

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, OCTOBER 19, 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, October 19, 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 OCTOBER 5, 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. 2021-2268-ZC

Existing Zoning:	PF-2 (Public Facilities District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning:	A-4 (Single-Family Residential District)
Location:	Parcel located on the east side of Louisiana Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
Acres:	18.66 acres
Petitioner:	All State Financial Company
Owner:	All State Financial Company
Council District:	1

POSTPONED FROM JUNE 1, 2021 MEETING

2. 2021-2270-ZC

Existing Zoning:	A-6 (Multiple Family Residential District)
Proposed Zoning:	PBC-1 (Planned Business Campus)
Location:	Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
Acres:	14.87 acres
Petitioner:	All State Financial Company
Owner:	All State Financial Company
Council District:	1

POSTPONED FROM JUNE 1, 2021 MEETING

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3. 2021-2271-ZC

Existing Zoning: PF-2 (Public Facilities District), NC-4 (Neighborhood Institutional District), and A-6 (Multiple Family Residential District)
Proposed Zoning: PBC-1 (Planned Business Campus)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 20.44 acres
Petitioner: All State Financial Company
Owner: All State Financial Company
Council District: 1

POSTPONED FROM JUNE 1, 2021 MEETING

4. 2021-2273-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 30.78 acres
Petitioner: All State Financial Company
Owner: All State Financial Company
Council District: 1

POSTPONED FROM JUNE 1, 2021 MEETING

5. 2021-2274-ZC

Existing Zoning: PBC-1 (Planned Business Campus) and A-4 (Single-Family Residential District)
Proposed Zoning: PBC-1 (Planned Business Campus), A-4 (Single-Family Residential District), and PUD (Planned Unit Development District)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 160.44
Petitioner: All State Financial Company
Owner: All State Financial Company
Council District: 1

POSTPONED FROM JUNE 1, 2021 MEETING

6. 2021-2354-ZC

Existing Zoning: TND-2 (Traditional Neighborhood Development Zoning District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11
Acres: 275.33 acres
Petitioner: George Kurz
Owner: Honeybee Holdings, LLC
Council District: 11

POSTPONED FROM JUNE 1, 2021 MEETING

7. 2021-2355-ZC

Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and PUD (Planned Unit Development District)
Location: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11
Acres: 275.33 acres
Petitioner: George Kurz
Owner: Honeybee Holdings, LLC
Council District: 11

POSTPONED FROM JUNE 1, 2021 MEETING

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8. 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

POSTPONED FROM AUGUST 3, 2021 MEETING

9. 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

POSTPONED FROM AUGUST 3, 2021 MEETING

10. 2021-2466-ZC

Existing Zoning: A-1A Suburban District and RO Rural Overlay
Proposed Zoning: A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Location: Parcel located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179 Fitzgerald Lane; Covington, S34, T5S, R11E, Ward 2, District 2
Acres: 2 acres
Petitioner: Dale Jenkins
Owner: Brenda Core Jenkins
Council District: 2

11. 2021-2482-ZC

Existing Zoning: A-1 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 northwest side of Perry Road, west of Louisiana Highway 437; Covington, S30, T4S, R11E; Ward 2, District 3
Acres: 1.65 acres
Petitioner: Aimee Perry
Owner: Matthew Perry
Council District: 3

12. 2021-2483-ZC

Existing Zoning: A-2 Suburban District
Proposed Zoning: A-2 Suburban District and MHO Manufactured Housing Overlay
Location: Parcel located on the east side of Chris Kennedy Road, south of Dummy Line Road, being 67182 Chris Kennedy Road; Pearl River; S27, T7S, R14E; Ward 6, District 11
Acres: 0.787 acres
Petitioner: William McConnell
Owner: William McConnell
Council District: 11

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13. 2021-2484-ZC

Existing Zoning: A-1 Suburban District and RO Rural Overlay
Proposed Zoning: NC-1 Professional Office District and RO Rural Overlay
Location: Parcel located on the west side of LA Highway 25, north of Thompson Road, being 78361 Hwy 25; Folsom; S36, T5S, R10E; Ward 2, District 3

Acres: 0.918 acres
Petitioner: Jeremy Graham
Owner: Graham Business Properties, LLC – Jeremy Graham
Council District: 3

14. 2021-2488-ZC

Existing Zoning: A-1A Suburban District
Proposed Zoning: I-1 Industrial District
Location: Parcel located on the south side of Louisiana Highway 435, west of Woodland Road, east of Merrimeade Lane; Abita Springs; S17, T6S, R13E; Ward 6, District 6

Acres: 397.37 acres
Petitioner: Garrett Acquistapace
Owner: The Wildwood Trust - David Acquistapace
Council District: 6

15. 2021-2489-ZC

Existing Zoning: A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay
Proposed Zoning: I-1 Industrial District
Location: Parcel located on the east side of Louisiana Highway 21, north of Louisiana Highway 41, and south of the Bogue Chitto River; Bush; S42, S43, and S44, T5S, R13E; Ward 5, District 6

Acres: 631.86 acres
Petitioner: Garrett Acquistapace
Owner: Bogue Chitto Timber, LLC and Lacombe Properties, LLC - David Acquistapace
Council District: 6

16. 2021-2498-ZC

Existing Zoning: A-4 Single-Family Residential District and MD-1 Medical Residential District
Proposed Zoning: A-4A Single-Family Residential District
Location: Parcel located on the west side of Airport Road, across from Chateau Drive; Slidell; S19, T8S, R14E; Ward 9, District 11

Acres: 22.50 acres
Petitioner: Core Development and Construction, LLC - Ryan Power
Owner: Kim S. Le Bourgeois
Council District: 11

17. 2021-2499-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 Camus Lane being Lot 22B-2A, Handsome Meadow Farms, 84540 Camus Lane; Covington; S32, T4S, R11E; Ward 2, District 3

Acres: 10 acres
Petitioner: Josh and Francis McDowell
Owner: Josh and Francis McDowell
Council District: 3

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18. 2021-2500-ZC

Existing Zoning: I-1 Industrial District
Proposed Zoning: I-2 Industrial District
Location: Parcel located on the south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs; S14 and S15, T7S, R12E; Wards 4 and 6, District 7

Acres: 124 acres
Petitioner: Copart of Louisiana, INC – Matt Strother
Owner: Sod Farm, LLC
Council District: 7

19. 2021-2501-ZC

Existing Zoning: A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Proposed Zoning: A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Location: Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E; Ward 2, District 3

Acres: 6.10 acres
Petitioner: Anthony and Kristen Toomer
Owner: Anthony and Kristen Toomer
Council District: 3

20. ZC01-03-028

Major Amendment to the PUD (Planned Unit Development Overlay)
Location: Parcel located at the northwest intersection of Interstate 12 and Louisiana Highway 1088; Mandeville; S33, T7S, R12E; Ward 4, Districts 5 & 7

Acres: 161.115 acres
Petitioner: Azby Fund and Crosby Development, LLC
Owner: Azby Fund and Crosby Development, LLC
Council District: 5 and 7

21. 2021-2448-ZC

Existing Zoning: A-2 Suburban District and A-3 Suburban District
Proposed Zoning: A-3 Suburban District
Location: Parcel located on the west side of Lochmere Drive, north of Sharp Road; being 153 Lochmere Drive; Mandeville; S35 and S36, T7S, R11E; Ward 4, District 5

Acres: 1.35 acres
Petitioner: Patricia and John Stoddard
Owner: Patricia and John Stoddard
Council District: 5

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Truxillo

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

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 AUGUST 3, 2021 MINUTES

Randolph made a motion to approve, seconded by Crawford

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

NAY:

ABSTAIN: Fitzmorris

The motion to approve carried

POSTPONING OF CASES:

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

ZONING CHANGE REQUEST CASES:

1. 2021-2525-ZC

Existing Zoning:	NC-4 (Neighborhood Institutional District) and A-4 (Single-Family Residential District)
Proposed Zoning:	I-2 (Industrial District)
Location:	Parcel located on the north side of Louisiana Highway 36, east of Homestead Street, and west of Industry Lane; Abita Springs; S36, T6S, R11E; Ward 3, District 2
Acres:	1.9273 acres
Petitioner:	Jeff Schoen
Owner:	Justin P. Burke and Joshua C. Rick
Council District:	2

Jeff Schon came to the podium

Paul Mendoza and Navarro Edwards spoke against this request.

Gary and Tommye Dauphin asked questions about the proposed business

Ress made a motion to deny, seconded by McInnis

YEA: Ress, McInnis Willie, Barcelona and Crawford

NAY: Seeger, Doherty, Fitzmorris, Drumm and Randolph

ABSTAIN:

The motion to deny failed

A motion was then made by Seeger and seconded by Fitzmorris to approve

YEA: Seeger, Doherty, Fitzmorris and Drumm

NAY: Ress, McInnis, Willie, Barcelona, Crawford and Randolph

ABSTAIN:

The motion to approve failed also; **this request went as denied.**

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

2. 2021-2527-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Location: Parcel located on the northeast corner of Meyers Road & South Fitzmorris Road, Covington; S10, T6S, R11E; Ward 3, District 2

Acres: 20.4 acres
Petitioner: Karl Gottfried
Owner: Karl and Carol Gottfried
Council District: 2

Karl Gottfried came to the podium
Roberta and Uray Michot spoke against this request

Willie made a motion to approve, seconded by Fitzmorris

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

NAY: McInnis and Drumm

ABSTAIN:

This motion to approve carried

3 2021-2531-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the south side of Third Street, west of Harrison Street; being 19402 North Third Street Covington; S42, T7S, R11E; Ward 3, District 2

Acres: 1.32 acres
Petitioner: St Tammany Parish School Board - Jeff Schoen
Owner: Welsh Properties Limited Partners - Bernard Bryant
Council District: 2

Jeff Schoen came to the podium

**MINUTES OF THE
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MANDEVILLE, LOUISIANA

Willie made a motion to approve, seconded by Fitzmorris

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

NAY:

ABSTAIN

The motion to approve carried

PLAN REVIEW CASES:

NEW BUSINESS: Helen Lambert reminded the Commission members of the **October 19, 2021** meeting for the Cancelled September cases.

Helen Lambert made aware to the Commission members that the November zoning meeting will be on **Monday, November 8, 2021** not Tuesday

OLD BUSINESS

ADJOURNMENT Fitzmorris made a motion to adjourn

ZONING STAFF REPORT

Date: October 5, 2021	Meeting Date: October 19, 2021
Case No.: 2021-2268-ZC	Prior Determination: Postponed– May 4, 2021
Posted: October 8, 2021	Prior Determination: Postponed -June 1, 2021
	Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
	Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

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

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

SIZE: 18.66 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

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

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

Existing Zoning	Max Density/Lot Coverage	Max Building	Max Height	Permitted Uses	Purpose
PF-2	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	N/A	45 ft.	State or federal wildlife management areas; State parks and commemorative areas; Local, state, or national parks; Privately owned conservation areas; Habitat and wetland mitigation banks; Passive Recreational Facilities; Marinas and boat launches; Pavilions for environmental education	To provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities.
NC-4	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	Max. Building Size is 12,500 sq. ft.	35 ft.	All permitted uses within the NC-1, NC-2, and NC-3 Districts; Dance Studios; Music Studios; Aerobic/weight loss studios; Educational Learning Centers; Churches; Religious Educational Facilities; Clubs and Lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools	To provide for the location of commercial uses that are appropriately located adjacent to residential uses

Requested Zoning	Max Density/Lot Coverage	Max Height	Permitted Uses	Purpose
A-4	Max Density: 4 units per acre 18.66 acres x Max Density of 4 = 74 allowable single-family residential units Max Lot Coverage: N/A	35 ft.	Single-Family Dwellings; Private garages and accessory structures; Guest Homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture	To provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this district.

Case No.: 2021-2268-ZC

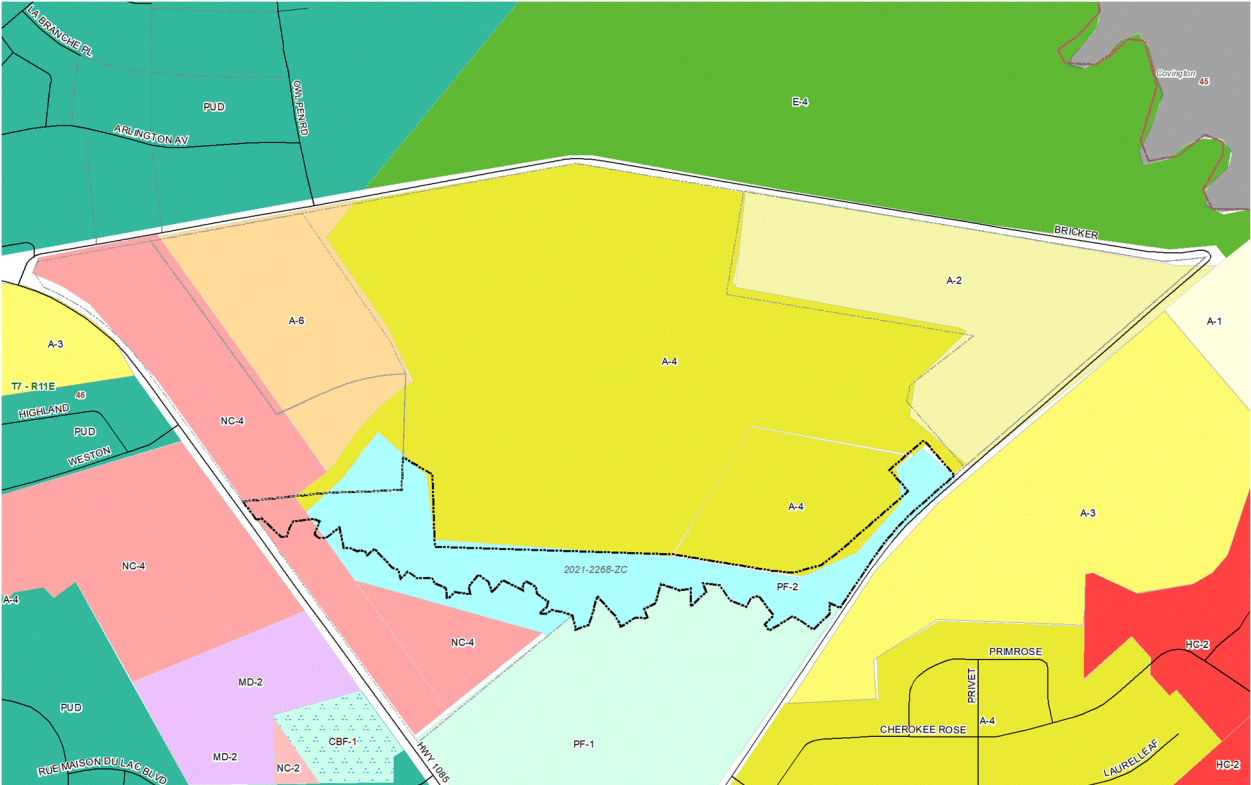
PETITIONER: All State Financial Company

OWNER: All State Financial Company

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

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

SIZE: 18.66 acres



2021-2268-ZC

CHRETIEN POINT

OWL PEN CHRETIEN POINT

ARLINGTON

PUD

E-4

BRICKER

A-2

A-6

A-4

46

T7-R11E

A-4

NC-4

NC-4

2021-2268-ZC

PF-2

A-3

NC-4

MD-2

CBF-1

MD-2

NC-2

RUE MAISON DU LAC

RUE PETITE

PUD

RUE MARCELLE

RUE DES ROSIERS

PUD

RUE ST GERMAIN

RUE CHAMONIX

A-4A

NC-4

PF-1

PRIMROSE

CHEROKEE ROSE

A-4

LAURELLEAF

HC-2

MURPHY

21

MD-3

HC-2

HIGHLAND PARK

STYLER ST

47

HC-2

MARIGOLD

PF-2

DOGWOOD

A-2

GREENBRIER

MD-3

HC-2

2021-2268-ZC



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



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

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

Survey for: ALL STATE FINANCIAL

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

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2270-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed – May 4, 2021
Prior Determination: Postponed – June 1 ,2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

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

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

SIZE: 14.87 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

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

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

Existing Zoning	Total Allowable Density	Max Lot Coverage	Max Height	Permitted Uses	Purpose
A-6	One unit per 4,000 sq. ft. of property (161 units)	Not to exceed 50% of the total area of the lot	35 ft.	Multiple Family Dwellings; Townhouses and Condos; Nursing Homes	To provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses. All strictly commercial uses are prohibited in the A-6(D) district.

Requested Zoning	Max Floor Area Ratio	Max Density/Lot Coverage	Max Height	Permitted Uses	Purpose
PBC-1	FAR = 3* 971,605 sq. ft. of all principal and accessory buildings	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	75 ft.	Mid-rise office and residential buildings; Hotels, motels, and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding Restaurants; Mixed use centers	The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development. The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types. In no case shall the PBC-1 district be less than ten acres in area.

***Floor area ratio is the ratio of a buildings total floor area (gross floor area) to the size of the piece of land upon which it is built. Written as a formula, FAR = gross floor area/buildable area of the lot**

Case No.: 2021-2270-ZC

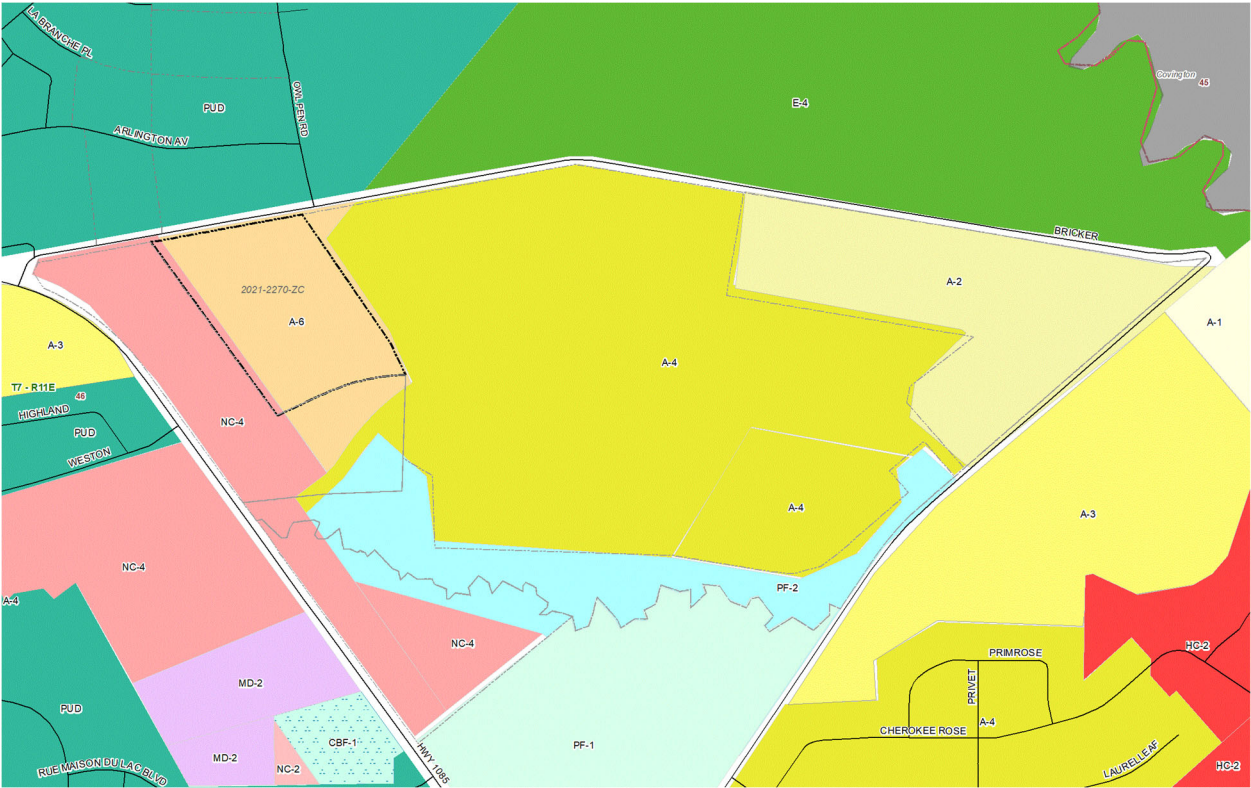
PETITIONER: All State Financial Company

OWNER: All State Financial Company

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

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

SIZE: 14.87 acres





2021-2270-ZC

LAURA

OWLPEN

CHRETTEN POINT

PUD

ARLINGTON

E-4

BRICKER

A-4

2021-2270-ZC

A-3

PUD

HIGHLAND

WESTON

NC-4

A-6

46

T7 - R11E

HWY 1085

PF-2

NC-4

NC-4

MD-2

PUD

CBF-1

PF-1

2021-2270-ZC



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



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

SURVEYOR'S CERTIFICATION

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

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

02/11/21
DATE

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.

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www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

Survey for: ALL STATE FINANCIAL

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

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2271-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed – May 4, 2021
Prior Determination: Postponed June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

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

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

SIZE: 20.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

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

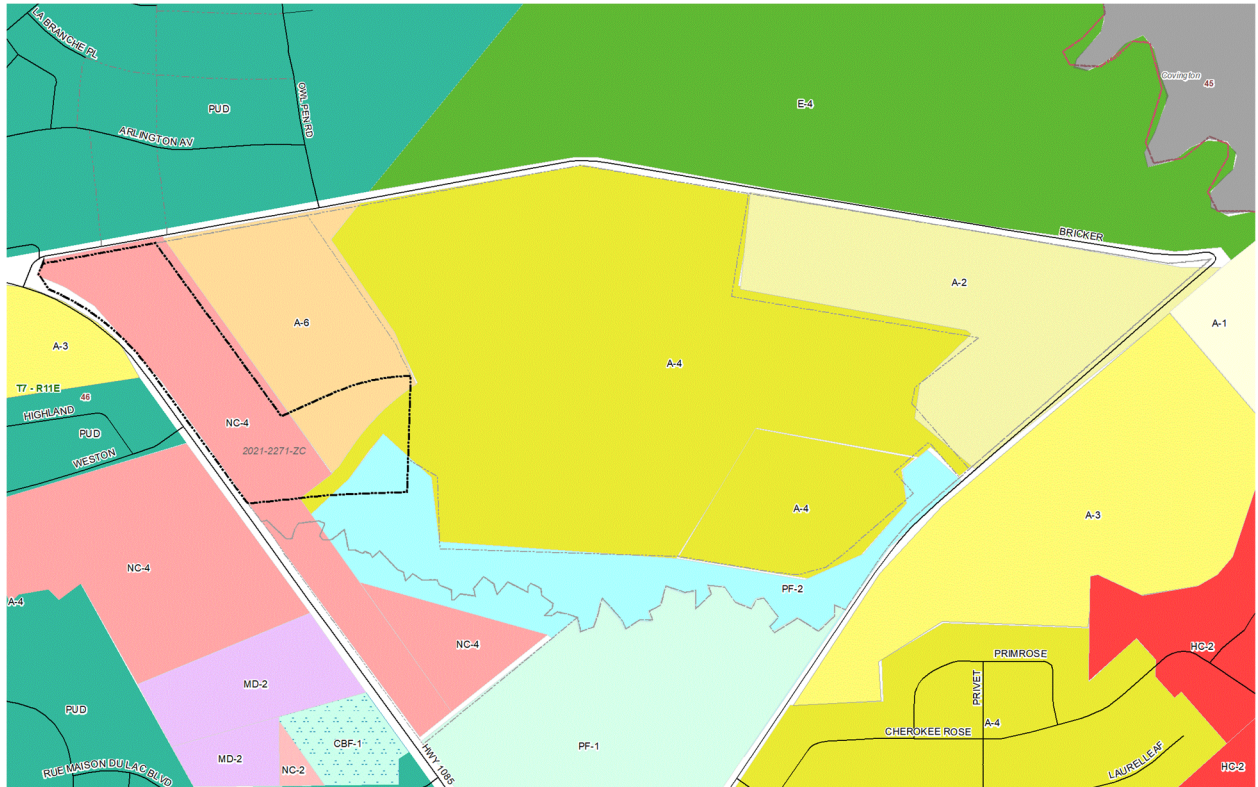
The requested PBC-1 Planned Business Campus will allow for the location of office space and supporting high-density residential uses in a campus like setting. The subject site is adjacent to undeveloped land that is zoned A-6 Multiple Family Residential and a commercial and residential PUD to the north,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

Existing Zoning	Max Density/Lot Coverage	Max Building Size	Max Height	Permitted Uses	Purpose
PF-2	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	N/A	45 ft.	State or federal wildlife management areas; State parks and commemorative areas; Local, state, or national parks; Privately owned conservation areas; Habitat and wetland mitigation banks; Passive Recreational Facilities; Marinas and boat launches; Pavilions for environmental education	To provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities.
NC-4	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	Max. Building Size is 12,500 sq. ft.	35 ft.	Dance Studios; Music Studios; Aerobic/weight loss studios; Educational Learning Centers; Churches; Religious Educational Facilities; Clubs and Lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools	To provide for the location of commercial uses that are appropriately located adjacent to residential uses
A-6	Max Density: 1 unit per 4,000 sq. ft. Approx. 115,707 sq. ft. allows 29 units Max Lot Coverage: Not to exceed 50% of the total area of the lot	N/A	35 ft.	Multiple Family Dwellings; Townhouses and Condos; Nursing Homes	To provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses. All strictly commercial uses are prohibited in the A-6(D) district.

Requested Zoning	Max Floor Area Ratio	Max Lot Coverage	Max Height	Permitted Uses	Purpose
PBC-1	FAR = 3* 1,335,549 sq. ft. of all principal and accessory buildings	Max Lot Coverage: Not to exceed 50% of the total area of the lot	75 ft.	Mid-rise office and residential buildings; Hotels, motels, and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding Restaurants; Mixed use centers	<p>The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.</p> <p>The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types. In no case shall the PBC-1 district be less than ten acres in area.</p>

***Floor area ratio is the ratio of a buildings total floor area (gross floor area) to the size of the piece of land upon which it is built. Written as a formula, FAR = gross floor area/buildable area of the lot**

SIZE: 20.44 acres



2021-2271-ZC

ARLINGTON

PUD

CHRETIEN POINT

E-4

BRICKER

MYRTLE

A-4

T7-R11E

A-6

A-3

46

2021-2271-ZC

HIGHLAND

PUD

WESTON

PF-2

NC-4

NC-4

NC-4

HWY 1085

MD-2

PUD

CORNICHE DU LAC

CBF-1

MD-2

NC-2

PF-1

2021-2271-ZC



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



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

SURVEYOR'S CERTIFICATION

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

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

02/11/21
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SURVEYOR'S INFORMATION

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Survey for: ALL STATE FINANCIAL

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

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2273-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed – May 4, 2021
Prior Determination: Postponed - June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

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

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

SIZE: 30.78 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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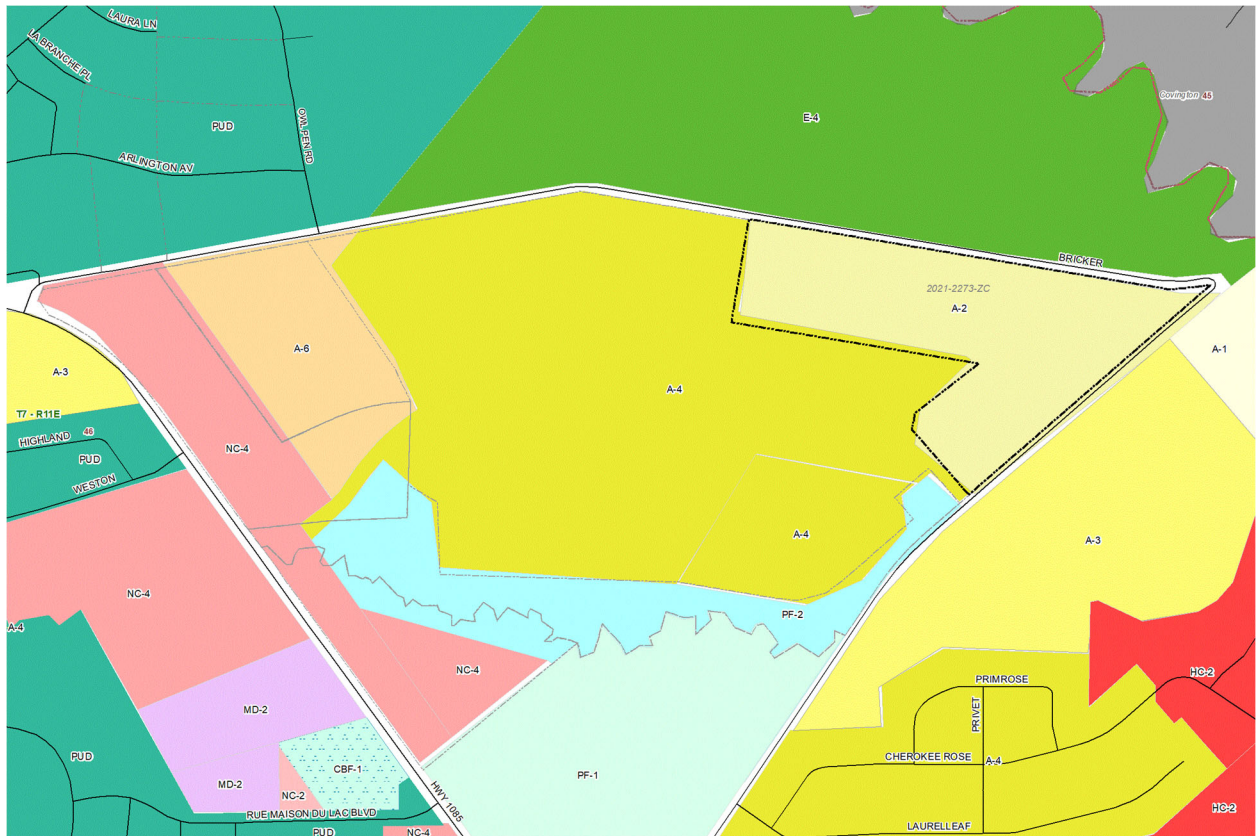
STAFF COMMENTS:

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

The purpose of the existing A-2 Suburban District is to provide single-family residential dwellings on large, multi-acre lots. The purpose of the requested A-4 Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The objective of the request is to establish the underlying zoning classification and density level for a PUD Planned Unit Development. A change in the site’s zoning classification will increase the gross allowable residential lots from 30 dwellings to 123 dwellings.

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

SIZE: 30.78 acres





2021-2273-ZC

E-4

T7-R11E

2021-2273-ZC

46

A-4

A-4

PF-2

PF-1

PRIMROSE

PRIVET

A-4

CHEROKEE ROSE

HC-2

STARBRUSH

LAURELLEAF

HC-2

45

45

6

6

2021-2273-ZC



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



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

SURVEYOR'S CERTIFICATION

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

JOHN E. BONNEAU
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Louisiana Registration No. 4423

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Survey for: ALL STATE FINANCIAL

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

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2274-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed – May 4, 2021
Prior Determination: Postponed – June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

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

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

SIZE: 160.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS/SUBDIVISION INFORMATION:

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

ACCESS:

The site is proposed to have east-west-through-access from Bootlegger Road and Bricker Road. The western access along Bootlegger Road is proposed to be a boulevard type entrance with a total width of 80 ft. The eastern entrance along Bricker Road will be a two-lane street with a total width of 80 ft. The typical street section throughout the proposed subdivision provides a 50 ft. right-of-way with two 10-ft. roads. It is proposed that St. Tammany Parish will own and maintain all street right-of-ways shown within the proposed PUD.

TABLE 1: GENERAL INFORMATION	
Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Water and sewer services provided offsite by Utilities Inc. of Louisiana
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

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

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

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

If approved, the total 160.44-acre site will be comprised of 145.57 acres of property zoned A-4 Single-Family Residential District and 14.87 acres of property zoned PBC-1 Planned Business Campus. This will allow for a total allowable net density of 436 single-family dwellings where the property is zoned A-4 and a total gross maximum building size of 728,704 sq. ft. with a maximum height of 75 feet where the property is zoned PBC-1 (see Table # 3).

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

GREENSPACE

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

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

Comments:

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

Sec. 130-1672 - Purpose

- Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - The applicant has provided wetland limits that include an approximation of 65 acres which accounts for a total of 41% of the PUD. If wetlands are to be developed, they should be done in a way that is in accordance with an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective storm water management.
- Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*
 - The proposed PUD plan is providing 335 standard lots which are dimensioned at 60 ft. x 120 ft. and 80 garden home lots which are dimensioned at 50 ft. x 100 ft. – 120 ft. As submitted, there is no diversification of single-family housing types. The 14.87 acre “Planned Business Use Area” provides a mix of uses.
 - The developer should consider alternative construction types of home sites. This could provide a variation in residential development as well as minimize conflict with existing wetlands on site.
- Functional and beneficial uses of open space areas.*
 - The proposed PUD plan has allocated 10.66 acres of undeveloped greenspace to act as water access to Timber Branch. This access has no formal entry point and residents looking to use this recreational area will need to first traverse the 16.96-acre dry detention storage area. Staff recommends establishing a formal entry point for residents to actively use the space as well as the creation of a potential permeable parking area.
 - The active recreational space that is proposed along the south side of the property includes nature trails. These trails appear to run in an east-west manner, in-between the dry stormwater area and the area dedicated to water access for the residents. These trails do not connect to the servitude which acts as the only formal access to these greenspaces and abruptly end at the edge of the site plan. The petitioners should reorient these walking paths to be inclusive of the entire useable portions of the greenspace as well as to provide access from the residential areas to Timber Branch.
 - The applicant has provided several landscaped buffers around the perimeter of the property which should help to mitigate noise, help to create a visual screen against adjacent property, and provide additional filtration for runoff.
- Preservation of natural features of a development site.*
 - The subject site is comprised of 41% of existing wetlands which serve an important function in flood mitigation. Removal of tree canopy and roots disturb the natural storage capacity of rainfall. Developing these wetlands may significantly increase runoff therefore exacerbating flooding and adversely impacting neighboring properties.
 - The natural greenspace areas located along the southern perimeter of the proposed PUD should be placed into a conservation easement. This easement would permanently limit the use of the land and ensure the public benefit of open space is maintained.
- Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
 - The proposed PUD plan should provide a formal access and extend the walking trail from the residential area to the greenspace which is provided along the south side of the plan. This addition will help to create a unified building and site development program.
 - The applicant must provide a complete Recreational Development Plan at the Tentative or Preliminary phase.

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

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

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

- The proposed traffic circulation consists of one collector type road known as Armstrong Parkway which will service 263 home sites along the north side of the development and 152 home sites along the south side of the development. The road is bordered on either side with a 50 ft. buffer which will help to alleviate noise and increase safety to the abutting homesites. Staff recommends the applicant mimic the boulevard type entryway which is shown at the intersection of Bootlegger Road and Armstrong Parkway along the intersection of Bricker Road and Armstrong Parkway.
- The current configuration shows the proposed commercial area having access along Armstrong Parkway, which is the main roadway which provides access for the 415 proposed residential dwellings. As the permitted uses for the commercial area appear to provide uses consistent with large-scale office development, the applicant should increase the buffer in-between the commercially zoned portion of the PUD and the residential uses. Staff recommends the applicant ensure additional stress on current traffic situations are mitigated.
- Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of the single-family homesites as well as the allowable multifamily housing use which could be located on the PBC-1 portion of the development could generate approximately 5,000 new vehicle trips a day within the area.

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

- The PUD plan is proposing to allocate 14.87 acres towards commercial and office uses. This request will allow for a diversification of uses within the development site. Staff has determined, however that the allowable site and structure provisions, including the floor area ratio and height regulations within the PBC-1 Planned Business Campus is not compatible with the surrounding residential uses along the northern side of Bricker Road.

COMPREHENSIVE PLAN ANALYSIS

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

SUMMARY

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

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

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

A Hydrologic Analysis, dated October 7, 2021, was submitted for this development by Kelly McHugh and Associates. The study has been reviewed by STP staff and appears to conform to STP Hydrologic Analysis and Fill Ordinances. The Hydrologic Analysis reports that the pre-development drainage flows mostly from the north along Bricker Road to the south to Timber Branch. The post-development condition is modeled to follow the same drainage pattern with a detention pond constructed north of Timber Branch and south of the proposed development. The Hydrologic Analysis demonstrates sufficient detention pond storage for the proposed impervious area. The proposed development is shown not adding fill material below the 15' contour, and creating additional flood plain storage volume between 13' and 15' by excavating a large portion of the existing natural ground between the elevation of 13' and 15'. The post-development condition includes a 100' undisturbed buffer between Timber Branch and the proposed detention pond. The approval of this Hydrological Analysis is conceptual at this time as no construction plans or detailed documentation has been provided; therefore, the Hydrological Analysis will be reviewed for conformance to the construction plans at Preliminary Approval where additional comments regarding the Hydrological Analysis may arise.

