

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, AUGUST 3, 2021
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering before entering the Chamber.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, August 3, 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 JULY 6, 2021 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2021-2218-ZC

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

POSTPONED FROM MAY 4, 2021 MEETING

2. 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

POSTPONED FROM JULY 19, 2021 MEETING

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- 3. 2021-2423-ZC**
Existing Zoning: A-1 (Suburban District), MHO (Manufactured Housing Overlay), and RO (Rural Overlay)
Proposed Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay), and RO (Rural Overlay)
Location: Parcel located on the south side of Galloway Road and on the west side of Singletary Road; being 17394 Galloway Road; Covington, S20, T5S, R11E, Ward 2, District 6.

Acres 8.12 acres
Petitioner: Randy Serpas
Owner: Kourtney Brown
Council District: 6
- 4. 2021-2432-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the southwest corner of Joiner Wymer Road and Bunny Lane; Covington S33, T6S, R10E, Ward 1, District 3.

Acres 25.31 acres
Petitioner: Blaine Stanga
Owner: Virginia Coleman Stanga
Council District: 3
- 5. 2021-2435-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the east side of Homestead Street, on the south side of Robindale Drive and on the west side of Estate Street; being Lots 7, 8, and 9, Square 14, Robindale Subdivision; Covington, S36, T6S, R11E, Ward 3, District 2.

Acres 1.16 acres
Petitioner: Kenneth Adams
Owner: Steadfast Development, LLC
Council District: 2
- 6. 2021-2438-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the north side of US Highway 190, east of North Tranquility Road; Lacombe, S34, T8S, R13E, Ward 9, District 11.

Acres: 52.35 acres
Petitioner: Jeff Vallee
Owner: Docar Sales, Inc. - Dobby Lachney
Council District: 11
- 7. 2021-2439-ZC**
Existing Zoning: A-4 (Single-Family Residential District) and HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District), HC-2 (Highway Commercial District) and PUD (Planned Unit Development Overlay)
Location: Parcel located on the north side of US Highway 190, east of North Tranquility Road; Lacombe, S34, T8S, R13E, Ward 9, District 11.

Acres: 56.08 acres
Petitioner: Jeff Vallee
Owner: Docar Sales, Inc. - Dobby Lachney
Council District: 11
- 8. 2021-2441-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Monitor Drive, south of Manassas Avenue; being Lot 13, Block 9, Centennial Park Subdivision, S35, T8S, R13E, Ward 9, District 11

Acres: .21 acres
Petitioner: Cara Pearson
Owner: Pearson Rentals, LLC - Cara Pearson
Council District: 11

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9. 2021-2442-ZC
Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: A-5 (Two Family Residential District)
Location: Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.
Acres 27.85 acres
Petitioner: St Tammany Parish Government
Owner: Multiple Owners
Council District 13

10. 2021-2443-ZC
Existing Zoning: AT-1 (Animal Training/Housing District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the south side of Harrison Avenue, east of 6th Street, and north of Webster Street; Covington, S11, T7S, R11E, Ward 3, District 2.
Acres 3.08 acres
Petitioner: Al Dempsey
Owner: Northshore Humane Society - Scott Bernier
Council District: 2

11. 2021-2447-ZC
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the northeast corner of Cherry Street, north of Emerald Street; being Lots 7 and 8, Square 6, Slidell Manor Subdivision, S37, T8S, R14E, Ward 9, District 11
Acres .40 acres
Petitioner: Kellie Dorgan
Owner: Kellie Dorgan
Council District 11

12. 2021-2449-ZC
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Annette Street, south of Sheree Street, north of Tracy Street; being 60132 Annette Street; Lacombe, S33, T8S, R13E, Ward 7, District 7.
Acres .35 acres
Petitioner: Josh Overstreet
Owner: Debra Overstreet
Council District 7

13. 2021-2450-ZC
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: ED-1 (Primary Education District)
Location: Parcel located on the south side of Louisiana Highway 1081, east of Oak Crest Drive, being Parcel 4, Covington, S35, T5S, R11E, Ward 2, District 2.
Acres 2.31 acres
Petitioner: Jennifer Brown
Owner: Melissa Acuin
Council District: 2

14. 2021-2451-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell, S9, T9S, R14E, Ward 9, District 14
Acres 6.69 acres
Petitioner: Michael Breeding
Owner: Venora Galatas, Charles Maurer, Sr., August J. Maurer, III, and Venora Maurer
Council District 14

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- 15. 2021-2453-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Press Sharp Road, north of LA Highway 40, Bush, S43, T4S, R12E, Ward 2, District 6.

Acres 21.65 acres
Petitioner: Cheryl Cedotal
Owner: Cheryl Cedotal and William Joseph Fuzette, Jr.
Council District 6
- 16. 2021-2456-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 Pine Ridge Road, south of South Tranquility Road; being 59441 Pine Ridge Street; Lacombe, S3, T9S, R13E, Ward 9, District 11.

Acres .918 acres
Petitioner: Roxie Ann Houck Lundin
Owner: Roxie Ann Houck Lundin
Council District 11
- 17. 2021-2461-ZC**
Text Change: Ordinance amending St. Tammany Parish Code of Ordinances, Part II, Chapter 130, Article IV, Division 9, Section 130-471 Purpose and Section 472 Permitted Uses; Division 10, Section 130-506 Purpose; and Division 11, Section 130-531 Purpose to correct typographical errors and to reference the correct zoning classification.
- 18. 2021-2462-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-2 (Public Facilities District)
Location: Parcels located on the south side of Main Street, east of South 1st Street; Lacombe, S37, T8S, R13E, Ward 7, District 7

Acres 25.936 acres
Petitioner: St Tammany Parish Government
Owner: St Tammany Parish Government
Council District 7

**PLAN REVIEW CASES – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS
ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

- 1. 2021-2479-PR - USE: Mini Warehouse and Covered Outdoor Storage**
CORRIDOR: Tammany Trace Planned Corridor District
ZONING: I-1 Industrial District
USE SIZE: 1.12 acres
PETITIONER: Beier Construction, LLC – Kory Beier
OWNER: Spooogie Striping, LLC – Brandon Whitehead
LOCATION: Parcel located on the south side of US Highway 190, west of Powell Drive, and east of South Pontchartrain Drive; Lacombe, S48, T8S, R12E, Ward 7, District 7.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

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

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Doherty

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 JUNE 1, 2021 MINUTES

Randolph made a motion to approve, seconded by Crawford

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

NAY:

ABSTAIN:

The motion to approve carried

POSTPONING OF CASES:

NONE

ZONING CHANGE REQUEST CASES:

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 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

POSTPONED FROM THE JUNE 1, 2021 MEETING

**MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

Irene Cortez and Jamie Lindsay came to the podium

Rose and Clifford Schuler spoke against this request

Seeger made a motion to approve, seconded by Barcelona

YEA: Seeger, McInnis, Barcelona, Fitzmorris and Crawford,

NAY: Ress, Truxillo, Willie, Drumm and Randolph

ABSTAIN:

The motion to approve, failed; it carries at denied

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

Julie Quinn came to the podium representing The Pointe Marina

Judith Otera spoke in favor of this request

Ress made a motion to approve, seconded by Crawford

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

NAY:

ABSTAIN:

The motion to approve carried

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

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MANDEVILLE, LOUISIANA**

Paul Mayronne came to the podium

Kenneth Colley, Wayne Prats, Harry Quibedeaux and Dan Rinderle spoke against this request

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

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

ABSTAIN:

The motion to approve as amended carried

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

Paul Mayronne, David and David Windham came to the podium

Brian Pesses spoke against this request

Seeger made a motion to approve, seconded by Randolph

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

ABSTAIN:

The motion to approve carried

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

Ricco Impastato came to the podium

Tim Matey spoke against this request

Randolph made a motion to approve, seconded by Crawford

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

ABSTAIN:

The motion to approve carried

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

Greg Haines came to the podium
Simon Haines and Doug Gill spoke in favor of this request

Randolph made a motion to approve, seconded by Crawford

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

ABSTAIN:

The motion to approve carried

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

Jeff Schoen came to the podium
Many people came and spoke against this request
Drumm made a motion to deny seconded by McInnis

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

NAY: Truxillo

ABSTAIN:

The motion to deny carried

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

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

Drumm made a motion to deny, seconded by McInnis

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

NAY: Truxillo

ABSTAIN:

The motion to deny carried

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

Rosco Couture representing Jeff Benedic came to the podium

Doug Gill, Barrett Wylie and Mike Heck spoke against this request

Willie made a motion to deny, seconded by Crawford

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

NAY:

ABSTAIN:

The motion; to deny carried

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

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Paul Wogan came to the podium

Sseger made a motion to approves as amended, seconded by Crawford

Then a motion was made by Wille to postpone for 1 month, seconded by Randolph

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

ABSTAIN:

The motion to postpone for 1 month carried

1. 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

Matt Organ came to the podium

Todd Whatley spoke in favor of this request

Theresa David, Jerry Braswell and Eddie Boudreaux spoke against this request

Willie made a motion to approve, seconded by Randolph

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

ABSTAIN:

The motion to approve carried

2. 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

Seeger made a motion to approve, seconded by Randolph

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

ABSTAIN:

The motion to approve carried

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MANDEVILLE, LOUISIANA

14 2021-2415-ZC

Existing Zoning:	I-1 Industrial District and I-2 Industrial District
Proposed Zoning:	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
Acres:	69.33 acres
Petitioner:	Jeffery Schoen
Owner:	Lacombe Business Park, LLC – Christopher Jean
Council District:	7

Jeff Schoen came to the podium representing Lacombe Business Park
Crawford made a motion to approve, seconded by Randolph

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

ABSTAIN:

The motion to approve carried

15 ZC04-10-083

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.
Acres:	463 acres
Petitioner:	Jones Fussell, LLP – Paul Mayronne
Owner:	Terra Bella Group, LLC
Council District:	1

Paul Mayronne came to the podium

Cheryl Malcemus, Steve Rapier spoke; in favor of this request

Michael Leopold, Neil Cary and Kenneth Thurman spoke against this request

Truxillo made a motion to approve, seconded by Barcelona

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

NAY: Seeger

ABSTAIN:

The motion to approve carried

NEW BUSINESS

The members discussed whether or not to hold two separate meetings for September or keep it as one meeting

The members decided to keep it on Tuesday, September 7, 2021 as one meeting

OLD BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: July 27, 2021	Meeting Date: August 3, 2021
Case No.: 2021-2218-ZC	Prior Determination: Postponed – March 2, 2021
Posted: July 21, 2021	Prior Determination: Postponed – April 6, 2021
	Prior Determination: Postponed – May 4, 2021
	Determination: Postponed until August 3, 2021
	Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

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

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

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

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

SIZE: 27.2941 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

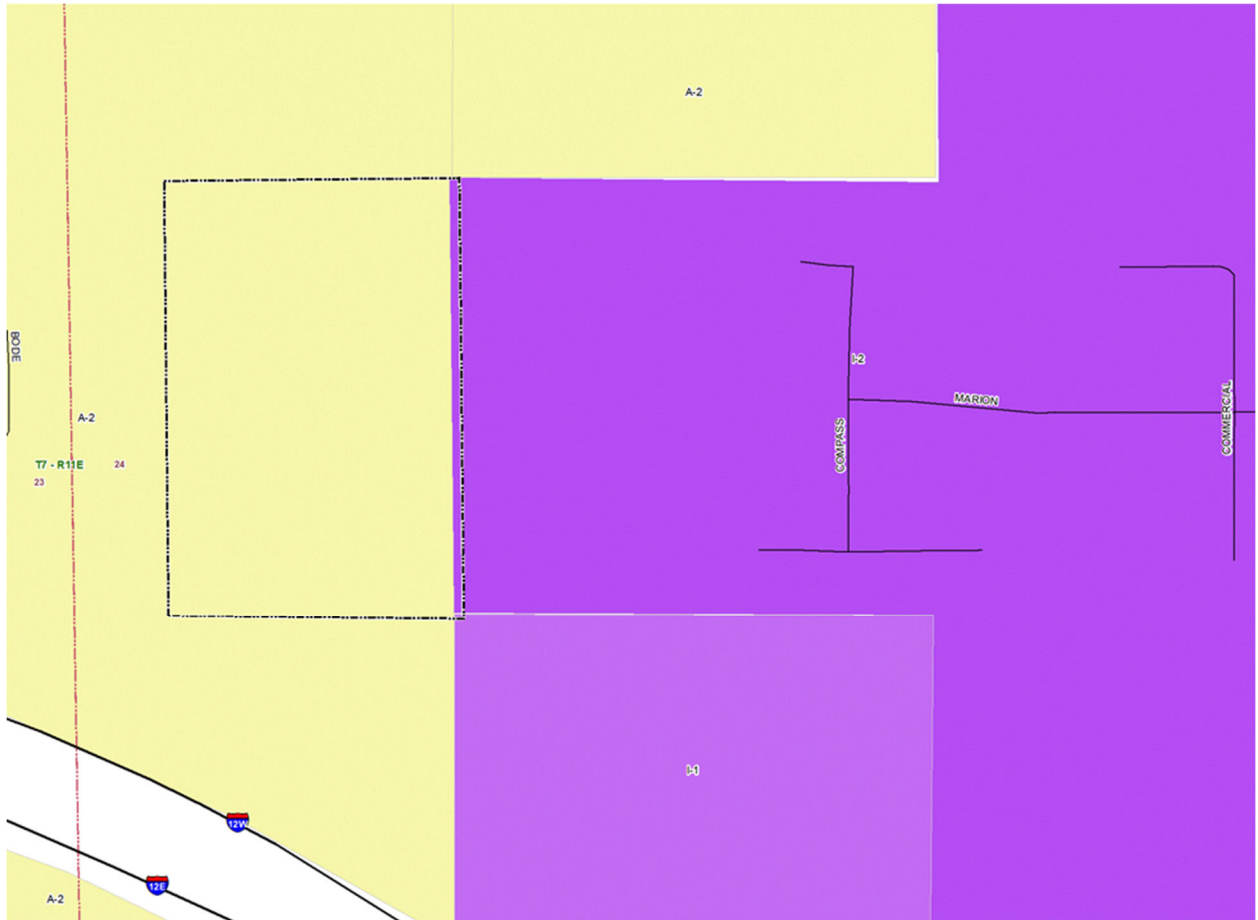
Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as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

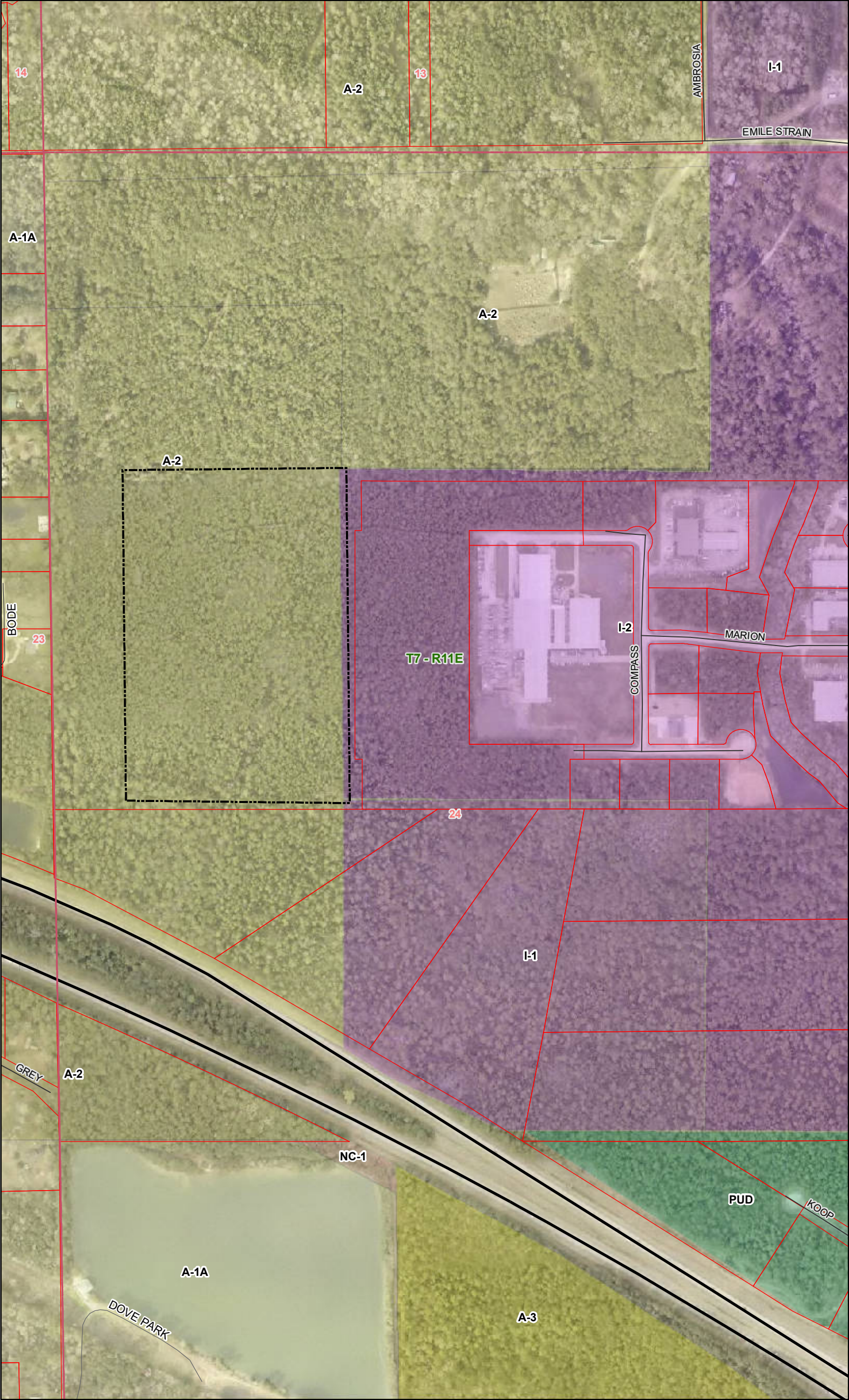
Single Family Residential – Conservation - These planned districts would include clustered single-family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance,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

STAFF COMMENTS:

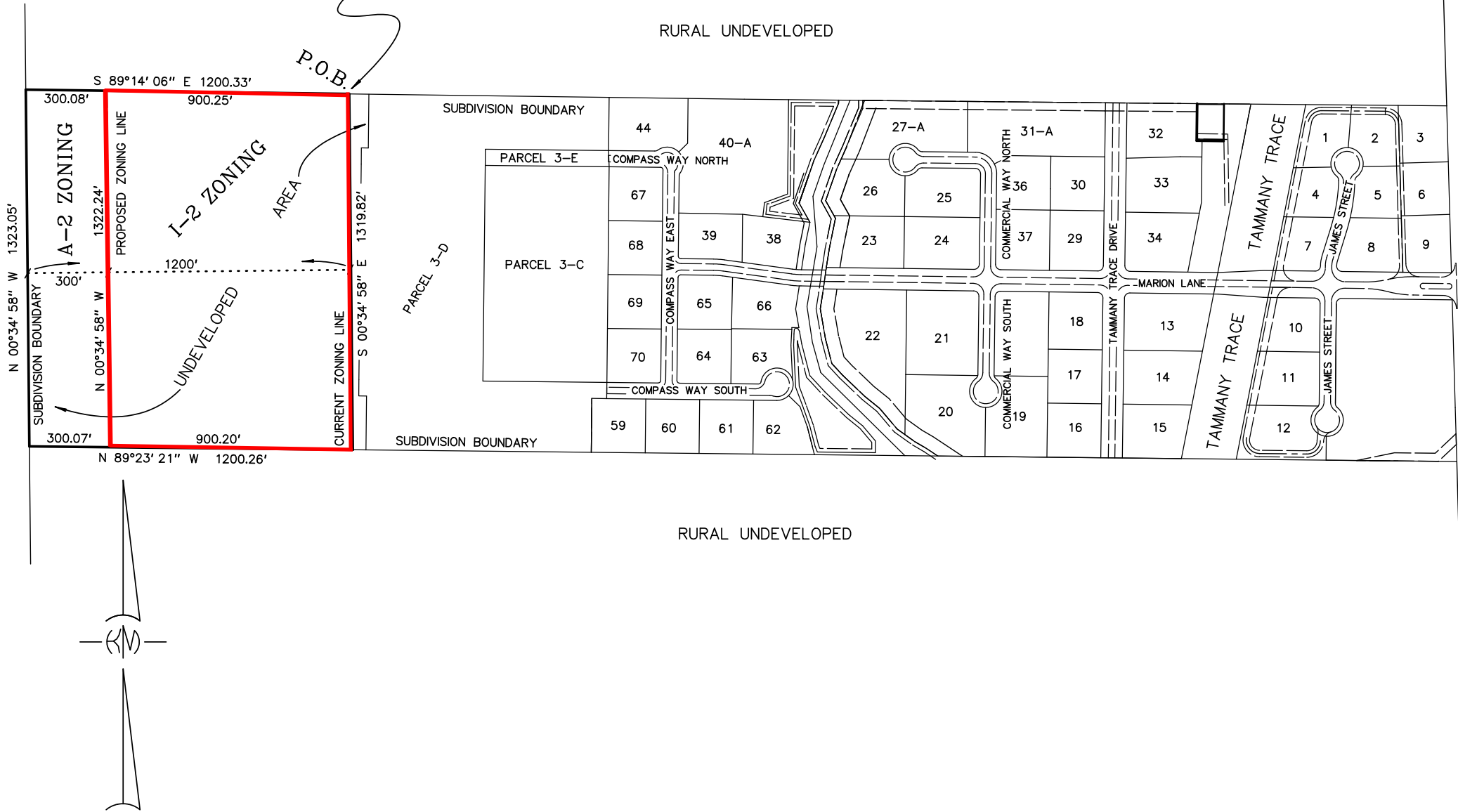
The petitioner is requesting to change the zoning classification from A-2 Suburban District to I-2 Industrial District. The site is located on the west side of Compass Way North, South, and East and west of the Alamosa Park Subdivision being 27.2941 acres, Mandeville. The 2025 Future Land Use Plan designates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

The subject site is part of a 36-acre tract of land located west of the existing Alamosa Park Subdivision which is currently zoned I-2. The applicant is requesting to rezone a 27.294- acre portion of the site to I-2 Industrial District to add to the adjacent industrial park. The subject property is flanked by undeveloped property zoned A-2 to the north and south, and a residential neighborhood to the west. The purpose of the I-2 Industrial District is to provide for the location of industrial uses in areas that minimize conflict with nearby residential uses. It should be noted that a portion of the 36-acre tract that measures 9.11-acres and is 300 ft. deep has been omitted from the request where it abuts the residential subdivision, thereby acting as a buffer between industrial and residential uses (see attached sketch).

SIZE: 27.2941



THELMA ESTATES



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

RURAL UNDEVELOPED

RURAL UNDEVELOPED

2021-2218-ZC

Subject Property

L.A. HWY 59

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

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

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

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2410-ZC
Posted: July 16, 2021

Meeting Date: July 6, 2021
Prior Determination: Postponed until August 3, 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 and Residential	PUD Planned Unit Development Overlay
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 structure that has traditionally been used in conjunction with 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 and single-family residential uses to the east, and single-family residential uses to the west. A change in zoning to HC-3 Highway Commercial District will create a significant increase in the intensity of allowable uses which are listed as follows:

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

2021-2410-ZC

T9 - R14E

44

A-6

PUD

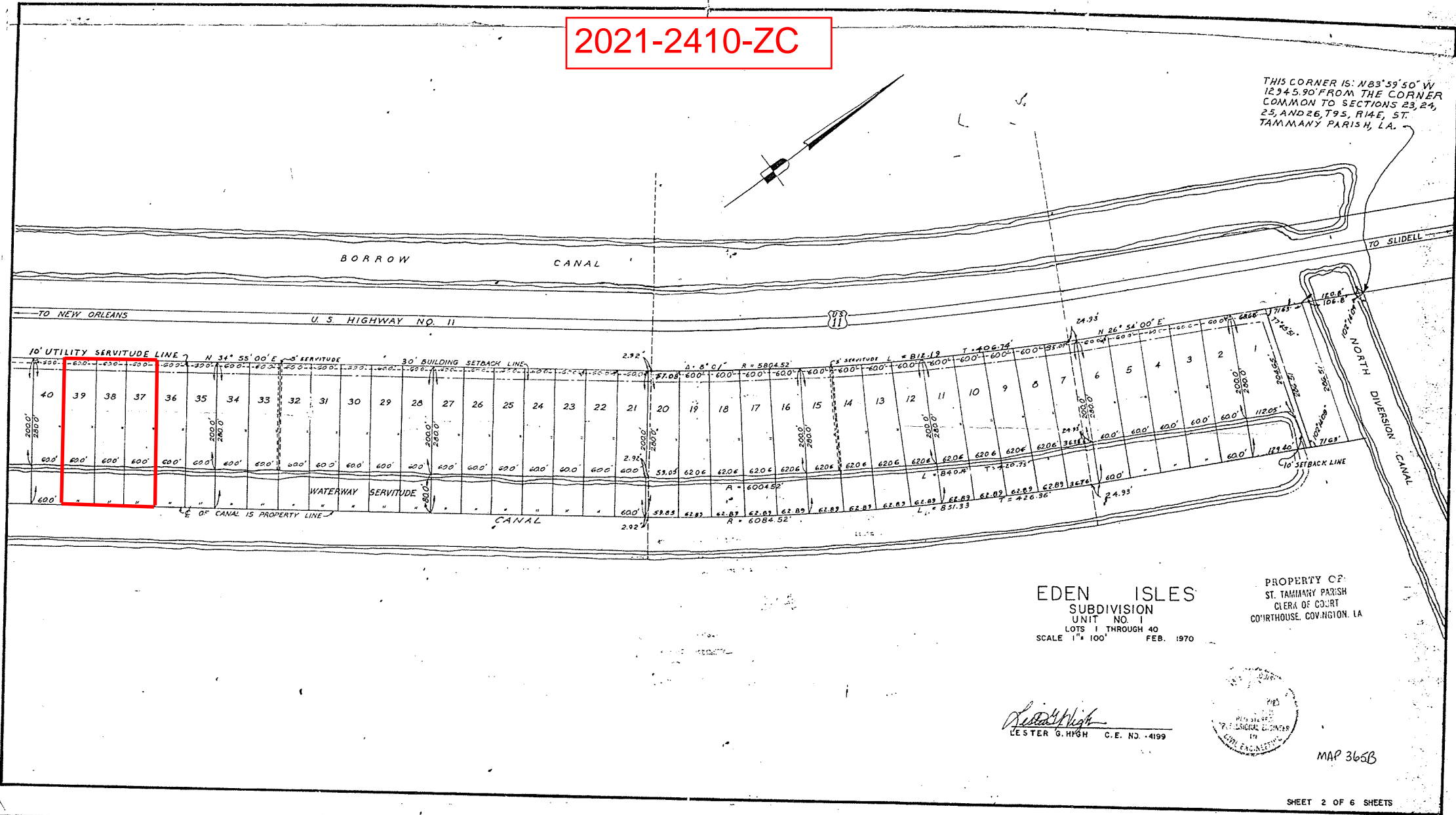
SANTA CRUZ

HC-2

CAPE BRETON

A-6

2021-2410-ZC



Subject Property

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2423-ZC
Posted: July 20, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Randy Serpas

OWNER: Kourtney Brown

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

LOCATION: Parcel located on the south side of Galloway Road and on the west side of Singletary Road; being 17394 Galloway Road; Covington

SIZE: 8.12 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-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay TO A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay. The site is located on the south side of Galloway Road and on the west side of Singletary Road; being 17394 Galloway Road; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The purpose of the existing A-1 Suburban District is to provide single-family residential dwellings on large, multi-acre lots. The purpose of the requested A-2 Suburban District is to provide single-family residential dwellings on single-acre lots (see below table).

