

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 7, 2021
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, December 7, 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 NOVEMBER 8, 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. 2021-2354-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 OCTOBER 19, 2021 MEETING

2. 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 OCTOBER 19, 2021 MEETING

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3. 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 NOVEMBER 8, 2021 MEETING

4. 2021-2572-ZC

Existing Zoning: A-1 Suburban District
Proposed Zoning: A-1A Suburban District
Location: Parcel located on the south side of Crowe Landing Road, being 40303 Crowes Landing Road; Pearl River, S18 & S19, T8S, R15E, Ward 8, District 9

Acres: 6.6 acres
Petitioner: Gerald Gillen
Owner: Gerald and Schelly Gillen
Council District: 9

5. 2021-2602-ZC

Existing Zoning: A-2 Suburban District and RO Rural Overlay
Proposed Zoning: A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

Location: Parcel located on the east side of Beverly Drive, south of Lake Ramsey Road; being 75476 Beverly Drive; Covington S13, T6S, R10E; Ward 3, District 3

Acres: 3 acres
Petitioner: Rebecca and Juan Miraflores
Owner: Rebecca and Juan Miraflores
District: 3

6. 2021-2604-ZC

Existing Zoning: NC-4 Neighborhood Institutional District and MD-2 Medical Clinic District

Proposed Zoning: MD-3 Medical Facilities District
Location: Parcel located on the west side of Louisiana Highway 1085, north side of Rue Maison Du Lac; Covington; S46, T7S, R11E; Ward 1, District 1

Acres: 21.67 acres
Petitioner: Jones Fussell, L.L.P. - Paul Mayronne
Owner: Healthcare Rentals II, LLC - Jared Caruso-Riecke, CommCare Corporation – Dawn Harvey Psarellis, and RLPG, LLC – Paul Gagliano

District: 1

7. 2021-2606-ZC

Existing Zoning: A-2 Suburban District
Proposed Zoning: A-2 Suburban District and MHO Manufactured Housing Overlay
Location: Parcel located on the north side of John Drive, north of Keith Drive, Slidell; S29, T8S, R15E; Ward 8, District 9

Acres: 1.29 acres
Petitioner: David Morgan Schutte
Owner: David Morgan Schutte
District: 9

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MANDEVILLE, LOUISIANA

- 8. 2021-2607-ZC**
- | | |
|------------------|--|
| Existing Zoning: | A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay |
| Proposed Zoning: | A-5 Two-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay |
| Location: | Parcel on the north side of Campground Road, east of Louisiana Highway 1129, north of Louisiana Highway 40; being 20051 Campground Road, Covington; S26, T5S, R11E; Ward 2, District 2 |
| Acres: | .3995 acres |
| Petitioner: | John Frizzell |
| Owner: | John Frizzell |
| District: | 2 |

- 9. 2021-2609-ZC**
- | | |
|------------------|---|
| Existing Zoning: | HC-1 Highway Commercial District and HC-2 Highway Commercial District |
| Proposed Zoning: | HC-3 Highway Commercial District |
| Location: | Parcel on the east side of US Highway 190, south of Harrison Avenue, and north of 9th Avenue; Covington; S10 and S48, T7S, R11E; Ward 3, District 2 |
| Acres: | 8.09 acres |
| Petitioner: | Dean Duplantier |
| Owner: | Baldwin Investments and Baldwin Motors – John Baldwin |
| District: | 2 |

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –MONDAY, NOVEMBER 8, 2021**

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Seeger and McInnis

Staff Present: Helen Lambert, Erin Cook, Leslie DeLatte 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 Willie

APPROVAL OF THE OCTOBER 19, 2021 MINUTES

Randolph made a motion to approve, seconded by Crawford

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

NAY:

ABSTAIN:

The motion to approve carried

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

POSTPONING OF CASES:

1. 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 OCTOBER 19, 2021 MEETING

Willie made a motion to postpone for 1 month, second by Crawford

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

NAY:

ABSTAIN:

The motion to postpone carried

2. 2021-2272-ZC

Existing Zoning:	NC-4 (Neighborhood Institutional District) and PF-2 (Public Facilities District)
Proposed Zoning:	MD-1 (Medical Facilities District)
Location:	Parcel located on the east side of Highway 1085 and south of Bricker Road; Covington, S46, T7S, R11E, Ward 1, District 1.
Acres	15.46 acres
Petitioner:	All State Financial Company
Owner:	All State Financial Company
Council District:	1

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

Paul Mayronne came to the podium

William Spatz, Dwight Doskey and Hazel Piazza spoke against this request

Willie made a motion to approve, second by Fitzmorris

YEA: Ressa, Willie, Doherty, Barcelona, Fitzmorris, Randolph and Truxillo

NAY: Crawford

ABSTAIN:

The motion to approve carried

3. 2021-2528-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: PF-1 (Public Facilities District)

Location: Parcel located on the west side of Allen Road, north of Voters Road;
Slidell, S13, T9S, R14E, Ward 8, District 14.

Acres 1.01 acres

Petitioner: Dominick J Bruno

Owner: Glynne M Jones, Milton T. Fogg Jr., Charles E Fogg

Council District 14

Chief Chirs Kaufmann came to the podium

Bill Bowling and Martin Abraham spoke against this request

Randolph made a motion to approve, second by Crawford

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

NAY:

ABSTAIN:

The motion to approve carried

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4. 2021-2548-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Rose Street, being lots 33, 35 & 37, Square 1, West Abita Springs Subdivision, S36, T6S, R11E, Ward 10, District 6.
Acres .17 acres
Petitioner: Adrian Laurent
Owner: Adrian J. and Della Laurent
Council District: 6

Adrian Laurent came to the podium

Willie made a motion to approve, second by Randolph

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

NAY:

ABSTAIN:

The motion to approve carried

5. 2021-2557-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Location: Parcel located on the south side of US Highway 190, east of Lemieux Boulevard, west of Bremerman Road; Lacombe, S48, T8S, R12E, Ward 4, District 7.
Acres 2.15 acres
Petitioner: Howard Methvin Jr.
Owner: Craig Maloney and Sandra Dongieux
Council District 7

Howard Methvin Jr. came to the podium

**MINUTES OF THE
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MANDEVILLE, LOUISIANA

Jeannine Meeds and Steve Newman spoke against this request
David Holloway spoke in favor of this request

Crawford made a motion to deny, second by Randolph

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

NAY:

ABSTAIN:

The motion to deny carried

6. 2021-2558-ZC

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	A-4 (Single-Family Residential District)
Location:	Parcel located on the north side of Harry Lemons Road, east of LA Highway 59, Mandeville, S1, T8S, R11E, Ward 4, District 5.
Acres	.854 acres
Petitioner:	Shepherd G Breaux
Owner:	Elizabeth L Clark Wall
Council District:	5

Shepherd Breaux came to the podium

Barcelona made a motion to approve, second by Willie

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

NAY:

ABSTAIN:

The motion to approve carried

7. 2021-2562-ZC

Existing Zoning:	A-2 Suburban District
Proposed Zoning:	A-2 (Suburban District) and MHO (Manufactured Housing Overlay)

Location:	Parcel located on the southeast corner of Elaine Lane and Christa Lane; being 15398 Elaine Lane; Covington, S13 & S24, T6S, R10E, Ward 3, District 3.
	Acres: 1.37 acres
Petitioner:	Michael White and Amanda Keyes
Owner:	Michael White and Amanda Keyes
Council District:	3

Amanda Keyes came to the podium

Fitzmorris made a motion to approve, second by Randolph

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

NAY:

ABSTAIN:

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT: Fitzmorris made a motion to adjourn, second by Crawford

ZONING STAFF REPORT

Date: November 12, 2021
Case No.: 2021-2354-ZC
Posted: November 26, 2021

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

GENERAL INFORMATION

PETITIONER: George Kurz
OWNER: Honeybee Holdings, LLC
REQUESTED CHANGE: From TND-2 Traditional Neighborhood Development Zoning District TO A-4A Single-Family Residential District
LOCATION: Parcel located on the east and west sides of Honeybee Road, north of US Highway190; Slidell; S35, T8S, R13E; Ward 9, District 11
SIZE: 275.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

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

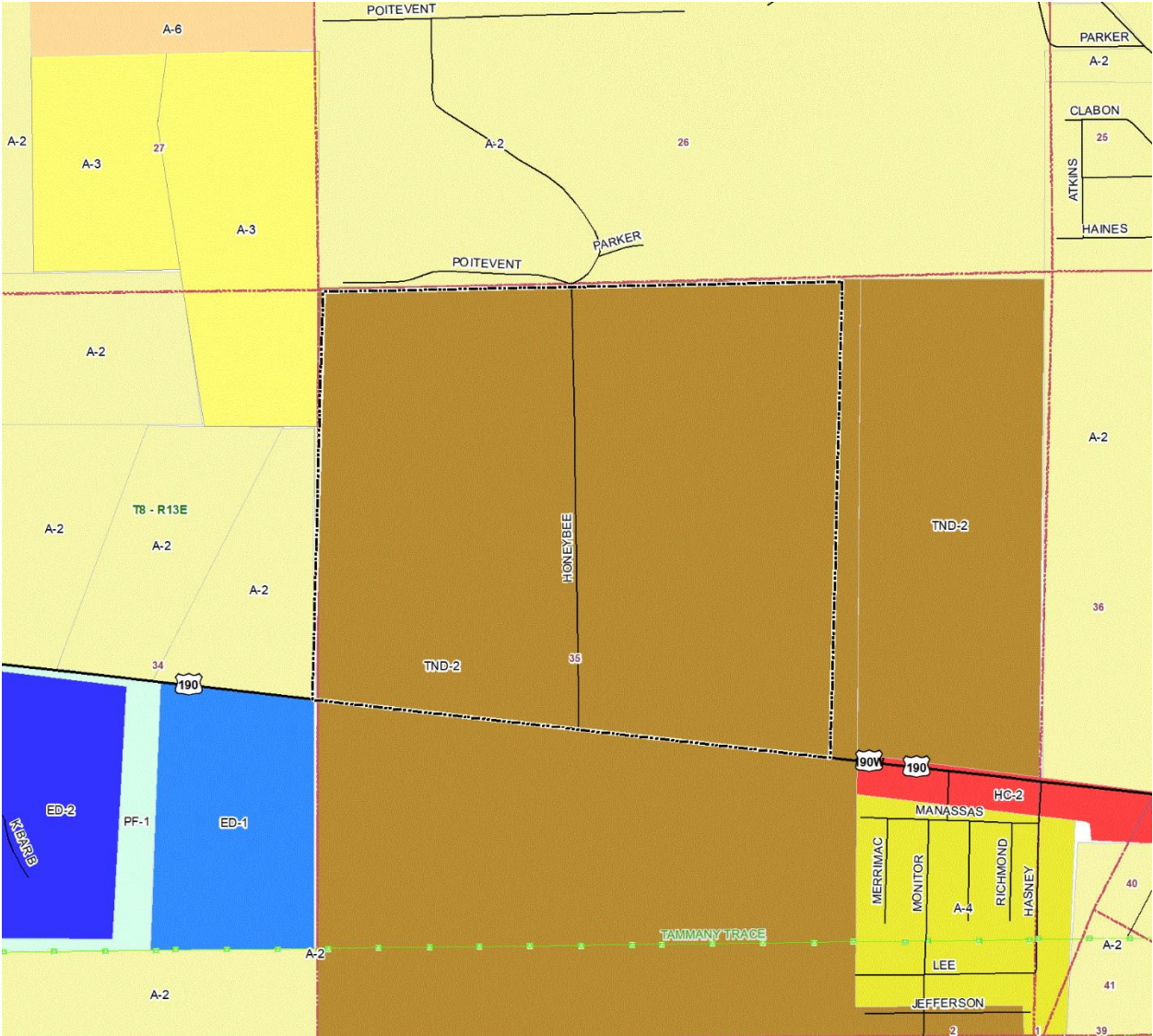
PETITIONER: George Kurz

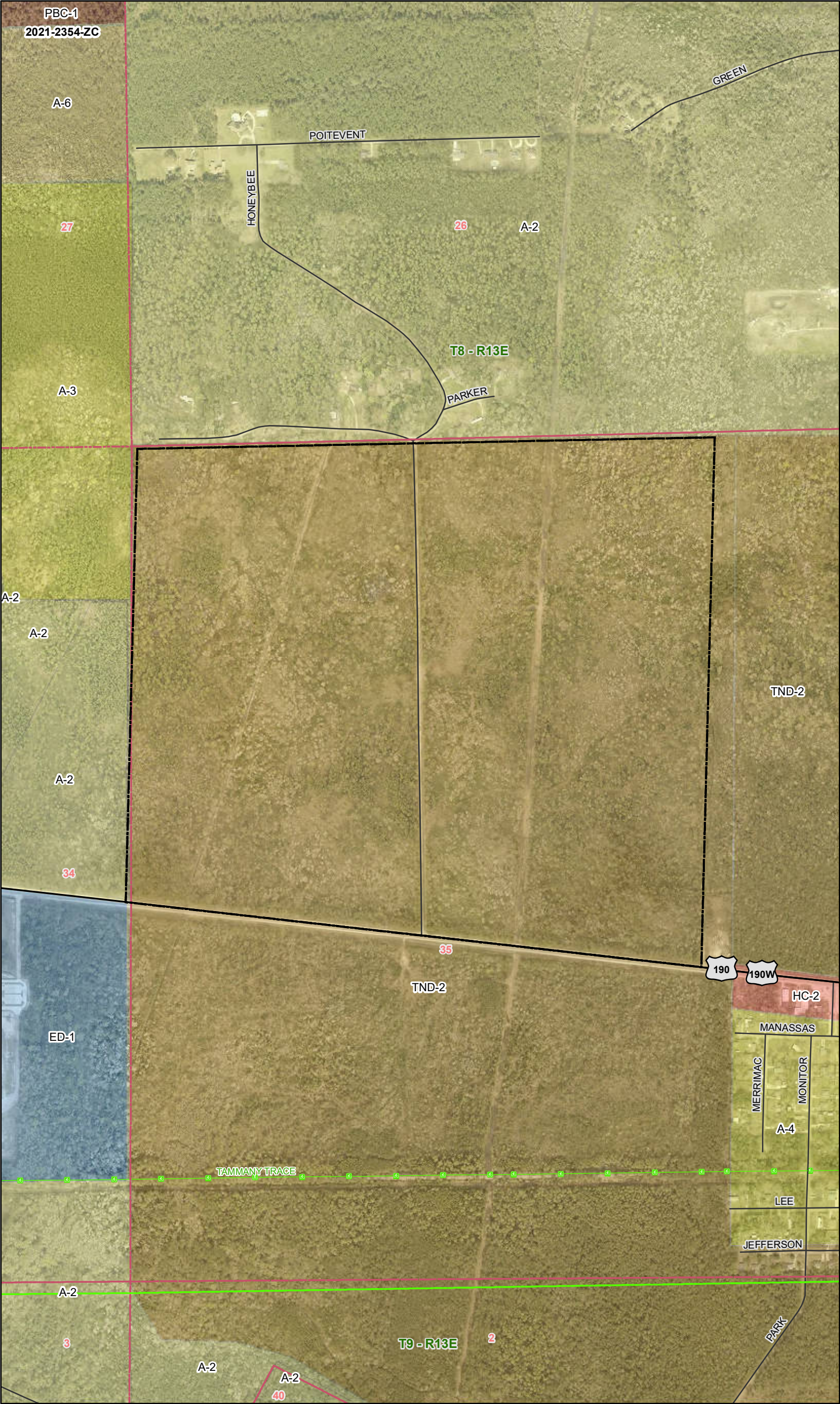
OWNER: Honeybee Holdings, LLC

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

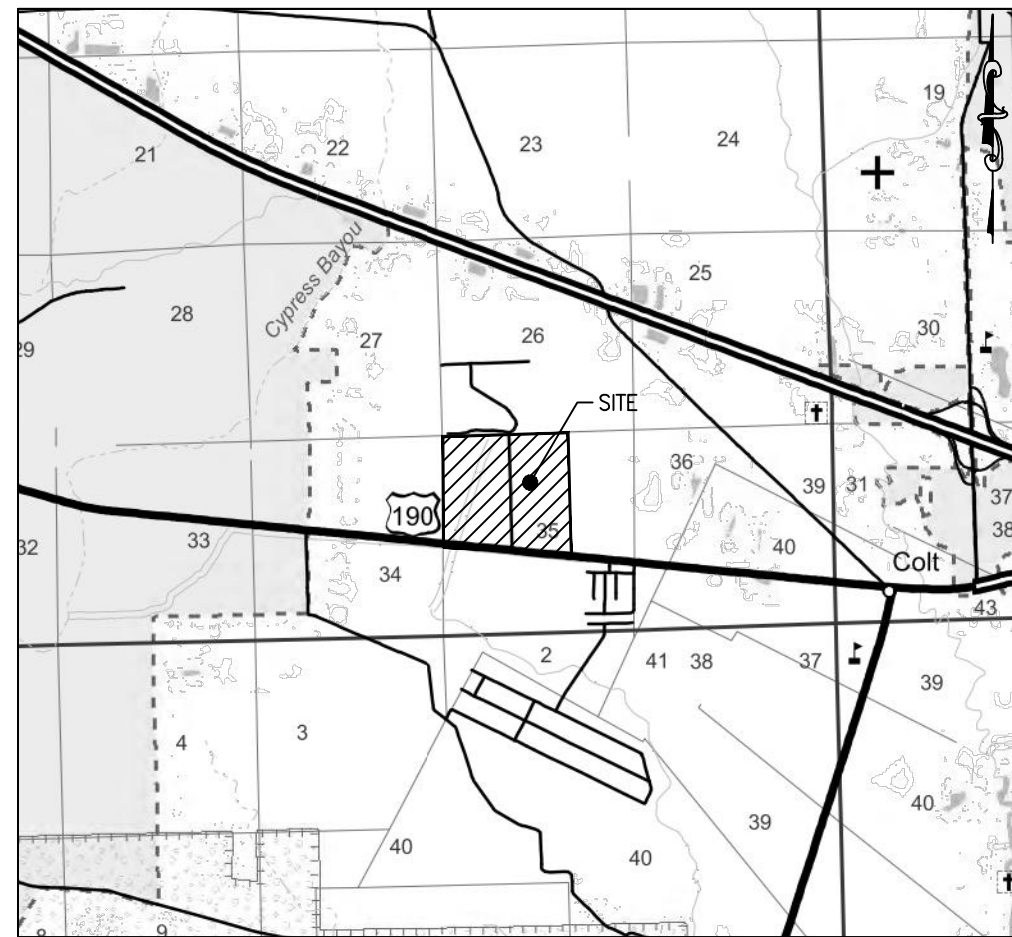
SIZE: 275.33 acres





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 34*, 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.

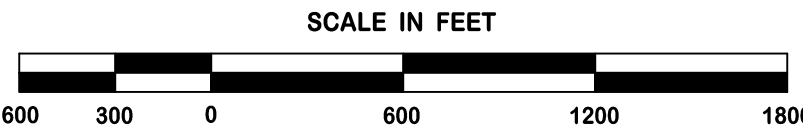
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

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: November 30, 2021
Case No.: 2021-2355-ZC
Posted: November 18, 2021

Meeting Date: December 7, 2021
Prior Determination: Postponed – June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Prior Determination: October 19, 2021 - Postponed
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~~ utilize a boulevard lane as the main access point with a median, sidewalks, and **provide a planting strip along Honeybee Road in-between the sidewalk and the fence line of the proposed home sites. Street trees and landscaping** 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. **Buffers along roadways are also effective in slowing speeding traffic, improving the aesthetics of the roadway, providing shade, and making a more inviting environment for pedestrians.**

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 two proposed access points along Honeybee and the west side of the PUD.

The applicant has submitted a preliminary traffic analysis report which shows an acceptable level of service for the proposed development connections to US Highway 190. As such, the preliminary TIA did not warrant a boulevard for the entire length of the existing Honeybee Road. A complete TIA will be required at the tentative submittal to the Planning Commission if this zoning request is approved. This required document will address surrounding intersections, existing development, intersection level of service, and traffic queuing. The applicant will be required to submit this document to the Louisiana Department of Transportation and Development. DOTD is the entity that will determine how many and what types of connections are required along the State right-of-way.