*Updated by the Department of Engineering 10/18/2021

- ~~2. Staff has concerns with the water levels along the north-south portion of Bricker Road during storm events, where it intersects with the proposed Armstrong Parkway. Staff recommends the applicant work with their engineer to construct a bridge along this portion of Bricker Road to ensure the safety and feasibility of new traffic to the area.~~

The developer and his engineer agree that the low portion of Bricker Road where Timber Branch crosses it needs to be evaluated and improved as part of this project. The evaluation of this crossing will require additional modeling to accurately determine the correct improvements and elevations for the roadway and crossing in this location. This will be required as part of the developer's submittal for Preliminary Subdivision Approval.

*Updated by the Department of Engineering 10/18/2021

3. Staff is concerned with the increase in density that the requested zoning classifications would allow. The property is developable with the existing zoning classifications and a lesser allowable density.
4. Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of this development will generate over 5,000 new vehicle trips a day to the area.

A revised T.I.A. was submitted for this development by Kelly McHugh and Associates on 9/9/2021. The study has been reviewed by STP staff and appears to conform to STP Traffic Study Ordinances. STP has submitted the study to LADOTD in order for them to review the LA 21 @ Bootlegger Road intersection. LADOTD concurrence is needed regarding the "future" delays and queueing at this intersection before official approval of this T.I.A. can be granted. See the attached document containing the associated level of service tables for the proposed development.

*Updated by the Department of Engineering 10/18/2021

5. The PUD plan provides little to no housing type diversification offering only 50'x100' and 60'x120' lot types.

Case No.: 2021-2274-ZC

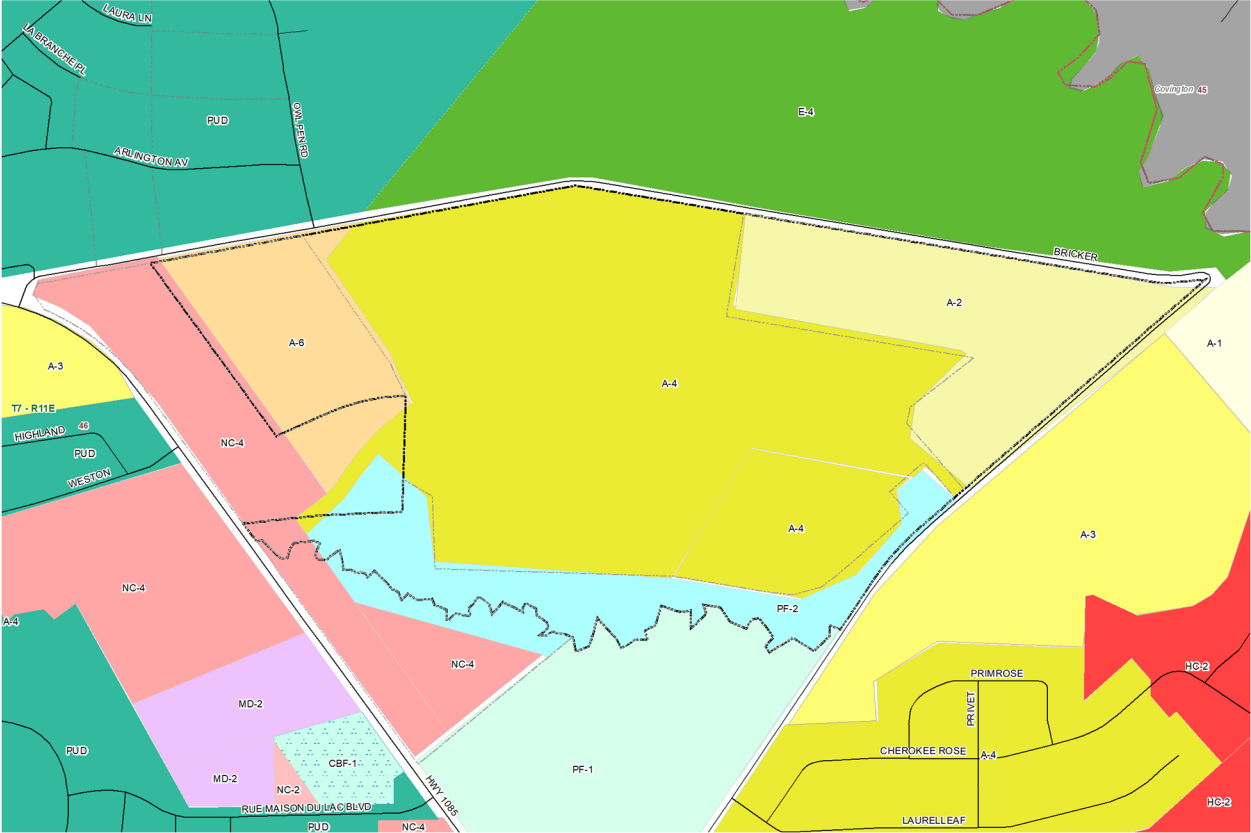
PETITIONER: All State Financial Company

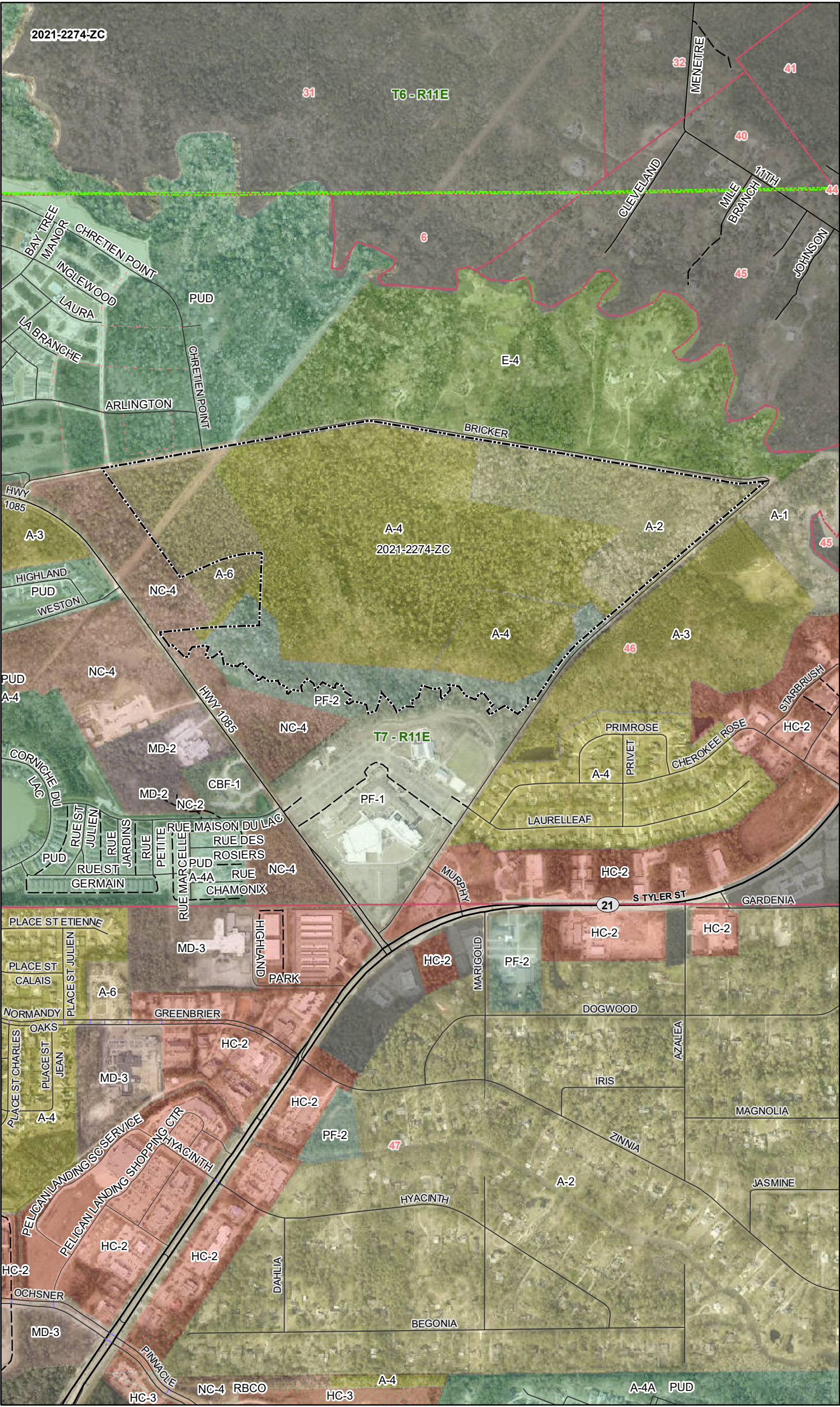
OWNER: All State Financial Company

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

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

SIZE: 160.44 acres





2021-2274-ZC



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



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

SURVEYOR'S CERTIFICATION

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

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

02/11/21
DATE

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.



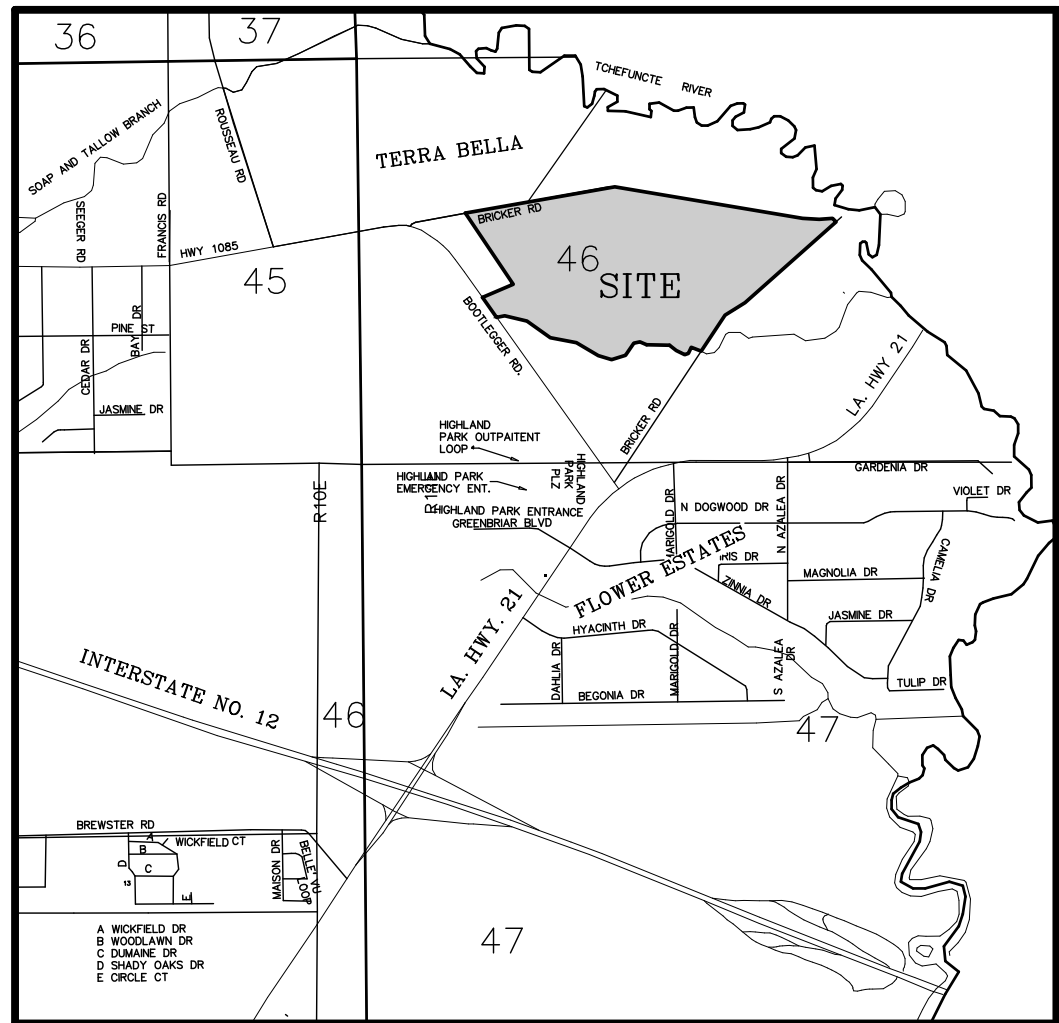
Professional Land Surveyors - Planners - Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70471
(985) 845-1012 • (985) 845-1013 • FAX No.: (985) 845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

Survey for: ALL STATE FINANCIAL

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

SHEET NUMBER

1 OF 1



VICINITY MAP
N.T.S.

TERRA BELLA
(P.U.D.)

WETLANDS LIMITS SCHEMATIC

2021-2274-ZC

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

NOTES:

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

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

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

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. MINIMUM BUILDING SETBACKS ARE DEPICTED IN THE ATTACHED CHART.
3. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE STREET EASEMENTS.
4. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE FEMA BASE FLOOD ELEVATION PLUS ONE ADDITIONAL FOOT OR ONE FOOT ABOVE THE HIGHEST ADJACENT STREET CENTERLINE, WHICHEVER IS GREATER.
6. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
7. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
8. IT SHALL BE PROHIBITED FOR ANY LOT TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT LOCATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION.
9. THE AFOREMENTIONED RESTRICTIONS SHALL BE REPEATED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

OWNER	DATE	SEE BELOW	80' R/W-3900'	CENTRAL
AREA	NO. OF LOTS	VARIES	50' R/W-19,250'	SEWER SYSTEM
AVG. LOT SIZE	LOT FRONTAGE	VARIES	80' /50'	CENTRAL
ASPHALT	LOT DEPTH	VARIES	STREET WIDTH	WATER SYSTEM
ROAD SURFACE			P.U.D.	
			ZONING	

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

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

RESIDENTIAL LOT AREA 93.28 ac. (57.5 %)

GARDEN HOMES 50' x 100'-120' (LOTS 1-80)	80 UNITS
STANDARD 60' x 120' (LOTS 81-415)	335 UNITS
TOTAL	415 UNITS

GREENSPACE AREAS 31.00 ac. (19.1%)

DRY DETENTION STORAGE AREA AND PERIMETER GREENSPACE
GREENSPACE PROVIDED 16.96 ac. (10.5%)

TOTAL DEVELOPED AREA = 160.44 ac.

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

GREENSPACE/RECREATION

ACTIVE RECREATION

1. PLAYGROUND & ATHLETIC FIELDS = 2.85 ac. (1.8%)

2. NATURE TRAIL & WATER ACCESS = 10.66 ac. (6.6%)

PASSIVE RECREATION

1. NEIGHBORHOOD PARKS = 2.04 ac. (1.3%)

2. S.D.S.A. ("DRY") PARK = 16.96 ac. (10.6%)

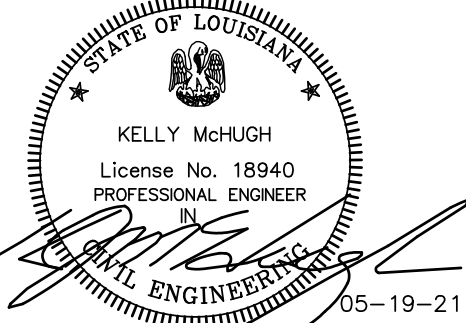
3. LINEAR TREE BUFFERS = 15.45 ac. (9.6%)

TOTAL GREENSPACE AREA = 40.11 ac. (25%)

REQUIRED MINIMUM = 47.96 ac. (29.9%)

PHASE NO.	UNITS/LOTS	COMPLETION DATE	RECREATION DEVELOPMENT PLAN
1	80	12-2023	NATURE TRAIL ALONG TIMBER BRANCH CANOE ACCESS
2	72	12-2024	PARCEL GS1 (11.21 ac. PASSIVE GREENSPACE)
3	65	12-2025	PARCEL GS4 (0.83 ac. PASSIVE GREENSPACE)
4	68	12-2026	PARCEL GS5 (GRASS ATHLETIC FIELD)
5	59	12-2027	PARCEL GS6 (GRASS ATHLETIC FIELD)
6	71	12-2028	PARCEL GS7 (PLAYGROUND)

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

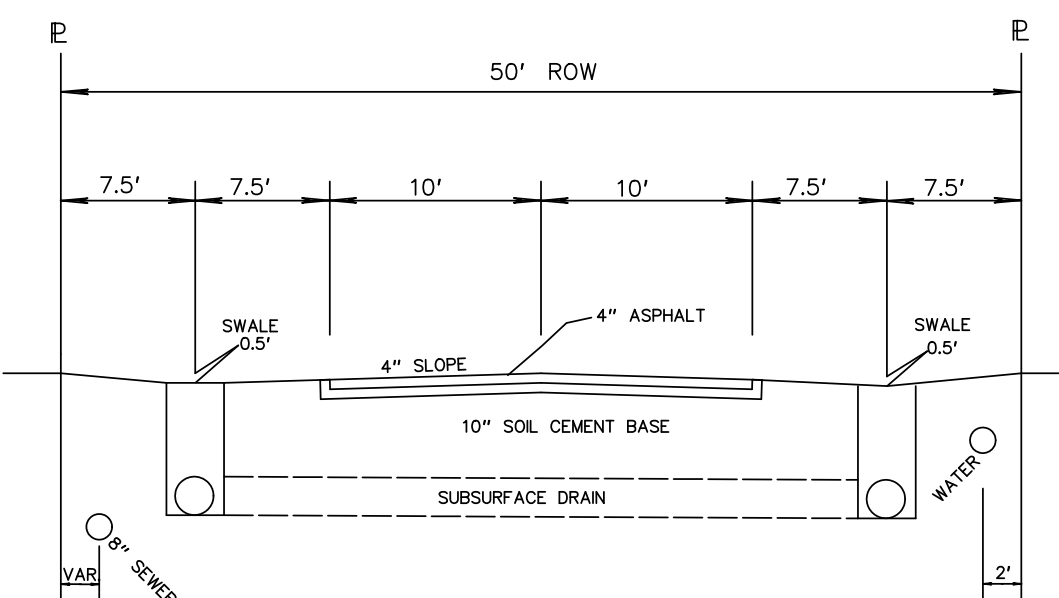


P.U.D. CONCEPTUAL PLAN AND TENTATIVE SUBDIVISION PLAN

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

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
DATE	DATE	CIVIL ENGINEERS & LAND SURVEYORS	845 GALVEZ ST. - MANDEVILLE, LA.
02-23-21		SCALE: 1" = 200'	DATE: 02-12-21
04-01-21		DRAWN: DRJ	JOB NO.: 16-025
05-07-21		CHECKED:	DWG. NO.:
05-19-21			

SECTION TRAIL SYSTEM



TYPICAL STREET SECTION

PLANNED BUSINESS USE AREA CHART

Permitted uses.

Use by right subject to any minimum standards as listed in section 130-2213:

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

ULTIMATE DISPOSAL MAP

DATE: 2-11-21

JOB NO.:

REVISÉ:

ENVIRONMENTAL ASSESSMENT DATA FORMApplicant's Name: ALL STATE FINANCIAL CO.Developer's Address: 312 VETERANS BLVD SUITE 201 METAIRIE LA 70005
Street City State Zip CodeDeveloper's Phone No. (504) 834-5511
(Business) (Cell)

Subdivision Name: _____

Number of Acres in Development: 162.17 Number of Lots/Parcels in Development: 415 / 1Ultimate Disposal of Surface Drainage: TIMBER BRANCH TO TCHAFUNTE RIVERWater Surface Runoff Mitigation Proposed: NONE*(Please check the following boxes below, where applicable:)*

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

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

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

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

If yes, please explain? _____

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

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

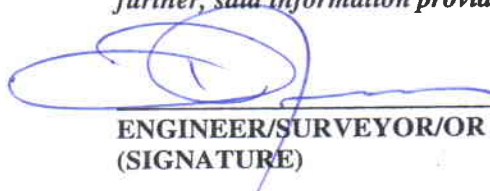
(Does the proposed subdivision development...)

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

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

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

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


 ENGINEER/SURVEYOR/OR DEVELOPER
 (SIGNATURE)

2-11-21
 DATE

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

May 11, 2021

RE: PUD Overlay Permitted Uses on Commercial Parcels

Permitted Uses:

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

Minimum Area Regulations:

1. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 130-1976 in the St. Tammany Parish Unified Development Code “Street Planting Areas” of these regulations.
2. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 130-1976 St. Tammany Parish Unified Development Code “Side and Rear Buffer Planting Area Requirements” of these regulations.

Maximum Lot Coverage:

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

Height Regulations:

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

Design criteria:

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

Parish Requirements:

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

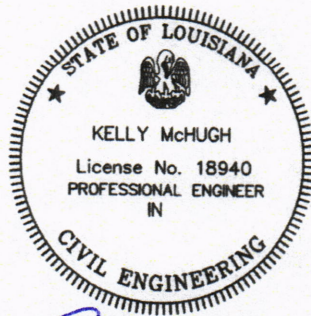
TRAFFIC IMPACT ANALYSIS

FOR

VIEUX CARRE SUBDIVISION (FORMERLY TIMBER BRANCH II)

Prepared for:

St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434



Prepared by:



Kelly McHugh
&
Associates, Inc.

845 Galvez St.
Mandeville, LA 70448
Phone 626-5611

**PRELIMINARY PLANS
RECEIVED**
9/9/2021 - 11:00 A.M.
**DEVELOPMENT
ENGINEERING**

Level Of Service Tables for Vieux Carre PUD

TABLE 1- Trips Generated by 415-lot Single-Family Detached Housing

Trip Type	Entering	Exiting
Avg. Vehicle Trips on a Weekday	1925	1925
Avg. Vehicle Trips on a Weekday Peak Hour between 7 & 9 a.m.	75	225
Avg. Vehicle Trips on a Weekday Peak Hour between 4 & 6 p.m.	251	147
Avg. Vehicle Trips on a Saturday	1870	1870
Avg. Vehicle Trips on a Saturday Peak Hour of Generator	198	169
Avg. Vehicle Trips on a Sunday	1808	1808
Avg. Vehicle Trips on a Sunday Peak Hour of Generator	180	159

TABLE 2- Trips Generated by 264 Unit Mult-Family Housing (Low Rise)

Trip Type	Entering	Exiting
Avg. Vehicle Trips on a Weekday	977	977
Avg. Vehicle Trips on a Weekday Peak Hour between 7 & 9 a.m.	27	92
Avg. Vehicle Trips on a Weekday Peak Hour between 4 & 6 p.m.	88	52
Avg. Vehicle Trips on a Saturday	1588	1588
Avg. Vehicle Trips on a Sunday	1166	1166

**TABLE 3-Summary of intersection LOS- Bootlegger Rd. @ Oschner Blvd.
(AM Peak)**

	Without Project (Existing AM)		Future w/o Project (Background AM)		With Project (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Bootlegger Rd.	B	13.0s	C	15.6s	C	19.3s
WB Bootlegger Rd.	A	4.9s	A	5.2s	A	6.1s
NB Oschner Blvd.	A	5.6s	A	6.0s	A	6.4s
SB Francis Rd.	A	4.0s	A	4.1s	A	4.5s

**TABLE 4-Summary of intersection LOS- Bootlegger Rd. @ Oschner Blvd.
(PM Peak)**

	Without Project (Existing PM)		Future w/o Project (Background PM)		With Project (Future PM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Bootlegger Rd.	A	7.0s	A	7.5s	A	9.1s
WB Bootlegger Rd.	B	12.6s	C	15.2s	C	21.3s
NB Oschner Blvd.	A	7.7s	A	8.5s	A	9.8s
SB Francis Rd.	A	6.4s	A	6.9s	A	7.5s

Level Of Service Tables for Vieux Carre PUD

**TABLE 5-Summary of intersection LOS- Bootlegger Rd. @ Rousseau Rd.
(AM Peak)**

	Without Project (Existing AM)		Future w/o Project (Background AM)		With Project (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Hwy 1085	A	7.8s	A	8.0s	A	8.3s
SB Rousseau Rd.	B	11.3s	B	12.4s	B	14.0s

**TABLE 6-Summary of intersection LOS- Bootlegger Rd. @ Rousseau Rd.
(PM Peak)**

	Without Project (Existing PM)		Future w/o Project (Background PM)		With Project (Future PM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Bootlegger Rd.	A	8.5s	A	8.7s	A	9.0s
SB Rousseau Rd.	B	11.2s	B	11.8s	B	13.7s

**TABLE 7-Summary of intersection LOS- Bootlegger Rd. @ Terra Bella Blvd.
(AM Peak)**

	Without Project (Existing AM)		Future w/o Project (Background AM)		With Project (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Hwy 1085	A	8.0s	A	8.0s	A	8.3s
SB Terra Bella Blvd.	B	13.9s	C	15.6s	C	18.7s

**TABLE 8-Summary of intersection LOS- Bootlegger Rd. @ Terra Bella Blvd.
(PM Peak)**

	Without Project (Existing PM)		Future w/o Project (Background PM)		With Project (Future PM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Bootlegger Rd.	A	8.7s	A	8.8s	A	9.2s
SB Terra Bella Blvd.	B	13.8s	B	14.0s	C	22.5s

Level Of Service Tables for Vieux Carre PUD

**TABLE 9-Summary of intersection LOS- Bootlegger Rd. @ Weston Way
(AM Peak)**

	Without Project (Existing AM)		Future w/o Project (Background AM)		With Project (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay
WB Hwy 1085	A	9.0s	A	9.2s	A	9.5s
NB Weston Way	A	9.1s	A	9.4s	A	9.8s

**TABLE 10-Summary of intersection LOS- Bootlegger Rd. @ Weston Way
(PM Peak)**

	Without Project (Existing PM)		Future w/o Project (Background PM)		With Project (Future PM)	
	LOS	Delay	LOS	Delay	LOS	Delay
WB Bootlegger Rd.	A	8.2s	A	8.3s	A	8.8s
NB Weston Way	A	8.0s	A	8.2s	A	9.3s

**TABLE 11-Summary of intersection LOS- Bootlegger Rd. @ Rue Maison du Lac
(AM Peak)**

	Without Project (Existing AM)		Future w/o Project (Background AM)		With Project (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Bootlegger Rd.	A	7.9s	A	8.0s	A	8.1s
WB Bootlegger Rd.	A	9.2s	A	9.5s	B	10.4s
NB Rue Maison du Lac	B	10.8s	B	11.3s	B	13.2s
SB Church ent/exit	B	14.2s	C	15.3s	C	18.8s

**TABLE 12-Summary of intersection LOS- Bootlegger Rd. @ Rue Maison du Lac
(PM Peak)**

	Without Project (Existing PM)		Future w/o Project (Background PM)		With Project (Future PM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Bootlegger Rd.	A	8.6s	A	8.7s	A	9.4s
WB Bootlegger Rd.	A	8.3s	A	8.5s	A	8.7s
NB Rue Maison du Lac	A	9.4s	A	9.6s	B	10.3s
SB Church ent/exit	B	13.1s	B	14.2s	C	17.5s

**TABLE 13-Summary of intersection LOS- Bricker Rd. @ Murphy Rd.
(AM Peak)**

	Without Project (Existing AM)		Future w/o Project (Background AM)		With Project (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Church Exit/Ent	A	7.3s	A	7.3s	A	7.4s
WB Murphy Rd.	A	7.6s	A	7.6s	A	7.7s
NB Bricker Rd.	A	7.2s	A	7.2s	A	7.2s
SB Bricker Rd.	A	7.3s	A	7.3s	A	7.3s

**TABLE 14-Summary of intersection LOS- Bricker Rd. @ Murphy Rd.
(PM Peak)**

	Without Project (Existing PM)		Future w/o Project (Background PM)		With Project (Future PM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Church Exit/Ent	A	7.5s	A	7.5s	A	7.6s
WB Murphy Rd.	A	7.8s	A	7.8s	A	7.8s
NB Bricker Rd.	A	7.2s	A	7.2s	A	7.2s
SB Bricker Rd.	A	7.2s	A	7.3s	A	7.3s

**TABLE 15-Summary of intersection LOS- Bricker Rd. @ Laurelleaf Ln.
(AM Peak)**

	Without Project (Existing AM)		Future w/o Project (Background AM)		With Project (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Church Exit/Ent	A	7.3s	A	7.3s	A	7.4s
WB Laurelleaf Ln.	A	7.6s	A	7.6s	A	7.8s
NB Bricker Rd.	A	7.2s	A	7.2s	A	7.3s
SB Bricker Rd.	A	7.2s	A	7.2s	A	7.3s

**TABLE 16-Summary of intersection LOS- Bricker Rd. @ Laurelleaf Ln.
(PM Peak)**

	Without Project (Existing PM)		Future w/o Project (Background PM)		With Project (Future PM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Church Exit/Ent	A	7.3s	A	7.3s	A	7.4s
WB Laurelleaf Ln.	A	7.7s	A	7.7s	A	7.8s
NB Bricker Rd.	A	7.2s	A	7.2s	A	7.2s
SB Bricker Rd.	A	7.3s	A	7.3s	A	7.3s

Level Of Service Tables for Vieux Carre PUD

**TABLE 17-Summary of intersection LOS- Hwy. 21 @ Murphy Rd.
(AM Peak)**

	Without Project (Existing AM)		Future w/o Project (Background AM)		With Project (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Murphy Rd.	B	14.8s	C	16.2s	C	19.9s
NB Hwy. 21	C	15.6s	C	17.3s	C	17.7s

**TABLE 18-Summary of intersection LOS- Hwy. 21 @ Murphy Rd.
(PM Peak)**

	Without Project (Existing PM)		Future w/o Project (Background PM)		With Project (Future PM)	
	LOS	Delay	LOS	Delay	LOS	Delay
EB Murphy Rd.	B	14.3s	C	15.2s	C	19.0s
NB Hwy. 21	C	19.3s	C	21.7s	C	24.5s

TABLE 19-Summary of intersection LOS- Hwy. 21 @ Bootlegger Rd. (AM Peak)

	Without Project (Existing AM)		Future w/o Project (Background AM)		With Project (Future AM)		With Project & Adjusted Signal (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
EB Bootlegger Rd.	D	41.4s	D	42.0s	D	45.0s	D	48.1s
WB Ent/Exit CVS	E	58.7s	E	58.7s	E	58.8s	E	58.7s
NB Hwy. 21	C	22.9s	C	26.7s	C	29.9s	C	31.8s
SB Hwy. 21	D	41.9s	D	47.8s	E	70.2s	D	46.5s
Overall Intersection Delay	C	33.8s	D	37.8s	D	49.0s	D	40.9s

TABLE 20-Summary of intersection LOS- Hwy. 21 @ Bootlegger Rd. (PM Peak)

	Without Project (Existing PM)		Future w/o Project (Background PM)		With Project (Future PM)		With Project & Adjusted Signal (Future AM)	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
EB Bootlegger Rd.	D	43.3s	D	42.8s	D	44.4s	D	44.6s
WB Ent/Exit CVS	E	69.2s	E	69.7s	E	69.7s	E	69.7s
NB Hwy. 21	B	18.4s	B	19.4s	C	22.2s	C	23.9s
SB Hwy. 21	B	19.0s	B	19.8s	C	27.1s	B	13.3s
Overall Intersection Delay	C	22.9s	C	23.6s	C	28.5s	C	22.6s

TABLE 21 - Summary of intersection LOS – Bootlegger Rd. @ West Ent/Exit

	AM Peak (Future AM)		PM Peak (Future PM)	
	LOS	Delay	LOS	Delay
EB Bootlegger Rd.	A	8.1s	B	10.4s
SB Vieux Carre Ent/Exit	B	12.8s	B	11.2s

Bricker Rd. @ East Entrance/Exit

The stop sign controlled intersection was analyzed for the future conditions. The “T” intersection has one stop sign on the eastbound exit. Minimal delays are calculated with the projected conditions. The following table summarizes the intersection:

TABLE 22 - Summary of intersection LOS – Bricker Rd. @ East Ent/Exit

	AM Peak (Future AM)		PM Peak (Future PM)	
	LOS	Delay	LOS	Delay
EB Vieux Carre Ent/Exit	A	8.5s	A	8.4s
NB Bricker Rd.	A	7.2s	A	7.3s

TABLE 23 - Summary of Turn Lane Warrants-Bootlegger Rd. @ West Ent/Exit

	AM Peak (Future AM)	PM Peak (Future PM)
Right Turn Lane	Warranted	Warranted
Left Turn Lane	Warranted	Warranted

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2354-ZC
Posted: September 29, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed – June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: George Kurz

OWNER: Honeybee Holdings, LLC

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

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

SIZE: 275.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District. The site is located on the east and west sides of Honeybee Road, north of US Highway 190, Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family and mixed commercial uses and conservation areas.

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

The applicant is requesting to rezone the subject property to A-4A Single-Family Residential District. This zoning classification allows the highest single-family residential density available within the Unified Development Code: six units per acre. The reason for this request is to establish the allowable density for the proposed Honeybee Subdivision PUD (Case No. 2021-2355-ZC).