	Zoning	Max Density	Min Lot Width
Existing	A-1 Suburban District	One unit per five acres	300 ft.
Proposed	A-2 Suburban District	One unit per acre	150 ft.

Note that the objective of the request is to allow for the property to be subdivided as shown on the attached preliminary survey.

Case No.: 2021-2423-ZC

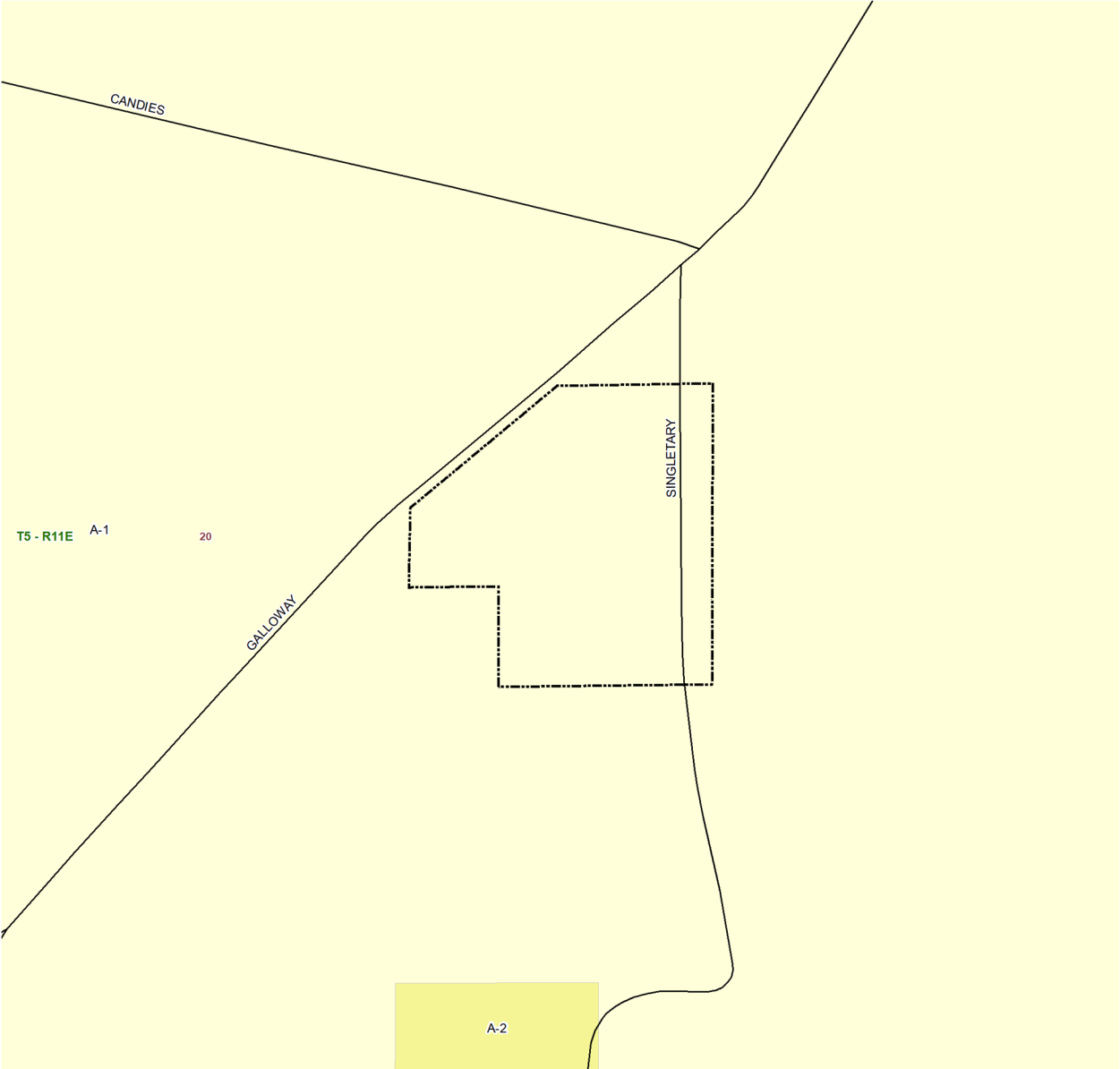
PETITIONER: Randy Serpas

OWNER: Kourtney Brown

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

LOCATION: Parcel located on the south side of Galloway Road and on the west side of Singletary Road; being 17394 Galloway Road; Covington

SIZE: 8.12 acres



CANDIES

SINGLEARY

T5 - R11E

CALLOWAY

Reference: A Survey Map of subject property
by Jeron Fitzmorris, Dated 7-19-2000, #8942
(Based Bearing)

The P.O.B. is reported to be North-894.31' from
the Center of Section 20, T-5-S, R-11-E, St.
Tammany Parish, Louisiana (as per Ref)

Reference calls not shown

This property is located in Flood Zone C,
per Fema Map No. 225205 0150 C,
Dated 10-17-1989

***This is a Preliminary Map and should
not be used for construction, bidding,
recordation, conveyance, sales, or as
the basis for issuance of a permit**



Preliminary
For Zoning Review

3.48 ACRES
Preliminary
For Zoning Review

1.16
ACRES

8.12 ACRES

3.48 ACRES

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.
THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

LEGEND:
● = Fnd. 1/2" Iron Rod
(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR **KOURTNEY BROWN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

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

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

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

SCALE: 1" = 100'

DATE: 3-29-2021

NUMBER: 20340

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2432-ZC
Posted: July 19, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Blaine Stanga

OWNER: Virginia Coleman Stanga

REQUESTED CHANGE: From A-1 Suburban District TO A-2 Suburban District

LOCATION: Parcel located on the southwest corner of Joiner Wymer Road and Bunny Lane; Covington S33, T6S, R10E, Ward 1, District 3.

SIZE: 25.31 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-1 Suburban District A-2 Suburban District
South	Residential and Undeveloped	A-2 Suburban District and MHO Manufactured Housing Overlay
East	Undeveloped	A-3 Suburban District
West	Residential and Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District TO A-2 Suburban District. The site is located on the south west corner of Joiner Wymer Road and Bunny Lane; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The purpose of the existing A-1 Suburban District is to provide single-family residential dwellings that are primarily located in less populated areas at a low-density. The purpose of the requested A-2 Suburban District is to provide single-family residential dwellings on one-acre lot sizes.

	Zoning	Max Density	Min Lot Width
Existing	A-1 Suburban District	One unit per five acres	300 ft.
Proposed	A-2 Suburban District	One unit per acre	150 ft.

The reason for the request is to accommodate a minor subdivision.

Case No.: 2021-2432-ZC

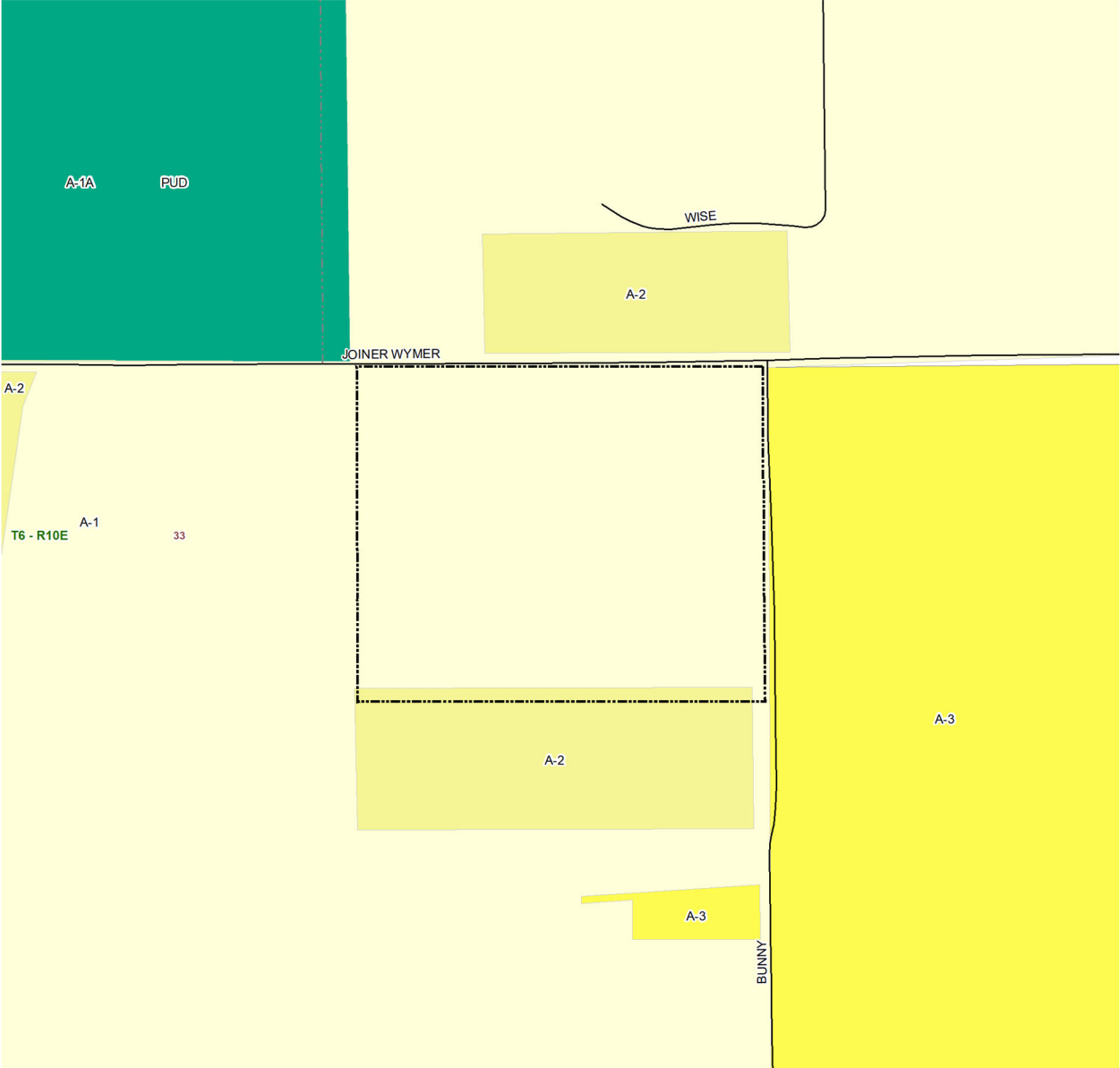
PETITIONER: Blaine Stanga

OWNER: Virginia Coleman Stanga

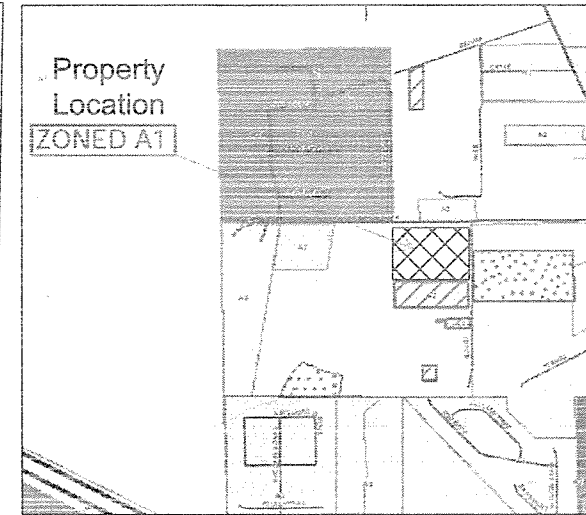
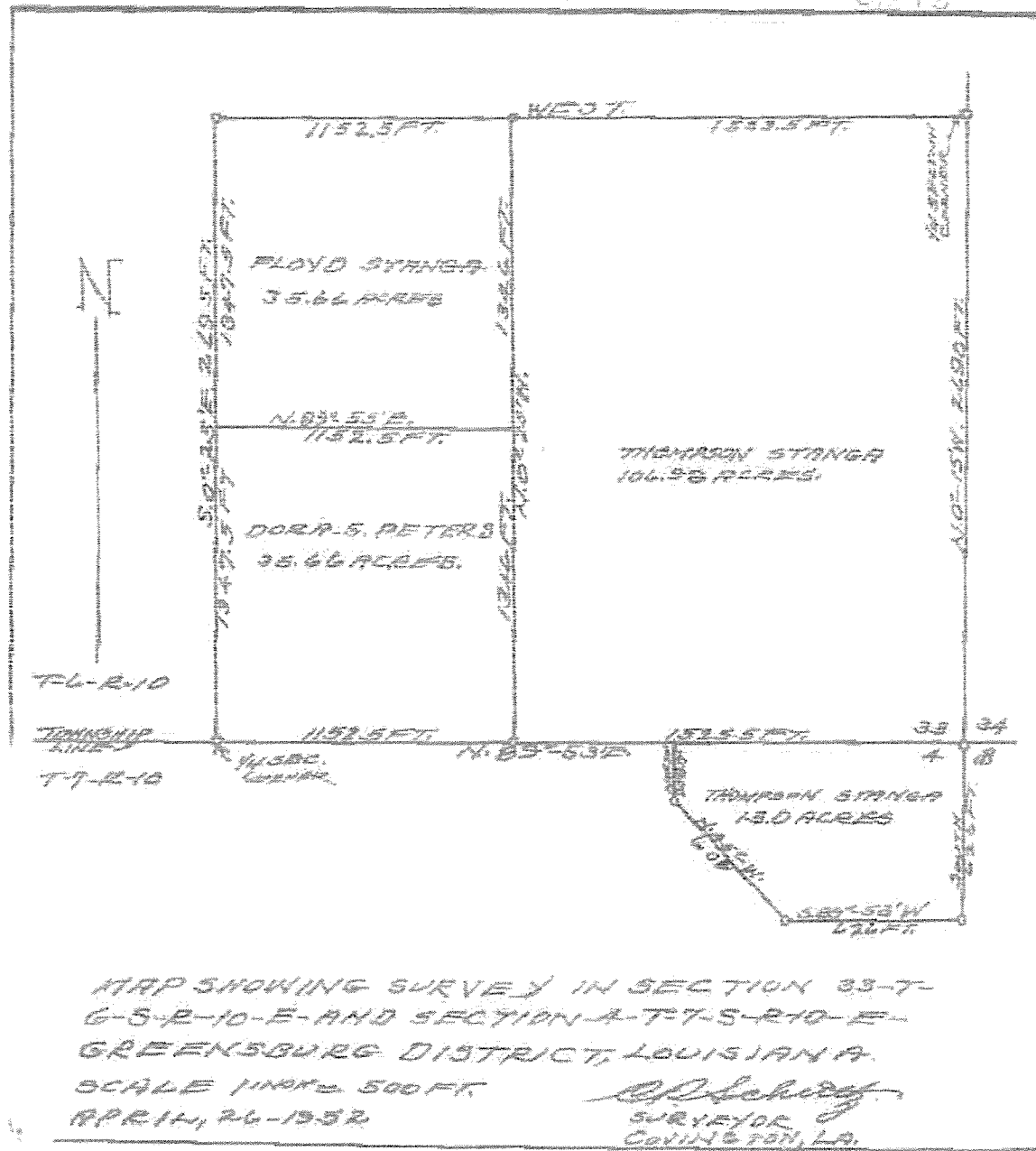
REQUESTED CHANGE: From A-1 Suburban District TO A-2 Suburban District

LOCATION: Parcel located on the southwest corner of Joiner Wymer Road and Bunny Lane; Covington S33, T6S, R10E, Ward 1, District 3.

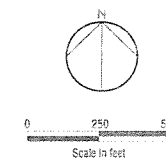
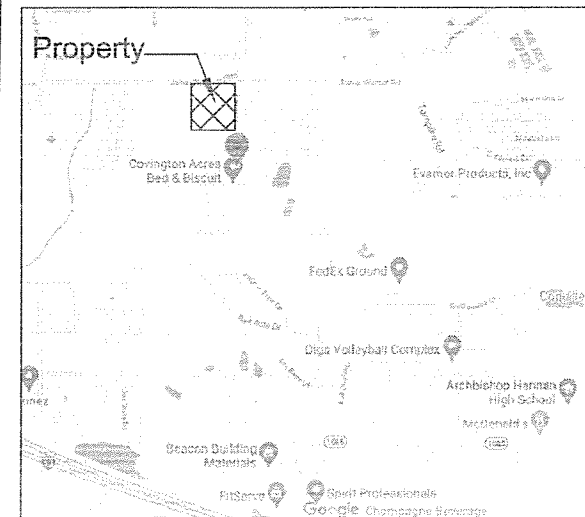
SIZE: 25.31 acres







Vicinity Map



Stanga Bunny Lane Property

St. TAMMANY PARISH, LA

Villere Town Planning Associates, LLC
Landscape Architecture - Town Planning - Environmental Design

110 East Seventh Avenue
Covington, LA 70433
985-869-2994
keith@VillereTownPlanning.com

June 1, 2021

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Page 1 of 1

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2435-ZC
Posted: July 20, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Kenneth Adams

OWNER: Steadfast Development, LLC

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

LOCATION: Parcel located on the east side of Homestead Street, on the south side of Robindale Drive and on the west side of Estate Street; being Lots 7, 8, and 9, Square 14, Robindale Subdivision; Covington, S36, T6S, R11E, Ward 3, District 2.

SIZE: 1.16 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-4 Single-Family Residential
South	Undeveloped	A-4 Single-Family Residential
East	Undeveloped	A-4 Single-Family Residential
West	Undeveloped	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 A-4 Single-Family Residential District to A-4A Single-Family Residential District. The site is located on the east side of Homestead Street, on the south side of Robindale Drive, and on the west side of Estate Street; being Lots 7, 8, and 9, Square 14, Robindale Subdivision, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

A majority of the platted lots within the existing Robindale Subdivision, which was approved in 1960 comprise an average width of 75 ft. and an average square footage of 12,750 sq. ft. The requested A-4A Single-Family Residential District allows a minimum lot width of 60 ft. and a maximum density of six units per acre. A change in zoning will allow a higher density in the surrounding area.

	Zoning	Max Density	Min. Lot Width
Existing	A-4 Single-Family Residential District	Four units per acre	90 ft.
Proposed	A-4A Single-Family Residential District	Six units per acre	60 ft.

Case No.: 2021-2435-ZC

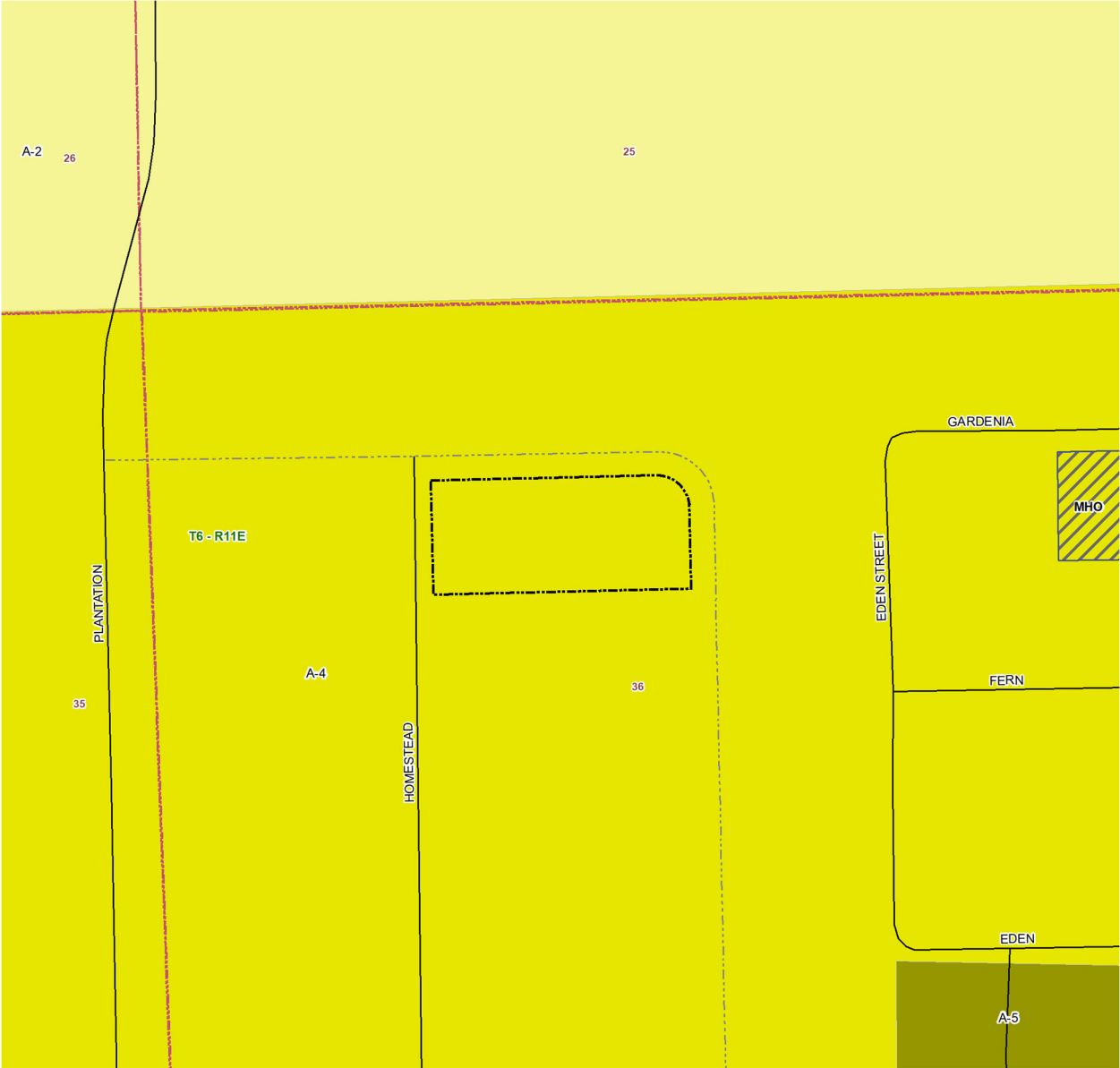
PETITIONER: Kenneth Adams

OWNER: Steadfast Development, LLC

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

LOCATION: Parcel located on the east side of Homestead Street, on the south side of Robindale Drive and on the west side of Estate Street; being Lots 7, 8, and 9, Square 14, Robindale Subdivision; Covington, S36, T6S, R11E, Ward 3, District 2

SIZE: 1.16 acres



A-2

25

T6 - R11E

A-4

36

HOMESTEAD

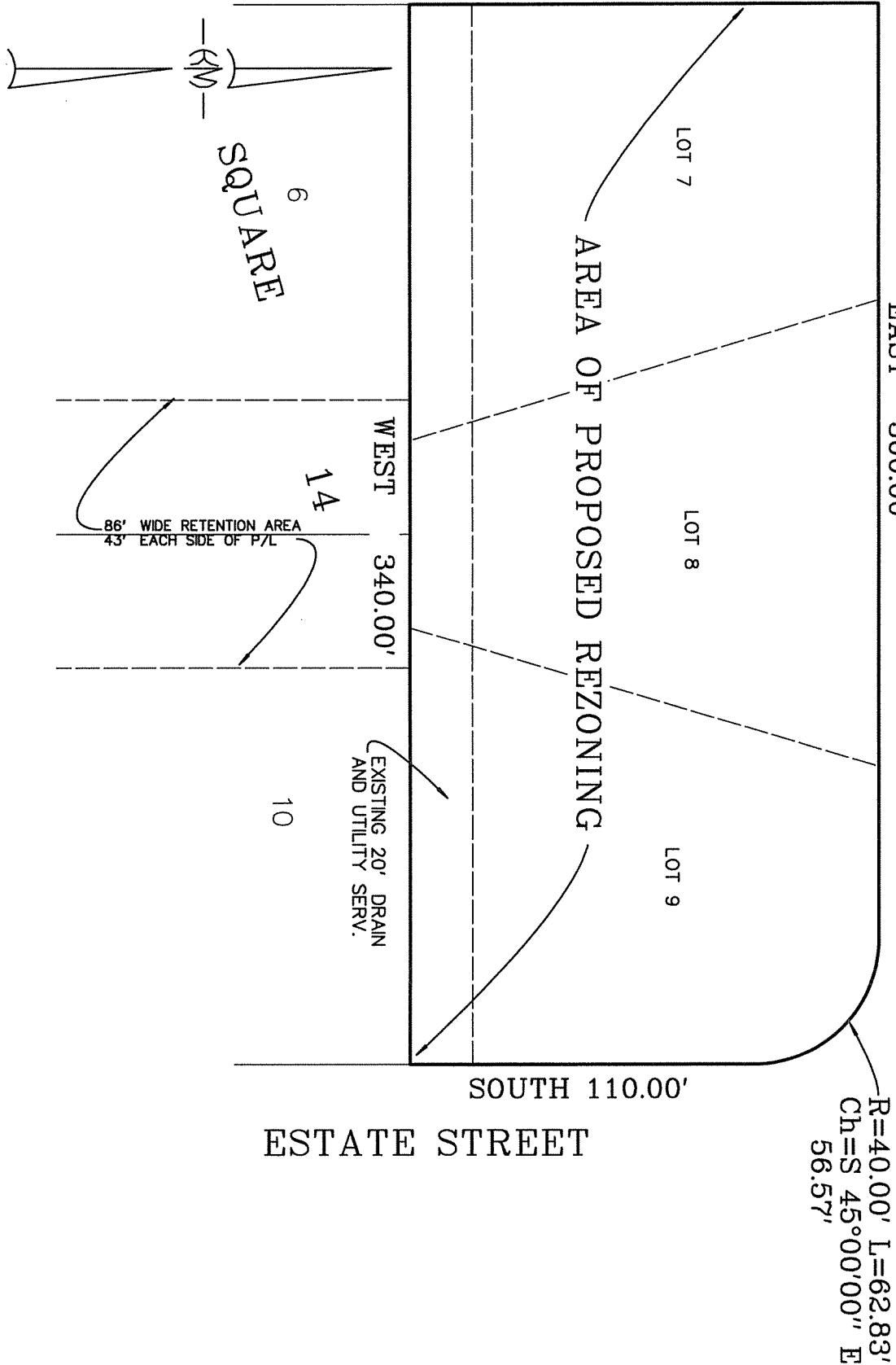
ROBINDALE

HOMESTEAD STREET

NORTH 150.00'

ROBINDALE DRIVE

EAST 300.00'



SKETCH OF REZONING OF A PORTION OF SQUARE 14
ROBINDALE SUBDIVISION, SECT. 35 & 36,
T-6-S, R-11-E, GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

STEADFAST DEVELOPMENT, LLC,

SCALE: 1" = 50'

DATE: 06-03-21

DRAWN: DRJ

JOB NO.: 21-184

REVISED:

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

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2438-ZC
Posted: July 23, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeff Vallee
OWNER: Docar Sales, Inc. – Dobby Lachney
REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the north side of US Highway 190, east of North Tranquility Road; Lacombe, S34, T8S, R13E, Ward 9, District 11
SIZE: 52.35 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Civic	ED-2 Higher Education District
East	Undeveloped	A-2 Suburban District
West	Residential	A-3 Suburban District and NC-4 Neighborhood Institutional District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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 of 52.35-acres of the subject property from A-2 Suburban District to A-4 Single-Family Residential District and maintain the existing 3.73-acres of HC-2 Highway Commercial District. The site is located on the north side of US Highway 190, east of North Tranquility Road; Lacombe. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses at a density similar to adjoining residential uses and conservation areas.