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: 1. A licensed utility company is required to own, operate, and maintain package plants. 2. LDH Permit required for community water and installation of wastewater package plants. 3. LDEQ permit required for discharges from package plants.
Wetland Delineations	Provided as Required: Note the applicant may need to reconfigure the PUD layout based on the outcome of the Jurisdictional Determination.
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	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 **if the property were to be developed without the PUD overlay. Staff has determined that if the proposed PUD layout does not satisfy the purpose statements of a PUD, the applicant should be required to abide by the underlying zoning lot size requirements rather than obtain a higher density through providing 833 lots which have widths of 35 ft, 40 ft., and 50 ft.**

TABLE 3: DENSITY CALCULATIONS			
Zoning	Acreage	Density Calculation	Max Net Density
Existing TND-2	275.33 acres	<div>The minimum allowable density within the TND-2 is 5 to 8 single-family dwelling units per net acre.</div> <div>*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 for a TND-2. 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. which provides commercial, civic and residential uses within a single development site to reduce traffic along existing corridors.</div>	1,376 units – 2,202 units
A-4A	275.33 acres	The maximum net density permitted shall be six units per acre.	1,651 units
Proposed: A-4A and PUD	275.33 acres	Total area x 0.75 = _____ x maximum net density = _____ lots	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.

Sec. 125-95(a) of the subdivision regulations states that recreational green space must be exclusive of green belts, reserved easements, or servitudes. This means that if the property were to be developed without the requested PUD overlay and under the subdivision regulations, the applicant would be required to provide 580 sq. ft. of greenspace per lot which would be exclusive of green belts, reserved easements, or servitudes.

Staff has concerns that a large majority of the greenspace provided is comprised of easements, servitudes, and buffers, and therefore does not meet the intent of the PUD requirements is not of a higher quality than would be possible without the PUD. (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. As per Table 4, if the applicant eliminated Bayou Paquet, the gas servitude, “space around the lakes”, and buffers from the total amount of greenspace provided, the PUD plan would be providing 36.59 acres, which is merely 53% of the greenspace required.

*This illustration is not meant to show that the proposed amenities would not meet the subdivision ordinance, but rather to note that 47% of the greenspace provided on the PUD plan is comprised of easements, servitudes, and buffers which would not be permitted if the property were to be developed without the PUD overlay and is therefore not of a higher quality.

TABLE 4: GREENSPACE CALCULATIONS			
Greenspace Type	Amenity	Acreage	Percentage
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	Servitudes, Easements, and Buffers	16.65 acres	53.06%
2. Buffers			
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, 47% of the greenspace that is proposed to be dedicated to the PUD is comprised of “space around lakes”, buffers, Bayou Paquet, and an existing gas servitude, and ponds. This would not be permitted under the typical subdivision regulations and therefore should not be considered. Therefore, this development is not of a higher quality than would be possible under the regulations otherwise applicable to the property.

Wetland limits include an approximation of 212.22 acres or more which accounts for a total of around 70% of the total PUD. If wetlands are to be developed, they should be done so 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. It appears that this site is comprised of a large majority of forested wetlands which serve an important function in flood mitigation. Removal of tree canopy and roots disturb the natural storage capacity of rainfall. Developing these wetlands may significantly increase runoff therefore exacerbating flooding and adversely impacting neighboring properties.

~~Staff has received a revised Drainage Impact Analysis on Thursday, 11/11/2021 in response to comments issued by the Department of Planning and Development on 11/4/2021. The revised study is currently being reviewed by the Engineering Department, and additional comments or conceptual approval of the Drainage Impact Analysis will be issued upon completion of the review.~~

A revised Conceptual Hydrologic Analysis, dated November 9, 2021, was submitted for this development by Duplantis Design Group (DDG). 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 north to south. The west half of the pre-development acreage and adjacent properties to the north drain into Bayou Paquet on the west half of the property. The east half of the pre-development acreage drains from the northern portion of the property to a shallow ditch on the property that drains to the southeast corner where it enters the roadside ditch on the north side of Highway 190. Bayou Paquet continues south through several box culverts under Highway 190, and the roadside ditch drains south through several other box culverts to the south side of Highway 190. The drainage eventually all flows to Bayou Paquet on the south side of the Tammany Trace.
The post-development condition is modeled to follow a similar drainage pattern with a series of detention ponds constructed to drain into Bayou Paquet north of Highway 190. An overflow weir is proposed on the east side of one of the detention ponds located on the east side of the development that drains to the same point as the shallow ditch in the pre-development condition. The Hydrologic
- Comments in red were updated by the Planning Department November 9, 2021.
Comments in blue were updated by the Department of Engineering November 29, 2021.

Analysis demonstrates sufficient detention pond storage for the proposed impervious area and also provides additional storage by improving a section of Bayou Paquet north of Highway 190.

The proposed development is in Flood Zone X and is not a Parish-determined Critical Drainage Area so fill mitigation is not required; however, as per the Hydrologic Analysis the proposed development consists of approximately 212 Acres of wetlands to be mitigated. The proposed 25-year storm event discharge of the Honeybee waste water treatment plant into one of the detention ponds should be relocated to discharge into a separate ditch not connected to the detention system.

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. Additionally, the developer and his engineer have agreed to provide a 2D hydraulic model to verify no-rise of the downstream water surface elevation and to provide an accurate inundation map as part of the Preliminary Subdivision Approval.

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.*
 - As shown in Table 1, the Honeybee PUD is providing eighteen-35 ft. wide lots for the construction of Cottage Style homes. This means that 944 of the 968 lots fluctuate by a width of 10 feet. Staff has determined that these lot sizes 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.*
 - The applicant has stated that the proposed Honeybee PUD will provide a swimming pool, a clubhouse, an open sports field, three playgrounds, and sidewalks throughout the neighborhood. The PUD ordinance requires active and passive uses but does not list how much of each is required. Staff questions whether the amenities listed provide enough public benefit to negate the required lot size requirements that a typical subdivision would need to follow. 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. Per Sec. 130-1674(c), 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.
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 and a 50 ft. “undisturbed buffer” to the north which are included in the greenspace calculations. 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 contribute any portion of required 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.
 - The applicant has provided a “PUD Walking Exhibit” which shows a ½ mile radius circle centered on each park location. This plan illustrates that every lot in the development is within ½ mile from a playground. In addition, the developer has agreed to add parking at all playground locations to ensure that every home has reasonable access.
6. *Rational and economically sound development in relation to public services.*
 - This section of Highway 190 does not have sufficient existing utilities. As such, the Honeybee PUD is proposing to provide an onsite potable water well and a wastewater treatment plant. The Louisiana Department of Environmental Quality has determined the wastewater treatment plant must operate with zero discharge except during extreme events such as a 25-year storm. Staff has concerns that the Honeybee PUD is proposing to comingle wastewater effluent in stormwater ponds which is not consistent with the current St Tammany Parish stormwater ordinance [Sec. 115-106(e)]. All stormwater ponds must be disconnected from the proposed effluent pond which must discharge directly toward the US Highway 190 ditch.
 - In addition, staff questions whether this level of density is appropriate in an area that does not have availability for central sewer connection and or assimilative capacity of a receiving stream. Staff is concerned that the proposed density could cause a water quality collapse due to excess nutrients entering the ecosystem.

Comments in red were updated by the Planning Department November 9, 2021.

Comments in blue were updated by the Department of Engineering November 29, 2021.

- 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, add~~ an additional east-west boulevard ~~should be constructed.~~ **to the proposed PUD plan, or otherwise provide data from the preliminary TIA.**

7. 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. ~~Although the property was rezoned to TND-2 through the 2009 comprehensive rezoning,~~
- The requested **density of 962 home sites** ~~zoning change to A-4A and PUD~~ is not consistent with the existing surrounding residential development. If approved, the request to change the underlying zoning classification to A-4A will increase the **developed** density in the area **and is therefore incompatible with the existing surrounding neighborhoods.** ~~when compared to the current residential development and the existing zoning classifications within the immediate 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 name 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. **Staff has determined the 18 proposed cottage style home sites does not provide diversification and variation in the relationship of residential uses.**
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. **The applicant has provided a preliminary traffic impact analysis report which shows an acceptable level of service for the proposed development connections to US Highway 190. A complete TIA will be required at the Tentative submittal to the Planning Commission if this zoning request is approved. This document must also be supplied to the Louisiana Department of Transportation and Development. DOTD is the entity that will determine how many and what types of connections are required along the State right-of-way.**
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. **A preliminary T.I.A. was submitted for this development by C.H. Fenstermaker & Associates, LLC that evaluated the proposed connections and improvements for the future connections from the site to Hwy 190. The study showed that the two (2) improvements proposed are a right in/ right out connection at the western side of the development and a "improved" round-about at the honeybee intersection which would operate at acceptable LOS's as it relates to STP Traffic Study Ordinances. The preliminary T.I.A. did not include the other required intersections to be studied outlined in the Traffic Scope email sent on 8/11/2021. As discussed with the developer and outlined in previous emails no official acceptance of a T.I.A. can be**

Comments in red were updated by the Planning Department November 9, 2021.

Comments in blue were updated by the Department of Engineering November 29, 2021.

granted until a full study has been provided, reviewed and approved by STP and LADOTD. See the attached LOS table PDF for your use and information taken from the Traffic Study by C.H. Fenstermaker & Associates, LLC.

5. The proposed density for this development is above the existing density in a majority of the surrounding **developed** area. If approved, the request to change the underlying zoning classification to A-4A will increase the density in the area when compared to the current residential development. ~~and the existing zoning classifications within the immediate area.~~ Staff has determined that the proposal for 962 homes could create negative impacts on traffic, drainage, and safety.

Case No.: 2021-2355-ZC

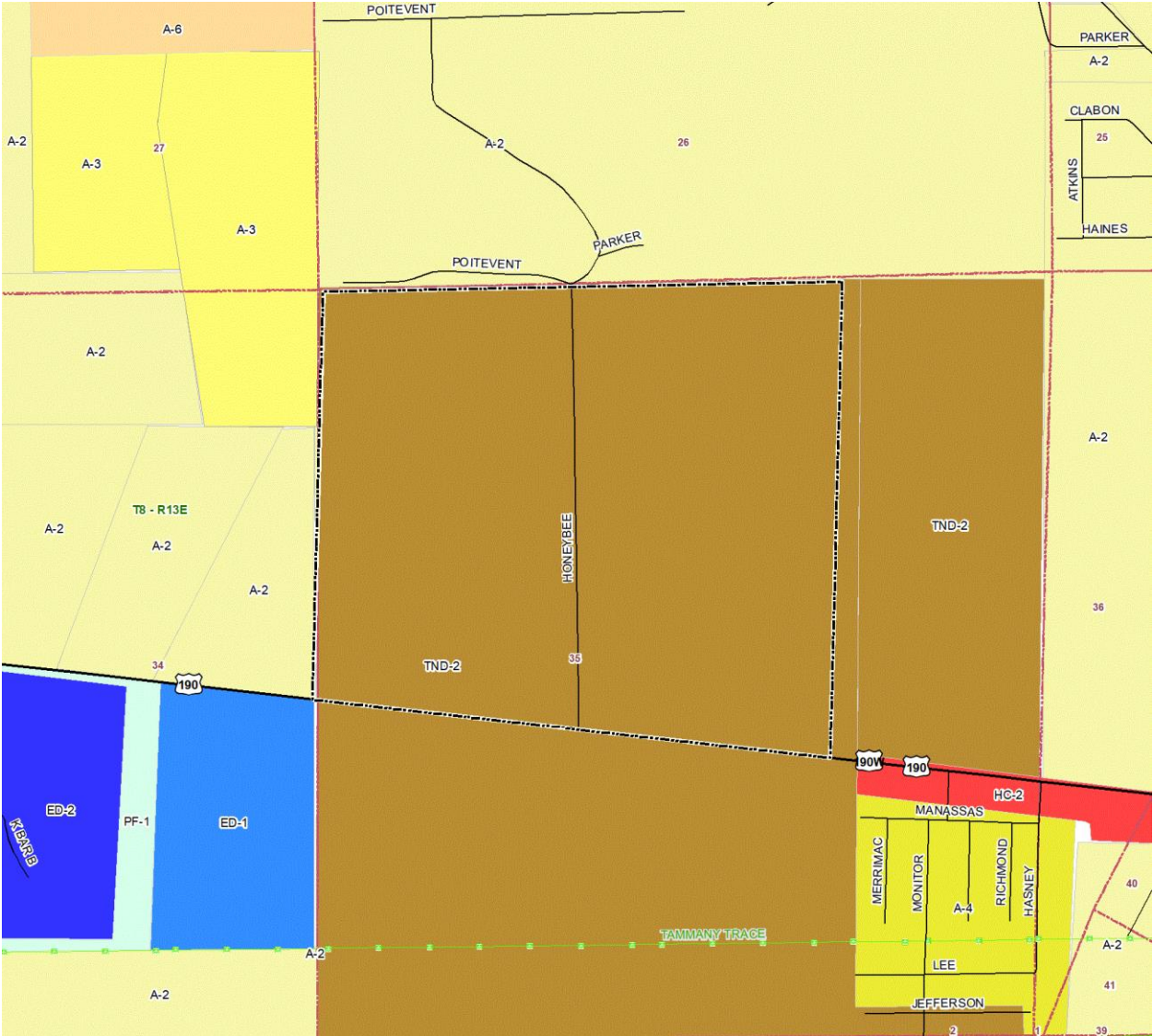
PETITIONER: George Kurz

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



PBC-1
2021-2355-ZC

A-6

27

A-3

Aerial photograph of a grassy field. Two labels 'A-2' are present: one in the upper left quadrant and one in the lower center. A faint diagonal line runs from the upper left towards the center.

ED-1

Aerial photograph of a field. A red line runs horizontally across the top. A green line runs horizontally below the red line. The text 'A-2' is written in black above the green line. The number '3' is written in red below the green line.

POITEVENT

GREEN



TND-2

JEFFERSON

PARK

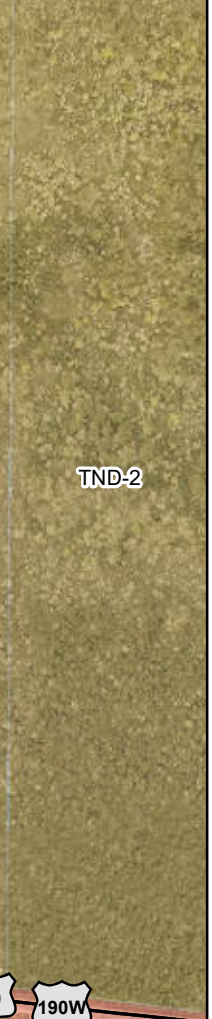
T9 - R13E

2

A-2

A-2

40



TND-2

190W

HC-2
MANASSAS

RRIMAC
MONITOR

ME

A-4

M

LEE

JEFFERSON

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.

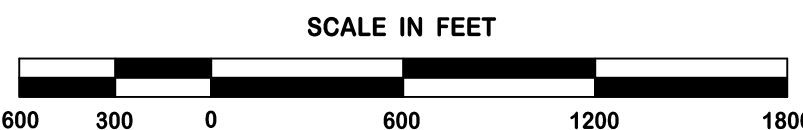
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

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

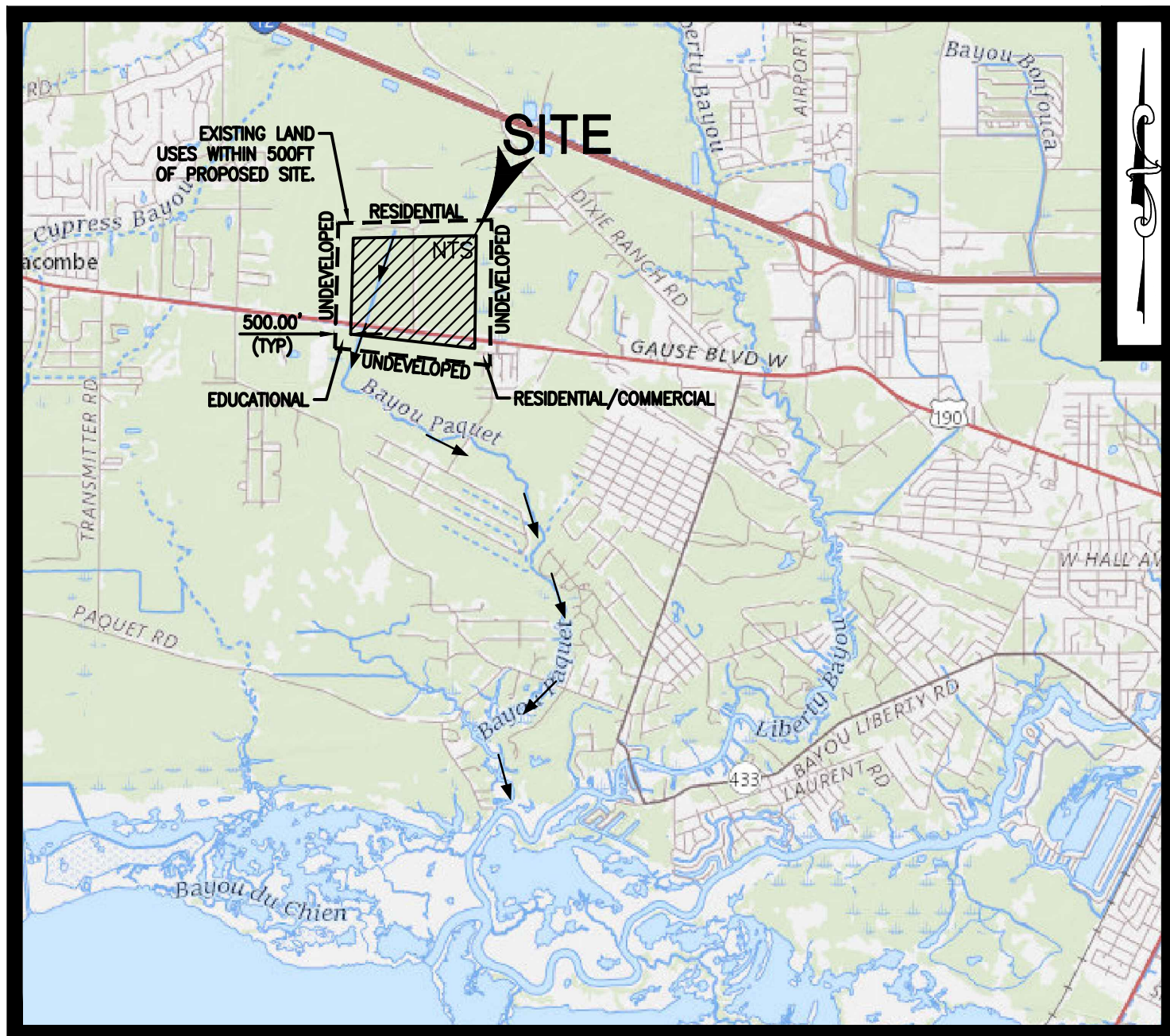
REVISION	BY

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
--

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



VICINITY MAP

N.T.S.