Case No.: 2021-2354-ZC

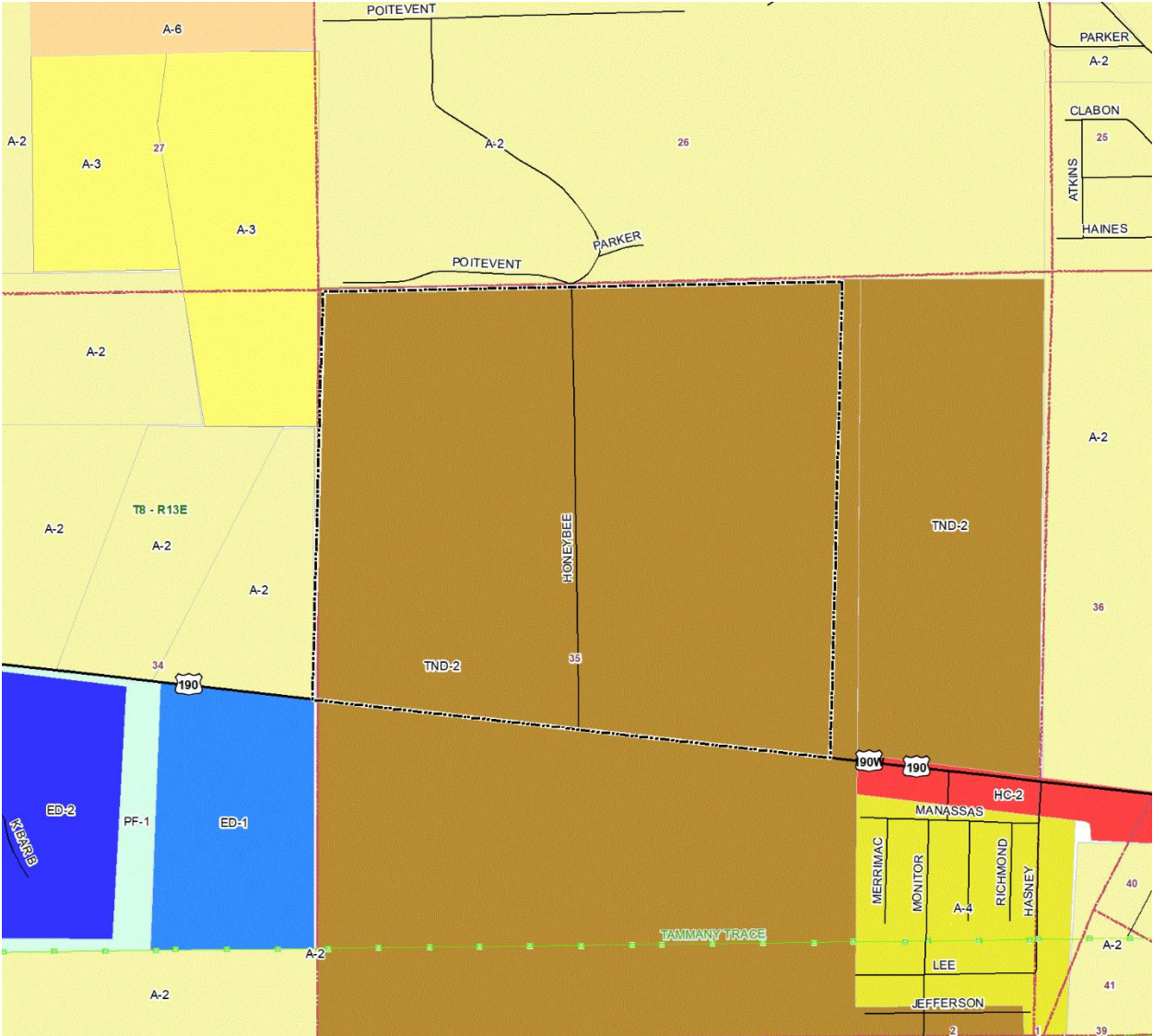
PETITIONER: George Kurz

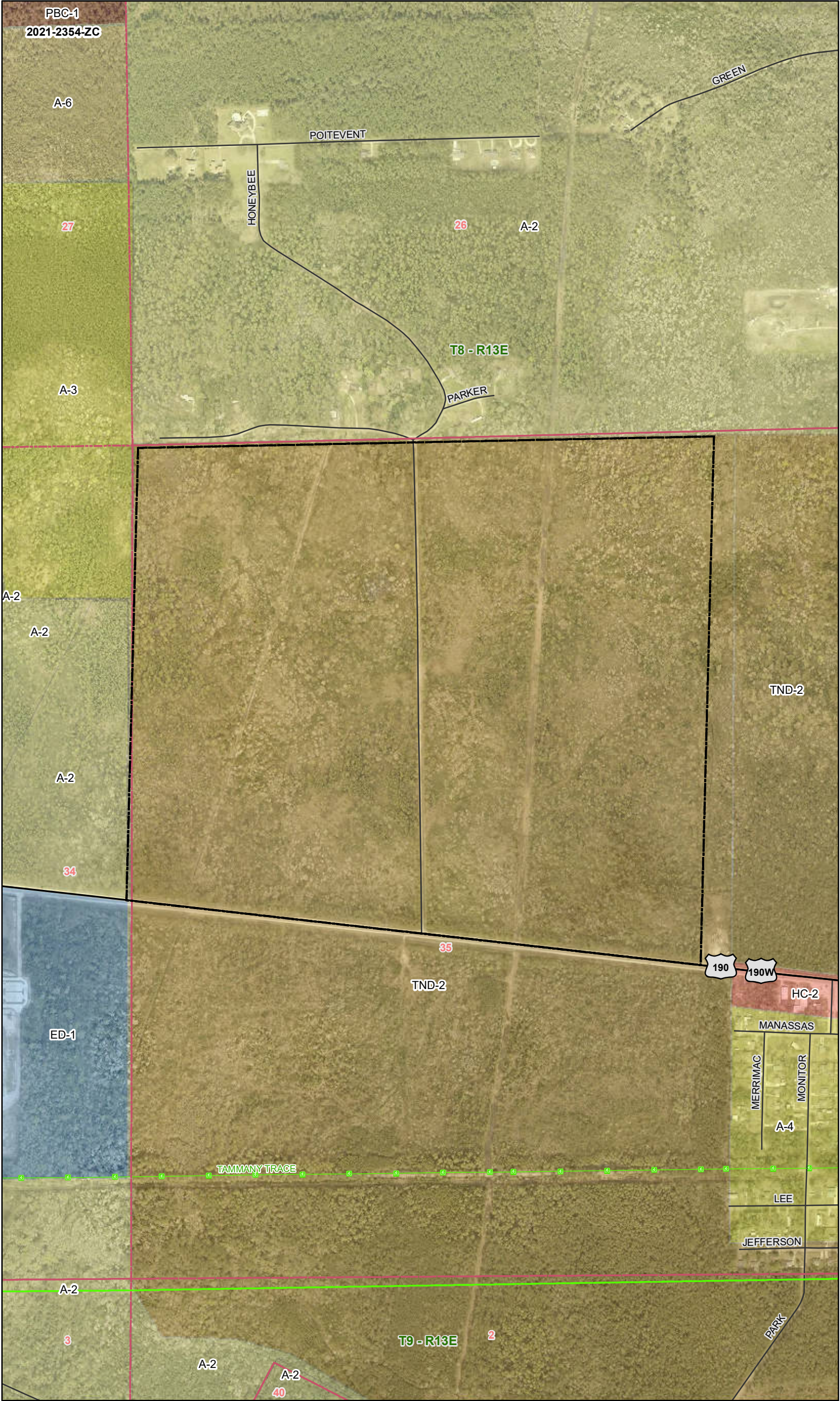
OWNER: Honeybee Holdings, LLC

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

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

SIZE: 275.33 acres





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

2021-2354-ZC



VICINITY MAP

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: C
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO. 225205 0415 C & 225205 0405 C
MAP REVISED: APRIL 2, 1991 (0415) & OCTOBER 17, 1989 (0405)
(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

REFERENCES:

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

SOURCE OF TITLE: COB 83/FOLIO 544

ABSTRACT REVIEW NOTES:

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

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

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

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

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

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

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

NOTE:

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

NOTE:

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

SURVEY DESCRIPTION:

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

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

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

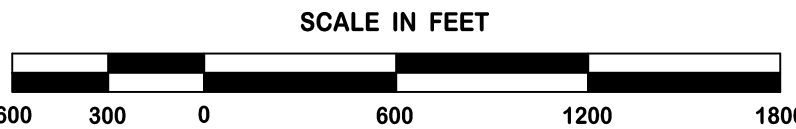
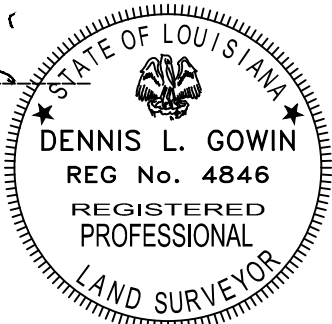
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

TO: HONEYBEE HOLDINGS AND LLC AND LISKOW & LEWIS

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

DATE OF PLAT: 01/11/2021

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



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

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY

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



ALTA/NSPS LAND TITLE SURVEY
SECTION 35, T8S-R13E
ST. TAMMANY PARISH, LOUISIANA

FOR:
HONEYBEE HOLDINGS, LLC

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

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2355-ZC
Posted: September 29, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed – June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

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

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

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

STAFF COMMENTS/SUBDIVISION INFORMATION:

The petitioner is requesting to change the zoning classification from A-4A Single-Family Residential District to A-4A Single-Family Residential District and PUD Planned Unit Development Overlay. The site is located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family and mixed commercial uses and conservation areas.

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

The Honeybee Subdivision is comprised of 275.33 acres and is proposed to be developed with 962 home sites (see Table 1 below). A concurrent application to rezone the subject site from TND-2 Traditional Neighborhood Development District to A-4A Single-Family Residential District has also been submitted (Case No. 2021-2354-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision.

TABLE 1: HONEYBEE SUBDIVISION HOME SITE SIZES		
Lot Size	Average Lot Size	Total Number Proposed
40 ft.	40’ x 120 or .11 acres	411
50 ft.	50’ x 120’ or .14 acres	404
60 ft.	60’ x 120’ or .17 acres	129
Cottage Style Home	34’ x 120’ or .09 acres	18
Total Home Sites		962

ACCESS:

The Honeybee PUD is proposed to be accessed from the existing Parish maintained Honeybee Road, as well as another proposed entrance west of Bayou Paquet. The typical right-of-way throughout the subdivision totals 50 ft. wide, including two-11.25 ft. travel lanes. Due to the proposed density of the subject PUD, staff recommends the applicant enhance the existing Honeybee Road to a Boulevard with a minimum width of 80 feet through the entire length of the PUD. Utilizing a boulevard lane as the main access point with a median, sidewalks, and buffers would enhance the safety of the proposed 962 households and provide a visual shield in-between the main travel lane for the subdivision and the 70+ home sites which are shown backing up to this busy road way.

In addition, consideration should be given to a third access point and specifically a second access point on the denser east side of the proposed development. A third access would remove the need for the proposed utility site to connect to US Highway 190 and would alleviate traffic queuing along the the two proposed access points along Honeybee and the west side of the PUD.

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	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	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: <div> <div>1. A licensed utility company is required to own, operate, and maintain package plants.</div> <div>2. LDH Permit required for community water and installation of wastewater package plants.</div> <div>3. LDEQ permit required for discharges from package plants.</div> </div>
Wetland Delineations	Provided as Required: <div>Note the applicant may need to reconfigure the PUD layout based on the outcome of the Jurisdictional Determination.</div>
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

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

The proposal is for 962 residential lots, which is 77% of the maximum allowable density of the PUD per the requested A-4A Single-Family Residential designation (2020-2354-ZC). This zoning classification allows the highest single-family residential density available within the Unified Development Code: six units per acre (see Table 3).

Per Sec. 130-1674(c)(4)(c), “if lots and or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required, except as approved as part of the individual PUD proposal”. This section within the PUD ordinance provides developers the ability to renegotiate lot sizes and density allocations for a trade off on recreational and greenspace for the benefit of the residents. It should be noted however that 833 of the proposed 962 lots (87%) are significantly less than the 60 ft. width which would be required under the requested A-4A zoning classification.

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

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivisions. The petitioned PUD consists of 275.33 acres, requiring 68.83 acres of open space. The Honeybee PUD plan shows a total of 69.08 acres of greenspace.

The purpose of a PUD is to provide environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property. If this property were to be developed as a subdivision, Sec. 125-95(a) states that recreational green space must be exclusive of green belts, reserved easements, or servitudes. Staff has concerns that a large majority of greenspace provided is comprised of easements, servitudes, and buffers, and therefore does not meet the intent of the PUD requirements (see Table 4). While not opposed to the addition of several acres of pocket parks situated throughout the PUD, staff would like to see that more amenities are added to these parks to ensure the greenspace that is provided is functional and beneficial to the residents. Currently, it appears as though the Honeybee PUD is providing three playground sets and an “open field” to accommodate 962 proposed home sites.

TABLE 4: GREENSPACE CALCULATIONS			
<u>Greenspace Type</u>	<u>Amenity</u>	<u>Acreage</u>	<u>Percentage</u>
Amenity Site	Playground	5.48 acres	7.93%
Bayou Paquet	Passive Greenspace	13.68 acres	19.80%
Gas Servitude	Walking Path	2.16 acres	3.13%
Other Green Space: 1. Space around the lakes 2. Buffers	Servitudes, Easements, and Buffers	16.65 acres	53.06%
3. Pocket Parks	Pocket Parks	20 acres	
½ Storm Water Management Areas	Ponds	11.11 acres	16.08%
Total:		69.08 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.*
- If approved, the 275.33-acre site could be developed under the A-4A Single-Family Residential District site and structure provisions (2021-2354-ZC). This zoning classification would allow for a gross density of 1,652 home sites and if developed under the normal subdivision regulations would be required to provide 21.99 acres of greenspace. Per Sec. 125-95(a), that recreational green space

would be required to be exclusive of green belts, reserved easements, or servitudes. As shown in Table 4, 63% of the greenspace that is proposed to be dedicated to the PUD is comprised of “space around lakes”, buffers, Bayou Paquet, existing servitudes, and ponds. This would not be permitted under the typical subdivision regulations. Therefore, this development is not of a higher quality than would be possible under the regulations otherwise applicable to the property.

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

- The Honeybee PUD 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.

- Almost 63% of the greenspace provided is comprised of required area around the ponds, greenspace buffers, and servitudes. Considering the high density of the proposed subdivision, additional active areas and amenities should be provided that are exclusive of buffers and servitudes. Three playground sites and an “open field” does not provide enough active recreation to meet the purpose of a PUD and does not provide enough public benefit to negate the site and structure provisions that a typical subdivision would need to follow. The Honeybee PUD plan should provide more functional and beneficial uses of open space or develop the subdivision according to the 60 ft. lot requirement under the A-4A zoning classification.

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 50 ft. “landscape buffer” along Highway 190, a 50 ft. “undisturbed buffer” to the north, as well as a two-25 ft. “disturbed buffers” to the east and west. While staff welcomes the use of greenspace to screen the residential development from existing land uses, staff has determined that these buffers should not help to make up the majority of green space amenities for the residents.

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

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

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

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

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

- The site is proposed to predominantly be accessed from the existing Parish maintained Honey Bee Road, as well as another proposed entrance west of Bayou Paquet. Due to the proposed density of the subject PUD, staff recommends the applicant enhance the existing Honeybee Road to a Boulevard or Avenue with a minimum width of 80 feet for the entire duration of the PUD. In addition to the Honeybee Road Boulevard, an additional east-west boulevard should be constructed.

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

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

COMPREHENSIVE PLAN ANALYSIS

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

SUMMARY

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

Staff has determined the following:

1. The applicant is required to provide the service provider for the proposed 962 home sites including sewer and water connections.
2. As submitted, there is no diversification of single-family housing types.
3. Consideration should be given to a third access point and specifically a second access point along the eastern side of the proposed PUD. A third access point would provide connection to the proposed utility site location and alleviate traffic queuing along Honeybee Road and the western side of the subdivision.
4. Staff has determined that adverse traffic impacts may be created. Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of this development will generate over 8,346 new vehicle trips a day to the area with two-two-way access roads servicing the development.
5. The proposed density for this development is above the existing density in a majority of the surrounding area. Staff has determined that the proposal for 962 homes could create negative impacts on traffic, drainage, and safety.

Case No.: 2021-2355-ZC

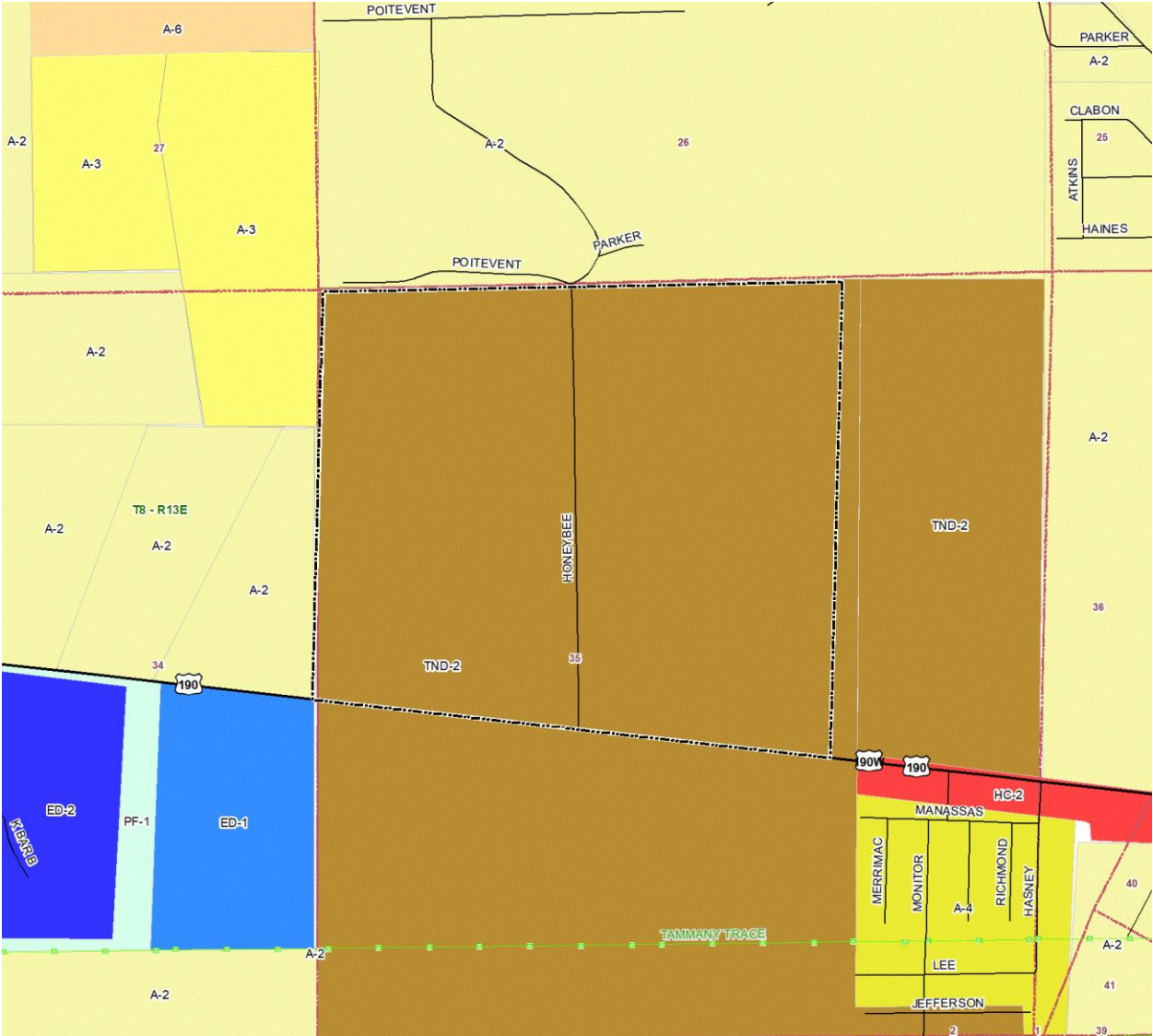
PETITIONER: George Kurz

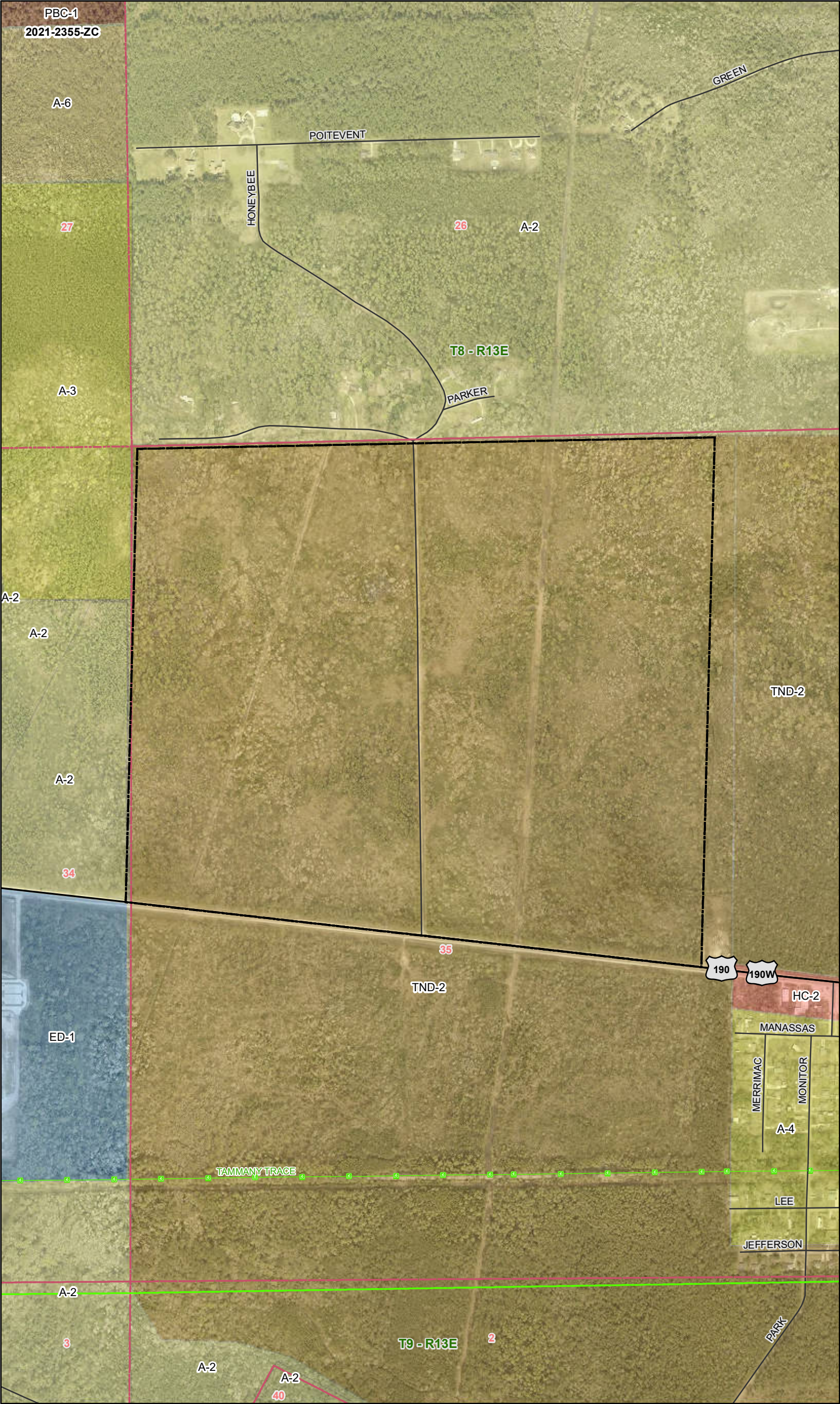
OWNER: Honeybee Holdings, LLC

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

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

SIZE: 275.33 acres





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

2021-2355-ZC



VICINITY MAP

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: C
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO. 225205 0415 C & 225205 0405 C
MAP REVISED: APRIL 2, 1991 (0415) & OCTOBER 17, 1989 (0405)
(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

REFERENCES:

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

SOURCE OF TITLE: COB 83/FOLIO 544

ABSTRACT REVIEW NOTES:

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

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

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

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

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

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

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

NOTE:

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

NOTE:

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

SURVEY DESCRIPTION:

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

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

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

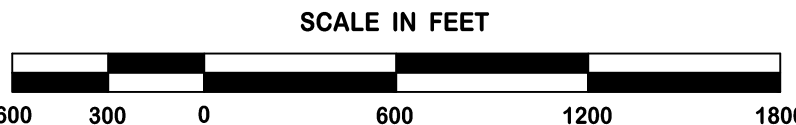
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

TO: HONEYBEE HOLDINGS AND LLC AND LISKOW & LEWIS

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

DATE OF PLAT: 01/11/2021

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



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

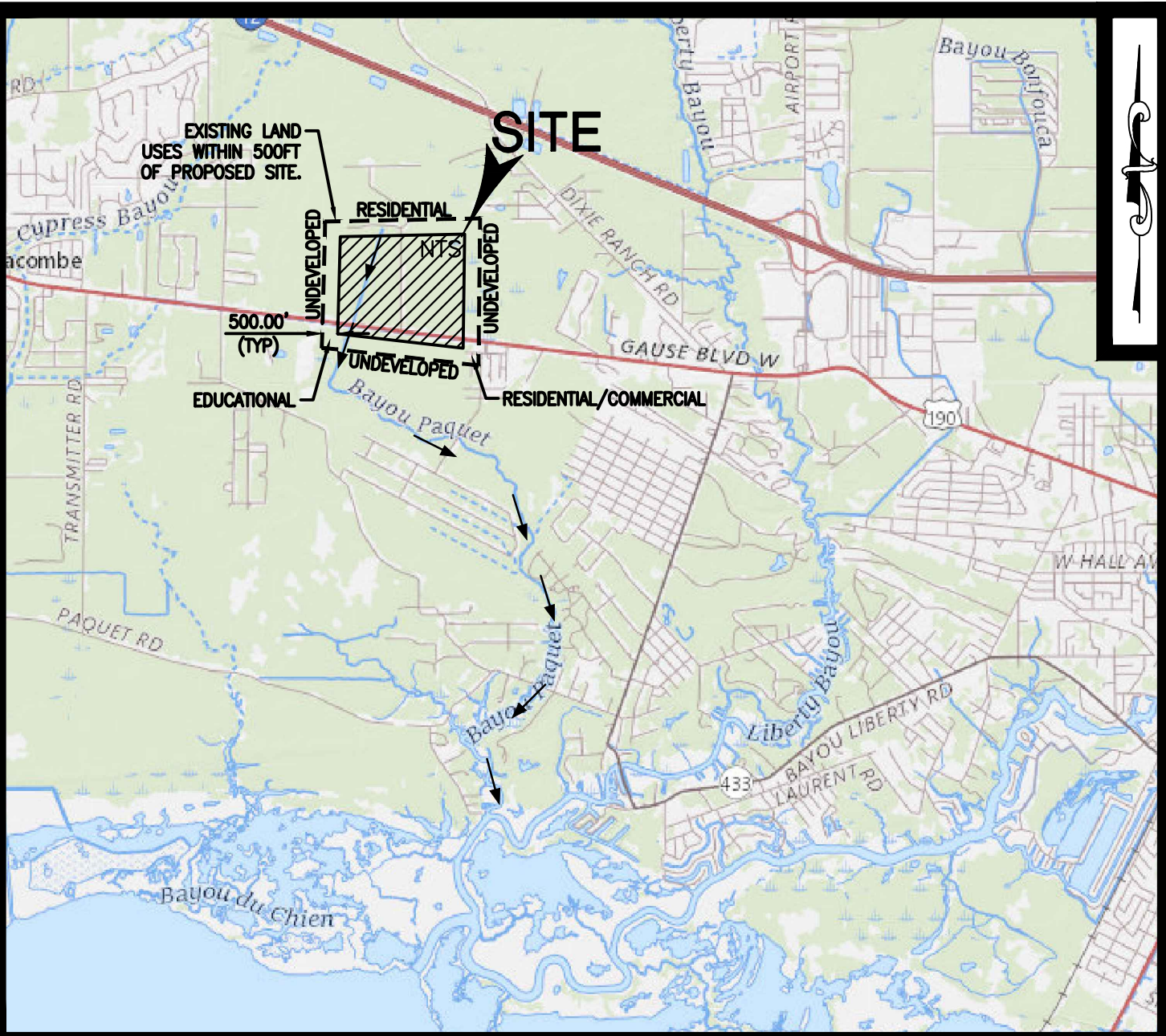
REVISION	BY

DUPLANTIS DESIGN GROUP, PC SURVEY	16564 Brewster Road, Suite 101 Covington, LA 70433 Phone: 985.249.6180 // Fax: 985.249.6190 1308 Camellia Blvd, Suite 200 Lafayette, LA 70508 WWW.ddgpc.com
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ALTA/NSPS LAND TITLE SURVEY SECTION 35, T8S-R13E ST. TAMMANY PARISH, LOUISIANA FOR: HONEYBEE HOLDINGS, LLC
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DRAWN BPV/NLA
CHECKED DLG
PROJECT NO. 20-889
FILE 20-889 ALTA 01-11-2021
SHEET 1-1



VICINITY MAP

N.T.S.

275.33 ACRES AREA	962 NO. OF LOTS	(40'X120') AVG. 40 FT LOT SIZE	(35'X120') AVG. COTTAGE STYLE HOME LOT SIZE
50 FT 60 FT STREET RIGHT OF WAY	ASPHALT ROAD SURFACE	(50'X120') AVG. 50 FT LOT SIZE	20' FRONT 15' REAR 5' SIDE
PRIVATE UTILITY PROVIDER WATER SYSTEM	PRIVATE UTILITY PROVIDER SEWER SYSTEM	(60'X120') AVG. 60 FT LOT SIZE	40 FT - 60 FT LOT SETBACKS
45 FT FOR ALL BUILDINGS MAXIMUM BUILDING HEIGHT	LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	338,924 LN FT STREET LENGTH	20' FRONT 15' REAR 5' SIDE
		A-A AND PUD PROPOSED ZONING	COTTAGE STYLE HOME SETBACKS

AREA SUMMARY

DEDICATED RIGHT-OF-WAY	± 45.56 ACRES - 16.55%
LOT ACREAGE	± 142.40 ACRES - 51.72%
STORM WATER MANAGEMENT AREAS	± 22.21 ACRES - 8.07%
OTHER (GREEN SPACE, BUFFERS, ETC.)	± 52.05 ACRES - 18.94%
UTILITY SITE	± 1.51 ACRES - 0.55%
AMENITY SITE	± 6.96 ACRES - 2.53%
OPEN SPACE (NOT COUNTED TOWARDS GREEN SPACE CALCULATIONS)	± 4.64 ACRES - 1.69%
TOTAL ACREAGE:	± 275.33 ACRES - 100%

GREEN SPACE CALCULATIONS

AMENITY SITE	± 5.48 ACRES - 7.93%
BAYOU PAQUET (EXCLUDING AREA BETWEEN TOP OF BANK TO TOP OF BANK)	± 13.68 ACRES - 19.80% ± 9.78 UNDISTURBED ACRES - 14.16%
GAS SERVITUDE	± 2.16 ACRES - 3.13%
OTHER GREEN SPACE (SPACE AROUND LAKES, BUFFERS, POCKET PARKS, ETC.)	± 36.65 ACRES - 53.06% ± 3.41 UNDISTURBED ACRES - 4.94%
1/2 OF STORM WATER MANAGEMENT AREAS	± 11.11 ACRES - 16.08%
TOTAL ACREAGE PROVIDED:	± 69.08 - 100%
TOTAL ACREAGE REQUIRED:	± 68.83

RESTRICTIVE COVENANTS:

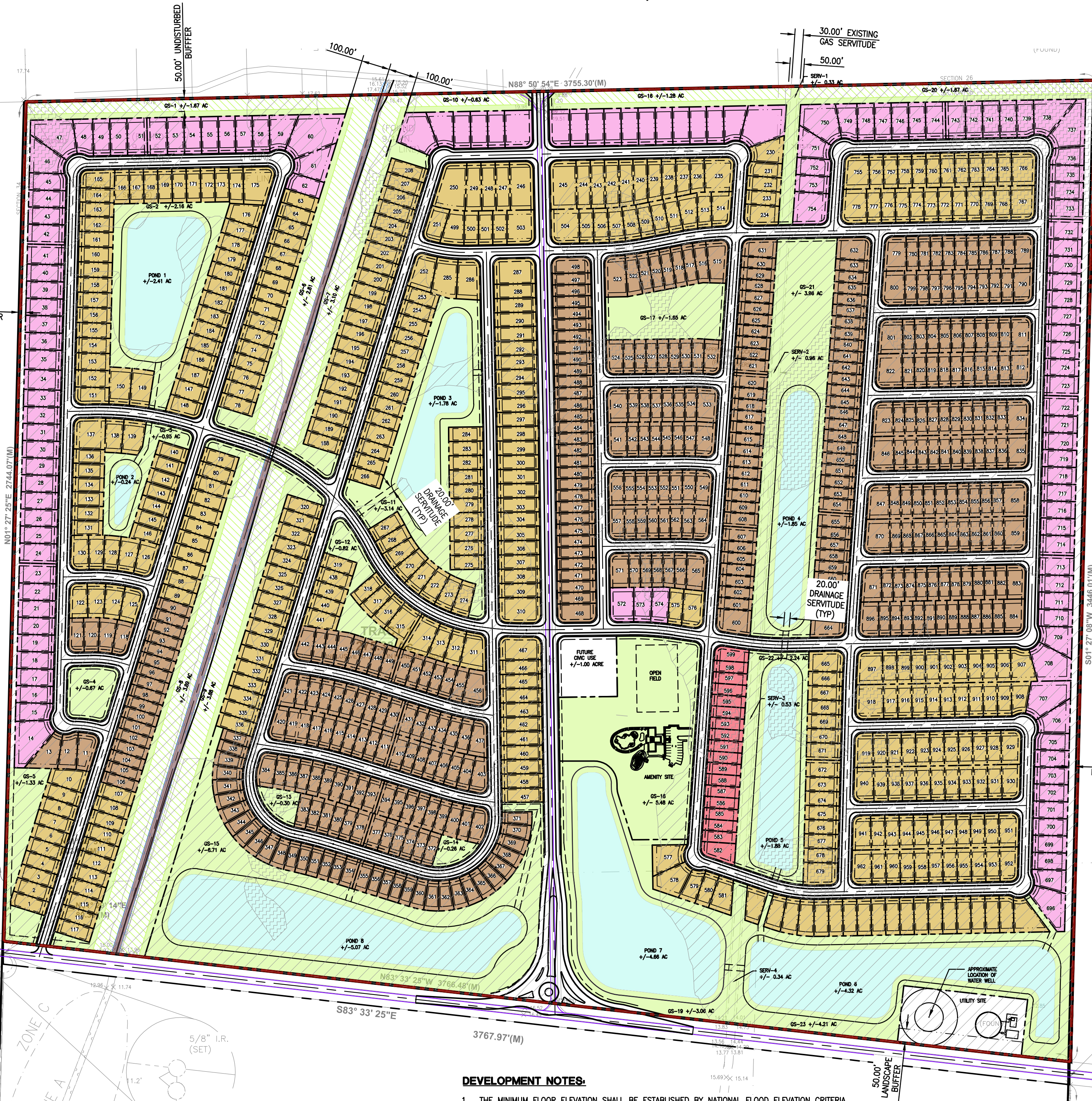
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY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

- THE PROPOSED STORM WATER DETENTION SYSTEM, INCLUDING THE LAKES, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- FENCES: ALL FENCES MUST BE MAINTAINED AND KEPT IN GOOD REPAIR SO AS NOT TO DETRACT FROM THE APPEARANCE OF THE DEVELOPMENT. THE HEIGHT OF FENCES SHALL NOT EXCEED SIX (6') FEET. FENCES MUST BE MADE OF MASONRY, WOOD OR OTHER HOMEOWNERS ASSOCIATION APPROVED MATERIAL. ANY PORTION OF THE FENCE THAT FACES A STREET OR COMMON AREA MUST HAVE A FINISHED SIDE APPEARANCE. RETAINING WALLS MUST BE CONSTRUCTED ENTIRELY WITH ARCHITECTURAL REVIEWER APPROVED MATERIALS. HOWEVER RAILED TIES MAY NOT BE USED FOR A RETAINING WALL VISIBLE FROM A STREET. FENCES MAY NOT BE CONSTRUCTED NEARER THAN FIVE (5') FEET FROM THE FRONT EDGE OF THE DWELLING'S FOUNDATION, AND IN NO EVENT MAY FENCES BE CONSTRUCTED BETWEEN THE FRONT OF A DWELLING AND THE STREET. FENCES MAY NOT BE CONSTRUCTED ON ANY COMMON AREAS. THE USE OF BARBED WIRE AND CHAIN LINK FENCING IS PROHIBITED. THE USE OR APPLICATION OF A STAIN THAT CURES IN A SOLID COLOR OR PAINT IS PROHIBITED. WOOD FENCES MAY BE LEFT IN THEIR NATURAL STATE. NO WOOD FENCE MAY BE STAINED TO ALTER THE FENCE COLOR FROM A NATURAL WOOD COLOR. WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL REVIEWER, CLEAR SEALANTS MAY BE APPLIED. FENCES ON LOTS WHICH ARE ADJACENT TO ANY LAKES, PONDS, PARK AREAS, RECREATIONAL FIELDS, PATHWAYS OR COMMON AREA ("COMMON AREA RESTRICTED FENCE LOTS") SHALL BE CONSTRUCTED IN SUCH MANNER AS TO REASONABLY PRESERVE THE VIEW OF SUCH LAKES, PONDS, PARK AREAS, RECREATIONAL FIELDS, PATHWAYS OR COMMON AREA TO ALL OTHER OWNERS, AND AS SUCH, THESE FENCES MUST BE A MINIMUM OF 50% OPEN (NON-PRIVATE) AND FOUR (4') FEET IN HEIGHT. FENCE THAT TRANSITIONS FROM FOUR (4') FEET TALL TO SIX (6') FEET TALL ALONG SIDE OF YARD IS TO TRANSITION AS FOLLOWS. THE HEIGHT OF THE FIRST TWENTY (20') FEET OF SIDE FENCING FROM THE REAR PROPERTY LINE SHALL NOT EXCEED FOUR (4') FEET. AFTER THE FIRST TWENTY (20') FEET OF FOUR (4') FENCING, THE TRANSITION IS TO NOT EXCEED AN ANGLE OF 45 DEGREES NOR A HEIGHT OF SIX (6') FEET AT END OF TRANSITION. SIDE FENCES MAY CONTAIN PRIVACY FENCING. AN EXCEPTION TO THIS IS WHEN LOTS SHARE A COMMON PROPERTY LINE WITH THE AMENITY CENTER. THOSE LOTS ARE TO HAVE A SIX (6') FEET WOODEN FENCE AS DESCRIBED ABOVE. FENCING SHALL NOT BE BUILT OVER OR THROUGH ANY SERVITUDE OR EASEMENT ON ANY LOT.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE REITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

2021-2355-ZC

CONCEPTUAL PLAN FOR REZONING
HONEYBEE SUBDIVISION
A PLANNED UNIT DEVELOPMENT
SECTION 35, TOWNSHIP 8 SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

DEVELOPER: HONEYBEE HOLDINGS
7696 VINCENT ROAD
DENHAM SPRINGS, LA. 70726
PRIMARY CONTACT: ADAM KURZ
Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is NOT located in a special flood hazard area. It is located in Flood Zone G.
FIRM Panel # 2050415-G Rev. April 2, 1991
FIRM Panel # 2252050405-G Rev. October 17, 1999



DEVELOPMENT NOTES:

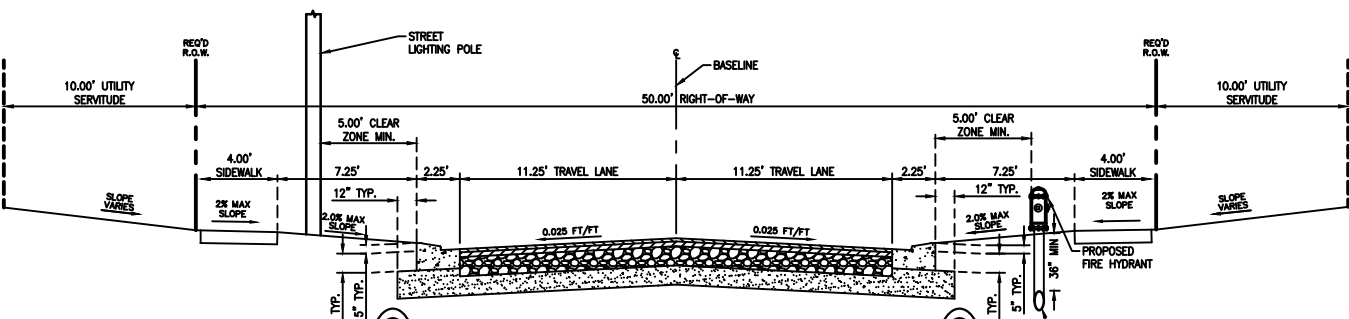
- THE MINIMUM FLOOR ELEVATION SHALL BE ESTABLISHED BY NATIONAL FLOOD ELEVATION CRITERIA (FEMA) AND/OR ST. TAMMANY PARISH. MINIMUM FINISHED FLOOR ELEVATION SHALL BE ABOVE BFE OR 12" ABOVE CENTERLINE OF STREET, WHICHEVER IS HIGHER.
- LANDSCAPING TO MEET ALL ST. TAMMANY PARISH REQUIREMENTS
- ROAD EXTENSIONS SHOWN HEREIN ARE NOT CONSIDERED FINAL DESIGN LOCATIONS. ROAD LOCATIONS AND THEIR RIGHT OF WAYS ARE SUBJECT TO FINAL ADJUSTMENT.
- ALL STREETS AND ASSOCIATED RIGHT OF WAYS IN THE ENTIRE PUD DEVELOPMENT SHALL BE CONSTRUCTED PURSUANT TO ST. TAMMANY PARISH ORDINANCE REQUIREMENTS, AND SHALL BE DEDICATED TO THE COMMUNITY DEVELOPMENT DISTRICT.
- 100% OF LAKE ACREAGE IS INCLUDED IN AREA SUMMARY.
- LIGHTING WILL MEET ALL ST. TAMMANY PARISH REQUIREMENTS.
- THE REQUIRED NUMBER OF PARKING SPACES SHALL BE PROVIDED FOR EACH USE AS PER THE ST. TAMMANY PARISH ZONING ORDINANCE.
- ALL STREET AND REGULATORY SIGNAGE IS TO BE A ROUND, BLACK POWDER COATED POLE WITH A BLACK POWDER COATED ROUND CAP. THE DESIGN OF THE FACES OF THE STREET NAME SIGNS ARE TO BE COORDINATED WITH THE DEVELOPER AND CONSISTENT WITH THE REST OF THE DEVELOPMENT. ALL REGULATORY SIGNS ARE TO HAVE BLACK BACKING. SIGNAGE IS TO BE OWNED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- THE PARCEL LABELED CIVIC USE IS ALLOWED TO HAVE THE FOLLOWING USES: POLICE SUBSTATION, LIBRARY, FIRE STATION, MUSEUM, POST OFFICE, CHURCH, TEMPLE, OR SYNAGOGUE.
- THE MONUMENT SIGN ALONG HIGHWAY 190 ADJACENT TO HONEYBEE ROAD IS TO BE THE BELOW CRITERIA:
 - ONLY A SINGLE ONE-SIDED MONUMENT SIGN ON ONE SIDE OF HONEYBEE ROAD SHALL BE ALLOWED.
 - THE HEIGHT OF ANY COMPONENT OF THE SIGN IS NOT TO EXCEED 35' FROM ADJACENT FINISHED GRADE.
 - INTERNAL AND EXTERNAL ILLUMINATION CAN BE UTILIZED.
 - WATER FEATURES ARE ALLOWED.
 - LETTERING IS NOT TO EXCEED THIRTY-SIX (36") INCHES IN HEIGHT.
 - THE AREA OF THE LETTERING CANNOT EXCEED 450 SF.
 - THE STRUCTURE OF THE SIGN MUST BE MASONRY CONSTRUCTION. ALLOWABLE FACADES ARE WOOD, CONCRETE, BRICK, STUCCO, AND STONE.