The subject property is currently undeveloped and is flanked by undeveloped residential property to the north and east, existing residential uses zoned A-3 Suburban District and NC-4 Neighborhood Institutional District to the west, and undeveloped property and the civic uses zoned ED-2 Higher Education District to the south.

The purpose of the existing A-2 Suburban District is to provide single-family residential dwellings on large, multi-acre lots. The purpose of the requested A-4 Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The objective of the request is to establish the underlying zoning classification and density level for a PUD Planned Unit Development. A change in the site’s zoning classification will increase the allowable density and the number of lots from 52 dwellings to 209 dwellings.

Zoning		Max Density	Min Lot Width	Total Allowable Home Sites
Existing	A-2 Suburban District	One unit per acre	150 ft.	52 units
Proposed	A-4 Single-Family Residential District	Four units per acre	90 ft.	209 units

Case No.: 2021-2438-ZC

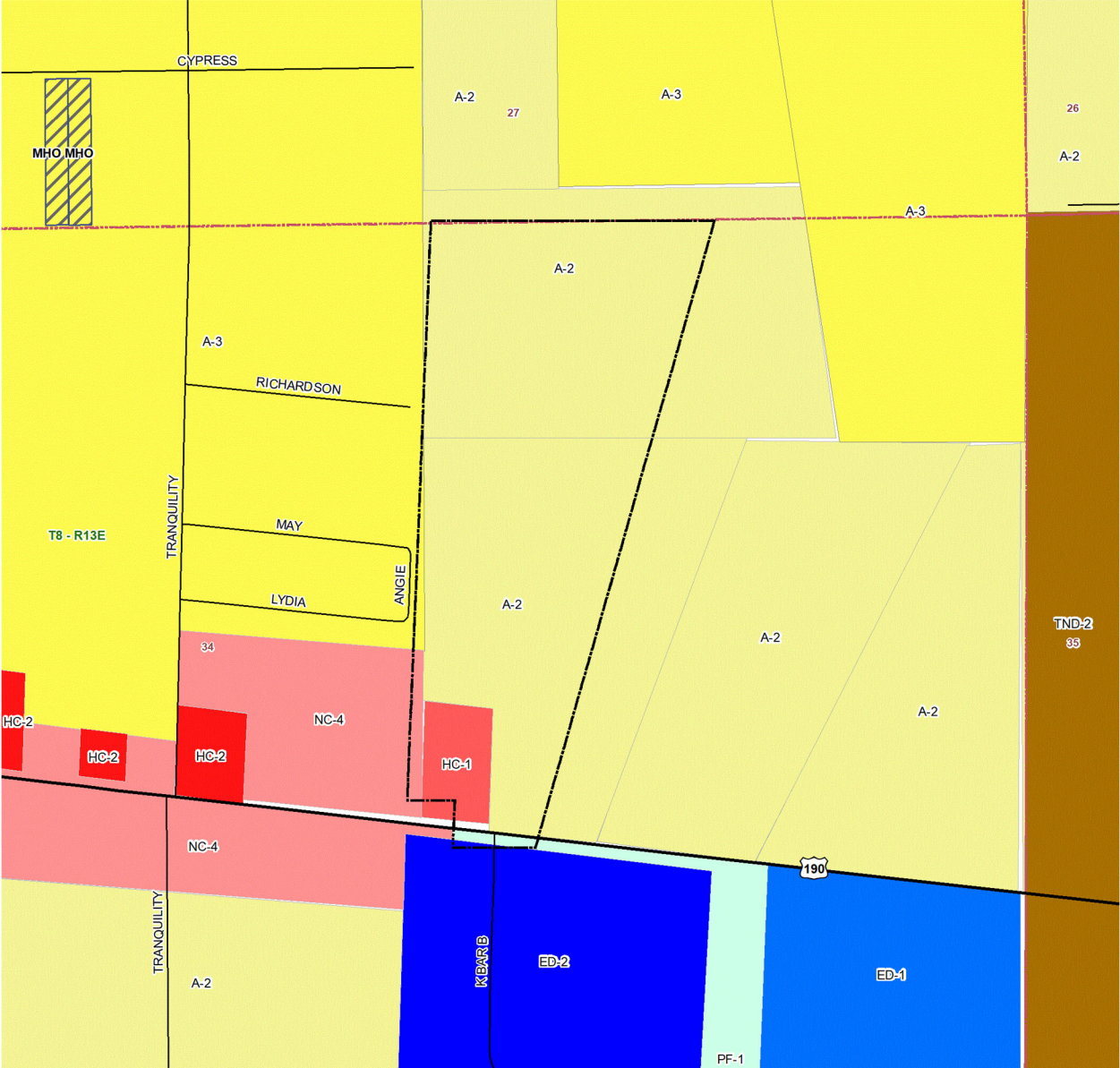
PETITIONER: Jeff Vallee

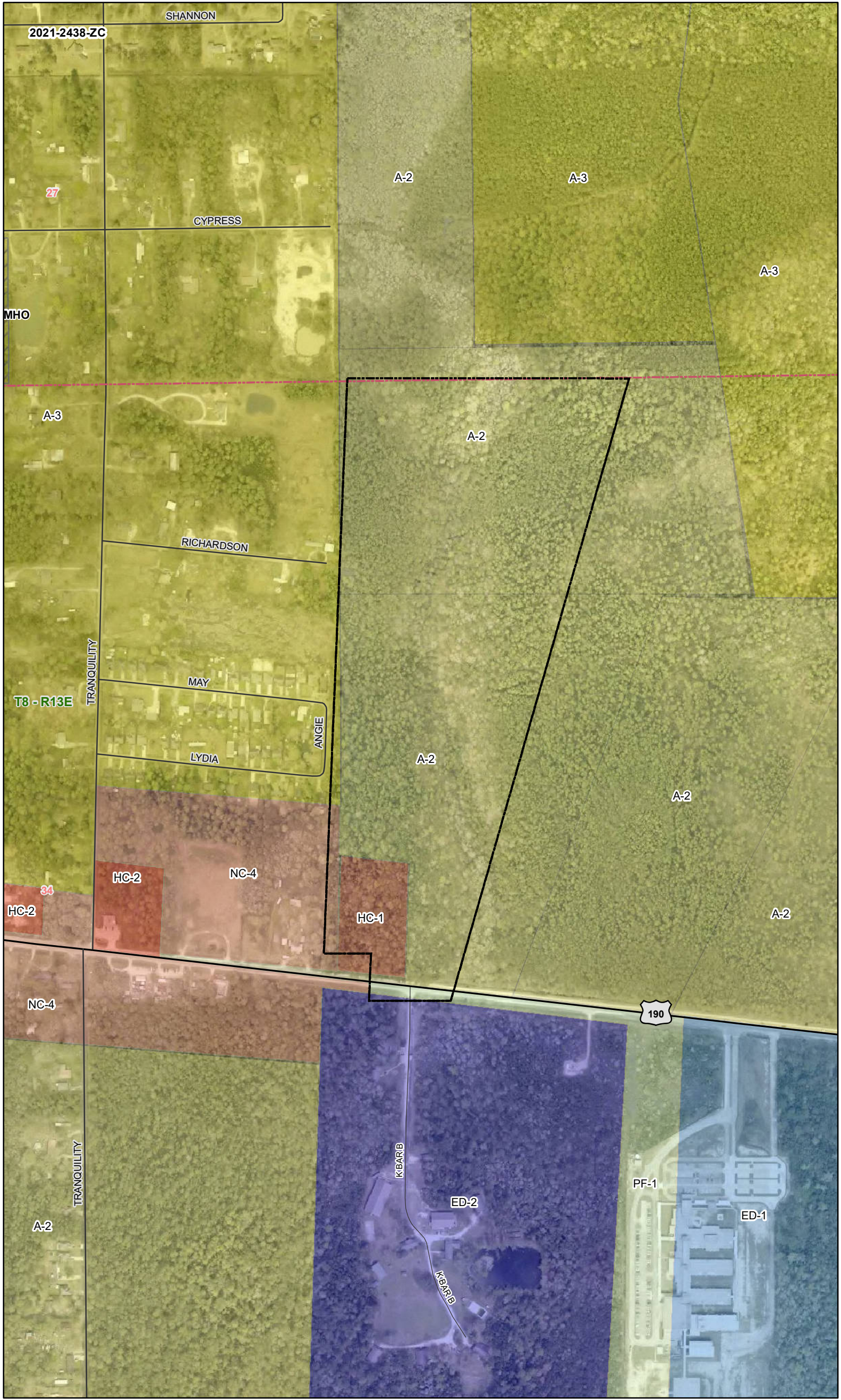
OWNER: Docar Sales, Inc. – Dobby Lachney

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

LOCATION: Parcel located on the north side of US Highway 190, east of North Tranquility Road; Lacombe, S34, T8S, R13E, Ward 9, District 11

SIZE: 52.35 acres





2021-2438-ZC

SHANNON

27

CYPRESS

A-2

A-3

A-3

MHO

A-3

A-2

RICHARDSON

MAY

T8 - R13E

TRANQUILITY

LYDIA

ANGIE

A-2

A-2

A-2

HC-2

NC-4

HC-1

HC-2

34

NC-4

190

TRANQUILITY

A-2

KBARB

ED-2

KBARB

PF-1

ED-1

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2439-ZC
Posted: July 23, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeff Vallee
OWNER: Docar Sales, Inc. – Dobby Lachney
REQUESTED CHANGE: From A-4 Single-Family Residential District and HC-2 Highway Commercial District to A-4 Single-Family Residential District, HC-2 Highway Commercial District and PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north side of US Highway 190, east of North Tranquility Road; Lacombe, S34, T8S, R13E, Ward 9, District 11
SIZE: 56.08 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Civic	ED-2 Higher Education District
East	Undeveloped	A-2 Suburban District
West	Residential	A-3 Suburban District and NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District and HC-2 Highway Commercial District to A-4 Single-Family Residential District, HC-2 Highway Commercial District and PUD Planned Unit Development Overlay. The site is located on the north side of US Highway 190, east of North Tranquility Road; Lacombe. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses at a density similar to adjoining residential uses and conservation areas.

The subject property is currently undeveloped and is flanked by undeveloped residential property to the north and east, existing residential uses zoned A-3 Suburban District and NC-4 Neighborhood Institutional District to the west, and undeveloped property and the civic uses zoned ED-2 Higher Education District to the south.

The Rousseau Planned Unit Development is comprised of 56.08 acres and is proposed to be developed with 147 single-family residences (see Table 1 below). A concurrent application to rezone 52.35 acres of the subject site from A-2 Suburban District to A-4 Single-Family Residential District, and maintain 3.73 acres which is currently zoned HC-2 Highway Commercial District has also been submitted (Case No. 2021-2438-ZC). If approved, this request will establish the underlying density of the proposed residential subdivision.

TABLE 1: ROUSSEAU SUBDIVISION HOME SITE SIZES		
Lot Size	Average Lot Size	Total Number Proposed
50 ft.	50’ x 130 or .15 acres	61
60 ft.	60’ x 130’ or .18 acres	61
70 ft.	70’ x 130’ or .21 acres	24
124 ft.	145’ x 130’ or .43 acres	1
Total Home Sites		147

ACCESS:

The site is proposed to have one accessway from the existing State maintained US Highway 190. The typical right-of-way throughout the subdivision is proposed to total 60 ft. wide, including two-10 ft. travel lanes with two-4 ft. shoulders, and two-16 ft. open ditch areas.

TABLE 2: GENERAL INFORMATION	
Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Revisions Required: 1. Provide a document that establishes the development conditions for the “Proposed Commercial Tract” including parking, planting, buffers, and signage. If it is the intention of the applicant to rely on St Tammany Parish Code of Ordinances for these commercial requirements, state this on the PUD plan.
Restrictive Covenants	Provided as Required Note the Table Titled “Subdivision of Lot 104” should provide more specific dimensions of the lots, should the developer intend to maintain the right to subdivide them in the future. This note will not preclude the developer from Restrictive Covenant #9 which states “no lot will be further subdivided without the prior approval of St. Tammany Parish”
Water & Sewer facilities	Revisions Required: Community sewer and water is required. This development will need a letter of acceptance from the sewer and water provider or, if providing a package plant the following will be required: 1. A licensed utility company is required to own, operate, and maintain package plants. 2. LDH Permit required for community water and installation of wastewater package plants. 3. LDEQ permit required for discharges from package plants.
Wetland Delineations	Provided as Required: Note the applicant may need to reconfigure the PUD layout based on the outcome of the Jurisdictional Determination.
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	The applicant has stated that the subdivision shall drain to the proposed detention ponds which will ultimately outfall to Bayou Paquet. Provide the document indicating the ultimate disposal of surface drainage.
Environmental Assessment Data Form	Provided as Required

DENSITY

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

The proposal is for 147 residential lots, which is 70% of the maximum allowable density of the PUD per the requested A-4 Single-Family Residential designation (2021-2438-ZC). See Table 3.

TABLE 3: ZONING COMPARISON					
Zoning		Max Density	Max Lot Coverage	Min Lot Width	Total Allowable Home Sites
Existing	A-2 Suburban District	One unit per acre	Not to exceed 15% of the total area of the lot	150 ft.	52 units
Proposed	A-4 Single-Family Residential District	Four units per acre	Not to exceed 50% of the total area of the lot	90 ft.	209 units

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivision. The petitioned PUD consists of 56.08 acres, requiring 14.02 acres of open space. As shown, the Rousseau PUD plan shows a total of 17.91 acres of greenspace, accounting for 32% of the total PUD. Less than 1% of the greenspace provided has been allocated to active uses and more than 56% of the total greenspace provided is made of up unmitigated wetlands.

TABLE 4: GREENSPACE CALCULATIONS		
<u>Amenities</u>	<u>Acreage</u>	<u>Type of Amenities</u>
Active	.23 acres (1%)	Playground, Pavilion, Open Lawn Area, and Compacted Aggregate Walking Path
Passive	17.68 acres (99%)	Wetlands and Greenspace
Total:	17.91 acres (100%)	

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

Sec. 130-1672 - Purpose

1. *Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
- The 56.08-acre subject site contains 12.33 acres of wetlands and the proposed PUD plan will require mitigation of 2.13 acres of the total wetlands (17.2%). A qualifying aspect of a Planned Unit Development includes protecting floodplains and wetlands. While the proposed site plan is primarily situated to function around existing wetlands, staff has determined that the mitigation of wetlands should be avoided at a higher rate, especially where the proposed commercial tract is located.
Staff estimates that the future commercial Tract C5 contains nearly 40% wetlands, a large percentage of which is within the buildable area for a commercial development. Typical commercial sites are permitted to place structures on up to 50% of their total development site in addition to being required to provide parking. This generally results in a higher potential of less permeable surfaces being constructed on a large percentage of a commercial site. Staff recommends that if the wetlands are programed to be developed, they are done so in an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective stormwater management.

2. Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.

- While the proposed PUD does provide a variation of lot sizes, these lots fluctuate by a width of 10 feet and do not provide the diversification and variation of residential uses encouraged by the Planned Unit Development.

3. Functional and beneficial uses of open space areas.

- 99% of the greenspace provided is comprised of existing wetlands and passive greenspace. Considering the proposed PUD plan is contingent on the applicant proposing to double the allowable density on the subject site, staff recommends additional active areas and amenities be provided to ensure the plan meets the minimum qualifications of a Planned Unit Development.
- According to the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency, “wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions”. The Planned Unit Development regulations state that “no more than 50 percent of the required open space shall be satisfied using limited use land which is inundated by water for a period of greater than four months within each calendar year. Two acres of limited use land are required to satisfy one acre of required open space”.

The current PUD plan shows a total of 10.20 acres of wetlands that are not proposed to be mitigated. This accounts for 57% of the total greenspace provided. While recognizing a site plan that preserves wetlands, staff has determined that the applicant should revise the layout of the proposed site plan to eliminate half of the wetlands from the required greenspace calculations and provide additional active recreation for the residents of the prospective subdivision.

4. Preservation of natural features of a development site.

- Although not required, the Department of Planning and Development strongly encourages buffers along the exterior property lines of proposed subdivisions. The applicant has provided a 10 ft. buffer along the majority of the site boundary. Staff welcomes the use of greenspace to screen the residential development from existing land uses, but questions the significance of the depth of the buffer.

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

- Since the proposed PUD plan is contingent upon doubling the allowable density on the subject site, the applicant should ensure every home site has access to a useable greenspace amenity within a quarter mile. This could result in one or two more pocket parks for the residents or other amenity.

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

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

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

- The site is proposed to be accessed from the existing State maintained US Highway 190 with a single entrance and exit. The current configuration shows the proposed commercial area having access along both US Highway 190 and Cordgrass Drive, which is the main roadway that provides access for the 147 proposed residential dwellings. As the permitted uses for the commercial area appear to allow development consistent with mid-scale commercial uses, staff has determined that the applicant should add a buffer in-between the commercial portion of the PUD and Cordgrass Drive. Because the proposed PUD is currently shown as a single-entrance and exit subdivision, an entrance for the commercial development along Cordgrass Drive could cause additional stress on future traffic congestion.
- Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of the single-family homesites could generate approximately 2,650 new vehicle trips a day within the area.

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

- The applicant has submitted a concurrent request to change the underlying zoning designation of the 52.35-acres of the subject site from A-2 Suburban District to A-4 Single-Family Residential District (2021-2438-ZC). The subject property is currently undeveloped and is flanked by undeveloped residential property to the north and east, existing residential uses zoned A-3 Suburban District and NC-4 Neighborhood Institutional District to the west, and undeveloped property and the civic uses zoned ED-2 Higher Education District to the south. If approved, the request to change the underlying zoning classification to A-4 will increase the density in the area.

SUMMARY

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

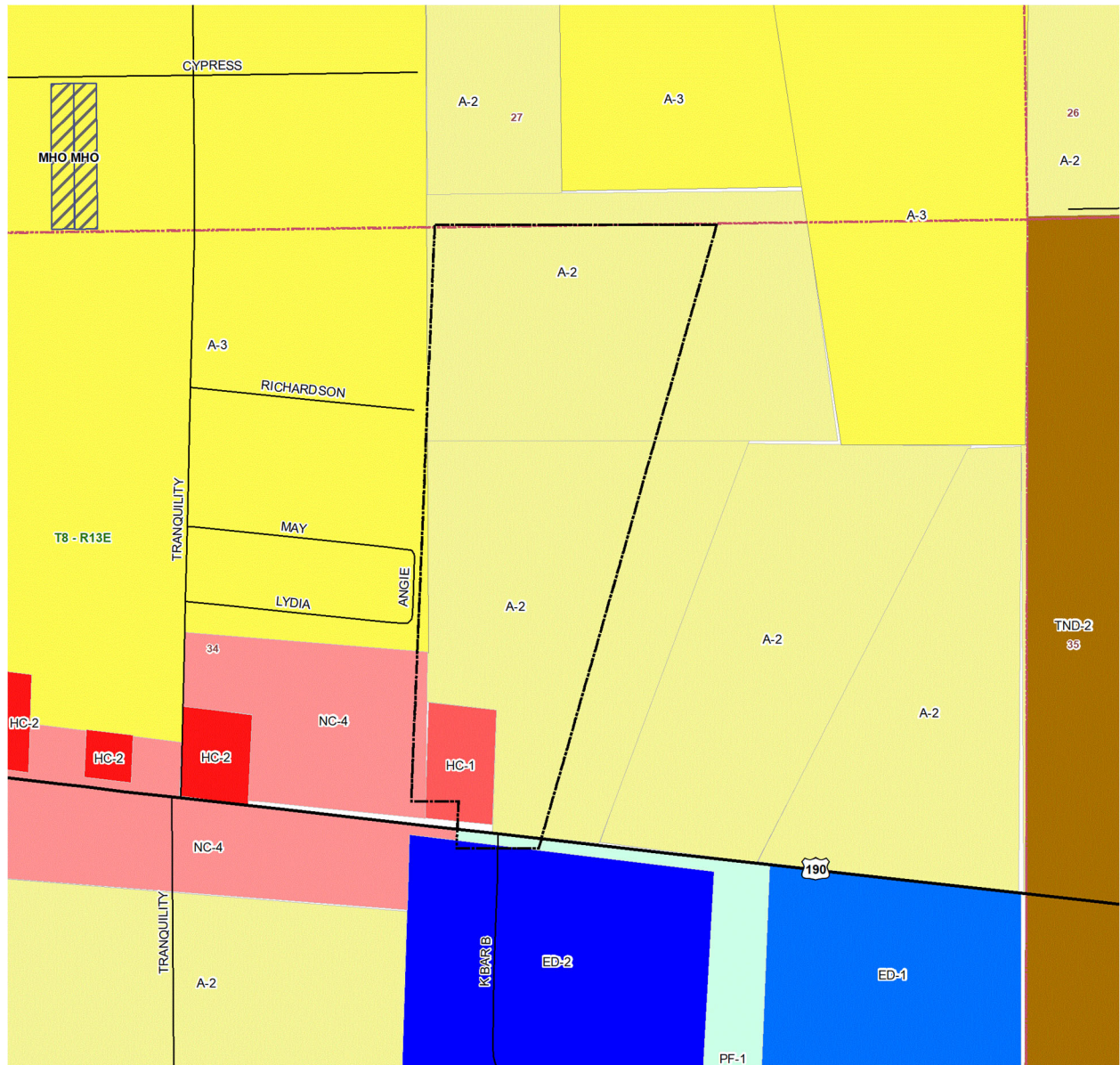
1. The tract for the proposed PUD is suitable in terms of its relationships to the Parish comprehensive plan and that the areas surrounding the purposed PUD can continue to be developed in coordination and substantial compatibility with the PUD proposed.
2. That the desirable modifications of general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

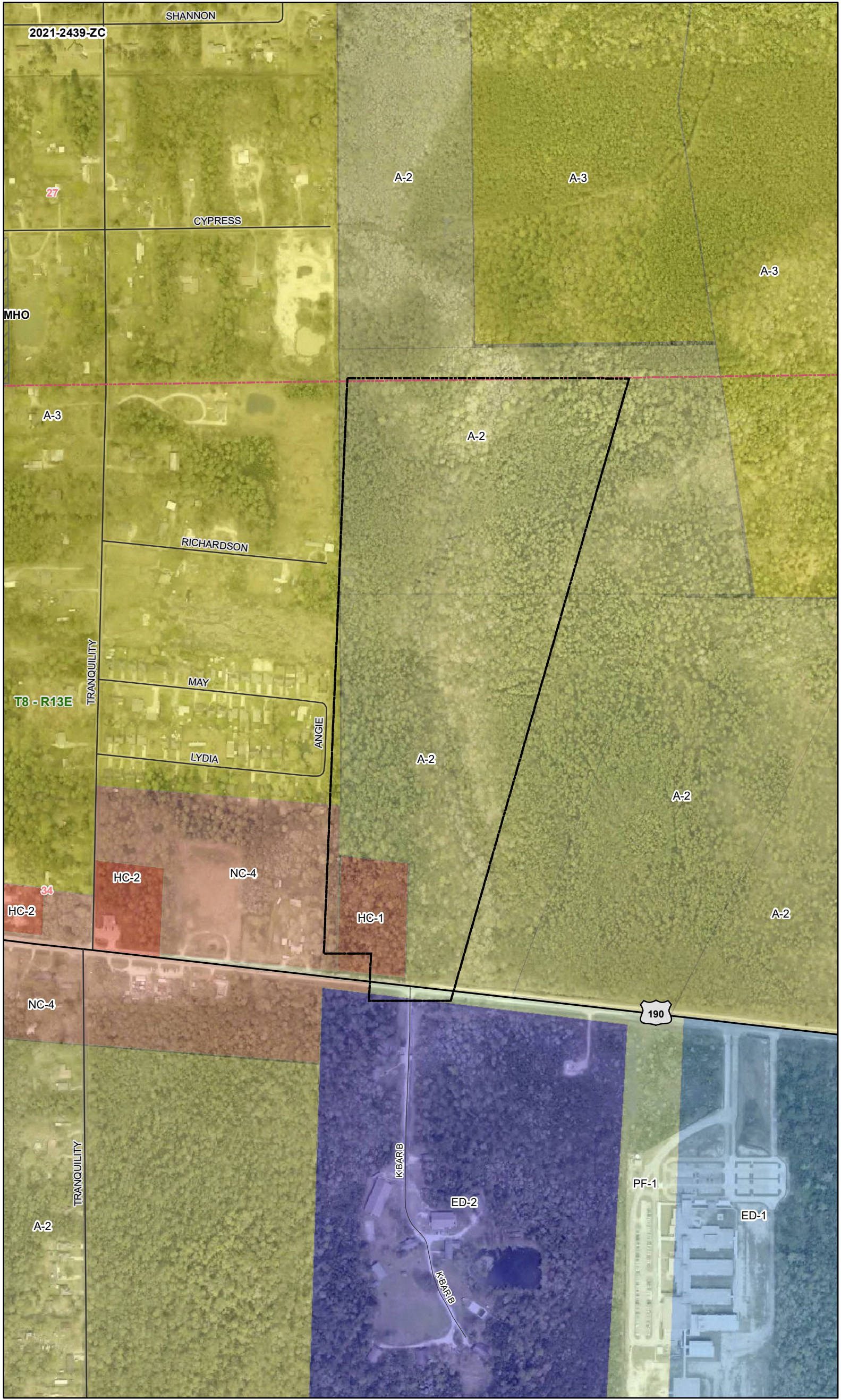
COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses at a density similar to adjoining residential uses and conservation areas. It appears that this site is comprised of a large majority of forested wetlands, which serve an important function in flood mitigation. Removal of tree canopy and roots disturb the natural storage capacity of rainfall. Developing these wetlands may significantly increase runoff therefore exacerbating flooding and adversely impacting neighboring properties.

