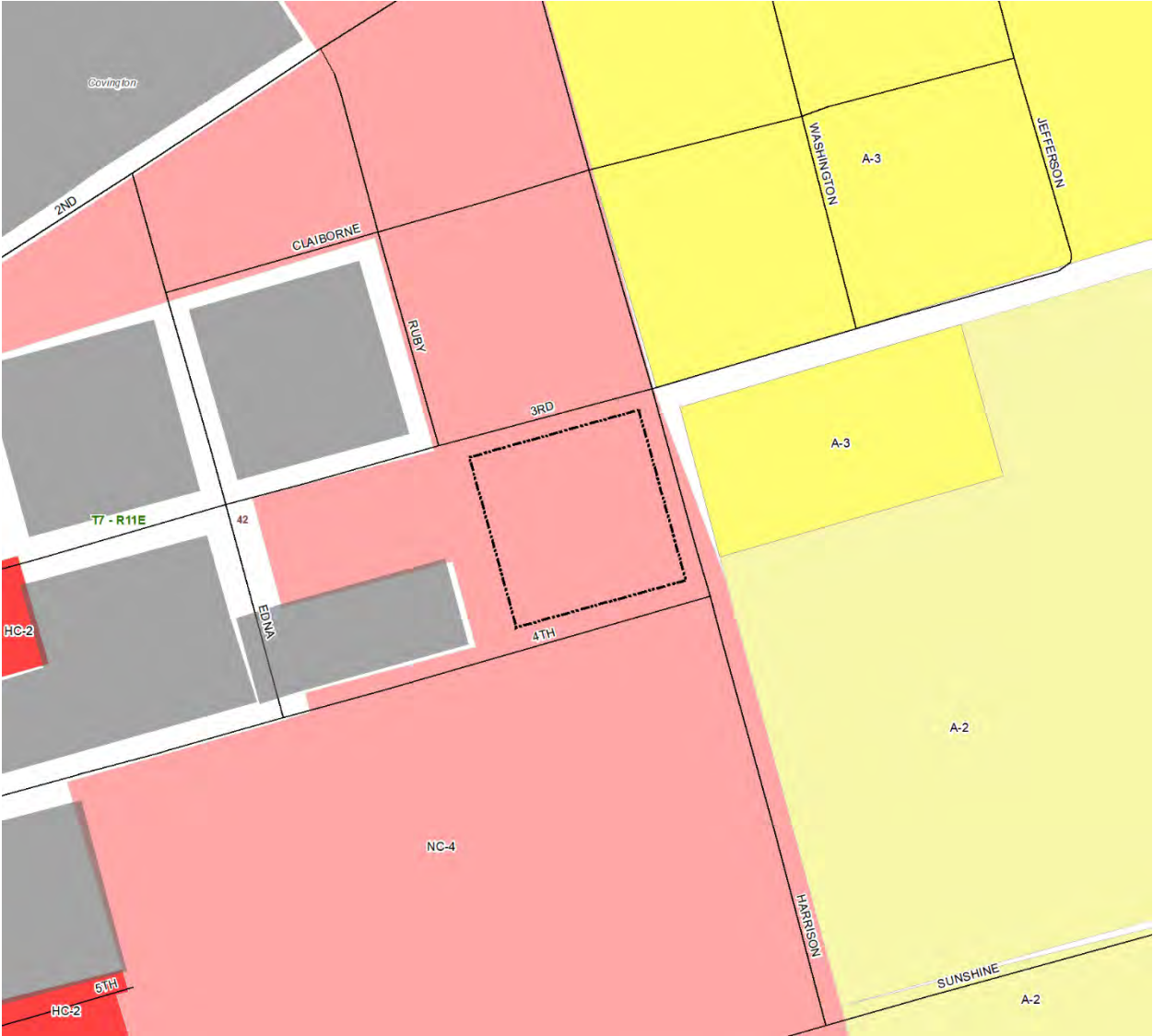
PETITIONER: Steele McDaniel

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



2021-2335-ZC

NC-2

A-2

A-3

SHORT

JEFFERSON

A-3

WASHINGTON

CLAIBORNE

RUBY

T7 - R11E

42

3RD

A-3

EDNA

HC-2

4TH

A-2

HARRISON

NC-4

5TH

SUNSHINE

A-2

COVINGTON COTTAGE

PUD

HC-2

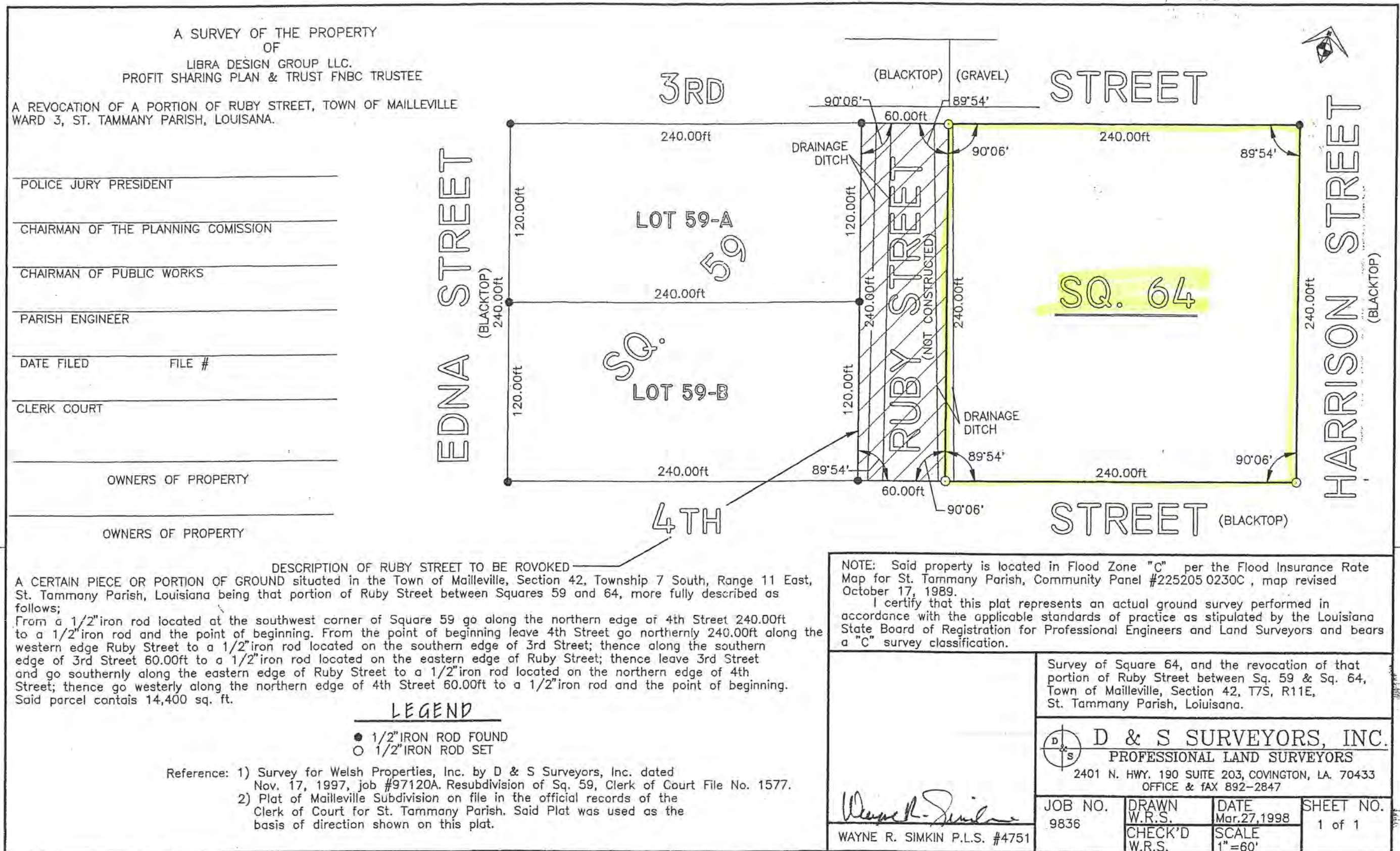
ZULA

7TH

N190

HC-2

2021-2335-ZC



ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2368-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Irene Cortez

OWNER: Dragonfly Enterprises Inc. - Jamie Lindsay

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

LOCATION: Parcel located on the northwest corner of Pine Street and Lakeview Drive, being lots 18 & 19, Square 9, Howze Beach Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12

SIZE: .126 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the northwest corner of Pine Street and Lakeview Drive, being lots 18 & 19, Square 9, Howze Beach Subdivision; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is developed with an existing manufactured home and is located within an existing residential neighborhood. There is no property that is zoned with the MHO Manufactured Housing Overlay in the immediate vicinity; however the area is developed with both stick-built and manufactured homes.

Case No.: 2021-2368-ZC

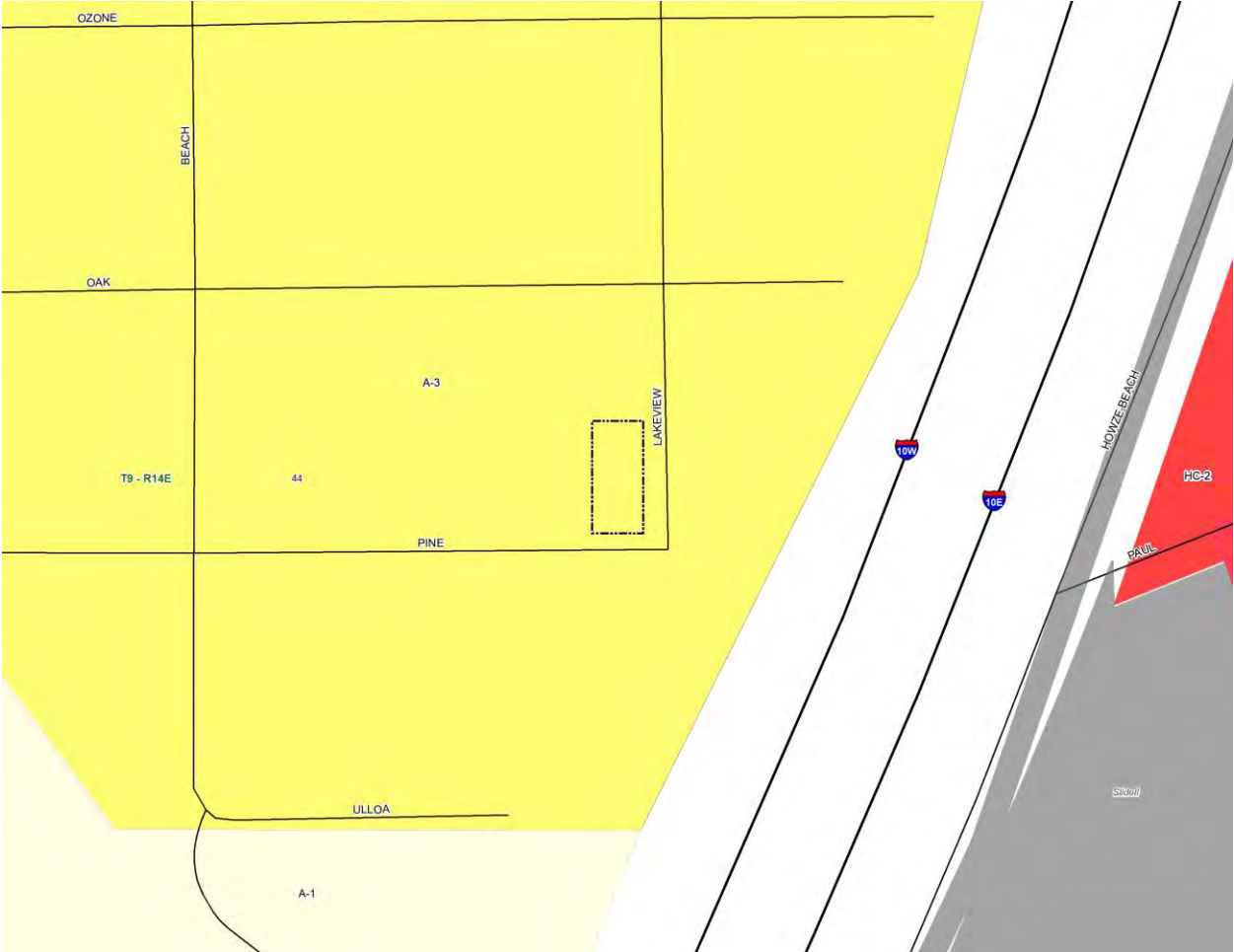
PETITIONER: Irene Cortez

OWNER: Dragonfly Enterprises Inc. - Jamie Lindsay

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

LOCATION: Parcel located on the northwest corner of Pine Street and Lakeview Drive, being lots 18 & 19, Square 9, Howze Beach Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12

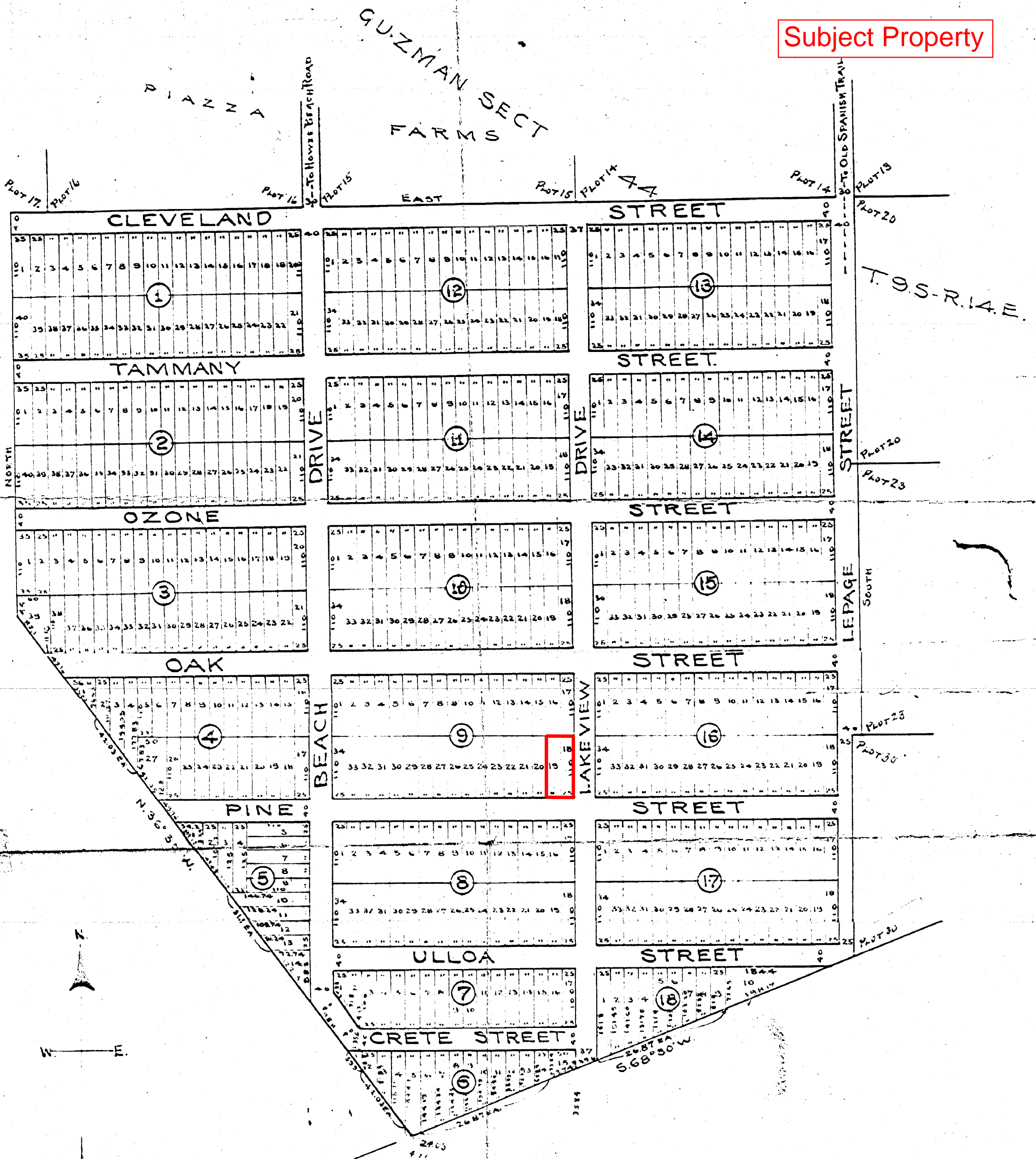
SIZE: .126 acres





2021-2368-ZC

Subject Property



HOWZE BEACH

SUB-DIVISION

NEAR

TOWN OF SLIDELL

ST. TAMMANY PARISH

LOUISIANA

FORMERLY LOTS 17A-18-19-24-25-26-27-28-29 OF PIAZZA FARMS

GUZMAN SECT 44 - T.9S-R.14E

CERTIFIED CORRECT IN ACCORDANCE WITH SURVEY

MADE BY ME THIS 27th DAY OF MAY-1927.

SCALE - 1 INCH = 150 FEET

SURVEY NO 624.

H. H. Hatcher, Sur
SLIDELL, LA.

REGISTERED IN RECORDS WITH LOUISIANA L.S.D.

NOTE:

THIS PROPERTY IS SITUATED IN THE 8th WARD - ST. TAMMANY PARISH.

Standard General Realty Co.
725 Union St. Main 1076
Real Estate Agents

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2381-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: The Point Marina and Grill, LLC

OWNER: The Point Marina and Grill, LLC

REQUESTED CHANGE: From A-6 Multiple Family Residential District to PUD Planned Unit Development Overlay – Commercial Boater Service

LOCATION: Parcel located on the west side of Harbor View Court; Slidell; S33, T9S, R14E; Ward 9, District 13

SIZE: 6.873 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	Parking Lot and Boat Launch	HC-2 Highway Commercial District
South	Water Tank	PUD Planned Unit Development
East	Restaurant	HC-2 Highway Commercial and A-5 Two-Family Residential
West	Residential	PUD – Clipper Estates

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-6 Multiple Family Residential District to PUD Planned Unit Development Overlay – Commercial Boater Service. The site is located on the west side of Harbor View Court; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property was originally part of the Oak Harbor PUD and permitted to be developed with uses listed under the “Commercial Boater Service Area” zoning classification including fuel docks, boat launches, boat sales, boat repairs, boat storage, mariana restaurants, and marina related commercial development. The site was rezoned to A-5 Two-Family Residential District in 1996, and then again rezoned to A-6 Multiple Family Residential District in 1998.

The objective of the request is to rezone the site to the original PUD classification. This would allow the property, which is directly abutting a navigable canal and is located in close proximity to an existing marina and boat launch to be developed with marina related uses rather than multi-family residential uses.

Case No.: 2021-2381-ZC

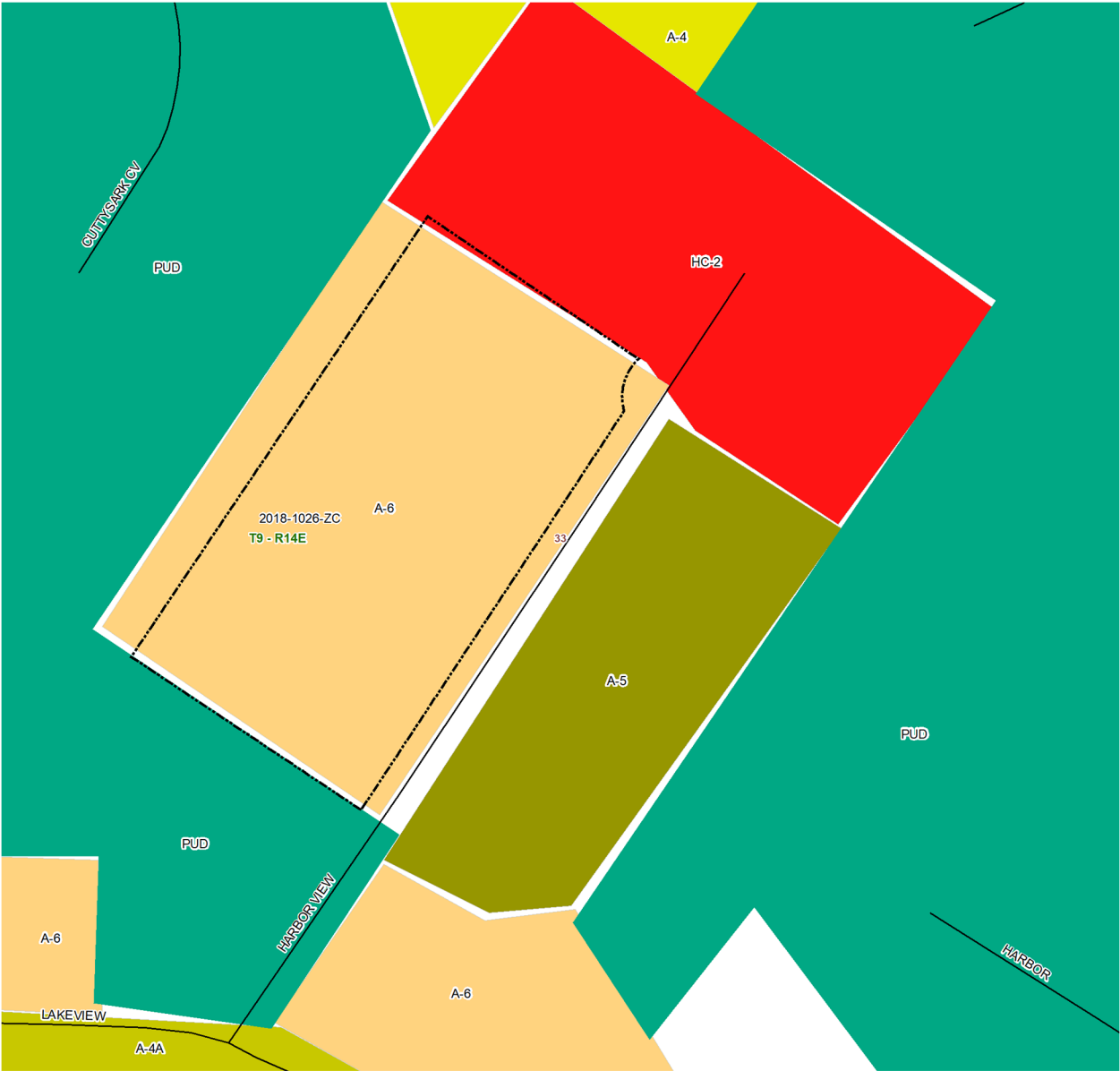
PETITIONER: The Point Marina and Grill, LLC

OWNER: The Point Marina and Grill, LLC

REQUESTED CHANGE: From A-6 Multiple Family Residential District to PUD Planned Unit Development
Overlay – Commercial Boater Service

LOCATION: Parcel located on the west side of Harbor View Court; Slidell; S33, T9S, R14E; Ward 9, District 13