25.00' DISTURBED BUFFER

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:

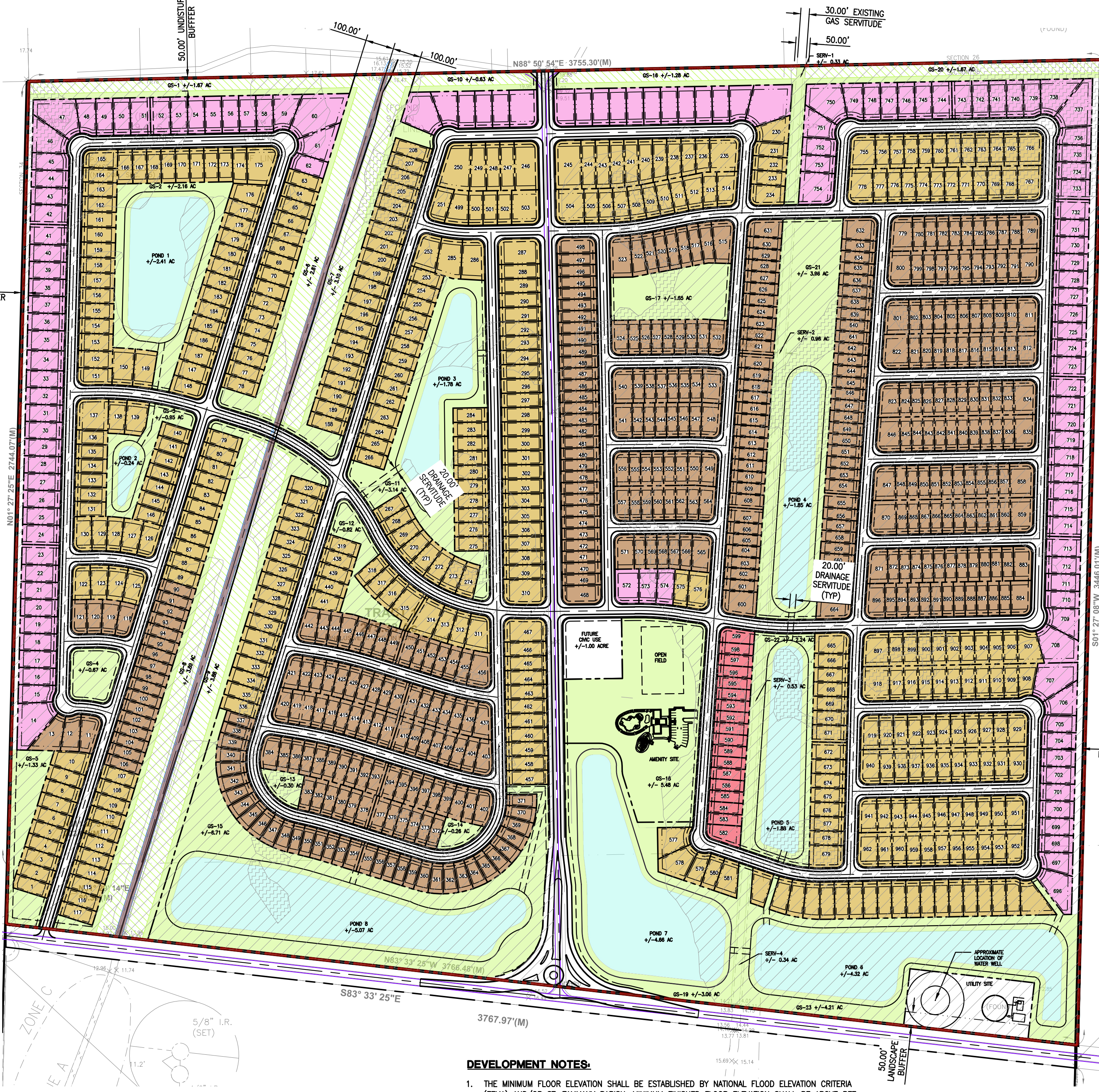
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY 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 PRIVATE 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:

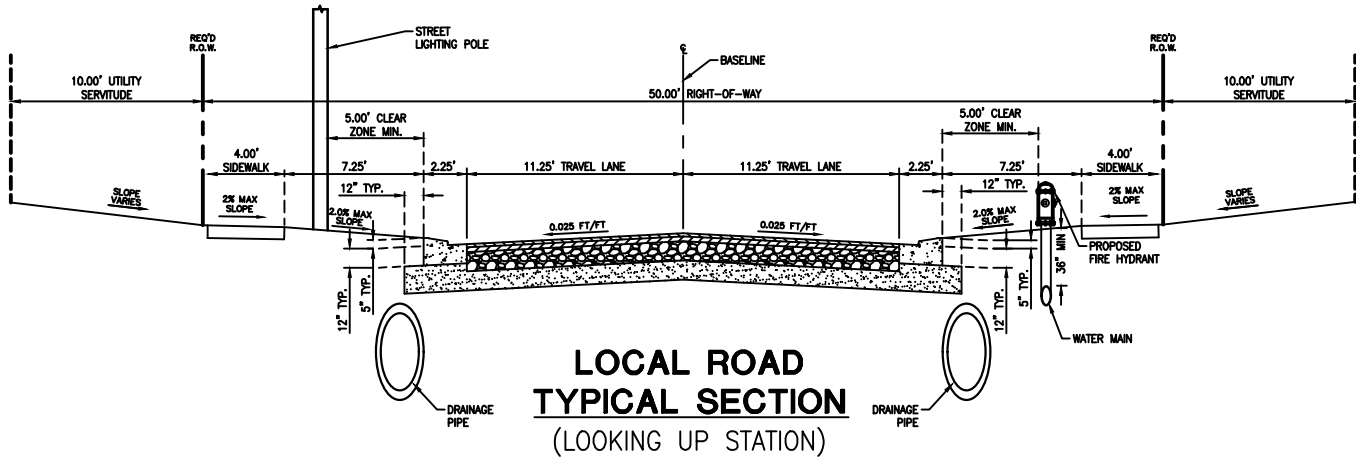
- THE MINIMUM FLOOR ELEVATION SHALL BE ESTABLISHED BY NATIONAL FLOOD ELEVATION CRITERIA (FEMA) AND/OR ST. TAMMANY PARISH. MINIMUM FINISHED FLOOR ELEVATION SHALL BE ABOVE BFE OR 12" ABOVE CENTERLINE OF STREET, WHICHEVER IS HIGHER.
- LANDSCAPING TO MEET ALL ST. TAMMANY PARISH REQUIREMENTS
- ROAD EXTENSIONS 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:

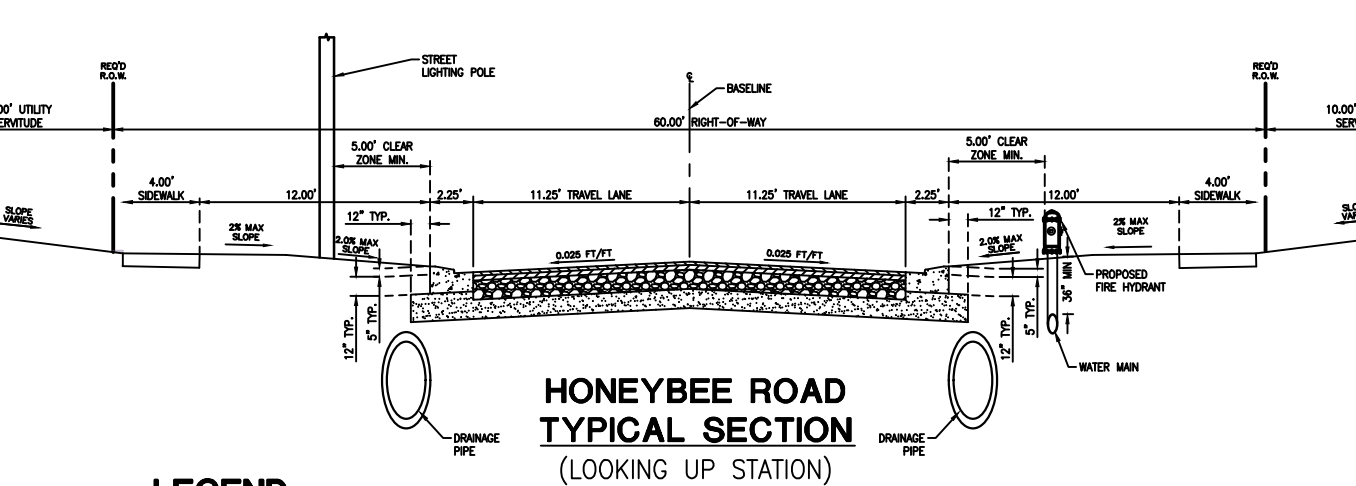
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THE ABOVE DESCRIBED PARCEL CONTAINS 275.33 ACRES, INCLUSIVE OF ANY PORTION IN THE RIGHT OF WAY FOR HONEYBEE ROAD, AS SURVEYED BY DUPLANTIS DESIGN GROUP, P.C. PROJECT NO. 20-889, DATED DECEMBER 28, 2020, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS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

BOULEVARD ROAD TYPICAL SECTION
(LOOKING UP STATION)



LOCAL ROAD TYPICAL SECTION
(LOOKING UP STATION)



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

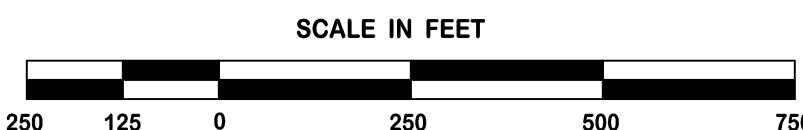
PASSIVE AMENITIES

- 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





4' BLACK ALUMINUM FENCE 

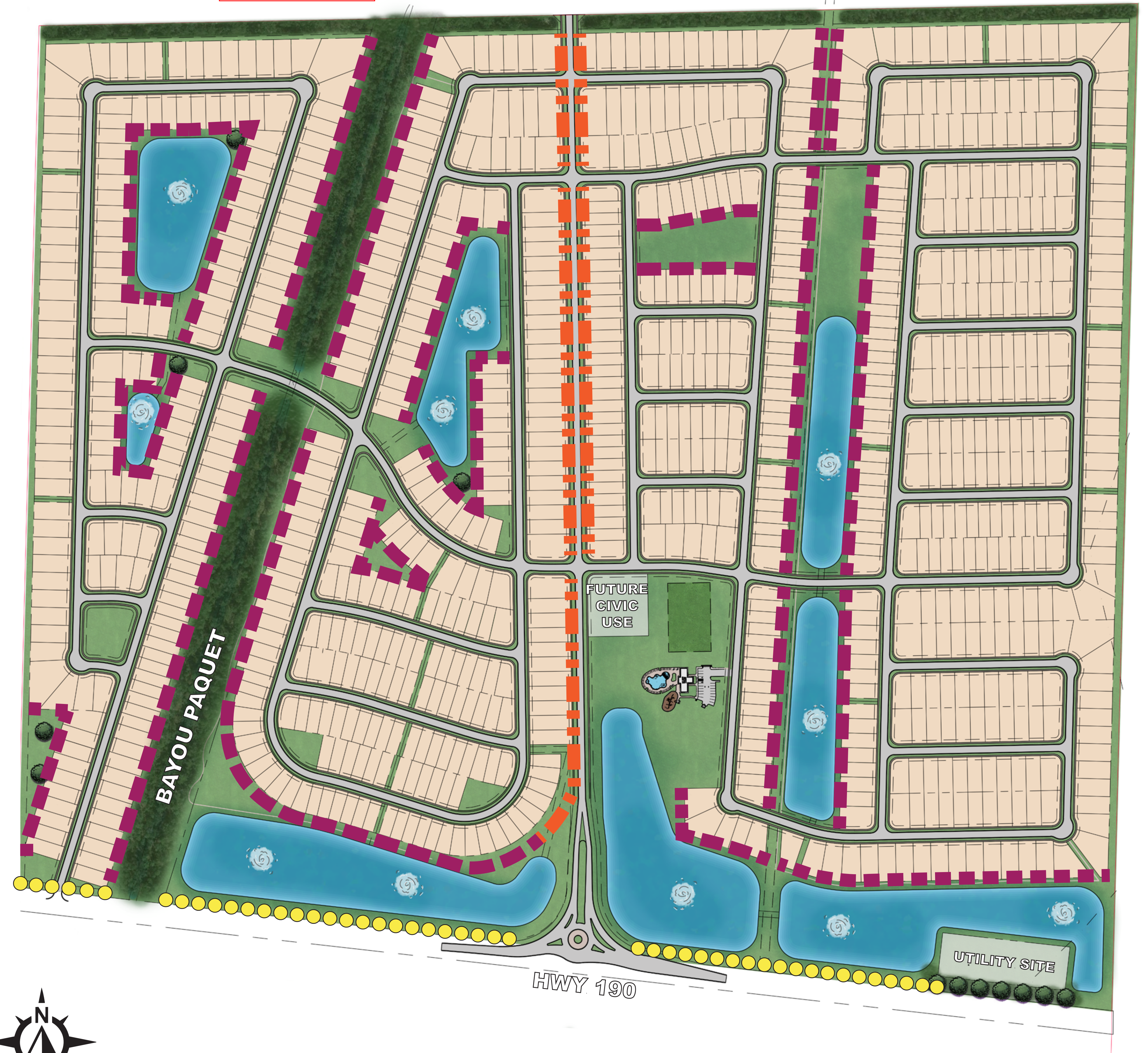


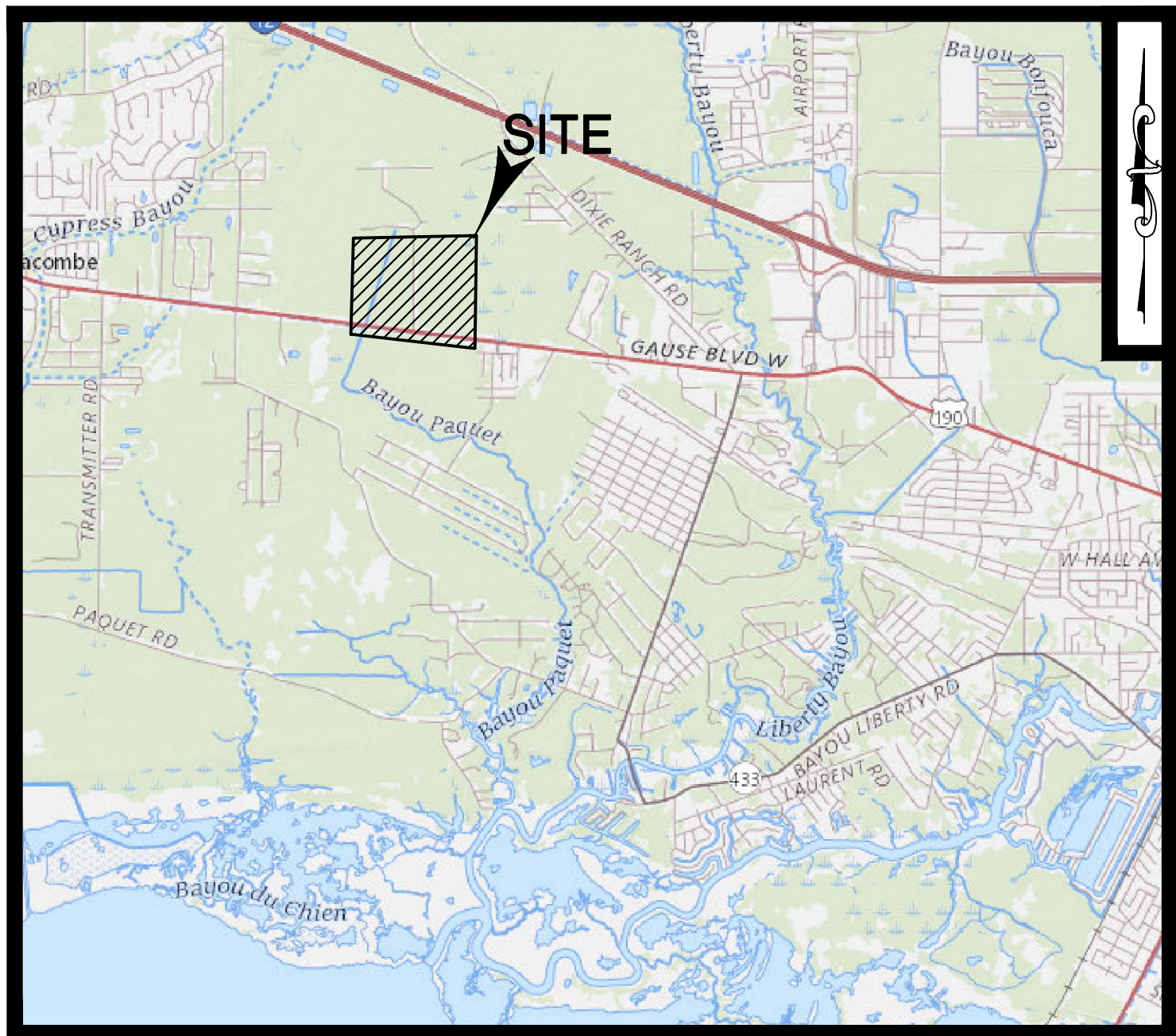
6' STAINED/PAINTED WOODEN FENCE 



WHITE BARN YARD FENCE 

2021-2355-ZC





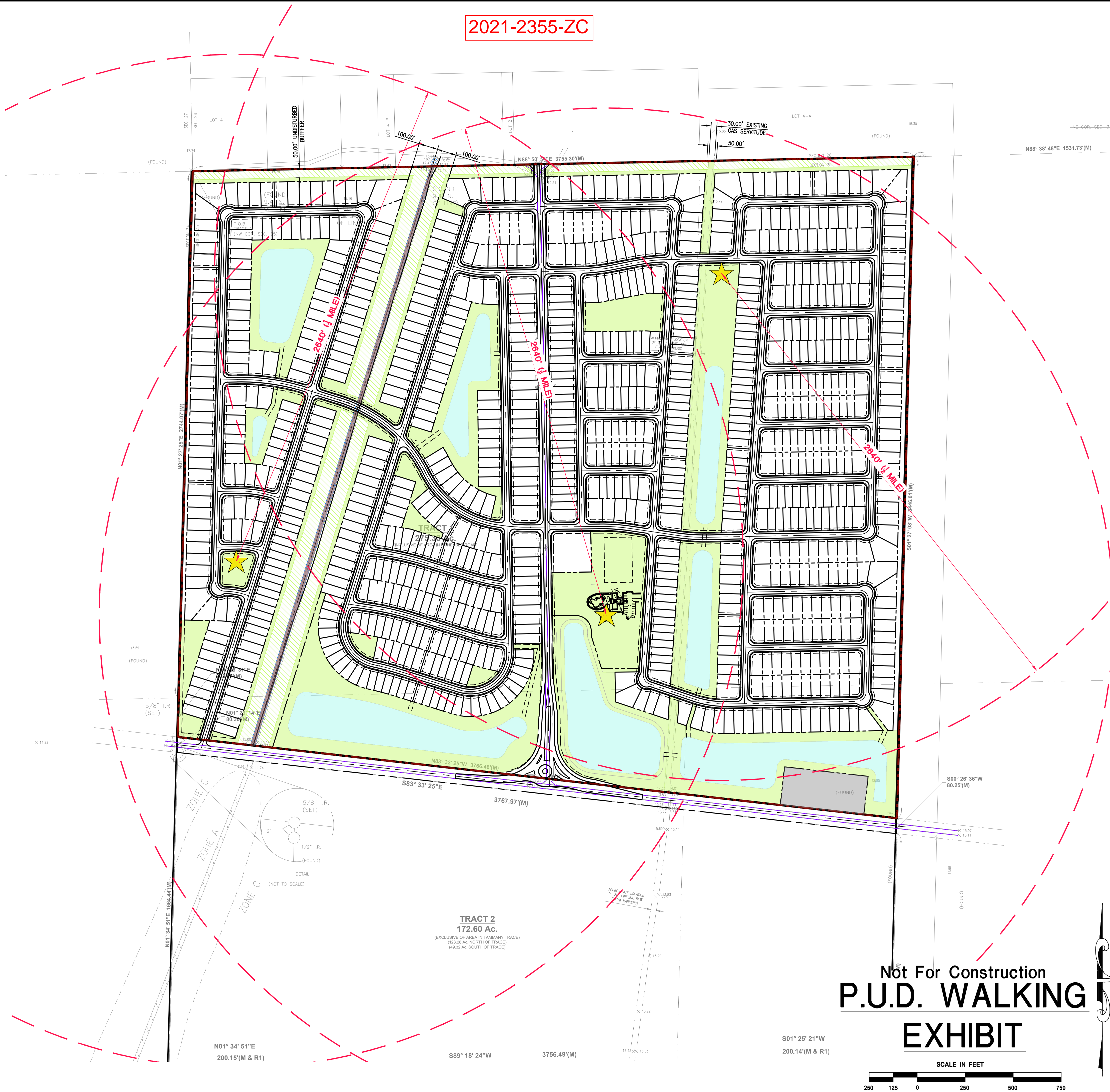
VICINITY MAP
N.T.S.