Staff recommends that the applicant reduce the acreage of wetlands being used to calculate the required greenspace and provide more active recreation in the Recreational Development Plan. Staff also recommends the applicant work with their engineering team to ensure that if the wetlands are programed to be developed, they are done so in an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective stormwater management.

SIZE: 56.08 acres





2021-2439-ZC

SHANNON

27

CYPRESS

A-2

A-3

A-3

MHO

A-3

A-2

RICHARDSON

MAY

T8 - R13E

TRANQUILITY

LYDIA

ANGIE

A-2

A-2

HC-2

34

HC-2

NC-4

HC-1

A-2

NC-4

190

TRANQUILITY

A-2

KBARB

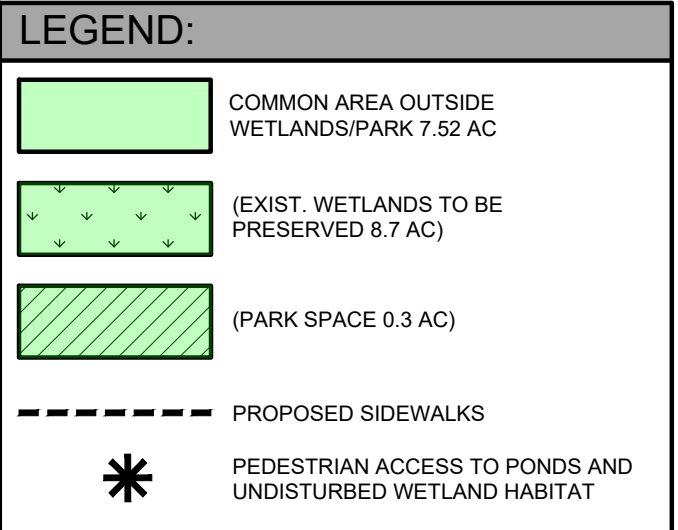
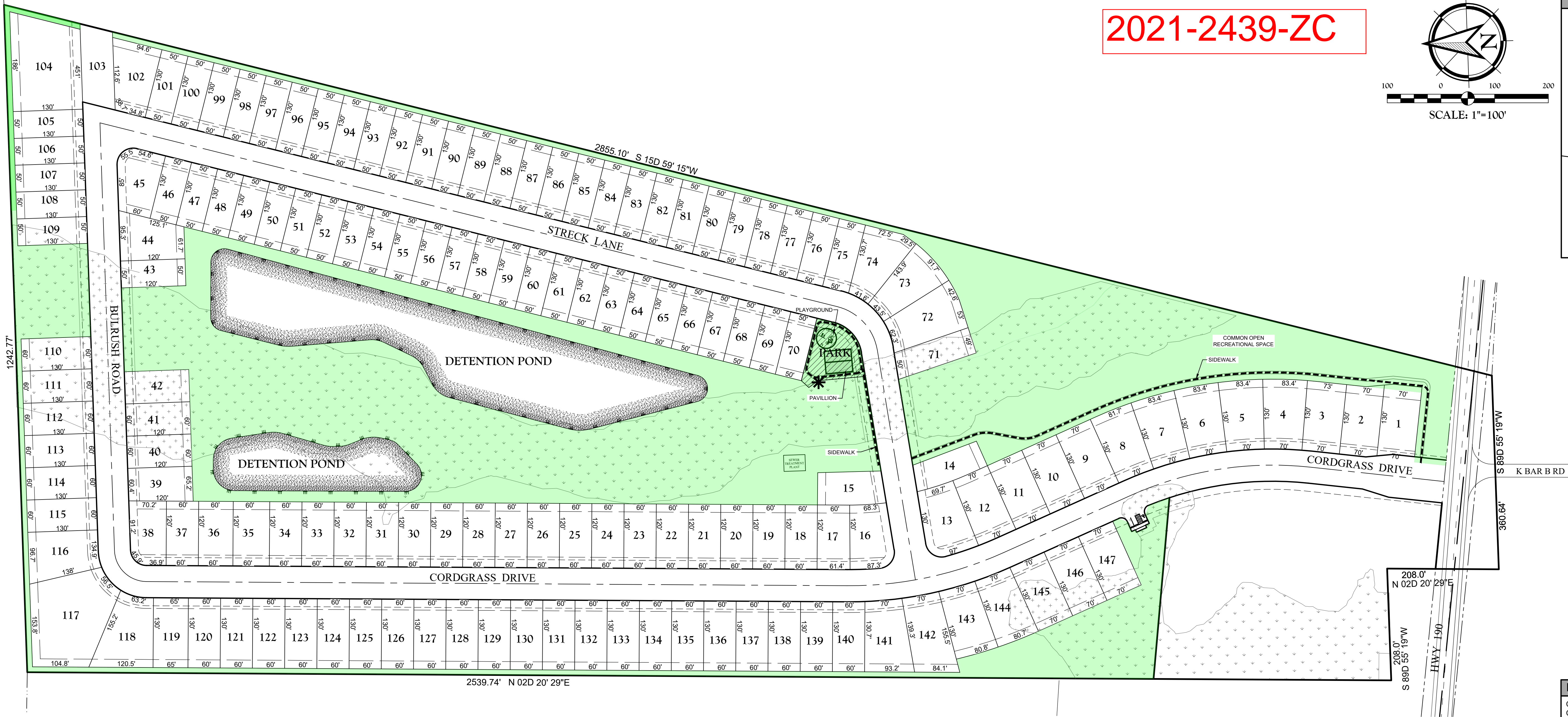
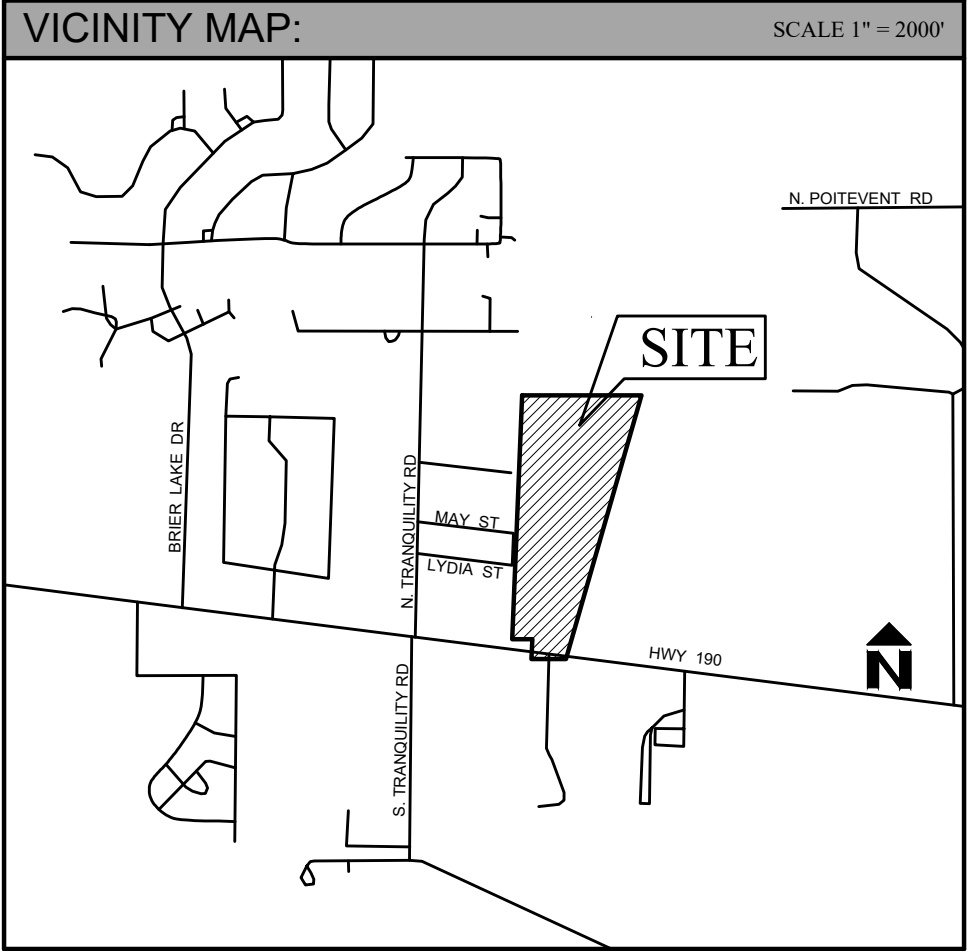
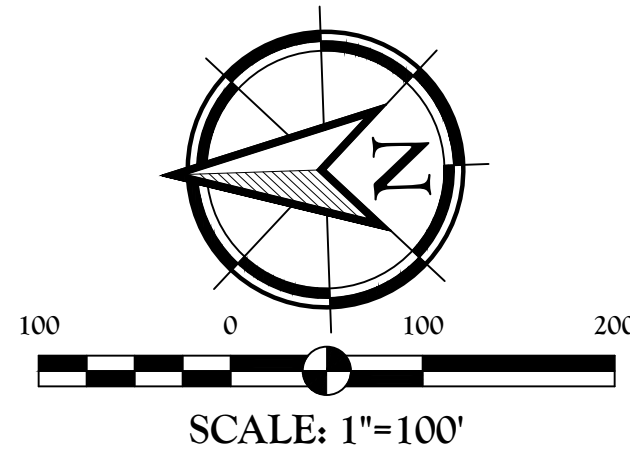
ED-2

KBARB

PF-1

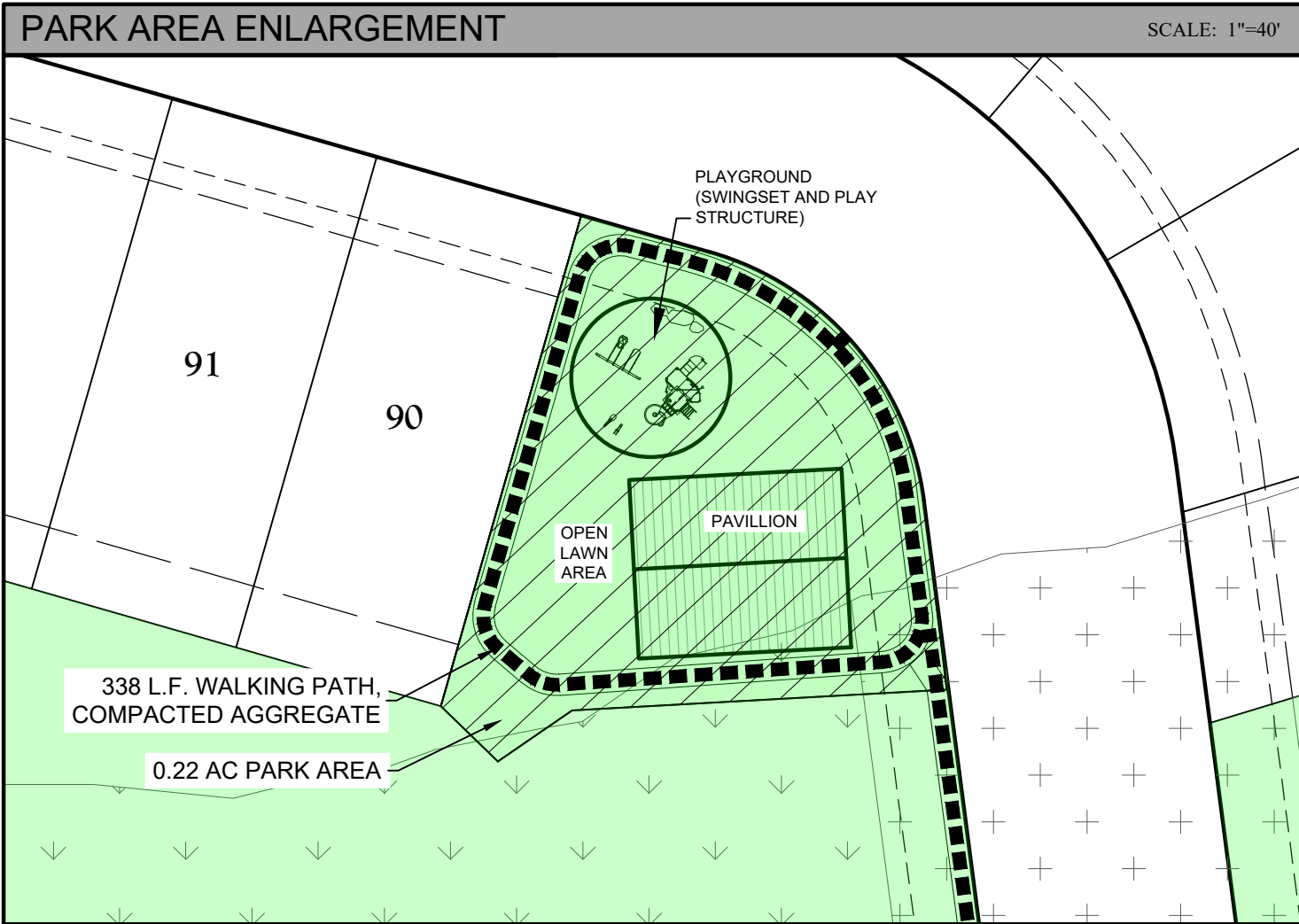
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2021-2439-ZC



PARK TIMELINE:
CONSTRUCTION OF ALL COMMON IMPROVEMENTS SHALL BE COMPLETED WITHIN 3 YEARS FOLLOWING FINAL PLAT.

COMMON AREA DEDICATION:
THOSE TRACTS DESIGNATED HEREON AS "COMMON AREA" (LESS AND EXCEPT ALL AREAS COVERED BY PUBLIC SERVITUDES, INCLUDING ALL PROPOSED PONDS) ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF ROUSSEAU AS GREENSPACE AREAS FOR RECREATION, SERVITUDE, AND OTHER RELATED ACTIVITIES. THESE GREENSPACE AREAS (I.E., COMMON AREAS NOT INSIDE A PUBLIC SERVITUDE) ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF ROUSSEAU. MAINTENANCE OF THE GREENSPACE AREAS AND SIDEWALKS SHALL BE BY ROUSSEAU HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS OR ANY COMMON AREAS THAT ARE NOT INSIDE A PUBLIC SERVITUDE. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL GREENSPACES AND AMENITIES (INCLUDING ANY REPAIR OR REPLACEMENT OF AMENITIES LOCATED WITHIN A DEDICATED DRAINAGE SERVITUDE AS A RESULT OF ST. TAMMANY PARISH MAINTENANCE).



TITLE: RECREATIONAL DEVELOPMENT PLAN					
PROJECT: ROUSSEAU A PLANNED UNIT DEVELOPMENT					
DESCRIPTION: LOCATED IN SECTION(S) 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA					
CLIENT: JEFF VALLEE P.O. BOX 3514 COVINGTON, LA 70434					
<div><div><div>QUALITY</div><div>Engineering & Surveying, LLC</div><div>18330 Hwy 42, Port Vincent, LA 70726 225.696.1600 www.qesla.com info@qesla.com</div></div><div></div></div>					
DWG Path: P:\2019 Projects\19-268 Jeff Vallee Prodn Sites\Hwy 190 Locomo PID Site\Drawings\Prod\19-268 Recreational Development Plan.dwg					
Project No:	19-268	Date:	JULY 16, 2021	Sheet:	
Drawn By:	MMG	Checked By:	MMG	<u>3</u> OF <u>3</u>	

ENVIRONMENTAL ASSESSMENT DATA FORMApplicant's Name: Jeff ValleeDeveloper's Address: P.O. Box 3514 Covington 70434
Street City State Zip CodeDeveloper's Phone No. (225) 931-8070
(Business) (Cell)Subdivision Name: RousseauNumber of Acres in Development: 53 Number of Lots/Parcels in Development: 148Ultimate Disposal of Surface Drainage: Site drains to Bayou Paquet then to Lake PontchartrainWater Surface Runoff Mitigation Proposed: The site drainage will drain into the on-site wetlands

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

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

If yes, what are the hazardous materials? _____

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

If yes, what major streams or waterways? _____

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

If yes, which major arterial streets?

US 190

- 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 type="checkbox"/> Yes <input checked="" 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)

5/27/2021
DATE

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2441-ZC
Posted: July 14, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Cara Pearson

OWNER: Pearson Rentals, LLC – Cara Pearson

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

LOCATION: Parcel located on the east side of Monitor Drive, south of Manassas Avenue; being Lot 13, Block 9, Centennial Park Subdivision, S35, T8S, R13E, Ward 9, District 11

SIZE: .21 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the east side of Monitor Drive, south of Manassas Avenue; being Lot 13, Block 9, Centennial Park Subdivision. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is located within an existing residential area. There is no MHO Manufactured Housing Overlay in the immediate vicinity. The area is developed with stick-built homes and a manufactured home on the south side of the property. A change in zoning will bring the property into compliance with the existing zoning classification and allow the manufactured home to become eligible for an electrical connection.

Case No.: 2021-2441-ZC

PETITIONER: Cara Pearson

OWNER: Pearson Rentals, LLC – Cara Pearson

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

LOCATION: Parcel located on the east side of Monitor Drive, south of Manassas Avenue; being Lot 13, Block 9, Centennial Park Subdivision, S35, T8S, R13E, Ward 9, District 11

SIZE: .21 acres



MANASSAS

2021-2441-ZC

MERRIMAC

MONITOR

CHARLESTON

T8 - R13E
A-4

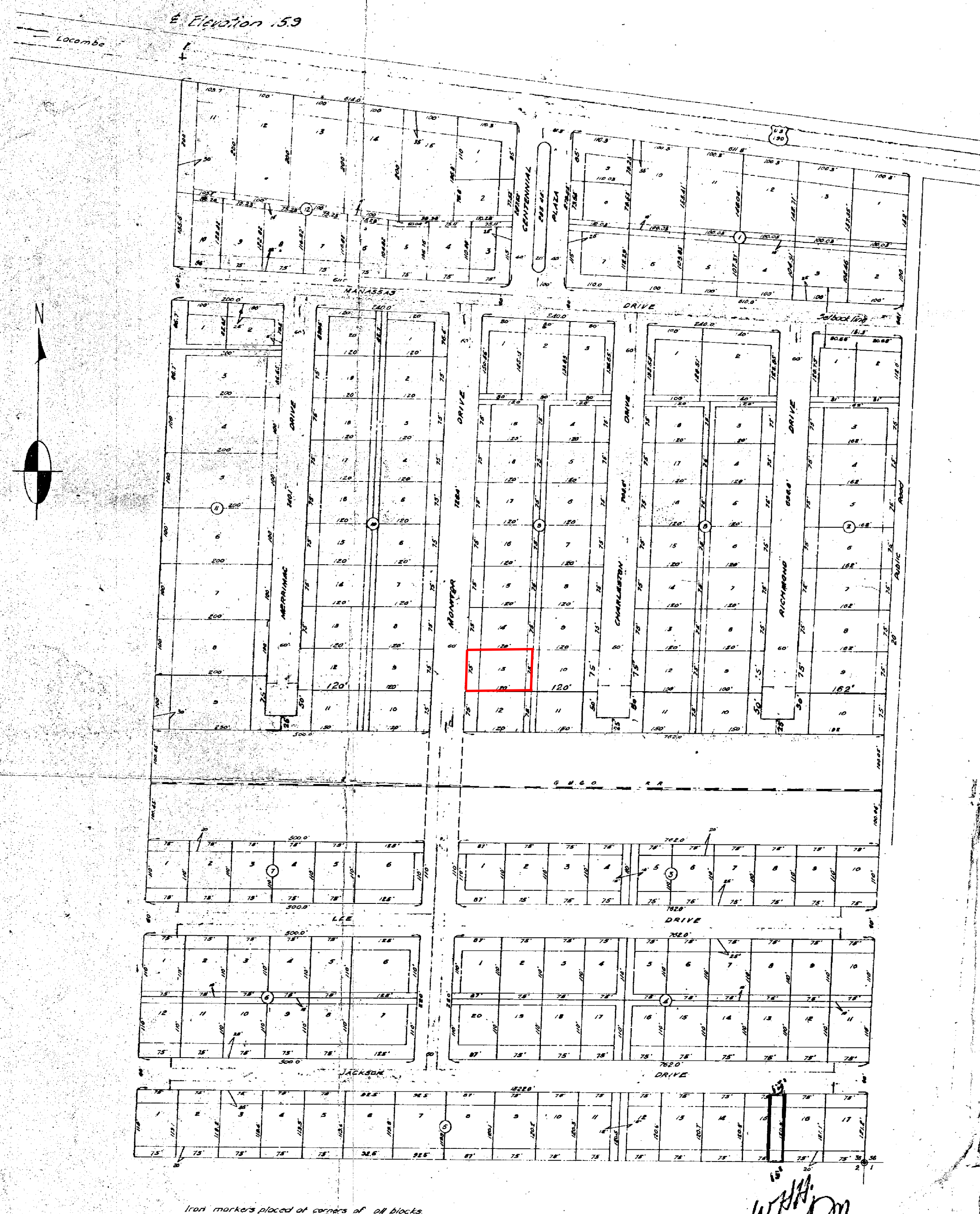
TAMMANY TRACE

TAMMANY TRACE

LEE

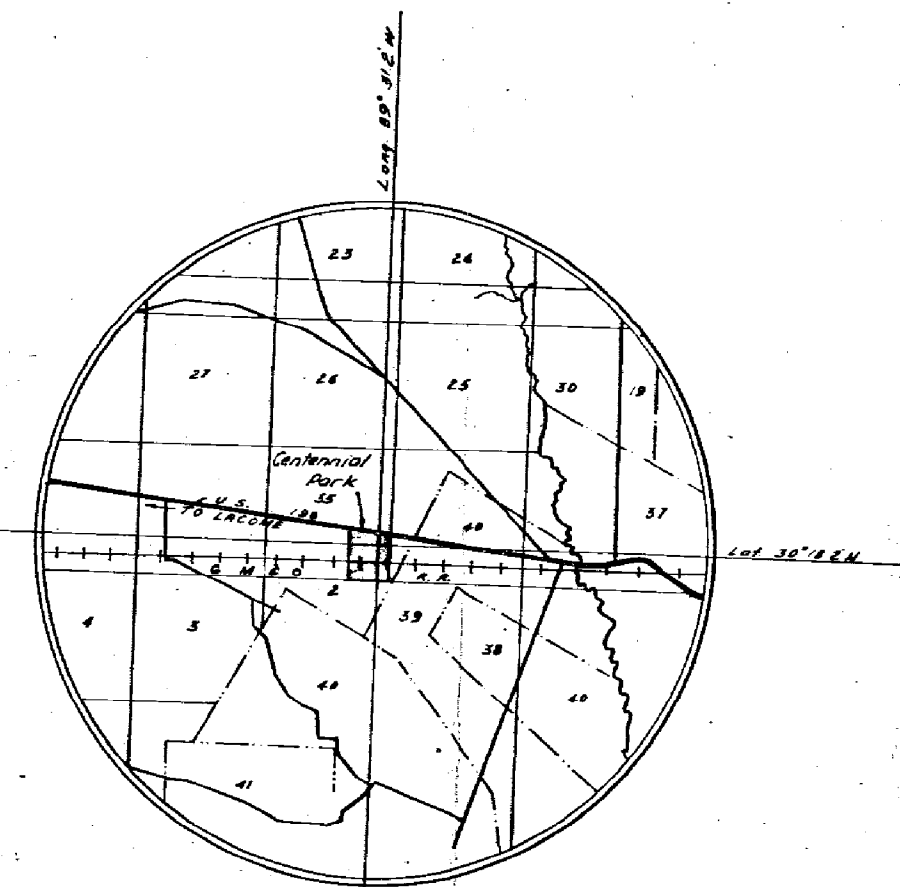
35

2021-2441-ZC



Finished floor elevation for residence construction in this subdivision should be not less than 150 feet, mean sea level.