SIZE: 6.873 acres



2021-2381-ZC

CUTYSARK

SOUTHERN STAR

A-4

PUD

PUD

HC-2

A-6

A-5

PUD

PUD

HARBOR VIEW

A-6

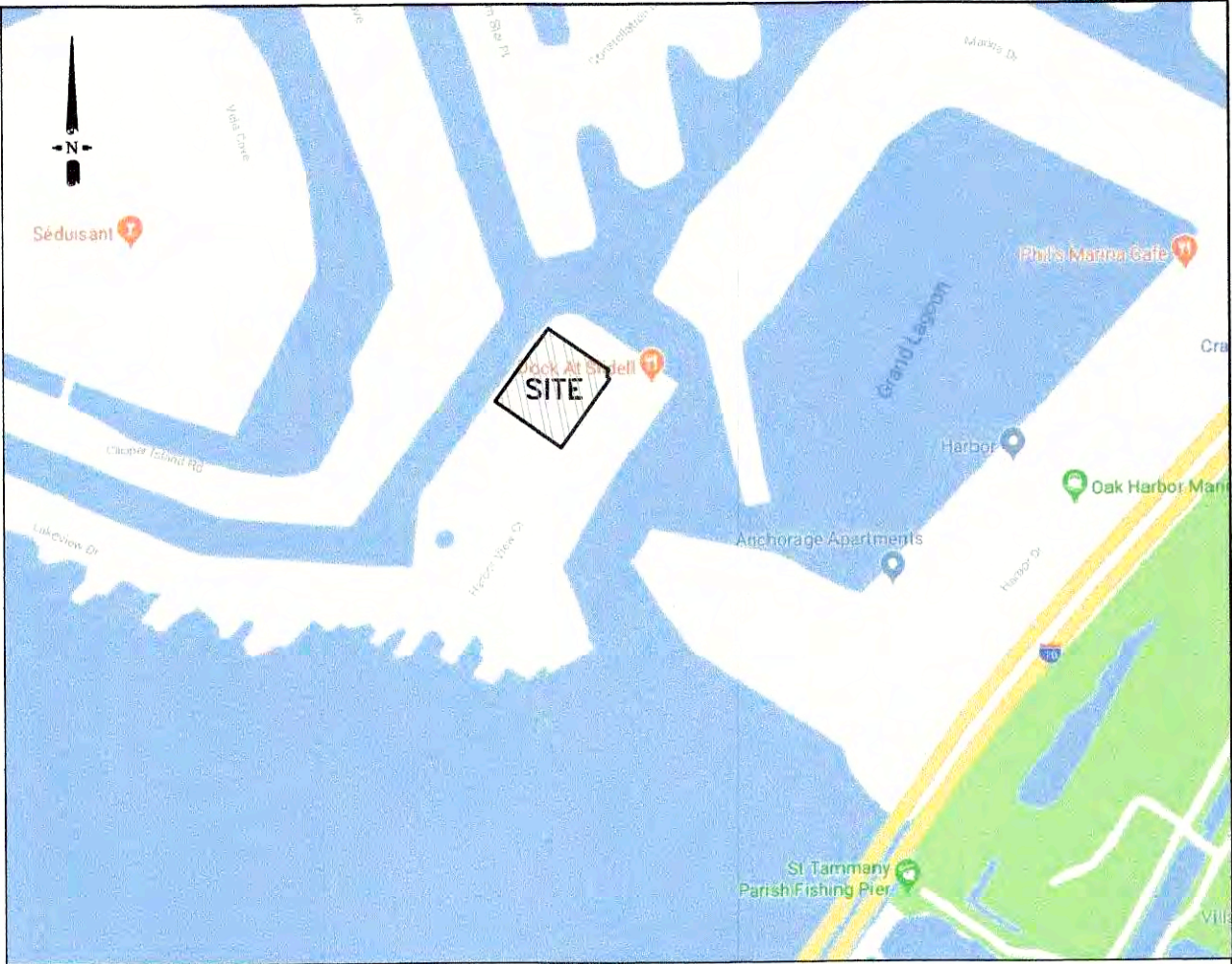
A-6

A-4A

LAKEVIEW

HC-2

2021-2381-ZC



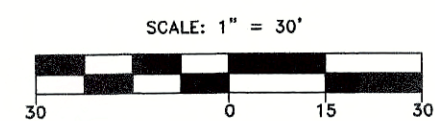
VICINITY MAP
(NOT TO SCALE)

NORTHSHORE DRIVE

CANAL (SIDE)

HARBOR VIEW COURT

04.24.2018: REVISED TO SHOW SQUARE FOOTAGE & ACREAGE OF LOTS.



GENERAL SURVEY NOTES:

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

SURVEY REFERENCE

OAK HARBOR BOATER SERVICE AREA, PORTION OF SECTION 33, T-9-S T-14-E BY J.J. KREBS & SONS, INC., ENGINEERS, PLANNERS & SURVEYORS DATED NOVEMBER 8, 1988.

BASIS OF BEARING

TAKEN FROM REFERENCED SURVEY PLAT.

LEGEND:

- = 12" IRON ROD SET
- = IRON ROD FOUND
- ⊕ = FIRE HYDRANT
- ⊙ = UTILITY POLE
- = CONCRETE CURB
- = OVERHEAD UTILITY LINE
- = FENCE

SURVEY OF LOTS 16, 17, 18, 19, 20, 21 & 24 OAK HARBOR BOAT SERVICE AREA SECTION 33, T-9-S R-14-E ST. TAMMANY PARISH, LOUISIANA		DADING, MARQUES & ASSOCIATES, LLC			
MADE AT THE REQUEST OF:		MILLENNIUM GROUP, LLC		P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200	
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.		THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY			
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	
04-12-2018	1" = 30'	J.R.	C.A.D.	56852	

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2391-ZC
Posted: June 23, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Neil Pinkham

OWNER: Neil, Evangeline, Ian, and Keedra Pinkham

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

LOCATION: Parcel located on the north side of Longleaf Drive, east of Louisiana Highway 59, being Lot 122, Longleaf Estates, Addition No. 1; Covington; S19, T6S, R12E; Ward 10, District 6

SIZE: 5.1 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

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-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north side of Longleaf Drive, east of Louisiana Highway 59, being Lot 122, Longleaf Estates, Addition No. 1; Covington. The 2025 Future Land Use Plan designates the site to be developed with agricultural and rural residential uses.

The subject property consists of a 5.1-acre parcel that was originally platted as part of the Longleaf Estates Subdivision. Although the majority of the lots within this 1976 subdivision were originally platted as having 5-acre parcel sizes, a large number of the original parcels have been subdivided to accommodate smaller lot sizes. A change in the property’s zoning classification will allow for a higher density within the boundaries of the subject property.

Case No.: 2021-2391-ZC

PETITIONER: Neil Pinkham

OWNER: Neil, Evangeline, Ian, and Keedra Pinkham

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

LOCATION: Parcel located on the north side of Longleaf Drive, east of Louisiana Highway 59, being Lot 122, Longleaf Estates, Addition No. 1; Covington; S19, T6S, R12E; Ward 10, District 6

SIZE: 5.1 acres



2021-2391-ZC

A-2

18

A-1A

17

JOHN T PRATS

A-1A

T6 - R12E

20

LONGLEAF

A-2

19

A-2

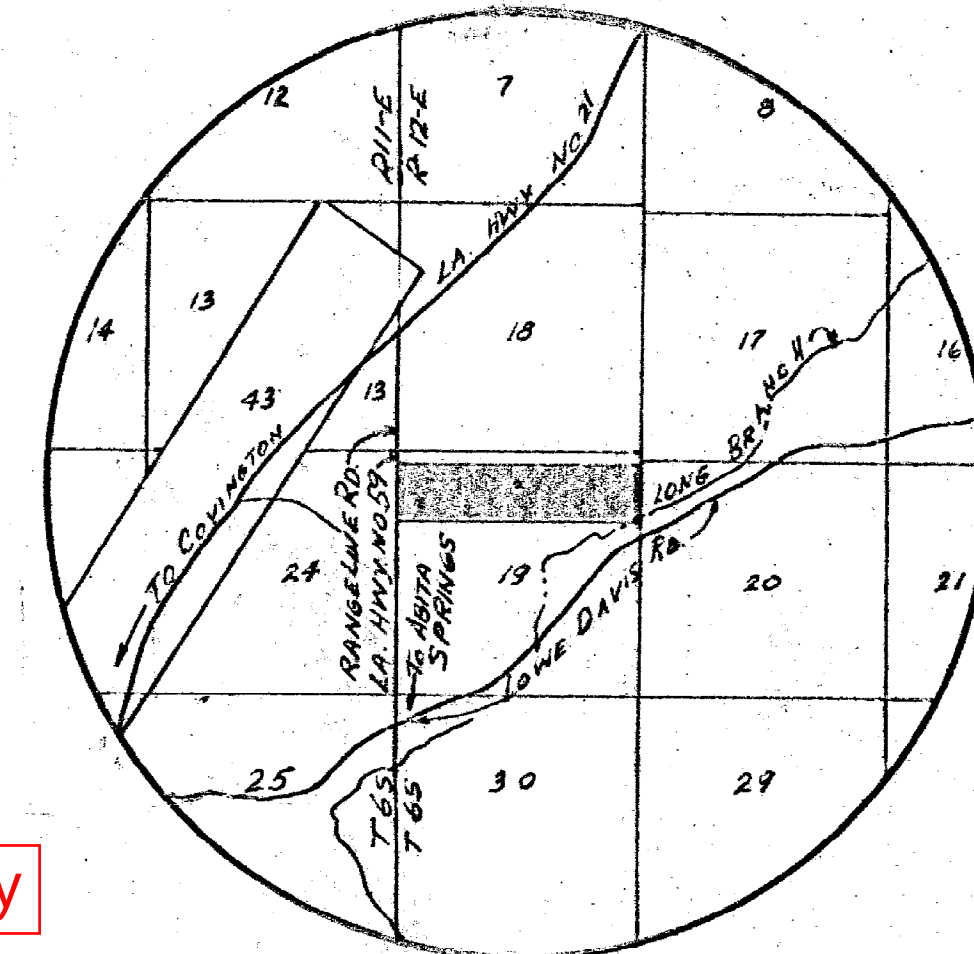
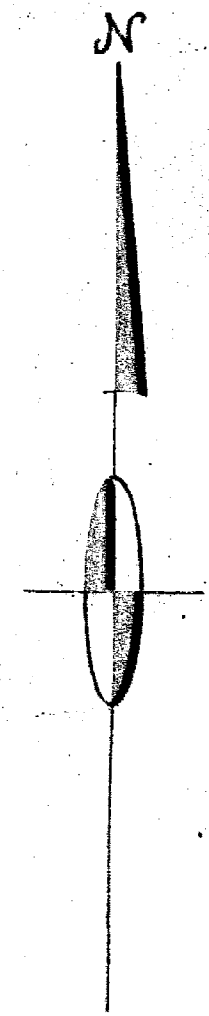
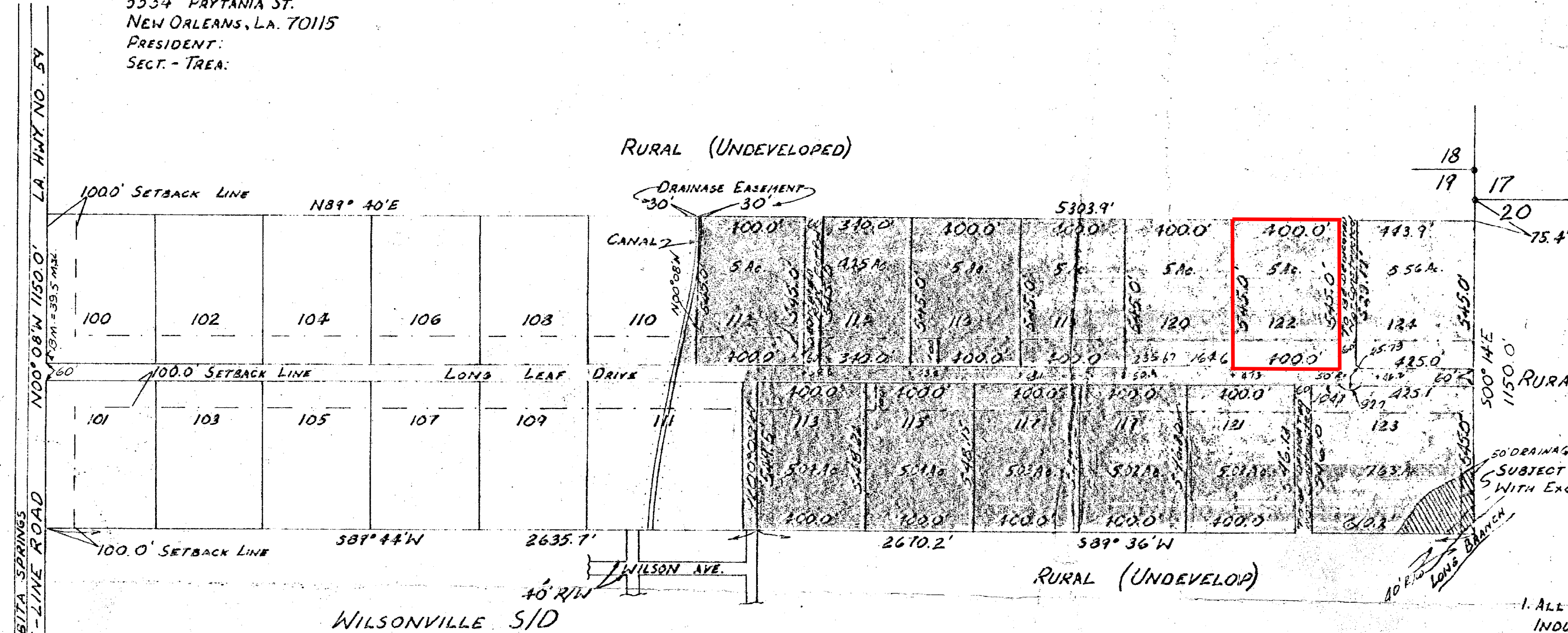
LOWE DAVIS

2021-2391-ZC

ADDITION ONE OF LONLEAF ESTATES

SECTION 19, TOWNSHIP 6 SOUTH, RANGE 12 EAST

OWNER-DEVELOPER
ROBERT D. HESS
5534 PRYTANIA ST.
NEW ORLEANS, LA. 70115
PRESIDENT:
SECT. - TREA:



VICINITY MAP
1" = ONE MILE
DISTRICT 10

Subject Property

RESTRICTIVE COVENANTS TO GO WITH EACH TITLE:

1. ALL LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. COMMERCIAL AND INDUSTRIAL EXCLUDED.
2. NO LOT MAY BE RE-SUBDIVIDED FOR PRIVATE SALE OR OTHERWISE.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 30 FEET TO THE FRONT LOT LINE, OR NEARER THAN 15 FEET TO INTERIOR LOT LINE.
4. NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED AND APPROVED BY THE LOUISIANA STATE BOARD OF HEALTH.
5. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE 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.
7. NO DRIVEWAY CULVERT WILL BE INSTALLED UNTILL SIZE REQUIREMENT IS SPECIFIED BY THE PARISH DEPARTMENT OF PLANNING AND ENGINEERING OR POLICE JURY.
8. THE MINIMUM FLOOR ELEVATION REQUIRED IS 10.0' M.S.L..
9. NO MOBILE HOME OR TRAILER WILL BE PERMITTED ON LOTS.

FINAL APPROVAL
Paul D. Brown
PRESIDENT, POLICE JURY
John H. Brown
CHAIRMAN, S/D REG. COMMITTEE
John H. Brown
SECRETARY, PARISH PLANNING
COMMITTEE
William H. Brown, C.E.
PARISH ENGINEER

FILED FOR RECORD

John H. Brown
CLERK OF COURT

DATE: October 13, 1976

NUMBER: 495-A

NUMBER OF LOTS	13
NUMBER OF BLOCKS	2
NUMBER OF ALLEYS	0
PUBLIC PARKS	0
ROADWAYS: MILES 0.505 FEET	2669
AREA	737

CERTIFICATION

THIS SUBDIVISION IS CERTIFIED TO CONFORM TO THE PROVISIONS OF LOUISIANA R-533-5051 AND THE LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY

John R. Patterson

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

John R. Patterson
L.A. REGISTERED LAND SURVEYOR

DEDICATION OF STREET

I HEREBY DEDICATE TO THE PARISH OF ST. TAMMANY THROUGH THE POLICE JURY, THE STREETS DELINEATED ON THIS PLAN AS PUBLIC THROUGHFARES

John H. Brown

DATE: August 2, 1976
SCALE: 1" = 400'

LAND SURVEYING, INC.
COVINGTON, LOUISIANA

DESCRIPTION:
FROM NORTHWEST CORNER OF SECTION 20 RUN SOUTH E,
75.4' TO POINT OF BEGINNING; THENCE S00°00'W, 150.0',
S89°46'W, 2670.2'; N00°03'W, 603.5'; S89°40'W, 23.5';
N00°03'W, 545.0'; N83°40'E, 2903.9' TO POINT OF
BEGINNING.

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2401-ZC
Posted: June 23, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St. Tammany Fire District No. 2 – Randy Hess

OWNER: Darling Design Homes, Inc. – Buddy Coate

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

LOCATION: Parcel located on the west side of Louisiana Highway 1077, South of Post Oak Lane, and North of Galatas Road; Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 2.28 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	A-2 Suburban District	Residential and Undeveloped
South	A-2 Suburban District	Residential
East	A-2 Suburban District	Residential
West	A-2 Suburban District	Undeveloped

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 PF-1 Public Facilities District. The site is located on the west side of Louisiana Highway 1077, South of Post Oak Lane, and North of Galatas Road; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is an undeveloped tract of land that is currently zoned to accommodate residential dwellings on the west side of LA Highway 1077. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional amenities to the public. The reason for the request is to allow for the location of a new fire sub-station. A change in zoning will allow for the location of protective services located along a developing State Highway.

Allowable uses within the PF-2 Public Facilities District include 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, overlooks, boardwalks, hiking and bicycle paths, Pavilions, displays, and similar structures accessory to the above-mentioned uses used to enhance environmental education programs

Case No.: 2021-2401-ZC

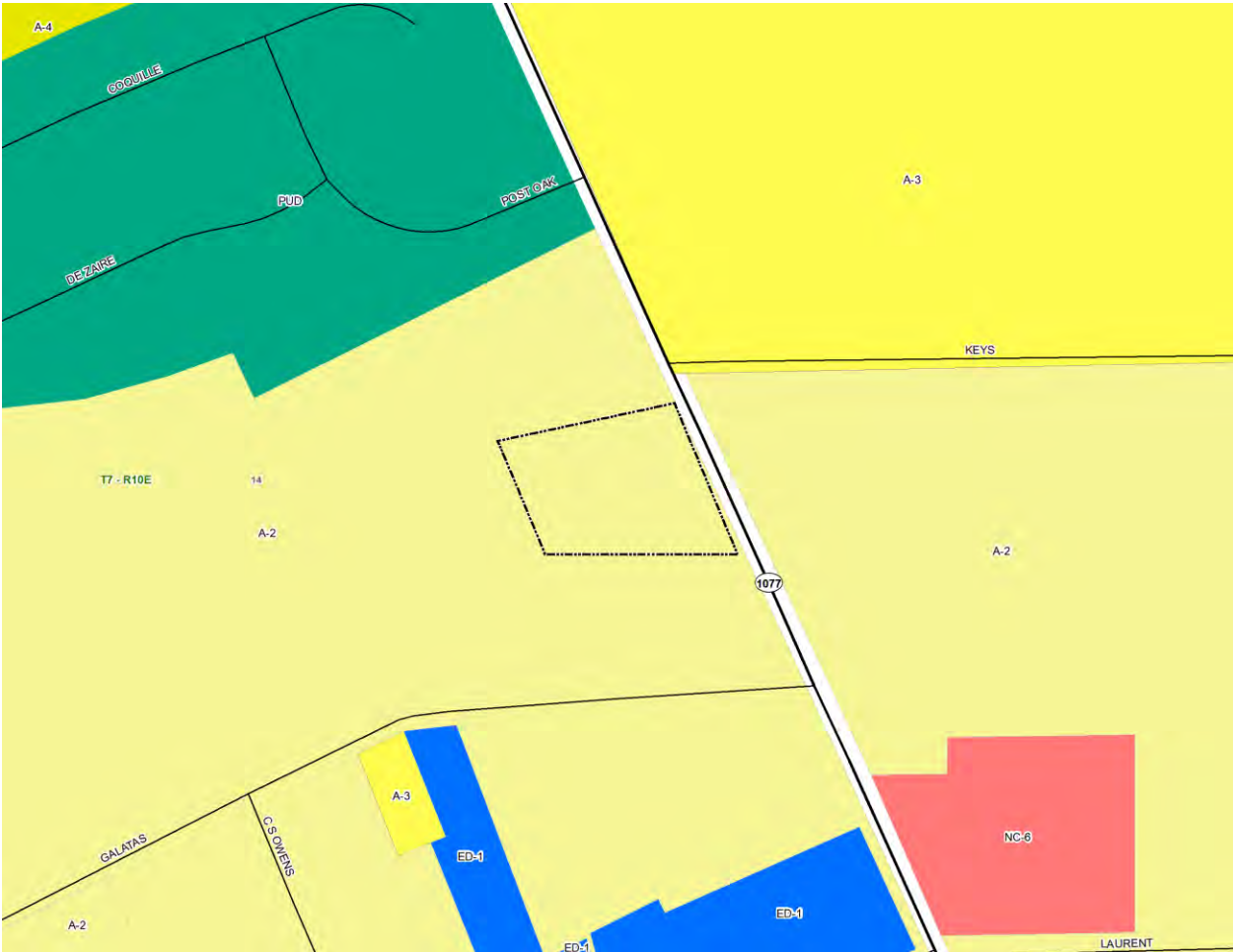
PETITIONER: St. Tammany Fire District No. 2 – Randy Hess

OWNER: Darling Design Homes, Inc. – Buddy Coate

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

LOCATION: Parcel located on the west side of Louisiana Highway 1077, South of Post Oak Lane, and North of Galatas Road; Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 2.28 acres