GREEN SPACE CALCULATIONS

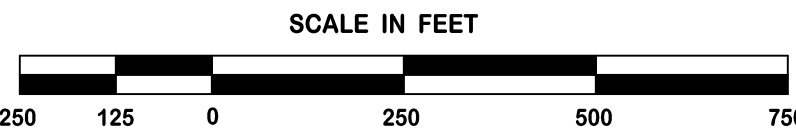
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BAYOU PAQUET (EXCLUDING AREA BETWEEN TOP OF BANK TO TOP OF BANK)	± 13.68 ACRES - 19.79% ± 9.78 UNDISTURBED ACRES - 14.15%
GAS SERVITUDE	± 2.16 ACRES - 3.12%
OTHER GREEN SPACE (SPACE AROUND LAKES, BUFFERS, POCKET PARKS, ETC.)	± 36.75 ACRES - 53.16% ± 3.41 UNDISTURBED ACRES - 4.93%
1/2 OF STORM WATER MANAGEMENT AREAS	± 11.06 ACRES - 16.00%
TOTAL ACREAGE PROVIDED:	± 69.13 - 100%
TOTAL ACREAGE REQUIRED:	± 68.83

LEGEND

- BAYOU PAQUET
TOP OF BANK TO TOP OF BANK
- UTILITY SITE
- UNDISTURBED
GREEN SPACE
- PROVIDED GREEN SPACE
- STORM WATER
MANAGEMENT AREA
- BOUNDARY LIMITS
- PLAYGROUND



Not For Construction
P.U.D. WALKING
EXHIBIT



REVISION	BY

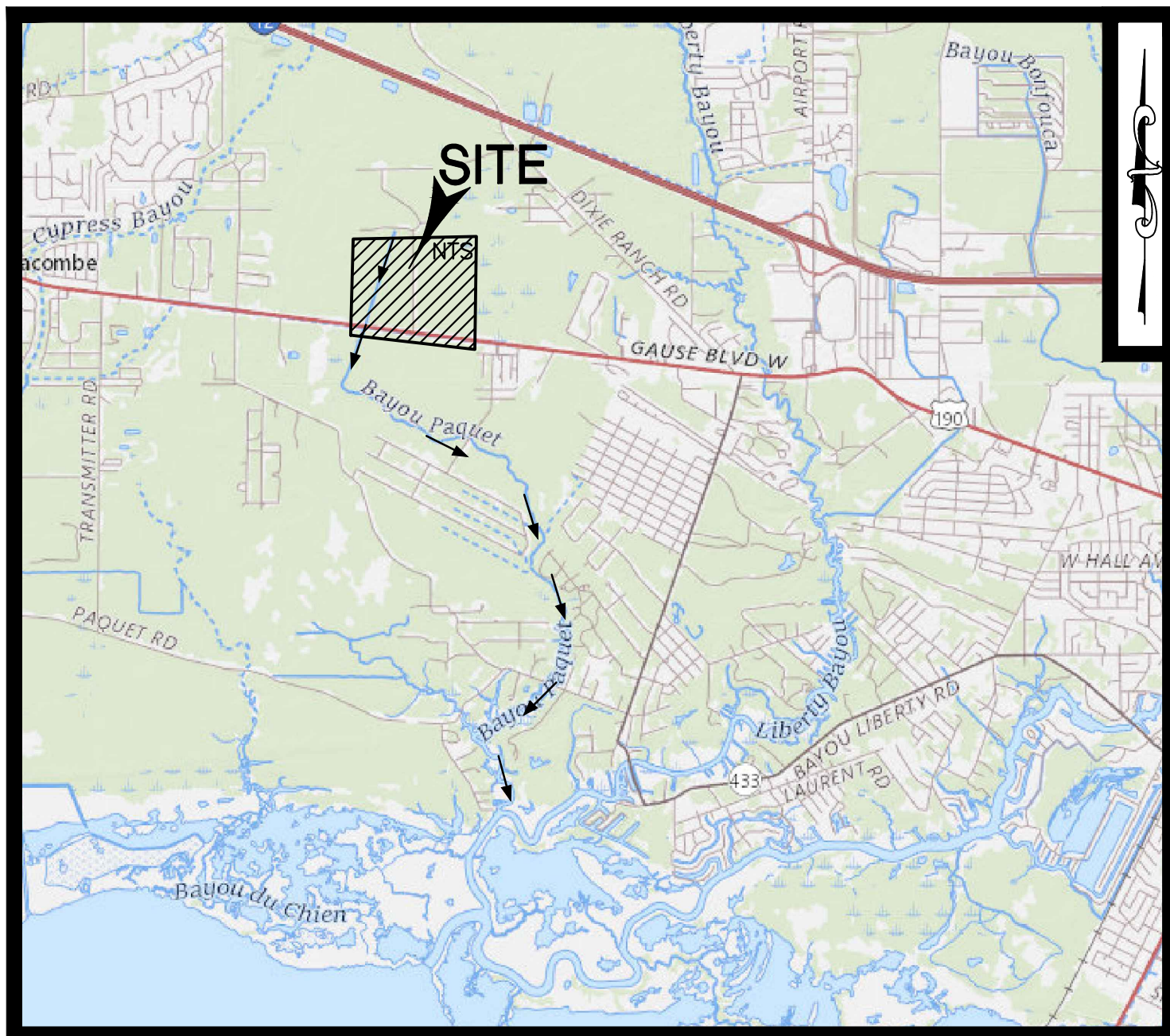
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www.ddgpc.com



SIGNATURE: _____
DATE: _____
STAMP

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

DRAWN
NUL
CHECKED
EHS
ISSUED DATE
10-27-2021
ISSUED FOR
REZONING COORD.
PROJECT NO.
20-889
FILE
20-889 PUD Walking Exhibit
10-27-21
SHEET
EX-1



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

Trip generation estimate is shown in Table 1.

2021-2355-ZC

**Exhibit from C.H.
Fenstermaker & Associates,
LLC Traffic Study**

Table 1: Trip Generation

ITE LU Code	Variable	Units	Weekday Totals	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
210 - Single Family Detached Housing	1000	DU	8648	179	536	584	343
Total			8648	179	536	584	343

Table 2: Future Levels of Service

Intersection	Movement		AM			PM		
			Level of Service	Delay	95 th Percentile Queue (ft)	Level of Service	Delay	95 th Percentile Queue (ft)
US Hwy 190 at Honeybee Road	WB	US-190 Through/Right	A*	1.6*	143.2*	C+	33.2+	845.3+
	SB	Honeybee Road Left/Right	C*	28.3*	573.7*	A+	7.4+	124.5+
	EB	US-190 Left/Through	C*	21.7*	533.3*	B+	10.8+	541.8+
US Hwy 190 at Access Connection 2	WB	US – 190 Through /Right	A	0.0	0.0	A	0.0	0.0
	SB	Access Connection 2 Right	C	15.2	15.8	C	15.9	0.5
	EB	US-190 Through	A	2.9	0.7	A	5.2	0.0

* Results for 6 years at 4% compounded growth

+ Results for 0 years at 4% compounded growth as the WB v/c reports 1.003

Table 3: Future Levels of Service Improved

Intersection	Movement		AM			PM		
			Level of Service	Delay	95 th Percentile Queue (ft)	Level of Service	Delay	95 th Percentile Queue (ft)
US Hwy 190 at Honeybee Road	WB	US-190 Through/Right	A*	1.0*	88.3*	B+	11.7+	439.2+
	SB	Honeybee Road Left/Right	D*	36.3*	690.2*	D+	39.2+	451.1+
	EB	US-190 Left/Through	A*	4.9*	174.0*	A+	2.5+	172.0+

* Results for 7 years (4%/year compounded growth rate)

+ Results for 7 years (4%/year compounded growth rate)

The table above provides that the roundabout configuration is anticipated to operate at acceptable levels of service for 7 years.



DUPLANTIS DESIGN GROUP, PC
16564 East Brewster Road, Suite 101
Covington, LA 70433
985.249.6180

This document was submitted by the applicant and does not necessarily reflect the opinions of the St Tammany Parish Department of Planning and Development.

November 19, 2021

Mr. Ross P. Liner, AICP, PTP, CFM
rliner@stpgov.org
Director of Planning and Development
St. Tammany Parish Government
21454 Koop Drive – Building B
Mandeville, LA 70471

Re: Case No. 2021-2355-ZC
Honeybee Holdings, LLC
275.33 Acre Honeybee Tract
DDG Project No. 20-889

Dear Ross:

In response to the staff report dated November 12, 2021 regarding the above referenced project, the following is a response to staff comments:

DENSITY

Comment: 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 is the property were to be developed without the PUD overlay. Staff has determined that if the proposed PUD layout does not satisfy the purpose statements of a PUD, the applicant should be required to abide by the underlying zoning lot size requirements rather than obtain a higher density through providing 833 lots which have widths of 35 ft, 40 ft and 50 ft.

Response: The PUD Ordinance requirements allow for flexibility in lot sizes to promote diversification as well as allows for a tradeoff due to the increased greenspace requirements in comparison to straight single family residential zoning. The diversification of the lots provided and green space shown in the proposed PUD achieves this objective of the PUD. We request that staff provide where the Ordinance defines diversification as it pertains to lot size and product type. We are aware of a multitude of subdivisions developed within St. Tammany Parish that only provide for 2 lot sizes. Our proposed PUD accounts for 4 lot sizes (not just the 3 listed above), which vary in range by upwards of 40% in size. Below is the summary of the different lot sizes and percentage of the total lot count for each type.

TABLE 1		
Lot Size	Lot Count	Percent of Total
40' x 120' or .11 acres	411	43%
50' x 120' or .14 acres	404	42%
60' x 120' or .17 acres	129	13%
34' x 120' or .09 acres	18	2%
TOTAL HOME SITES	962	100%

GREENSPACE

Comment: *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.

Sec. 125-95(a) of the subdivision regulations states that recreational greenspace must be exclusive of green belts, reserved easements, or servitudes. This means that if the property were to be developed without the requested PUD overlay and under the subdivision regulations, the applicant would be required to provide 580 sq. ft of greenspace per lot which would be exclusive of green belts, reserved easements, or servitudes.

Staff has concerns that a large majority of the greenspace provided is comprised of easements, servitudes, and buffers, and therefore is not of a higher quality than would be possible without the PUD. As per Table 4, if the applicant eliminated Bayou Paquet, the gas servitude, "space around the lakes" and buffers from the total amount of greenspace provided, the PUD plan would be providing 36.59 acres, which is merely 53% of the greenspace required.

Response: Per Section 130-1674(a)(8)(c), the proposed PUD that has been developed and submitted to staff meets the minimum open space requirements. A copy of this ordinance is below for your reference.

C. Open space (as defined in Section 130-5).

- 1. A minimum of 25 percent of open space is required for all PUDs.*
- 2. In no case shall required open space along the existing road frontage be less than one-quarter acre in area and less than 100 feet in width.*
- 3. In no case shall required open space along other boundary lines (without road frontage) be less than one-quarter acre in area and less than 50 feet in width.*
- 4. No more than 50 percent of the required open space shall be satisfied using limited use land (herein defined). Limited use land shall mean land which is inundated by water for a period of greater than four months within each calendar year. Two acres of limited use land are required to satisfy one acre of required open space.*
- 5. Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.*
- 6. Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.*

As you can see above, the Ordinance has specific width and size requirements in order for an area to count as open space. The areas counted on the provided PUD exhibit meet the width and size requirements. The Staff comments do not take into account that the Bayou Paquet buffer and the existing gas servitude are being amenitized by adding a sidewalk that connects to the other neighborhood sidewalks. They also do not provide credit that these areas allow every house to be in walking distance of a park with the majority of the neighborhood being in walking distance of two parks. Please note that the PUD requirements nor the subdivision requirements require sidewalks, thus this development is going above and beyond code requirements.

Our current proposal provides 69.08 acres of open space. As previously mentioned, the servitudes, buffers, and "space around the lakes" are allowed to be counted toward greenspace per the UDC. Additionally, our proposed development enhances these areas by providing landscaping and paved walking paths in these greenspace areas.

Staff appears to suggest that an A-4-A zoning would be a better guide for setting the greenspace limits. However, this would actually result in only 12.81 acres of greenspace

being required, which will be a net REDUCTION of 56.02 acres of greenspace being required. This would appear to push the development in the opposite direction from their other comment stating that the 69.08 acres is not sufficient. Therefore, the UDC will not allow us to agree with Staff's comment to meet the A-4-A greenspace requirements. Doing that would result in our proposal not meeting the requirements for the PUD that was submitted.

Additionally, our proposed development is a rare development in St. Tammany Parish in the sense that we are providing sidewalks and walking paths, which promote pedestrian safety and provide accessibility for residents to use and enjoy the greenspaces and ponds within our community. We are also providing a clubhouse, pool, multiple playgrounds, a soccer field, and landscape buffers. We have attached for your viewing some renderings showing these amenities.



This document was submitted by the applicant and does not necessarily reflect the opinions of the St Tammany Parish Department of Planning and Development.



Finally, from a legal standpoint, the granting of a servitude typically does not preclude the use and enjoyment of the land surface. This allows the servitude areas to be used and enjoyed by the residents even though a servitude is placed on the land. There is no language in the servitudes that prevent the use and enjoyment of this land.

PURPOSE

Comment: *1. Environmentally Sensitive Design: Wetland limits include an approximation of 212.22 acres or more which accounts for a total of around 70% of the total PUD. If wetlands are to be developed, they should be done so 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 stormwater management. It appears that this site is comprised of a large majority of forested wetlands which serve an important function in flood mitigation. Removal of tree canopy and roots disturb the natural storage capacity of rainfall. Developing these wetlands may significantly increase runoff therefore exacerbating flooding and adversely impacting neighboring properties.*

Response: A drainage impact study was submitted in early April of this year, and we have now been through 2 rounds of comments. In each round of comments, there was not even one comment questioning if we were providing adequate drainage. In fact, our studies show that we are providing a 21% reduction to the peak runoff of the Bayou Paquet basin upstream of Hwy 190 in a 100 yr storm. Due to this project creating storage upstream of Hwy 190, it relieves some burden on storage present downstream of Hwy 190 for those areas to utilize during storm events. The drainage impact study takes into account the increased runoff created by the development, yet the drainage study still shows a reduction of the peak runoff by use of the proposed detention ponds. We have performed extensive studies of the site and have found no adverse impact to neighboring properties nor increased flood risk. The tables below show the comparison of Existing Peak Runoff Rates to Developed Peak Runoff Rates for the site for each major storm event required by the UDC. As the tables show, our development reduces the peak runoff rate for all scenarios. If staff has calculations suggesting this is incorrect, we request that Staff share the supporting calculations and documentation showing how they arrived at the conclusion that the development may adversely impact neighboring properties so that we can be certain to update our drainage study and address these concerns.

This document was submitted by the applicant and does not necessarily reflect the opinions of the St Tammany Parish Department of Planning and Development.

Combined Onsite & Offsite Flows to Outfalls Under Highway 190 Comparison

Storm Event	Existing Outfall 1&2 (cfs)	Developed Outfall 1&2 (cfs)	% Reduction
10 year 24 hr	93.72	91.24	2.65
25 year 24 hr	112.92	111.26	1.47
50 year 24 hr	128.16	126.39	1.38
100 year 24 hr	159.74	143.99	9.86

Storm Event	Existing Outfall 3 (cfs)	Developed Outfall 3 (cfs)	% Reduction	Existing Outfall 4 (cfs)	Developed Outfall 4 (cfs)	% Reduction
10 year 24 hr	231.90	205.40	11.43	21.78	11.04	49.31
25 year 24 hr	270.16	245.54	9.11	29.78	14.91	49.93
50 year 24 hr	298.96	275.16	7.96	34.85	17.72	49.15
100 year 24 hr	373.62	308.49	17.43	40.32	24.65	38.86

Storm Event	Existing Outfall 5 (cfs)	Developed Outfall 5 (cfs)	% Reduction	Existing Outfall 6 (cfs)	Developed Outfall 6 (cfs)	% Reduction
10 year 24 hr	18.40	13.55	26.36	105.74	76.59	27.57
25 year 24 hr	25.62	17.01	33.61	152.09	96.98	36.24
50 year 24 hr	30.32	19.51	35.65	184.24	112.62	38.87
100 year 24 hr	34.88	25.24	27.64	219.18	149.52	31.78

Additionally, St. Tammany Parish does not have a water quality ordinance. However, we are choosing to develop the property responsibly by ensuring that our stormwater management systems will address both water quality and water quantity. In fact, with the proposed improvements, the land we are setting aside for stormwater ponds and the volume of storage being provided will actually provide a benefit locally in this subbasin. As it relates to the water quality being provided, which is above and beyond what the Parish requires due to the lack of a water quality Ordinance, this project will be implementing several water quality components, such as aeration to increase dissolved oxygen levels within the ponds, 5 ft deep minimum permanent pool, reclamation of stormwater for irrigation purposes, aquatic shelves to encourage interaction between the water and surface vegetation to help remove and filter oil and grease, total suspended solids, heavy metals, nitrogen, and phosphorus. The Staff Report does not acknowledge the water quality that is being provided and designed for in this development.

Due to the LDEQ Discharge Permit that will have to be acquired for this site, Providence Engineering was brought onboard to model the water quality as the effluent from the new wastewater treatment plant as it gets to Bayou Paquet. Providence Engineering is the firm that was hired to create the water quality model for the Parish a few years ago, so it was natural to engage them for this model. Providence has submitted a model to St. Tammany Parish staff to review in late September and has been coordinating with Staff regarding their comments as they come during their review.

Comment: *2. Diversification and Variation: Staff has determined that these lot sizes do not provide the diversification and variation of residential uses encouraged by the Planned Unit Development.*

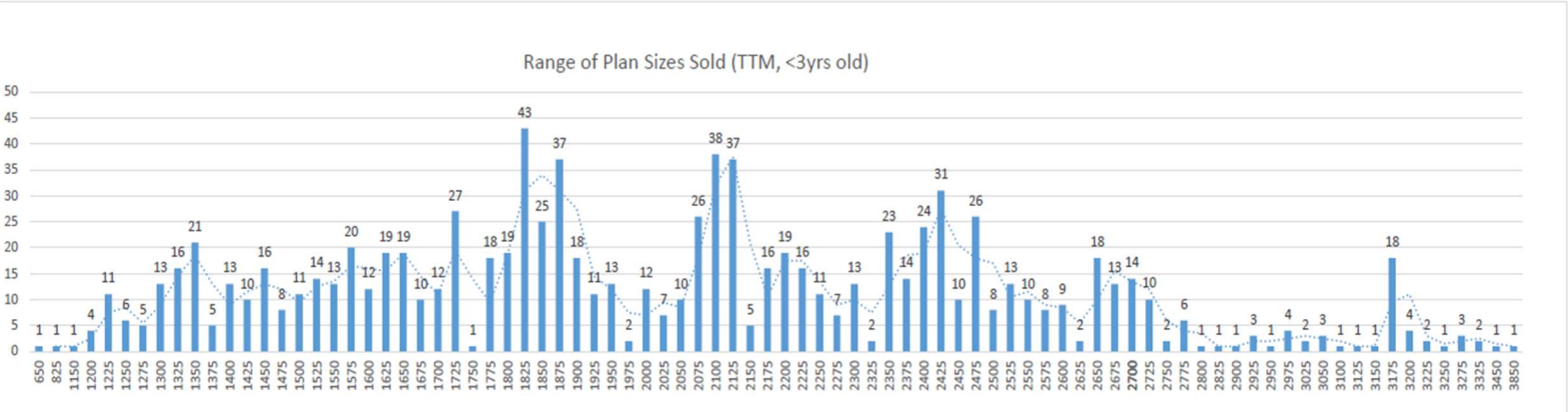
Response: Again, the Ordinance does not provide specifications on what qualifies as lot diversification. Please show us where in the PUD regulations require more than 4 different lot sizes. These different lot sizes allow multiple different floor plans for each lot size thus allowing the development to target residents at multiple different stages of life. Again, there are numerous locations and numerous PUDS that only have 2 different lot sizes. We are proposing 4 different lot sizes. We request Staff show us where this does not meet the diversification and variation requirements.

TABLE 1		
Lot Size	Lot Count	Percent of Total
40' x 120' or .11 acres	411	43%
50' x 120' or .14 acres	404	42%
60' x 120' or .17 acres	129	13%
34' x 120' or .09 acres	18	2%
TOTAL HOME SITES	962	100%

The developer has more than 200 house plans that are designed, completed, and ready to build on these lots. These plans range from as small as 1,300 sf to as large as 4,000 sf. This allows us to offer a home to nearly every buyer in the St. Tammany Market. To support this, we have provided below a chart based on MLS data that shows the number of homes that are aged less than 3 years old and were sold between June of 2020 and June of 2021. The chart shows that approximately 97% of the homes aged under 3 years old within St. Tammany Parish are within the range of house plan sizes we are offering. Based on this information, we can conclude that we are providing a thoroughly diversified house plan offering.

St. Tammany Parish
Market Study

06/01/2021



Comment: 3. Functional and Beneficial Uses of Open Space Areas: The applicant has stated that the proposed Honeybee PUD will provide a swimming pool, a clubhouse, an open sports field, three playgrounds, and sidewalks throughout the neighborhood. The PUD ordinance requires active and passive uses but does not list how much of each is required. Staff questions whether the amenities listed provide enough public benefit to negate the required lot size requirements that a typical subdivision would need to follow.

Response: Please show us where in the PUD regulations that specifies the type of amenities expected. How can staff conclude that the following is not enough when most subdivisions do not provide all amenities bulleted below?

We provide each of the following amenities, which are listed in the Ordinance as acceptable:

- A 5.3 acre amenity site which includes
 - Swimming Pool – Listed as Accepted
 - Clubhouse
 - Sports Field
 - Additional acreage of green space
 - Playground Site
 - 1 Acre Civic Site
- Two additional playground sites

- Sidewalks adjacent to roads throughout the neighborhood
 - It should be noted again that none of these sidewalks are a requirement of the underlying A-4-A zoning, so all sidewalks provide a public benefit over and above what the code requires.
- Paved nature and walking paths along Bayou Paquet and pipeline servitude

Please provide supporting information as to why these amenities would not meet the requirements outlined in the code.

Comment: 4. Preservation of Natural Features of a Development Site: While staff welcomes the use of greenspace to screen the residential development from existing land uses, staff has determined that these buffers should not contribute any portion of required greenspace amenities for the residents.

Response: All buffers and servitudes counted meet the width and acreage requirements defined by the code per Section 130-1674(a)(8)(c). Have any ordinances been passed contrary to this that we are unaware of?