DESCRIPTION
Parcel No. 1
From the Southeast corner Section 35, Township 8 South, Range 13 East, St. Tammany Parish, La., measure 19.08 degrees 04 minutes East 71.6 feet to an iron post in the Northern N/W line of the Gulf Mobile and Ohio R.R., the point of beginning. From the point of beginning measure South 88 degrees 55 minutes West along the Northern N/W line of the Gulf Mobile and Ohio R.R. 1522.0 feet to an iron post, thence South 10 degrees 04 minutes East 118.9 feet to an iron post, the Southern N/W line of U.S. Highway No. 190, thence along said N/W line South 82 degrees 55 minutes East, 571.3 feet to the point of beginning. This tract contains 53.08 Acres.
Parcel No. 2
Beginning at the Southeast corner of Section 35, Township 8 South, Range 13 East, St. Tammany Parish, La., measure West 1522.0 feet to an iron post, thence North 02 degrees 04 minutes East 658.0 feet to an iron post in the Southern N/W line of the Gulf Mobile and Ohio R.R., thence North 88 degrees 55 minutes East, 1522.0 feet along said N/W line to an iron post, thence South 02 degrees 04 minutes West, 571.3 feet to the point of beginning. This tract contains 12.88 Acres.
Total acreage 65.96

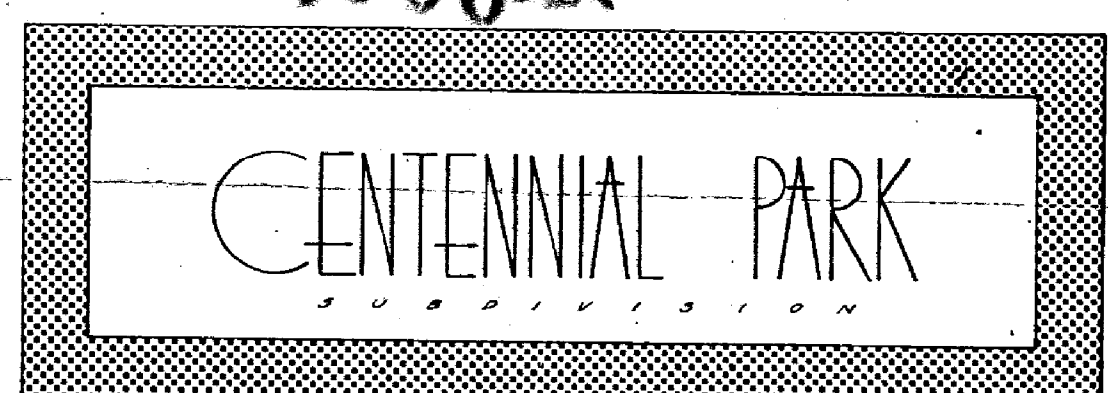


Seibach Line on Front of Lots 25, Side 15
Sewage, Drainage & Utility Easment 20' wide

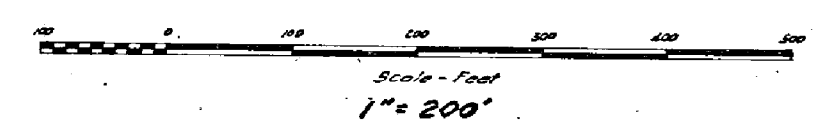
CERTIFICATION
This is certified to conform to the provisions of the State of Louisiana, RS-33-5031 and the laws, ordinances of the Parish of St. Tammany, La., with powers
Robert A. Bell
Is Registered Surveyor

DEDICATION OF STREETS
I hereby dedicate to the Parish of St. Tammany, through the Police Jury, the streets delineated on this plan as public thoroughfares.
James L. Bell
President, CAM Corporation

APPROVED BY
President Police Jury
Chairman, Subdivision Regulatory Committee
Parish Engineer
Filed for Record
Date
Clerk of Court
Chairman, St. Tammany Planning Commission



Being a part of Section 35, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana
OWNER: CAM Corporation, Address: PO Box 654, Mandeville, La.
DEVELOPERS: CAM Corporation, Address: PO Box 654, Mandeville, La.



Length of Roadways 8188 Linear Feet
Centennial Park contains 12 blocks and 163 Lots

CERTIFICATION
This map certified to be correct and in accordance with a physical survey made on the ground under the supervision of the undersigned
Robert A. Bell
Is Registered Surveyor No. 38
Date: Feb. 8, 1966

LAND ENGINEERING SERVICES INC.
Escalante, La.

"NE VARIETUR"
To identify it with an Act of
Cash Sub passed before
me this day
November 17, 1966
Quarshy Public

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

Subject Property

MAP#57B

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2442-ZC
Posted: July 24, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St. Tammany Parish Government
OWNER: Multiple Owners
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-5 Two-Family Residential District
LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.
SIZE: 27.83 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	Grand Lagoon Waterbody	N/A
South	Residential	A-4A Single-Family Residential District
East	Lake Pontchartrain	N/A
West	Residential	A-4A Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-6 Multiple Family Residential District to A-5 Two-Family Residential District. The site is located on the north side of Lakeview Drive, east of US Highway 11; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site consists of 27.83 acres located along the north side of Lakeview Drive and is currently developed with a mix of single-family, two-family, and multi-family residential dwellings. The north side of Lakeview Drive was rezoned to A-6 Multiple Family Residential District through the 2009-2010 Parish-wide Comprehensive Rezoning process.. The A-6 Multi Family District does not allow for the construction of single-family residential dwellings.

Multiple rezoning requests to accommodate the construction of single-family dwellings along the northern portion of Lakeview Drive have been submitted over the years. As such, the current request is to rezone all properties along the northern portion of Lakeview Drive from A-6 Multiple-Family Residential District to A-5 Two Family Residential District, which allows single-family dwellings as a permitted use. A change in zoning will allow the existing single-family dwellings to come into compliance with the correct zoning classification as well as allow for the future development of single-family residential dwellings along Lakeview Drive.

	Zoning	Max Density	Permitted Uses
Existing	A-6 Multi-Family Residential District	One unit per 4,000 sq. ft. of property	Multiple-family dwellings, townhouses, condominiums, and nursing homes
Proposed	A-5 Two Family Residential District	Eight dwelling units per acre	One single-family dwelling; Two Family dwellings

Case No.: 2021-2442-ZC

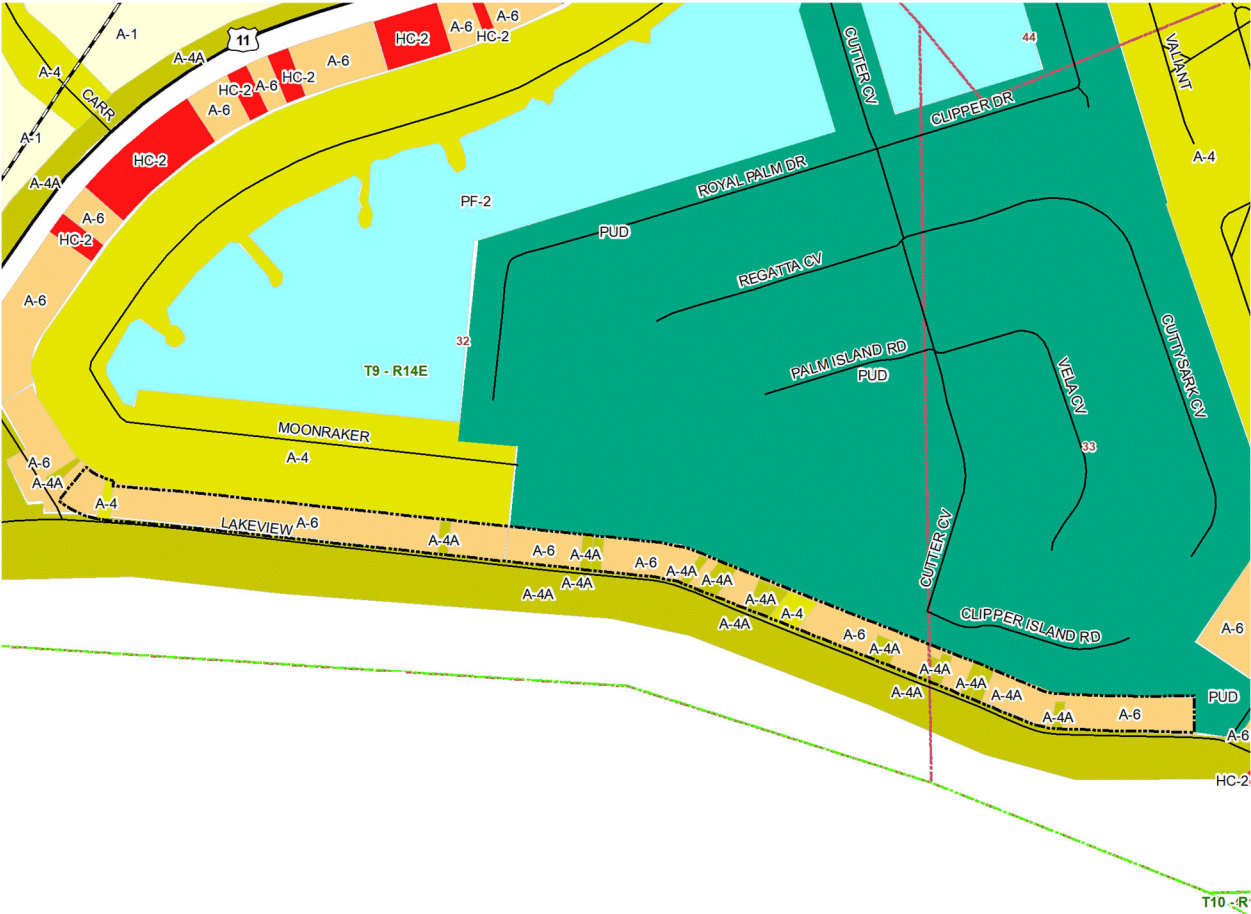
PETITIONER: St. Tammany Parish Government

OWNER: Multiple Owners

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-5 Two-Family Residential District

LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.

SIZE: 27.83 acres





ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2443-ZC
Posted: July 19, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Al Dempsey

OWNER: Northshore Humane Society – Scott Bernier

REQUESTED CHANGE: From AT-1 Animal Training/Housing District TO A-4A Single-Family Residential District

LOCATION: Parcel located on the south side of Harrison Avenue, east of 6th Street, and north of Webster Street; Covington, S11, T7S, R11E, Ward 3, District 2.

SIZE: 3.08 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-4A Single-Family Residential
East	Undeveloped	A-4A Single-Family Residential
West	Commercial	AT-1 Animal Training/Housing District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from AT-1 Animal Training/Housing District TO A-4A Single-Family Residential District. The site is located on the south side of Harrison Avenue, east of 6th Street, and north of Webster Street; 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 bounded by lots zoned A-4A to the East and South. The objective of the request is to develop the square with single-family residences.

Case No.: 2021-2443-ZC

PETITIONER: Al Dempsey

OWNER: Northshore Humane Society – Scott Bernier

REQUESTED CHANGE: From AT-1 Animal Training/Housing District TO A-4A Single-Family Residential District

LOCATION: Parcel located on the south side of Harrison Avenue, east of 6th Street, and north of Webster Street; Covington, S11, T7S, R11E, Ward 3, District 2.

SIZE: 3.08 acres



2021-2443-ZC

FLOWERS

PRIMROSE

HONEYSUCKLE

HARRISON

WILD AZALEA

A-2 2

T7 - R11E

AT-1

AT-1

6TH

WEBSTER

WEBSTER

11

A-4A

4TH

5TH

7TH

8TH

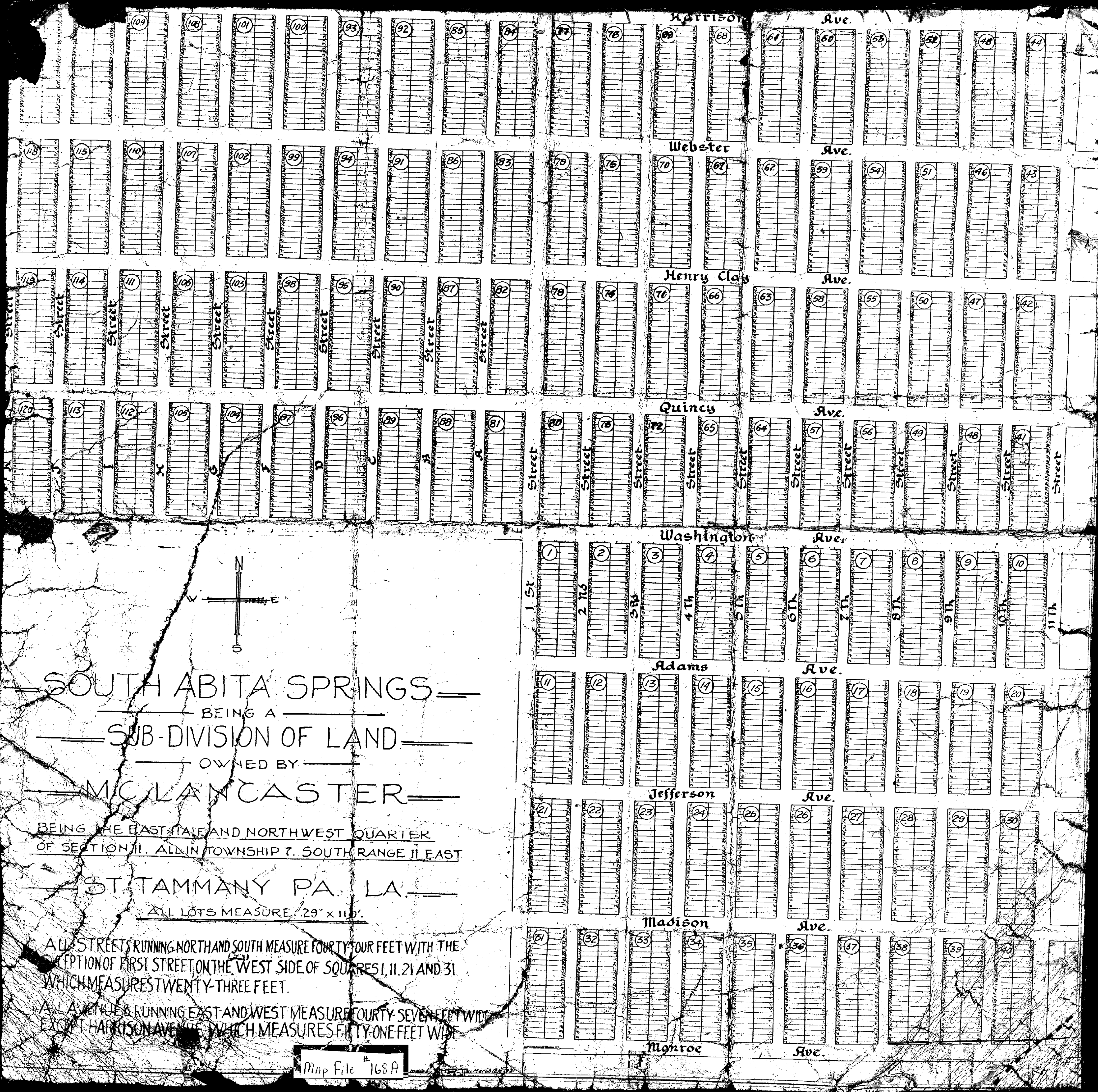
9TH

HENRY CLAY

4TH

8TH

2021-2443-ZC



ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2447-ZC
Posted: July 16, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Kellie Dorgan
OWNER: Kellie Dorgan
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4A Single-Family Residential District
LOCATION: Parcel located on the northeast corner of Cherry Street, north of Emerald Street; being Lots 7 and 8, Square 6, Slidell Manor Subdivision, S37, T8S, R14E, Ward 9, District 11
SIZE: .40 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Cherry Street -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Emerald Street -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4A Single-Family Residential District. The site is located on the northeast corner of Cherry Street, north of Emerald Street; being Lots 7 and 8, Square 6, Slidell Manor Subdivision. 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 developed with an existing single-family residential dwelling on Lot 8 and an existing detached garage on Lot 7. The reason for the request is to accommodate a proposed minor subdivision to combine Lots 7 and 8 and to convert the existing detached garage into a residential dwelling.

The current A-4 Single-Family Residential Zoning District classification allows four residential dwellings per acre, which requires 10,890 sq. ft. of property per allowable dwelling unit. The requested A-4A Single-Family Residential Zoning District classification allows six residential dwellings per acre, which requires 7,260 sq. ft. of property per allowable dwelling unit. The subject property consists of 17,424 sq. ft. and therefore would require a zoning district classification with a higher allowable density such as the requested A-4A Zoning District to accommodate the conversion of the detached garage into a single-family residence. A change in zoning will allow a higher residential density than typically exists in within the Slidell Manor Subdivision

	Zoning	Max Density	Total Allowable Density on Subject Site
Existing	A-4 Single-Family Residential District	Four units per acre 4:1	1 Residential Dwelling
Proposed	A-4A Single-Family Residential District	Six units per acre 6:1	2 Residential Dwellings

Case No.: 2021-2447-ZC

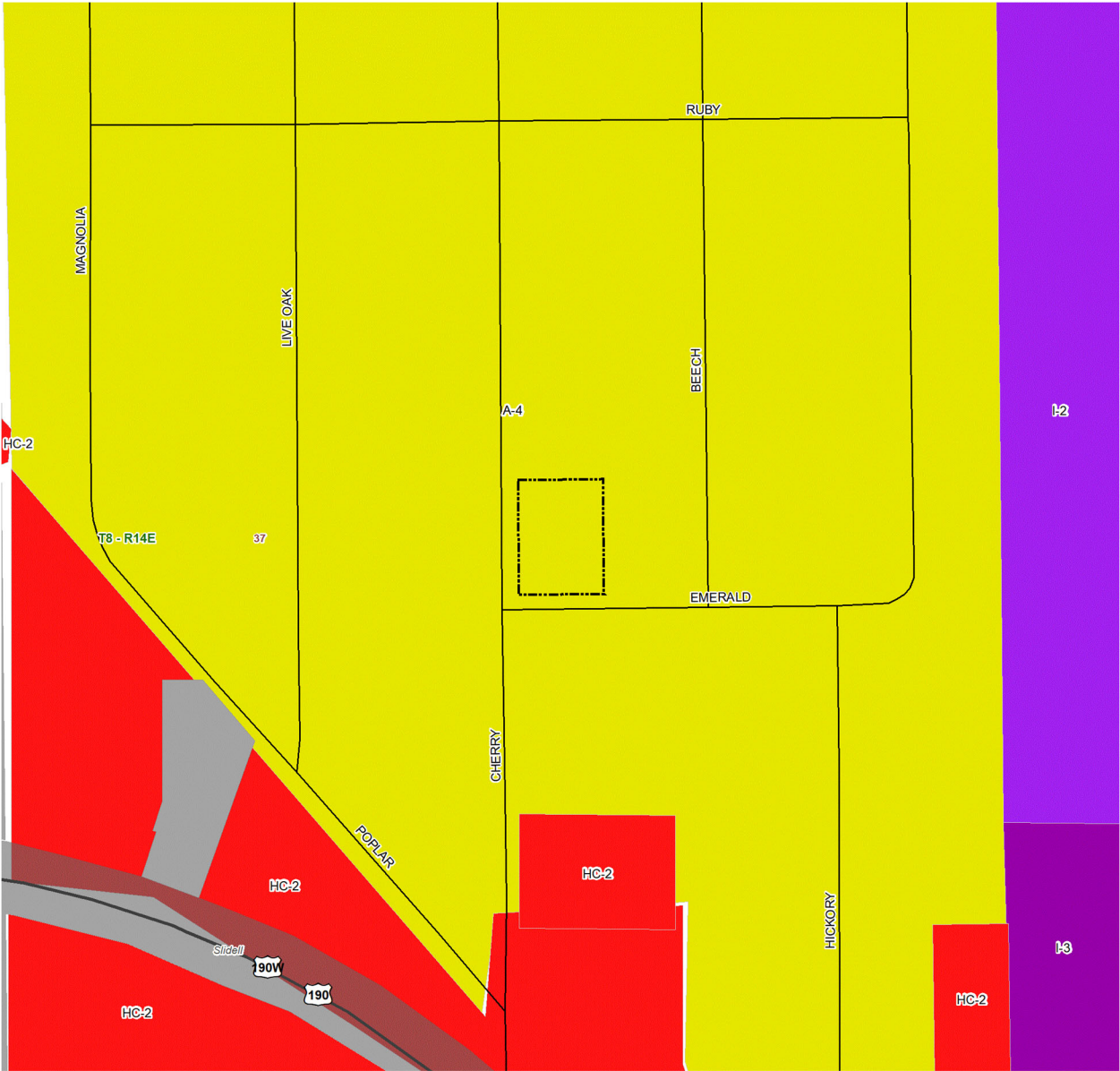
PETITIONER: Kellie Dorgan

OWNER: Kellie Dorgan

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

LOCATION: Parcel located on the northeast corner of Cherry Street, north of Emerald Street; being Lots 7 and 8, Square 6, Slidell Manor Subdivision, S37, T8S, R14E, Ward 9, District 11

SIZE: .40 acres



2021-2447-ZC

RUBY

LIVE OAK

CHERRY

BEECH

A-4

37

T8 - R14E

EMERALD

MAGNOLIA

POPLAR

HC-2

HICKORY

190

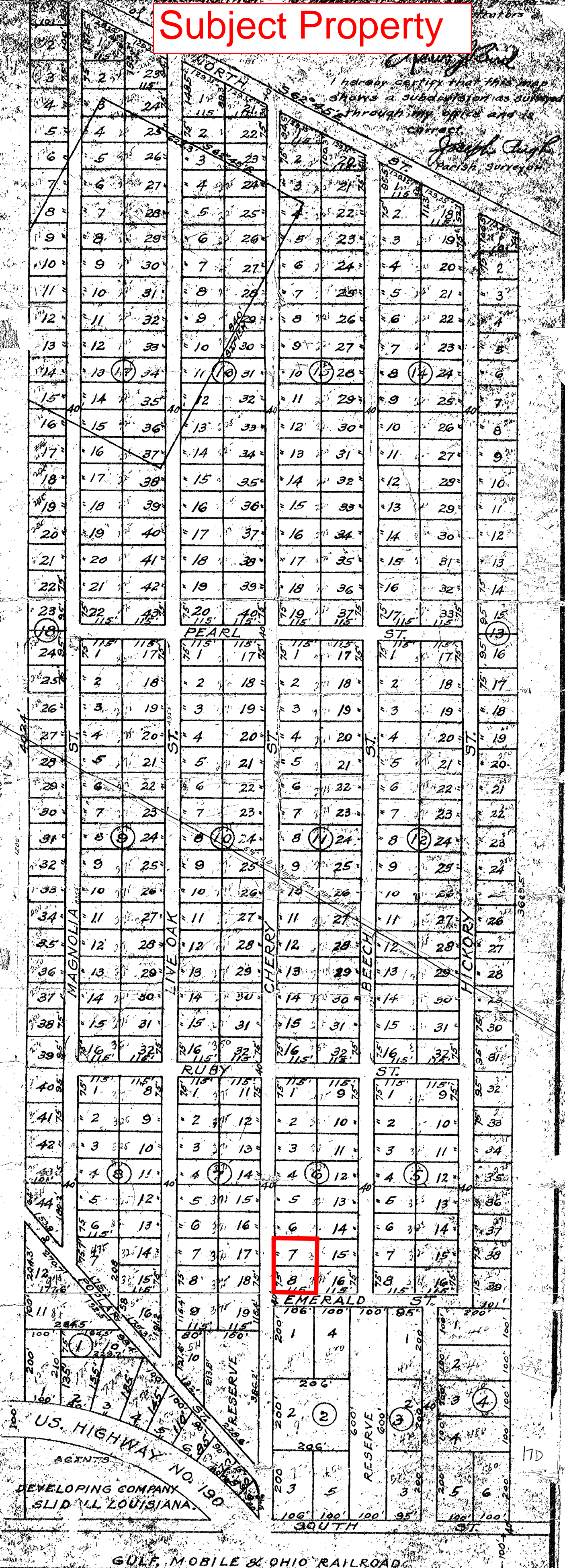
HC-2

190W

HC-2

2021-2447-ZC

Subject Property



ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2449-ZC
Posted: July 14, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Josh Overstreet
OWNER: Debra Overstreet
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Annette Street, south of Sheree Street, north of Tracy Street; being 60132 Annette Street; Lacombe, S33, T8S, R13E, Ward 7, District 7
SIZE: .35 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the east side of Annette Street, south of Sheree Street, north of Tracy Street; being 60132 Annette Street; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is currently developed with an existing manufactured home, which under current zoning classification is considered a non-conforming use. The site is adjacent to existing stick built and manufactured homes and Parcel 5, Square 2 which is to the south west of the subject property was rezoned with the MHO Manufactured Housing Overlay in 2017 (2017-668-ZC). A change in zoning will bring the property into compliance with the existing zoning classification and allow the manufactured home to become eligible for an electrical connection.