2021-2401-ZC

A-2

PINK MYRTLE

A-4

COQUILLE

POST OAK

PUD

DE ZAIRE

A-3

TURNPIKE RD

1077

KEYS

T7 - R10E

14

A-2

A-2

GALATAS

A-3

ED-1

C S OWENS

A-2

NC-6

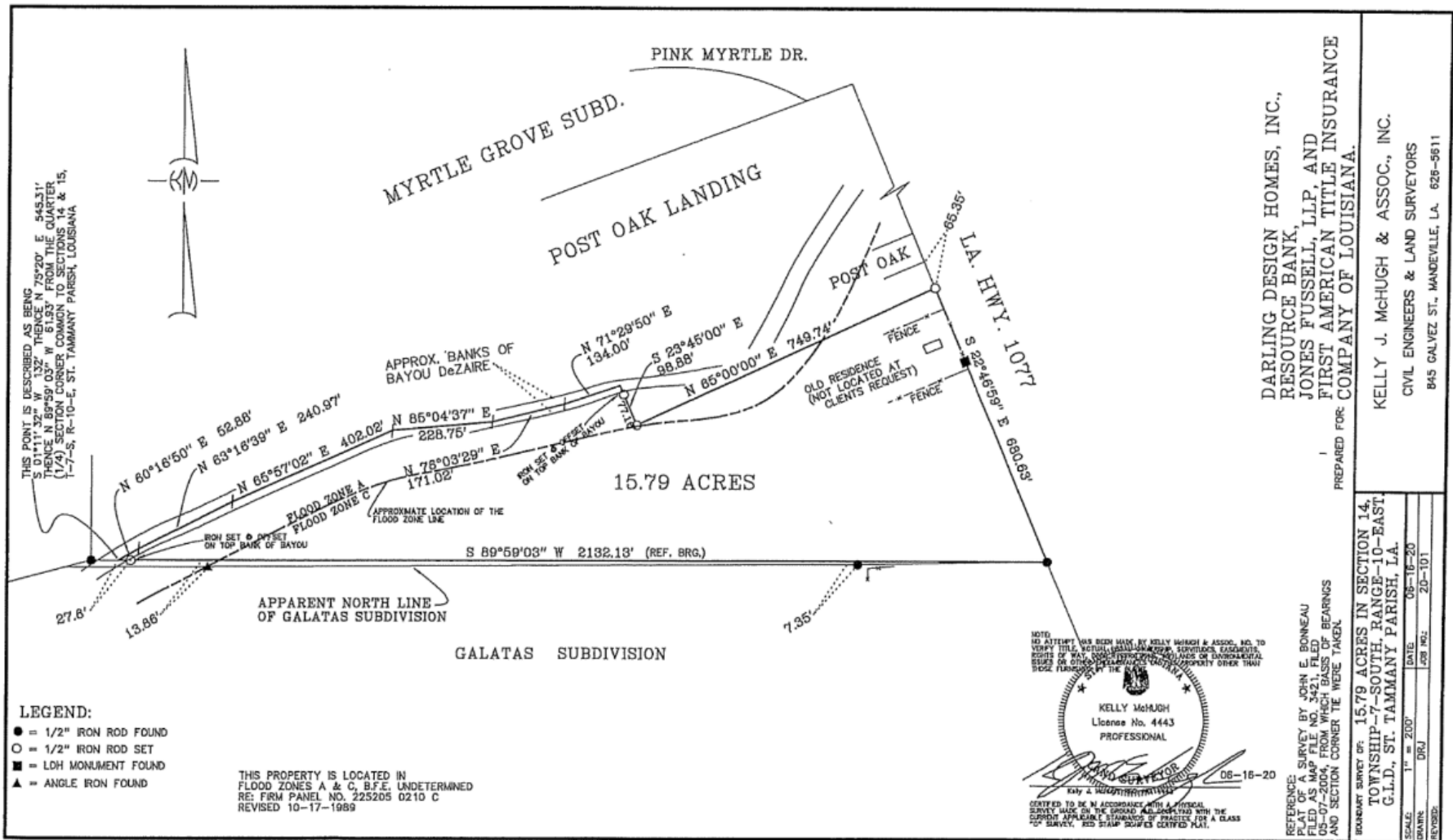
ED-1

ED-1

ED-1

A-3

2021-2401-ZC



ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2406-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Ricco Vito Impastato

OWNER: Ricco Vito Impastato

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

LOCATION: Parcel located on the northwest corner of South Military Road and Ranch Road; Slidell; S37, T9S, R15E; Ward 8, District 13

SIZE: .55 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Louisiana Highway 1090:	Type: State Highway	Road Surface: 2 Lane Asphalt	Condition: Good
Ranch 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	Multi-Family Residential	A-6 Multi-Family Residential
South	Commercial	NC-2 Neighborhood Commercial District
East	Undeveloped	A-6 Multi-Family Residential
West	Residential	A-4 Single-Family Residential

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 NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The site is located on the northwest corner of South Military Road and Ranch Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The petitioned property was the subject of a 2020 request to rezone the .55-acre site from A-4 Single-Family Residential District and NC-1 Professional Office District to NC-4 Neighborhood Institutional District (2020-2137-ZC). Although the site was successfully rezoned, the applicant would like to use the site to accommodate a restaurant with a drive-thru facility. As such, the current request is to rezone the site to HC-2 Highway Commercial District.

Zoning Change Request				
Zoning Classifications	Max Building Size	Max Height	Max Lot Coverage	Purpose
NC-4 Neighborhood Institutional District	12,500 sq. ft.	35 ft.	50%	To allow for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time.
HC-2 Highway Commercial District	40,000 sq. ft.	35 ft.	50%	To allow for the location of moderately scaled, intense retail, office, and service uses located along major collectors and arterials designed to provide services to a portion of the parish.

Case No.: 2021-2406-ZC

PETITIONER: Ricco Vito Impastato

OWNER: Ricco Vito Impastato

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

LOCATION: Parcel located on the northwest corner of South Military Road and Ranch Road; Slidell; S37, T9S, R15E; Ward 8, District 13

SIZE: .55 acres



GOLDENWOOD

38

A-6

A-4

A-6

T9 - R15E

NC-4

190

A-4

RANCH

NC-2 37

CHINCHAS CREEK

NC-4

TURTLE CREEK

RESUBDIVISION OF
LOTS 1-4 INTO LOT 1A
SQUARE F
ABNEY COUNTRY AIR SUBDIVISION
SECTION 37 T9S-R15E
8TH WARD
ST. TAMMANY PARISH
LOUISIANA

LEGEND	
	EXIST. SECTION LINE
	EXIST. BOUNDARY LINE
	DENOTES IRON ROD FOUND
	DENOTES 1/2" IRON ROD SET

- NOTES:
1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA. ONE CALL (1-800-272-3020).
 2. THIS IS A CLASS B BOUNDARY SURVEY.
 3. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
 4. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 225205 0440 D, REVISED DATE APRIL 21, 1999, THE SITE IS IN ZONE C.
 5. THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 6. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.

- REFERENCE PLATS:
1. SURVEY BY H.G. FRITCHEE ENTITLED, "ABNEY COUNTRY AIR, A SUBDIVISION OF PART OF SECTION 37, T9S-R15E, 8TH WARD, ST. TAMMANY PARISH, LA" DATED APRIL 21, 1954.



APPROVAL:

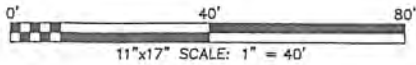
RESUBDIVISION OF LOTS 1-4 INTO LOT 1A, SQUARE F, ABNEY COUNTRY AIR SUBDIVISION, SECTION 37 T9S-R15E, 8TH WARD, ST. TAMMANY PARISH, LOUISIANA

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILLED FILE NO.



 **LINFIELD, HUNTER & JUNIUS, INC.**
PROFESSIONAL ENGINEERS, ARCHITECTS,
AND SURVEYORS
3608 18th Street, Suite 200
Metairie, Louisiana 70002



WESLEY R. EUSTIS, P.E., P.L.S.
DATE OF PLAT: NOVEMBER 5, 2020
LH&J JOB No. 20-158
(504) 833-5300

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2407-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Gregory Haines

OWNER: Gregory Haines

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

LOCATION: Parcel located on the northwest corner of Williams Road and Camp Salmen Road; being 59668 Williams Road; Slidell; S38, T9S, R14E; Ward 9, District 14

SIZE: .69 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

William Roads -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Camp Salmen 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	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the northwest corner of Williams Road and Camp Salmen Road; being 59668 Williams Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with various forms of commercial uses.

The subject property is currently developed with an existing auto repair shop and is therefore considered a legal non-conforming use which does not comply with the property’s current zoning classification. The site is flanked by property that is zoned A-2 and developed with single-family dwellings. The purpose of the A-2 Suburban District is to allow for single-family residential environments on large, multi-acre lots. The purpose of the requested HC-2 Highway Commercial District is to allow moderately scaled retail, office and service uses, generally located along major collectors and arterials. A change in zoning will allow commercial uses within an existing residential neighborhood.

Allowable uses within the HC-2 Highway Commercial District are as follows: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions (greater than 3,000 square feet), Convenience stores (with gas), when the criteria of section 130-2213(51) are met, Drive-in restaurants, Liquor stores, Any private office use that is a permitted use in the NC district over 20,000 square feet, Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet), Veterinary clinics (with outdoor kennels), Parcel post delivery stations, Mini-warehouses, Commercial kennels, Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcels, and are accessory to an existing mini-warehouse, not to be located on the street side, Lodging, 100 rooms or less (including apartments, hotels, motels), Automotive repair and service facilities not to exceed 10,000 square feet, Automotive sales not to exceed two acres of display and storage, Outdoor retail sales and storage yards, Portable storage containers used for storage, and Outdoor display area of pre-assembled building, pool and playground equipment.

Case No.: 2021-2407-ZC

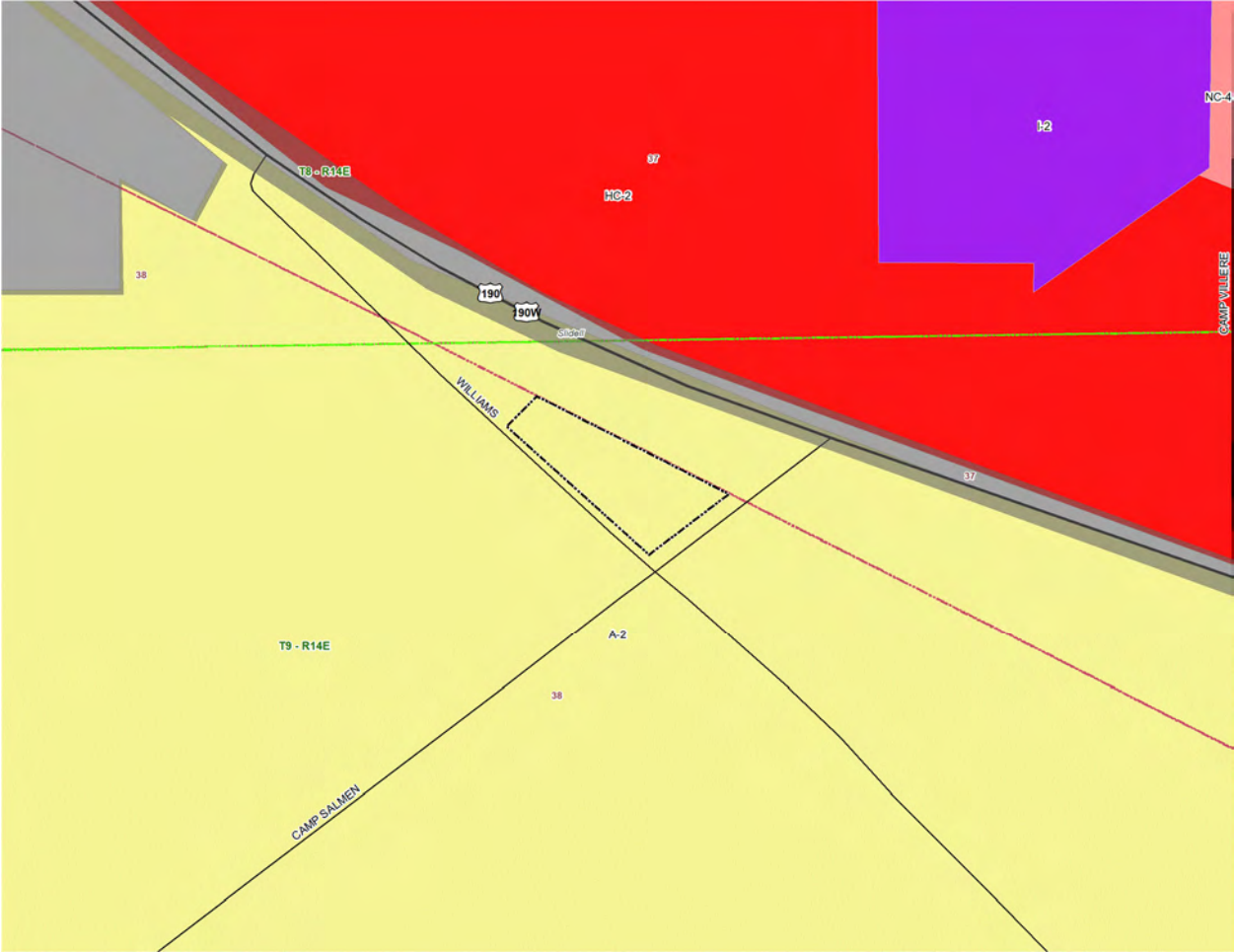
PETITIONER: Gregory Haines

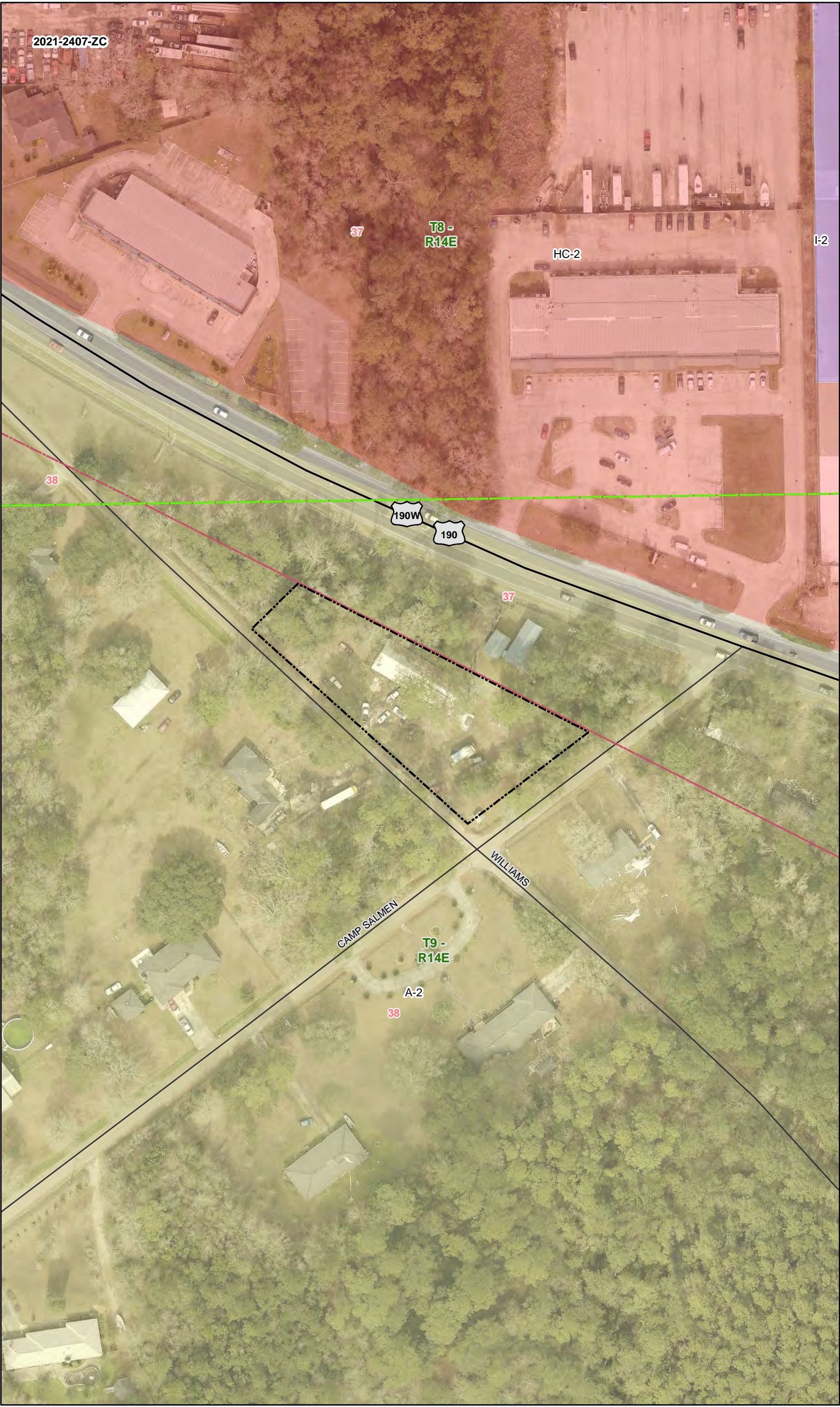
OWNER: Gregory Haines

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

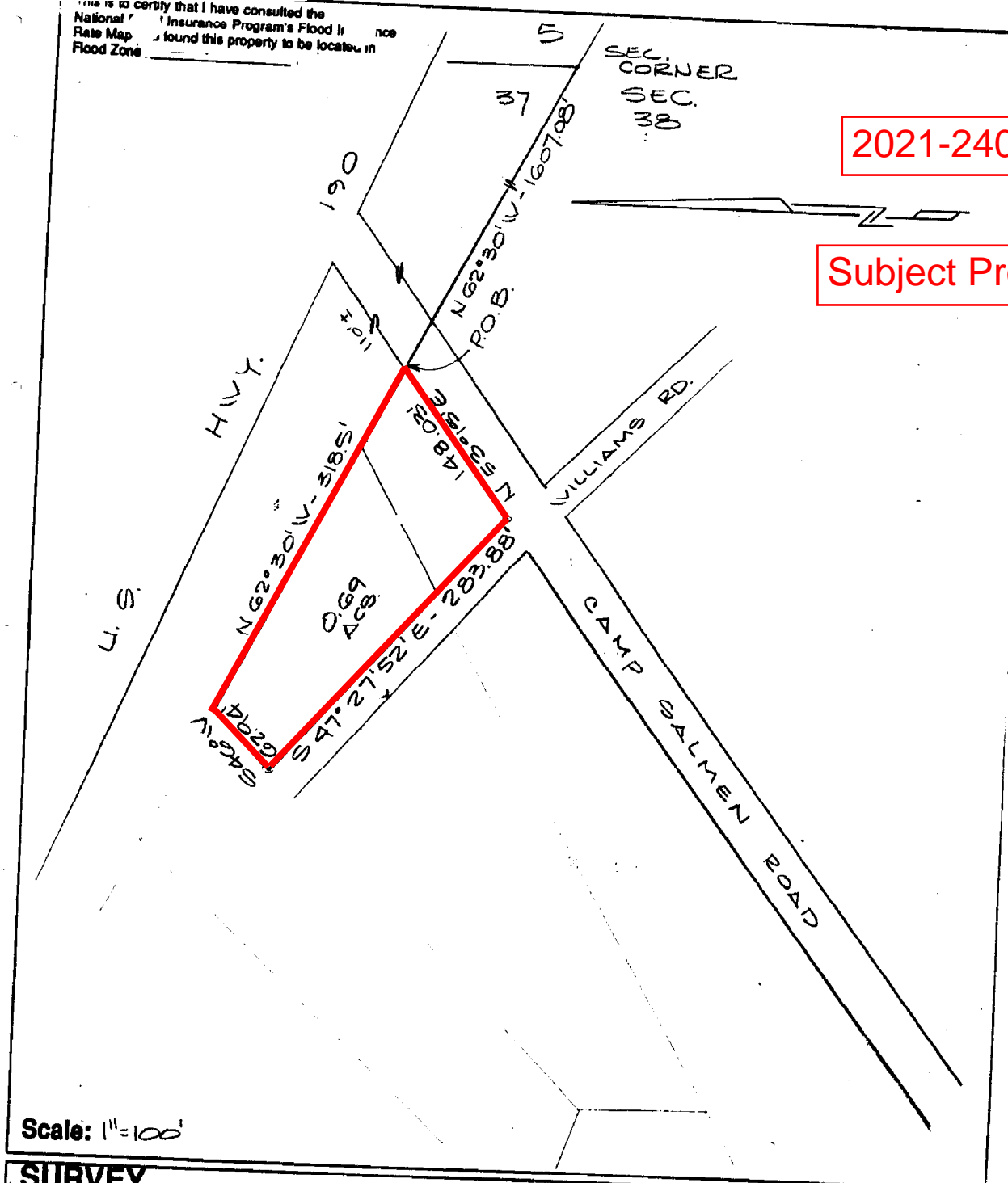
LOCATION: Parcel located on the northwest corner of Williams Road and Camp Salmen Road; being 59668 Williams Road; Slidell; S38, T9S, R14E; Ward 9, District 14

SIZE: .69 acres

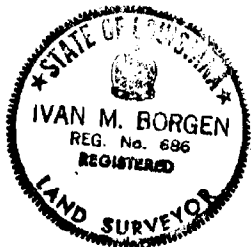




This is to certify that I have consulted the
National Flood Insurance Program's Flood In-
surance Rate Map and found this property to be located in
Flood Zone _____

**SURVEY
MAP OF**

A PARCEL IN SEC. 38 - T9S - R14E



This Survey
Certified True
and Correct by

IVAN M. BORGEN
No 686

IN
ST. TAMMANY PARISH
FOR

GREG HAINES

Survey No. 51933
Date 15 JULY 93
Rev.

IMB

IVAN M. BORGEN, C.E. / L.S.
Engineer • Surveyor
(504) 643-5419 - 891 Brownswitch Road
P.O. Box 1234 - Slidell, Louisiana 70459

CDP

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2408-ZC
Posted: June 23, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey Schoen
OWNER: Kathryn Merlo
REQUESTED CHANGE: From A-3 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located along the north west corner of Louisiana Highway 22 and Louisiana Highway 1085; being Lot 21, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1
SIZE: .69 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway **Road Surface:** 2 Lane Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to HC-2 Highway Commercial District. The site is located along the north west corner of Louisiana Highway 22 and Louisiana Highway 1085; being Lot 21, Square 5, Live Oak Hills Subdivision; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is currently developed with an existing mobile home and is flanked by property that conforms to the A-3 Suburban District. There are existing properties to the west of the subject site which have been rezoned to accommodate various levels of commercial zoning classifications along the north and south sides of Highway 22. The applicant has submitted a concurrent request to rezone the 1.9 acres to the east of the subject property (2021-2414-ZC) that, if rezoned will make up the total 2.59-acre development site. This proposed development site will abut the intersection of Louisiana Highway 1085 and Louisiana Highway 22, which has been slated for the development of a future round-about to help traffic concerns through the Louisiana Department of Transportation and Development. A change in zoning will allow the site to be developed with moderately scaled retail, office, and service uses, generally located along major collectors and arterials. The reason for the request is to accommodate a proposed gas station.