SURVEY DESCRIPTION:

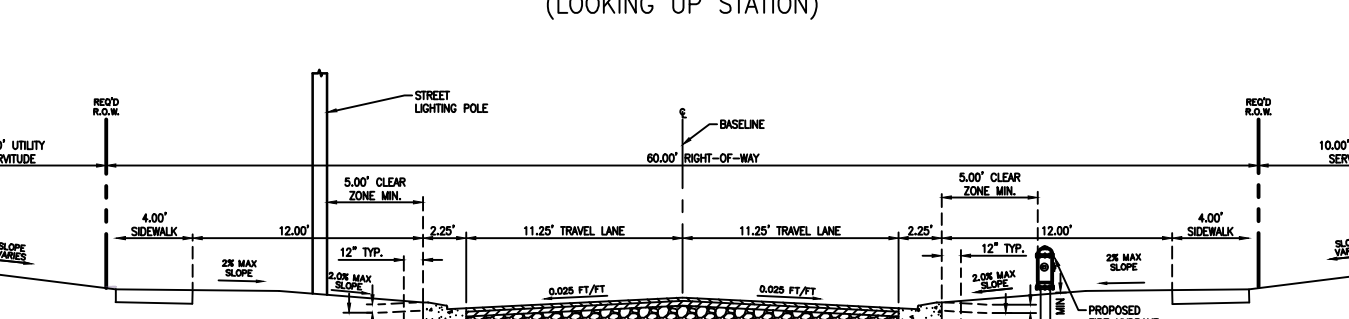
A CERTAIN PIECE OR PARCEL OF LAND BEING THAT PORTION OF THE WEST HALF AND THE WEST HALF OF SAID SECTION 35; THENCE N88°50'54"E ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3755.30 FEET TO A 1/2" IRON ROD FOUND; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 35 TO A 1/2" IRON ROD FOUND AT A DISTANCE OF 3446.01 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 190; THENCE N83°33'25"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 3768.48 FEET TO A 5/8" IRON ROD SET ON THE WEST LINE OF SAID SECTION 35; THENCE N01°36'31"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 203.67 FEET TO A 1/2" IRON ROD FOUND AT THE QUARTER CORNER COMMON TO SECTION 26, TOWNSHIP 8 SOUTH, RANGE 13 EAST AND SAID SECTION 35; THENCE N01°27'25"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 2744.07 FEET TO THE POINT OF BEGINNING.

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

BOULEVARD ROAD TYPICAL SECTION
(LOOKING UP STATION)



LOCAL ROAD TYPICAL SECTION
(LOOKING UP STATION)



HONEYBEE ROAD TYPICAL SECTION
(LOOKING UP STATION)



LEGEND

BAYOU PAQUET TOP OF BANK TO TOP OF BANK	40 FT LOT (411 LOTS)
MARGINAL MIXED WETLANDS 21.18 ACRES	50 FT LOT (404 LOTS)
PS WETLANDS 191.04 ACRES	60 FT LOT (129 LOTS)
PROVIDED GREEN SPACE	COTTAGE STYLE HOME (18 LOTS)
STORM WATER MANAGEMENT AREA	UTILITY SITE
BOUNDARY LIMITS	UNDISTURBED GREEN SPACE

SETBACK SUMMARY:

40', 50', & 60' LOTS:	20' FRONT 15' REAR 5' SIDE
COTTAGE STYLE:	20' FRONT 15' REAR 5' ON NON-SHARED PROPERTY LINE

DENSITY FORMULA

0.75 X TOTAL ACRES X MAXIMUM DENSITY

0.75 X 275.33 AC X 6 UNITS/ACRE = 1,239 UNITS ALLOWED

DENSITY PROPOSED: 275.33 AC/962 LOTS = 3.49 UNITS/ACRE

ACTIVE AMENITIES

- PLAYGROUNDS
- AMENITY CENTER
- OPEN FIELD

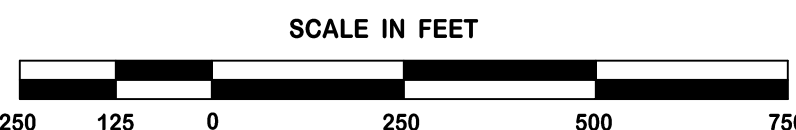
PASSIVE AMENITIES

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

DEDICATION:

ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT WITH THE EXCEPTION OF HONEYBEE ROAD. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

Not For Construction
P.U.D.
EXHIBIT



REVISION	BY
ADDRESSING STAFF COMMENTS 08/09/2021	NUL
ADDRESSING STAFF COMMENTS 10/05/2021	EHS

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

DDG
DUPLANTIS DESIGN GROUP

SIGNATURE: _____
DATE: _____
STAMP

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

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

SHEET
PUD-1



FOUNTAINS



CORRIDOR VIEW



PLAYGROUND

OPEN SPACE

- LAKE (27.94 A)
- GREEN (56.93A)

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

PEDESTRIAN CIRCULATION

- WALKING PATH

2021-2355-ZC



0 200 400 600 feet
SCALE: 1" = 200'



4' BLACK ALUMINUM FENCE 



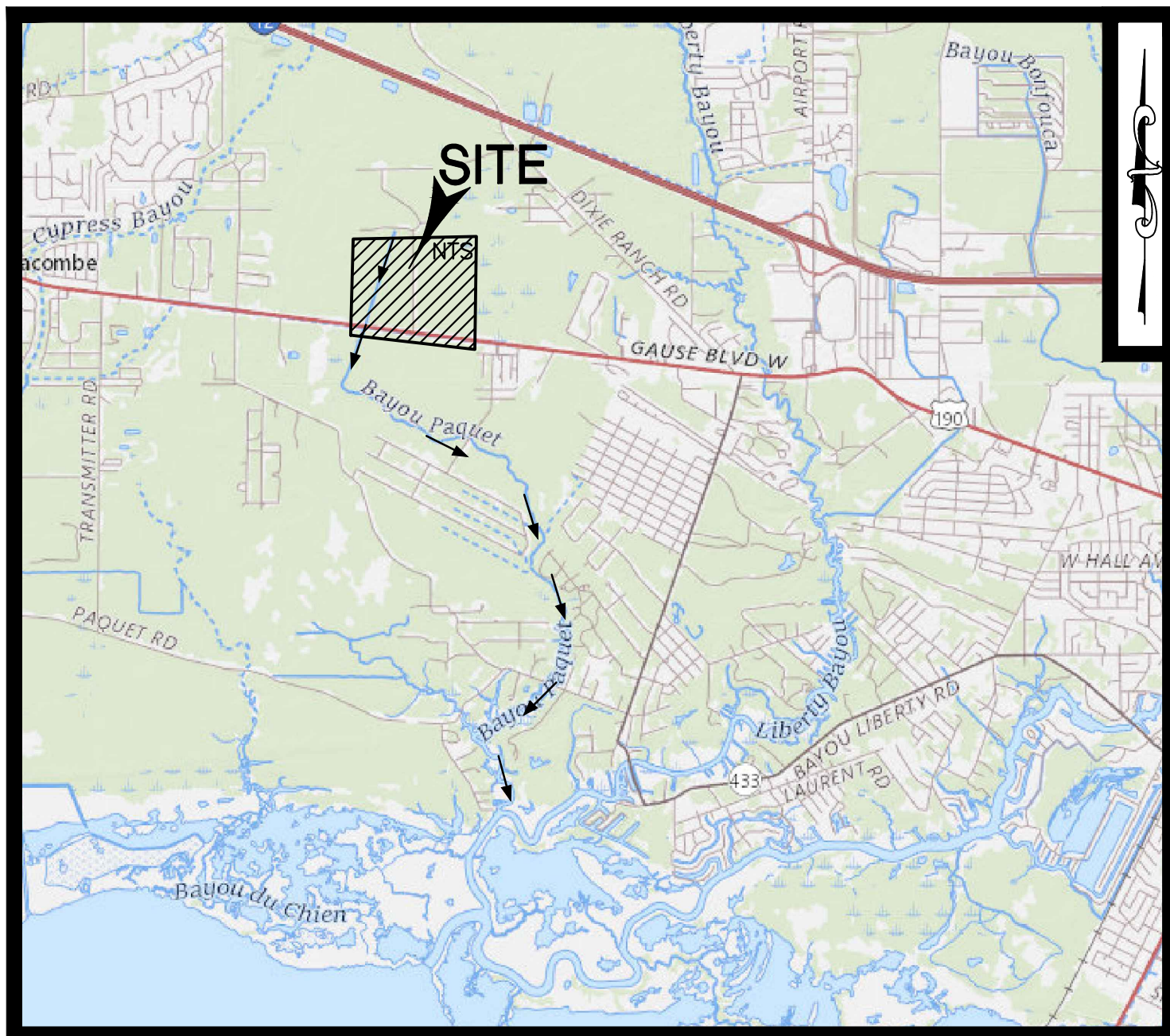
6' STAINED/PAINTED WOODEN FENCE 



WHITE BARN YARD FENCE 

2021-2355-ZC





Honeybee Subdivision Ultimate Disposal of Surface Drainage

2021-2355-ZC

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

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

If yes, what are the hazardous materials? N/A

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

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

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

If yes, which major arterial streets? LA Hwy 190

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

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

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

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

(Does the proposed subdivision development...)

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

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

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

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



5-13-2020

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2442-ZC
Posted: August 29, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed Until September 7, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
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

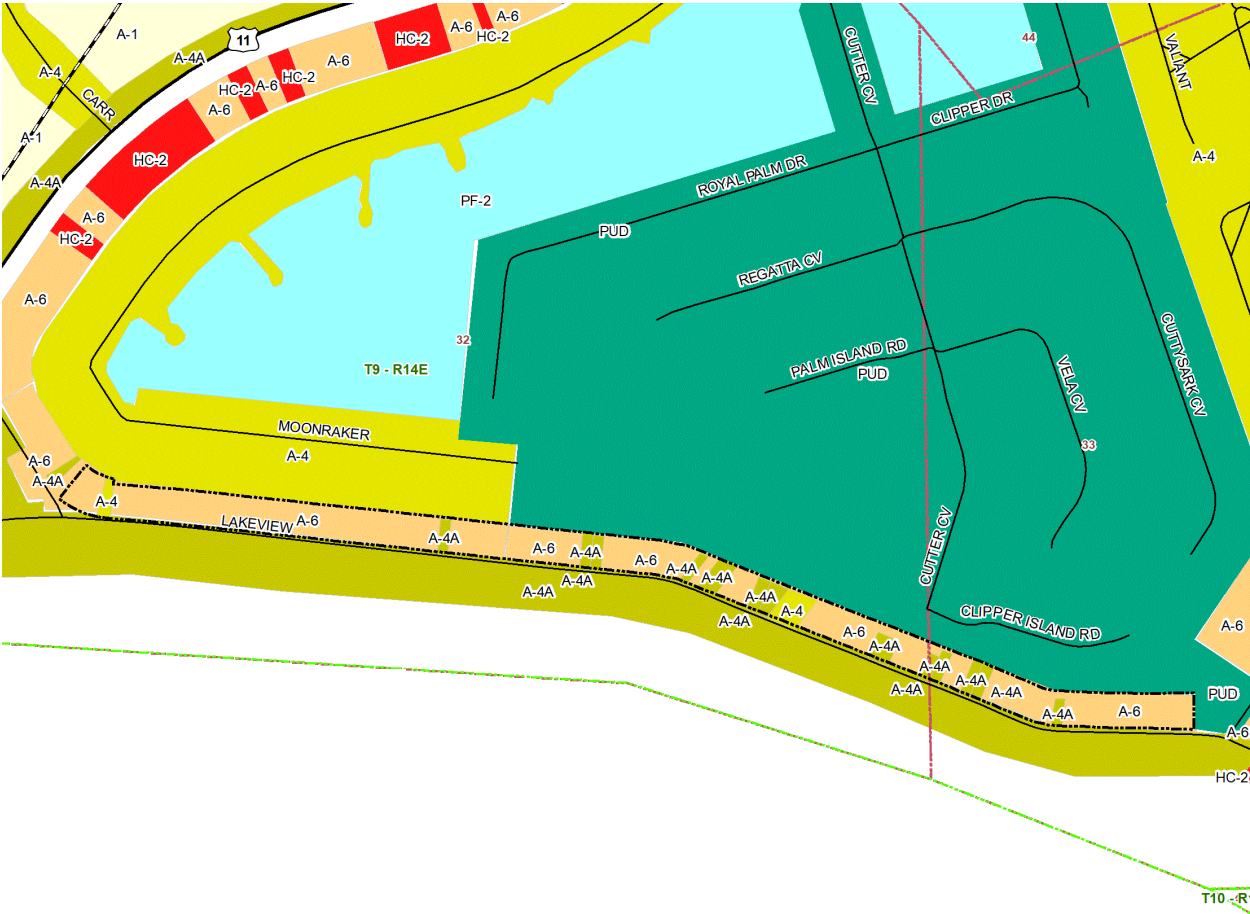
PETITIONER: St. Tammany Parish Government

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: October 5, 2021
Case No.: 2021-2451-ZC
Posted: August 29, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed until September 7, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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

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: 9'

[illegible]

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

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.

VALID ONLY IF PRINT
VAC MARINE

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

GENERAL NOTES

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.

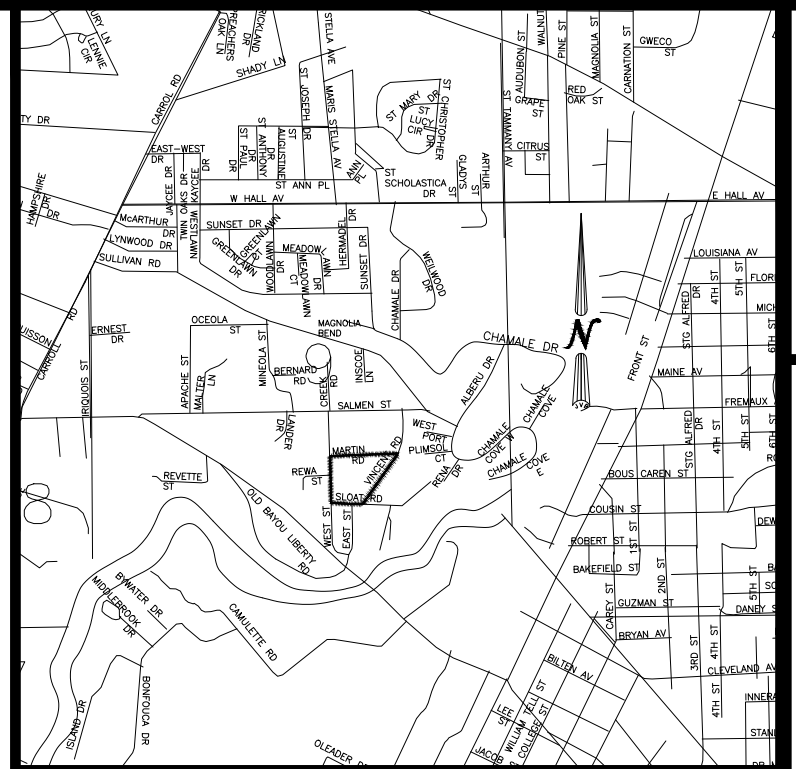
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 225205 0420 E, DATED: 04/21/1999
FLOOD ZONE: A7; BASE FLOOD ELEVATION: 9'

REFERENCES:

- 1.) SURVEY BY IVAN M. BORDEN DATED 7/9/1975, REVISED 8/11/1975 FOR HOMER FRITCHE, SURVEY NO. 4218
- 2.) A SURVEY MAP OF A 6.855 ACRE AND A 2.928 ACRE PARCEL OF LAND SITUATED IN SEC 9, T9S-R14E, ST. TAMMANY PARISH, LOUISIANA BY J.V. BURKES AND ASSOCIATES, INC. DATED 1/28/2015
- 3.) PLAT OF SKETCH OF A PARCEL OF LAND IN SEC 9, T9S-R14E, ST. TAMMANY PARISH, LA FOR GUS MAURER
- 4.) BY IVAN M. BORDEN, DATED 1/7/1983, SURVEY NO. 32074
- 5.) SURVEY OF 0.857 ACRE IN SEC 9, T9S-R14E, ST. TAMMANY PARISH, LA BY J.V.BURKES AND ASSOC., INC. DATED 11/5/1995, LAST REVISED 6/3/1997

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

2021-2451-ZC



VICINITY MAP
NOT TO SCALE

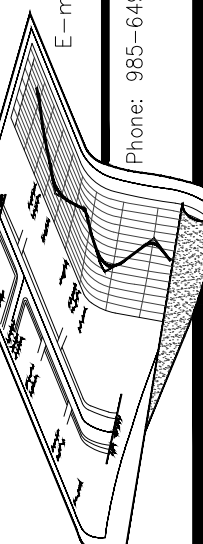
THIS PRELIMINARY DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

SEAN M. BURKES
LA REG. NO. 4783

J.V. Burkess & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shortcut Highway
Shreveport, Louisiana 70558
E-mail: jburkess@jvburkess.com

Phone: 855-649-0175 Fax: 855-649-0154



DATE: BY: SCS

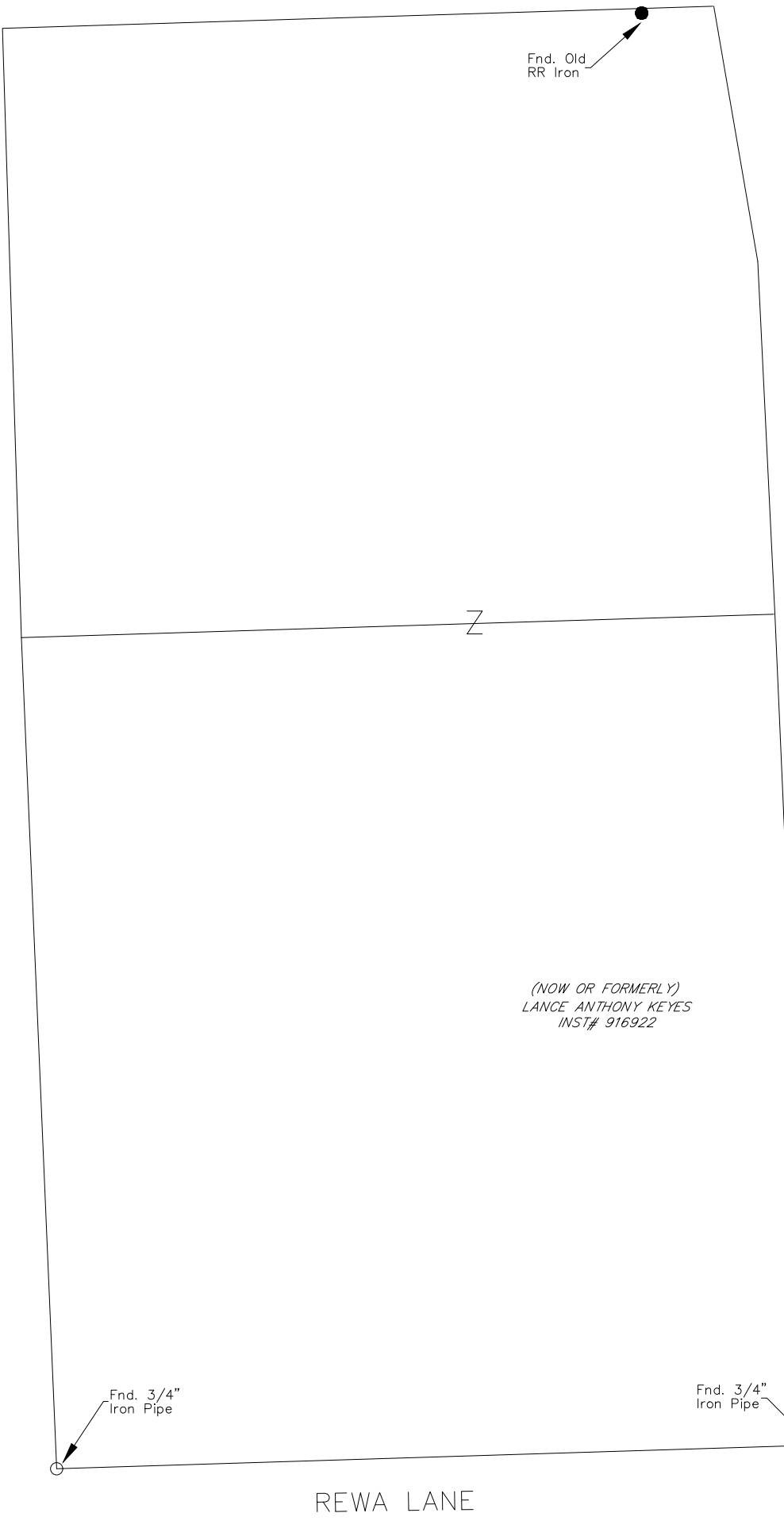
DESCRIPTION: REVISIONS:

PLAT SHOWING MINOR RESUBDIVISION OF A 11.035 ACRE PARCEL INTO TRACTS A THRU E, IN SECTION 9, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

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

VAC MARINE

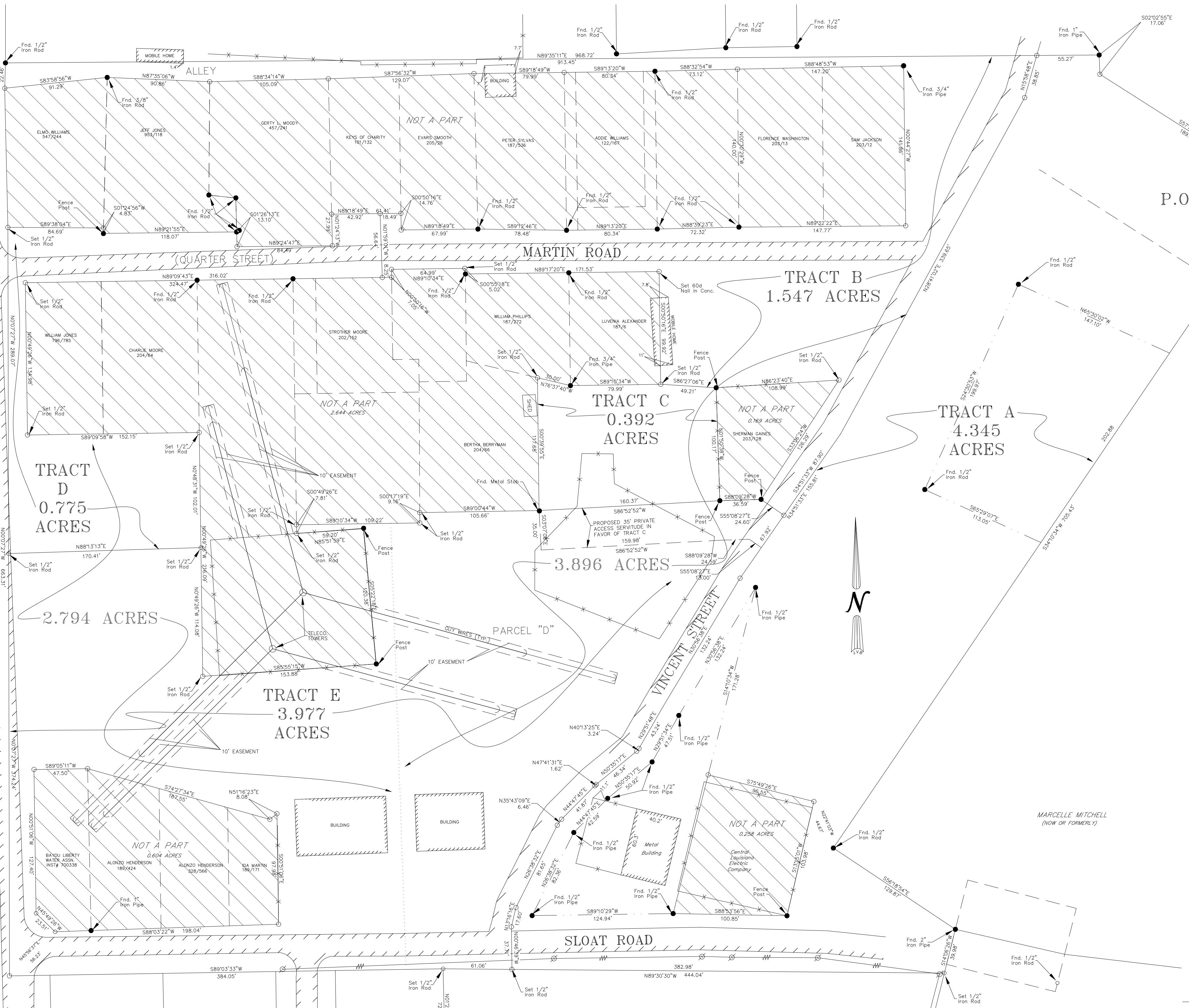
SCALE: 1" = 100'
DATE: 07/15/2014
DRAWN BY: JDL CHECKED BY: SMB
DWG. NO. 20210008
SHEET 1 OF 1



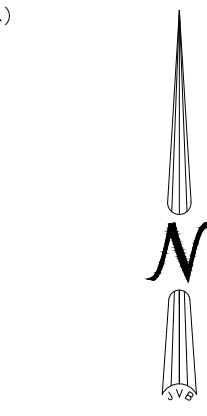
(NOW OR FORMERLY)
LANCE ANTHONY KEYES
N57° 51' 52"

(NOW OR FORMERLY)
GASTON GELIS
N57° 17' 02"

- LEGEND
- S - SEWER MANHOLE, SEWER LINE
 - W - WATER MANHOLE, WATER LINE
 - G - GAS MANHOLE, GAS LINE
 - T - TELE. MANHOLE, TELE. LINE
 - D - DRAIN MANHOLE, DRAIN LINE
 - D - DRAIN INLET, DRAIN LINE
 - E T TV - POWER POLE / OVERHEAD LINES
 - E T TV - ELECTRIC, TELEPHONE, CABLE TV
 - E T TV - ELEC. TOWER / OVERHEAD LINES
 - CATCH BASIN
 - TRTL - LIGHT STANDARD
 - TD - TRAFFIC LIGHT
 - TM - TELE., CATV PEDESTAL
 - TV - GAS, WATER, ELECTRIC METER
 - TV - GAS, WATER VALVE
 - TV - SEWER, DRAIN CLEANOUT
 - TV - FIRE HYDRANT
 - TV - GUY WIRE ANCHOR
 - TV - SIGN
 - TV - PYLON
 - TV - MAILBOX
 - TV - TREE
 - TV - SHRUB
 - TV - FENCE
 - TV - SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - TV - FOUND MONUMENT (AS NOTED)



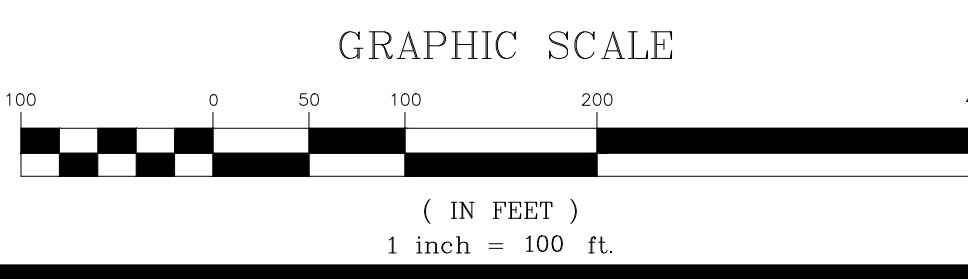
P.O.B.



LEGEND
O = 1/2" Iron Rod Set (TYP.)

APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 480,683 SQ. FT. OR 11.035 ACRES	



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

CERTIFICATION
I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2466-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Dale Jenkins

OWNER: Brenda Core Jenkins

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

LOCATION: Parcel located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179 Fitzgerald Lane; Covington, S34, T5S, R11E, Ward 2, District 2

SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1A Suburban District
South	Undeveloped	A-1A Suburban District
East	Undeveloped	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 and RO Rural Overlay TO A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179 Fitzgerald Lane; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density as well as agricultural uses.

The subject property does not currently have a manufactured home. The site is surrounded by stick-built home sites.

Case No.: 2021-2466-ZC

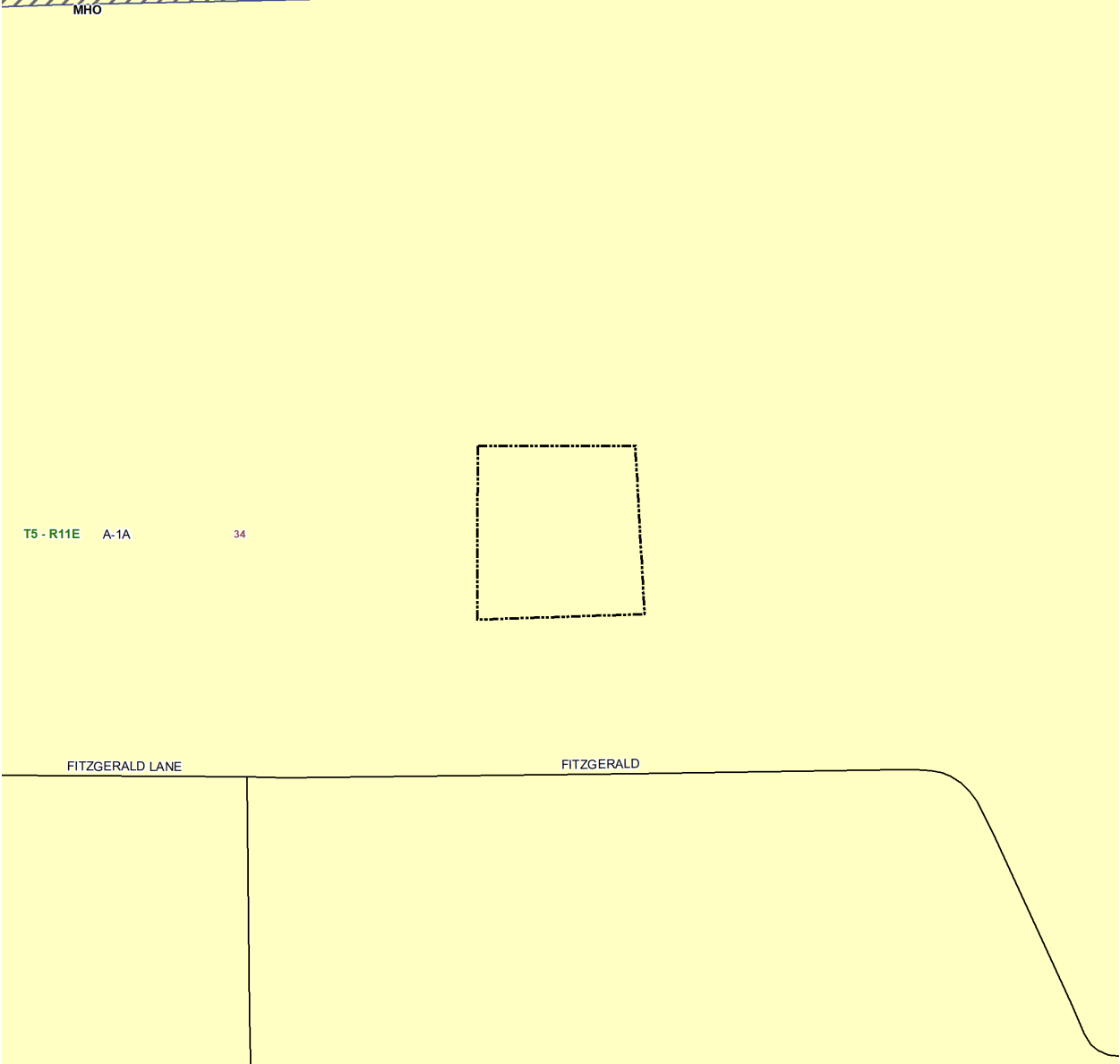
PETITIONER: Dale Jenkins

OWNER: Brenda Core Jenkins

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

LOCATION: Parcel located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179 Fitzgerald Lane; Covington, S34, T5S, R11E, Ward 2, District 2

SIZE: 2 acres



2021-2466-ZC

MHO

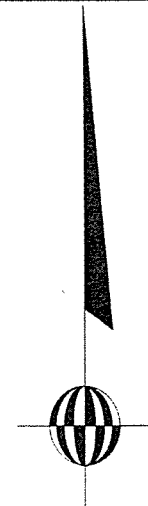
T5 - R11E A-1A

34

FITZGERALD LANE

FITZGERALD

MHO



STATE OF LOUISIANA
JERON R. FITZMORRIS
REG. No. 3403
REGISTERED
LAND SURVEYOR

SCALE: 1"=100'		DRAWN BY: P.O.
DATE: 1-25-93		
LOCATED IN SECTION 44 TOWNSHIP 5 SOUTH RANGE 1 EAST 31 TAMMANY PARISH LA Revised March 3, 1993 (Name changes)		DRAWING NUMBER 5991

John A. Litwinski
C.A. REGISTERED LAND SURVEYOR

Map # 1108 filed 3/4/93 Judy L. Hunt Deputy Clerk

ZONING STAFF REPORT

Date: October 5, 2021

Case No.: 2021-2482-ZC

Posted: October 8, 2021

Meeting Date: October 19, 2021

Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Aimee Perry

OWNER: Matthew Perry

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

LOCATION: Parcel located on the northwest side of Perry Road, west of Louisiana Highway 437; Covington, S30, T4S, R11E; Ward 2, District 3

SIZE: 1.65 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay TO A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the northwest side of Perry Road, west of Louisiana Highway 437; Covington. The 2025 Future Land Use Plan designates the site to be used and managed for the production of marketable wood products, but also for recreational purposes, species habitat, and stormwater retention.