Case No.: 2021-2449-ZC

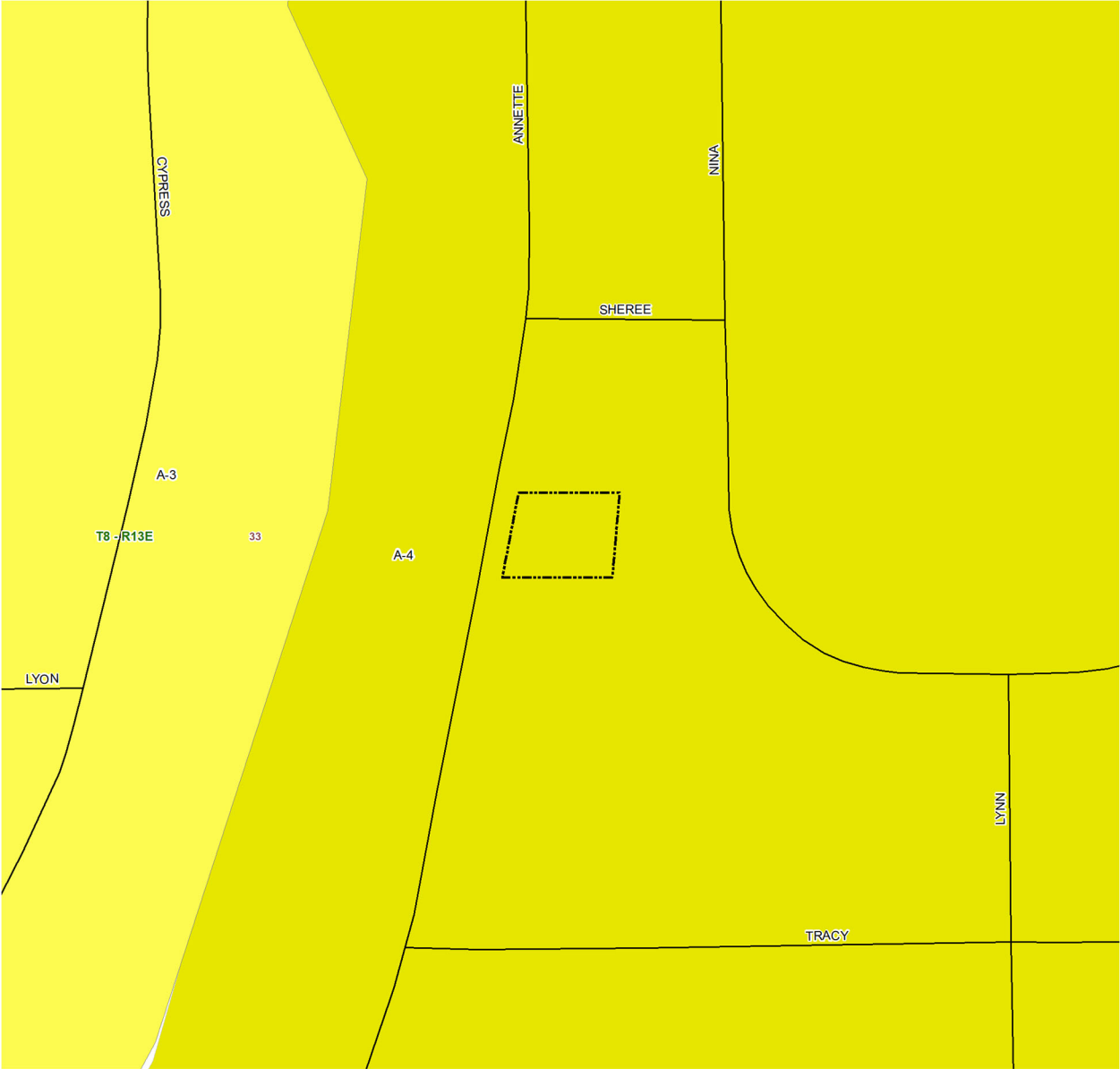
PETITIONER: Josh Overstreet

OWNER: Debra Overstreet

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

LOCATION: Parcel located on the east side of Annette Street, south of Sherree Street, north of Tracy Street; being 60132 Annette Street; Lacombe, S33, T8S, R13E, Ward 7, District 7

SIZE: .35 acres



2021-2449-ZC

JACKSON

CYPRESS

A-3

33

T8 - R13E

A-4

ANNETTE

NANCY

SHEREE

NINA

TRACY

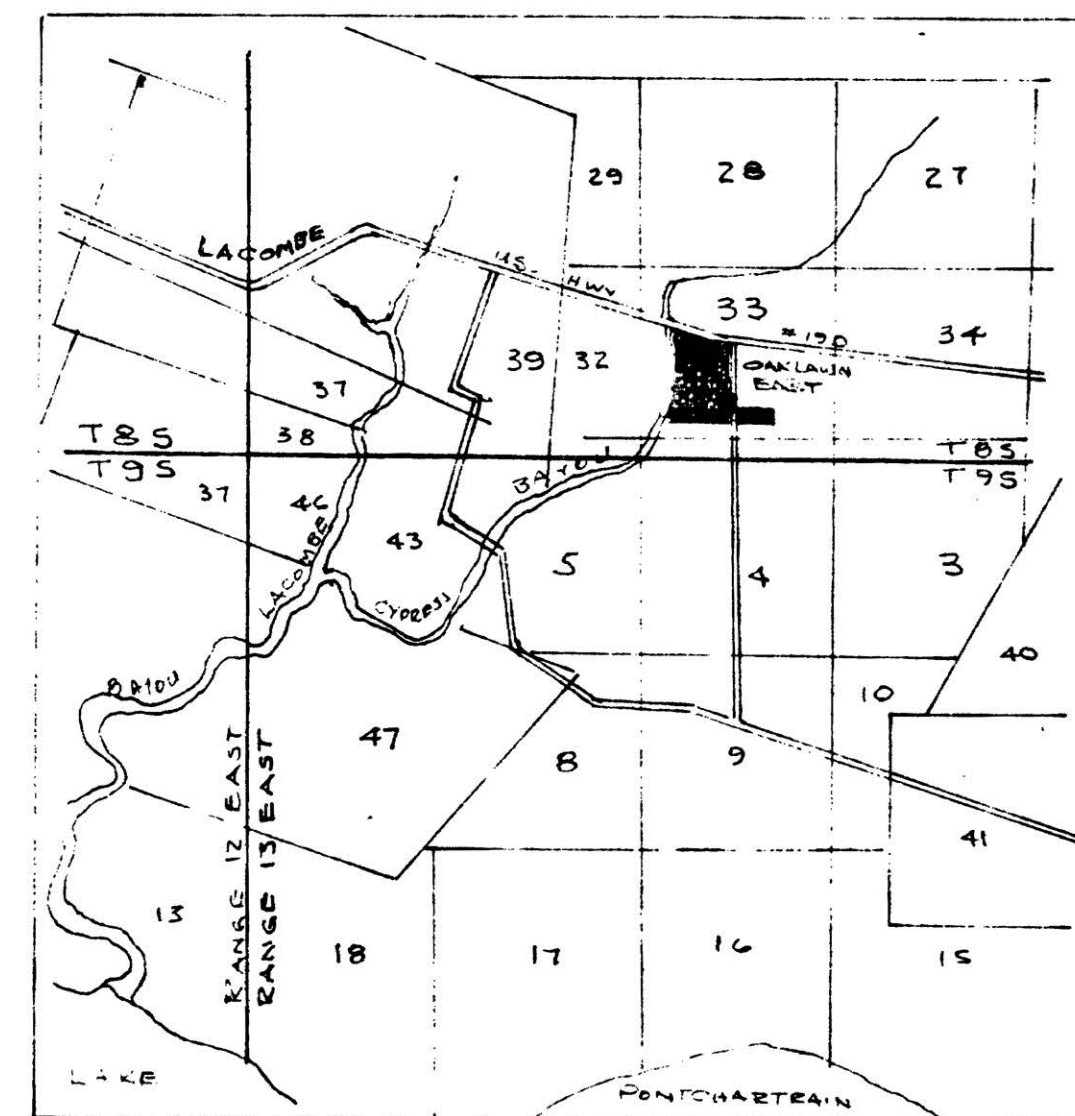
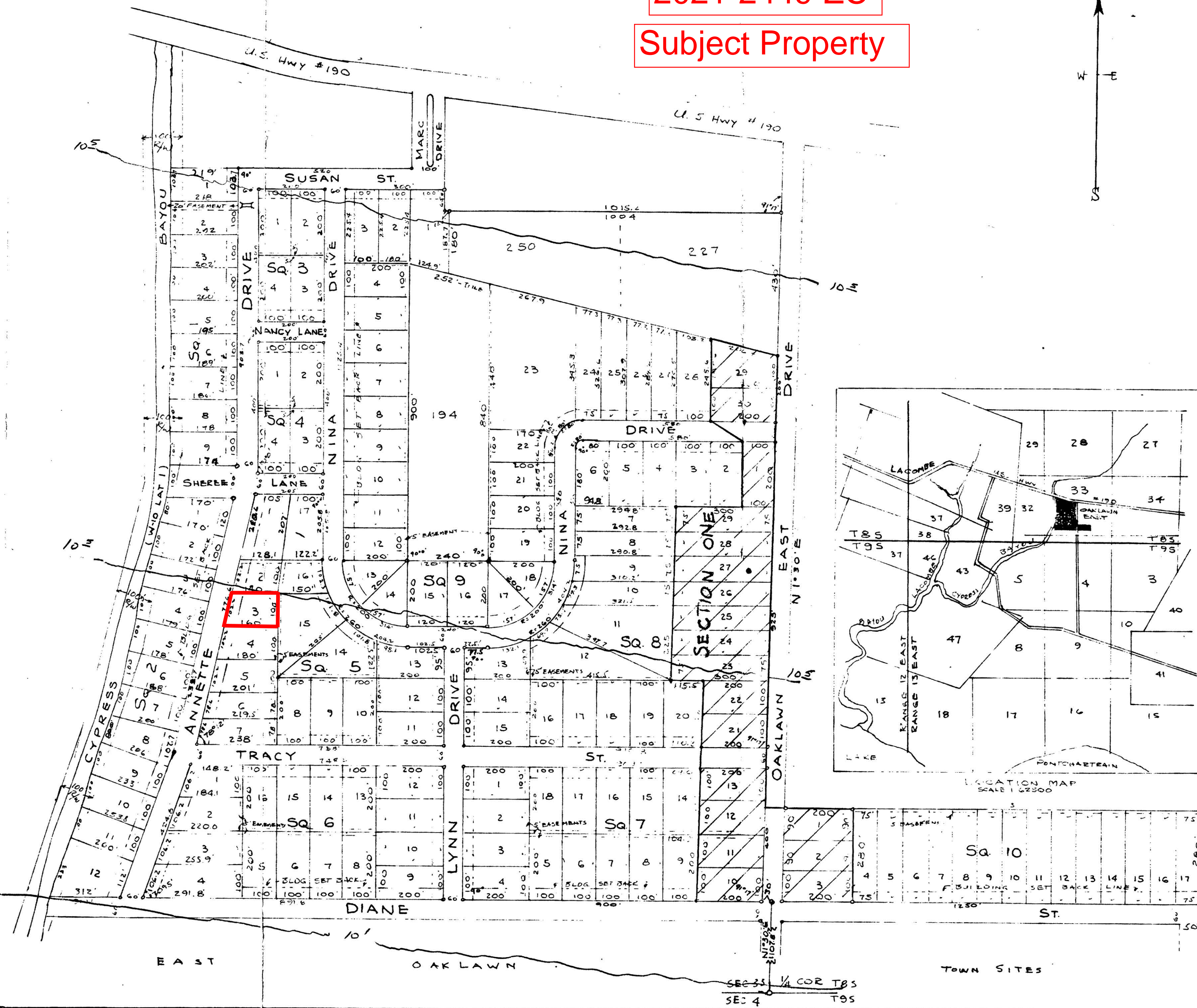
LYNN

DIANE



2021-2449-ZC

Subject Property



APPROVED BY

Mahomed T. Stein
PRESIDENT, ST TAMMANY PARISH POLICE

George A. Broom
CHAIRMAN, SUBDIVISION REGULATORY COM.

Chris Fritchier
PARISH ENGINEER

DEC 13, 1960
DATE

ALL LOTS FLOOD PRONE "A10"
MAR 1, 1984 FIRM 375-B
10% 103'

OAKLAWN EAST SECTION TWO

IN SECTION 33 TOWNSHIP 8 SOUTH RANGE 13 EAST
7th WARD ST. TAMMANY PARISH, LOUISIANA
AND BEING A RESUBDIVISION OF TRACTS 183, 200, 234, 237, 248, 249, 169, 170, 171, 186, 187, 188, 190, 191, 192, 193, 194, 195, 196, 197, 198, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 220, 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, 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ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2450-ZC
Posted: July 19, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jennifer Brown
OWNER: Melissa Acuin
REQUESTED CHANGE: From A-1A Suburban District to ED-1 Primary Education District
LOCATION: Parcel located on the south side of Louisiana Highway 1081, east of Oak Crest Drive, being Parcel 4, Covington, S35, T5S, R11E, Ward 2, District 2.
SIZE: 2.31 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Dirt

Condition: Unconstructed

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District to ED-1 Primary Education District. The site is located on the south side of Louisiana Highway 1081, east of Oak Crest Drive, being Parcel 4, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density and used for agricultural uses.

The subject site is flanked by residential uses on parcels that conform to the A-1A Suburban District zoning classification. The purpose of the A-1A Suburban District is to provide a single-family residential environment on large, multi-acre lots. The purpose of the requested ED-1 Primary Education District is to provide for the location of public or private schools that are generally served by buses or serve smaller student populations. A change in zoning will allow for educational uses in a low-density residential area. The development of a site classified as ED-1 Primary Education District zoning will require the property to be compliant with commercial regulations including parking, landscaping, and roadway and drainage improvements.

The reason for the request is to accommodate a daycare and preschool.

Zoning District Site and Structure Provisions					
Zoning District	Permitted Uses	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Max. Height
A-1A Suburban District	One single-family dwelling per every three acres; Private garages and accessory structures; Garage apartments or guest house; Community central water treatment well and storage facilities, Household agriculture	50 ft. Building Setback	15 ft. Building Setback	25 ft. Building Setback	35 ft.
ED-1 Primary Education District	Elementary or middle schools; Institution of fine arts; Adult secondary education classes; Day care, nursery school, preschool, kindergarten, and karate/dance/gymnastic schools	- 25 ft. Street Planting Buffer - 50 ft. Building Setback	- 10 ft. Planted Buffer -15 ft. Building Setback -100% Opaque 8-ft tall fence	- 10 ft. Planted Buffer -25 ft. Building Setback -100% Opaque 8-ft tall fence	35 ft.

Case No.: 2021-2450-ZC

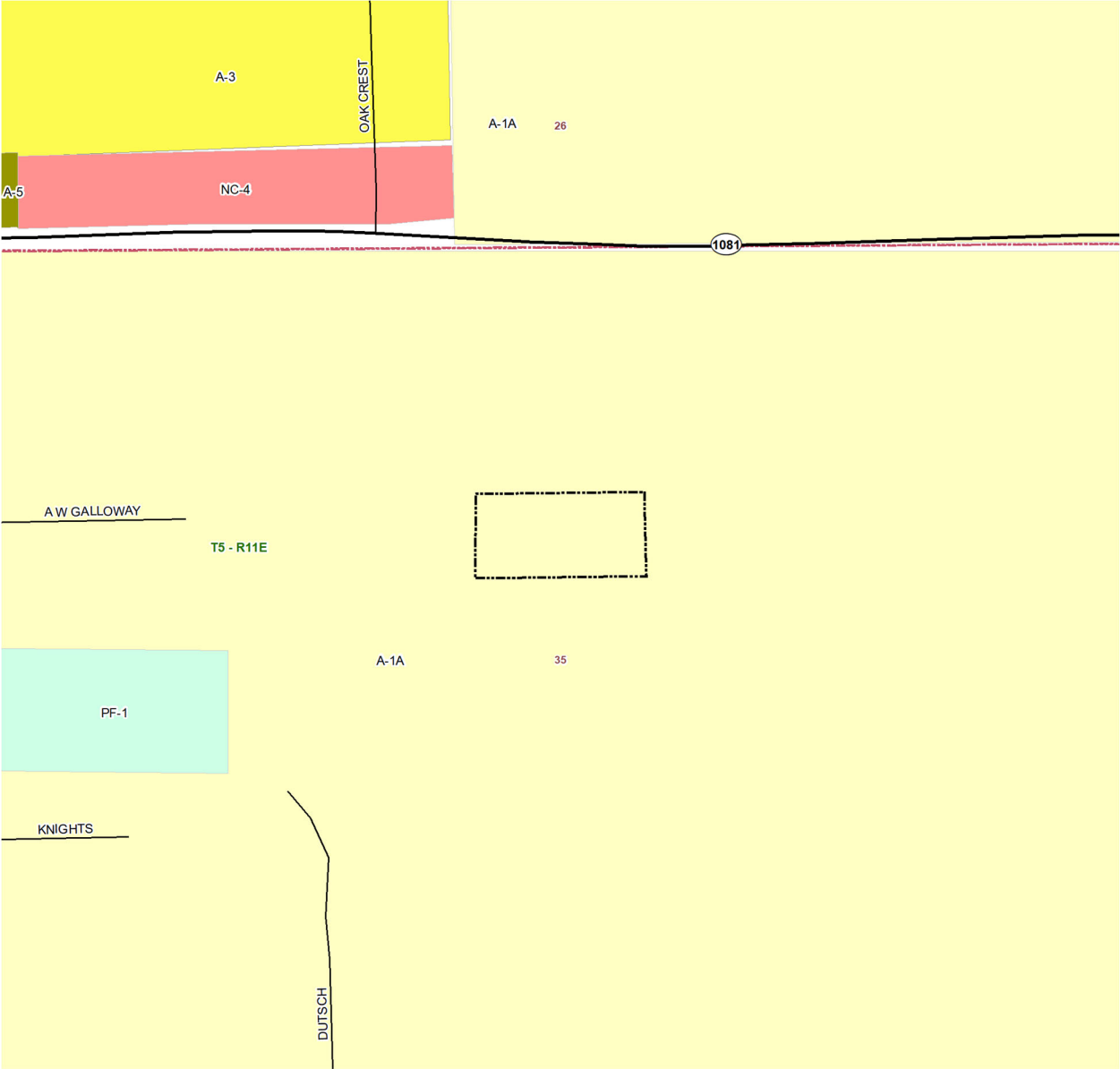
PETITIONER: Jennifer Brown

OWNER: Melissa Acuin

REQUESTED CHANGE: From A-1A Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the south side of Louisiana Highway 1081, east of Oak Crest Drive, being Parcel 4, Covington, S35, T5S, R11E, Ward 2, District 2.

SIZE: 2.31 acres



2021-2450-ZC

OAK CREST

26

NC-4

A-1A

MHO

STAFFORD RD

1081

MHO

T5 - R11E

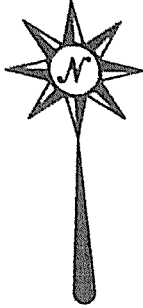
A-1A

35

DUTSCH

This property is located in Flood Zone
C, as per FEMA FIRM Comm. Panel No.
285805 150 C, Map Dated 10-17-1999

2021-2450-ZC



Louisiana Highway No. 1081 (Stafford Road)

Highway
Monument

Legend:

Parcel 1=174204.74 sq ft
Parcel 2=133316.38 sq ft
Parcel 3=133027.18 sq ft
Parcel 4=100067.85 sq ft

Building setback lines
should be determined
by owner or contractor
prior to any construction.
No mobile homes will be
permitted on this property.

This point is $S00^{\circ}39'53''W$, 76.89';
 $S01^{\circ}40'21''E$, 822.17'; $S89^{\circ}19'18''W$,
868.25' from the $1/4$ Corner Common
to Sections 26 and 35,
T 5 S, R 11 E, St. Tammany Parish,
Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT
NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD
AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE
UNDERSIGNED HAS PERFORMED NO ABSTRACT
OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED
UTILITIES OR ASSOCIATED PEDESTALS.
THIS MAP IS IN ACCORDANCE WITH THE MINIMUM
STANDARD DETAILED REQUIREMENTS PURSUANT
TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE
CITED IN LAC 46:XXI.

○ = $1/2''$ Rebar Set

FINAL APPROVAL

Thomas M. Burns, II
PAISH ENGINEER

Ron Keller
SECRETARY, PLANNING COMM.

FILED FOR RECORD

Jane L. Murphy
CLERK OF COURT

DATE

FILE NO.

MAP PREPARED FOR

**Thomas M. Burns, II and
John W. Greene, J & T Acres**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 35 Township 5 South

Range 11 East, St. Tammany Parish, Louisiana

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

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

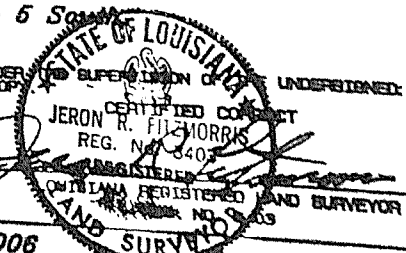
Revised: June 12, 2006 (Sec. 6)

SCALE:

1" = 200'

DATE:

May 18, 2006



PLAT NO. 11882

Subject Property

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2451-ZC
Posted: July 19, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Michael Breeding
OWNER: Venora Galatas, Charles Maurer, Sr., August J. Maurer, III, and Venora Maurer
REQUESTED CHANGE: From A-3 Suburban District to I-2 Industrial District
LOCATION: Parcel located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell, S9, T9S, R14E, Ward 9, District 14
SIZE: 6.69 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Martin Road -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
West Street -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Sloat Road -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Fair
Vincent Road -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-3 Suburban District
South	Outdoor Storage and Residential	A-3 Suburban District and I-2 Industrial District
East	Undeveloped and Powerline ROW	A-3 Suburban District and I-2 Industrial District
West	Undeveloped and Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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 I-2 Industrial District. The site is located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential and light industrial uses.

The 6.69-acre subject site is flanked by property that is zoned A-3 Suburban District and A-4 Single-Family Residential District to the north and west, and is adjacent to property that is zoned A-3 Suburban District, I-2 Industrial District, and I-3 Industrial District to the south and east (see below table).

Past Rezoning of Surrounding Property			
Case Number	Previous Zoning Classification	Current Zoning Classification	Directional Relation to Subject Property
ZC10-12-148	A-3 Suburban District	I-2 Industrial District	South
ZC10-12-149	A-3 Suburban District	HC-2 Highway Commercial District	South
ZC12-02-012	A-3 Suburban District	I-3 Heavy Industrial District	East
2016-386-ZC	A-3 Suburban District	I-3 Industrial District	East

Rezoning the subject property from A-3 Suburban District to I-2 Industrial District will establish a greater amount of industrial zoning classifications in an area that has traditionally been used to accommodate industrial uses and residential dwellings.

Case No.: 2021-2451-ZC
PETITIONER: Michael Breeding
OWNER: Venora Galatas, Charles Maurer, Sr., August J. Maurer, III, and Venora Maurer
REQUESTED CHANGE: From A-3 Suburban District to I-2 Industrial District
LOCATION: Parcel located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell, S9, T9S, R14E, Ward 9, District 14
SIZE: 6.69 acres



A-4

CREEK

SALMEN

A-3

SULLIVAN

MARTIN

A-3

A-4

REWA

T9 - R14E

9

VINCENT

A-3

HC-1

I-2

SLOAT

WEST

EAST

HC-2

I-2

I-3

A-3

I-2

HC-2

HC-2

433

BAYOU LIBERTY RD

A-3

HC-2

OLD BAYOU LIBERTY

HWY 433

HC-2

A-3

44

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 225205 0420 E; DATED: 04/21/1999
FLOOD ZONE: A7: BASE FLOOD ELEVATION: 8'

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

A SKETCH MAP OF A
4.345 AC., A 3.896 AC. & A 2.794 AC. PARCEL IN
SECTION 9, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

SCALE:		1" = 50'
DATE:		
1/29/21		
DRAWN BY:		CHECKED:
JDL		
DWG. NO.		
20210008		
SHEET		
1 OF		

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2453-ZC
Posted: July 22, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Cheryl Cedotal

OWNER: Cheryl Cedotal and William Joseph Fuzette Jr.

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

LOCATION: Parcel located on the east side of Press Sharp Road, north of LA Highway 40, Bush, S43, T4S, R12E, Ward 2, District 6

SIZE: 21.65 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface:

Condition:

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Press Sharp Road, north of LA Highway 40, Bush. The 2025 Future Land Use Plan designates the site to be developed as planned district that could be mixture of both commercial and residential buildings as well as a conservation area to protect the natural environment.

The subject property is surrounded by stick-built homes and undeveloped land. There is one 7.99-acre parcel of land located to the North and West of the site with MHO Manufactured Home Overlay.

Case No.: 2021-2453-ZC

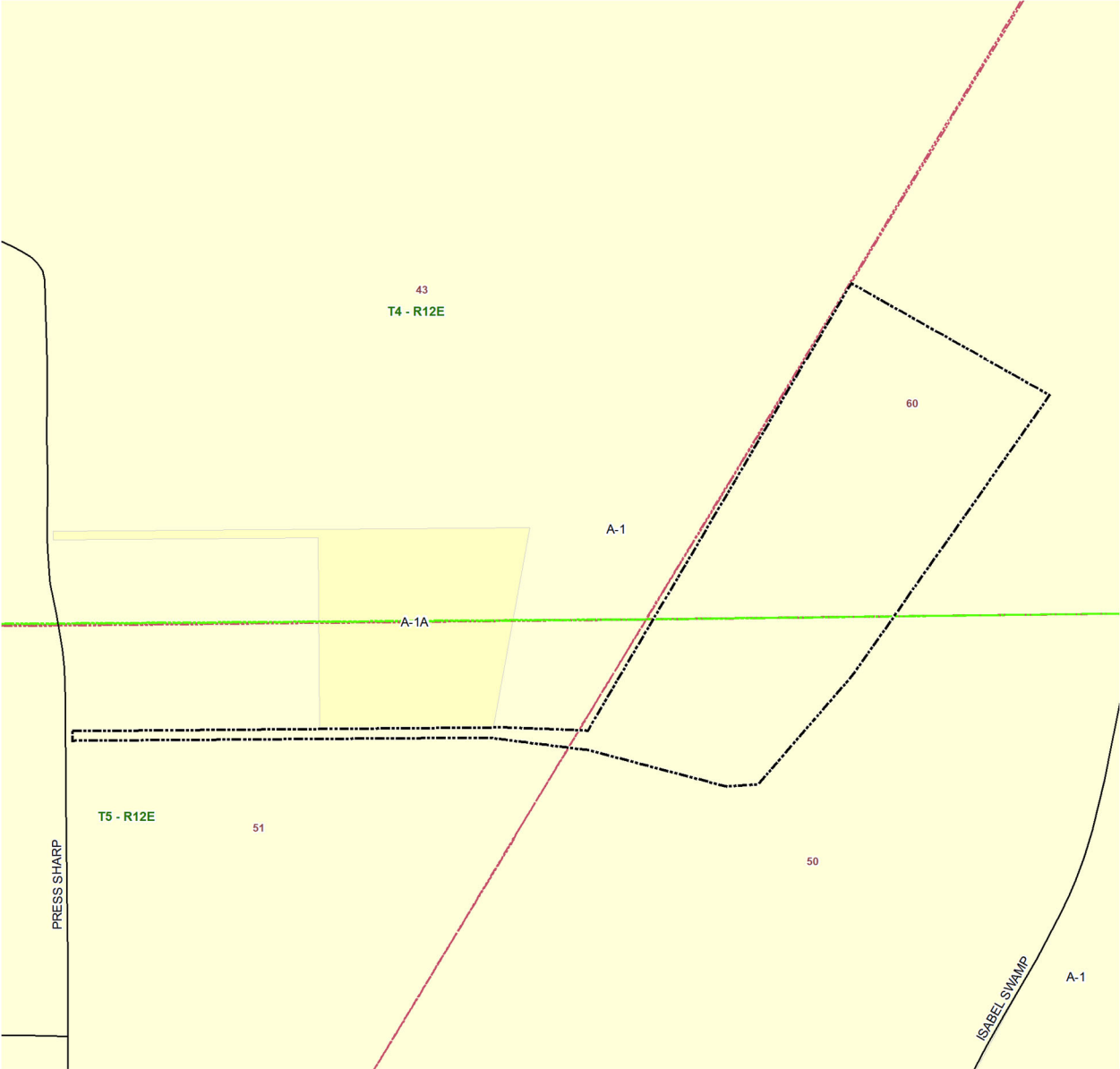
PETITIONER: Cheryl Cedotal

OWNER: Cheryl Cedotal and William Joseph Fuzette Jr.