Allowable uses within the HC-2 Highway Commercial District are as follows: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions (greater than 3,000 square feet), Convenience stores (with gas), when the criteria of section 130-2213(51) are met, Drive-in restaurants, Liquor stores, Any private office use that is a permitted use in the NC district over 20,000 square feet, Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet), Veterinary clinics (with outdoor kennels), Parcel post delivery stations, Mini-warehouses, Commercial kennels, Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcels, and are accessory to an existing mini-warehouse, not to be located on the street side, Lodging, 100 rooms or less (including apartments, hotels, motels), Automotive repair and service facilities not to exceed 10,000 square feet, Automotive sales not to exceed two acres of display and storage, Outdoor retail sales and storage yards, Portable storage containers used for storage, and Outdoor display area of pre-assembled building, pool and playground equipment.

Case No.: 2021-2408-ZC
PETITIONER: Jeffrey Schoen
OWNER: Kathryn Merlo

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

LOCATION: Parcel located along the north west corner of Louisiana Highway 22 and Louisiana Highway 1085; being Lot 21, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1

SIZE: .69 acres



2021-2408-ZC

ALICE

A-3

MARY

18

PONCHATOULA HWY

22W

BOOTLEGGER RD

1085

A-2

A-2

NC-2

INDIAN TRACE

GAGE

A-4

A-4

MISSIONARY

MISSIONARY

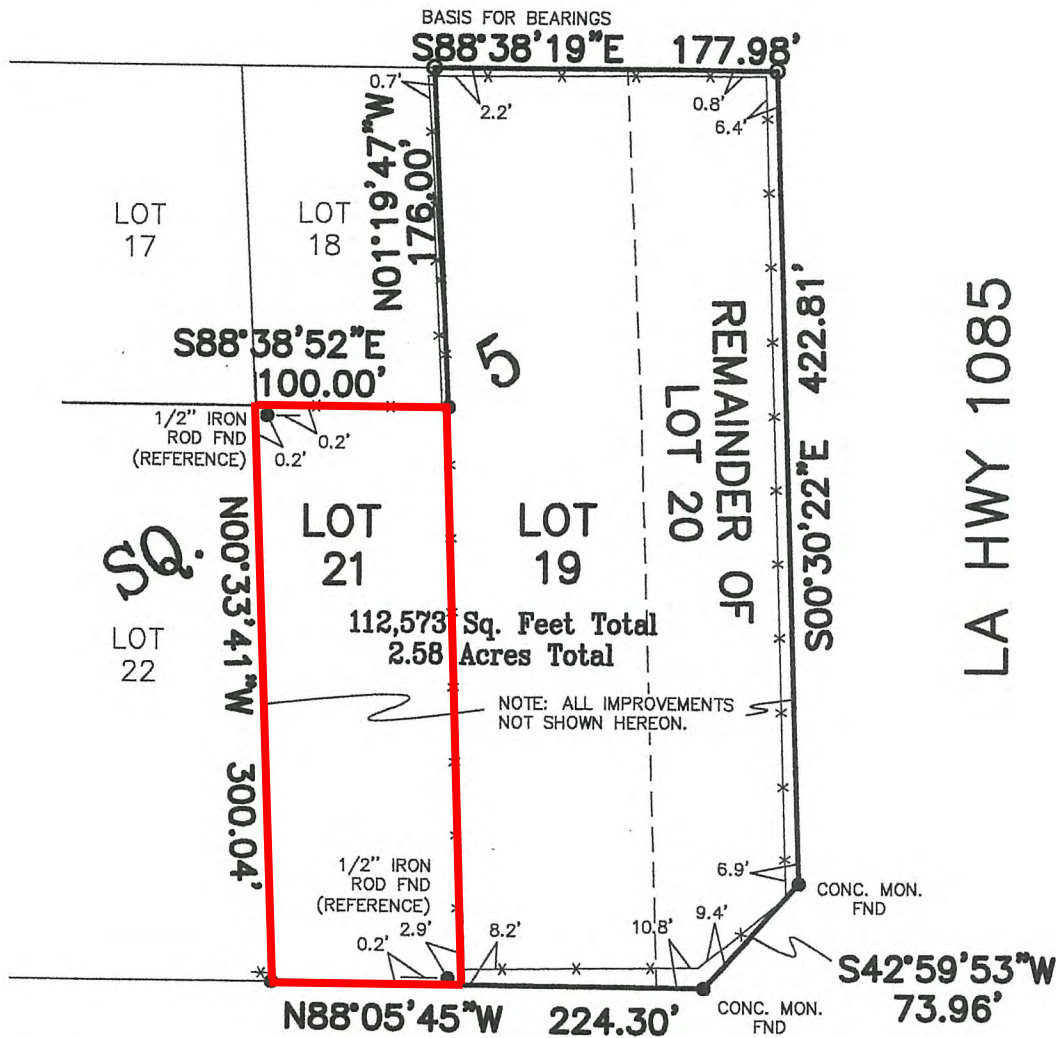
A-4

INDIAN
TRACE

2021-2408-ZC

MARY STREET

Subject Property



NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.

REFERENCE 1:
LIVE OAK HILLS subd. plat
Map File No.: EM 203
Date Filed: 8-15-1983

REFERENCE 2:
SURVEY By John E. Bonneau & Assoc., INC.
Survey No.: 99443
Dated: 6-21-1999

Note: 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 C.

FIRM Panel# 2252050515C Rev. 4-2-1991

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON PIPE SET
UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

Survey of
LOTS 19, 21 & THE REMAINDER OF LOT 20
LIVE OAK HILLS * SQUARE 5
ST. TAMMANY PARISH, LOUISIANA
FOR
DIAZ REALTY INVESTMENTS, LLC
HANCOCK WHITNEY BANK; JONES FUSSELL, L.L.P.
CHICAGO TITLE INSURANCE COMPANY

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,
ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS,
WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER
THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown
& Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: APRIL 21, 2021
Survey No. 21247
Project No. (CR5) 14848.TXT

Scale: 1" = 100'±
Drawn By: J.E.D.
Revised:

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2409-ZC
Posted: June 17, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Catahoula Land Services, LLC – Jeffrey Benedic

OWNER: Catahoula Land Services, LLC – Jeffrey Benedic

REQUESTED CHANGE: From A-2 Suburban District to NC-2 Indoor Retail and Service District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Pine Street Extension, west of Louisiana Highway 41; Pearl River; S11, T8S, R14E; Ward 8, District 11

SIZE: 1.973 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: 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-2 Suburban District to NC-2 Indoor Retail and Service District and MHO Manufactured Housing Overlay. The site is located on the north side of Pine Street Extension, west of Louisiana Highway 41; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is currently developed with an existing single-family dwelling and accessory structure and is flanked on all sides by property that conforms to the A-2 Suburban District’s allowable uses. The purpose of the requested NC-2 Indoor Retail and Service District is to provide for the location of retail uses and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact. A change in zoning will allow small scale commercial uses and manufactured homes in an existing residential neighborhood.

Allowable uses within the NC-2 Indoor Retail and Service District are as follows: All permitted uses in the NC-1 Professional Office District, 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, and Wearing apparel shops.

Case No.: 2021-2409-ZC

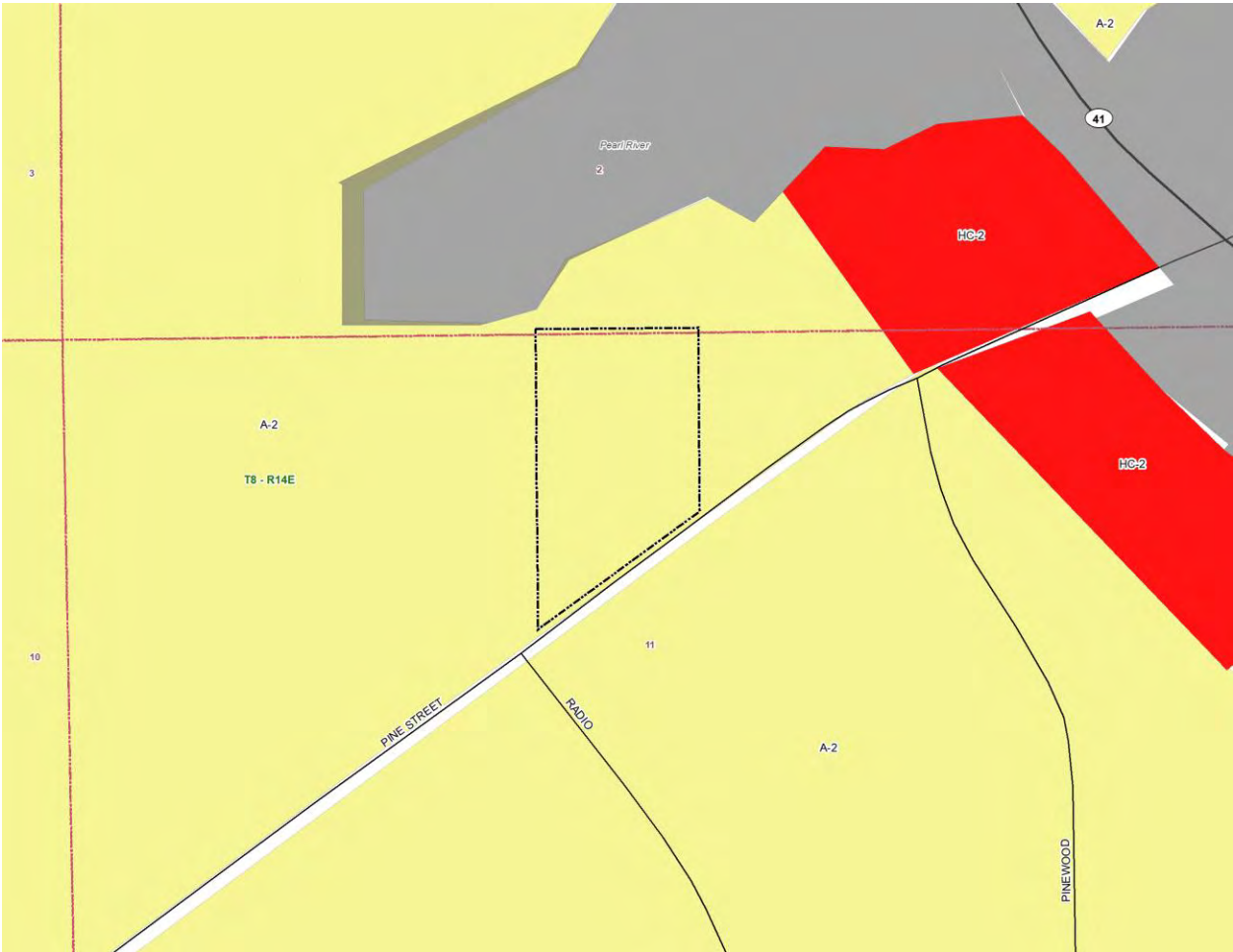
PETITIONER: Catahoula Land Services, LLC – Jeffrey Benedic

OWNER: Catahoula Land Services, LLC – Jeffrey Benedic

REQUESTED CHANGE: From A-2 Suburban District to NC-2 Indoor Retail and Service District and MHO
Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Pine Street Extension, west of Louisiana Highway 41; Pearl River;
S11, T8S, R14E; Ward 8, District 11

SIZE: 1.973 acres



HC-2

WATTS RD
41

2

HC-2

HC-2

T8 - R14E

A-2

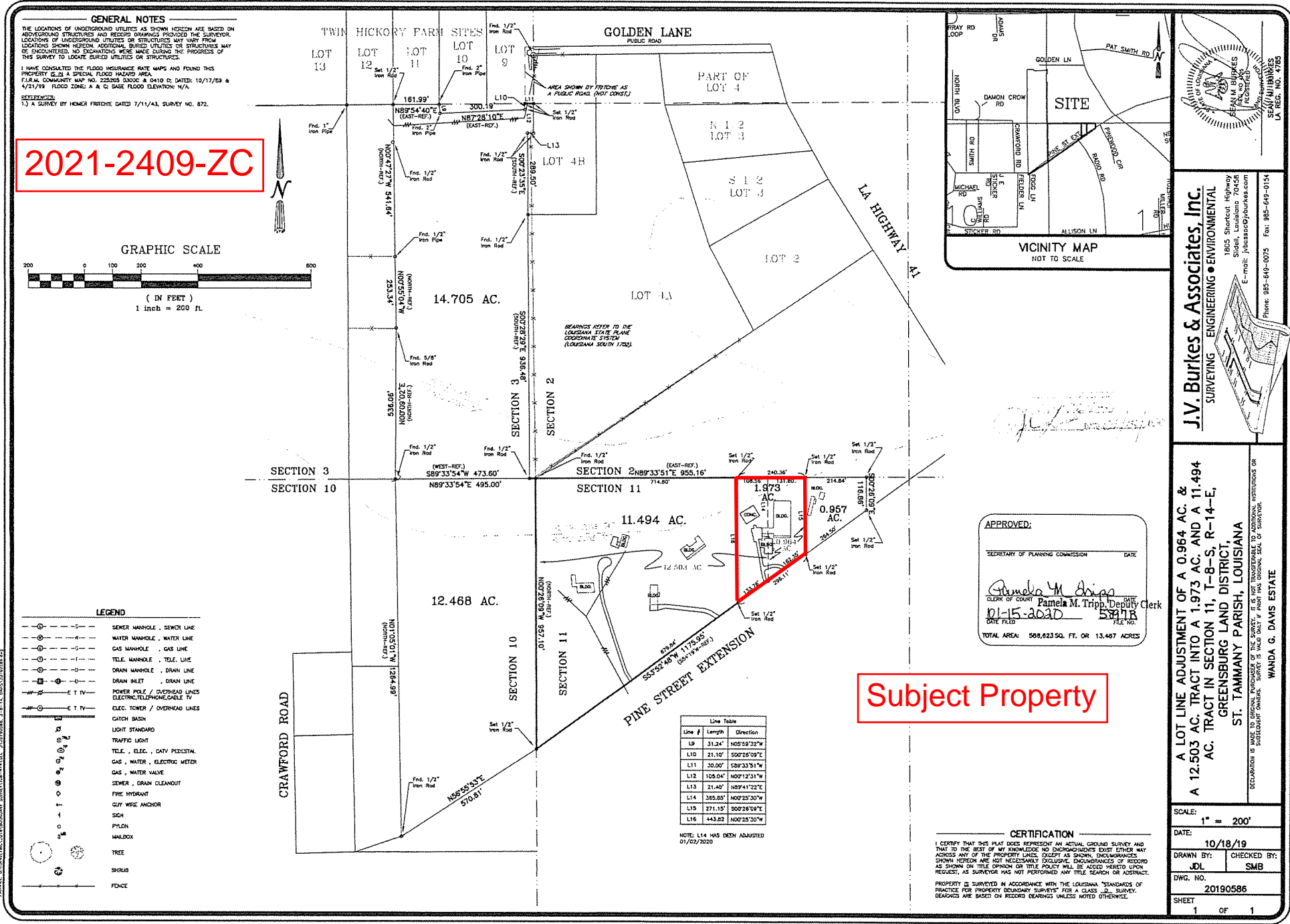
PINEWOOD

PINE STREET

11

A-2

RADO



ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2410-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Julie Troung

OWNER: New Orleans Magnolia Homes, LLC – Julie Truong and Paul Wogan Corporation

REQUESTED CHANGE: From A-6 Multiple Family Residential District to HC-3 Highway Commercial District

LOCATION: Parcel located on the east side of US Highway 11, being lots 37, 38, and 39, Unit 1, Eden Isles Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12

SIZE: 1.17 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial District
South	Multi-Family Residential	A-6 Multi-Family Residential District
East	Grand Lagoon Waterbody	N/A
West	Residential	A-4A Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-6 Multiple Family Residential District to HC-3 Highway Commercial District. The site is located on the east side of US Highway 11, being Lots 37, 38, and 39, Unit 1, Eden Isles Subdivision; Slidell. The 2025 Future Land Use Plan designates the site to be developed with various forms of commercial uses.

The subject property is comprised of Lots 37, 38, and 39 of Unit 1, Eden Isles Subdivision. Lot 37 is currently developed with an existing accessory use that has traditionally been used by the adjacent commercial property. Lots 38 and 39 are currently undeveloped. The subject property is flanked by property zoned HC-2 and developed with commercial uses to the north, property zoned A-6 Multiple Family Residential District and developed with an apartment complex to the south, the Grand Lagoon waterbody to the east, and single-family residential uses to the west. A change in zoning to HC-3 Highway Commercial District will allow for the location of large scale, heavy commercial retail, office, and service uses.

Allowable uses within the HC-3 Highway Commercial District include the following: All uses permitted in the HC-2 Highway Commercial District, Automotive service, stations, centers, and sales, Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters, Drive-in movie theaters, Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply), Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights), Lodging, greater than 100 rooms (including apartments, hotels, motels), Nightclubs, bars and lounges, Entertainment which typically consists of live or programmed performances, Bus, truck or other transportation terminals, Outdoor retail sales and storage yards, Portable storage containers used for storage, Outdoor display area of pre-assembled building, pool and playground equipment, Crematorium, and Cemeteries.

Case No.: 2021-2410-ZC

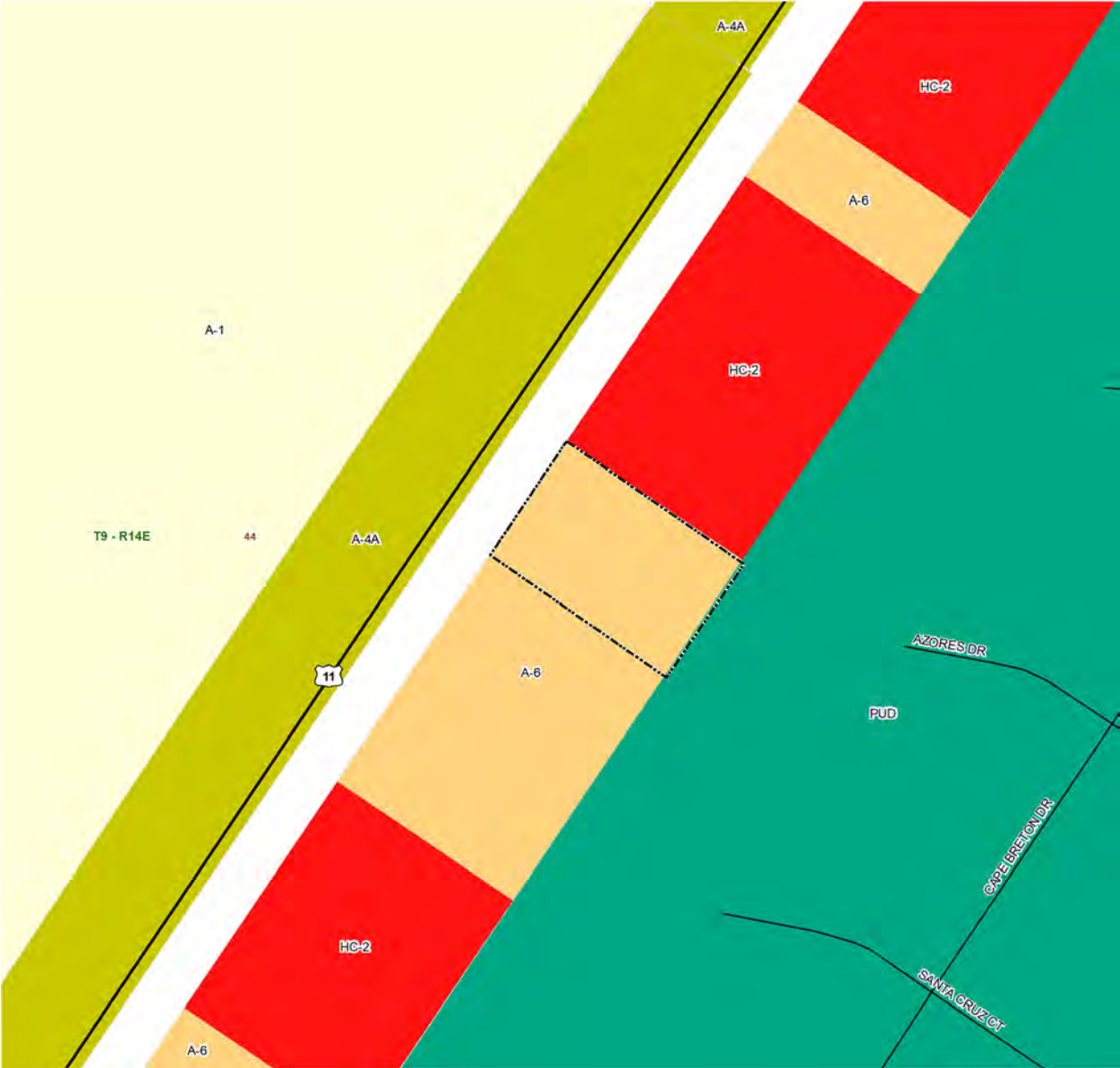
PETITIONER: Julie Troung

OWNER: New Orleans Magnolia Homes, LLC – Julie Truong and Paul Wogan Corporation

REQUESTED CHANGE: From A-6 Multiple Family Residential District to HC-3 Highway Commercial District

LOCATION: Parcel located on the east side of US Highway 11, being Lots 37, 38, and 39 of Unit 1, Eden Isles Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12

SIZE: 1.17 acres



2021-2410-ZC

A-1

A-4A



A-4A

HC-2

A-6

HC-2

T9 - R14E

44

2021-2410-ZC

A-6

PUD

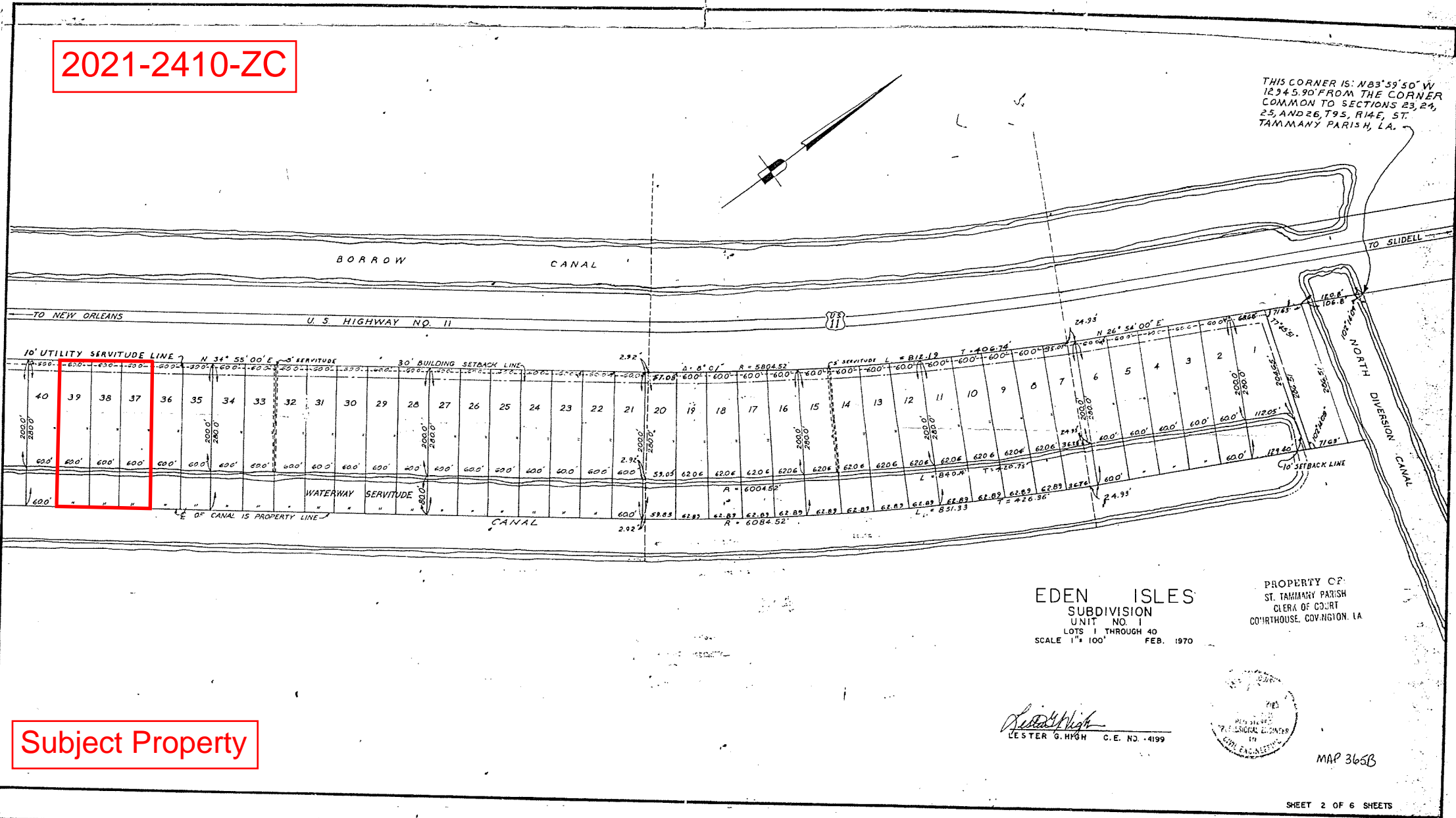
SANTA CRUZ

HC-2

CAPE BRETON

A-6

2021-2410-ZC



Subject Property

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2412-ZC
Posted: June 23, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Matt Organ
OWNER: Sharron and Jeffrey Borne
REQUESTED CHANGE: From I-2 Industrial District to HC-3 Highway Commercial District
LOCATION: Parcel located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Welders Row -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Hard Hat 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	Undeveloped	I-2 Industrial District
South	Undeveloped and Industrial	I-2 Industrial District
East	Industrial	I-2 Industrial District
West	Undeveloped	I-2 Industrial District

EXISTING LAND USE:

Existing development: Yes

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 – 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 I-2 Industrial District to HC-3 Highway Commercial District. The site is located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of commercial and industrial uses.