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.

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

Case No.: 2021-2482-ZC

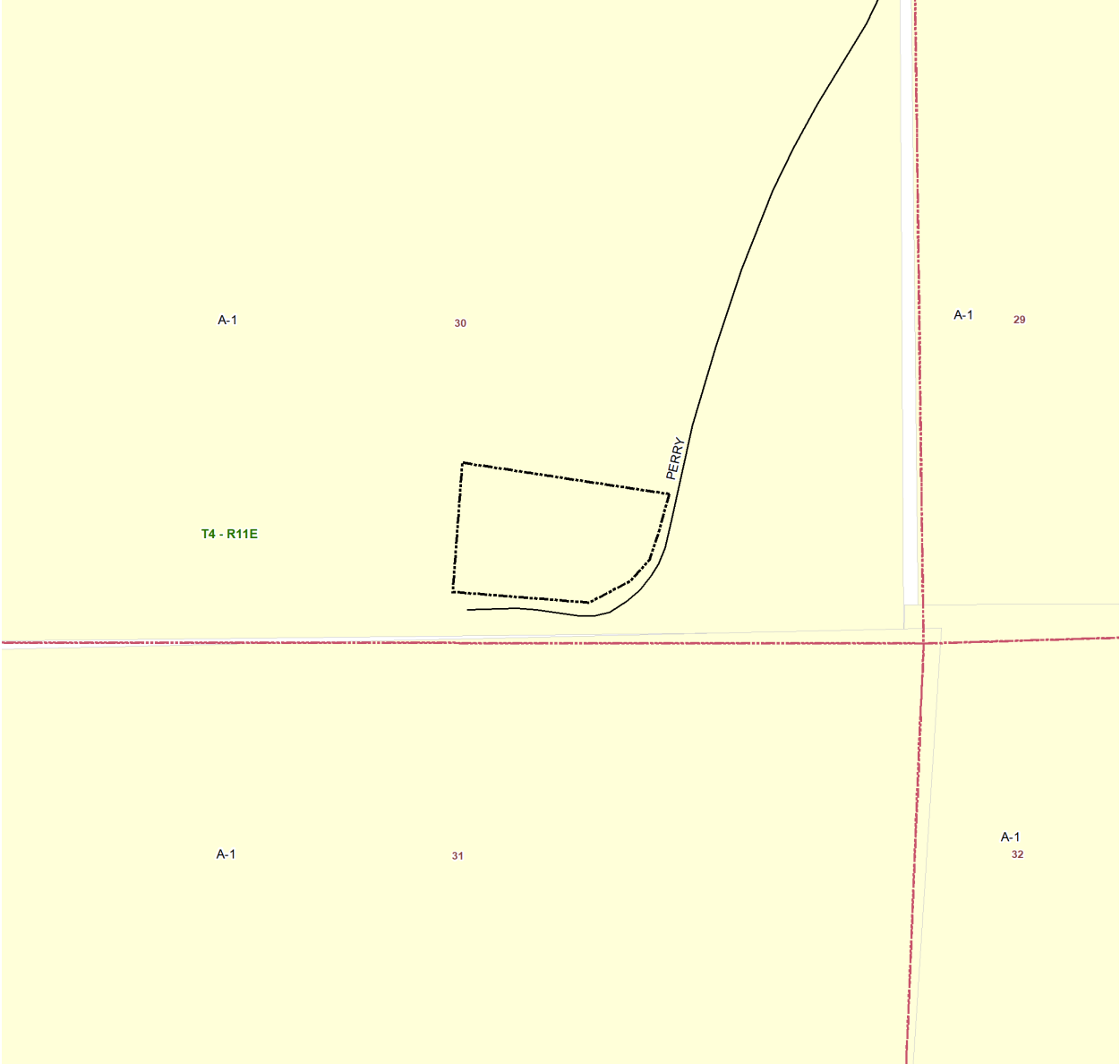
PETITIONER: Aimee Perry

OWNER: Matthew Perry

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

LOCATION: Parcel located on the northwest side of Perry Road, west of Louisiana Highway 437; Covington, S30, T4S, R11E; Ward 2, District 3

SIZE: 1.65 acres



A-1

30

A-1

29

T4 - R11E

PERRY

A-1

31

A-1

32

MINOR SUBDIVISION OF PARCEL C
INTO PARCEL C-1 & C-2 IN SECTION
30 & 31 T-4-S, R-11-E, ST. TAMMANY
PARISH, LOUISIANA

FILED FOR RECORD:

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CLERK OF COURT

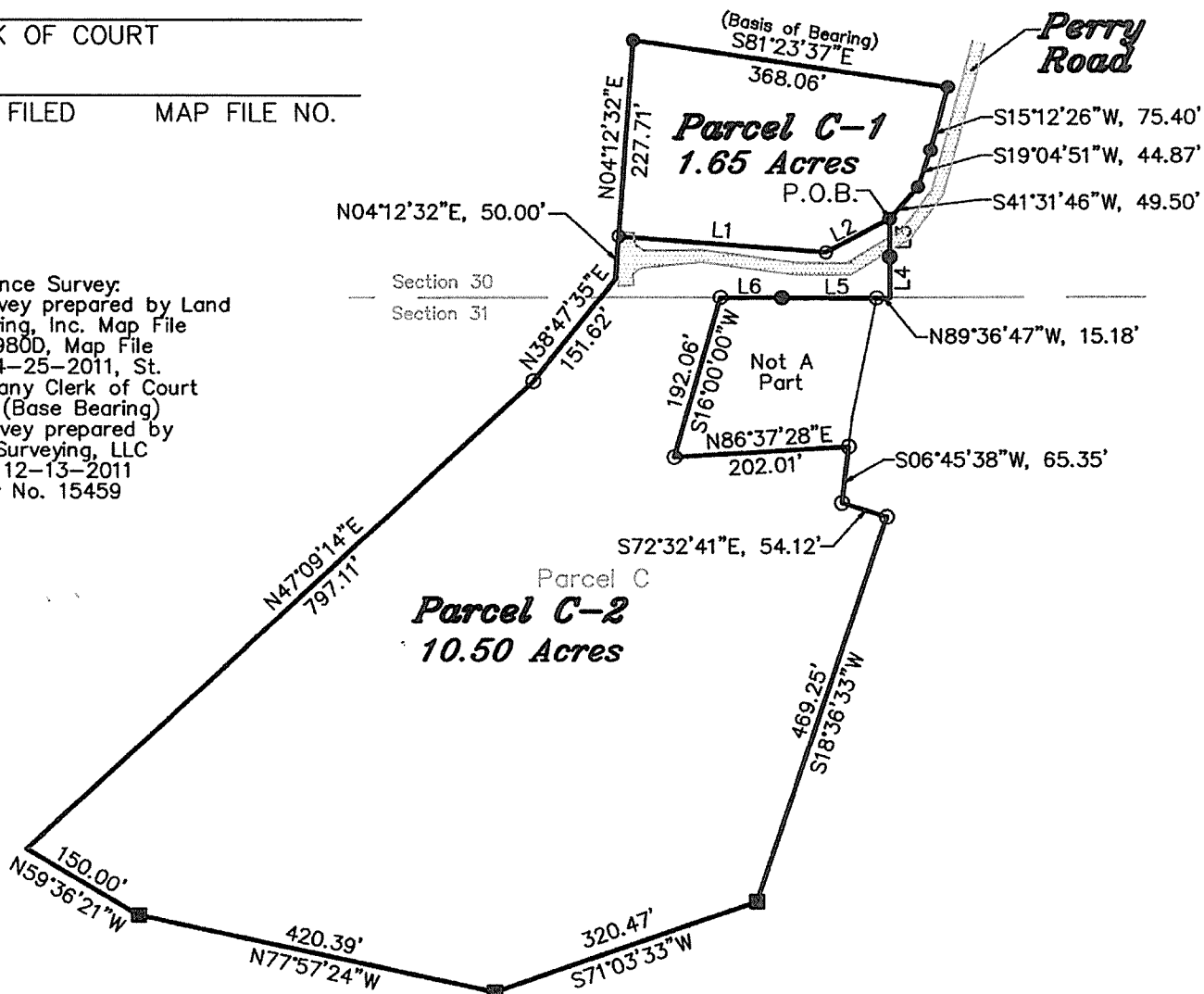
DATE FILED MAP FILE NO.

P.O.B. is N89°45'W, 535.0';
North, 47.7'; N00°11'06"W,
43.96' from the Section Corner
common to Sections 29, 30, 31 & 32
Township 4 South Range 11 East,
St. Tammany Parish, Louisiana

2021-2482-ZC



Reference Survey:
1. Survey prepared by Land
Surveying, Inc. Map File
No. 49800, Map File
Date 4-25-2011, St.
Tammany Clerk of Court
office (Base Bearing)
2. Survey prepared by
Land Surveying, LLC
dated 12-13-2011
Survey No. 15459



This property is located in
Flood Zone C as per FEMA
FIRM, Comm. Panel No.
225205 0025 B, map
dated 3-1-1984

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

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

Line Chart:
L1 N85°30'34"W, 240.78'
L2 S62°12'35"W, 82.88'
L3 S00°11'06"E, 43.96'
L4 S00°12'54"E, 47.66'
L5 N89°43'00"W, 109.67'
L6 N89°42'56"W, 71.17'

Legend:
○ 1/2" Rebar Set
● 1/2" Rebar Found

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR

Matthew Perry and Gilbert Perry

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 30 & 31 Township 4 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. CERTIFIED CORRECT

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax
landsurveyingllc@gmail.com

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

SCALE: 1" = 200'

DATE: 7-21-2021

NUMBER: 20442

Terr3/MatthewPerryresub

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2483-ZC
Posted: September 29, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: William McConnell

OWNER: William McConnel

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

LOCATION: Parcel located on the east side of Chris Kennedy Road, south of Dummy Line Road, being 67182 Chris Kennedy Road; Pearl River; S27, T7S, R14E; Ward 6, District 11

SIZE: .787 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	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 A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Chris Kennedy Road, south of Dummy Line Road, being 67182 Chris Kennedy Road; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is currently developed with an existing manufactured home. The site is adjacent to both stick-built and manufactured homes.

Case No.: 2021-2483-ZC

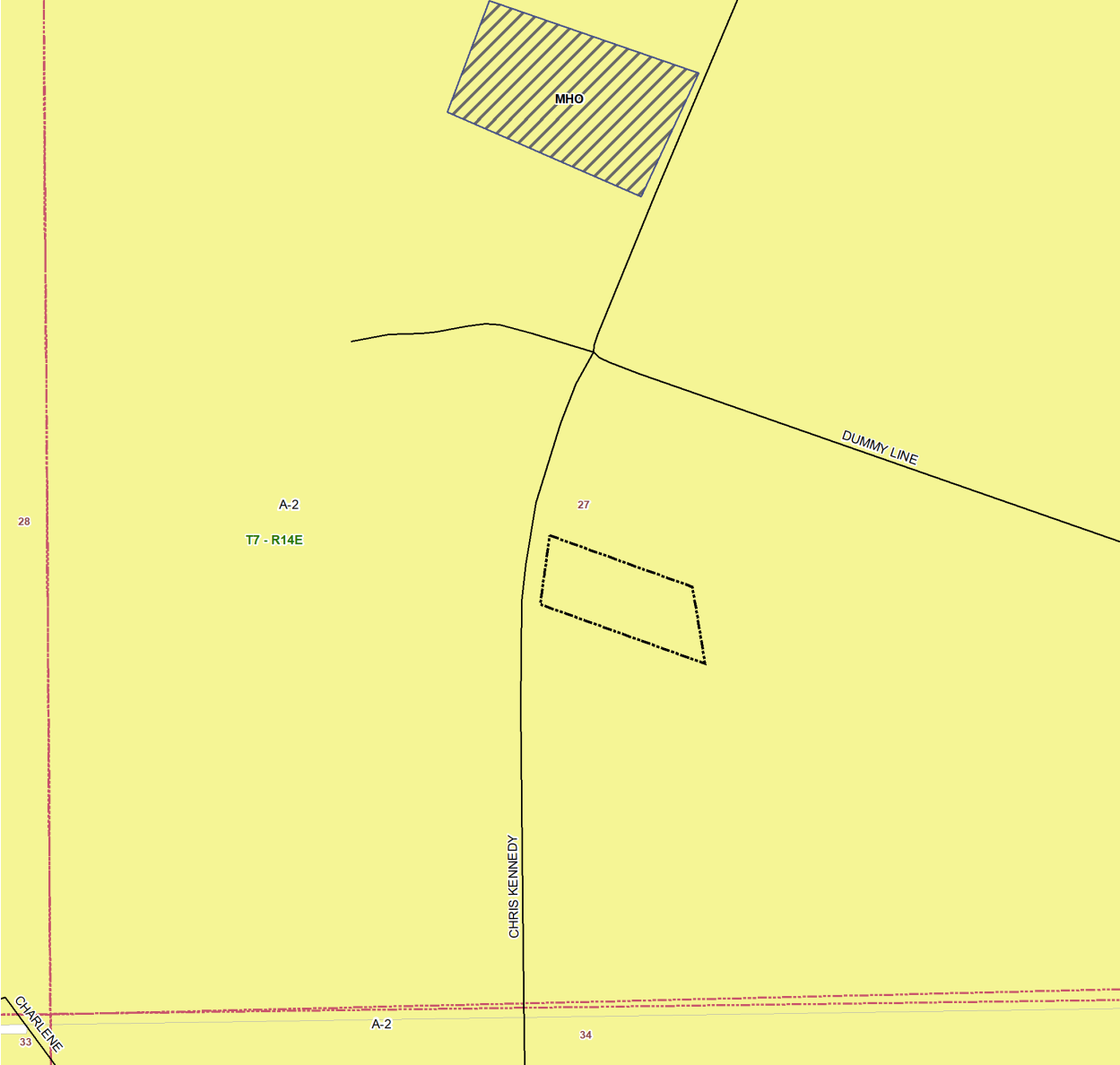
PETITIONER: William McConnell

OWNER: William McConnel

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

LOCATION: Parcel located on the east side of Chris Kennedy Road, south of Dummy Line Road, being 67182 Chris Kennedy Road; Pearl River; S27, T7S, R14E; Ward 6, District 11

SIZE: .787 acres



2021-2483-ZC

FLORENCE

DUMMY LINE

DUMMY LINE

A-2

27

T7 - R14E



CHRIS KENNEDY

A-2

34

CHARLENE

REF: SURVEY OF L.C.CRAWFORD 5.73 ACRE PARCEL
DATED 13 AUGUST 1946 BY JOSEPH PUGH.



SCALE 1" = 40'

LEGEND

- FOUND IRON MAP FILE # 25858
○ SET IRON INSTRUMENT # 563171 C61179 M1
ORIGINALLY FILED DATE 11-8-84
MAP FILED DATE 11-27-02
St. Tammany Parish Clerk of Court
County Clerk J. Paul D...

MAP OF SURVEY
OF

A 4.72 ACRE PARCEL OF LAND

LOCATED IN

SECTION 27, T7S - R14E, G.L.D.

NEAR THE TOWN OF PEARL RIVER,
ST. TAMMANY PARISH, LOUISIANA

FOR

THE ESTATE OF CLAUDE BENNETT



SECTION
CORNER

28 27
33 34

3 89° 37' 00" E
(CALL 618.40')

Geoff A. Looze

ALBERT A. LOVELL, C.E., R.L.S.
LA. R.L.S. REG. NO. 4302

ALBERT A. LOVELL & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

SLIDELL, LOUISIANA

JOB NO. 97267

15 MARCH 1984 REV: 16 APR. 84

ZONING STAFF REPORT

Date: October 5, 2021	Meeting Date: October 19, 2021
Case No.: 2021-2484-ZC	Prior Determination: Postponed September 7, 2021 (Hurricane IDA)
Posted: October 8, 2021	Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeremy Graham

OWNER: Graham Business Properties, LLC-Jeremy Graham

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay TO NC-1 Professional Office District and RO Rural Overlay

LOCATION: Parcel located on the west side of LA Highway 25, north of Thompson Road, being 78361 Hwy 25; Folsom; S36, T5S, R10E; Ward 2, District 3

SIZE: .918 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway	Road Surface: 2 Lane, Asphalt	Condition: Good
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LAND USE CONSIDERATIONS

SURROUNDNG 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	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes	Multi occupancy development: No
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COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay TO A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the northwest side of Perry Road, west of Louisiana Highway 437; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings with that vary in site design and density as well as agricultural uses.

The subject property is flanked on all sides by property that is zoned A-1 Suburban District. The petition to rezone the property will allow the existing denist office to come into compliance with the correct zoning designation.

Case No.: 2021-2484-ZC

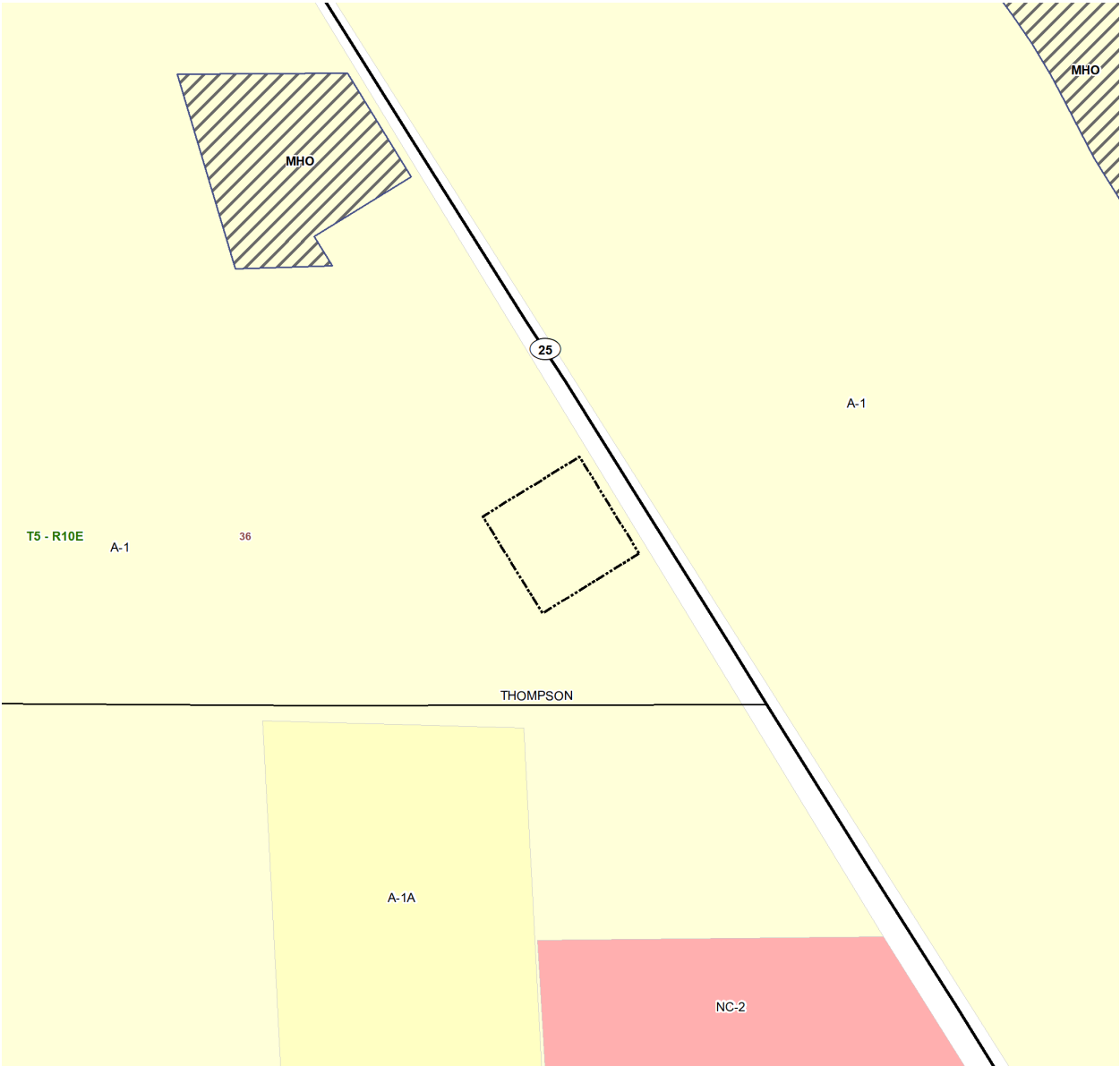
PETITIONER: Jeremy Graham

OWNER: Graham Business Properties, LLC-Jeremy Graham

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay TO NC-1 Professional Office District and RO Rural Overlay

LOCATION: Parcel located on the west side of LA Highway 25, north of Thompson Road, being 78361 Hwy 25; Folsom; S36, T5S, R10E; Ward 2, District 3

SIZE: .918 acres



2021-2484-ZC

A-1

25

T5 - R10E

36

A-1

RO

THOMPSON

A-1A

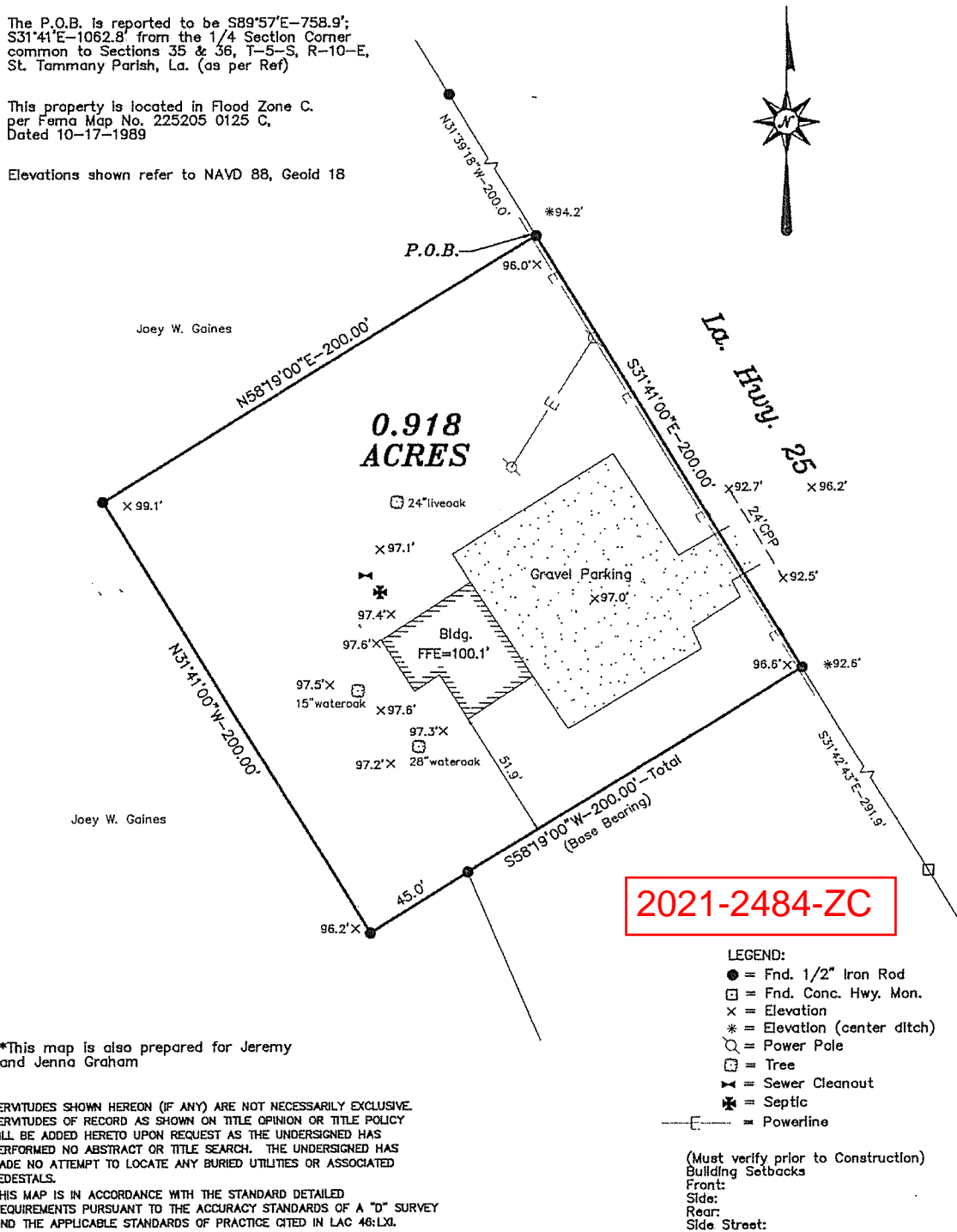
NC-2

Reference: A Survey Map of subject property by Jeron Fitzmorris, Dated 11-22-1982, #2869, (Based Bearing)

The P.O.B. is reported to be S89°57'E-758.9'; S31°41'E-1062.8' from the 1/4 Section Corner common to Sections 35 & 36, T-5-S, R-10-E, St. Tammany Parish, La. (as per Ref)

This property is located in Flood Zone C. per Fema Map No. 225205 0125 C, Dated 10-17-1989

Elevations shown refer to NAVD 88, Geoid 18



*This map is also prepared for Jeremy and Jenna Graham

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:IXI.

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. Conc. Hwy. Mon.
- x = Elevation
- * = Elevation (center ditch)
- = Power Pole
- ⊞ = Tree
- ⊞ = Sewer Cleanout
- ⊞ = Septic
- = Powerline

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

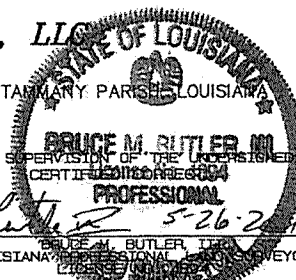
MAP PREPARED FOR **GRAHAM BUSINESS PROPERTIES, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-5-S, R-10-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.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(905) 892-6277 office (905) 898-0355 fax
landsurveyingllc@gmail.com



SCALE: 1" = 50'

DATE: 5-24-2021

NUMBER: 20377

Terr3/JeremyGraham

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2488-ZC
Posted: September 29, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Garrett Acquistapace
OWNER: The Wildwood Trust - David Acquistapace
REQUESTED CHANGE: From A-1A Suburban District TO I-1 Industrial District
LOCATION: Parcel located on the south side of Louisiana Highway 435, west of Woodland Road, east of Merrimeade Lane; Abita Springs; S17, T6S, R13E; Ward 6, District 6
SIZE: 397.37 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Louisiana 435:	Type: State Highway	Road Surface: 2 Lane Asphalt	Condition: Good
Woodland Road:	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

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

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

Residential/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 I-1 Industrial District. The site is located on the south side of Louisiana Highway 435, west of Woodland Road, east of Merrimeade Lane; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with an emphasis on conservational uses, agricultural uses, and residential dwellings that vary in site design and density.

The subject site is comprised of 397.37 acres of undeveloped property. The applicant is petitioning to rezone the subject property to I-1 Industrial District to excavate materials for the development of Louisiana Highway 3241, which is to be constructed by the Louisiana Department of Transportation and Development. While not subject to zoning regulations and not enforceable by the Parish, the applicant has signed an affidavit which “agrees to limit its industrial use of the property to the commercial excavation of said materials and agrees to cease excavation at project

completion”. A change in zoning will allow for the location of industrial uses of moderate size and intensity including the following:

1. Radio and television studios and broadcasting stations
2. Auto body shops
3. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation.
4. Welding shops
5. Indoor recreational facilities including a restaurant without lounge.
6. Office warehouse
7. Portable storage containers use for storage.
8. Outdoor display pre-assembled building, pool and playground equipment
9. Specialty food processing
10. Crematorium

Commercial Excavation is a permitted use under the I-1 Industrial District subject to an administrative permit and the following minimum standards:

A site plan shall be submitted to the department of planning and development. The plan shall indicate, at a minimum:

1. Purpose and use of the excavation.
2. Location, size, setbacks and general shape of the excavation.
3. Indicate whether or not dirt will be removed from the site.
4. Hours and days of operation of heavy equipment must be limited to Monday to Saturday from 7:00 a.m. to 5:00 p.m.
5. Indicate timeframe to complete the excavation.
6. Show where the dirt removed from the excavation will be deposited on site and how it will be used.
7. Section through the excavation showing depth and slopes of excavation and levee. Depth of the excavation must show the depth measurements at different intervals around the excavation.
8. Indicate with arrows, the general drainage patterns onto and off the site.

b. *Criteria.*

1. All commercial excavations shall be set back a minimum of 100 feet from the front, sides and rear property lines of the site.
2. On sites where any property line abuts federal or state roadways, lands or waterways, or the Tammany Trace, the excavation shall be set back a minimum of 500 feet from the abutting property line. For purposes of this provision only, federal and state lands shall mean those lands owned by the United States government or the state and actively managed as a park, wildlife preserve or government facility. A waterway is a body of water such as a river, bayou, stream or improved canal whether navigable or non-navigable.
3. On sites which are traversed by a waterway or the Tammany Trace, the excavation shall also be set back a minimum of 500 feet from the nearest bank of the waterway or the centerline of the Tammany Trace.
4. The property shall be kept posted at all access points and on road frontage with warning signs set no further than 100 feet apart and clearly visible, indicating that the property is an excavation site.
5. Sloped sides at a 3:1 ratio.
6. The excavation shall be inspected and monitored in six-month intervals during operations and after final completion.
7. A road bond must be secured prior to excavation, if required by the parish department of public works.
8. A plot plan review and approval is required from the parish department of engineering.

Case No.: 2021-2488-ZC

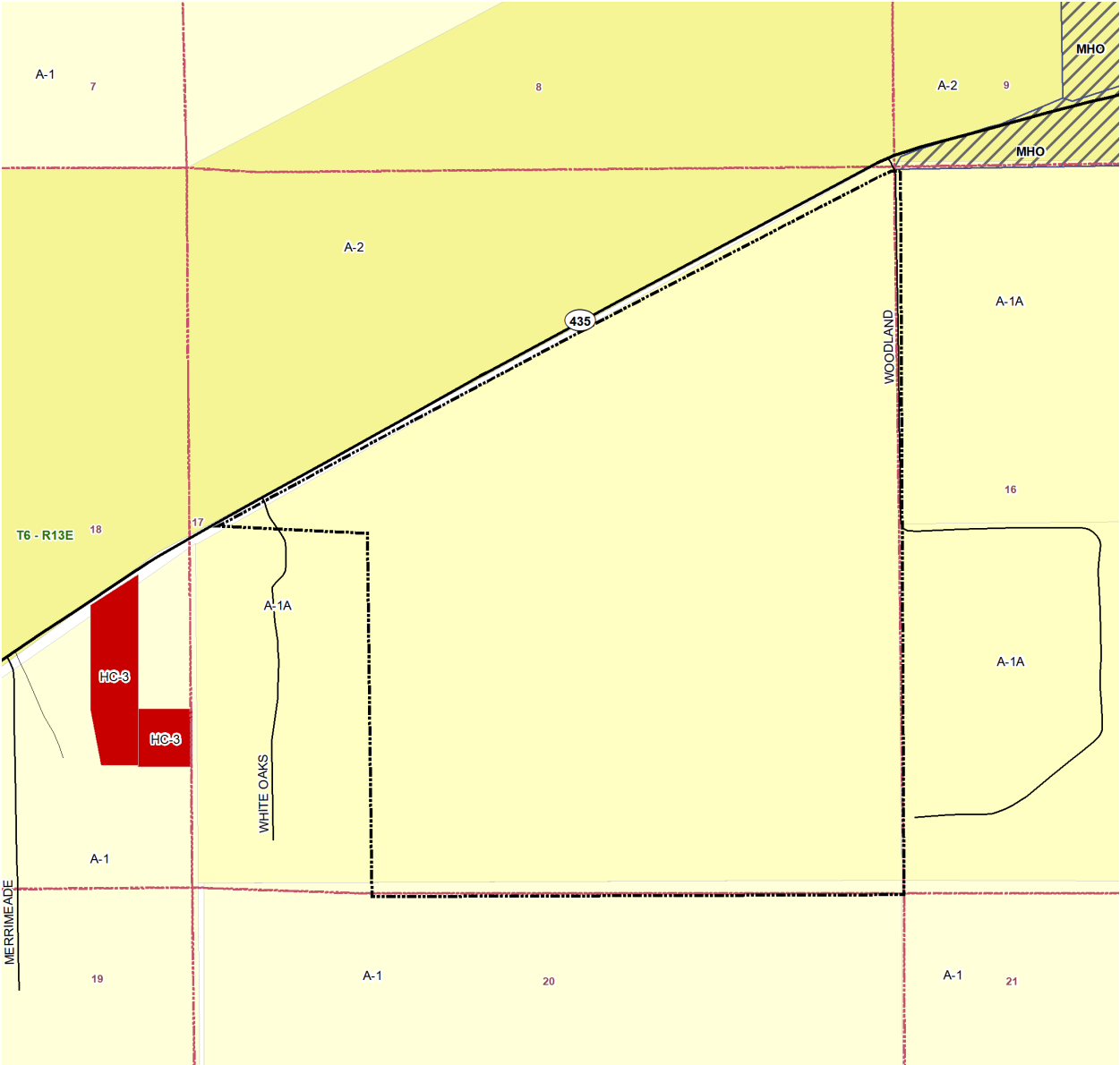
PETITIONER: Garrett Acquistapace

OWNER: The Wildwood Trust - David Acquistapace

REQUESTED CHANGE: From A-1A Suburban District TO I-1 Industrial District

LOCATION: Parcel located on the south side of Louisiana Highway 435, west of Woodland Road, east of Merrimeade Lane; Abita Springs; S17, T6S, R13E; Ward 6, District 6

SIZE: 397.37 acres



2021-2488-ZC

A-1

A-2

A-2

A-1A

TALISHEEK HWY 435

WOODLAND

A-1A

A-1A

WHITE OAKS

HC-3
T6 - R13E

A-1

A-1

A-1

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2489-ZC
Posted: September 30, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Garrett Acquistapace
OWNER: Bogue Chitto Timber, LLC and Lacombe Properties, LLC - David Acquistapace
REQUESTED CHANGE: From A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay TO I-1 Industrial District
LOCATION: Parcel located on the east side of Louisiana Highway 21, north of Louisiana Highway 41, and south of the Bogue Chitto River; Bush; S42, S43, and S44, T5S, R13E; Ward 5, District 6
SIZE: 631.86 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Louisiana Highway 21:	Type: State Highway	Road Surface: 4 Lane Asphalt	Condition: Good
Grantham Road:	Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good
Fishermans Landing:	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Bogue Chitto River	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Undeveloped and Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Undeveloped	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Undeveloped	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

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.