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

LOCATION: Parcel located on the east side of Press Sharp Road, north of LA Highway 40, Bush, S43, T4S, R12E, Ward 2, District 6

SIZE: 21.65 acres



A-1
42 2021-2453-ZC

43

T4 - R12E

60

A-1A MHO

51

OTTIS SHARP

T5 - R12E

50

A-1 MHO

ISABEL SWAMP

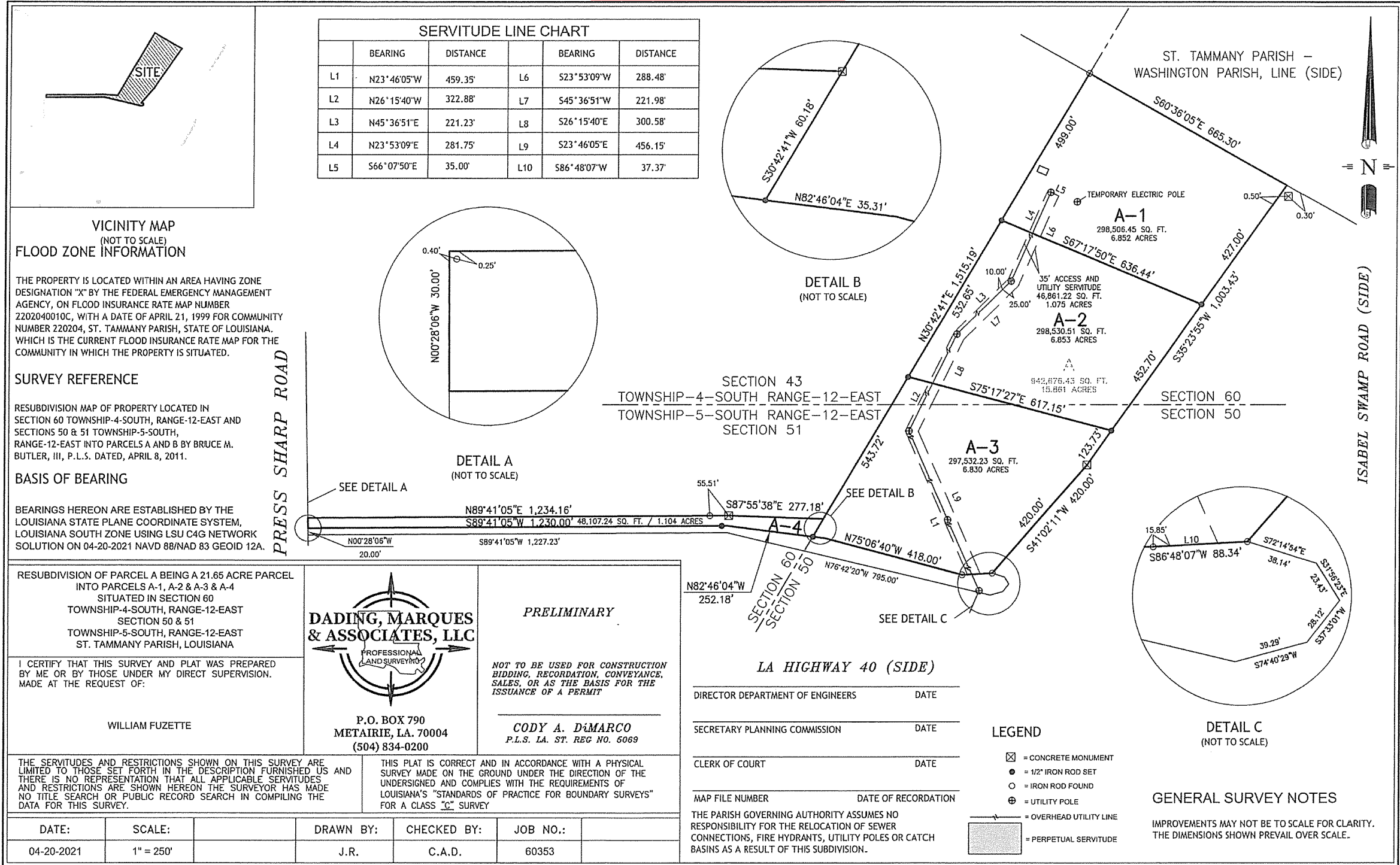
A-1

6

PRESS SHARP

A-2
MHO

42



ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2456-ZC
Posted: July 14, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Roxie Ann Houck Lundin
OWNER: Roxie Ann Houck Lundin
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the west side of Pine Ridge Road, south of South Tranquility Road; being 59441 Pine Ridge Road; Lacombe, S3, T9S, R13E, Ward 9, District 11.
SIZE: .918 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Pine Ridge Road, south of South Tranquility Road; being 59441 Pine Ridge Road; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The site is adjacent to existing stick-built and manufactured homes. However, there is no property in the immediate area zoned with the MHO Manufactured Housing Overlay. A change in zoning will bring the property into compliance with the appropriate zoning classification to allow the existing manufactured home to become eligible for an electrical connection.

Case No.: 2021-2456-ZC

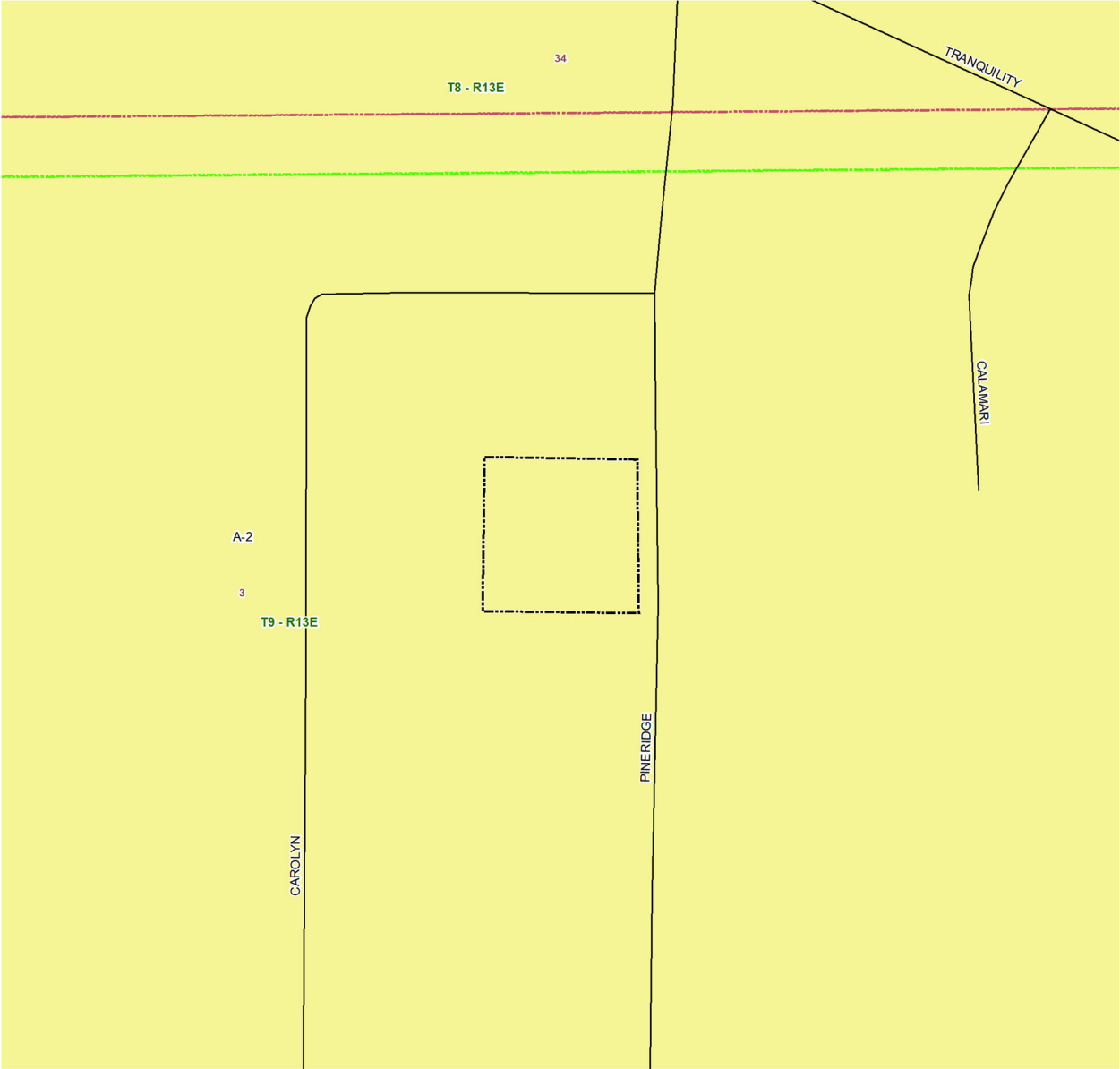
PETITIONER: Roxie Ann Houck Lundin

OWNER: Roxie Ann Houck Lundin

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

LOCATION: Parcel located on the west side of Pine Ridge Road, south of South Tranquility Road; being 59441 Pine Ridge Road; Lacombe

SIZE: 21.65 acres



TRANQUILITY

34

T8 - R13E

CALAMARI

CAROLYN

A-2

3

T9 - R13E

PINERIDGE

PARKER

PARKER



2021-2456-ZC

CAROLYN LANE



LOT 33

LOT 34

LOT 32

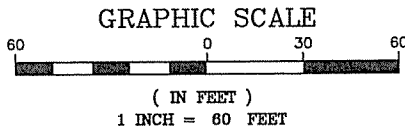
LOT 35

LOT 31

LOT 36

PINE RIDGE DRIVE

LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....25'
Side Setback.....15'
Rear Setback.....10'

ADDRESS: PINE RIDGE DRIVE

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

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

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

F.I.R.M. No. 225205 0395 D
F.I.R.M. Date 4/2/91
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20150562

DATE:
10/16/15

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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

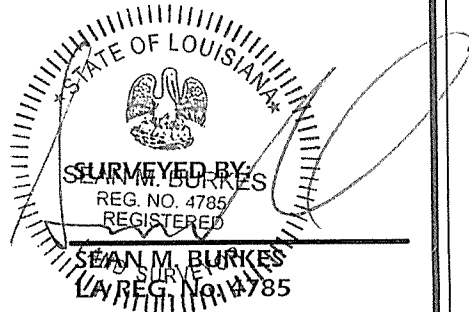
DRAWN BY: JDL
CHECKED BY: RMK

SCALE:
1" = 60'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF
LOT 35, PINE RIDGE SUBD.
IN SECTION 3, T-9-S, R-13-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: ROXIE H. PENDLETON



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6688

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF JUNE, 2021

ORDINANCE AMENDING ST. TAMMANY PARISH CODE OF ORDINANCES, PART II, CHAPTER 130, ARTICLE IV, DIVISION 9, SECTION 130-471 PURPOSE AND SECTION 472 PERMITTED USES; DIVISION 10, SECTION 130-506 PURPOSE; AND DIVISION 11, SECTION 130-531 PURPOSE TO CORRECT TYPOGRAPHICAL ERRORS AND TO REFERENCE THE CORRECT ZONING CLASSIFICATION.

WHEREAS, Ordinance Council Series No. 07-3824 was duly adopted by the St. Tammany Parish Council on August 3, 2017, thereby adopting and enacting a new 2017 Code of Ordinances of St. Tammany Parish, Louisiana, via St. Tammany Parish's partnership with Municipal Code Corporation (Municode) to reformat and organize the 1998 Code of Ordinances of St. Tammany Parish; and

WHEREAS, typographical errors have been identified in the St. Tammany Parish Code of Ordinances, Part II, Chapter 130, Article IV, Division 9, Section 130-471 Purpose and Section 130-472 Permitted Uses; Division 10, Section 130-506 Purpose; and Division 11, Section 130-531 Purpose; and

WHEREAS, these amendments seek to correct the typographical errors and provide consistency throughout Section 130 of the Code of Ordinances.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that it amends the St. Tammany Parish Code of Ordinances, Part II, Chapter 130, Article IV, Division 9, Section 130-471 and Section 130-472; Division 10, Section 130-506; and Division 11, Section 130-531, to correct a typographical error and replace reference to an incorrect zoning classification with the correct zoning classification, as follows:

DIVISION 9. A-3(D) SUBURBAN DISTRICT

Sec. 130-471. Purpose.

The A-3(D) Suburban District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The A-3(D) district is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All strictly commercial uses are prohibited in the A-3(D) Suburban District. Planned unit development overlays may be used in the A-3(D) Suburban District.

Sec. 130-472. Permitted Uses.

Only the following permitted uses shall be allowed in the A-3(D) Suburban District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of the ordinance from which this chapter is derived or accessory uses in compliance with the provisions of this division:

1. Residential uses.
 - a. One single-family dwelling.
2. Accessory uses.
 - a. Private garages and accessory structures.
 - b. Garage apartment or guest house under 1,000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.

- 3. Miscellaneous uses.
 - a. Community central water treatment, well, and storage facilities.
 - b. Household agriculture.

4. Similar and compatible uses. Other uses which are similar and compatible with the allowed uses of the ~~A-3 Single-Family Residential District~~ 3(D) Suburban District as determined by the director of planning and development acting in the capacity of zoning administrator.

DIVISION 10. A-4(D) SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 130-506. Purpose.

The A-4(D) Single-Family Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All strictly commercial uses are prohibited in the A-4(D) Single-Family Residential District. Planned unit development overlays may be used in the A-4(D) Single-Family Residential Suburban District.

DIVISION 11. A-4A(D) SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 130-531. Purpose.

The A-4A(D) Single-Family Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All strictly commercial uses are prohibited in the A-4A(D) Single-Family Residential District. Planned unit development overlays may be used in the A-4A(D) Single-Family Residential Suburban District.

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

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

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

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

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 8 DAY OF JULY , 2021 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MAY 26 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2462-ZC
Posted: July 20, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St Tammany Parish Government

OWNER: St Tammany Parish Government

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

LOCATION: Parcels located on the south side of Main Street, east of South 1st Street; Lacombe, S37, T8S, R13E, Ward 7, District 7

SIZE: 25.936 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	Bayou Lacombe	A-2 Suburban District
South	Tammany Trace	A-2 Suburban District
East	Bayou Lacombe	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to PF-2 Public Facilities District. The site is located on the south side of Main Street, east of South 1st Street; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density and as a conservation district.

The subject property is currently the site of the Bayou Lacombe Boat Launch and is flanked by the north and east by Bayou Lacombe and along the southern boundary by the Tammany Trace. The purpose of the PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities dedicated to historic, conservation, environmental education or outdoor activities. A change in zoning will bring the site into compliance with the correct zoning classification.

Case No.: 2021-2462-ZC

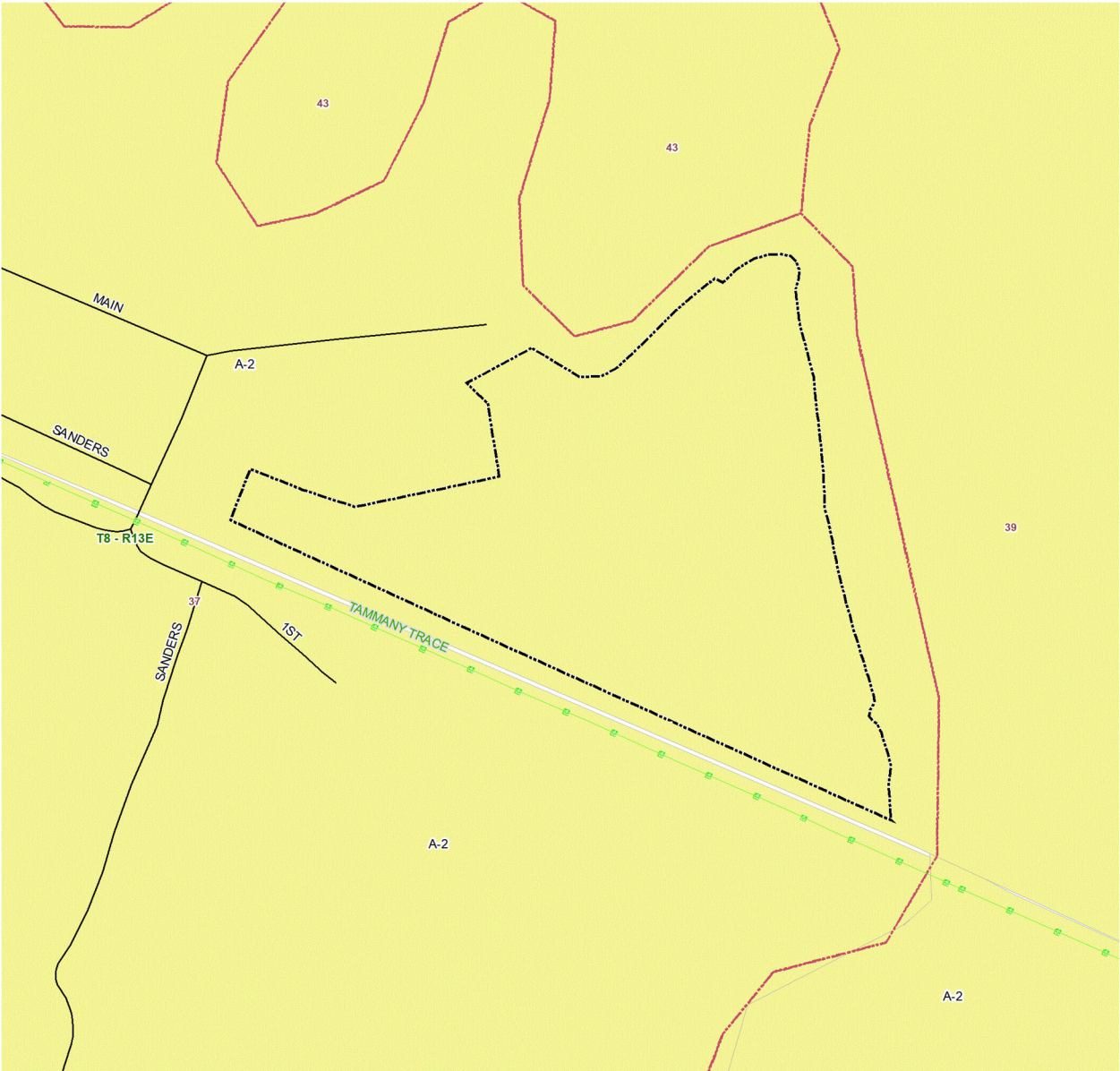
PETITIONER: St Tammany Parish Government

OWNER: St Tammany Parish Government

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

LOCATION: Parcels located on the south side of Main Street, east of South 1st Street; Lacombe, S37, T8S, R13E, Ward 7, District 7
































SIZE: 25.936 acres





2021-2462-ZC

LEGEND

- | | |
|---|------------------------------------|
|  | BUILDING |
|  | BASELINE |
|  | EXISTING RIGHT OF WAY |
|  | CATCH BASIN |
|  | CULVERT |
|  | DROP INLET, DRAIN LINE |
|  | DROP INLET, DRAIN LINE |
|  | COMMUNICATIONS MANHOLE, COMM. LINE |
|  | DRAIN MANHOLE, DRAIN LINE |
|  | ELECTRICAL MANHOLE, ELEC. LINE |
|  | GAS MANHOLE, GAS LINE |
|  | SEWER MANHOLE, SEWER LINE |
|  | TELEPHONE MANHOLE, TELE LINE |
|  | TRAFFIC MANHOLE, TRAFFIC LINE |
|  | WATER MANHOLE, WATER LINE |
|  | UTILITY POLE / OVERHEAD LINES |
|  | ELECTRIC, TELEPHONE, CABLE TV |
|  | ELEC TOWER / OVERHEAD LINES |
|  | FENCE |
|  | UTILITY BOX |
|  | UTILITY CLEANOUT |
|  | UTILITY METER |
|  | UTILITY PEDESTAL |
|  | UTILITY VALVE |
|  | FIRE HYDRANT |
|  | LIGHT STANDARD |
|  | TRAFFIC LIGHT |
|  | SIGN |
|  | RESIDENTIAL MAILBOX |
|  | TREE |
|  | PP DEADMAN |

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF THE FRANCOIS COUSIN SUBDIVISION
GO NORTH 21°15'00" EAST FOR A DISTANCE OF 1952.20 FEET;
THENCE SOUTH 65°30'00" EAST FOR A DISTANCE OF 693.00 FEET TO AN IRON ROD,
SAID IRON ROD IS THE POINT OF BEGINNING.

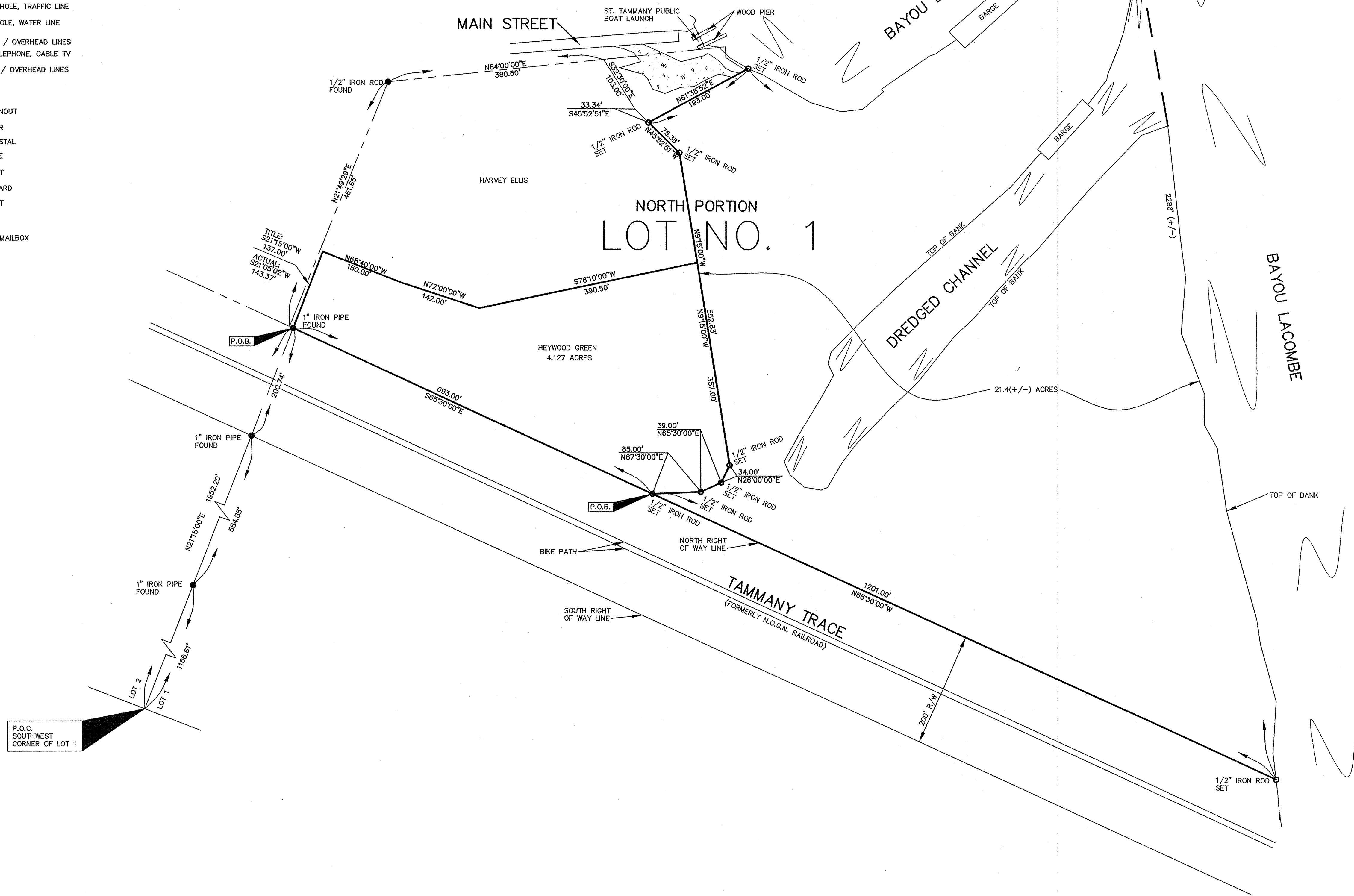
FROM SAID POINT OF BEGINNING GO NORTH 87°30'00" EAST FOR A DISTANCE OF 85.00 FEET TO AN IRON ROD;
THENCE NORTH 65°30'00" EAST FOR A DISTANCE OF 39.00 FEET TO AN IRON ROD;
THENCE NORTH 26°00'00" EAST FOR A DISTANCE OF 34.00 FEET TO AN IRON ROD;
THENCE NORTH 89°15'00" WEST FOR A DISTANCE OF 159.00 FEET TO AN IRON ROD;
THENCE NORTH 45°52'15" WEST FOR A DISTANCE OF 75.36 FEET TO AN IRON ROD;
THENCE NORTH 61°35'55" EAST FOR A DISTANCE OF 193.00 FEET TO AN IRON ROD
TO THE WEST BAYOU LAKE.