The subject property is currently developed with an existing and unoccupied office warehouse and surrounded by undeveloped and industrial uses within an existing industrial park. The reason for the request is to allow the existing professional baseball training facility to the south of the subject property to expand operations and utilize the on-site office warehouse for dormitory uses, which are not currently permitted within the I-2 Industrial District. A change in zoning will allow commercial uses within an existing industrial park.

Zoning Change Request				
Zoning Classifications	Max Building Size	Max Height	Max Lot Coverage	Purpose
I-2 Industrial District	200,000 sq. ft.	45 ft.	50%	To provide for the location of large-scale and highly intense industrial uses
HC-2 Highway Commercial District	40,000 sq. ft.	35 ft.	50%	To allow for the location of large-scale commercial, retail, office, and services uses

Case No.: 2021-2412-ZC

PETITIONER: Matt Organ

OWNER: Sharron and Jeffrey Borne

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

LOCATION: Parcel located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2

SIZE: 1 acre





PAINTERS

HELPERS

I-2

FABRICATION

20

WELDERS

HARD HAT

I-2

OIL

NORWEL

I-2

HC-2

NC-4

A-2

LOCATED IN SECTION 20, TOWNSHIP-6-SOUTH RANGE-11-EAST, DISTRICT 2, WARD 3

200 100 0 200 400
SCALE IN FEET

1. EACH LOT SHALL HAVE NO MORE THAN ONE DWELLING.
2. NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED.
3. FRONT INCLUDING SIDEWALK SHALL BE NO LESS THAN 25 FEET FROM THE FRONT PROPERTY LINE. THE SIDE SETBACK SHALL BE NO LESS THAN 5 FEET FROM THE SIDE PROPERTY LINE. THE REAR SETBACK SHALL BE LOTS 2-10 TO 15-18 FEET. SHALL HAVE A REAR SETBACK OF 30 FEET INCLUDING THE 50 FEET INCLUDING THE 50 FEET.
4. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH GROUNDS OR STREET FRONTMENTS.
5. NO NOISIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON LUNCH ANY LOT. NOISE SHALL BE KEPT TO A MINIMUM SO THAT IT MAY BE OR MAY BECOME A NUISANCE TO THE NEIGHBORHOODS. PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK IS PROHIBITED.
6. THE MINIMUM FINISHED FLOOR ELEVATION REQUESTED IN THIS SUBDIVISION IS 10 FEET MEAN SEA LEVEL.
7. MINIMUM SIZE FOR DRIVEWAY CURBSETS IS 8 INCH DIAMETER OR EQUIV.
8. MULTIPLE HOMES WILL BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION AS RESIDENCES.
9. NO LOT WILL BE FURTHER REDIVIDED WITHOUT APPROVAL OF THE PARISH BOARD OF HEALTH. PARISH PLANNING ADVISORY BOARD AND PARISH POLICE DEPT.
10. IF RESTRICTIVE COVENANTS REQUESTED ABOVE IN ITEMS 1 THRU 8 SHALL BE RECEIVED IN EACH TITLE OR DEED IN ADDITION TO THE DECLARATION. IT BE SHOWN ON THE ASSUAGES PLAT OF SUBDIVISION.

NO. 1: RESOLVED BY THE UNRESTRICTED OWNER OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF THE CONVEYANCE INDUSTRIAL PARK - PHASE 3.

ALL THE STREET RIGHTS OF WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROPIAL USE OF THE PUBLIC FOR HIGHWAY PURPOSES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON. NO INTERFERENCE OF IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSES.

[illegible]

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA 1533: 5091 AND LAWS AND ORDINANCES OF THE PARISH OF TAMIANY.

Act R. White

 J. B. WHITE, LAND SURVEYOR, #4230

NEEL P. NILSON, LOUISIANA REGISTERED LAND SURVEYOR, #4238

FOR: UNCAS FAVRET, JR. AND CATHERINE GEORGE FAVRET
P O BOX 1324

COVINGTON, LOUISIANA 70434
7/12/78
JAMES FAYET, JR.
Catherine Beane Fayet

APPROVAL:

BY R. C. Ellis CHAIRMAN, JOINT PLANNING COMMISSION

DATE 5-12-78

FILE NUMBER 991B

BY John D. Davis SECRETARY, JOINT PLANNING COMMISSION

DATE 5-12-78

FILE NUMBER 991B

COVINGTON INDUSTRIAL PARK - PHASE 1
LOCATED IN SECTION 20, T-6-S, R-11-E

SCALE: 1 IN. = 200 FT.	NRW	E & ASSOCIATES INC.	DRWG. NO. 412
DATE: SEPT. 9, 1985			CHECKED BY: NRM
REVISED: OCT. 10, 1985 BY ESMT MAR. 7, 1990	LAND SURVEYORS AND CIVIL ENGINEERS 1605 HWY. 80 MANDERVILLE, LOUISIANA 70448		DRAWING NO.: 177
			PAGE 01

Subject Property



Proposal to Change Zoning Classifications

Petitioner: Brent Porciau of Top Velocity

Property: Lot 20 & 21 of the Covington Industrial Park

Purpose:

Top Velocity currently owns and operates out of the property to the south of the subject property, 17588 Hard Hat Dr., Covington, LA 70435.

Top Velocity was developed by Brent Porciau, who is a life long native of Covington, St Paul's Alumni, and former professional baseball athlete. Top Velocity is not your typical local baseball training facility or travel/club organization. They are specifically focused in Olympic based training that helps pitchers maximize their pitching velocities. The proprietary program has taken off with current expansion in the US and abroad. With Covington as its headquarters, athletes from all over are coming to Covington to work directly with Brent to better themselves.

Athletes range from ages 18 to 30. Many of the athletes essentially relocate to Covington during their offseason to train at Top Velocity. These are not just your local kids looking to throw faster; these are collegiate, semi-pro, and professionals who are financially invested in these programs. This is their career, not just a game.

This is where the request to change the zoning comes into play.

Currently, Top Velocity has several rental houses in Covington. The plan is to consolidate these rentals to the facility on Lot 21. This would require changing the zoning from I-2 Industrial to HC2 Highway Commercial 2. For your reference, the first building on the Hard Hat coming from Hwy 25 is currently zoned HC2.

The building on Lot 21 is 9081 square feet total. It currently is 73% office and 27% warehouse. This is essentially opposite of typical building we see in the Covington Industrial Park. Most are majority warehouse. This is a primary reason why the current owner has struggled to sell/lease the facility.

The positive to the layout for Top Velocity is it is virtually move in ready with the exception of an increase in shower facilities and a sprinkler system addition. This one facility would allow Top Velocity to sell off and shut down all rental houses throughout Covington residential communities.

On Lot 20, which is currently partially filled and being used by the current owner to store trailers, this lot would be zoned CBF1 to allow for an outdoor training field for athletes to fine tune skills such as throwing, 40 yard times, etc.

As this field is developed, proper fencing would be installed to ensure all sporting activities/balls would remain onsite.

Here is a high level conceptual view of what the facility would look like. The plan would be to create the dormitory and weight room in the new facility. The existing facility would be focused on indoor throwing programs.



*parking additions are conceptual, and will be expanded in accordance with parish guidelines to include greenspace and landscape buffers.



Our goal is to address any and all concerns from the property owners in the Covington Industrial Park.

Here are a few of the concerns brought to our attention.

- 1. Will the zoning change allow the owners of the new zoning to file complaints against and affect the neighboring industrially zoned properties operations.**

Response: We would sign private restrictive covenant in favor the Covington Industrial Park land owners that would restrict the use against HC2/CBF1 uses other than the proposed use. Any future owner would either run the same business and or apply to rezone the property back to I2.

- 2. Having players staying overnight in the park and any complaints from noise in the middle of the night.**

Response: Top Velocity is a current owner and has never made any such complaints. The property is located in an industrial park and such operations are expected. The dormitory is an optional service to Top Velocity Program athletes. It is not mandatory, so if a player has any issues with such operations, that player will have the option to find alternative lodging. Top Velocity has been in the park since 2017, and at times had players sleeping overnight (which does not happen now due to the acquisition of rental houses), it was never an issue to Top Velocity or their athletes.

- 3. Will this zoning change affect the value of surrounding properties?**

Response: Property values have increased in the Covington Industrial Park since Top Velocity purchased their current facility in 2017. There has been two lot sales since then at \$3.00 psf. The industrial park is currently operating at almost 100% occupancy (with the exception of the subject property).

Looking at other parks, Northpointe was/is home to Playmakers Indoor Sports, Diggs Volley Ball, Indoor Basketball, and most recently Elevation Station. Even with a high level of recreational uses, Northpointe was able to secure build to suit national/international tenants such as FedEx and Allpax. Additionally, their lot sales have only increased on a price per square foot basis.

Playmakers and Elevation Station have since been converted back to industrial uses. We have not seen a long term problem with these types of facilities when they change hands. The typical outcome is the these types of facilities are converted back to the prior zoning because these facilities were originally built for industrial.

This speaks to the first concern as well. We are not drastically changing the property, so a natural progression would be back to an office/warehouse/storage-yard.



4. Will the baseballs and training be contained to the premises:

Response: The new field will be fenced in its entirety. Proper fencing will be added between the current facility and 17574 Hard Hat Row as needed. The new field will provide ample area to train onsite.

Security: Top Velocity will maintain a manager staying at the dormitory. Additionally, security cameras will be installed inside and outside of the new facility for 24 hour monitoring. The existing facility already has 24 hour surveillance.

Zoning Process:

This will be presented to St Tammany Parish Zoning Commission on July 6th, 2021 to be held at Koop Drive.

Our Vision:

The goal is simple, its to expand the facilities to provide world class instruction for professional level athletes. Top Velocity is expanding at a rapid pace with franchises in not just multiple states, but now in multiple countries. Covington is the headquarters and the goal is to keep it as such.

In addition to the pro-level athletes, Top Velocity is now expanding to the local High Schools where we are seeing competitive athletes taking advantage of the program to separate themselves and gaining publicity for college scholarships. This program is an asset to our local children that are looking for a competitive edge.

Top Velocity is bringing business into the state, servicing the local community, and providing world class training to all of their athletes.

Concerns:

We have spoken to the majority of property owners, at least all adjacent owners. If you have any other concerns, please do not hesitate to contact Matt Organ (985) 246-9715 or Brent Pourciau (985) 249-9508.

We encourage you to review the website www.topvelocity.pro to get a feel for the type of program and services being offered.

ZONING STAFF REPORT

Date: June 28, 2021

Case No.: 2021-2413-ZC

Posted: June 23, 2021

Meeting Date: July 6, 2021

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Matt Organ
OWNER: Sharron and Jeffrey Borne
REQUESTED CHANGE: From I-2 Industrial District to CBF-1 Commercial Based Facilities District
LOCATION: Parcel located on the north side of Hard Hat Row, being Lot 20, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Welders Row -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Hard Hat 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	Undeveloped	I-2 Industrial District
South	Undeveloped	I-2 Industrial District
East	Industrial	I-2 Industrial District
West	Industrial	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.

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 I-2 Industrial District to CBF-1 Commercial Based Facilities District. The site is located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of commercial and industrial uses.

The subject property is currently an undeveloped parcel which functions as part of an office warehouse development site within an existing industrial park. The reason for the request is to allow the professional baseball training facility to the southwest of the subject property to expand operations and develop the property as an outdoor training field, which is not currently permitted within the I-2 Industrial District.

Zoning Change Request				
Zoning Classifications	Max Building Size	Max Height	Max Lot Coverage	Purpose
I-2 Industrial District	200,000 sq. ft.	45 ft.	50%	To provide for the location of large-scale and highly intense industrial uses
CBF-1 Community Based Facility District	30,000 sq. ft.	45 ft.	50%	To allow for the location of public and quasi-public uses that are appropriate within close proximity to residential districts

Case No.: 2021-2413-ZC

PETITIONER: Matt Organ

OWNER: Sharron and Jeffrey Borne

REQUESTED CHANGE: From I-2 Industrial District to CBF-1 Commercial Based Facilities District

LOCATION: Parcel located on the north side of Hard Hat Row, being Lot 20, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2

SIZE: 1 acre





PAINTERS

HELPERS

I-2

FABRICATION

WELDERS

20

HARD HAT

I-2

OIL

NORWEL

I-2

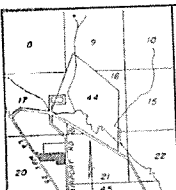
HC-2

NC-4

A-2

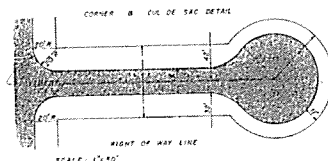
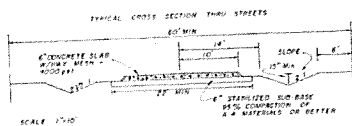
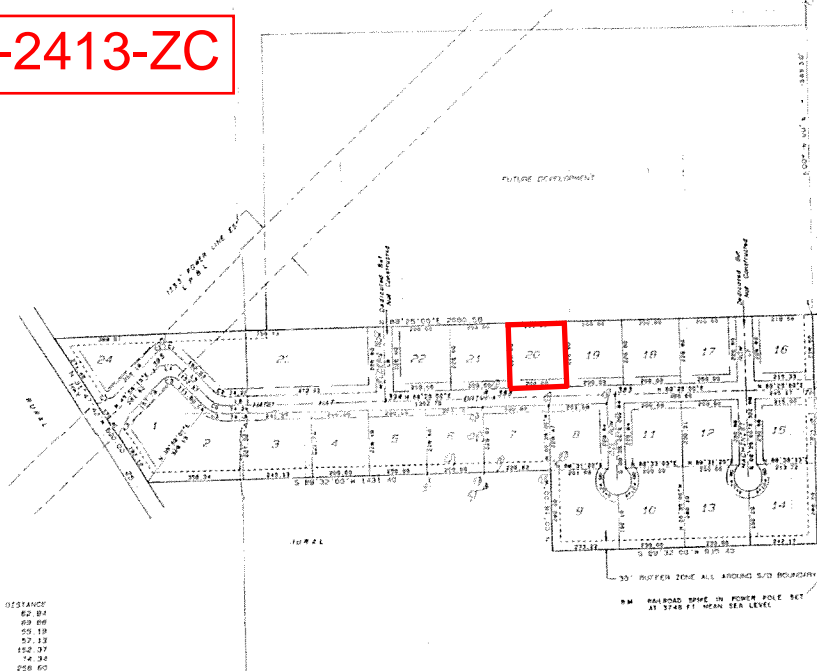
PHASE 1

LOCATED IN SECTION 20, TOWNSHIP-6-SOUTH RANGE-11-EAST, DISTRICT 2, WARD 3



VICINITY MAP

2021-2413-ZC



THIS POINT IS DESCRIBED AS BEING 5 89° 15' 00" N - 26.00'
5 00° 18' 00" E - 1589.30'
FROM THE CORNER COMMON TO SECTIONS
16, 17, 20 & 21 TOWNSHIP 8 SOUTH.

PROPERTY DESCRIPTION

A CERTAIN PARCEL OF LAND LOCATED IN SECTION 20,
TOWNSHIP 8 SOUTH RANGE 21 EAST, 114th MERIDIAN,
ST. TAMMANY PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED
AS FOLLOWS, TO WIT:

COMMENCE AT THE CORNER COMMON TO SECTIONS 18, 17, 20 & 21
TOWNSHIP 8 SOUTH RANGE 21 EAST, AND MEASURE:

S 89° 15' 30" E - 20.00' - TO THE POINT OF BEGINNING, THENCE

S 89° 15' 30" E - 1589.30' - TO THE POINT OF BEGINNING, THENCE

S 100° 16' 00" E - 789.88' - THENCE,

S 89° 30' 30" W - 1839.40' - THENCE,

S 100° 16' 00" W - 280.00' - THENCE,

S 89° 30' 30" W - 1439.40' - THENCE,

N 31° 47' 48" W - 800.00' - THENCE,

N 89° 20' 30" E - 280.00' - TO THE POINT OF BEGINNING

CONTAINS 36.87 ACRES

DEVELOPER
LUCAS FAVRET, JR
P.O. BOX 1324
COVINGTON LOUISIANA 70434

NOTE 6



THIS DEVELOPMENT IS LOCATED IN FLOOD ZONE C.
ELEVATIONS ARE RELATIVE TO MEAN SEA LEVEL.
MUNICIPAL ADDRESSES CORRESPOND TO THE STREET
AND LOT NUMBERS.

RESTRICTIVE COVENANTS

1. EXISTING SHALL HAVE NO MORE THAN ONE DRAINING.
2. NO DRAINING SHALL BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED.
3. FRONT BUILDINGS SETBACK SHALL BE NO LESS THAN 20 FEET FROM THE FRONT PROPERTY LINE. THE SIDE SETBACK SHALL BE NO LESS THAN 3 FEET FROM THE SIDE AND REAR PROPERTY LINE. THE REAR SETBACK SHALL BE 10 FT 2-10 & 12-18 FEET SHALL HAVE A REAR SETBACK OF 20 FEET INCLUDING THE 30 FT. BUFFER. ALL OTHER LOTS ARE 20 FEET.
4. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARKING GRASS ON STREET FRONTMENTS.
5. NO OBVIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON LUNCH AND DOW. MOT SHALL MINIMUM BE CONSIDERED THAT MAY BE USE MAY BECOME A NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK CAR STORAGE.
6. THE MINIMUM FINISHED FLOOR ELEVATION INDICATED IN THIS SUBDIVISION IS 40 FEET MEAN SEA LEVEL.
7. MINIMUM SIZE FOR DRIVEWAY CURBVALS IS 15 INCH DIAMETER OR EQUAL.
8. HOUSE NAMES WILL BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION AS RESIDENCES.
9. NO LOT WILL BE PLANTER RESUBDIVIDED WITHOUT APPROVAL OF THE PARKING BOARD OR HEALTH PARK PLANNING ADVISORY BOARD AND PARKING POLICY UNIT.
10. 7.1 RESTRICTIVE COVENANTS RECEIVED ABOVE IN THIS DIVISION IS SHALL BE RECEIVED IN EACH TITLE OR DEED IN ADDITION TO THE INDICATION TO BE SHOWN ON THE PLAT OF SUBDIVISION.

DEDICATION

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF CONVENTION INDUSTRIAL PARK - PHASE I. ALL STREET RIGHTS OF WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE IMPROVED USE OF THE PUBLIC AND OTHER PURPOSES. EASEMENTS SHALL BE RESERVED FOR CONVEYANCE AND UTILITIES AS INDICATED HEREON AND NO OBSTACLE OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM BEING CONVEYED PROPERLY.



 GUYARD, LUCAS FAVRE, JR. AND CATHERINE GEORGE FAVRE

39 ACRES	24	3716.00	INDIVIDUAL
206A	NO OF LOTS	LENGTH STREETS	SEWER SYSTEM
1000 F. 200	60'	60'	INDIVIDUAL
416' LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONTRACT	220'	11.2	1000 0'
ROAD SURFACE	LOT FRONT	20'ING	MAX BLOCK LOT
BORN: KALAYA RINCH			
1950-01-01 1950-01-01			

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA 1853 8091 AND 8092 AND COMPANIES OF THE EIGHTH REG'T. TAMMANY.

AND LARS AND CHILDREN

FOR: JAMES EARL RAY, JR. AND CATHERINE EUGENE FAYE

COVINGTON, LOUISIANA 70434

ENCLOSURE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840

CATHERINE GEORGE FAURE

APPROVAL: *[Signature]*

ST. JAMES' DANISH PLANNING COMMISSION

14. William H. DeLoach

5-12-28 9813
FILE NUMBER

Dep. Daniel Bridges

ρ

COVINGTON INDUSTRIAL P

LOCATED IN SECTION 20, T-
SCALE: 1 IN. = 200 FT. E ASSO

DATE: SEPT 9, 1985

OCT. 10, 1983 DE EMT
 MAR. 7, 1989
 LAND SURVEYORS AND CIVIL
 1605 16th. BO
 HANDEVILLE LOUISIANA

1. The first part of the document is a header section containing the following information:

[View Full Paper](#)

Subject Property

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2414-ZC
Posted: June 23, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffery Schoen
OWNER: Nicholas Cadaro, Raymond Cadaro, and Scarlett Cornell
REQUESTED CHANGE: From A-3 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the north west corner of Louisiana Highway 22 and Louisiana Highway 1085, being Lot 19, and the remainder of Lot 20, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1
SIZE: 1.9 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway **Road Surface:** 2 Lane Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to HC-2 Highway Commercial District. The site is located on the northwest corner of Louisiana Highway 22 and Louisiana Highway 1085, being Lot 19, and the remainder of Lot 20, Square 5, Live Oak Hills Subdivision; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential uses which vary in site design and density.