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay TO I-1 Industrial District. The site is located on the east side of Louisiana Highway 21, north of Louisiana Highway 41, and south of the Bogue Chitto River; Bush. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with an emphasis on conservation uses, agricultural uses, and residential dwellings that vary in site design and density.

The subject site is comprised of 397.37 acres of undeveloped property. The applicant is petitioning to rezone the subject property to I-1 Industrial District to excavate materials for the development of Louisiana Highway 3241, which is to be constructed by the Louisiana Department of Transportation and Development. While not subject to zoning regulations and not enforceable by the Parish, the applicant has signed an affidavit which “agrees to limit its industrial use of the property to the commercial excavation of said materials and agrees to cease excavation at project completion”. A change in zoning will allow for the location of industrial uses of moderate size and intensity including the following:

1. Radio and television studios and broadcasting stations
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8. Indicate with arrows, the general drainage patterns onto and off the site.
 - b. *Criteria.*
 1. All commercial excavations shall be set back a minimum of 100 feet from the front, sides and rear property lines of the site.
 2. On sites where any property line abuts federal or state roadways, lands or waterways, or the Tammany Trace, the excavation shall be set back a minimum of 500 feet from the abutting property line. For purposes of this provision only, federal and state lands shall mean those lands owned by the United States government or the state and actively managed as a park, wildlife preserve or government facility. A waterway is a body of water such as a river, bayou, stream or improved canal whether navigable or non-navigable.
 3. On sites which are traversed by a waterway or the Tammany Trace, the excavation shall also be set back a minimum of 500 feet from the nearest bank of the waterway or the centerline of the Tammany Trace.
 4. The property shall be kept posted at all access points and on road frontage with warning signs set no further than 100 feet apart and clearly visible, indicating that the property is an excavation site.
 5. Sloped sides at a 3:1 ratio.
 6. The excavation shall be inspected and monitored in six-month intervals during operations and after final completion.
 7. A road bond must be secured prior to excavation, if required by the parish department of public works.
 8. A plot plan review and approval is required from the parish department of engineering.

Case No.: 2021-2489-ZC

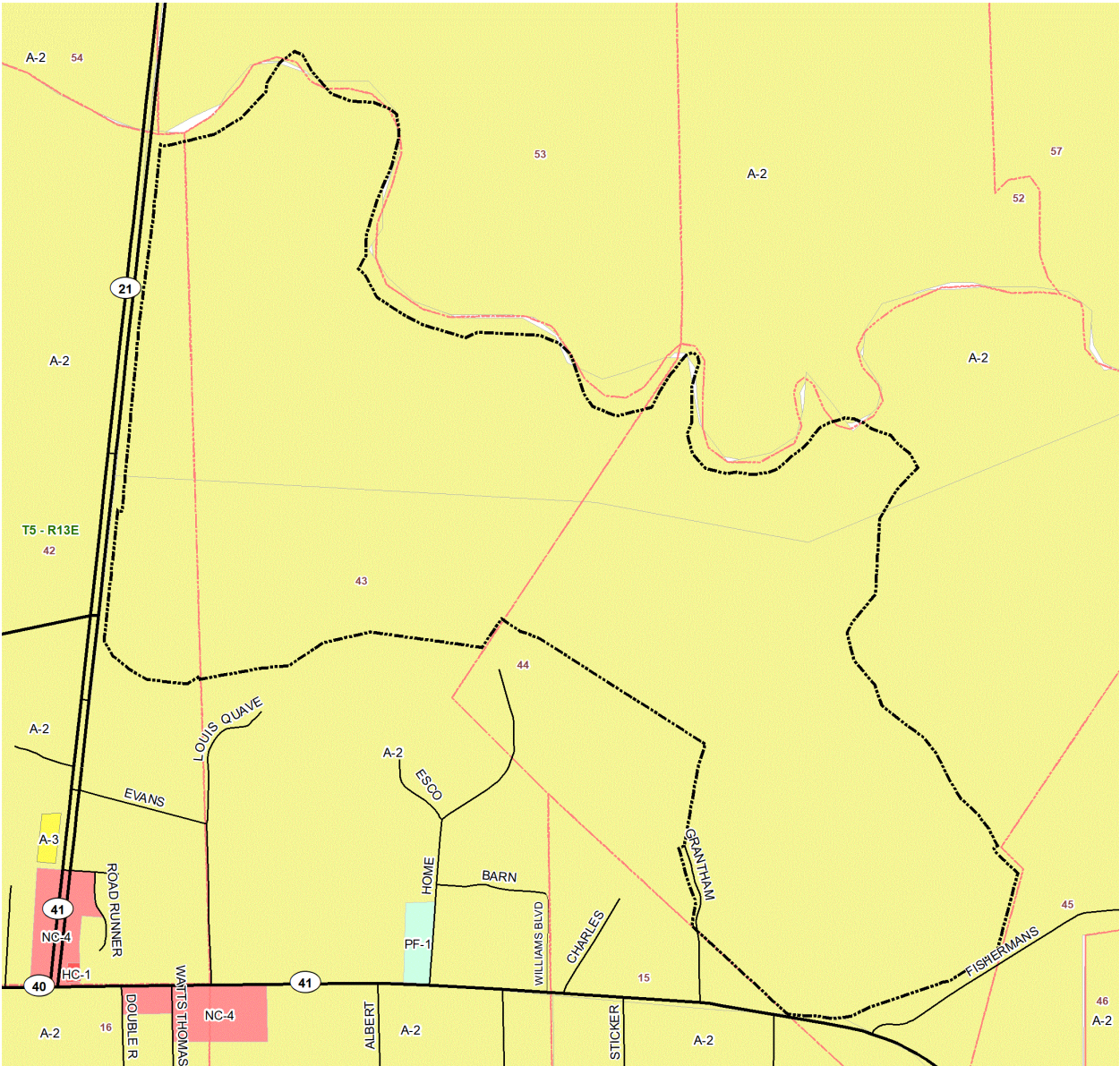
PETITIONER: Garrett Acquistapace

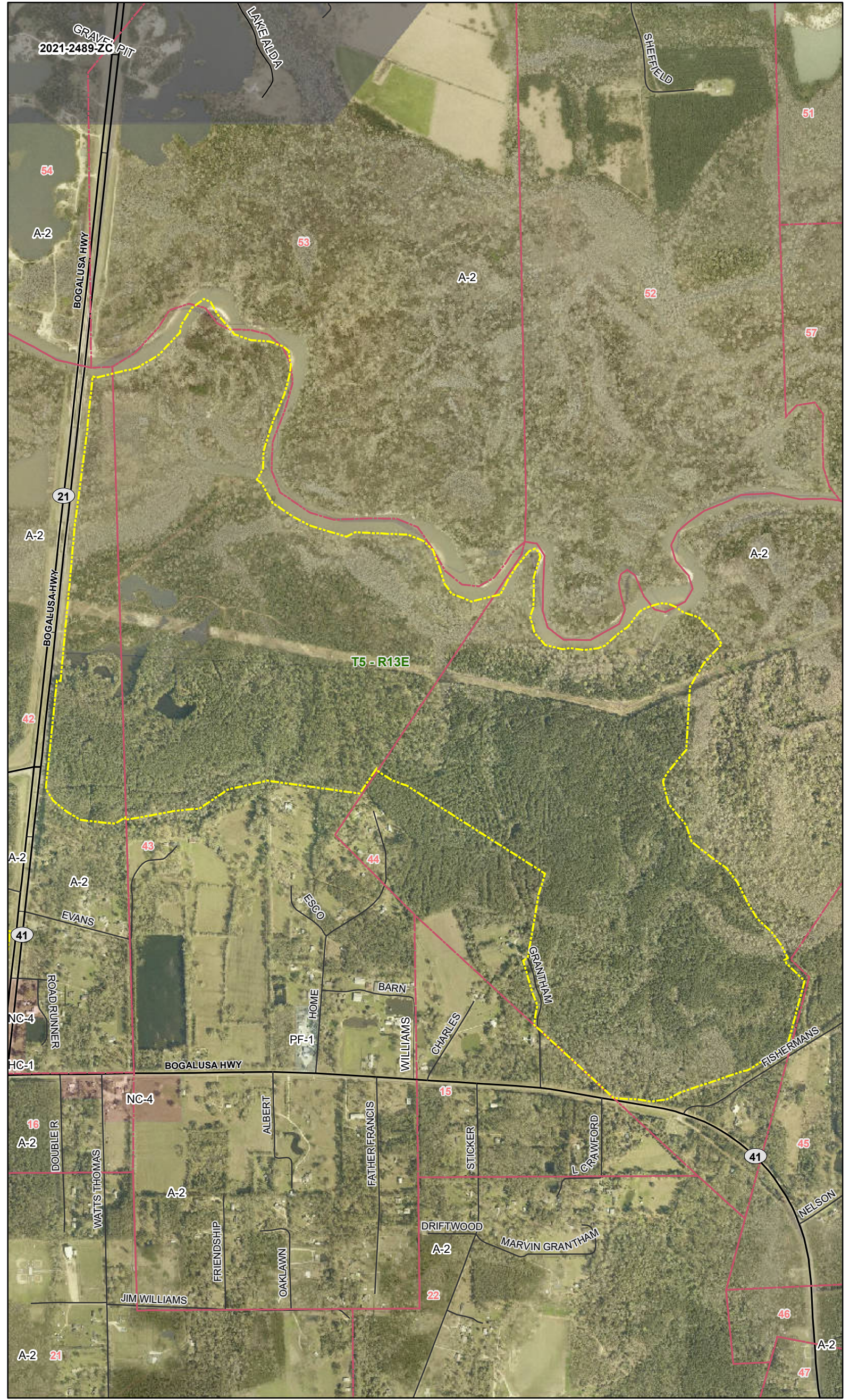
OWNER: Bogue Chitto Timber, LLC and Lacombe Properties, LLC - David Acquistapace

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

LOCATION: Parcel located on the east side of Louisiana Highway 21, north of Louisiana Highway 41, and south of the Bogue Chitto River; Bush; S42, S43, and S44, T5S, R13E; Ward 5, District 6

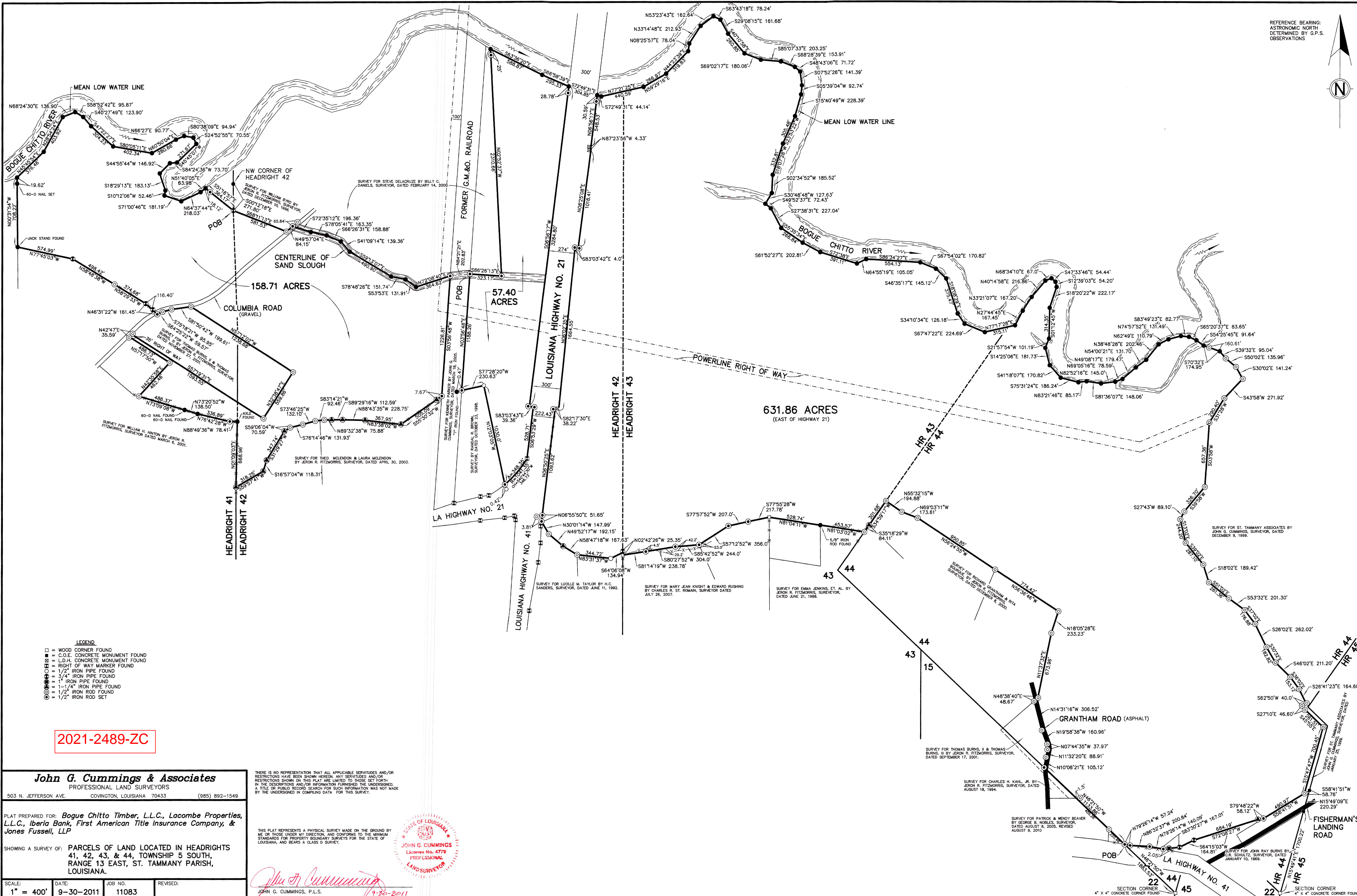
SIZE: 631.86 acres





REFERENCE BEARING:
ASTRONOMIC NORTH
DETERMINED BY G.P.S.
OBSERVATIONS

N



2021-2489-ZC

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433 (985) 892-1549

PLAT PREPARED FOR: **Bogie Chitto Timber, L.L.C., Lacombe Properties, L.L.C., Iberia Bank, First American Title Insurance Company, & Jones Fussell, LLP**

SHOWING A SURVEY OF: **PARCELS OF LAND LOCATED IN HEADRIGHTS 41, 42, 43, & 44, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

SCALE: 1" = 400' DATE: 9-30-2011 JOB NO. 11083 REVISED:

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

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA, AND BEARS A CLASS D SURVEY.

JOHN G. CUMMINGS, P.L.S.



SECTION CORNER 4" x 4" CONCRETE CORNER FOUND

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2498-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Core Development and Construction, LLC – Ryan Power
OWNER: Kim S. Le Bourgeois
REQUESTED CHANGE: From A-4 Single-Family Residential District and MD-1 Medical Residential District TO A-4A Single-Family Residential District
LOCATION: Parcel located on the west side of Airport Road, across from Chateau Drive; Slidell; S19, T8S, R14E; Ward 9, District 11
SIZE: 22.50 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Airport Road: **Type:** Parish **Road Surface:** 3 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-6 Multi-Family Residential District
South	Residential and Undeveloped	A-4 Single-Family Residential District
East	Residential	A-2 Suburban District and A-6 Multi-Family Residential District
West	Royal Golf Course	CBF-1 Community Based Facilities District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District and MD-1 Medical Residential District TO A-4A Single-Family Residential District. The site is located on the west side of Airport Road, across from Chateau Drive; Slidell. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses and conservation areas.

The subject site consists of 20.25 acres of undeveloped land which is zoned A-4 Single-Family Residential District and .34 acres of land which is zoned MD-1 Medical Residential District. The applicant is proposing to rezone the entire 22.50 acres to A-4A Single-Family Residential district to establish the underlying zoning classification and density level for a residential subdivision. A change in zoning could gross 54 more single-family residential dwellings than what is currently permitted.

Zoning Comparison			
Zoning Classifications	Acreage	Maximum Density	Max Allowable Gross Residential Units
A-4 Single-Family Residential District	20.25 acres	4 units per acre	81 units
MD-1 Medical Residential District	.34 acres	No residential uses permitted	No residential uses permitted
A-4A Single-Family Residential District	22.50 acres	6 units per acre	135 units

Case No.: 2021-2498-ZC

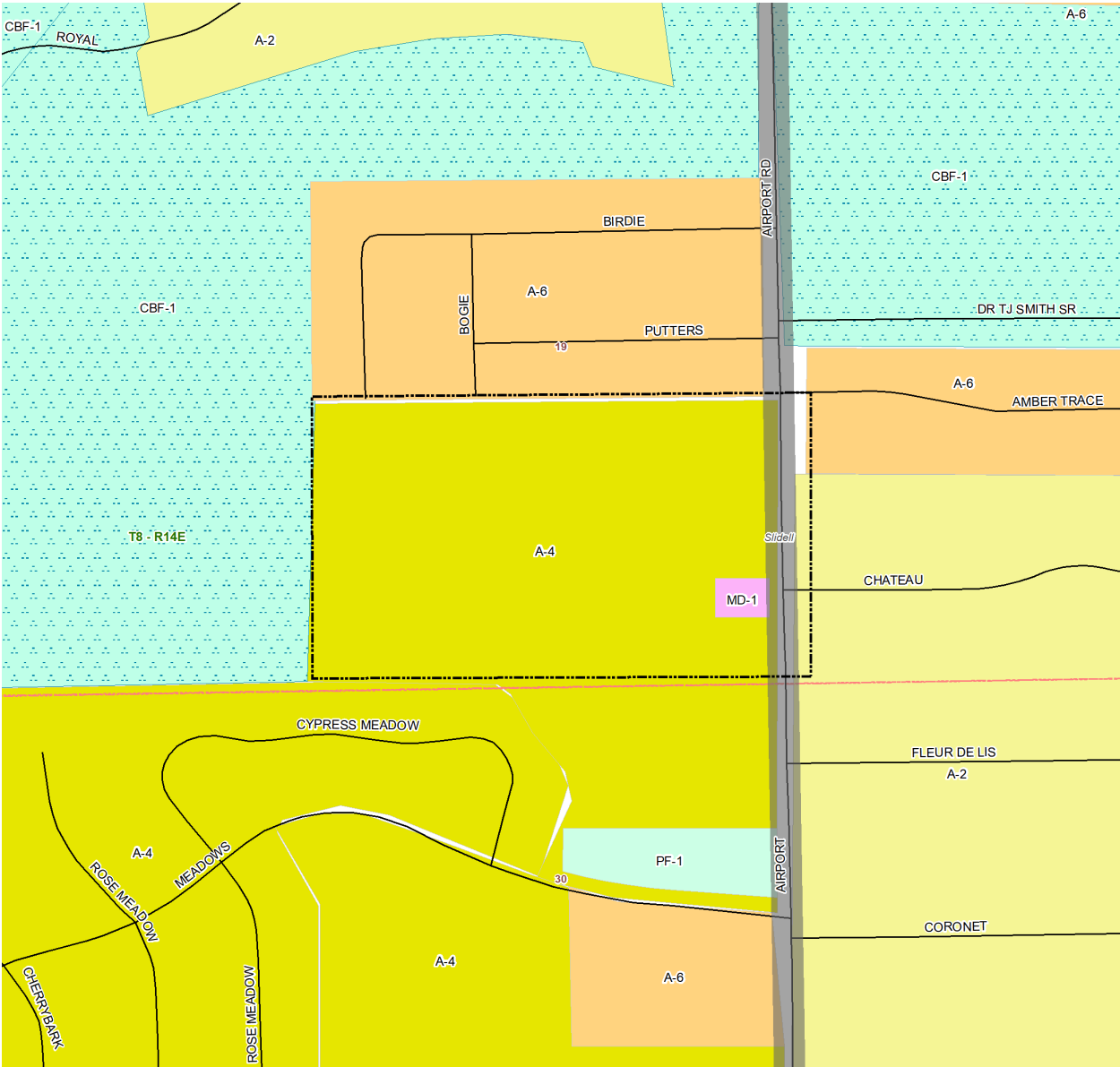
PETITIONER: Core Development and Construction, LLC – Ryan Power

OWNER: Kim S. Le Bourgeois

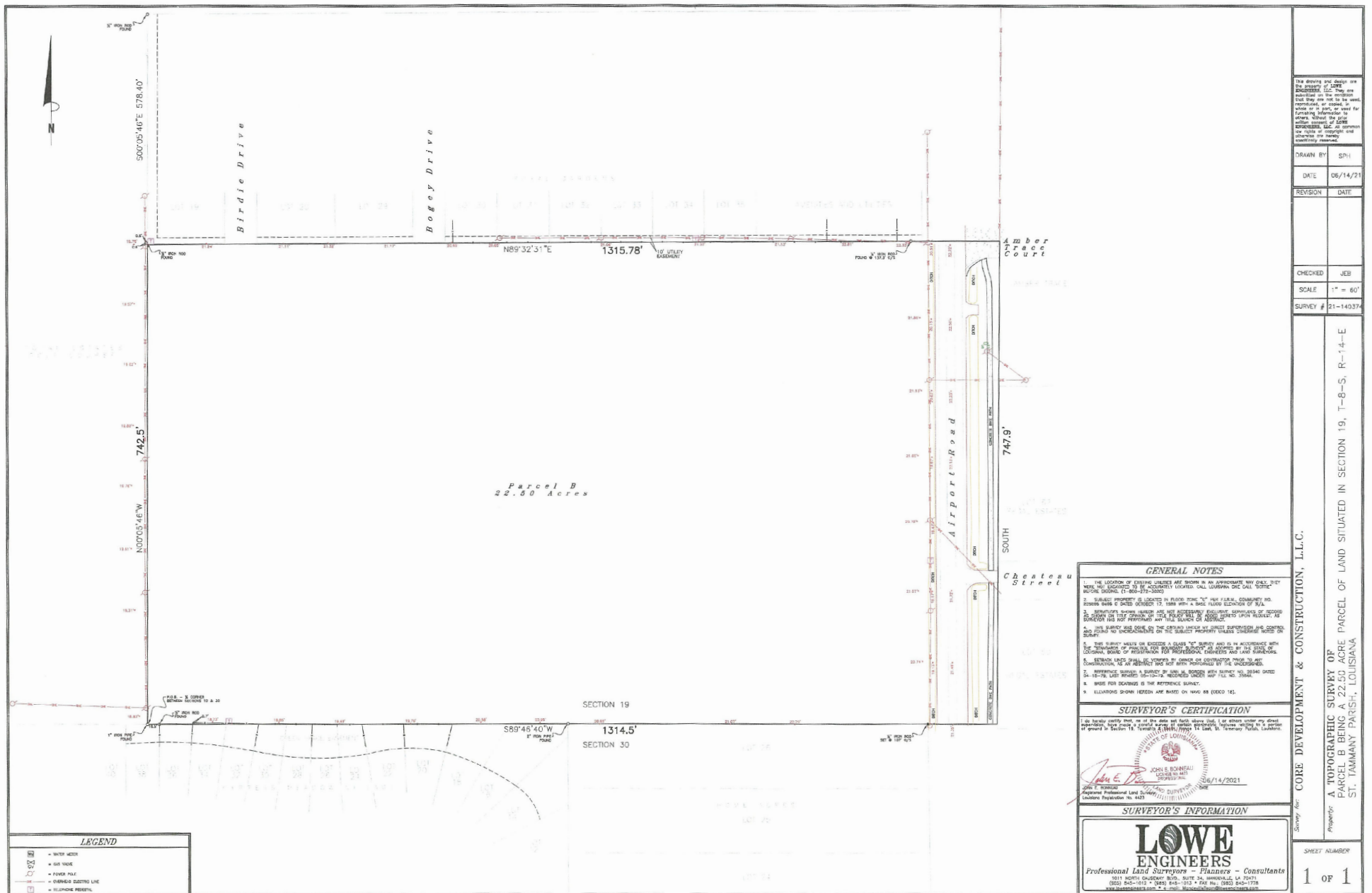
REQUESTED CHANGE: From A-4 Single-Family Residential District and MD-1 Medical Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the west side of Airport Road, across from Chateau Drive; Slidell; S19, T8S, R14E; Ward 9, District 11

SIZE: 22.50 acres



2021-2498-ZC



ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2499-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Action: Postponed -September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Josh and Francis McDowell

OWNER: Josh and Francis McDowell

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 Camus Lane being Lot 22B-2A, Handsome Meadow Farms, 84540 Camus Lane; Covington; S32, T4S, R11E; Ward 2, District 3

SIZE: 10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Camus Lane being Lot 22B-2A, Handsome Meadow Farms, 84540 Camus Lane; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density as well as agricultural uses.

The subject property is not currently developed with a manufactured home. The site is adjacent to existing stick-built homes.

Case No.: 2021-2499-ZC

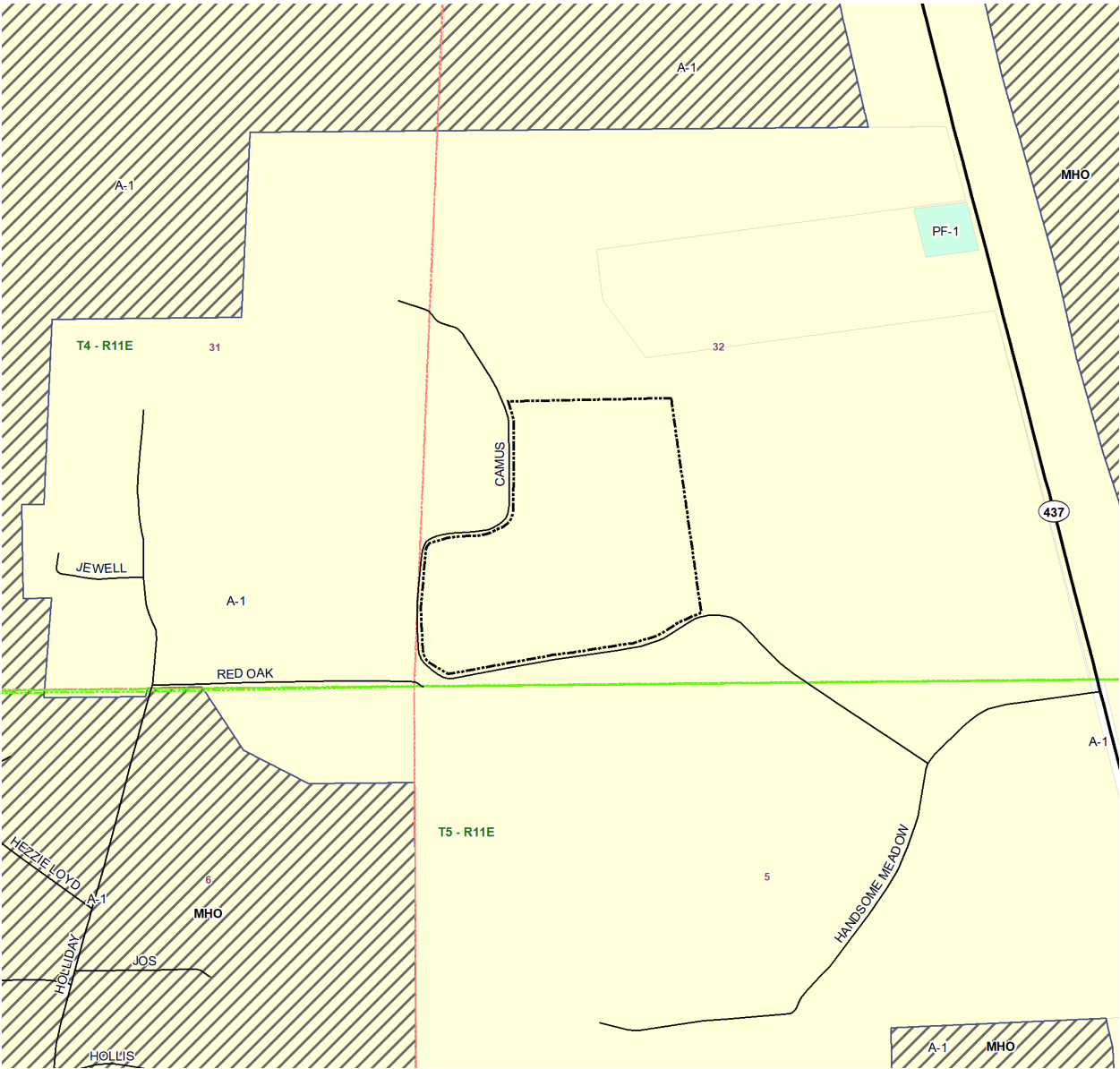
PETITIONER: Josh and Francis McDowell

OWNER: Josh and Francis McDowell

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 Camus Lane being Lot 22B-2A, Handsome Meadow Farms, 84540 Camus Lane; Covington; S32, T4S, R11E; Ward 2, District 3

SIZE: 10 acres



2021-2499-ZC

A-1

T4 - R11E

31

32

CAMUS

A-1

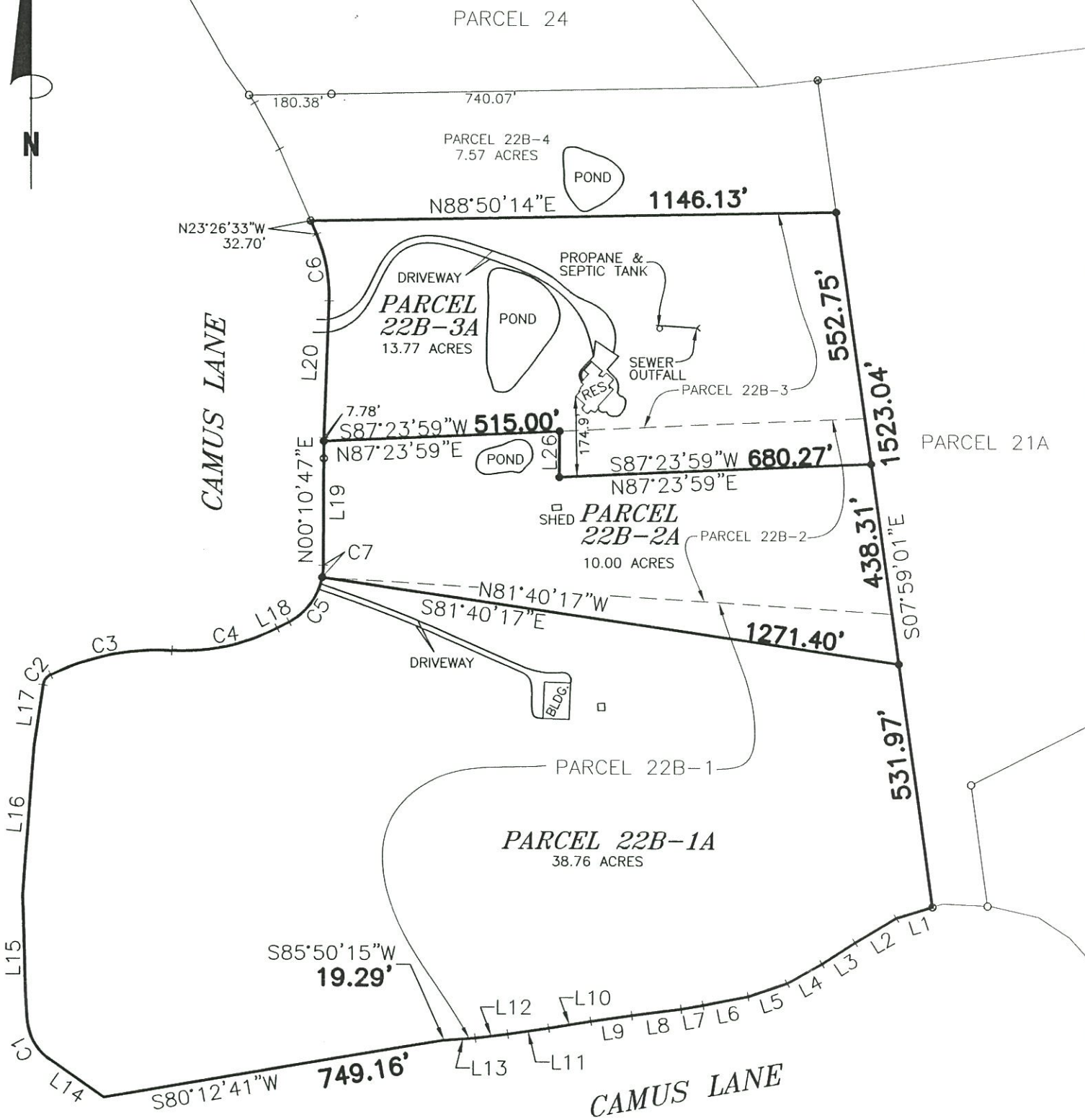
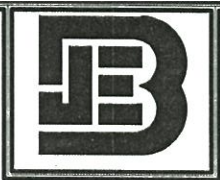
RED OAK

T5 - R11E 6

5

A-1 MHO

Line Table		
Line #	Direction	Length
L1	S72°31'34"W	83.12
L2	S59°19'04"W	105.68
L3	S56°34'36"W	86.40
L4	S60°05'47"W	87.23
L5	S71°07'37"W	89.59
L6	S78°42'14"W	99.54
L7	S79°51'26"W	48.77
L8	S82°34'36"W	108.32
L9	S81°55'55"W	90.19
L10	S80°31'28"W	92.89
L11	S81°25'37"W	90.71
L12	S82°46'53"W	71.60
L13	S85°50'15"W	53.59
L14	N55°18'10"W	141.40
L15	N01°53'17"W	267.26
L16	N04°28'19"E	325.95
L17	N08°22'07"E	131.49
L18	N62°12'14"E	29.43
L19	N00°10'47"E	269.68
L20	N02°07'58"E	297.12
L21	N23°26'33"W	203.65
L24	S87°09'56"E	337.24
L25	S02°50'04"W	171.22
L26	S00°10'47"W N00°10'47"E	100.12



Curve Table				
Curve #	Radius	Length	Bearing	Chord
C1	120.00	111.87	N28°35'45"W	107.86
C2	30.00	28.95	N36°02'33"E	27.84
C3	529.59	272.90	N78°26'22"E	269.89
C4	439.69	237.88	N77°42'10"E	234.99
C5	140.04	125.29	N36°33'31"E	121.15
C6	330.00	147.30	N10°39'18"W	146.08
C7	140.04	26.27	N05°33'15"E	26.23

- 1/2" IRON ROD SET
- 1/2" IRON PIPE FOUND
- ⊗ 1/2" IRON ROD FOUND

APPROVALS:

[Signature]
CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

[Signature]
SECRETARY - ST. TAMMANY PLANNING COMMISSION

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
CLERK OF COURT

[Signature]
Amy White, Deputy Clerk

05.28.2021
DATE FILED

6610B
MAP FILE NO.

2021-2499-ZC

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JOHN E. BONNEAU & ASSOCIATES, INC.

REVISED: 04/06/2021(OFFICE)

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY: The Recorded Subdivision Map.

BASIS FOR BEARINGS: The Reference Survey. #5955A

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A&C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0050 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
PARCELS 22B-1, 22B-2 & 22B-3, HANDSOME MEADOW FARMS
into
PARCELS 22B-1A, 22B-2A, & 22B-3A
HANDSOME MEADOW FARMS
Section 32, T-4-S, R-11-E
St. Tammany Parish, Louisiana
for
WOODRUFF and CAROL CAMUS

Survey No. 2019 449
Date: OCTOBER 18, 2019
Drawn by: SPH/JWS
Revised: 07/06/20 (RESUB); 08/17/20 (OFFICE)
Scale: 1" = 300'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2500-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed -September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Copart of Louisiana, INC – Matt Strother
OWNER: Sod Farm, LLC
REQUESTED CHANGE: From I-1 Industrial District TO I-2 Industrial District
LOCATION: Parcel located on the south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs; S14 and S15, T7S, R12E; Wards 4 and 6, District 7
SIZE: 124 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Turf Farm Road: **Type:** Private **Road Surface:** 1 Lane Dirt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Sod Farm	I-2 Industrial District
South	Undeveloped	A-4 Single-Family Residential District
East	Undeveloped	A-4 Single-Family Residential District
West	Undeveloped	I-1 Industrial 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 I-1 Industrial District to I-2 Industrial District. The site is located on the south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs. The 2025 Future Land Use Plan designates the site to be used for agricultural and residential purposes.