Comment: 6. Rational and Economically Sound Development in Relation to Public Services: Staff has concerns that the Honeybee PUD is proposing to comingle wastewater effluent in stormwater ponds which is not consistent with the current St. Tammany Parish stormwater ordinance Sec. 115-106e. All stormwater ponds must be disconnected from the proposed effluent pond which must discharge directly toward the US Highway 190 ditch. In addition, staff questions whether this level of density is appropriate in an area that does not have availability for central sewer connection and or assimilative capacity of a receiving stream. Staff is concerned that the proposed density could cause a water quality collapse due to excess nutrients entering the ecosystem.

Response: The ordinance referenced in the Staff comment (Section 115-106e) does not appear to address what the comment is referring to since it regards low cost small accessory structures, not wastewater effluent. We believe that Staff meant to refer to Section 115-106(f)(2). The Staff comment is incorrect as this code only applies to parish maintained ponds. The ponds in this development will be owned and maintained by a Community Development District. On top of that, our Stormwater Management Ponds do NOT comingle with the effluent from the wastewater treatment plant. An effluent holding cell, which is adjacent to the stormwater pond, can be seen in the drainage study. Also, to allow for the effluent to not overflow into the adjacent ponds, the development will use reclaimed water to irrigate the open spaces. It should be noted that this irrigation method is not only allowed but encouraged by environmentalists, including the Louisiana Department of Environmental Quality (LDEQ), as it provides environmental benefits to the plant life in the area and reuses valuable natural resources. Lastly, we are designing the wastewater treatment plant and providing water quality to meet all of the LDEQ regulations and requirements in order to obtain a sewer discharge permit that is regulated and permitted through the state.

We have been coordinating with St. Tammany Parish and LDEQ since March 2021 regarding the creation and permitting of building a central water and sewer system. We have had numerous calls, meetings, and email correspondence with Parish staff and State government. We are following the standard ordinances and procedures for establishing a central water and wastewater system for the community. This has been done many times across the Parish and is not unusual for development. It is our responsibility to achieve a discharge permit from LDEQ and get the construction plans approved by the Louisiana Department of Health (LDH) as well as the Parish Engineering Department. Our team of licensed professional engineers and contractors have successfully accomplished getting this permit many times on previous developments and has also successfully constructed these central utility systems many times. Even after the PUD is approved, our team will be required to obtain approvals from each of these governing agencies prior to commencing work on any central utility system. Additionally, even after the system is constructed and operational, the

State health department requires ongoing inspections and reporting from the qualified and certified utility operator to ensure the plant is being operated correctly.

Comment: 7. Efficient and Effective Traffic Circulation, Both Within and Adjacent to the Development Site: Due to the proposed density of the subject PUD, staff recommends the applicant add an additional east-west boulevard to the proposed PUD plan, or otherwise provide data from the preliminary TIA.

Response: We previously received a comment from the Parish and provided justification on why a multi-lane boulevard section is not required along Honeybee Road. The anticipated traffic within the development does not support Honeybee Road being a multi-lane boulevard much less an east-west road being a multi-lane boulevard. There is nothing in the Ordinance that necessitates that roads be boulevard when the traffic study doesn't require it beyond the entrance into the development. We request Staff provide us where in the PUD development code and standards that would support why an east-west multi-lane boulevard would be required if the current traffic study and anticipated loads do not require a boulevard along Honeybee.

Comment: 8. Creation of a Variety of Housing Compatible with Surrounding Neighborhoods to Provide a Greater Choice of Types of Environment and Living Units: The requested density of 962 home sites is not consistent with the existing surrounding residential development. If approved, the request to change the underlying zoning classification to A-4A will increase the developed density in the area and is therefore incompatible with the existing surrounding neighborhoods.

Response: If the current zoning density that the property owner is entitled to requires a minimum of 1,376 lots and allows a maximum of 2,200 units, our proposal actually decreases the maximum allowed lots by 56% to a total of 962 lots. This means there is a reduction in the maximum density for the area. If the Parish considered it appropriate to designate this property as a TND-2 Zoning with a maximum zoning of 2,200 units, a PUD proposal of 962 lots should be considered very modest and a downzone.

Should you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,
Duplantis Design Group, PC



Thomas H. Buckel, PE

**This document was submitted by the applicant
and does not necessarily reflect the opinions of
the St Tammany Parish Department of Planning
and Development.**

ZONING STAFF REPORT

Date: November 1, 2021
Case No.: 2021-2442-ZC
Posted: October 28, 2021

Meeting Date: November 8, 2021
Prior Determination: August 3, 2021 - Postponed Until September 7, 2021
Prior Determination: September 7, 2021 - Postponed (Hurricane IDA)
Prior Determination: October 19, 2021 - Postponed Until November 8, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St. Tammany Parish Government
OWNER: Multiple Owners
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-5 Two-Family Residential District
LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.
SIZE: 27.83 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface:2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Grand Lagoon Waterbody	N/A
South	Residential	A-4A Single-Family Residential District
East	Lake Pontchartrain	N/A
West	Residential	A-4A Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

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

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

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

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

Case No.: 2021-2442-ZC

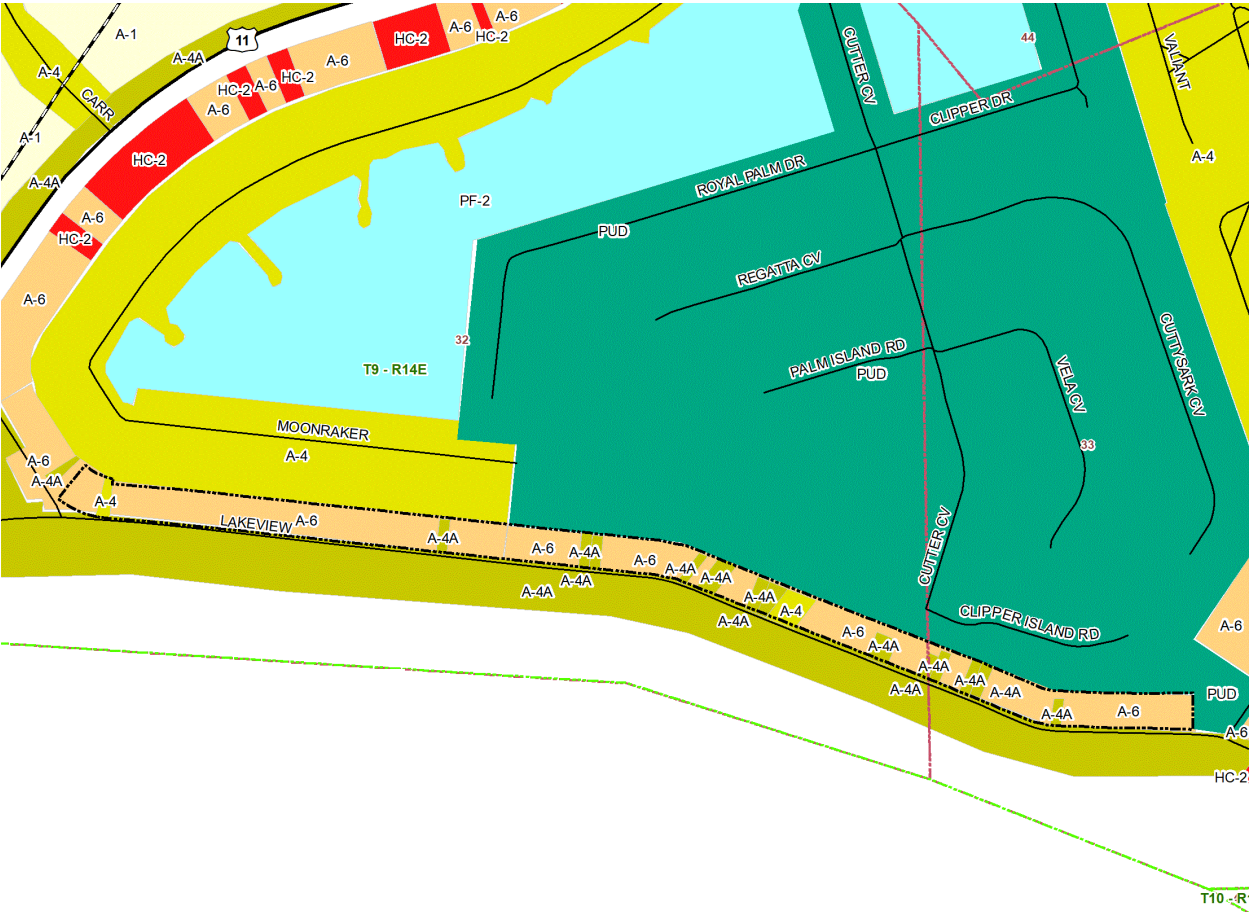
PETITIONER: St. Tammany Parish Government

OWNER: Multiple Owners

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

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

SIZE: 27.83 acres





ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2572-ZC
Posted: November 18, 2021

Meeting Date: December 7, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Gerald Gillen
OWNER: Gerald and Schelly Gillen
REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District
LOCATION: Parcel located on the south side of Crowes Landing Road, being 40303 Crowes Landing Road; Pearl River, S18 & S19, T8S, R15E, Ward 8, District 9
SIZE: 6.6 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Civic	A-2 Suburban District and A-3 Suburban District
South	Residential	A-3 Suburban District A-1 Suburban District
East	Industrial	A-1 Suburban District
West	Residential	A-3 Suburban District and A-6 Multiple-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The site is located on the south side of Crowes Landing Road, being 40303 Crowes Landing 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 site is flanked by property that is zoned to accommodate residential uses of various types and densities including the A-2 Suburban District and A-3 Suburban District.

The purpose of the existing A-1 Suburban District is to provide one single-family residential dwelling per every five-acres. The purpose of the requested A-1A Suburban District is to provide one single-family residential dwelling per every three-acres. Although a change in zoning will increase the allowable density at the end of Crowes Landing Road, the subject site is surrounded by several zoning classifications which allow a higher density than what is being requested.

	Zoning	Max Density	Min. Lot Width
Existing	A-1 Suburban District	1 dwelling per every 5 acres	300 ft.
Proposed	A-1A Suburban District	1 dwelling per every 3 acres	200 ft.
Surrounding	A-2 Suburban District	1 dwelling per every acre	150 ft.
Surrounding	A-3 Suburban District	1 dwelling per every half acre	100 ft.

Case No: 2021-2572-ZC

PETITIONER: Gerald Gillen

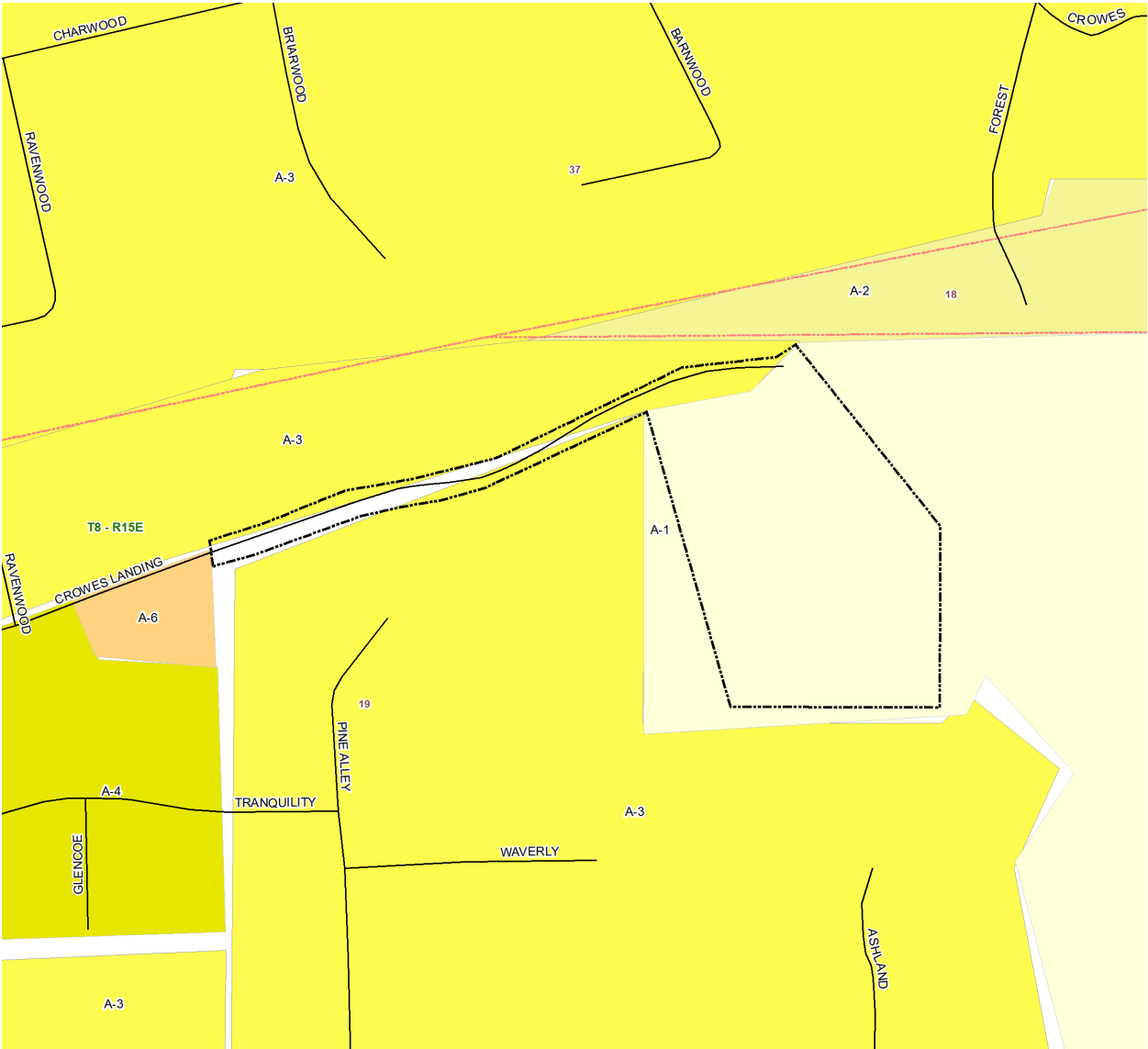
OWNER: Gerald and Schelly Gillen

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

LOCATION: Parcel located on the south side of Crowes Landing Road, being 40303 Crowes Landing Road;

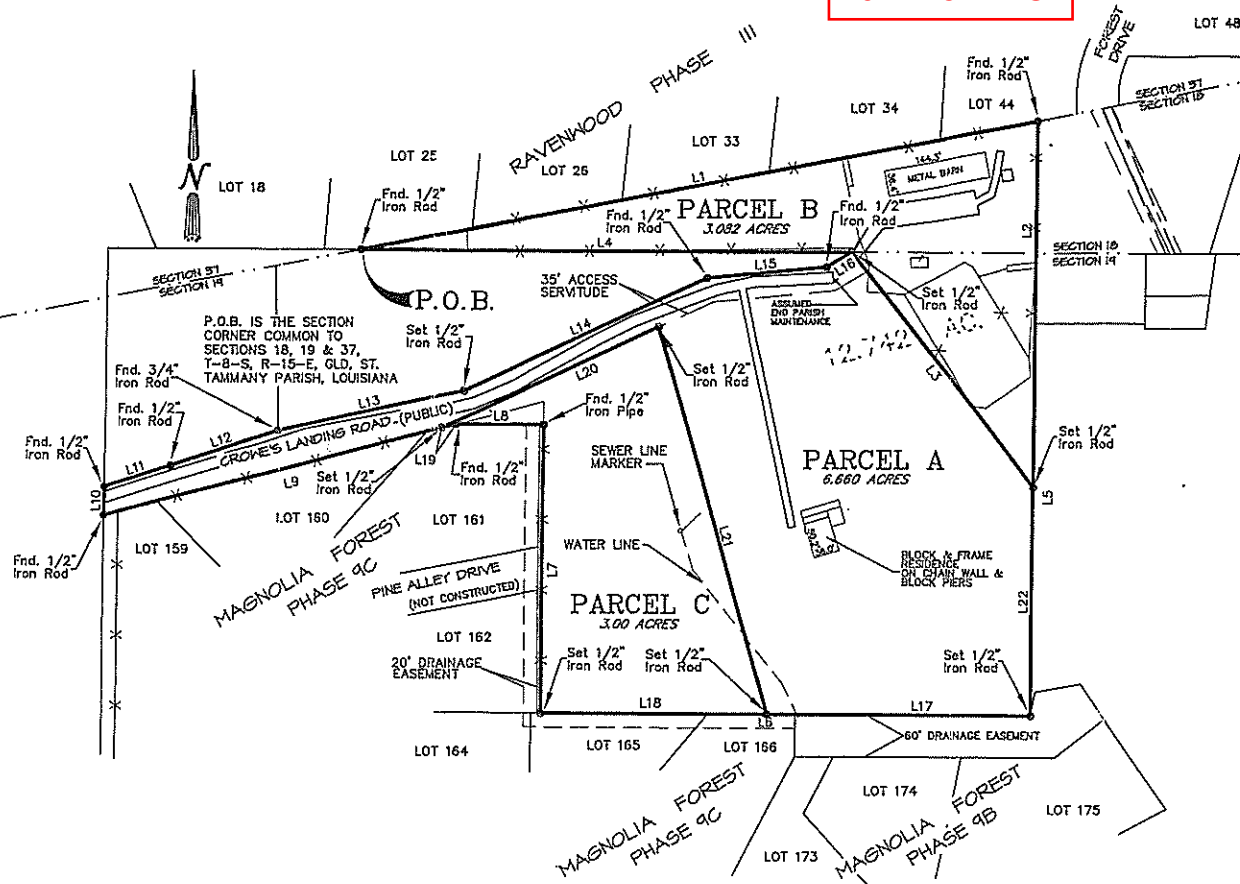
Pearl River, S18 & S19, T8S, R15E, Ward 8, District 9

SIZE: 6.6 acres





2021-2572-ZC



APPROVED:

CHAIRMAN OF PLANNING COMMISSION DATE

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 555,042 SQ. FT. OR 12.742 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	975.97	N78°59'22"E
L2	523.23	S00°11'13"W
L3	424.96	N37°58'34"W
L4	695.00	N89°51'39"W
L5	847.57	N00°11'13"E
L6	694.80	S89°46'49"E
L7	409.89	S00°11'38"W
L8	125.00	S89°46'38"E
L9	515.20	N75°10'02"E
L10	40.80	S00°24'04"W
L11	100.72	N72°39'54"E
L12	156.76	N71°05'52"E
L13	270.00	N77°38'58"E
L14	380.00	N64°51'58"E
L15	170.00	N84°38'58"E
L16	40.81	S58°04'34"W
L17	374.34	S89°46'49"E
L18	320.46	S89°46'49"E
L19	20.50	S75°10'02"W
L20	339.43	N64°51'58"E
L21	572.36	S15°52'43"E
L22	324.34	S00°11'13"W

REFERENCE SURVEYS:
1.) A SURVEY BY THIS FIRM DATED 3/13/03,
SURVEY NO. 1030590.

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 INCH = 200 FEET

SCALE: 1" = 200'

DATE: 11/14/16

DRAWN BY: JDL CHECKED BY: RMK

DWG. NO: 20160719

SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

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

F.I.R.M.: 225205 0430 D
DATE: 4/21/99
ZONE: C, B & A4
B.F.E. = 1'

* Verify prior to construction with local governing body.

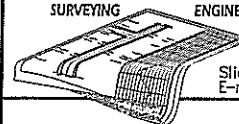
A MINOR SUBDIVISION MAP OF
A 12.742 AC. TRACT INTO PARCEL A,
PARCEL B & PARCEL C, SITUATED IN
SECTIONS 18 & 19, T-8-S, R-15-E, GLD,
ST. TAMMANY PARISH, LOUISIANA

Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class 2 survey. Bearings are based on record bearings unless noted otherwise.

A.G. CROWE

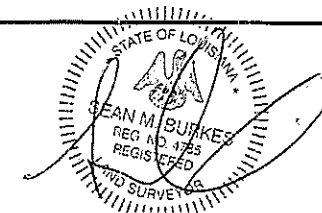
J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



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

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



SEAN M. BURKES
LA REG. NO. 4783

ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2602-ZC
Posted: November 24, 2021

Meeting Date: December 7, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Rebecca and Juan Miraflores
OWNER: Rebecca and Juan Miraflores
REQUESTED CHANGE: From A-2 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured
LOCATION: Parcel located on the east side of Beverly Drive, south of Lake Ramsey Road; being 75476 Beverly Drive; Covington S13, T6S, R10E; Ward 3, District 3
SIZE: 3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Beverly Drive, south of Lake Ramsey Road; being 75476 Beverly Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The entire Lake Ramsey Heights subdivision is zoned A-2 Suburban District which allows single-family residential dwellings as a permitted use. The subject site is currently developed with an unoccupied manufactured home. The neighborhood is comprised of a mixture of existing stick built and manufactured homes.

The reason for the request is to allow for the electrical connection of an existing manufactured home.