The subject site is currently developed with an existing single-family residence and is flanked by property that conforms to the A-3 Suburban District. There are existing properties to the west of the subject site which have been rezoned to accommodate various levels of commercial zoning classifications along the north and south sides of Highway 22. The applicant has submitted a concurrent request to rezone .69 acres to the west of the subject property (2021-2408-ZC) that, if rezoned will make up the total 2.59-acre development site. This proposed development site will abut the intersection of Louisiana Highway 1085 and Louisiana Highway 22, which has been slated for the development of a future round-about to help traffic concerns through the Louisiana Department of Transportation and Development. A change in zoning will allow the site to be developed with moderately scaled retail, office, and service uses, generally located along major collectors and arterials. The reason for the request is to accommodate a proposed gas station.

Allowable uses within the HC-2 Highway Commercial District are as follows: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions (greater than 3,000 square feet), Convenience stores (with gas), when the criteria of section 130-2213(51) are met, Drive-in restaurants, Liquor stores, Any private office use that is a permitted use in the NC district over 20,000 square feet, Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet), Veterinary clinics (with outdoor kennels), Parcel post delivery stations, Mini-warehouses, Commercial kennels, Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcels, and are accessory to an existing mini-warehouse, not to be located on the street side, Lodging, 100 rooms or less (including apartments, hotels, motels), Automotive repair and service facilities not to exceed 10,000 square feet, Automotive sales not to exceed two acres of display and storage, Outdoor retail sales and storage yards, Portable storage containers used for storage, and Outdoor display area of pre-assembled building, pool and playground equipment.

Case No.: 2021-2414-ZC

PETITIONER: Jeffery Schoen

OWNER: Nicholas Cadaro, Raymond Cadaro, and Scarlett Cornell

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

LOCATION: Parcel located on the northwest corner of Louisiana Highway 22 and Louisiana Highway 1085, being Lot 19, and the remainder of Lot 20, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1

SIZE: 1.9 acres



2021-2414-ZC

ALICE

A-3

MARY

18

BOOTLEGGER RD

1085

A-2

PONCHATOULA HWY

22W

INDIAN TRACE

GAGE

A-4

A-4

A-2

INDIAN TRACE

INDIAN
TRACE

MISSIONARY

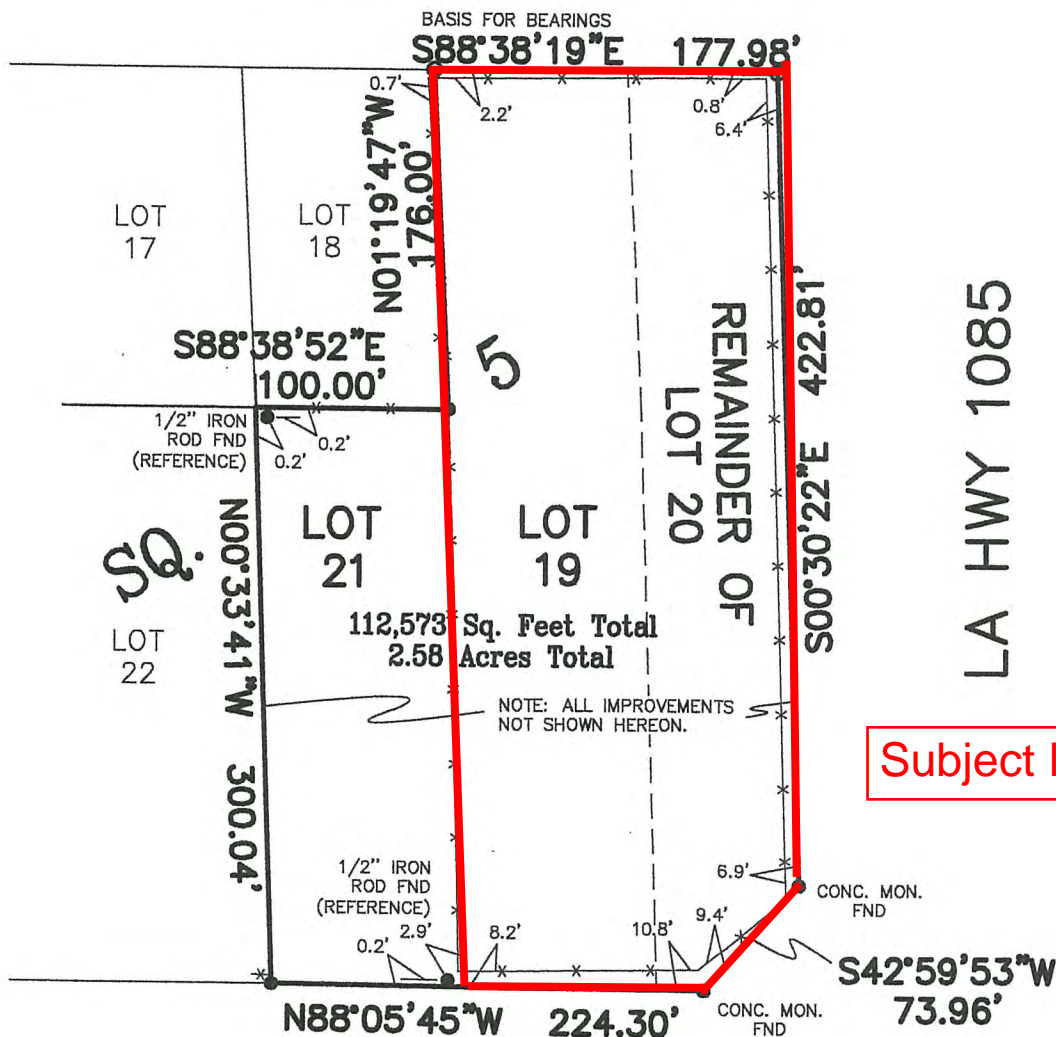
MISSIONARY

NC-2

A-4

2021-2414-ZC

MARY STREET



NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.

REFERENCE 1:
LIVE OAK HILLS subd. plat
Map File No.: EM 203
Date Filed: 8-15-1983

REFERENCE 2:
SURVEY By John E. Bonneau & Assoc., INC.
Survey No.: 99443
Dated: 6-21-1999

Note: 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 C.

FIRM Panel# 2252050515C Rev. 4-2-1991

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON PIPE SET
UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

Survey of
LOTS 19, 21 & THE REMAINDER OF LOT 20
LIVE OAK HILLS * SQUARE 5
ST. TAMMANY PARISH, LOUISIANA
FOR
DIAZ REALTY INVESTMENTS, LLC
HANCOCK WHITNEY BANK; JONES FUSSELL, L.L.P.
CHICAGO TITLE INSURANCE COMPANY

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,
ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS,
WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER
THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown
& Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: APRIL 21, 2021
Survey No. 21247
Project No. (CR5) 14848.TXT

Scale: 1" = 100' ±
Drawn By: J.E.D.
Revised:

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2415-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffery Schoen
OWNER: Lacombe Business Park, LLC – Christopher Jean
REQUESTED CHANGE: From I-1 Industrial District and I-2 Industrial District to AML Advanced Manufacturing and Logistics District
LOCATION: Parcel located on the west side of Louisiana Highway 434, south of Interstate 12, and north of Cappel Road; Lacombe; S18, T8S, R13E; Ward 7, District 7
SIZE: 69.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	Coastal Environmental Services	SWM-1 Solid Waste Management District
South	Undeveloped	I-1 Industrial District
East	Undeveloped	HC-3 Highway Commercial District
		A-1 Suburban District
West	Undeveloped	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.

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 I-1 Industrial District and I-2 Industrial District to AML Advanced Manufacturing and Logistics District. The site is located on the west side of Louisiana Highway 434, south of Interstate 12, and north of Cappel Road; Lacombe. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes single-family residential uses and conservation areas.

The 69.33-acre subject property is currently undeveloped and is split zoned I-1 Industrial District and I-2 Industrial District. The petitioned property obtained these zoning classifications in a 2012 rezoning request which rezoned 215.76 acres of property along the south side of Interstate 12 and Highway 434 to accommodate a more commercial and industrial zoning pattern (ZC12-07-064). The property is south of the existing Coastal Environmental Services waste management operation and is otherwise flanked by undeveloped property. It should be noted that a large 67-acre tract of land which is zoned PF-2 Public Facilities abuts the subject property to the west, acting as a buffer between the petitioned property and Bayou Lacombe. Although not governed by the St. Tammany Parish Unified Development Code, this 67-acre tract has been placed under a deed restriction which prohibits development and requires the property to “always be maintained a greenspace in it’s natural state” (Instrument # 1878279). In addition, the property also abuts 29.7 acres which is zoned I-1 Industrial District to the south but which has been placed into conservation easements to “assure that the property will be retained forever predominantly in its natural, scenic, and open space condition” (Instrument #’s 2244483 and 2244486).

The purpose of the existing I-1 Industrial District and the I-2 Industrial Districts are to allow for the location of large scale highly intense industrial uses. The purpose of the requested AML Advanced Manufacturing and Logistics District is to provide for the location of very large-scale facilities for the research and development, manufacturing, and transportation and logistics industries. While the I-2 Industrial District and the AML Advanced Manufacturing and Logistics District both allow for manufacturing uses, the allowable uses within the AML District are primarily focused on research, development and manufacturing. A change in zoning will allow for similar permitted uses with an added emphasis on research and development.

The reason for the request is to allow for a warehouse and distribution center.

Zoning Change Request				
Zoning Classifications	Max Building Size	Max Lot Coverage	Max Height	Allowable Uses
I-1 Industrial District	40,000 sq. ft.	Not to exceed 50%	45 ft.	Radio and television studios and broadcasting stations; Auto body shops (minimum standards apply); Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation (Minimum standards for contractor's yards apply); Welding shops (greater than 3,000 square feet); Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium.
I-2 Industrial District	2000,000 sq. ft.	Not to exceed 50%	45 ft.	Any permitted use under an I-1 district; 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.
AML Advanced Manufacturing and Logistics District	1,000,000 sq. ft.	Not to exceed 50%	100 ft.	Aeronautics and aerospace research, development and manufacturing; Automotive research, development and manufacturing; Computer, electrical and electronics research, development and manufacturing; Data centers and data warehousing; Distribution and warehousing facilities; Durable goods manufacturing; Food products processing and manufacturing; Furniture manufacturing; Garment manufacturing; Glass, plastic and paint research, development and manufacturing; Hydraulics and robotics research, development and manufacturing; Pharmaceutical and medical research, development and manufacturing; Software development and programming; Scientific research and development services; General offices and services which provide support to any of the permitted uses

Case No.: 2021-2415-ZC

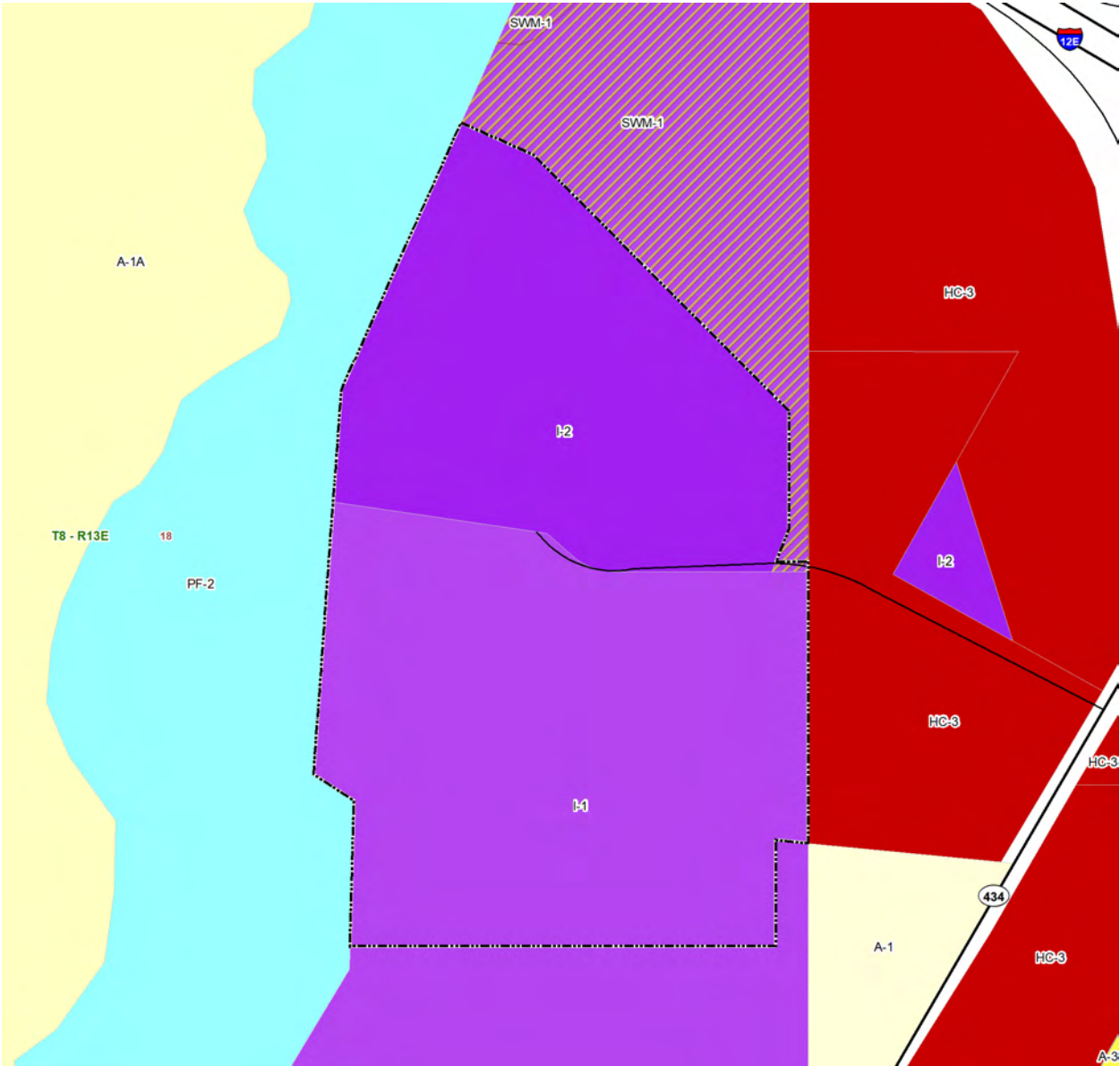
PETITIONER: Jeffery Schoen

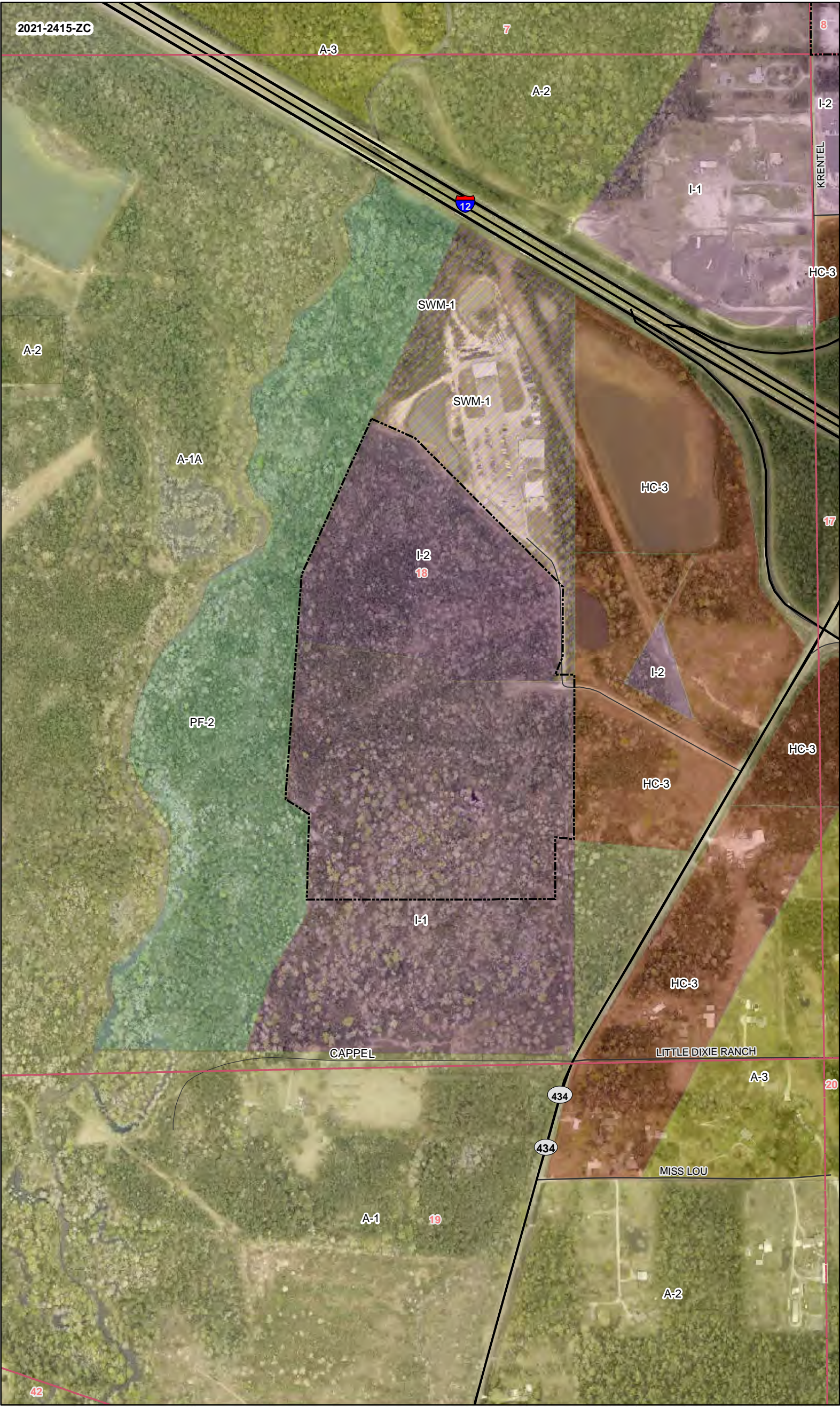
OWNER: Lacombe Business Park, LLC – Christopher Jean

REQUESTED CHANGE: From I-1 Industrial District and I-2 Industrial District to AML Advanced Manufacturing and Logistics District

LOCATION: Parcel located on the west side of Louisiana Highway 434, south of Interstate 12, and north of Cappel Road; Lacombe; S18, T8S, R13E; Ward 7, District 7

SIZE: 69.33 acres





2021-2415-ZC

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

03-27-2018 5726A

DATE FILED FILE NO.

CLERK OF COURT Shana Hess, Deputy Clerk

EXHIBIT

A-2

BAYOU LACOMBE

5484' +/-

BAYOU LACOMBE

LOT

LOT 2-B
97.33 ACRES

LOT 2-A
69.33 ACRES

LOT 1

NOT A PART

NOT A PART

LA. HWY. 434

THIS POINT IS DESCRIBED AS BEING
THE SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE
QUARTER OF SECTION 18, T-8-S, R-13-E.

100' GREENSPACE &
NO CUT BUFFER
(3.91 ac)

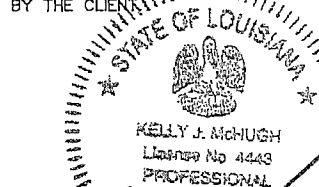
CAPPEL ROAD
(PRIVATE DRIVE)

Subject Property

AMENDMENT TO A PREVIOUSLY
AMENDED MINOR SUBDIVISION

(PREVIOUSLY AMENDED MINOR SUBDIVISION RECORDED
AT ST. TAMMANY PARISH CLERK OF COURT'S OFFICE
ON 11-24-2014 AS MAP FILE NO. 5324D)

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH &
ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL
OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS
OF WAY, DEED RESTRICTIONS, WETLANDS OR
ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES
ON THIS PROPERTY OTHER THAN THOSE FURNISHED
BY THE CLIENT.



Kelly J. McHugh, REG. NO. 4443

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.

PLAT TO AMEND AN EXISTING MINOR SUBDIVISION,
TO INCLUDE A 60' WIDE ACCESS TROUGH A
NO CUT BUFFER/GREENSPACE AREA ON LOT 2-B.
ALL IN SECTION 18, T-8-S, R-13-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LA.

PREPARED FOR:

Lacombe Business Park, LLC, &
Ian Somerhalder Foundation

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

SCALE: 1" = 400'

DATE: 01-10-18

DRAWN: DRJ

JOB NO.: 03-150

REVISED:

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: ZC04-10-083
Posted: June 25, 2021

Meeting Date: July 6, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLC – Paul Mayronne

OWNER: Terra Bella Group, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located the north side of Bricker Road and Louisiana Highway 1085, south of the Tchefuncte River; Covington, S31, S37, S39, S45, S46, T6S, T7S, R11E, Ward 1, District 1.

SIZE: 463 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 and Undeveloped	A-1 Suburban Residential
South	Residential	A-3 Suburban Residential, NC-3 Lodging District and NC-4 Neighborhood Institutional District
East	Residential and Undeveloped	E-4 Estate District
West	Commercial and Undeveloped	A-3 Suburban District, Tallow Creed PUD

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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 a Major Amendment to the Terra Bella Planned Unit Development Overlay. The site is located on the north side of Bricker Road and Louisiana Highway 1085, south of the Tchefuncte River, Covington. The Terra Bella PUD was originally approved in 2005 under Case No. ZC04-10-083 and is comprised of several different neighborhood areas with various lot sizes, housing types, and commercial development.

The current request includes parcels located along the western boundary of the PUD on the east and west sides of Rousseau Road. The applicant is proposing to alter the boundary lines of the existing Neighborhood Center and Mixed Residential lots which will ultimately create the addition of 4 new Neighborhood Center lots, the reduction of 13 Neighborhood Edge Lots and the creation of 27 new Mixed Residential Lots, three new park spaces, a new 25 ft. road way buffer along Rousseau Road, and three new alleyways. This configuration will increase the number greenspace in the PUD by 2,613 sq. ft.