The subject property was rezoned from A-4 Single-Family Residential District to I-1 Industrial District in 2009 (ZC09-09-026) and is currently used as a sod farm. The applicant is requesting to rezone the property to I-2 Industrial District to accommodate outdoor storage uses with limited duration. A change in zoning will allow large-scale industrial uses with a general emphasis on manufacturing.

Zoning Comparison		
Zoning Classification	Max Building Size	Allowable Uses:
Existing I-1 Industrial District	40,000 sq. ft.	Radio & television studios and broadcasting stations; Auto body shops; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office; Welding shops; Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium
Proposed I-2 Industrial District	200,000 sq. ft.	Any permitted use under an I-1 district; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery & Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture & Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork, wood & sheet metal product manufacturing; Television and radio broadcasting transmitters; Tool & Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.

Case No.: 2021-2500-ZC

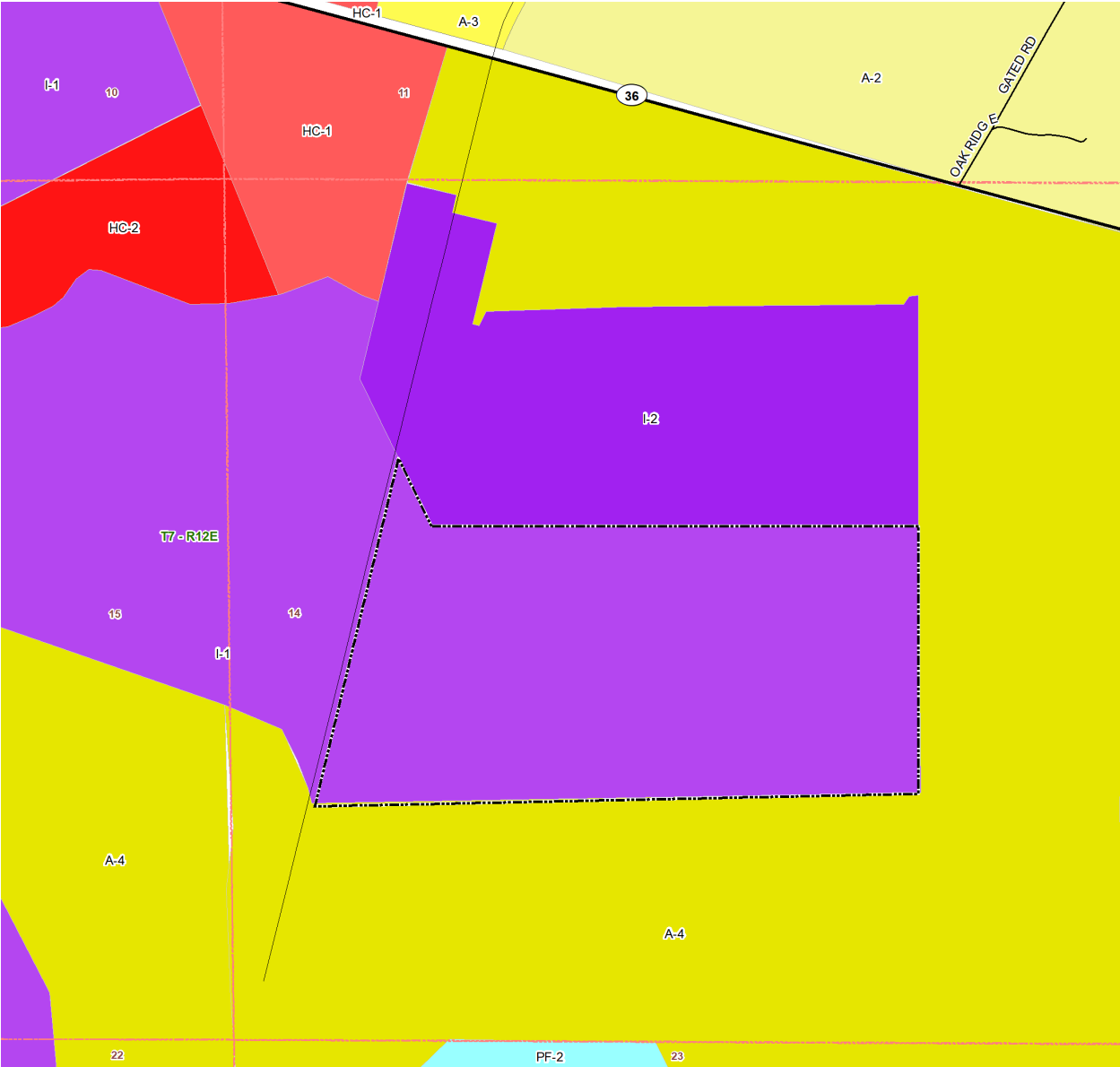
PETITIONER: Copart of Louisiana, INC – Matt Strother

OWNER: Sod Farm, LLC

REQUESTED CHANGE: From I-1 Industrial District TO I-2 Industrial District

LOCATION: Parcel located on the south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs; S14 and S15, T7S, R12E; Wards 4 and 6, District 7

SIZE: 124 acres



2021-2500-ZC

A-3

BIRD FARM

HC-1

A-2

11

HICKORY HWY

36

GATED RD

OAK RIDGE

I-1

HC-1

HC-2

TURF FARM

T7 - R12E

15

14

I-1

A-4

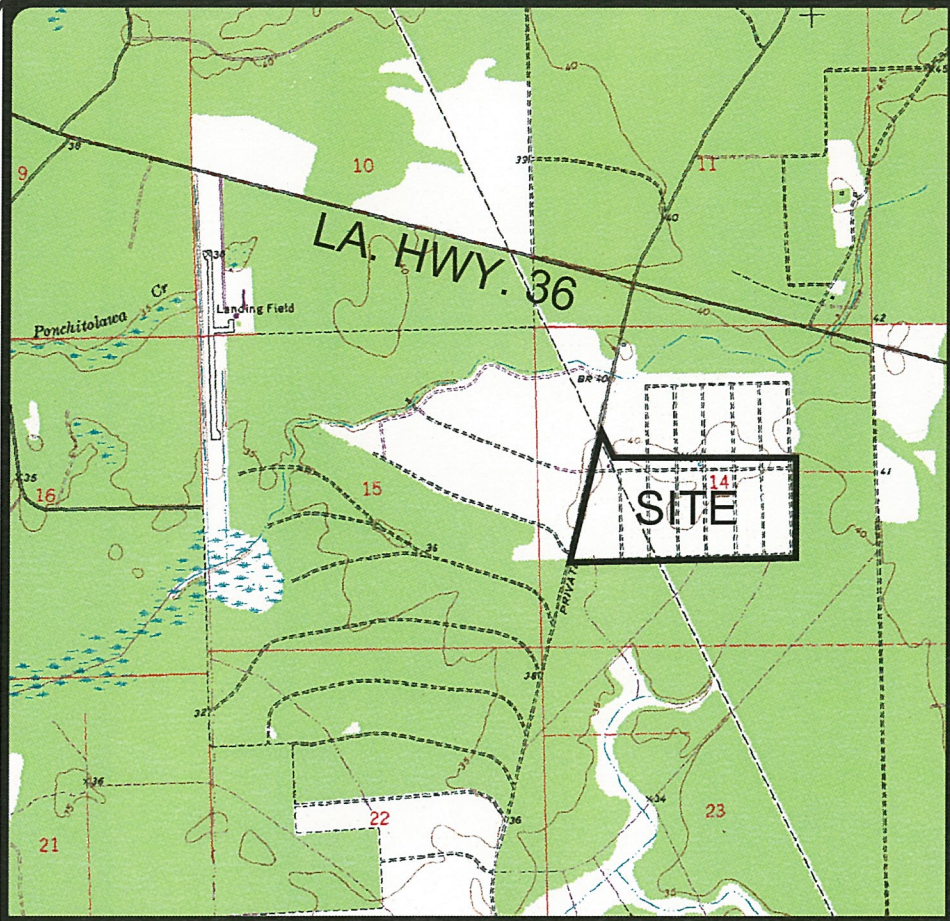
TURF FARM

A-4

22

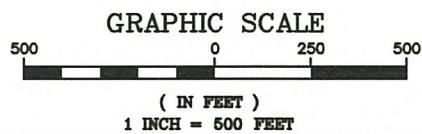
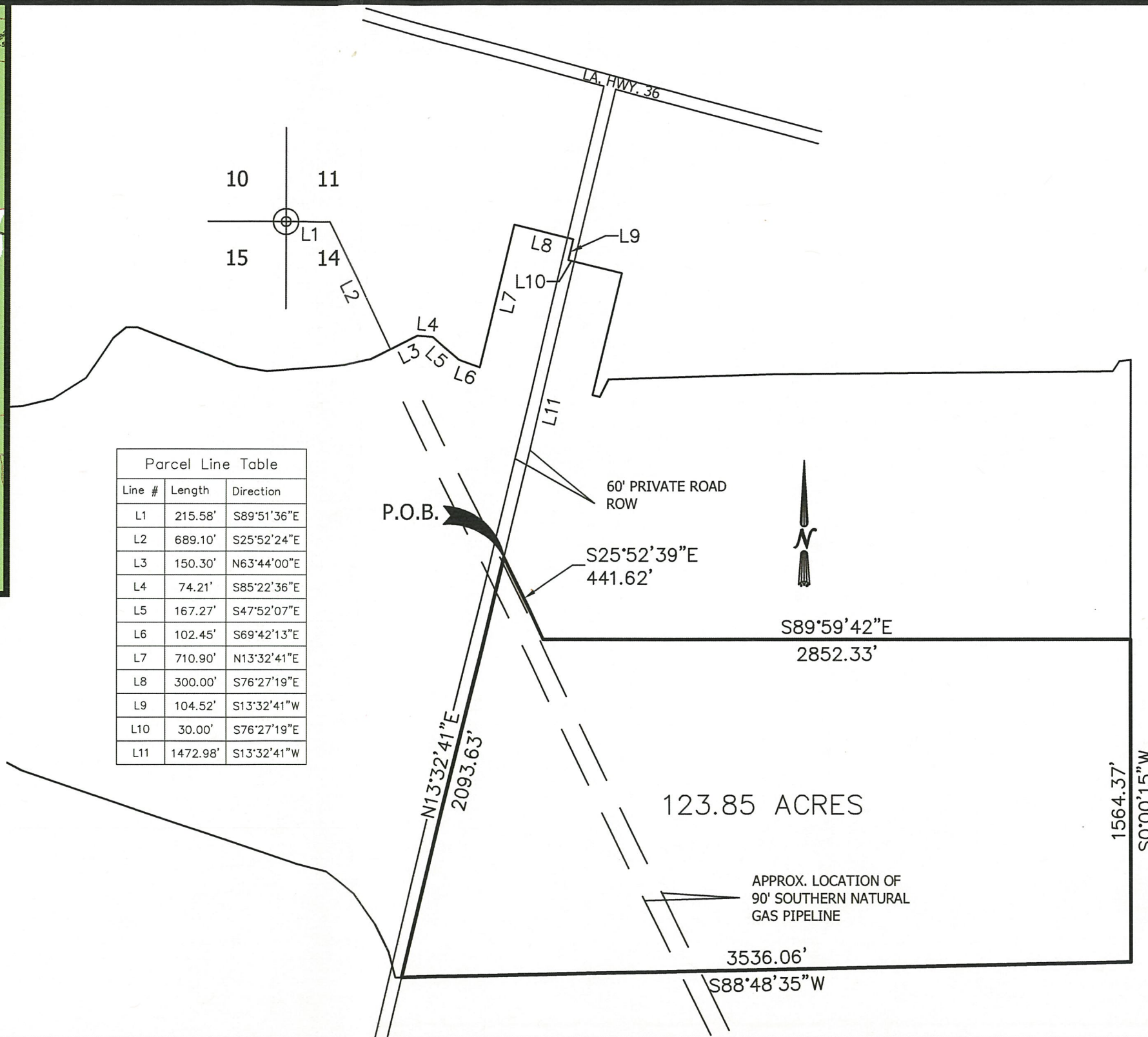
PF-2

23



VICINITY MAP

Parcel Line Table		
Line #	Length	Direction
L1	215.58'	S89°51'36"E
L2	689.10'	S25°52'24"E
L3	150.30'	N63°44'00"E
L4	74.21'	S85°22'36"E
L5	167.27'	S47°52'07"E
L6	102.45'	S69°42'13"E
L7	710.90'	N13°32'41"E
L8	300.00'	S76°27'19"E
L9	104.52'	S13°32'41"W
L10	30.00'	S76°27'19"E
L11	1472.98'	S13°32'41"W



SCALE: 1" = 500'

DATE: 06.14.2021

DRAWN BY: RMK CHECKED BY: SMB

DWG. NO: 20210332

SHEET 1 OF 1

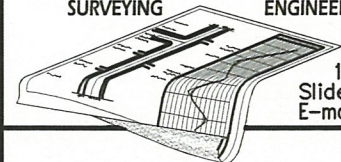
THIS MAP WAS DONE WITHOUT THE BENEFIT OF ACTUAL FIELD MEASUREMENTS AND IS FOR ZONING PURPOSES ONLY.

**ZONING MAP OF
A 123.85 ACRE PARCEL OF LAND
SITUATION IN SECTION 14, T-7-S, R-12-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**

SOD FARM, LLC

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

2021-2500-ZC

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2501-ZC
Posted: September 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Anthony and Kristen Toomer

OWNER: Anthony and Kristen Toomer

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

LOCATION: Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E; Ward 2, District 3

SIZE: 6.10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is Parcel located south of Woodrow Road, west of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be used and managed for the production of marketable wood products, but also for recreational purposes, species habitat, and stormwater retention.

The purpose of the existing A-1 Suburban District is to provide single-family residential dwellings on five-acre lots. The purpose of the requested A-1A Suburban District is to provide single-family dwellings on three-acre lots (see below table). A change in zoning will allow an additional single-family dwelling to be placed on the subject property.

	Zoning	Max Density	Min Lot Width
Existing	A-1 Suburban District	One unit per five acres	300 ft.
Proposed	A-1A Suburban District	One unit per three acres	200 ft.

Case No.: 2021-2501-ZC

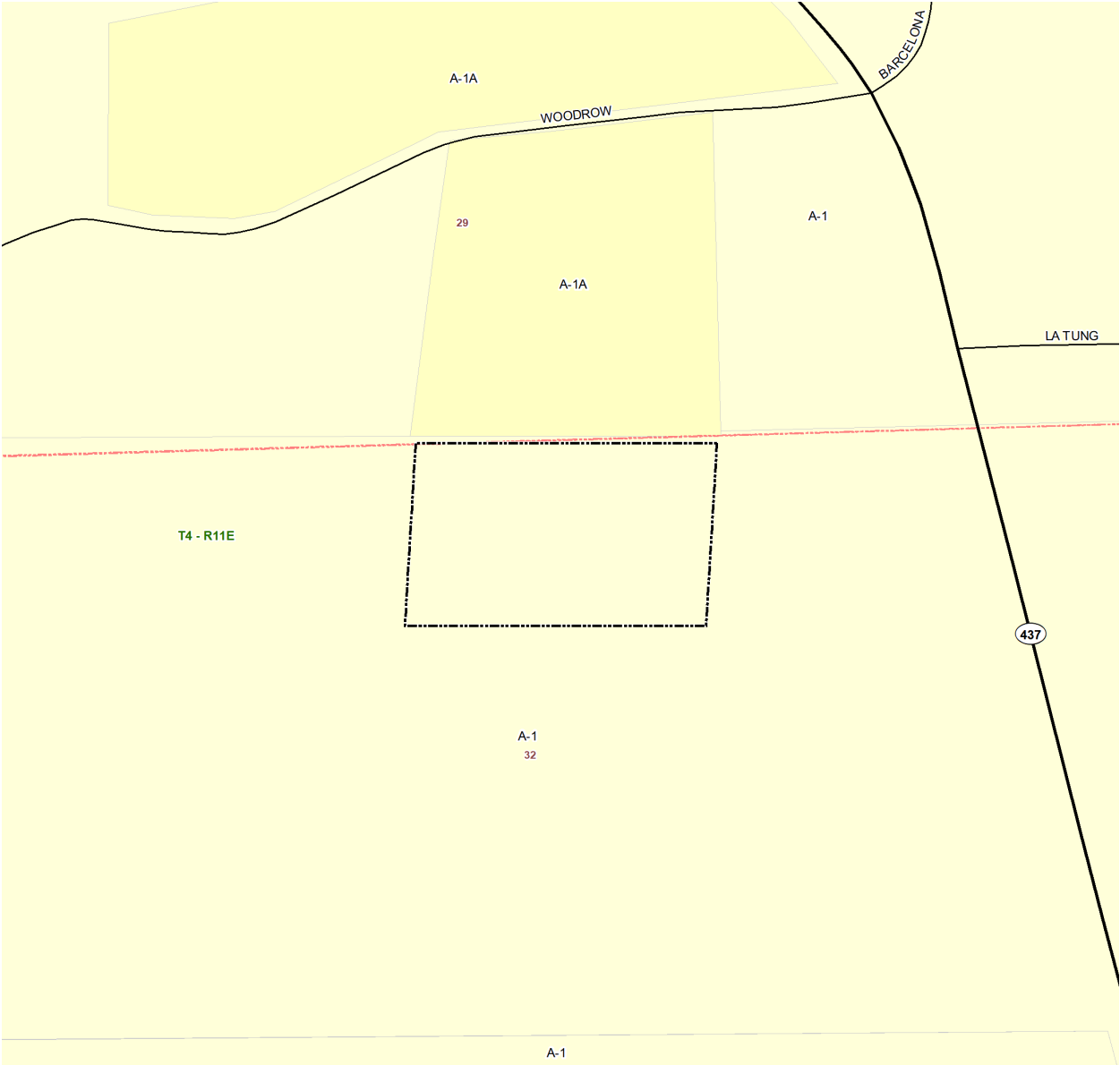
PETITIONER: Anthony and Kristen Toomer

OWNER: Anthony and Kristen Toomer

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

LOCATION: Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E; Ward 2, District 3

SIZE: 6.10 acres



2021-2501-ZC

A-2

A-1

BARCELONA

A-1A

29

WOODROW

A-1A

T4 - R11E

LA TUNG

MIDDLE RD

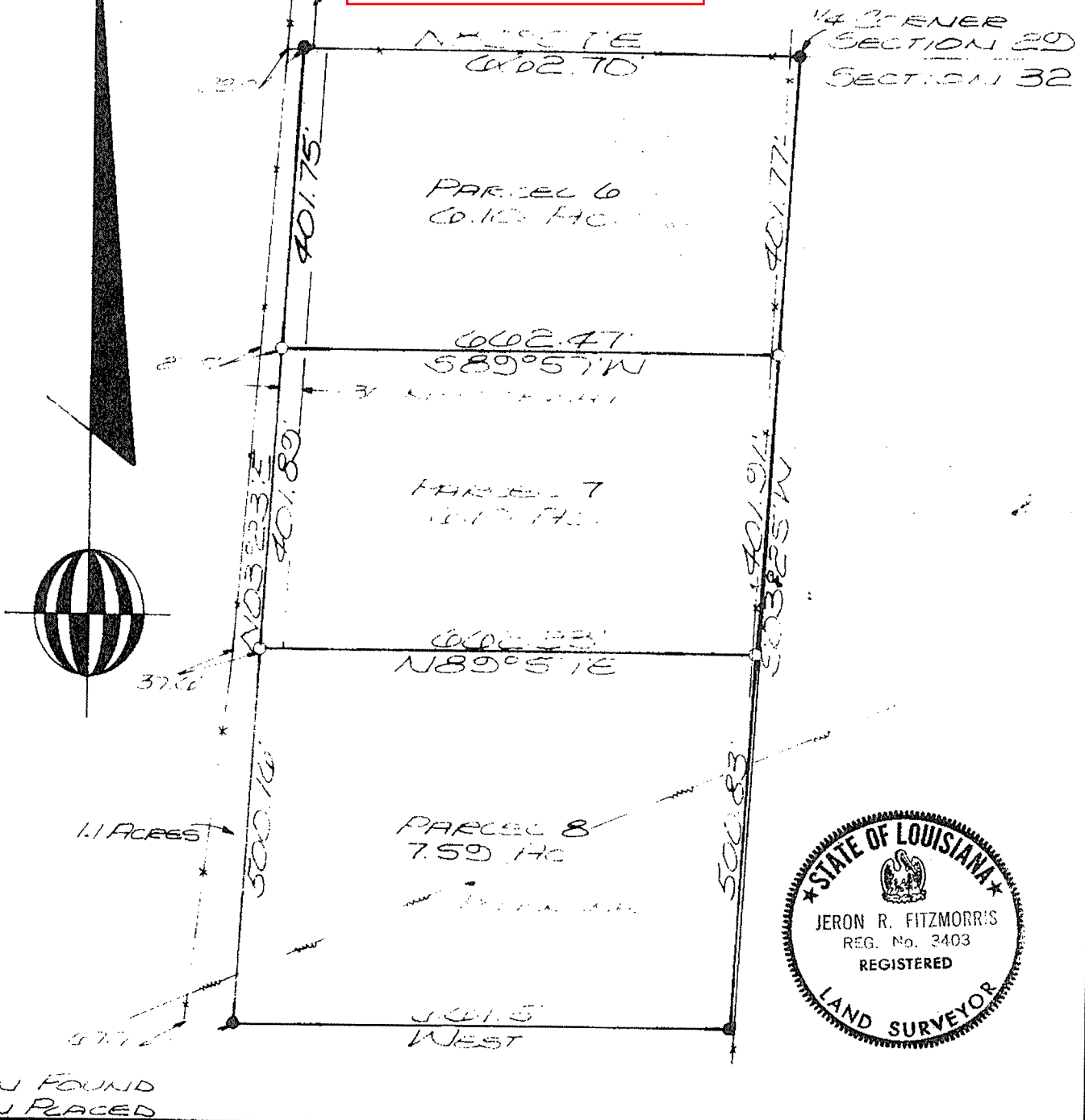
437

A-1

32

A-1

2021-2501-ZC



MAP PREPARED FOR **LOUIS LOYD, JR. ESTATE**
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 32 Township 4 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

CERTIFIED CORRECT
Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

Revised October 2, 1986
SCALE: 1"=200' DATE October 8, 1986 NUMBER 4401-F4

ZONING STAFF REPORT

Date: October 18, 2021
Case No.: ZC01-03-028
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed September 7, 2021 (Hurricane IDA)
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP - Paul Mayronne
OWNER: Crosby Development Co, LLC and The Azby Fund
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville, S33, T7S, R12E, Ward 4, Districts 5 and 7
SIZE: 161 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped Land	A-2 Suburban Residential
South	Undeveloped Land and I-12	HC-2 Highway Commercial
East	Undeveloped Land	A-3 Suburban District
West	Undeveloped Land	A-4 Single-Family Residential

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

<i>History of PUD Development</i>	<i>Uses</i>	<i>Amendments</i>
Zoning change to PUD Approved 2001	Commercial, Residential, and Institutional	See attached approved original PUD
Major Amendment Approved in 2014	Commercial and Institutional	Reconfiguration of the subdivision, request to developed the PUD with commercial and industrial uses and removal of all residential and institutional uses
Major Amendment Approved in 2020	Commercial and Institutional	Add permitted uses: Transportation Terminal (bus, truck or other)” and “Warehouse and Distribution Center Reconfigure the previously approved greenspace: remove the 2.85 acre - 50 ft. buffer along the interstate on-ramp and provide the required greenspace space along the eastern, northern and western property lines.
Request for Major Amendment 2021	Commercial and Institutional	Add permitted uses Increase maximum allowable size of building to 1,500,000 square feet and maximum allowable height of building to 120 feet. Request to reduce the required 25% of open space to 15% Reduce the required street landscape buffer from 25 feet to 15 feet. See attached plan submitted on 10/15/2021 indicating that the reduction of the required greenspace is no longer being requested. Submit revised plan showing the required 25’ street planting area to remain on the site.

The petitioner is requesting a Major Amendment to the PUD (Planned Unit Development Overlay) which consist of the following:

- Add permitted uses: Request to add/allow large scale facilities for the research and development, manufacturing and transportation/logistics industries and government and institutional uses (see attached list). The request to add the proposed uses is consistent with the existing list of permitted uses and compatible with the proposed development.
- Increase the maximum allowable square footage (to a maximum of 1,500,000) and maximum allowable height of the buildings (Parcels 1, 4 & 5 to 120 feet): considering the large size of the development and the size of the parcels of land within the development, the requests are consistent with the PUD subdivision.
- Reduction of the required percentage of greenspace under the PUD Overlay from 25% to 15%: While the PUD is approved to be developed with commercial and industrial uses, the purpose of the Planned Unit Development (PUD) remains the same which is to encourage flexibility in the development of land, creative design, more orderly development and to promote and preserve the scenic features of the site. Meeting the required 25% percentage of greenspace will not prevent the development of the existing parcels of land.
- Reduction of the required street buffer from 25 feet to 10 feet and of the proposed 50 foot buffer along I-12 to 10 feet. Providing the required 25 foot street buffer and the 50 foot buffer along I-12 will not prevent the development of the parcels. The 25-foot street buffers will also allow to provide sufficient space to meet the minimum required number of trees and shrubs and enhance the appearance of the site.

Case No.: ZC01-03-028

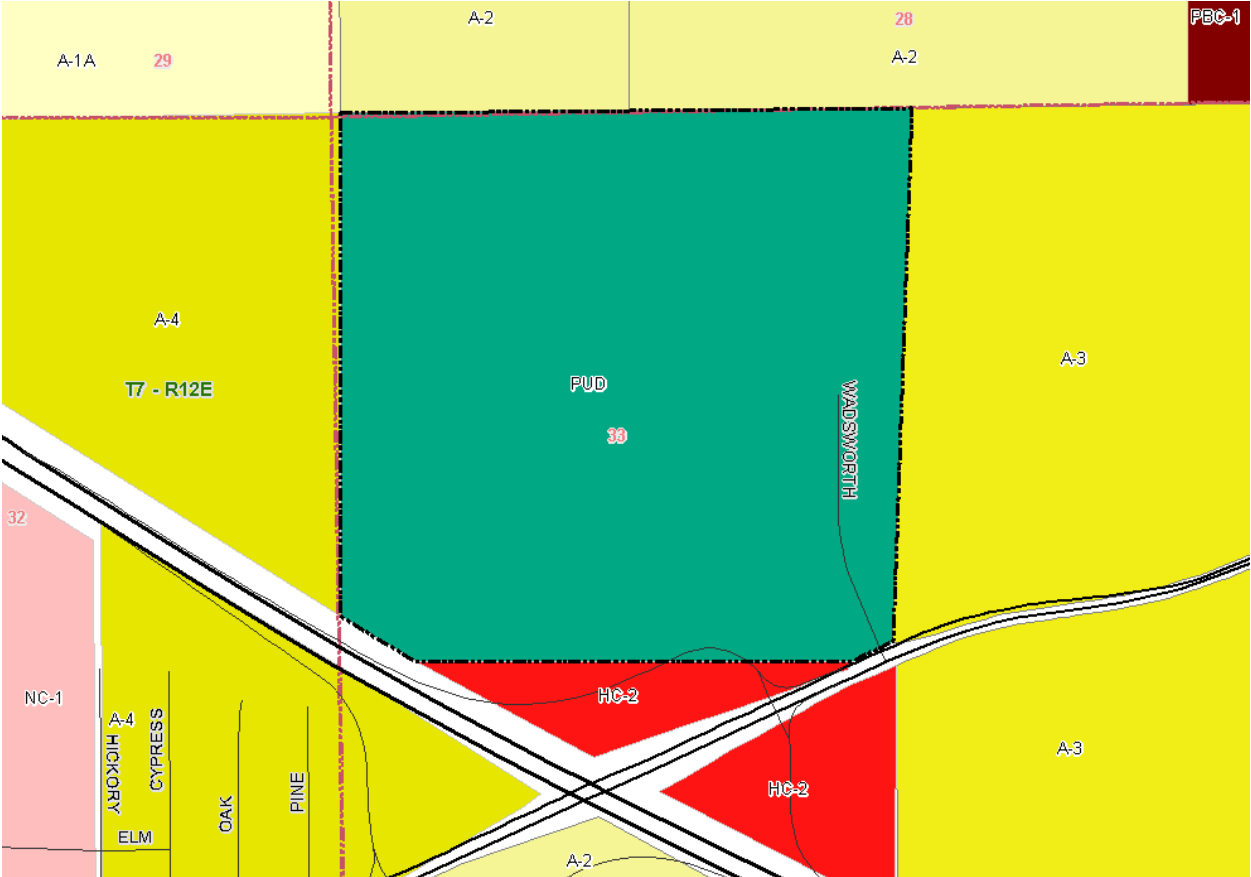
PETITIONER: Jones Fussell, LLP - Paul Mayronne

OWNER: Crosby Development Co, LLC and The Azby Fund

REQUESTED CHANGE: PUD Planned Unit Development Overlay

LOCATION: Parcel located at the northwest corner of the intersection of I-12 and LA Highway 1088, Mandeville, S33, T7S, R12E, Ward 4, Districts 5 and 7

SIZE: 161 acres



ZC01-03-028

A-2

A-1A 29

28

A-2

A-4

T7 - R12E

PUD

A-3

WADSWORTH

33

HC-2

HC-2

A-3

1088

1088

A-2

A-2

PBC-1

PUD A-3

A-4

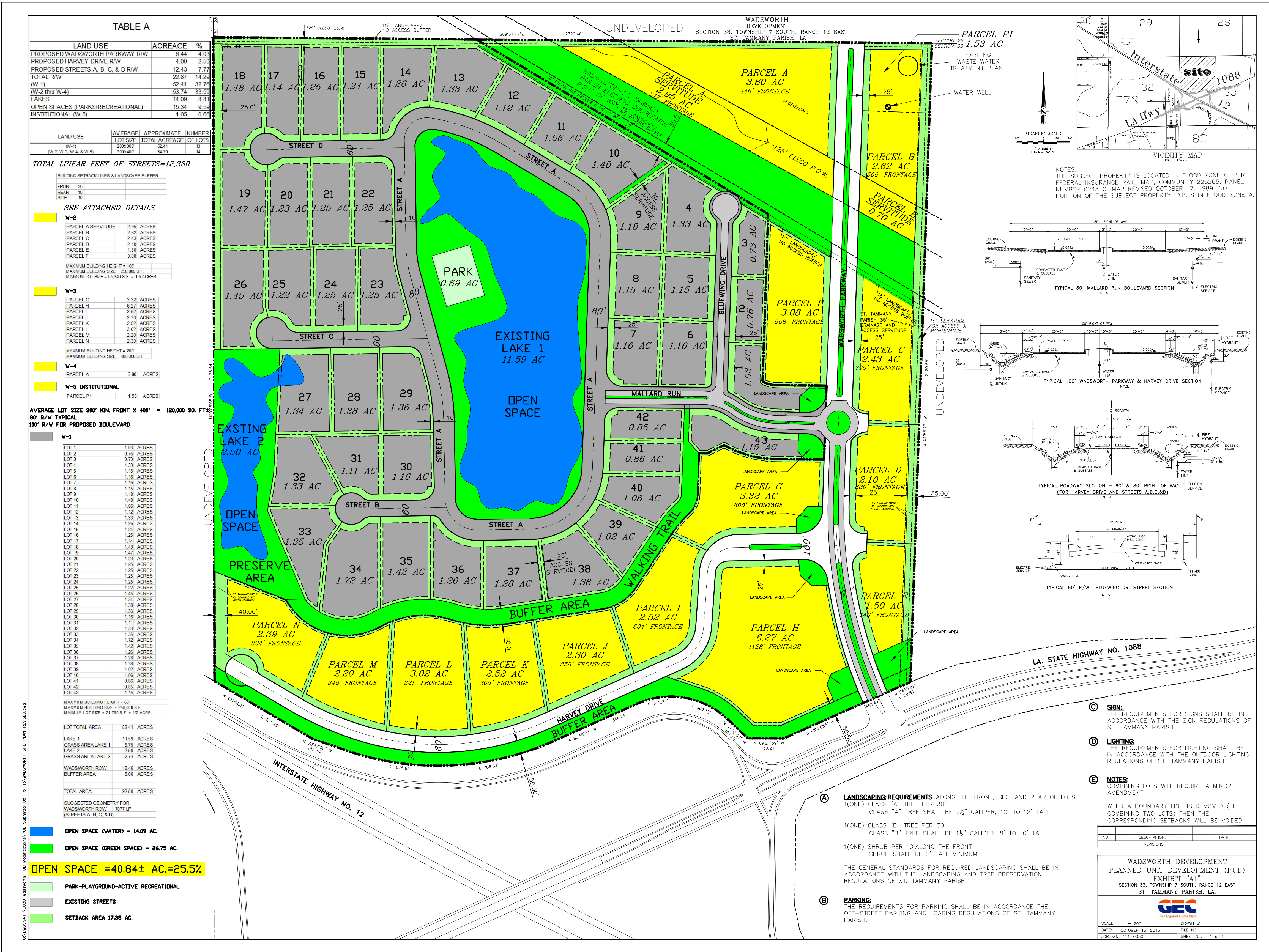
OAK

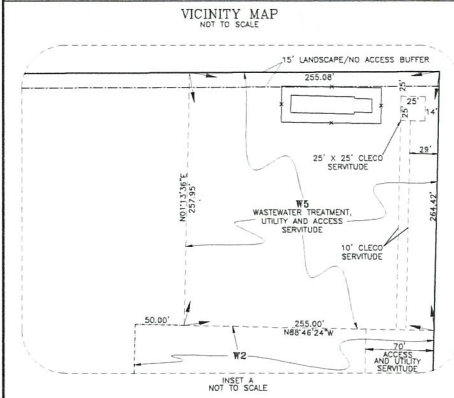
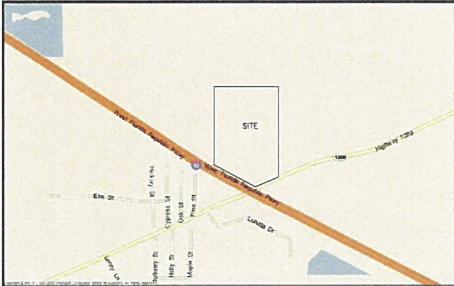
PINE

HOLLY

MAPLE

LORETTA



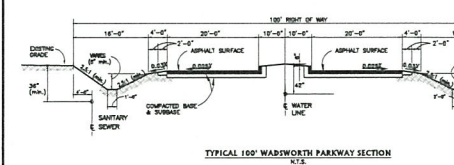
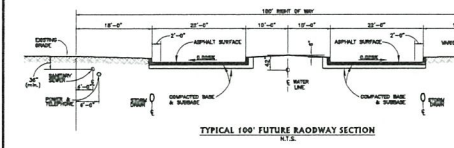


DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND SHOWN HEREON. EACH OF THE UNDERSIGNED WITH REGARD TO THE STREET AND RIGHTS OF WAY SHOWN HEREON ON THEIR RESPECTIVE PROPERTIES, WITH THE EXCEPTION OF THE ATMOS SERVICE AND THE CLECO SERVICE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THE PURPOSES SPECIFICALLY SET FORTH ON THIS SUBDIVISION PLAN. EACH OF THE UNDERSIGNED AGREES THAT ALL AREAS SHOWN AS SERVITUDES ON THEIR RESPECTIVE PROPERTIES, WITH THE EXCEPTION OF THE ATMOS SERVICE AND THE CLECO SERVICE, ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE AND SEWER REMOVAL. EACH OF THE UNDERSIGNED AGREES THAT NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOT SHALL ANY PUBLIC BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY ON THEIR RESPECTIVE PROPERTIES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

PATRICK W. FITZMORRIS DATE
THE AZBY FUND
650 POYDRAS STREET, SUITE 2521
NEW ORLEANS, LOUISIANA 70130
504-581-2549

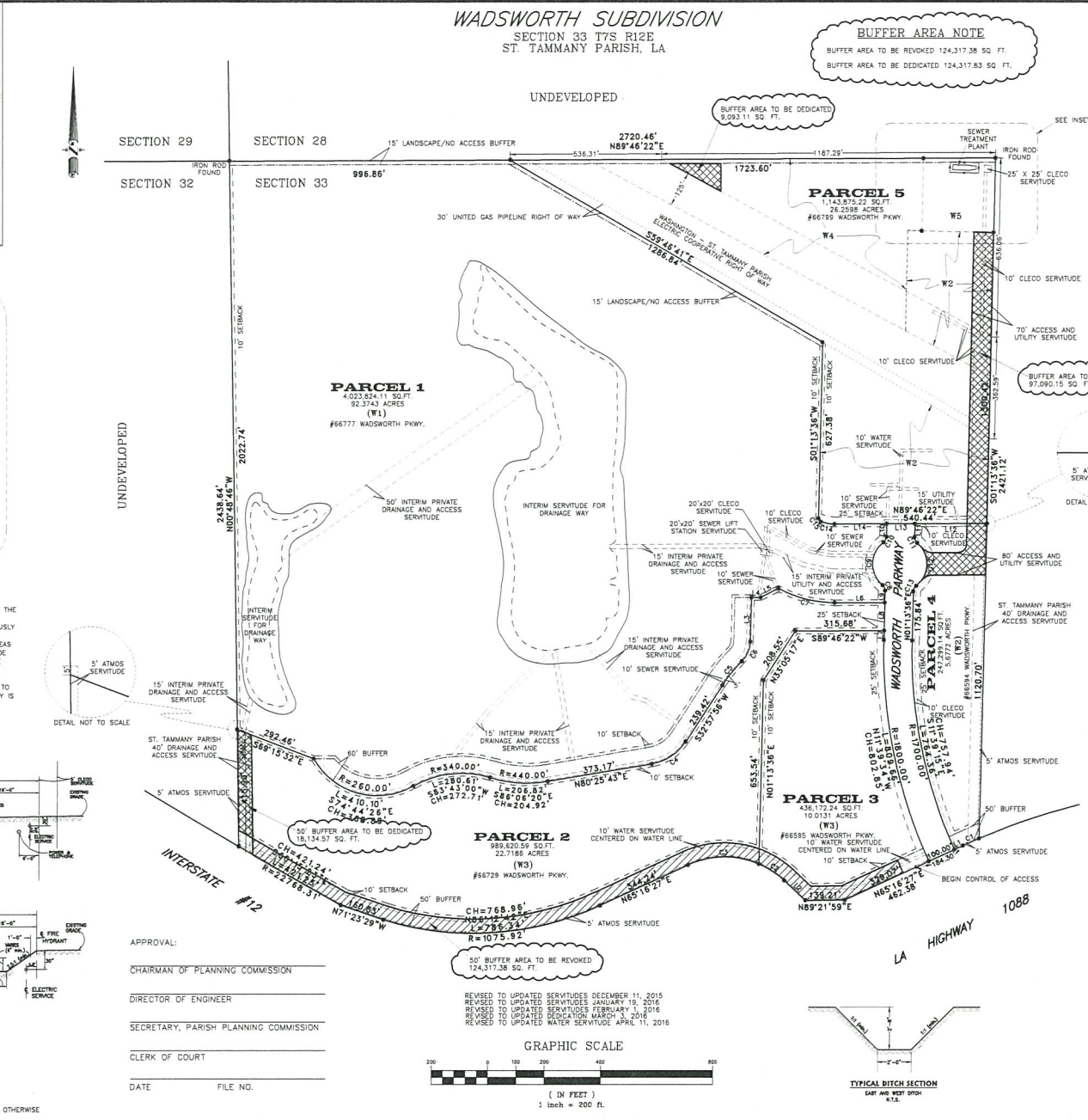
WARREN TREME DATE
WADSWORTH ESTATES, LLC
3916 WHEAT DRIVE
METAIRIE, LOUISIANA 70002
504-458-9055



ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE
NOTE:
SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY.
DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE.
FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES
ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.
• DENOTES IRON ROD SET UNLESS NOTED OTHERWISE

ELEVATION NOTES
THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 10/17/78 FLOOD ZONE: C
BASE FLOOD ELEVATION: N/A
COMMUNITY PANEL #: 225205 0245 C
REFERENCE BENCH MARK: NGS MARKER ALSO ELEVATION: 5'8"

GENERAL NOTES
THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILED THE DATA FOR THIS SURVEY.
THIS PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE TITLE AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
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 PRIOR TO THE PRELIMINARY LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.