Case No: 2021-2602-ZC

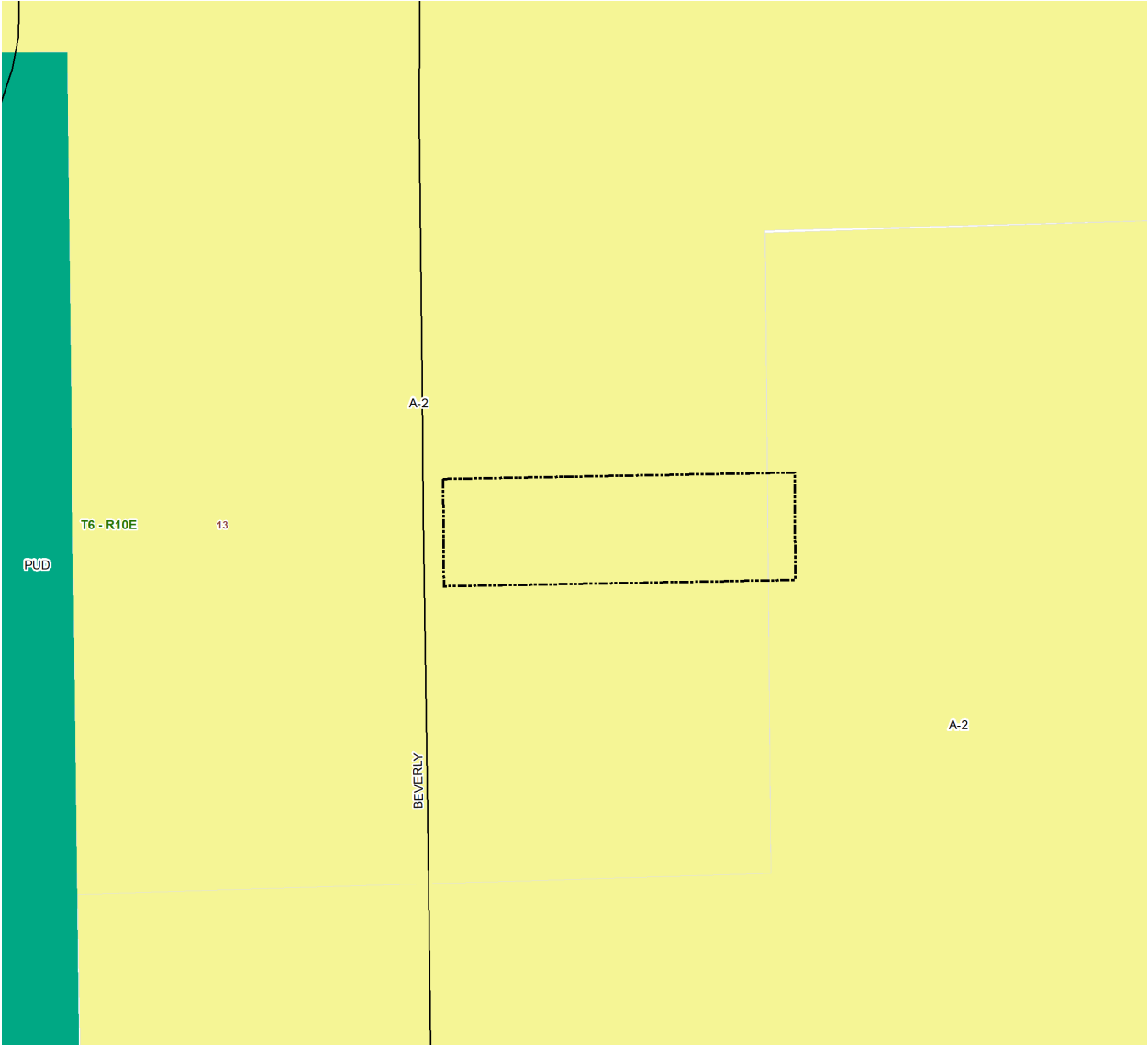
PETITIONER: Rebecca and Juan Miraflores

OWNER: Rebecca and Juan Miraflores

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

LOCATION: Parcel located on the east side of Beverly Drive, south of Lake Ramsey Road; being 75476 Beverly Drive; Covington S13, T6S, R10E; Ward 3, District 3

Size: 3 acres



2021-2602-ZC
A-2

LAKE RAMSEY

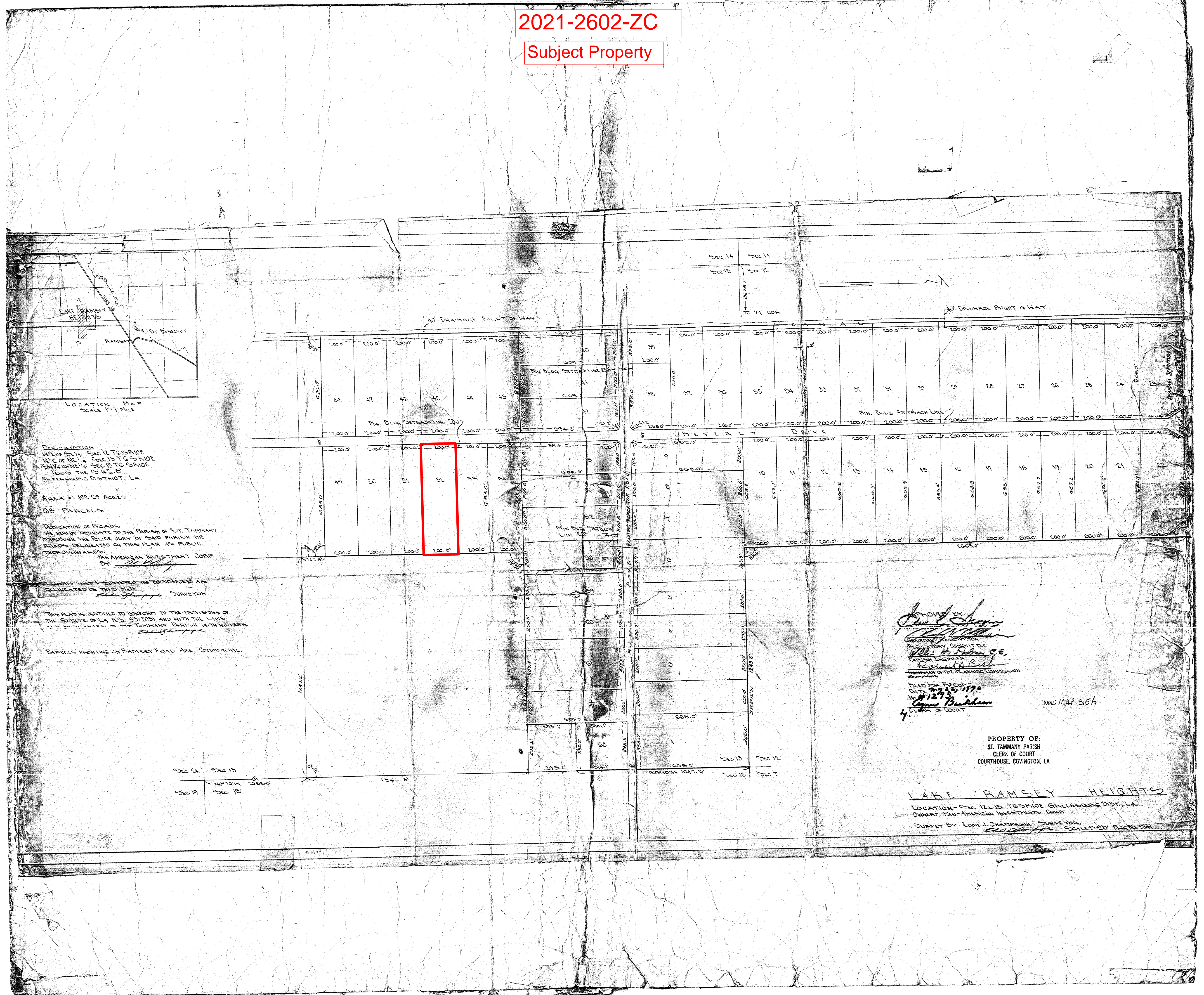
A-2

T6 - R10E 13

BEVERLY

A-2

2021-2602-ZC
Subject Property



ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2604-ZC
Posted: November 17, 2021

Meeting Date: December 7, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Paul Mayronne
OWNER: Healthcare Rentals II, LLC - Jared Caruso-Riecke, CommCare Corporation – Dawn Harvey Psarellis, and RLPG, LLC – Paul Gagliano
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and MD-2 Medical Clinic District to MD-3 Medical Facilities District
LOCATION: Parcel located on the west side of Louisiana Highway 1085, north side of Rue Maison Du Lac; Covington; S46, T7S, R11E; Ward 1, District 1
SIZE: 21.67 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-4 Neighborhood Institutional District
South	Residential and Civic	NC-2 Indoor Retail and Service District CBF-1 Community-Based Facilities District PUD Planned Unit Development Overlay
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Residential and Undeveloped	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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 NC-4 Neighborhood Institutional District and MD-2 Medical Clinic District to MD-3 Medical Facilities District. The site is located on the west side of Louisiana Highway 1085, north side of Rue Maison Du Lac, Covington. The 2025 Future Land Use Plan designates the site to be developed as a planned district with residential uses and conservation areas.

The purpose of the existing NC-4 Neighborhood Institutional District is to allow for neighborhood scale commercial uses within a close proximity to existing residential uses. The purpose of the existing MD-2 Medical Clinic District is to provide for the location of small-scale medical or veterinary care for localized populations. The purpose of the requested MD-3 Medical Facility District is to provide for the location of medical and veterinarian facilities for regional populations.

The site is adjacent to property that is zoned NC-4 Neighborhood Institutional District to the north and the east, CBF-1 Community Based Facilities District and NC-2 Indoor Retail and Service District to the south, and a residential Planned Unit Development (PUD) to the west. The site is also abutting the Timber Branch waterway to the north.

Staff has determined that while the requested MD-3 Medical Facilities District could create an increase in the intensity of uses or traffic in the immediate area, the subject site is appropriately located on a major collector roadway. In addition, the required site and structure and landscaping regulations will require landscaped buffers and setbacks to protect the Timber Branch waterway to the north and the existing residential subdivision to the west.

Zoning		Max Height	Max. Building Size	Allowable Uses
Existing	NC-4 Neighborhood Institutional District	35 ft.	12,500 sq. ft.	All uses permitted in the NC-1, NC-2, and NC-3 Districts; Dance Studios; Music Studios; Gyms; Educational learning studios; Churches, temples, synagogues, and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools
Existing	MD-2 Medical Clinic District	No portion of a building or dwelling located within 100 ft. of a residential zoned property shall exceed 30 ft. in height; In no case shall any building or dwelling exceed <u>50 ft.</u> in height	The lot coverage of all principal & accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot.	Clinics, limited to 100 outpatients per day or less; Veterinary clinics (less than 3,000 square feet); Medical laboratories related to an adjacent medical facility, not greater than 3,000 square feet; Nursing homes; Convalescent homes
Proposed	MD-3 Medical Facility District	No portion of a building or dwelling located within 100 ft. of a residential zoned property shall exceed 30 ft. in height; In no case shall any building or dwelling exceed <u>70 ft.</u> in height	The lot coverage of all principal & accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot.	Medical laboratories related to an adjacent medical facility, greater than 3,000 square feet; Hospitals; Veterinary clinics (greater than 3,000 square feet); Behavioral healthcare facility

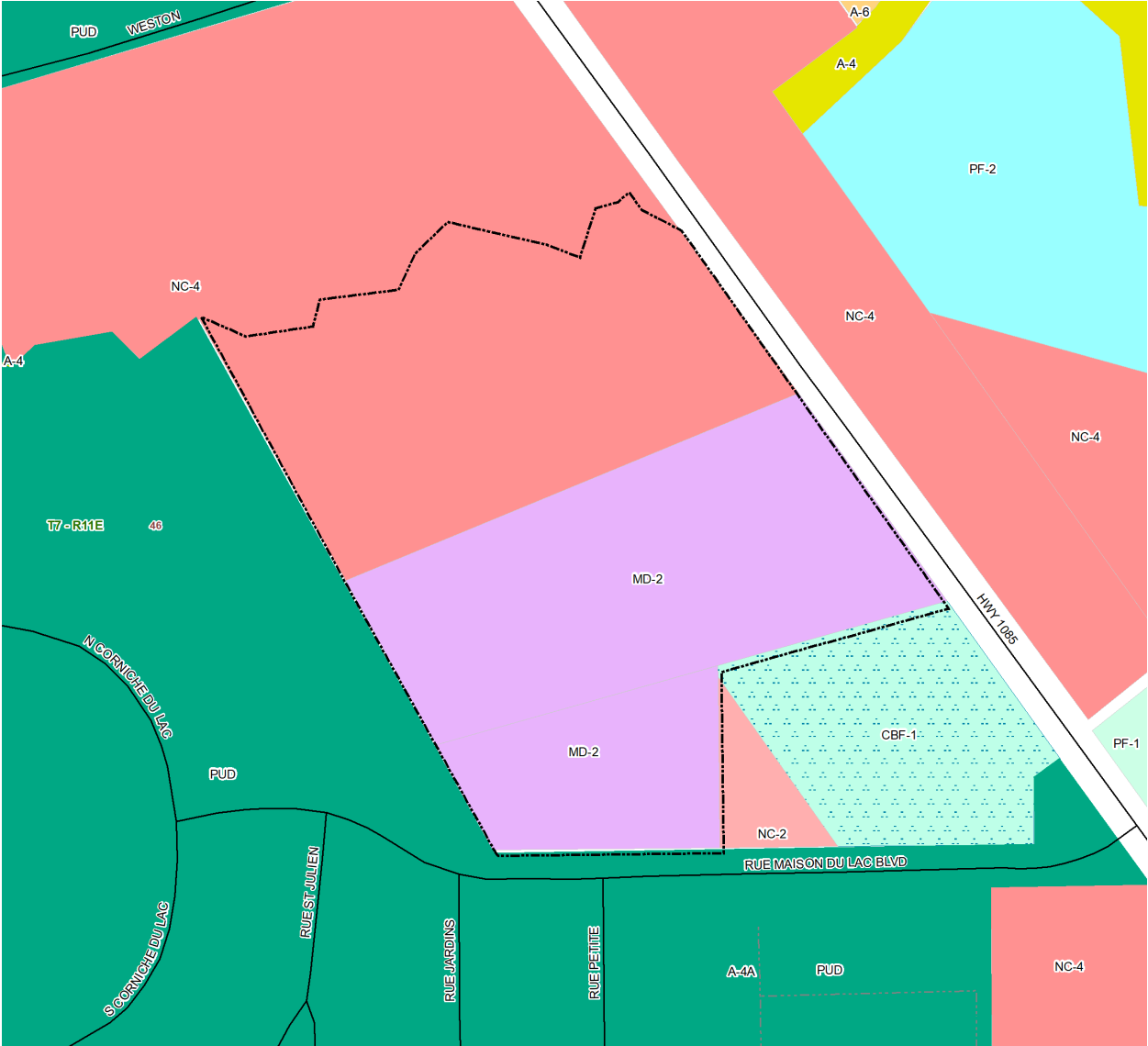
Case No: 2021-2604-ZC

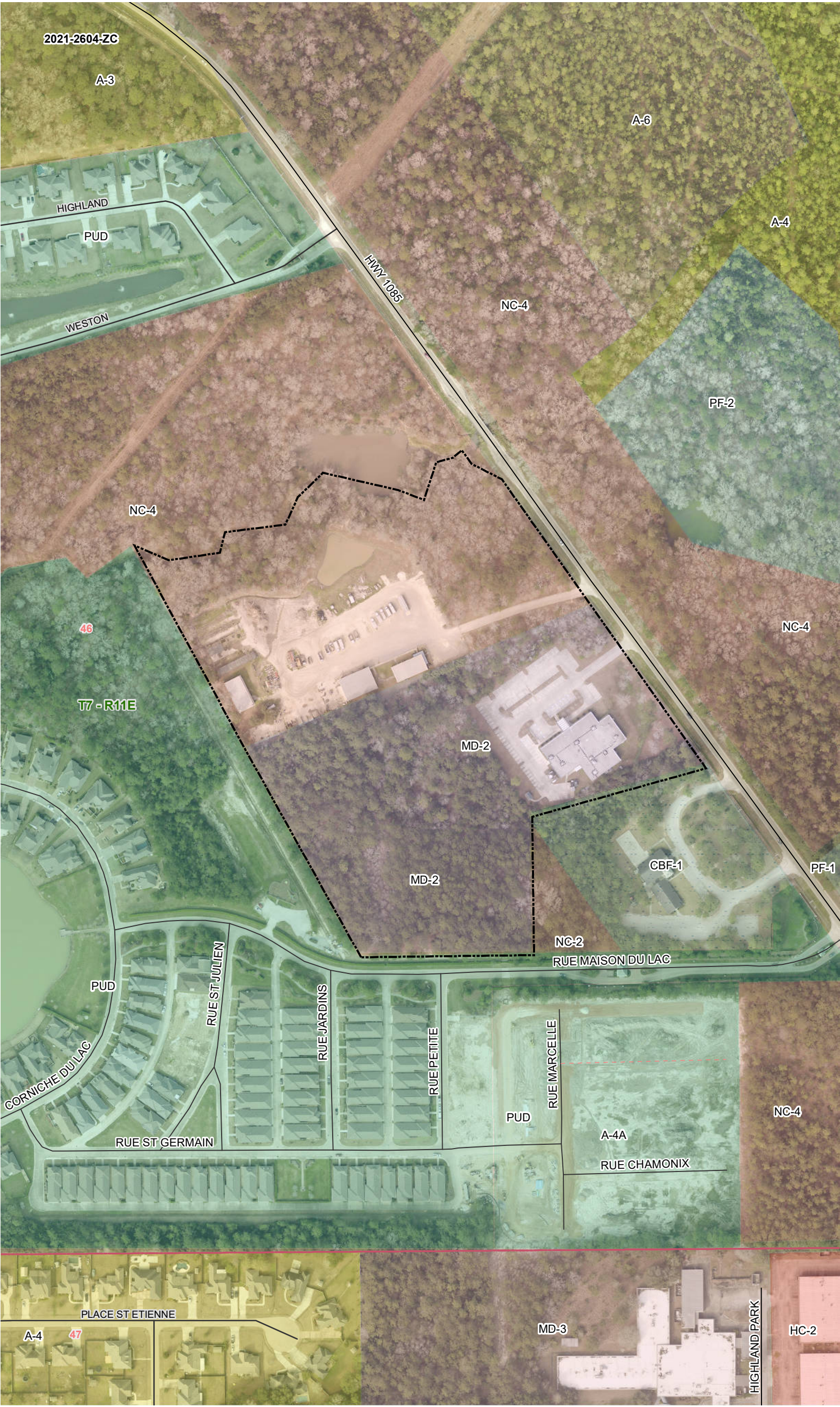
OWNER: Healthcare Rentals II, LLC - Jared Caruso-Riecke, CommCare Corporation – Dawn Harvey Psarellis, and RLPG, LLC – Paul Gagliano

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and MD-2 Medical Clinic District to MD-3 Medical Facilities District

LOCATION: Parcel located on the west side of Louisiana Highway 1085, north side of Rue Maison Du Lac; Covington; S46, T7S, R11E; Ward 1, District 1

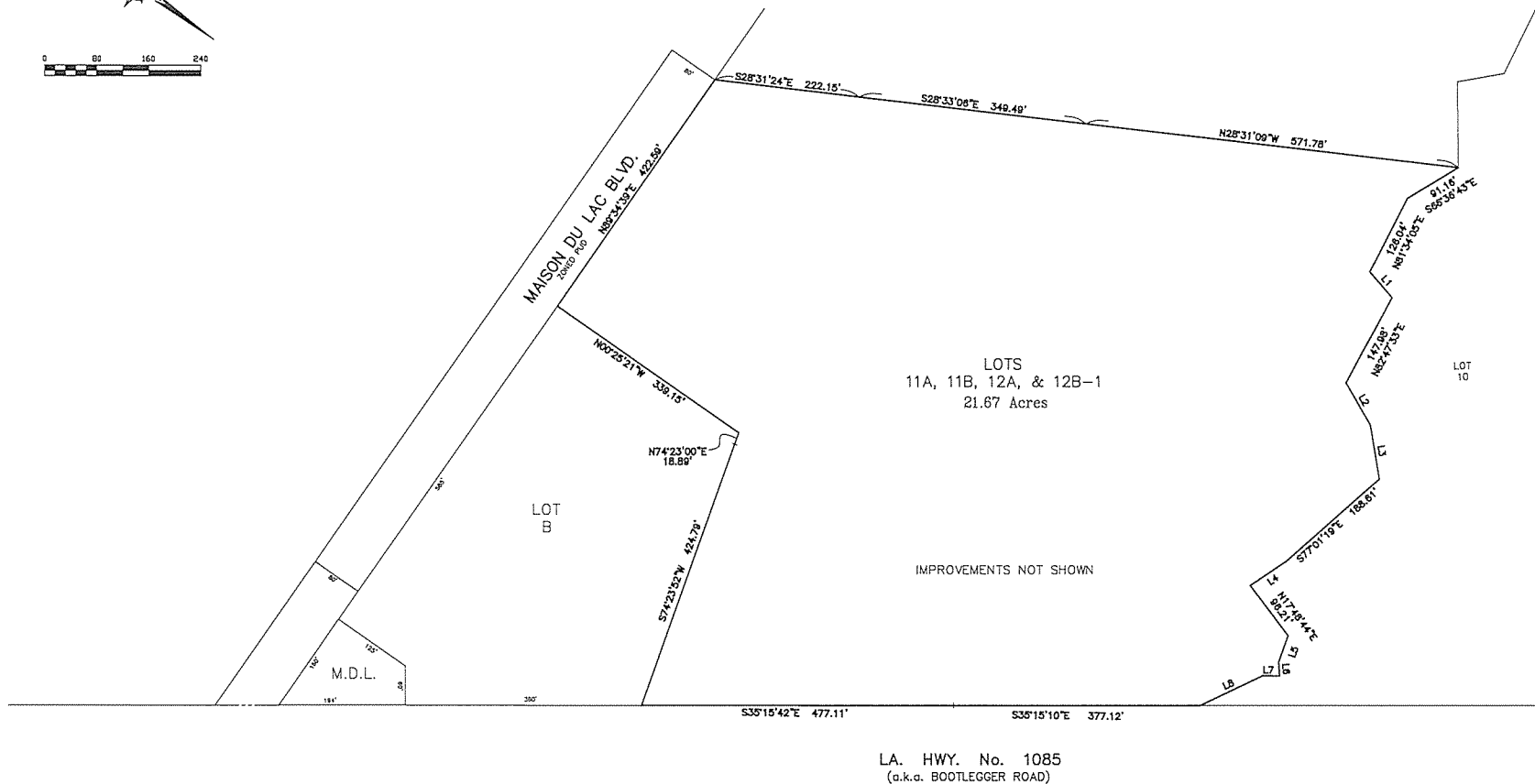
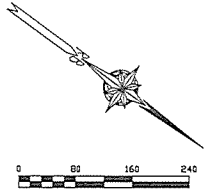
SIZE: 21.67





Sketch of
STHS OUTPATIENT FACILITY
ST. TAMMANY PARISH, LOUISIANA

2021-2604-ZC



ZONING NOTE: PROPERTY ZONING
SHOWN HEREON WAS DERIVED FROM
THE ST. TAMMANY PARISH ZONING MAP.
LOCATIONS ARE APPROXIMATE ONLY.