THENCE FOLLOWING THE MEANDERS OF SAID BAYOU DOWNSTREAM A DISTANCE OF 2286 (+/-) FEET TO THE
NORTH RIGHT OF WAY OF TAMMANY TRACE, FORMERLY N.G.N. RAILROAD,
THENCE NORTH 65°30'00" WEST FOR A DISTANCE OF 120.00 FEET BACK TO THE POINT OF BEGINNING,
ALTOGETHER CONTAINING 214 (+/-) ACRES.

LEGAL DESCRIPTION-HEYWOOD GREEN

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF THE FRANCOIS COUSIN SUBDIVISION
GO NORTH 21°15'00" EAST FOR A DISTANCE OF 1952.20 FEET TO AN 1" IRON PIPE;
SAID IRON PIPE IS THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING GO THENCE SOUTH 65°30'00" EAST FOR A DISTANCE OF 693.0 FEET TO AN IRON ROD;
THENCE NORTH 87°30'00" EAST FOR A DISTANCE OF 85.00 FEET TO AN IRON ROD;
THENCE NORTH 80°30'00" EAST FOR A DISTANCE OF 39.00 FEET TO AN IRON ROD;
THENCE NORTH 82°00'00" EAST FOR A DISTANCE OF 34.00 FEET TO AN IRON ROD;
THENCE NORTH 09°15'00" WEST FOR A DISTANCE OF 357.00 FEET;
THENCE SOUTH 78°10'00" WEST FOR A DISTANCE OF 950.50 FEET;
THENCE NORTH 72°00'00" WEST FOR A DISTANCE OF 142.00 FEET;
THENCE NORTH 68°40'00" WEST FOR A DISTANCE OF 150.00 FEET;
THENCE SOUTH 21°05'00" WEST FOR A DISTANCE OF 143.37 FEET;
BACK TO THE POINT OF BEGINNING.
ALTOGETHER CONTAINING 4.127 ACRES.



GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS 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 INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

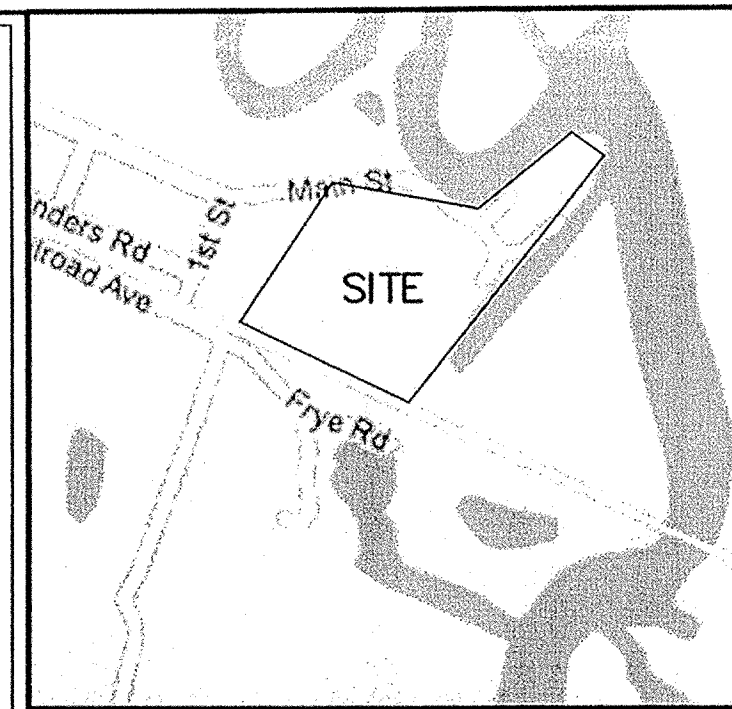
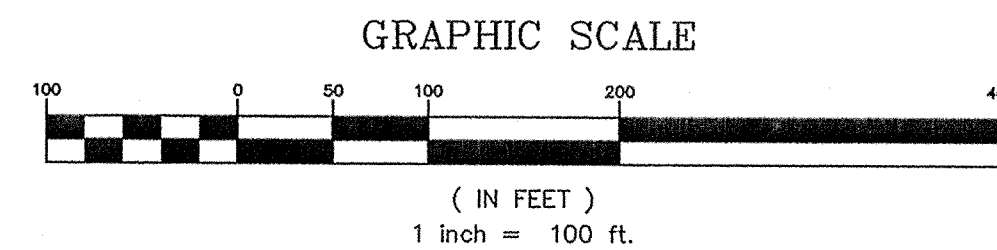
The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is in a Special Flood Hazard Area.

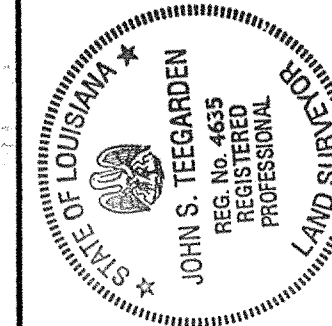
FIRM ZONE: A10
BASE FLOOD ELEV. = 10.00' N.A.V.D. 88
COMMUNITY PANEL NO. 225200395D
MAP DATED/REVISED: APRIL 2, 1991


SURVEY REFERENCE:

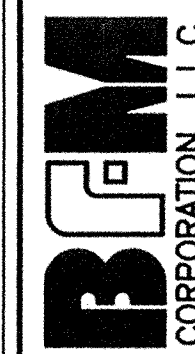
1. SURVEY OF A PORTION OF LOT 1 OF FRANCOIS COUSIN SUBDIVISION
SECTION 37, TOWNSHIP 8 SOUTH, RANGE 13 EAST
T: TAMMANY PARISH LOUISIANA
BY: RANDALL W. BROWN & ASSOCIATES INC
DATED: MAY 1, 2002
2. SURVEY OF PART OF LOT NO. 1 OF THE FRANCOIS COUSIN SUBDIVISION
SECTION 37, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG DISTRICT OF LOUISIANA
T: TAMMANY PARISH LOUISIANA
BY: IVAN M. BORGES, C.E./L.S.
DATED: AUGUST 25, 1977
REVISED: OCTOBER 23, 1978, NOVEMBER 17, 1992
3. SURVEY OF HEYWOOD GREEN BEING A PART OF LOT 1 OF THE FRANCOIS COUSIN
SUBDIVISION OF SECTION 37, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG
DISTRICT, LOUISIANA
BY: P.N. JUDGE
DATED: FEBRUARY 16, 1954



VICINITY MAP
NOT TO SCALE




REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN S. TEEGARDEN
REGISTRATION NO. 4635



Professional Land Surveyors
2107 NICHOLSON AVENUE
E-mail: bfincorp@bfincorporation.com
(228) 432-1203
Fax No. (228) 432-1204
CITY OF WAVELAND
Hancock County, Mississippi, 39576

BOUNDARY SURVEY OF A PORTION OF LAND
SITUATED IN A PORTION OF LOT 1 OF THE
FRANCOIS COUSIN SUBDIVISION, SECTION 37,
TOWNSHIP 8 SOUTH, RANGE 13 EAST
ST. TAMMANY PARISH, LOUISIANA

I certify that this plot represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the Minimum Standards for Property Boundary Surveys as

ST. TAMMANY PARISH

[illegible]

SCALE:
 $1'' = 100'$

DATE:
DECEMBER 20, 2010

DRAWN BY:
K.H.N.

CHECKED BY: K.J.E.

PROJECT NO. 70499

SHEET	OF
1	1

PLAN REVIEW STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2479-PR
Posted: July 20, 2021

Meeting Date: August 3, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Beier Construction, LLC – Kory Beier
OWNER: Spoogie Striping, LLC – Brandon Whitehead
Proposed Use: Mini warehouse and Covered Outdoor Storage
Previous/Current Use: Undeveloped
ZONING CLASSIFICATION: I-1 Industrial District
CORRIDOR: Tammany Trace Planned Corridor District
LOCATION: Parcel located on the south side of US Highway 190, west of Powell Drive, and east of South Pontchartrain Drive; Lacombe, S48, T8S, R12E, Ward 7, District 7.
GROSS AREA LOT SIZE: 1.12 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	Undeveloped	NC-2 Indoor Retail and Service District
South	Tammany Trace	Tammany Trace Planned Corridor District
East	Retail	NC-2 Indoor Retail and Service District
West	Civic	CBF-1 Community Based Facilities District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

SITE INFORMATION:

The subject property is located on the south side of US Highway 190, west of Powell Drive, and east of South Pontchartrain Drive; Lacombe. The site is zoned I-1 Industrial District and is within the Tammany Trace Planned Corridor District. The petitioned property was rezoned from NC-2 Indoor Retail and Service District and CBF-1 Community Based Facilities District to I-1 Industrial District in 2019 (2019-1550-ZC). The site is currently the subject of a land clearing violation in which the previous property owners clear cut and fenced the property without permits, thus negating the required commercial and Tammany Trace no cut buffers (2020-CE-18310).

The current request is to develop the property with a 3,778 sq. ft. building to be utilized for boat and RV storage and maintenance and two 7,450 sq. ft. shed structures to be used for covered outdoor storage. The aforementioned uses are permitted under the I-1 Industrial District zoning classification and an approved site and landscape plan will allow the current owner to develop the property and bring it into compliance with the applicable regulations.

STAFF RECOMMENDATIONS:

Approval of the proposal should be subject to all applicable regulations and the following conditions:

- Revise the site plan to be consistent with the required 25 ft. no cut buffer along the Tammany Trace
- Revise the site plan to exclude the parking space within the drive isles.
- A separate permit application will have to submitted for fascia & monument signs.
- Provide a lighting plan which conforms with UDC Section 130, Division 4 – Outdoor Lighting Regulations. Show light locations and verify that they do not conflict with required landscape islands in the parking lot and have proper cut off fixtures.

Informational Items:

1. The applicant must provide a LADOTD driveway permit or written verification that a driveway permit is not required at the permitting phase.
2. The applicant will be required to provide an erosion control plan and STP stormwater agreement filled out and signed by the owner or contractor.

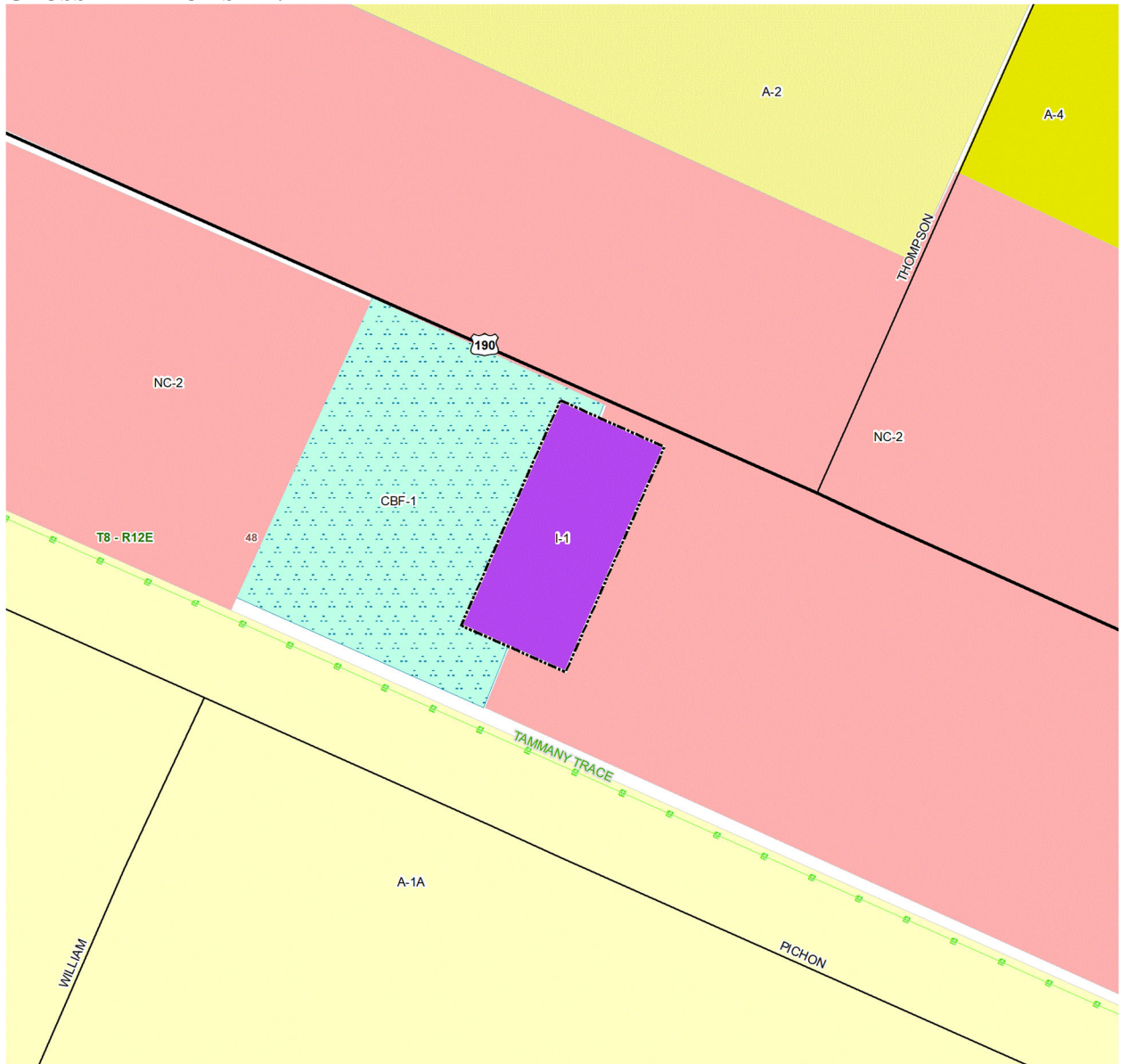
NOTE TO PETITIONER

There is a 10-day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10-day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

APPENDIX A
CASE NO.: 2020-2479-PR
LANDSCAPE CHART

Affected Area	Planned Corridor Regulations	Minimum Landscaping Requirement	Petitioner Provided	Staff Recommends
Highway 190 Street Planting Buffer 151’	Refer to Minimum Landscape Regulations	30 ft. planting area Class A 1/25. Linear Ft. = 5 Class B 1/25 Linear Ft. = 5 Shrubs 1/10 Linear Ft. = 13	30 ft. planting area 7 Class A 7 Class B 16 Shrubs	Approve as shown
Eastern Perimeter Side Buffer 324.07 ft.	Refer to Minimum Landscape Regulations	10 ft. planting area Class A 1/30 ft. = 11 Class B 1/30 ft. = 11	10 ft. planting area 11 Class A 11 Class B	Approve as shown
Southern Perimeter Tammany Trace Overlay Rear Buffer 151 ft.	25 ft. uncut buffer area	Class A 1/30 ft. = 5 Class B 1/30 ft. = 5	10 ft. planting area 5 Class A 5 Class B	Revise site plan to include 25 ft. Tammany Trace Buffer
Western Perimeter Side Buffer 324.50 ft.	Refer to Minimum Landscape Regulations	10 ft. planting area Class A 1/30 ft. = 11 Class B 1/30 ft. = 11	10 ft. buffer 11 Class A 11 Class B	Approve as shown
Façade Requirements	Facades of the buildings having frontage on the Tammany Trace shall maintain the same standard of design as the front façade. The finish of the facades shall be limited to cement plaster (stucco), brick, or wood	N/A	The applicant is proposing a 3,778-metal building which does not provide the required cement plaster (stucco), brick, or wood.	Approve as shown
Parking Requirements	N/A	Mini-warehouses must provide a minimum of 6 spaces for customer parking; no parking shall block storage bays	5 legal parking spaces + 1 illegal parking space within the drive isle.	The applicant is providing 5 legal parking spaces in an attempt to include landscape islands in-between the parking areas and the proposed shed structures. The current site plan shows the sixth required parking space within the drive isle. Staff is opposed to the location of this parking space, as it will impede the turning radius and maneuverability of large vehicles proposed to be stored on site. Staff proposes the applicant remove the parking space within the drive isle and request a waiver for the sixth parking space. Staff has determined that the proposed landscaped endcaps will increase safety for the site plan and the configuration is justified.
Dumpster Requirements	Refer to Minimum Landscape Regulations	All storage areas containing three or more refuse, garbage, or rubbish containers or one or more dumpsters, shall be screened on all sides with a minimum seven-foot-high opaque fence of wood or masonry.	No dumpster shown	Show location of dumpster on site plan or include note on site plan that no dumpster will be used on this site.

GROSS AREA LOT SIZE: 1.12 acres



2021-2479-PR

A-2

A-4

JACKSON

A-2

A-4

THOMPSON

190

NC-2

NC-2

CBF-1

T8 - R12E

48

I-1

TAMMANY TRACE

PICHON

POWELL

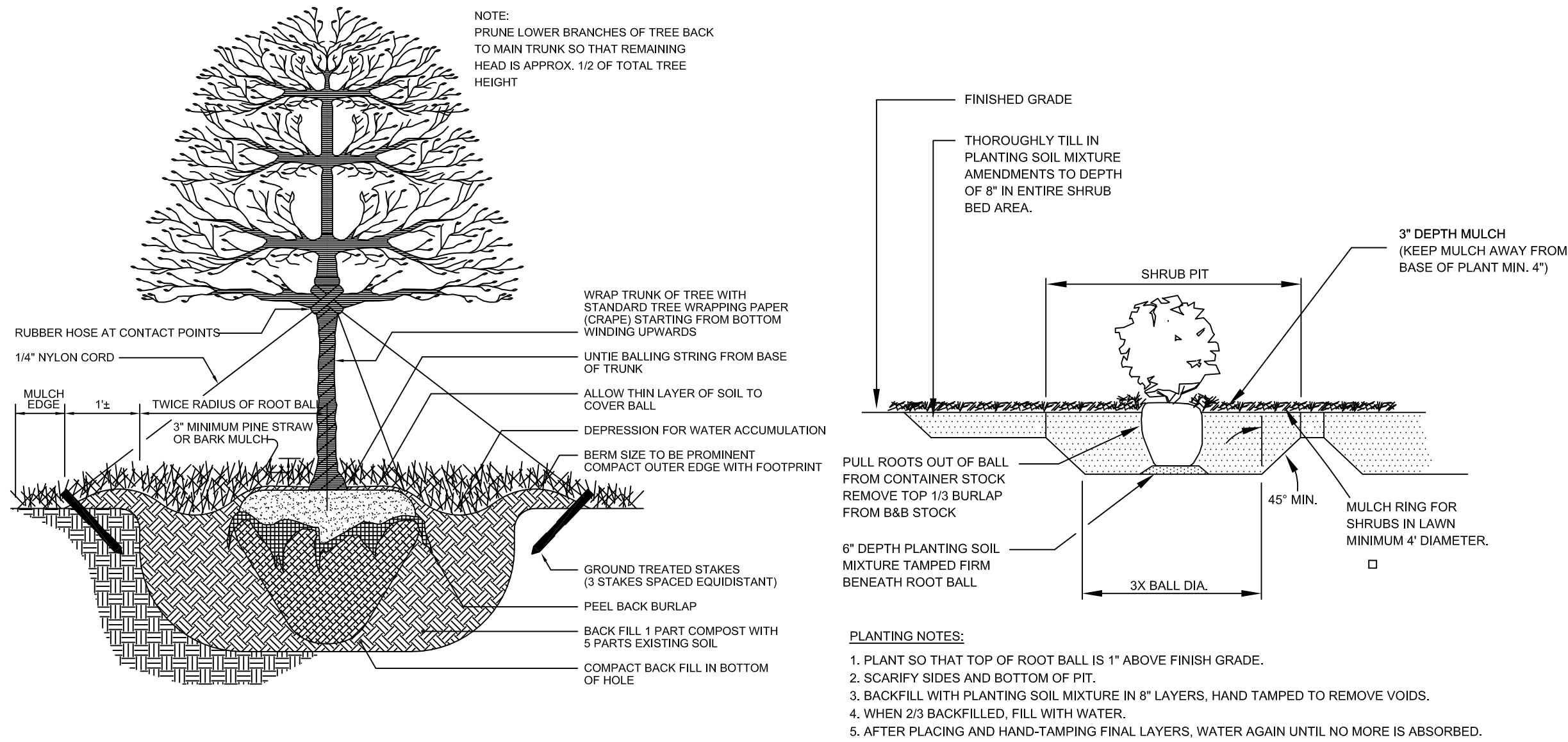
A-1A

WILLIAM

SHELBY

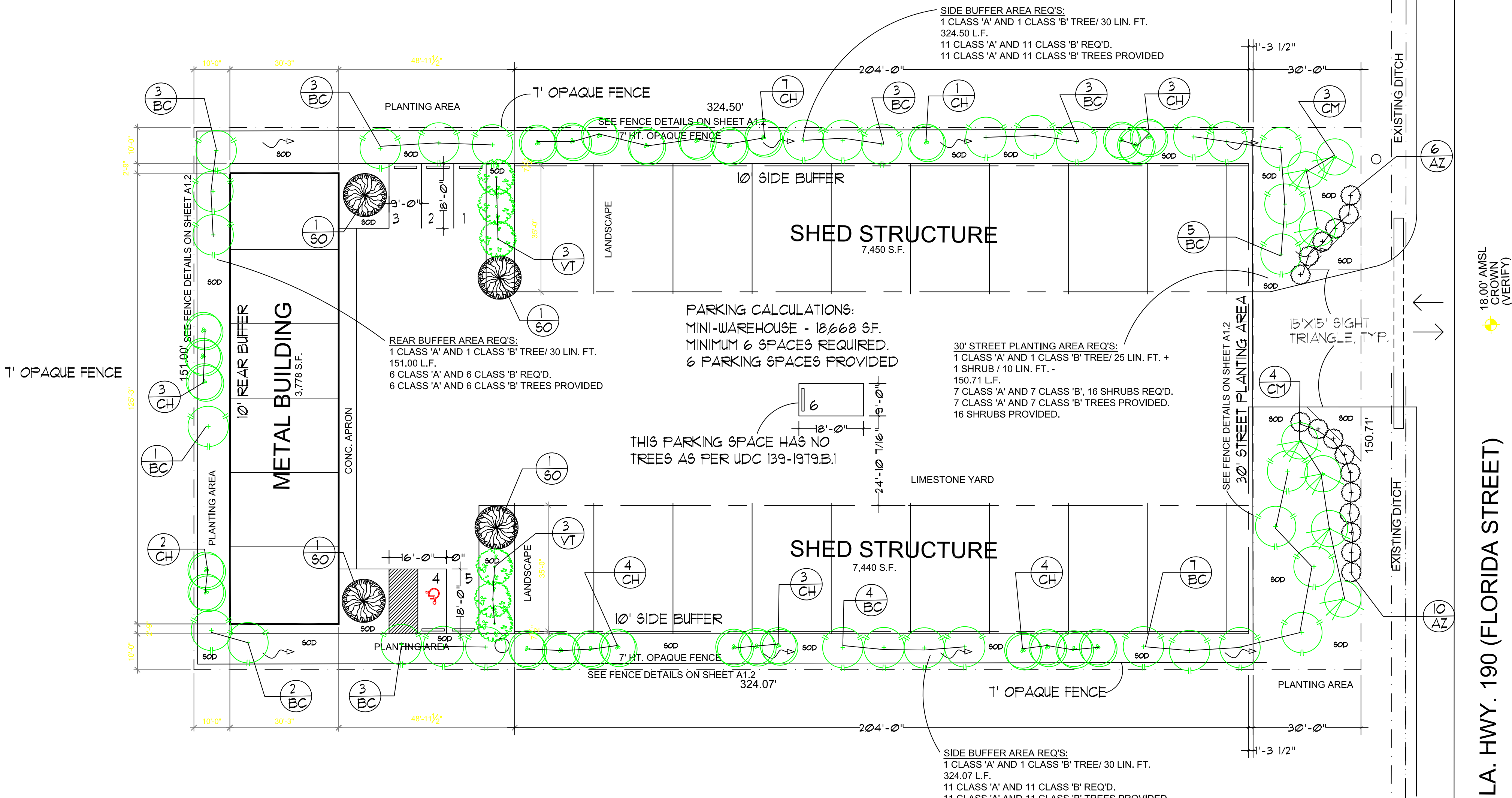
This Survey is Certified
True and Correct By
JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
John E. Bonneau
LAND SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

2021-2479-PR

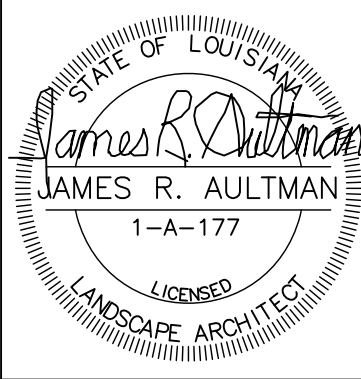
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LANDSCAPE NOTES

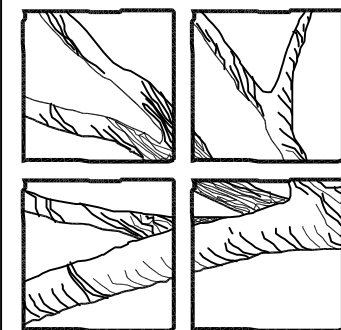
1. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
3. AFTER INSTALLATION, ALL PLANTS SHALL BE HEALTHY, PERPENDICULAR TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.
4. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AS IT IS BACKFILLED.
5. INSTALL GRADE 'A' LOUISIANA-GROWN CENTIPEDE SOD AT ALL AREAS MARKED AS "SOD".
6. INSTALL 4" ORGANIC MULCH AT ALL PLANTING BEDS AND PITS.
7. LEAVE SITE CLEAN.
8. ADHERE TO ALL REQUIREMENTS OF ST. TAMMANY PARISH UDC.
9. ENSURE THAT TREES PLANTED IN BUFFERS DO NOT IMPEDE SWALE DRAINAGE



LANDSCAPE PLAN

$$1'' = 2\phi' - \phi'$$


James R. Aultman, AIA
An Architectural Corporation
Architecture
Landscape Architecture
223 West 19th Avenue
Covington, Louisiana 70433



A Landscape Plan for Ilat 30 Boat and RV Storage 26246 U.S. Hwy 190 Lacombe, Louisiana

07/06/21

L1