REFERENCE NOTES
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: KREBS, LASALLE, LEMIEUX CONSULTANTS DATED DECEMBER 31, 2012
THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IX, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY
MADE AT THE REQUEST OF WADSWORTH ESTATES, L.L.C.

PRELIMINARY FOR REVIEW

DATE: MARCH 2, 2015
SCALE: 1" = 200'
JOB #: 150328

DRAWN BY: NGR
CHECKED BY: NGR
FILE #:

RESTRICTIVE COVENANTS

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH, WHENEVER THE WADSWORTH SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
- NO NOISY OR OFFENSIVE ACTION SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY NOT BECOME AN ANNOYANCE OR HARBOR TO WADSWORTH SUBDIVISION, PARTICULARLY THE USE OF LOTS AS TRASH DUMPS OR JUNK VEHICLE STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL BUILDINGS IN THE SUBDIVISION SHALL BE EIGHTEEN (18') ABOVE THE CENTERLINE OF THE STREET.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE APPROPRIATE ST. TAMMANY PARISH GOVERNMENT AGENCY.
- PONDS WITHIN THIS DEVELOPMENT ON PARCELS 1, AND THE PROPERTY OWNERS ASSOCIATION CREATED BY THE AZBY FUND WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AND DETENTION POND WITHIN THE DEVELOPMENT ON PARCELS 2, 3, 4 AND 5.
- ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN INSTRUMENT# 1923858.

THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN IN EACH TITLE.

DEVELOPERS

WADSWORTH ESTATES, L.L.C.
WARREN G. TREME
3916 WHEAT STREET
METAIRIE, LA 70002

THE AZBY FUND
PATRICK W. FITZMORRIS
650 POYDRAS STREET, SUITE 2521
NEW ORLEANS, LA 70002

LEGAL DESCRIPTION

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, SECTION 33, T7S R12E, BOUNDED BY LA HIGHWAY 1088, INTERSTATE 12, LA HIGHWAY 58, AND LA HIGHWAY 36, DESIGNATED AS WADSWORTH SUBDIVISION, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, MEASURE THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 28 AND 33 N89°46'22"E A DISTANCE OF 2720.46 FEET, MEASURE THENCE S01°13'36"W A DISTANCE OF 2421.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LA HIGHWAY 1088, MEASURE THENCE ALONG SAID NORTHERLY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 62.00 FEET, WITH A RADIUS OF 2450.82 FEET, WITH A CHORD BEARING OF S85°58'51"W, WITH A CHORD LENGTH OF 62.00 FEET, MEASURE THENCE S85°58'51"W, WITH A CHORD LENGTH OF 62.00 FEET, MEASURE THENCE ALONG SAID NORTHERLY LINE S89°21'59"E A DISTANCE OF 139.21 FEET, MEASURE THENCE N47°03'43"W A DISTANCE OF 104.10 FEET, MEASURE THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 308.33 FEET, WITH A RADIUS OF 312.74 FEET, WITH A CHORD BEARING OF N80°53'36"W, WITH A CHORD LENGTH OF 348.24 FEET, MEASURE THENCE S85°12'27"W A DISTANCE OF 344.24 FEET, MEASURE THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 786.34 FEET, WITH A RADIUS OF 1075.92 FEET, WITH A CHORD BEARING OF S85°12'42"W, WITH A CHORD LENGTH OF 786.96 FEET, MEASURE THENCE N72°23'29"W A DISTANCE OF 160.83 FEET, MEASURE THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 421.26 FEET, WITH A RADIUS OF 22788.31 FEET, WITH A CHORD BEARING OF N60°15'23"W, WITH A CHORD LENGTH OF 421.24 FEET, MEASURE THENCE N00°48'46"W A DISTANCE OF 2438.64 FEET TO A POINT, THE POINT OF BEGINNING.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2455.82'	62.00'	62.00'	S85°58'51"W
C2	312.74'	108.72'	108.13'	N07°01'16"W
C3	312.74'	260.61'	253.13'	N08°04'49"E
C4	180.00'	149.11'	144.88'	S66°41'50"W
C5	480.00'	110.57'	110.34'	N39°25'48"E
C6	100.00'	77.66'	76.06'	S63°33'36"W
C7	415.61'	209.40'	207.19'	N75°47'36"W
C8	35.00'	22.72'	21.84'	S24°44'23"E
C9	97.00'	176.28'	153.01'	S01°13'36"W
C10	25.00'	22.72'	21.84'	S27°15'36"W
C11	25.00'	22.72'	21.84'	N04°48'23"W
C12	97.00'	176.28'	153.01'	N01°13'36"E
C13	75.00'	22.72'	21.84'	N07°15'36"E
C14	135.61'	50.27'	41.92'	N79°37'15"E
C15	12.00'	14.71'	13.81'	S33°53'35"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S85°18'27"W	33.33'
L2	N47°03'43"W	104.10'
L3	S01°13'36"W	157.30'
L4	S85°46'22"W	32.41'
L5	S63°13'52"W	70.82'
L6	S89°45'22"W	178.22'
L7	S01°13'36"W	33.71'
L8	S01°13'36"W	100.03'
L9	S01°13'36"W	42.10'
L10	S01°13'36"W	45.54'
L11	S01°13'36"W	48.08'
L12	N89°48'23"E	255.08'
L13	N89°48'22"E	100.03'
L14	S85°46'22"W	185.33'

AREA
160.0587 ACRES ±

ZONING
PUD

PAVED SURFACE
ROAD SURFACING

MIN. LOT SIZE
5.67 ACRES

NUMBER OF LOTS
5

CENTRAL SEWERAGE SYSTEM
CENTRAL

ST. R/W WIDTH
100'

LENGTH OF STREETS
1,205 L.F.

WATER SYSTEM
CENTRAL

SETBACKS
FRONT YARD SETBACK.....25.00'
SIDE YARD SETBACK.....10.00'
REAR YARD SETBACK.....10.00'

SERVITUDE NOTES
1. ALL SERVITUDES ARE SUBJECT TO CHANGE WITH THE CONSENT OF THE PARTIES INVOLVED.
2. ALL SEWER AND DRAINAGE SERVITUDES ARE CENTERED ON THE PIPE.

DEVELOPERS

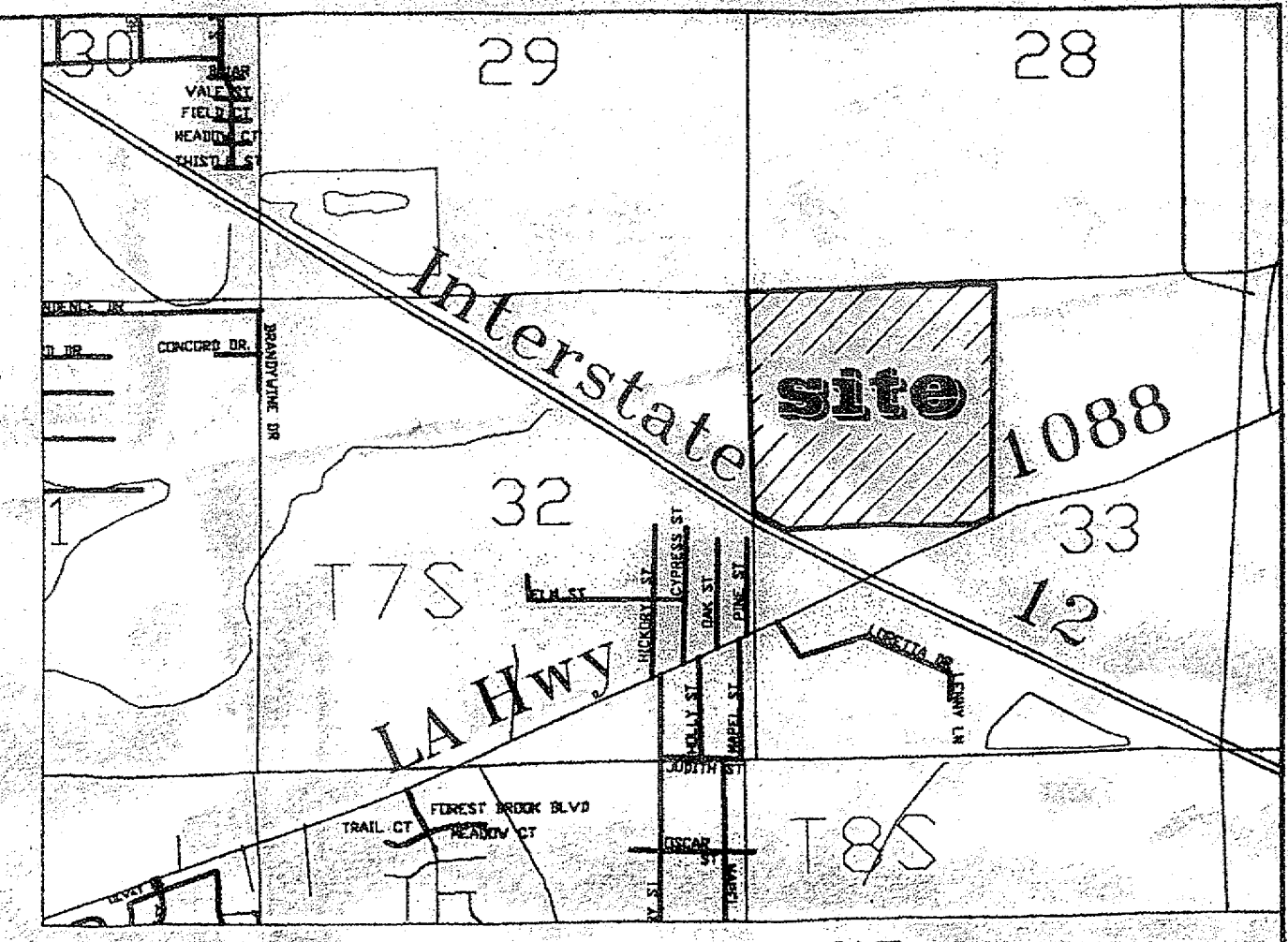
WADSWORTH ESTATES, L.L.C.
WARREN G. TREME
3916 WHEAT STREET
METAIRIE, LA 70002

THE AZBY FUND
PATRICK W. FITZMORRIS
650 POYDRAS STREET, SUITE 2521
NEW ORLEANS, LA 70002

GRAPHIC SCALE
1 inch = 200 ft

TYPICAL DITCH SECTION
LEFT AND RIGHT DITCH
N.T.S.

68.61



161.115 Acs.±	PUD	PAVED SURFACE
<u>AREA</u>	<u>ZONING</u>	<u>ROAD SURFACING</u>
30' X 110'		
60' X 120'	275 LOTS & 30 PARCELS	CENTRAL
<u>MIN. LOT SIZE</u>	<u>NUMBER OF LOTS</u>	<u>SEWERAGE SYSTEM</u>
60', 80' & 100'	15,080 L.S.	CENTRAL
<u>ST. R/W WIDTH</u>	<u>LENGTH OF STREETS</u>	<u>WATER SYSTEM</u>

DETAIL

CHURCHAN OF PLANNING COMMISSION
PARISH ENGINEER
SECRETARY, PARISH PLANNING COMMISSION
CLERK OF COURT
DATE FILE NO.

0'-6"
FIRE HYDRANT
EXISTING GRADE
VAMES (5' min.)
WATER

OWNER: AZBY FOUNDATION
PATRICK FITZMAURICE
228 ST. CHARLES AVE. SUITE 1311
WHITNEY BANK BLDG.
NEW ORLEANS, LA. 70130

ELECTRIC
SERVICE

Y

6

WETAIRIE, LA.

THIS PLAN IS BASED UPON A PARTIAL FIELD
SURVEY AND A CALCULATED PERIMETER. THE
LOTS WILL BE SINKED IN ACCORDANCE WITH
LOUISIANA REVISED STATUTES (RS-33:5051)
PRIOR TO THE SALE OR TRANSFER OF LOTS.

KREBS, LISALLE, LEMUEUX CONSULTANTS, INC.

BT

SEWER
LINE

100 0 100 200 300

ION

RESUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 10 EAST AND 131 THRU 272, PARCELS 05-1, 05-2, 05-3, 05-4, 05-5, 05-6, 05-7, 05-8, 05-9, 05-10, 05-11, 05-12, 05-13, 05-14, 05-15, 05-16, 05-17, 05-18, 05-19, 05-20, 05-21, 05-22, 05-23, 05-24, 05-25, 05-26, 05-27, 05-28, 05-29, 05-30, 05-31, 05-32, 05-33, 05-34, 05-35, 05-36, 05-37, 05-38, 05-39, 05-40, 05-41, 05-42, 05-43, 05-44, 05-45, 05-46, 05-47, 05-48, 05-49, 05-50, 05-51, 05-52, 05-53, 05-54, 05-55, 05-56, 05-57, 05-58, 05-59, 05-60, 05-61, 05-62, 05-63, 05-64, 05-65, 05-66, 05-67, 05-68, 05-69, 05-70, 05-71, 05-72, 05-73, 05-74, 05-75, 05-76, 05-77, 05-78, 05-79, 05-80, 05-81, 05-82, 05-83, 05-84, 05-85, 05-86, 05-87, 05-88, 05-89, 05-90, 05-91, 05-92, 05-93, 05-94, 05-95, 05-96, 05-97, 05-98, 05-99, 05-100, 05-101, 05-102, 05-103, 05-104, 05-105, 05-106, 05-107, 05-108, 05-109, 05-110, 05-111, 05-112, 05-113, 05-114, 05-115, 05-116, 05-117, 05-118, 05-119, 05-120, 05-121, 05-122, 05-123, 05-124, 05-125, 05-126, 05-127, 05-128, 05-129, 05-130, 05-131, 05-132, 05-133, 05-134, 05-135, 05-136, 05-137, 05-138, 05-139, 05-140, 05-141, 05-142, 05-143, 05-144, 05-145, 05-146, 05-147, 05-148, 05-149, 05-150, 05-151, 05-152, 05-153, 05-154, 05-155, 05-156, 05-157, 05-158, 05-159, 05-160, 05-161, 05-162, 05-163, 05-164, 05-165, 05-166, 05-167, 05-168, 05-169, 05-170, 05-171, 05-172, 05-173, 05-174, 05-175, 05-176, 05-177, 05-178, 05-179, 05-180, 05-181, 05-182, 05-183, 05-184, 05-185, 05-186, 05-187, 05-188, 05-189, 05-190, 05-191, 05-192, 05-193, 05-194, 05-195, 05-196, 05-197, 05-198, 05-199, 05-200, 05-201, 05-202, 05-203, 05-204, 05-205, 05-206, 05-207, 05-208, 05-209, 05-210, 05-211, 05-212, 05-213, 05-214, 05-215, 05-216, 05-217, 05-218, 05-219, 05-220, 05-221, 05-222, 05-223, 05-224, 05-225, 05-226, 05-227, 05-228, 05-229, 05-230, 05-231, 05-232, 05-233, 05-234, 05-235, 05-236, 05-237, 05-238, 05-239, 05-240, 05-241, 05-242, 05-243, 05-244, 05-245, 05-246, 05-247, 05-248, 05-249, 05-250, 05-251, 05-252, 05-253, 05-254, 05-255, 05-256, 05-257, 05-258, 05-259, 05-260, 05-261, 05-262, 05-263, 05-264, 05-265, 05-266, 05-267, 05-268, 05-269, 05-270, 05-271, 05-272, 05-273, 05-274, 05-275, 05-276, 05-277, 05-278, 05-279, 05-280, 05-281, 05-282, 05-283, 05-284, 05-285, 05-286, 05-287, 05-288, 05-289, 05-290, 05-291, 05-292, 05-293, 05-294, 05-295, 05-296, 05-297, 05-298, 05-299, 05-300, 05-301, 05-302, 05-303, 05-304, 05-305, 05-306, 05-307, 05-308, 05-309, 05-310, 05-311, 05-312, 05-313, 05-314, 05-315, 05-316, 05-317, 05-318, 05-319, 05-320, 05-321, 05-322, 05-323, 05-324, 05-325, 05-326, 05-327, 05-328, 05-329, 05-330, 05-331, 05-332, 05-333, 05-334, 05-335, 05-336, 05-337, 05-338, 05-339, 05-340, 05-341, 05-342, 05-343, 05-344, 05-345, 05-346, 05-347, 05-348, 05-349, 05-350, 05-351, 05-352, 05-353, 05-354, 05-355, 05-356, 05-357, 05-358, 05-359, 05-360, 05-361, 05-362, 05-363, 05-364, 05-365, 05-366, 05-367, 05-368, 05-369, 05-370, 05-371, 05-372, 05-373, 05-374, 05-375, 05-376, 05-377, 05-378, 05-379, 05-380, 05-381, 05-382, 05-383, 05-384, 05-385, 05-386, 05-387, 05-388, 05-389, 05-390, 05-391, 05-392, 05-393, 05-394, 05-395, 05-396, 05-397, 05-398, 05-399, 05-400, 05-401, 05-402, 05-403, 05-404, 05-405, 05-406, 05-407, 05-408, 05-409, 05-410, 05-411, 05-412, 05-413, 05-414, 05-415, 05-416, 05-417, 05-418, 05-419, 05-420, 05-421, 05-422, 05-423, 05-424, 05-425, 05-426, 05-427, 05-428, 05-429, 05-430, 05-431, 05-432, 05-433, 05-434, 05-435, 05-436, 05-437, 05-438, 05-439, 05-440, 05-441, 05-442, 05-443, 05-444, 05-445, 05-446, 05-447, 05-448, 05-449, 05-450, 05-451, 05-452, 05-453, 05-454, 05-455, 05-456, 05-457, 05-458, 05-459, 05-460, 05-461, 05-462, 05-463, 05-464, 05-465, 05-466, 05-467, 05-468, 05-469, 05-470, 05-471, 05-472, 05-473, 05-474, 05-475, 05-476, 05-477, 05-478, 05-479, 05-480, 05-481, 05-482, 05-483, 05-484, 05-485, 05-486, 05-487, 05-488, 05-489, 05-490, 05-491, 05-492, 05-493, 05-494, 05-495, 05-496, 05-497, 05-498, 05-499, 05-500, 05-501, 05-502, 05-503, 05-504, 05-505, 05-506, 05-507, 05-508, 05-509, 05-510, 05-511, 05-512, 05-513, 05-514, 05-515, 05-516, 05-517, 05-518, 05-519, 05-5

WADSWORTH SUBDIVISION PUD – PERMITTED USE LIST:

The Parcel designations below refer to the R.W. Krebs Plat dated March 2, 2015, recorded on June 30, 2016, Map File No. 5550 and revised by the R.W. Krebs Plat dated February 10, 2021, recorded on March 29, 2021, Map File No. 6006 D.

Permitted Land Uses - Parcels: 1, 2-A, 4 and 5

1. Research and Development
2. Aeronautics and aerospace research, development and manufacturing.
3. Automotive research, development and manufacturing.
4. Computer, electrical and electronics research, development and manufacturing.
5. Data centers and data warehousing.
6. Distribution and warehousing facilities.
7. Durable goods manufacturing.
8. Food products processing and manufacturing.
9. Furniture manufacturing.
10. Garment manufacturing.
11. Hydraulics and robotics research, development and manufacturing.
12. Pharmaceutical and medical research, development and manufacturing.
13. Software development and programming.
14. Scientific research and development services.
15. General, Professional and Medical Office Buildings and Hospitals.
16. Services and Retail.
17. Parcel Service.
18. Health and Fitness Centers.
19. Commercial Recreation – excluding riverboat gaming and associated facilities – outdoor.
20. Indoor Recreations Establishments, such as bowling alleys, skating rinks and movie theaters.
21. Music Studio, Radio and Television Studios, Broadcasting Stations, and Radio and Television Broadcasting Transmitters.
22. Parks and Playgrounds.
23. Banks and Financial Institutions including retail banks with drive through.
24. Grocery Stores.
25. Hotels, Motels and Convention Centers.
26. Restaurants and Lounges including Quick Service Restaurants with drive through.
27. Automotive Sales.
28. Bus, truck or other transportation terminals.
29. Car wash and truck wash facilities
30. Portable storage containers used for storage.
31. Drug Stores and Pharmacies.
32. Convenience Stores with gasoline sales.
33. Post office.
34. Funerary parlor, crematorium.

WADSWORTH SUBDIVISION PUD – PERMITTED USE LIST

Continued:

35. Passenger transportation terminals.
36. Churches, temples and synagogues greater than 10,000 square feet.
37. Government offices.
38. Government maintenance facilities.
39. Fire Stations
40. Private non-profit animal services, including but not limited to veterinary clinic, kennel, overnight boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only).
41. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office. Visual screening required.
42. Hospitals and Medical Office buildings for overnight stay.
43. Emergency Rooms and affiliated helicopter landing pad.
44. Retirement communities
45. LTAC and drug and alcohol treatment facilities including overnight stay.

Site and Structure Provisions

1. Maximum building size shall be 1,500,000 square feet.
2. Minimum lot area is 20,000 square feet.
3. A maximum building height of 120' shall be allowed on Parcels 1, 4, and 5.
4. A maximum building height of 200' is currently allowed on Parcels 2-A and 3-A.
5. Wastewater treatment plant, water well, and other uses that are similar and compatible thereto shall be allowed on Parcel 5.
6. Since the subdivision is a commercial PUD and 15% Open Space is required, maximum lot coverage provisions are not applicable. Open Space may include designated green spaces, ponds, hard surface open space, green spaces in street rights of way and building setback areas.
7. Minimum building setbacks shall be 25' Front, 10' Rear, 10' Side.

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2448-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Patricia and John Stoddard

OWNER: Patrician and John Stoddard

REQUESTED CHANGE: From A-2 Suburban District and A-3 Suburban District TO A-3 Suburban District

LOCATION: Parcel located on the west side of Lochmere Drive, north of Sharp Road; being 153 Lochmere Drive, Mandeville

SIZE: 1.35 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District and A-3 Suburban District TO A-3 Suburban District. The site is located on the west side of Lochmere Drive, north of Sharp Road; being 153 Lochmere Drive, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is currently split zoned both A-2 Suburban District and A-3 Suburban District. The purpose of the existing A-2 Suburban District is to provide single-family residential dwellings that are primarily located on one-acre lot sizes. The purpose of the existing A-3 Suburban District is to provide single-family residential dwellings that are primarily located on half-acre lot sizes. The applicant is requesting to rezoning their entire property A-3 Suburban District to accommodate a future minor subdivision.

	Zoning	Max Density	Min Lot Width
Existing	A-2 Suburban District	One unit per acre	150 ft.
	A-3 Suburban District	One unit per half-acre	100 ft.
Proposed	A-3 Suburban District	One unit per half-acre	100 ft.

Case No.: 2021-2448-ZC

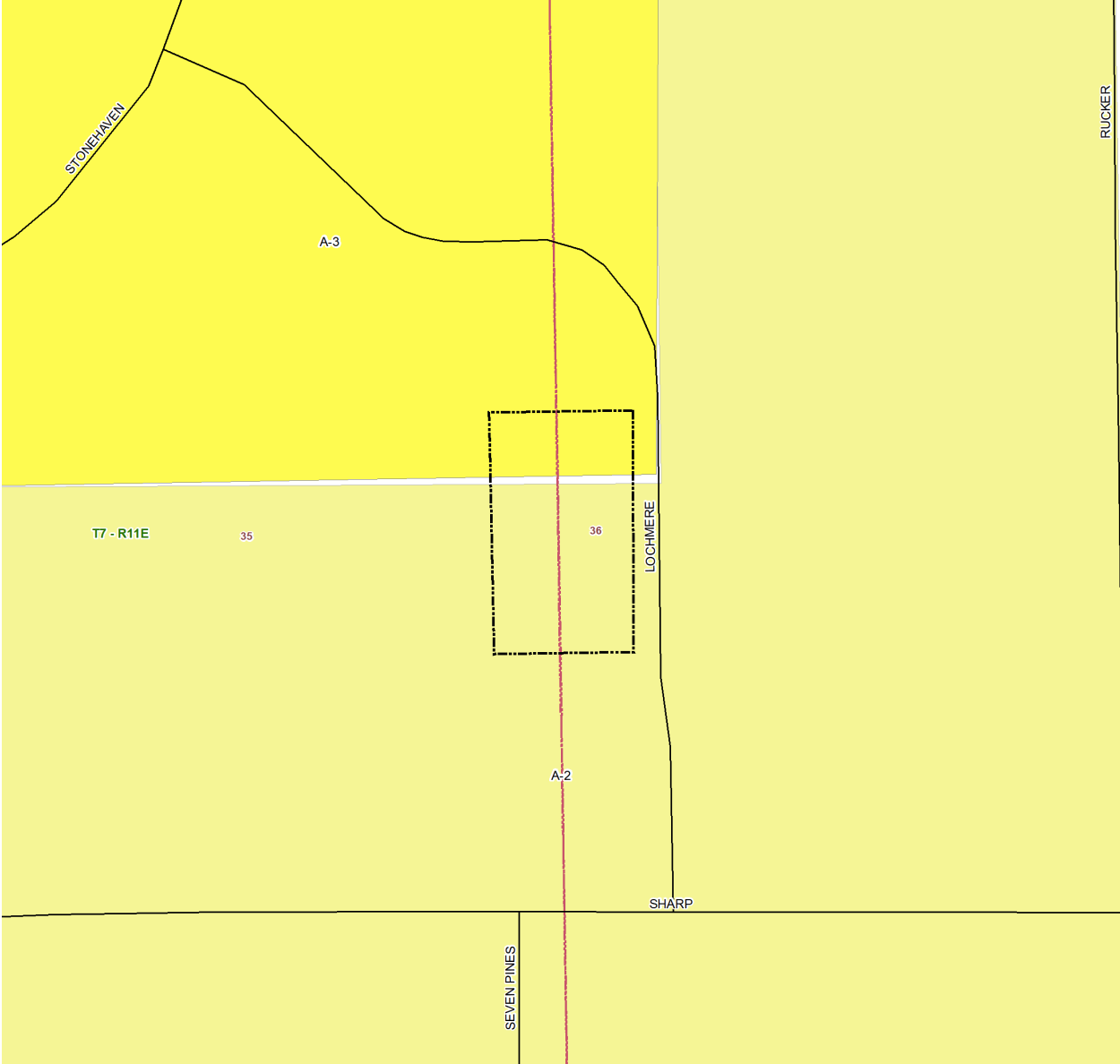
PETITIONER: Patricia and John Stoddard

OWNER: Patrician and John Stoddard

REQUESTED CHANGE: From A-2 Suburban District and A-3 Suburban District TO A-3 Suburban District

LOCATION: Parcel located on the west side of Lochmere Drive, north of Sharp Road; being 153 Lochmere Drive, Mandeville

SIZE: 1.35 acres



2021-2448-ZC

STONEHAVEN

A-3

A-1

T7 - R11E

35

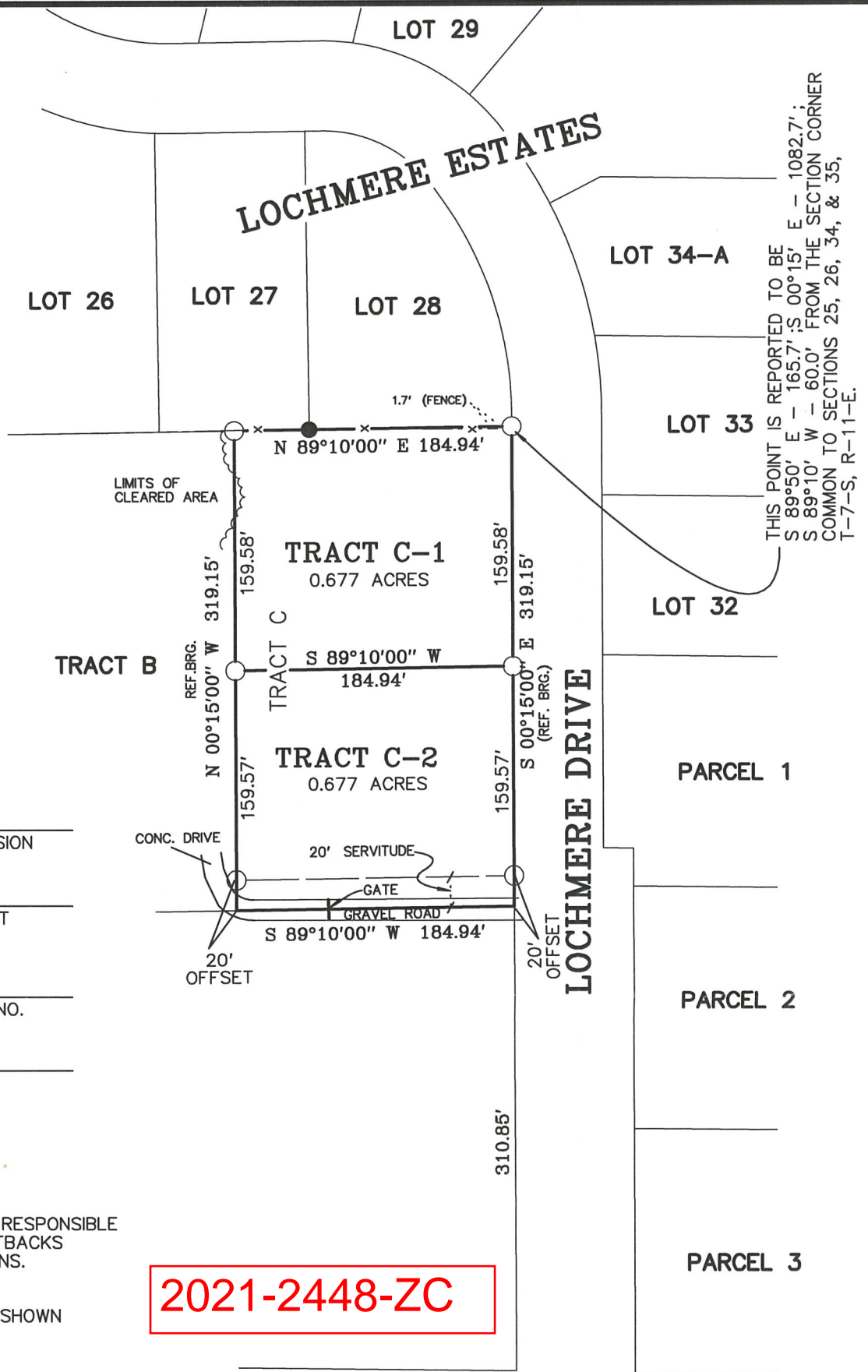
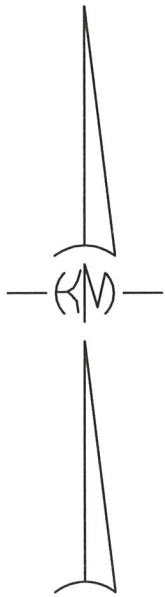
36

LOCHMERE

A-2

SHARP

SEVEN PINES



THIS POINT IS REPORTED TO BE
S 89°50' E - 165.7' S 00°15' E - 1082.7';
S 89°10' W - 60.0' FROM THE SECTION CORNER
COMMON TO SECTIONS 25, 26, 34, & 35,
T-7-S, R-11-E.

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR OBTAINING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

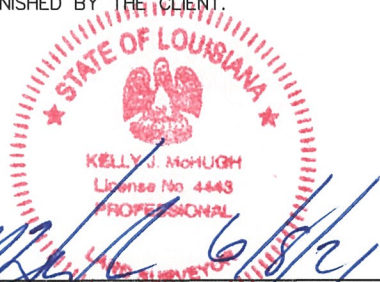
NO BUILDING SETBACKS ARE SHOWN

--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

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

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



KELLY J. McHUGH REG. NO. 4443

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

SHARP ROAD

REFERENCE:
PLAT OF A SURVEY BY THIS FIRM DATED 04/23/15, JOB NO.
15-069

RESUBDIVISION OF:
TRACT "C" INTO TRACT C-1 & TRACT C-2
SECTIONS 35 & 36, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

PATRICIA STODDARD AND
JOHN B. STODDARD.

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

SCALE:	1" = 100'	DATE:	04-27-16
DRAWN:	MDM	JOB NO.:	15-069
REVISED:			