REFERENCE TO
MAP OF THE 30460 LOT BY STHS Corporation LLC
ON 04/11/2021

REFERENCE TO
RECORD BY Louis Armstrong MC
Number 15111
Record 10-00-2013

REFERENCE TO
RECORD BY Louis Armstrong & Assoc., MC
Map No. 10-00-2013
Date Filed 12-08-2011

REFERENCE TO
RECORD BY Louis Armstrong & Assoc., MC
Map No. 10-00-2013
Date Filed 01-11-2018

REFERENCE TO
RECORD BY Louis Armstrong & Assoc., MC
Map No. 10-00-2013
Date Filed 01-11-2018

NO STATEMENT MADE BY RANDALL W. BROWN & ASSOCIATES, INC. TO VERIFY THE
ACCURACY OF THE INFORMATION CONTAINED HEREIN OR ANY OF THE INFORMATION
RELAYED OR DISSEMINATED, BECAUSE IT IS ONLY A SKETCH OF THE PROPERTY AND
THEY HAVE BEEN OBTAINED BY THE SURVEY.

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

sketch

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 54008

Note: I have consulted the Federal Insurance Administration
Federal Record Showing Maps and found the property
described is located in a special flood hazard area,
it is located in Flood Zone 1-A, 2-A, 3-A, 4-A, 5-A, 6-A, 7-A, 8-A, 9-A, 10-A, 11-A, 12-A, 13-A, 14-A, 15-A, 16-A, 17-A, 18-A, 19-A, 20-A, 21-A, 22-A, 23-A, 24-A, 25-A, 26-A, 27-A, 28-A, 29-A, 30-A, 31-A, 32-A, 33-A, 34-A, 35-A, 36-A, 37-A, 38-A, 39-A, 40-A, 41-A, 42-A, 43-A, 44-A, 45-A, 46-A, 47-A, 48-A, 49-A, 50-A, 51-A, 52-A, 53-A, 54-A, 55-A, 56-A, 57-A, 58-A, 59-A, 60-A, 61-A, 62-A, 63-A, 64-A, 65-A, 66-A, 67-A, 68-A, 69-A, 70-A, 71-A, 72-A, 73-A, 74-A, 75-A, 76-A, 77-A, 78-A, 79-A, 80-A, 81-A, 82-A, 83-A, 84-A, 85-A, 86-A, 87-A, 88-A, 89-A, 90-A, 91-A, 92-A, 93-A, 94-A, 95-A, 96-A, 97-A, 98-A, 99-A, 100-A, 101-A, 102-A, 103-A, 104-A, 105-A, 106-A, 107-A, 108-A, 109-A, 110-A, 111-A, 112-A, 113-A, 114-A, 115-A, 116-A, 117-A, 118-A, 119-A, 120-A, 121-A, 122-A, 123-A, 124-A, 125-A, 126-A, 127-A, 128-A, 129-A, 130-A, 131-A, 132-A, 133-A, 134-A, 135-A, 136-A, 137-A, 138-A, 139-A, 140-A, 141-A, 142-A, 143-A, 144-A, 145-A, 146-A, 147-A, 148-A, 149-A, 150-A, 151-A, 152-A, 153-A, 154-A, 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ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2606-ZC
Posted: November 18, 2021

Meeting Date: December 7, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: David Morgan Schutte

OWNER: David Morgan Schutte

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

LOCATION: Parcel located on the north side of John Drive, north of Keith Drive, Slidell; S29, T8S, R15E; Ward 8, District 9

SIZE: 1.29 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of John Drive, north of Keith Drive, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

A majority of the Hickory Hills subdivision is zoned A-2 Suburban District which allows single-family residential dwellings as a permitted use. There are several sites within the subdivision which have been rezoned to A-2 Suburban District and MHO Manufactured Housing Overlay to accommodate manufactured homes as a permitted use. The subject site is currently developed with an unoccupied manufactured home. The neighborhood is comprised of a mixture of existing stick built and manufactured homes.

The reason for the request is to allow for the electrical connection of an existing manufactured home.

Case No: 2021-2606-ZC

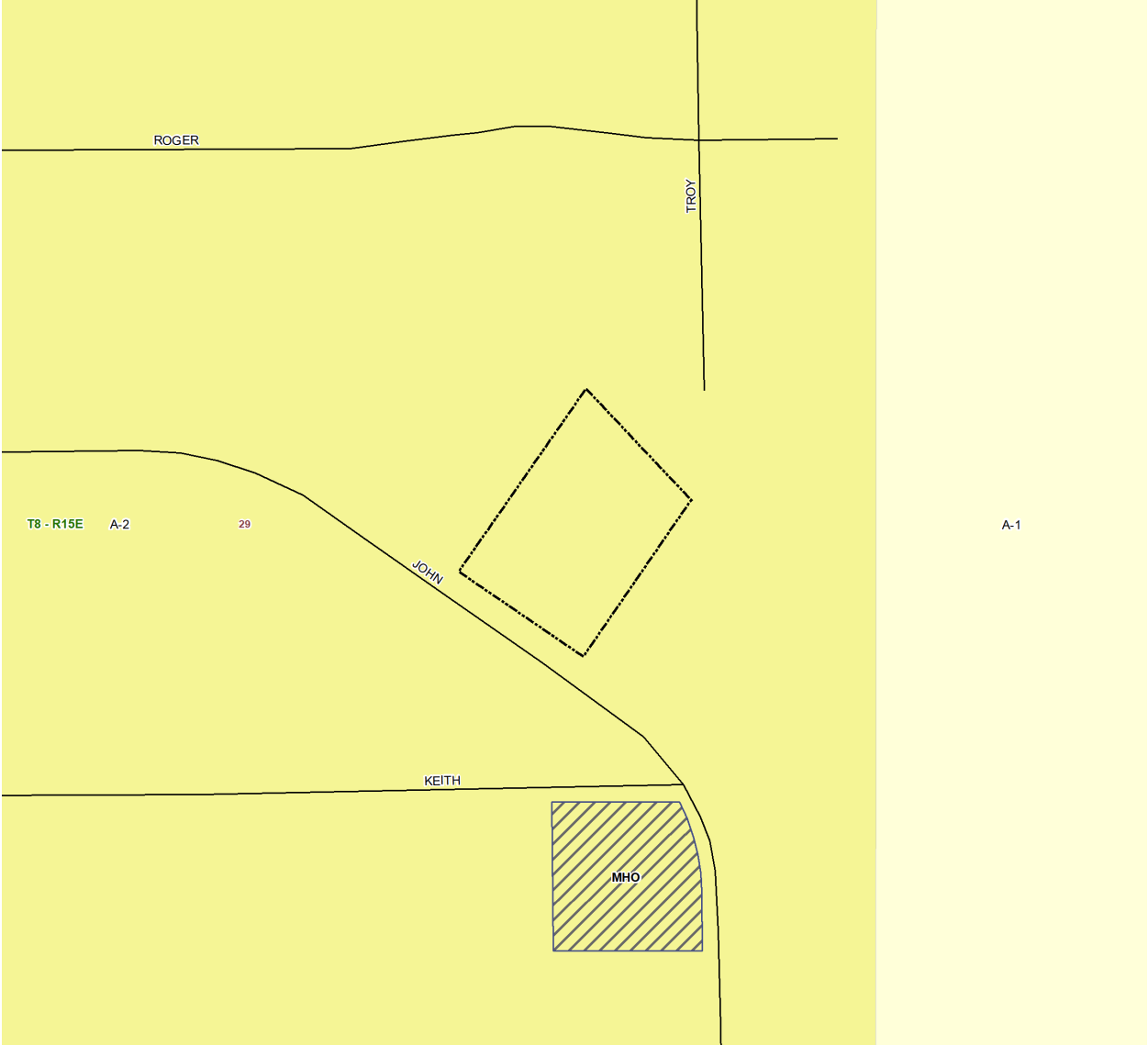
PETITIONER: David Morgan Schutte

OWNER: David Morgan Schutte

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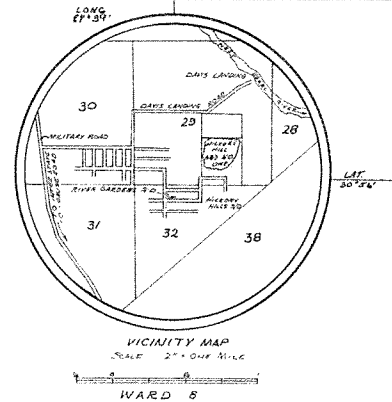
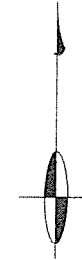
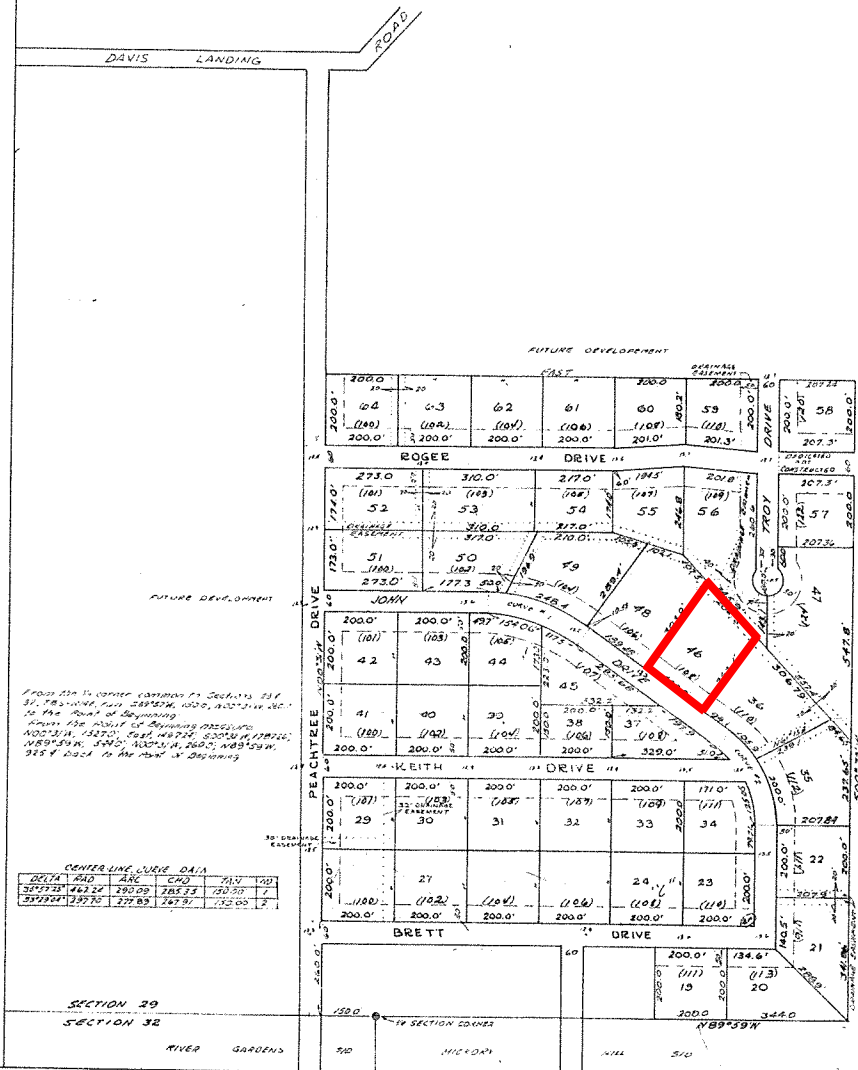
SIZE: 1.29 acres





HICKORY HILLS

ADDITION-ONE-SUBDIVISION
SECTION 29, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA



OWNER- DEVELOPER
LACOMBE DEVELOPMENT CORPORATION
SUITE 302A
ONE SHELL SQUARE
NEW ORLEANS, LOUISIANA
PRESIDENT: *JOHN A. JORDAN*
SECRETARY: *G. GORMAN HODGES*

FILED FOR RECORD

DATE *Jan 24, 1976*

By *Valma Clifton*
CLERK OF COURT

475-B

FILE NUMBER

APPROVED BY

Man without
PRESIDENT, POLICE JURY

Edw. D. Brown
CHAIRMAN, 2ND REG. COMMITTEE

John A. Jordan 1-5-76
SECRETARY, PARISH PLANNING COM.

William H. Dumas, C.E.
PARISH ENGINEER

DEDICATION

HEREBY DEDICATE TO THE PARISH OF ST. TAMMANY THROUGH THE POLICE JURY OF SAID PARISH, THE STREETS DESIGNATED ON THIS PLAN AS PUBLIC THOROUGHFARES

AB Dumas

SCALE: 1" = 200'

ENCLOSURE AREA SUBJECT TO INUNDATION BY FLOODING OF RIVER AND AT SOUTH CORNER OF LOT 23, ELEVATION 12.4

RESTRICTIVE COVENANTS TO RUN WITH EACH TITLE

EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING AND NOT MORE THAN ONE MOBILE HOME. TWO DWELLINGS MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED AND MEET THE APPROVAL OF THE STATE BOARD OF HEALTH AND THE ST. TAMMANY POLICE JURY. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DENIMASE OR STREET ERECTIONS. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY, OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS AND JUNK CAR STORAGE. THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN THIS AREA WHICH IS SUBJECT TO INUNDATION DUE TO PERIODIC FLOODING IS 10' M.S.L. AND DRIVEWAYS SHALL BE INSTALLED UNTIL SIZE REQUIREMENT MEETS THE APPROVAL OF THE PARISH DEPARTMENT OF PLANNING AND ENGINEERING OR POLICE JURY. SETBACK LINES ARE: FRONT SETBACK LINES - 50'; INTERIOR SETBACK LINES - 20'; REAR SETBACK LINES - 20'.

NUMBER OF LOTS: 36
NUMBER OF BLOCKS: 5
NUMBER OF ALLEYS: 0
PUBLIC PARK AREA: 0
ROADWAYS: 6,224 FEET
AREA: 58 A.

CERTIFICATE

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE STATE OF LOUISIANA, RS-33:5031 AND LAND ORDINANCES OF THE PARISH OF ST. TAMMANY.

John R. Johnson
LA REGISTERED LAND SURVEYOR

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

John R. Johnson
LA REGISTERED LAND SURVEYOR

DATE: JANUARY 5, 1976

HICKORY HILLS
LAND FLOOD HAZARD MAP
SURVEYING, INC. 430-C
COVINGTON, LOUISIANA (check)

ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2607-ZC
Posted: November 24, 2021

Meeting Date: December 7, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: John Frizzell
OWNER: John Frizzell
REQUESTED CHANGE: From A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-5 Two-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay
LOCATION: Parcel on the north side of Campground Road, east of Louisiana Highway 1129, north of Louisiana Highway 40; being 20051 Campground Road, Covington; S26, T5S, R11E; Ward 2, District 2
SIZE: .3995 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface:

Condition:

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-5 Two-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north side of Campground Road, east of Louisiana Highway 1129, north of Louisiana Highway 40; being 20051 Campground Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with institutional and public uses.

The subject property is currently developed with an existing manufactured home and is flanked by property that is zoned A-2 Suburban District. Although the site is surrounded by single-family residential dwellings, there is a multi-family dwelling at the corner of Louisiana Highway 1129 and Campground Road.

The purpose of the existing A-2 Suburban District is to allow for single-family residential uses on one-acre lot sizes. The purpose of the requested A-5 Two-Family Residential District is to allow for one single-family dwelling or two-family dwellings at a maximum net density of eight dwelling units per acre. A change in zoning will allow two-family residential dwellings in an area that is flanked by the A-2 Suburban District zoning classification.