Proposed Changes to the East Side of Rousseau Road		
	Lot Numbers	Zoning
Current Configuration	Lots 71 through 83	Neighborhood Edge: The least dense, more purely residential sector of the neighborhood. The size varies in proportion depending on whether the model is more rural or more urban.
	Lots 55 through 69 Lots 84 through 100	Mixed Residential: The sector that is mixed in function, but principally residential. It has a generalized character, and is usually the largest area of the neighborhood.
	No greenspace	
Proposed Configuration	Lots 71 through 81 Lots 55 through 69 Lots 83 through 100 Three new park spaces and a new 25 ft. buffer along Rousseau Road	Mixed Residential: The sector that is mixed in function, but principally residential. It has a generalized character, and is usually the largest area of the neighborhood.
Summary: <ol style="list-style-type: none">The applicant is proposing to reconfigure 13 existing Neighborhood Edge lots to 26 smaller mixed residential lots along the east side of Rousseau Road. To supplement, the applicant is proposing two new park spaces. This configuration also provides for the addition of three new alleyways which will provide the primary access to the lots.The applicant is proposing the addition of Lot 83 which will create smaller lot sizes along the stretch of mixed residential lots which are currently numbered 84 through 100. The applicant is also proposing one new park space to the west side of Lots 89 through 92 which will reduce the current lot sizes.Staff is not opposed to the new lot configurations along the east side of Rousseau Road. However, the new proposed alley connection to the west of Lot Number 904 should be modified to connect into the proposed alley to the south, near Lot Number 914. This tie-in would allow the proposed alley network to have greater connectivity and eliminate the need to tie an additional access point so close to the existing Rousseau Road.		

Proposed Changes to the West Side of Rousseau Road		
	Lot Numbers	Zoning
Current Configuration	Lots 735 through 738	Neighborhood Center: The dense multifunctional social condenser of a neighborhood. It is usually at a City location, within walking distance of the surrounding, primarily residential areas. Neighborhood Center III.1: All uses allowed under the underlying zoning classifications and the PUD overlay in the Development Code; and all medical uses, nursing homes, assisted living facilities, professional offices, business offices, and live/work residential Neighborhood Center III.2: All uses allowed under the underlying zoning classifications and the PUD overlay in the Development Code; and multi-family, apartments, all medical uses, nursing homes, assisted living facilities, professional offices, business offices, and live/work residential.
	Lot 739	
	Lots 740 through 747	
Proposed Configuration	Lots 735 through 737	Neighborhood Center: The dense multifunctional social condenser of a neighborhood. It is usually at a City location, within walking distance of the surrounding, primarily residential areas. Neighborhood Center III.1: All uses allowed under the underlying zoning classifications and the PUD overlay in the Development Code; and all medical uses, nursing homes, assisted living facilities, professional offices, business offices, and live/work residential Neighborhood Center III.2: All uses allowed under the underlying zoning classifications and the PUD overlay in the Development Code; and multi-family, apartments, all medical uses, nursing homes, assisted living facilities, professional offices, business offices, and live/work residential.
	Lot 738 through 742 and Lot 745	
	Lots 743, 744, and 748 through 753	
Summary: 1. The applicant is proposing to reconfigure the property lines of existing lots 735 through 747 to create 4 new lots and reassign certain lots to comply with allowable uses and setbacks applied through the Neighborhood Center III.1 and Neighborhood Center III.2 zoning classifications. 2. Staff is not opposed to the new lot configuration and zoning classifications. However, staff is concerned that the lot configuration of proposed Lots 870 through 880 are negating an existing driveway from Rousseau Road which provides access for an existing residential home outside of the Terra Bella PUD. To maintain the current configuration, staff recommends the applicant provide ownership information to this parcel and/or an access agreement which will provide the home owner an alternative access point.		

Case No.: ZC04-10-083

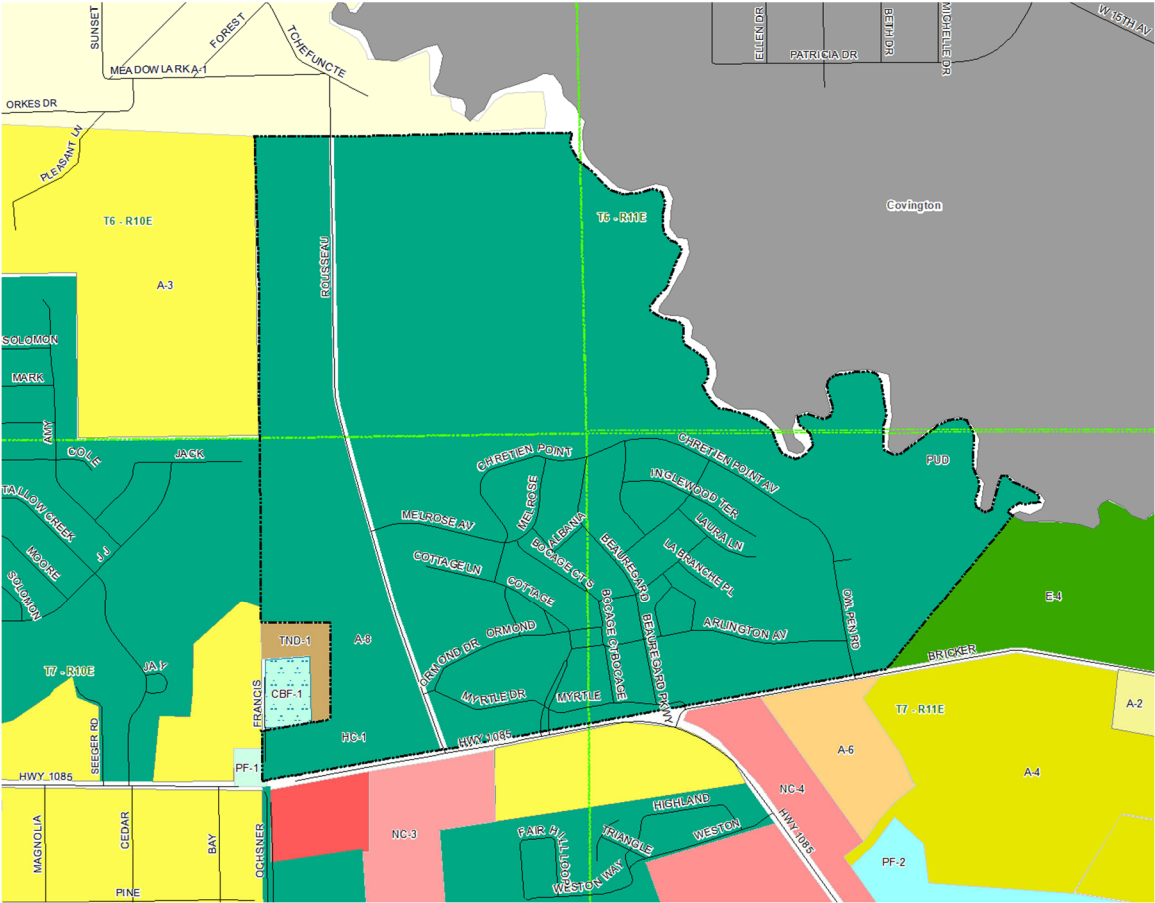
PETITIONER: Jones Fussell, LLP - Paul Mayronne

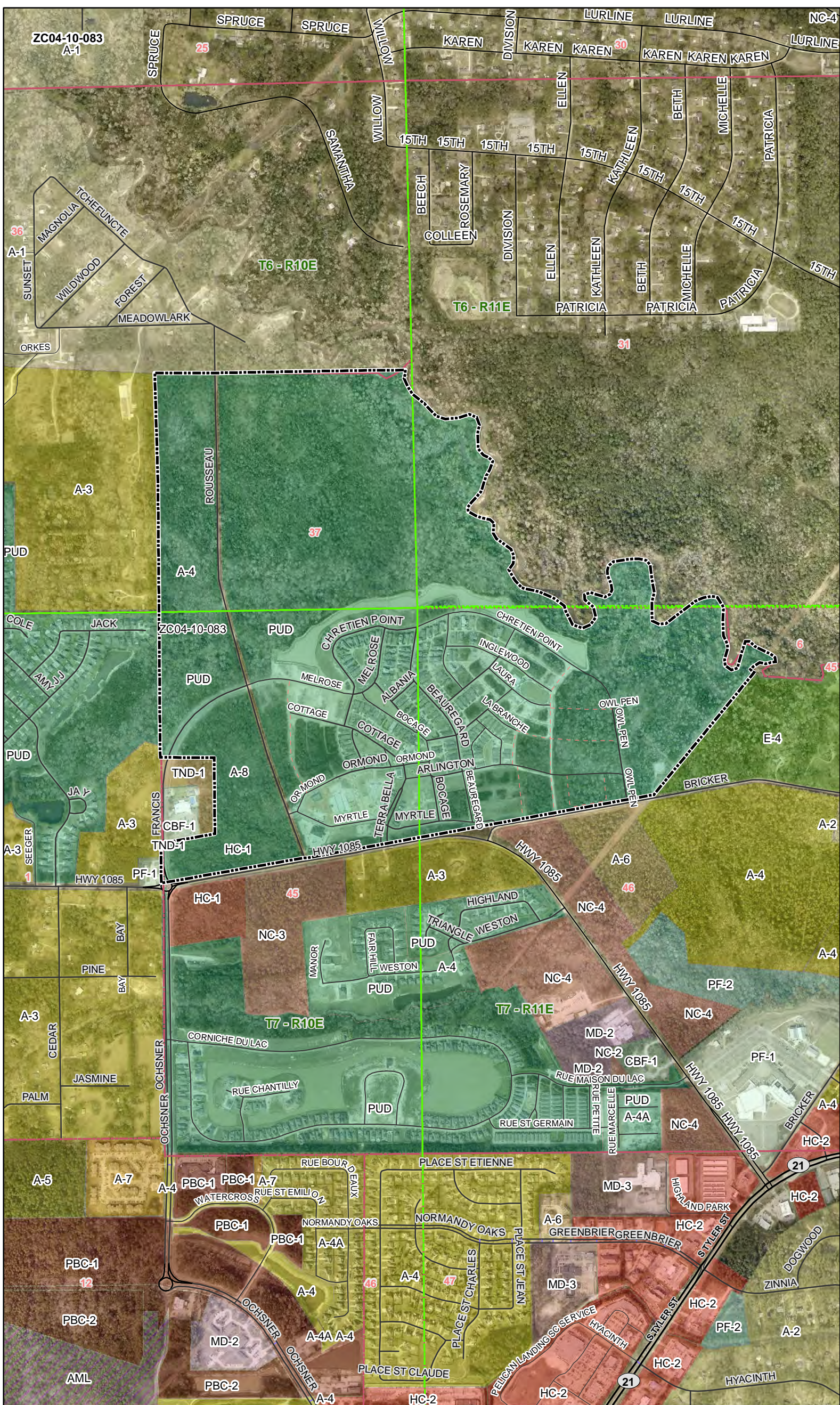
OWNER: Terra Bella Group, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located the north side of Bricker Road and Louisiana Highway 1085, south of the Tchefuncte River; Covington, S31, S37, S39, S45, S46, T6S, T7S, R11E, Ward 1, District 1

SIZE: 463 acres



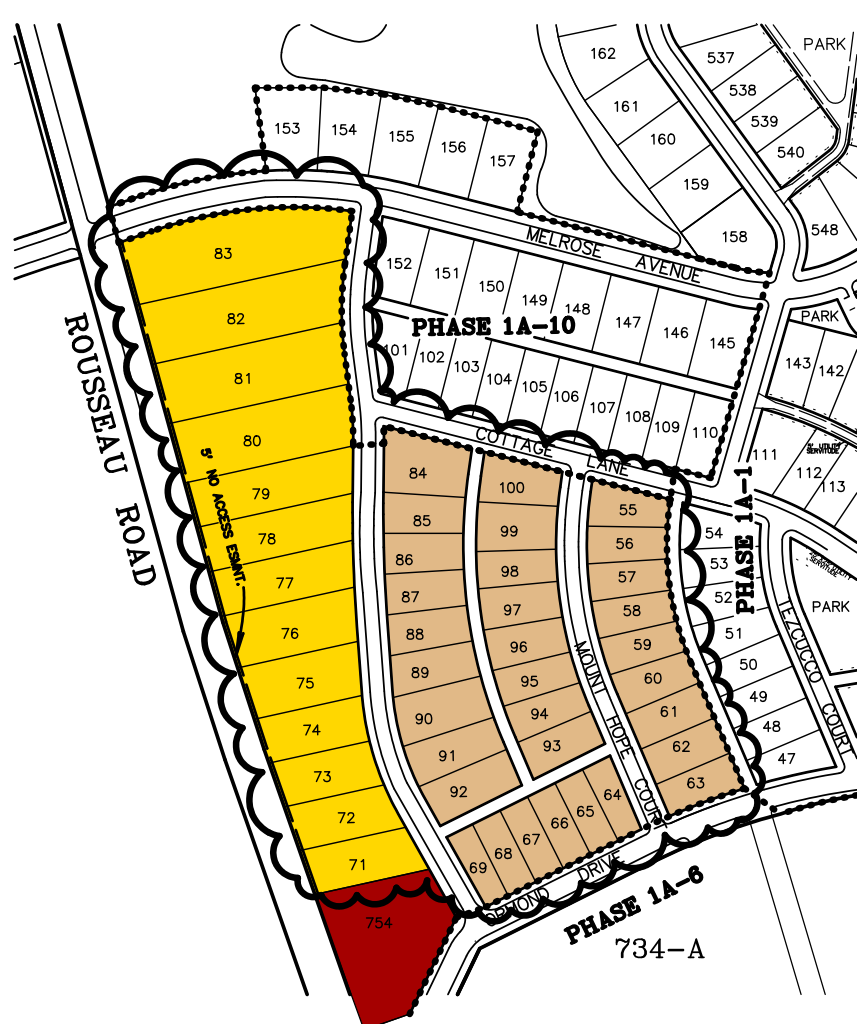


CLOUD AREA P.U.D. DATA 2020

AREA DESCRIPTION	COLOR	NO. OF LOTS	ACREAGE
NEIGHBORHOOD CENTER		1	0.78 ac.
NEIGHBORHOOD EDGE		13	5.8 ac.
MIXED RESIDENTIAL		32	5.5 ac.
PARKS/ACTIVE REC.		N/A	0 ac.
PRESERVE GREENSPACE		N/A	0 ac.

CLOUD AREA P.U.D. DATA 2021

AREA DESCRIPTION	COLOR	NO. OF LOTS	ACREAGE
NEIGHBORHOOD CENTER		1	0.78 ac.
NEIGHBORHOOD EDGE		0	0 ac.
MIXED RESIDENTIAL		59	84 ac.
PARKS/ACTIVE REC.		N/A	0.8 ac.
PRESERVE GREENSPACE		N/A	0.8 ac.



TERRA BELLA PUD 2020

APPROXIMATE
LOCATION
OF FEMA FLOOD ZONE
TRANSITION LINES

NOTE:
Road depicted at the request of
St. Tammany Parish for planning
purposes only. Not required to
be constructed by the developer

TERRA BELLA

TOTAL NO. LOTS 769
TOTAL ACREAGE 463 ac.
GREENSPACE/PASSIVE REC. 186.9 ac. (40.4%)
ACTIVE RECREATION 15.0 ac. (3.2%)
(includes parks & 50% of lake-6.6 ac.)

ZC04-10-083

AREA DESCRIPTION	COLOR	NO. OF LOTS	ACREAGE
NEIGHBORHOOD CENTER		11 (TOWNHOME) 77 (OTHER)	37.6 ac.
N. C. III.1		7	20.3 ac.
N. C. III.2		8	9.1 ac.
MIXED RESIDENTIAL		478	84.3 ac.
NEIGHBORHOOD EDGE		179	62.9 ac.
PARKS/ACTIVE REC.		N/A	14.9 ac. (INCLUDES 50% OF LAKE AREA)
PRESERVE GREENSPACE		N/A	186.9 ac.
UTILITY SPACE		1	1.2 ac.
WATER		N/A	13.2 ac. (LAKE) 2.91 ac. (SOAP & TALLOW) TCHEFUNCTA RIVER IS NOT A PART

Area Description	No. of Lots	Acreage	Percentage
Neighborhood Center	88	37.6	8.1%
N.C. III.1	7	20.3	4.4%
N.C. III.2	8	9.1	2.0%
Mixed Residential	478	84.3	18.2%
Neighborhood Edge	179	62.9	13.6%
Active Recreation	N/A	14.9	3.2 %
Preserve Greenspace (Passive Recreation)	N/A	186.9	40.4%
Civil Space	1	1.2	0.3%
Water	N/A	13.2 (Lake) 2.91 (Soap & Tallow) Tchefuncte River is not a part.	

Total Acreage	463
Greenspace and Passive Recreation	186.9 ac (40.4%)
Active Recreation	14.9 ac (3.2%)

Residential and Commercial Uses are subject to the underlying zoning
requirements and allowed uses, except as otherwise specified or allowed herein.

Village Center building setbacks are -0- except as set forth in the Building
Code or as set forth on a Final Subdivision Plat.

Street Rights-of-Way vary from 48 feet to 63 feet in width as set forth in the
Building Code or as set forth on a Final Subdivision Plat.

Pavement surfaces vary from 18 feet to 36 feet in width as set forth in the
Building Code or as set forth on a Final Subdivision Plat.

Alleys shall remain private.

Curb radius allowed is 10 feet or greater.

Developer: Terra Bella Group, L.L.C.
100 Terra Bella Blvd
Covington, LA 70433

Town Planner: Architects Southwest
Steve Dubre
534 Jefferson St. Lafayette, LA 70501
P.O. Box 5209, Lafayette, LA 70502

Engineer/Surveyor: Kelly McHugh & Associates, Inc.
845 Galvez St.
Mandeville, LA 70448

The underlying Zoning Classifications for property west of Rousseau Road
(87.05 acres) currently zoned TND-1 are as follows:

Lots 743, 744, & 748 through 753 inclusive	A-4
Lots 734-A, 738 through 742 & 745 inclusive	A-8
Lots 735 through 737 inclusive	HC-1
Lots 800 through 903 inclusive	A-4

The above zoning shall be subject to a Planned Unit Development Overlay as set
forth in Section 6.01 of the Unified Code and such modifications of the
underlying zoning as set forth on this plan, and as follows:

- (1) Lot 735 Maximum Use and Building Size 35,000 Sq. Ft.
Lot 736 Maximum Use and Building Size 51,000 Sq. Ft.
Lot 737 Maximum Use and Building Size 35,000 Sq. Ft.
- (2) Maximum Building Height 60 feet above natural grade.
- (3) All zoning lines extend to the centerline of the proposed roads
- (4) Greenspace buffer along La. Hwy. 1085 can be underbrushed
and landscaped with ornamental and native plants
- (5) Land uses allowed include the uses set forth in the Terra Bella Design
Code

P.U.D. PLAN AMENDMENT 2021

TERRA BELLA










SECTION 37, TOWNSHIP-6-SOUTH, RANGE-10-EAST.
SECTION 45, TOWNSHIP-7-SOUTH, RANGE-10-EAST
SECTION 31 & 39, TOWNSHIP-6-SOUTH, RANGE-11-EAST
SECTION 46, TOWNSHIP-7-SOUTH, RANGE-11-EAST,
ST. TAMMANY PARISH, LOUISIANA

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611	
MARK	DATE		
	06-03-21	SCALE: 1" = 300'	DATE: 05-26-21
		DRAWN: DRJ	JOB NO.: 21-141
		CHECKED:	DWG. NO.:



ZC04-10-083

Last approved Terra Bella PUD Plan
Approved by the Zoning Commission on August 4, 2020

AREA DESCRIPTION	COLOR	NO. OF LOTS	ACREAGE
NEIGHBORHOOD CENTER		45 (TOWNHOME) 44 (OTHER)	37.6 ac.
N. C. III.1		2	13.2 ac.
N. C. III.2		8	10.2 ac.
MIXED RESIDENTIAL		476	80.4 ac.
NEIGHBORHOOD EDGE		193	68.7 ac.
PARKS/ACTIVE REC.		N/A	14.5 ac. (INCLUDES 50% OF LAKE AREA)
PRESERVE GREENSPACE		N/A	186.3 ac
UTILITY SPACE		1	1.2 ac.
WATER		N/A	13.2 ac. (LAKE) 2.91 ac. (SOAP & TALLOW) TCHEFUNTE RIVER IS NOT A PART

Area Description	No. of Lots	Acreage	Percentage
Neighborhood Center	92	37.6	8%
N.C. III.1	6	13.2	3%
N.C. III.2	8	8.9	1.9%
Mixed Residential	468	80.4	17.4%
Neighborhood Edge	200	68.7	14.8%
Active Recreation	N/A	14.5	3.1 %
Preserve Greenspace (Passive Recreation)	N/A	186.3	40.2%
Civil Space	1	1.2	0.03%
Water	N/A	13.2 (Lake) 2.91 (Soap & Tallow) Thefunction River is not a part	

Total Acreage	463
Greenspace and Passive Recreation	186.2 ac (40.2%)
Active Recreation	7.9 ac (1.7%)

Residential and Commercial Uses are subject to the underlying zoning requirements and allowed uses, except as otherwise specified or allowed herein.

Village Center building setbacks are -0- except as set forth in the Building Code or as set forth on a Final Subdivision Plat.

Pavement surfaces vary from 18 feet to 36 feet in width as set forth in the Building Code or as set forth on a Final Subdivision Plat.

Alleys shall remain private.

Curb radius allowed is 10 feet or greater.

Developer: Terra Bella Group, L.L.C.
100 Terra Bella Blvd
Covington, LA 70433

Town Planner: Architects Southwest
Steve Oubre
534 Jefferson St, Lafayette, LA 70501
P. O. Box 5209, Lafayette, LA 70502

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845 Galvez St.
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The underlying Zoning Classifications for property west of Rousseau Road (87.05 acres) currently zoned TND-1 are as follows:

Lots 740 through 747 inclusive	A-4
Lots 734-A and 739 inclusive	A-8
Lots 735 through 737 inclusive	HC-1
Lots 800 through 855 inclusive	A-4

The above zoning shall be subject to a Planned Unit Development Overlay as set forth in Section 6.01 of the Unified Code and such modifications of the underlying zoning as set forth on this plan, and as follows:

- (1)

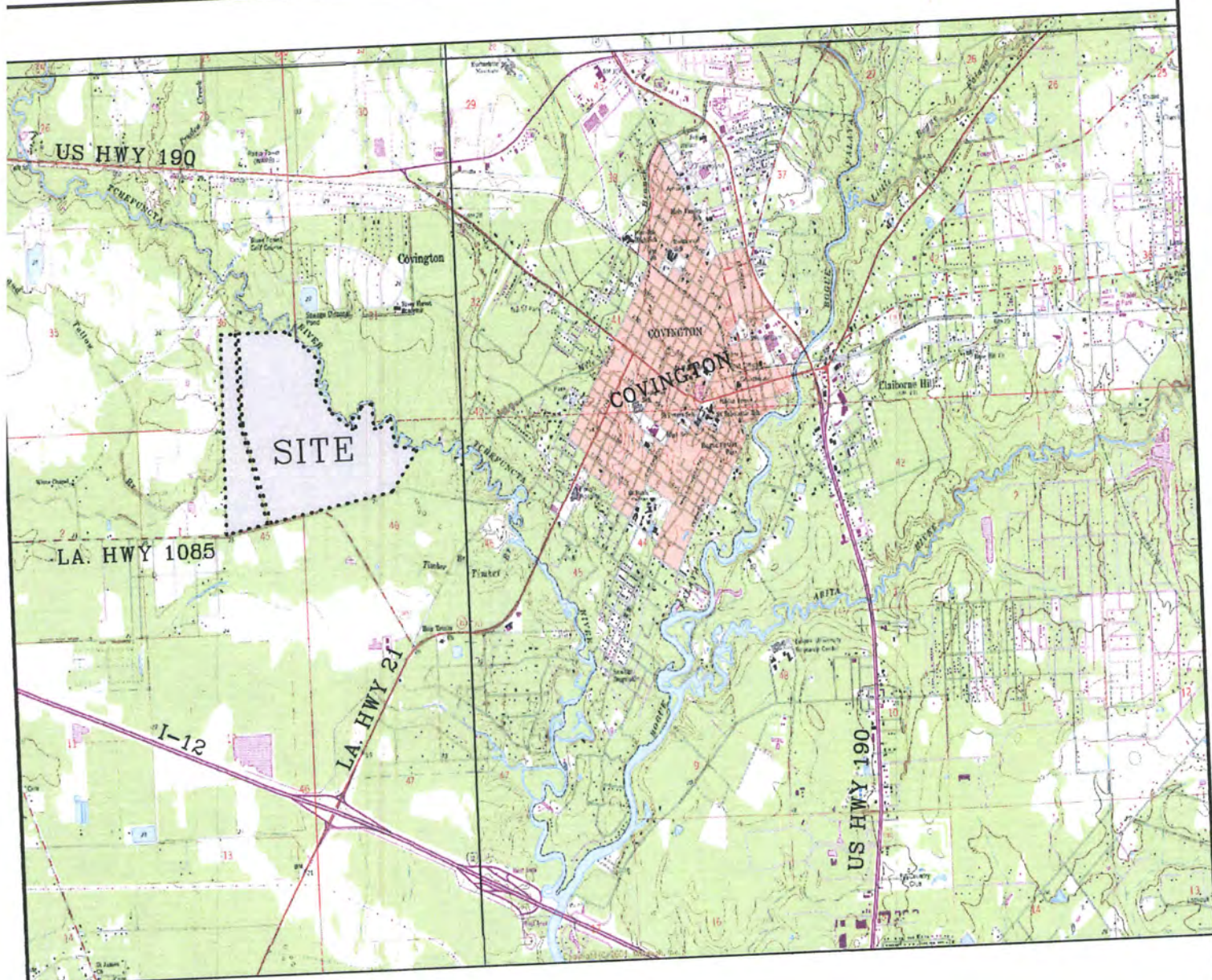
Lot 736	Maximum Use and Building Size	35,000 Sq. Ft.
Lot 736	Maximum Use and Building Size	51,000 Sq. Ft.
Lot 737	Maximum Use and Building Size	35,000 Sq. Ft.
- (2) Maximum Building Height 60 feet above natural grade.
- (3) All zoning lines extend to the centerline of the proposed roads
- (4) Greenspace buffer along La. Hwy. 1085 can be underbrushed and landscaped with ornamental and native plants
- (5) Land uses allowed include the uses set forth in the Terra Bella Design Code.

P.U.D. PLAN AMENDMENT 2020

TERRA BELLA

SECTION 37, TOWNSHIP-6-SOUTH, RANGE-10-EAST,
SECTION 45, TOWNSHIP-7-SOUTH, RANGE-10-EAST
SECTION 31 & 39, TOWNSHIP-6-SOUTH, RANGE-11-EAST
SECTION 46, TOWNSHIP-7-SOUTH, RANGE-11-EAST,
ST. TAMMANY PARISH, LOUISIANA

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611	
MARK	DATE		
		SCALE: 1" = 300'	DATE: 06-08-20
		DRAWN: DRJ	JOB NO.: 09-171
		CHECKED:	DWG. NO.:



TERRA BELLA

VICINITY MAP

SCALE:	N.T.S.	DATE:	04-13-12
DRAWN:		JOB NO.:	
REVISED:			

ZC04-10-083

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: TERRA BELLA GROUP, LLC

Developer's Address: 100 TERRA BELLA BLVD. COVINGTON LA.
Street City State Zip Code

Developer's Phone No. 985 871-7771
(Business) (Cell)

Subdivision Name: TERRA BELLA

Number of Acres in Development: 463 Number of Lots/Parcels in Development: 775

Ultimate Disposal of Surface Drainage: TCHEFUNCTA RIVER

Water Surface Runoff Mitigation Proposed: _____

(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 ☐ Tide 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? TCHEFUNCTA RIVER

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

If yes, which major arterial streets? 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 |

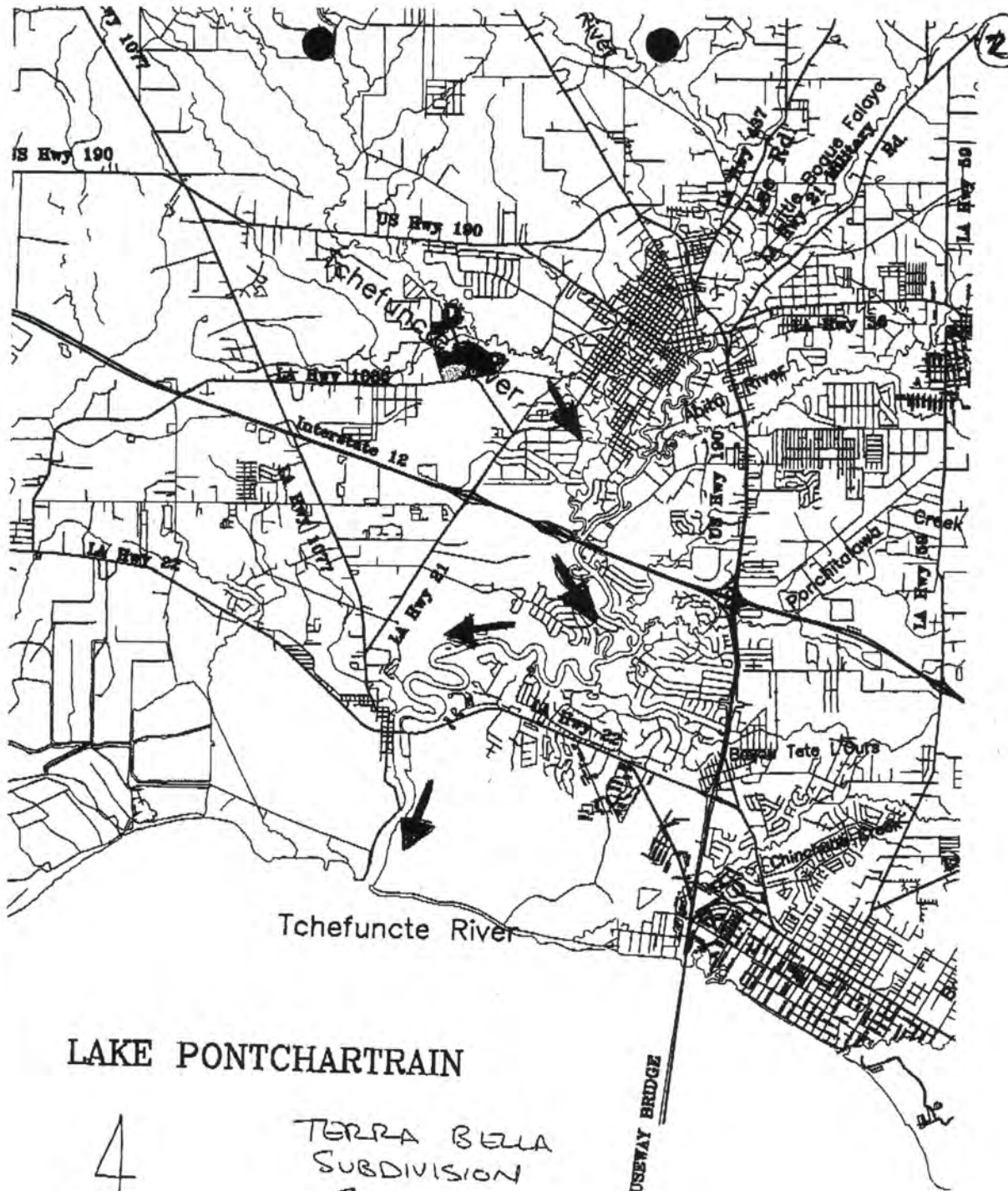
h.) breach any Federal, State or Local standards relative to:

- | | |
|---|---|
| • 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)

5-24-12
DATE



LAKE PONTCHARTRAIN

4
N
1"=8000'

TERRA BELLA
SUBDIVISION
STORMWATER
FLOW PATTERN
1-24-05

ZC04-10-083

ARCHITECTS
SOUTHWEST
Terra Bella
A Traditional Neighborhood Development
Covington, Louisiana

© COPYRIGHT 2007

Master Plan and Guiding Principles

TERRA BELLA											
Urban Regulation Instructions											
Land Classifications	The Guiding Principles for Terra Bella is developed around <i>The Transect</i> , a system of land classifications described in <i>The Lexicon of the New Urbanism</i> , which incorporates a fine-grained network of lot distinctions. These characteristics follow the natural internal structure of an authentic neighborhood and serve to create the structure of the community of Terra Bella. This structure is expressed as three urban sectors: Neighborhood Center (NC), Mixed Residential (MR) and Neighborhood Edge (NE).										
	The Neighborhood Center (NC) is a mixed area of commercial, residential, civic, institutional and open space uses with a focus of the neighborhood's civic buildings, social activity, incorporating retail, workplaces, more dense residential and connects directly to other parts of the neighborhood through a network of carefully articulated vehicular and pedestrian thoroughfares. As such, it is the densest graining of land subdivision in the neighborhood. The streets are generally designed with formalised on-street parking characterized by avenues and main streets. Buildings placed either at or near the right of way line further reinforce the street edge and public character. Example uses: assisted living, condominiums, townhomes, coffee shops, restaurants, neighborhood bars, retail center, home accessories, hotel, and/or bed and breakfast. Notwithstanding the above and foregoing, the following shall be the exclusive allowed uses in the NC III.1 designated areas as set forth on the Urban Regulating Plan to wit: (i) all uses allowed under the underlying zoning classifications and the PUD overlay in the Development Code; and (ii) multi family, apartments, all medical uses, nursing homes, assisted living facilities, professional offices, business offices and live/work residential. Notwithstanding the above and foregoing, the following shall be the exclusive allowed uses in the NC III.2 designated areas as set forth on the Urban Regulating Plan to wit: (i) all uses allowed under the underlying zoning classifications and the PUD overlay in the Development Code; and (ii) all medical uses, nursing homes, assisted living facilities, professional offices, business offices and live/work residential.										
	The Mixed Residential (MR) is that element of the transect which focuses principally on residential use with a <i>minimum</i> of other potential uses and constitutes the majority of the type of the land uses at Terra Bella. Streets and boulevards generally characterize the thoroughfare makeup within the Mixed Residential. Example Uses: Single Family Detached; Civic										
	The Neighborhood Edge (NE) is the least dense, purely residential and characterized principally by it's rural character. Generally more luxurious setbacks at its frontage, sides, and rear results in blocks of low-density edge yard treatment. The streets are generally less formal being characterized by roads instead of streets and parkways in lieu of avenues. Example Uses: Single Family Detached; Civic										
	This Guiding Principles creates an additional type of refined division within each of the individual described zones. For example, in the Mixed Residential is the Mixed Residential I (MR-I), Mixed Residential II (MR-II) and Mixed Residential III (MR-III). These further serve to support an additional device, which further alter the placement of buildings on a lot, producing varying planning textures and urban behavior. Reference is made to the <i>Urban Regulation Instructions</i> in these Guiding Principles for further clarification.										
Building Types		Neighborhood Zones									Horizontal Placement BTL: Build to Line (MANDATORY)
		Neighborhood Center			Mixed Residential			Neighborhood Edge			
		NCI	NCII	NCIII	MR I	MR II	MR III	NE I	NE II	NE III	
		No Minimum Square Footage									
Building Types	Commercial	0	10 BTL	10							Front
		0	0	5							Left
		0	0	5							Right
		10	10	10							Rear (from facing B.O.C.)
	Live/Work	0	10 BTL	10							Front
		0	0	5							Left
		0	0	5							Right
		10	10	10							Rear (from facing B.O.C.)
	Courtyard Apartments (160 x 120)		10 BTL								Front
			5								Left
	Lofts (80 x 120)										Right
			10 BTL								
	Townhouse (25 x 120)		3 BTL								Front
			0 BTL								Left
			0 BTL								Right
			5 or 15								Rear @ Alley @ Backout Parking (Option A)
			20								Rear @ Alley @ Backout Parking (Option B)
			5 BTL								Rear @ Alley @ All Other Structures
	Cottage House (48 x 120)		10 min			7.5 BTL	10 BTL	15 BTL			Rear @ Non Alley
						5 min	5 min	5 min			Front
						5 min	5 min	5 min			Left
						5 or 15	5 or 15	5 or 15			Right
						20	20	20			Rear @ Alley @ Backout Parking (Option A)
						5 BTL	5 BTL	5 BTL			Rear @ Alley @ Backout Parking (Option B)
	Village House (54 x 120)		10 min			10 min	10 min	10 min			Rear @ Alley @ All Other Structures
						7.5 BTL	10 BTL	15 BTL			Rear @ Non Alley
						5 min	5 min	5 min			Front
						5 min	5 min	5 min			Left
						5 or 15	5 or 15	5 or 15			Right
						20	20	20			Rear @ Alley @ Backout Parking (Option A)
	Neighborhood House (60 x 120)					5 BTL	5 BTL	5 BTL			Rear @ Alley @ Backout Parking (Option B)
						10 min	10 min	10 min			Rear @ Alley @ All Other Structures
						7.5 BTL	10 BTL	15 BTL	15 BTL	20 BTL	Rear @ Non Alley (NON-WATERFRONT)
						5 min	5 min	5 min	7.5 min	10 min	Front
						5 min	5 min	5 min	7.5 min	10 min	Left
						5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	Right
	Large Neighborhood House (72 x 120)					20	20	20			Rear @ Alley @ Backout Parking (Option A)
						5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	Rear @ Alley @ Backout Parking (Option B)
						10 min	10 min	10 min	10 min	10 min	Rear @ Alley @ All Other Structures
						7.5 BTL	10 BTL	15 BTL	15 BTL	20 BTL	Rear @ Non Alley (NON-WATERFRONT)
					5 min	5 min	5 min	7.5 min	10 min	Front	
					5 min	5 min	5 min	7.5 min	10 min	Left	
Edge House (84 x 130)					5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	Right	
					20	20	20			Rear @ Alley @ Backout Parking (Option A)	
					5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	Rear @ Alley @ Backout Parking (Option B)	
					10 min	10 min	10 min	10 min	10 min	Rear @ Alley @ All Other Structures	
					15 BTL	15 BTL	15 BTL	15 BTL	20 BTL	Rear @ Non Alley (NON-WATERFRONT)	
					5 min	5 min	5 min	7.5 min	10 min	Front	
Manor House (96 x 150)					5 min	5 min	5 min	7.5 min	10 min	Left	
					5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	Right	
					20	20	20			Rear @ Alley @ Backout Parking (Option A)	
					5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	Rear @ Alley @ Backout Parking (Option B)	
					10 min	10 min	10 min	10 min	10 min	Rear @ Alley @ All Other Structures	
					15 BTL	15 BTL	15 BTL	15 BTL	20 BTL	Rear @ Non Alley (NON-WATERFRONT)	
General Instructions	Building Use	ALL TYPES SHALL PERMIT COMMERCIAL USE AT THE FIRST STORY LEVEL AND RESIDENTIAL OR OFFICE USE AT ALL STORIES ABOVE; SEE LAND USE CLASSIFICATIONS ABOVE.			ALL TYPES SHALL PERMIT RESIDENTIAL USE AT ALL STORIES OF THE PRINCIPLE STRUCTURE; SEE LAND CLASSIFICATIONS ABOVE.						
	Reserve	SEE DEFINITION									
	Civic Uses	SITES SHALL BE RESERVED FOR CIVIC BUILDINGS AS SHOWN IN THE REGULATING PLAN.									
	Corner Lots	BUILDINGS OCCURRING ON CORNER LOTS SHALL SHOW PRIMARY FACADES TO BOTH FRONTAGES.									
	Outbuilding	ALLOWED ONLY AT TOWN HOUSES, OUTBUILDINGS SHALL PERMIT LIVING AND LIMITED OFFICE USE (A MAXIMUM SIZE OF 500 SF).			OUTBUILDINGS SHALL PERMIT LIVING AND LIMITED OFFICE USE (A MAXIMUM SIZE OF 500 SF).						
	Water Frontage	BUILDINGS OCCURRING ON WATERFRONT LOTS SHALL SHOW PRIMARY FACADES TO BOTH FRONTAGES.									
Horizontal Placement Instructions	Parking	AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE ST. TAMMANY PARISH PLANNING AND ZONING ORDINANCE.			AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT AT THE MINIMUM RATIO OF 1 PLACES PER DWELLING BUT NOT MORE THAN 3 COVERED SPACES. ACCESS TO PARKING OFF PRIMARY STREETS MAY BE FRONTAL OR SIDE IN THE CONFIGURATIONS SHOWN. ADDITIONAL UNCOVERED PARKING ON ALLEYS MAY BE CONSTRUCTED OF BRICK OR GRASSCRETE.			HORSESHOE DRIVES ARE ALLOWED ONLY ON THE LOT FRONTAGES OF EDGE AND MANOR LOTS WHICH ARE NON-ALLEY LOADED.			
	Water Frontage							HOMES FRONTING ADJACENT LAKES SHALL BE SETBACK A MINIMUM OF 15- FEET FROM THE REAR PROPERTY LINE.			
	Facade	THE PLACEMENT OF THE FAÇADE AT THE PRINCIPAL FRONTAGE SHALL BE MANDATORY UNLESS OTHERWISE SHOWN, SHOWING NO MORE THAN TWO CORNERS TO THE FRONTAGE.			THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SHOULD SHOW NO MORE THAN 3 CORNERS TO THE FRONTAGE. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FACADES TO BOTH STREETS.			THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SHOULD SHOW NO MORE THAN 4 CORNERS TO THE FRONTAGE. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FACADES TO BOTH STREETS.			
	Fences, Garden Walls, and Landscaped Buffers	IN THE ABSENCE OF BUILDING, GARDEN WALLS AND GATES SHALL BE BUILT ON THE FRONTAGE LINE			WHERE PROVIDED, FENCES AND GATES SHALL BE BUILT ON THE PRIMARY FRONTAGE LINE ONLY. GARDEN WALLS AND GATES SHALL NOT BE BUILT ON THE FRONTAGE LINE BUT MAY BE BUILT ON THE FRONT SETBACK LINE. BUILDINGS ON CORNER LOTS MAY BUILD A GARDEN WALL AND GATES AT ONLY ONE OF ITS FRONTAGE LINES WHEN APPROVED BY THE DRB IN ADVANCE.			GARDEN WALLS ARE NOT ALLOWED WITHIN THE REAR 15- FEET OF PROPERTY ALONG WATER FRONTAGE. WROUGHT IRON OR ALUMINUM FENCES (NON-OPAQUE) MAY BE USED ON THE REAR PROPERTY LINE OF PROPERTY'S ALONG WATER FRONTS.			
	Corner Lots	TO BE COORDINATED WITH ST. TAMMANY PARISH LINE OF SITE STUDIES.			BUILDINGS ON CORNER LOTS SHALL HOLD CLEAR A VIEW TRIANGLE DEFINED BY TWO POINTS 30 FEET FROM THE INTERSECTION OF THE CURBS EXTENDED.			LANDSCAPE ON THE REAR 15- FEET OF WATER FRONT PROPERTY SHALL BE BELOW 3' OR TRIMMED ABOVE 14'			
	Parking	PARKING SHOULD BE LOCATED IN THE CENTER OF THE BLOCK. THE PARKING AND SIDEWALK SYSTEM SHALL BE LANDSCAPED TO PROVIDE SHADE AND SHELTER AND A STREET WALL BUFFER, PROVIDE THROUGH-BLOCK CONNECTORS TO PROVIDE ACCESSIBILITY BETWEEN PARKING AND BUILDING FRONTAGES @ INTERVALS NOT TO EXCEED 150 FEET.			GARAGES SHALL BE ENTERED FROM THE REAR ALLEY OR LANE, IF PROVIDED. SEE PLACEMENT DIAGRAMS FOR ALLEY LOADED PARKING ACCOMMODATIONS.			GARAGES SHALL BE ENTERED FROM THE REAR ALLEY OR LANE, IF PROVIDED, WHERE LOTS ARE NOT ALLEY LOADED, HEAD-IN PARKING PLACEMENT SHALL BE A MINIMUM OF 20 FEET BEHIND THE FACADE, WHILE PARKING PERPENDICULAR TO SIDE PROPERTY LINES MAY BE @ THE FRONT SETBACK, BUT W/ NO LESS THAN 45% OF THE FRONTAGE DEDICATED TO LIVING AREA/PORCHES, WITH A MAXIMUM OF A SINGLE WIDTH DRIVEWAY NOT EXCEEDING 12 FEET FROM THE FRONTAGE TO THE FACADE LINE.			
Vertical Placement Instructions	Porches, Balconies, Stoops	PORCHES, BALCONIES AND STOOPS SHALL BE PROVIDED IN ANY ONE OF THE COMBINATIONS SHOWN IN THE FRONTAGE TYPES.			PORCHES BALCONIES AND STOOPS SHALL BE PROVIDED IN ANY ONE OF THE COMBINATIONS SHOWN ON ARCHITECTURAL TYPOLOGIES.						
	Main Floor	THE FIRST FLOOR LEVEL SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE A MINIMUM OF 26" EXCEPT THAT COMMERCIAL USES SHALL BE NEAR SIDEWALK GRADE.			THE FIRST FLOOR LEVEL SHALL BE ELEVATED ABOVE THE LEADING EDGE OF THE SIDEWALK GRADE AT THE R/W A MINIMUM OF 26" FEET.						
	Main Floor Height	THE FIRST STORY INTERIOR CLEAR HEIGHT SHALL BE NO LESS THAN 10' NOR MORE THAN 14'			THE FIRST STORY INTERIOR CLEAR HEIGHT SHALL BE NO LESS THAN 10' NOR MORE THAN 12'						
	Maximum Bldg. Height	4 STORIES			2 1/2 STORIES						
											REVISED 04.10.12