Case No: 2021-2607-ZC

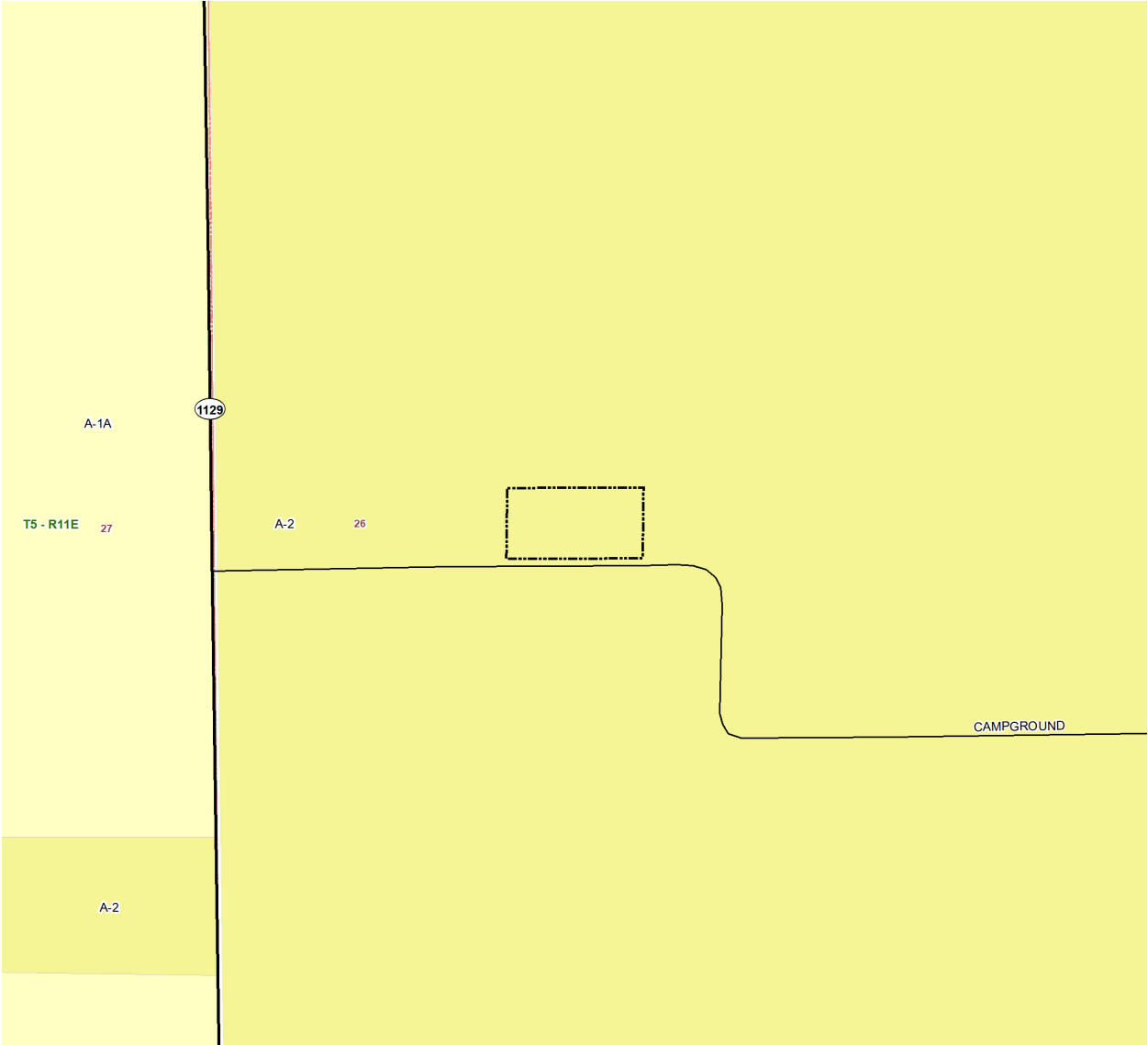
PETITIONER: John Frizzell

OWNER: John Frizzell

REQUESTED CHANGE: From A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-5 Two-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel on the north side of Campground Road, east of Louisiana Highway 1129, north of Louisiana Highway 40; being 20051 Campground Road, Covington; S26, T5S, R11E; Ward 2, District 2

SIZE: .3995

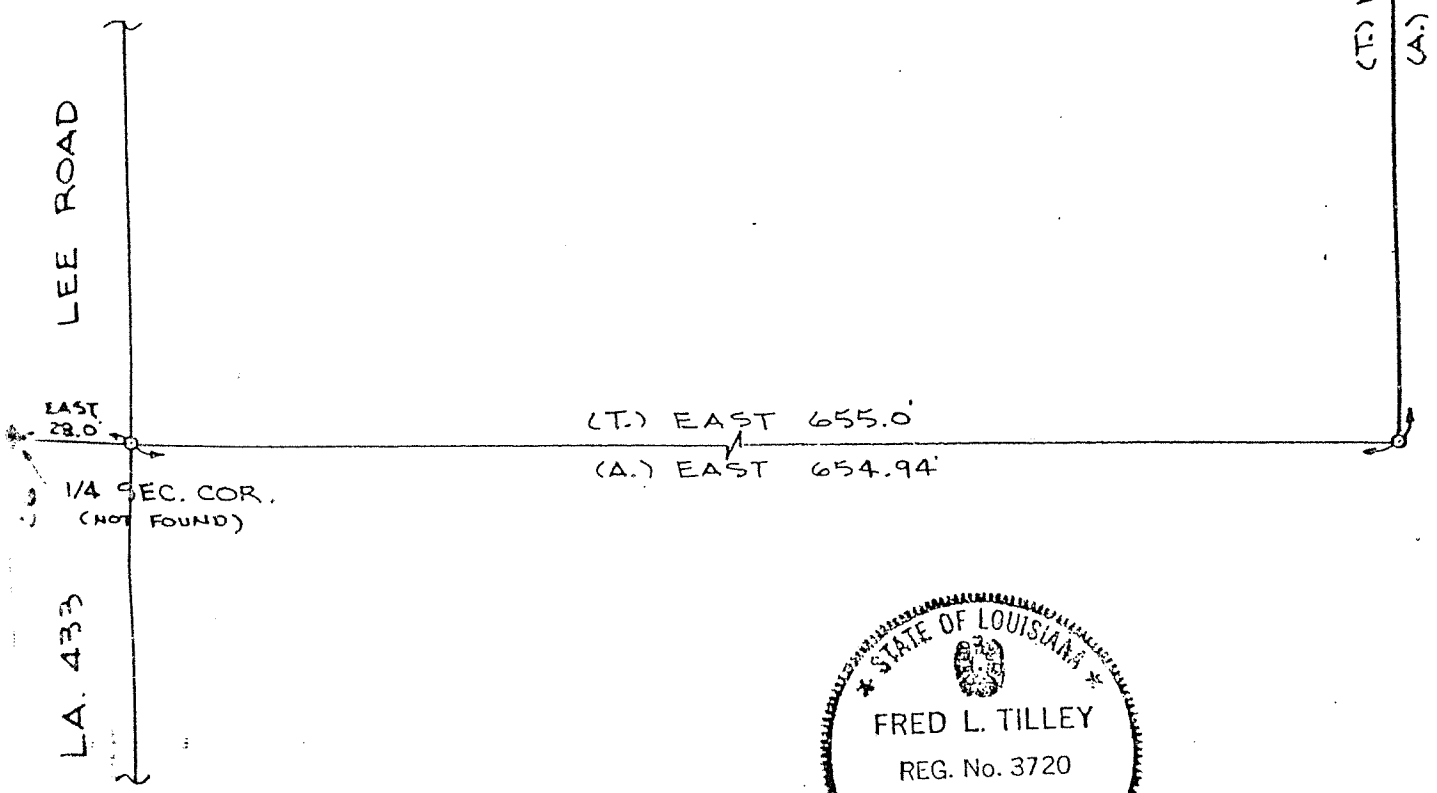
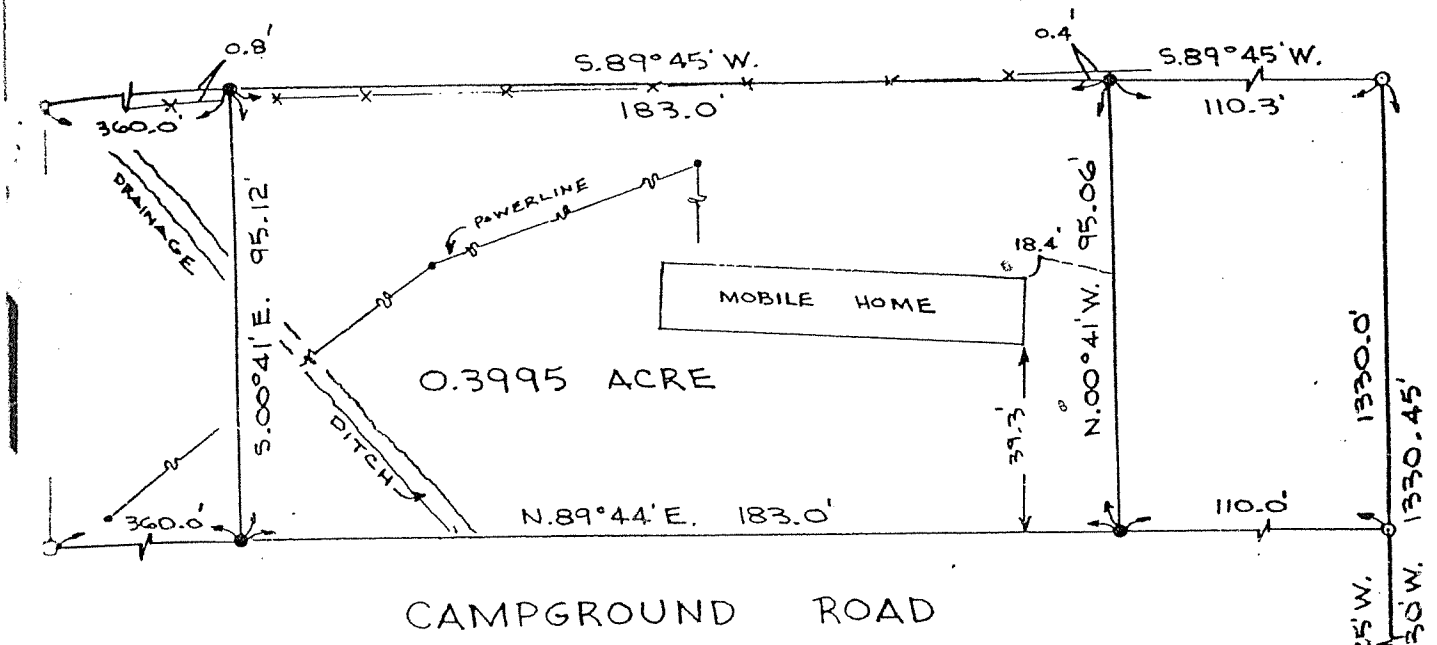


T5 - R11E A-2

26

CAMPGROUND





ON FOUND • IRON PLACED (T.) = TITLE (A.) = ACTUAL • = POWERPOLE

Fred L. Tilley and Associates

MAP PREPARED FOR: **MR. DONALD CATHS**
 SHOWING A SURVEY OF: **A PARCEL OF LAND IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED
 CERTIFIED CORRECT: *Fred L. Tilley*
 REGISTERED LAND SURVEYOR

SCALE: 1" = 40' DATE: DEC. 16, 1989 NUMBER: 87-16-B

ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2609-ZC
Posted: November 17, 2021

Meeting Date: December 7, 2021
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Dean Duplantier
OWNER: Baldwin Investments and Baldwin Motors – John Baldwin
REQUESTED CHANGE: From HC-1 Highway Commercial District and HC-2 Highway Commercial District to HC-3 Highway Commercial District
LOCATION: Parcel on the east side of US Highway 190, south of Harrison Avenue, and north of 9th Avenue; Covington; S10 and S48, T7S, R11E; Ward 3, District 2
SIZE: 8.09 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-1 Highway Commercial and HC-2 Highway Commercial District
South	Commercial	HC-1 Highway Commercial and HC-2 Highway Commercial District
East	Undeveloped	A-4A Single-Family Residential District
West	Commercial	HC-3 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-1 Highway Commercial District and HC-2 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the east side of US Highway 190, south of Harrison Avenue, and north of 9th Avenue; Covington. The 2025 Future Land Use Plan designates the site to be developed with several levels or forms of commercial uses.

The subject site is developed with the existing Baldwin Motors car dealership development site, a revoked portion of 7th Street, an unoccupied commercial building, and undeveloped land. The site is flanked by commercial uses of various intensity to the north, south, and west and is adjacent to undeveloped property that is zoned A-4A to the east.

The applicant is requesting to change the zoning classification to HC-3 to accommodate the construction of a new car dealership.

Zoning		Max Building Size	Allowable Uses
Existing	HC-1 Highway Commercial District	20,000 sq. ft.	Automotive parts stores; Business college or business schools operated as a business enterprise; Catering establishments; Department stores; Funeral homes and mausoleums; Instruction of fine arts; Physical culture and health establishments; Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes; Printing, lithography and publishing establishments; Wholesale merchandise broker/agent including associated offices and indoor storage facilities; Drug stores; Dry cleaning, laundries and self-service laundries; Food stores; Public parking lots and garages; Single-family dwelling units above the first floor in a building designed for business uses; Veterinary clinics (no outdoor kennels); Public or private auditoriums; Restaurants and restaurants with lounges; Car wash; Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area; Indoor research and testing laboratories; Specialty food processing.
Existing	HC-2 Highway Commercial District	40,000 sq. ft.	All uses permitted in the HC-1 District; Banks and financial institutions (greater than 3,000 square feet); Convenience stores (with gas), when the criteria of section 130-2213(51)a are met; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 square feet; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive repair and service facilities not to exceed 10,000 square feet; Automotive sales not to exceed two acres of display and storage; Outdoor retail sales and storage yards; Portable storage containers use for storage; Outdoor display area of pre-assembled building, pool and playground equipment.
Proposed	HC-3 Highway Commercial District	250,000 sq. ft.	All uses permitted in the HC-2 District; Automotive service, stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply); Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights); Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled building, pool and playground equipment; Crematorium; Cemeteries

Case No: 2021-2609-ZC

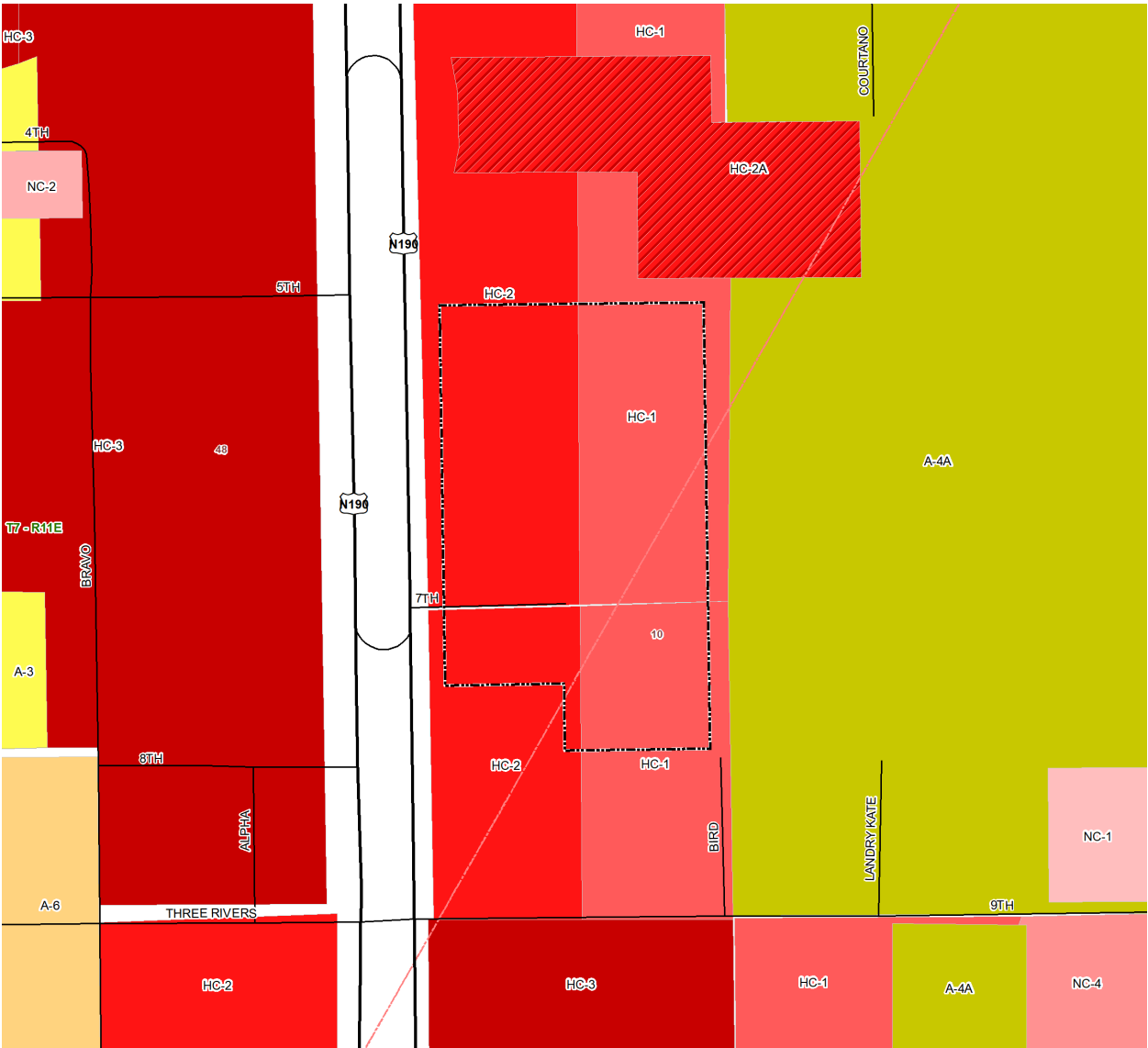
PETITIONER: Dean Duplantier

OWNER: Baldwin Investments and Baldwin Motors – John Baldwin

REQUESTED CHANGE: From HC-1 Highway Commercial District and HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel on the east side of US Highway 190, south of Harrison Avenue, and north of 9th Avenue; Covington; S10 and S48, T7S, R11E; Ward 3, District 2

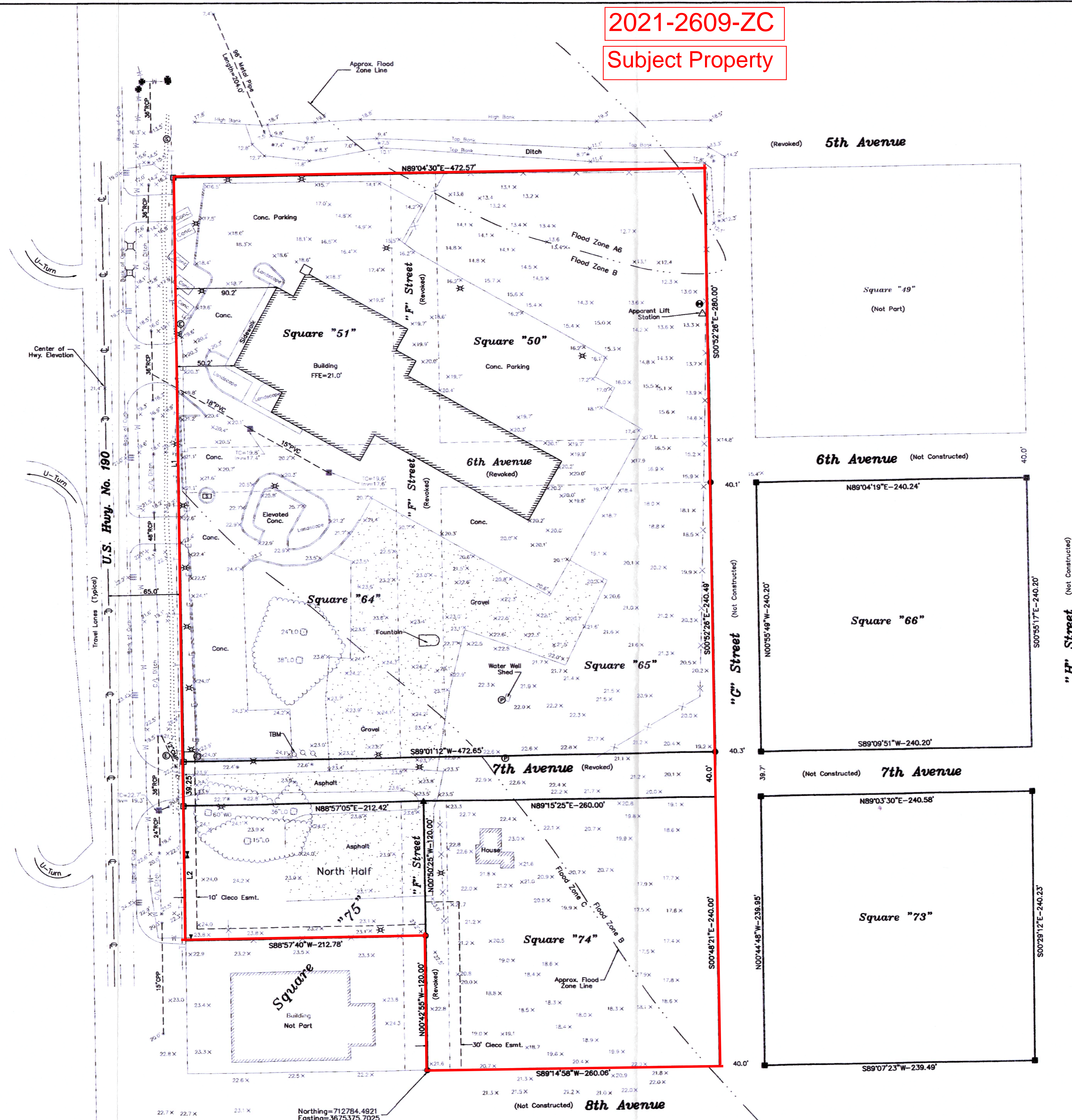
SIZE: 8.09 acres





2021-2609-ZC

Subject Property



Reference:
1) A Deed in Instrument No. 364668, Clerk of Courts Office
2) A Deed in Instrument No. 809192, Clerk of Courts Office
3) A Deed in Instrument No. 914482, Clerk of Courts Office
4) A Deed in Instrument No. 386779, Clerk of Courts Office
5) A Revocation Map by this Firm, Dated 3-16-2020, #19758
6) A Revocation Map by this Firm, Dated 8-17-2015, #17026
7) Recorded Plot of Alexisville, Clerk of Courts Office

Reference calls not shown

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

This property is located in Flood Zones A6, B & C, per Fema Map No. 225205 0230 C, Dated 10-17-1989

TBM Set Nail in Power Pole, #4877, Elev.=25.7'. TBM is for a reference only and does not represent an actual elevation to build to (Refers to NAVD 88, Geoid 18)

Line Table:
L1=N00°51'57\"/>

- LEGEND:
- = Fnd. 1\"/>

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.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Bruce M. Butler
BRUCE M. BUTLER, III
L.A. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6271 phone (985) 848-0355 fax

MAP PREPARED FOR		
BALDWIN MOTORS, INC		
SCALE: 1"= 50'		DRAWN BY: JWG
DATE: 5-5-2021		
Located in Squares 49, 50, 51, 64, 65, 66, 73, 74 & 75, Town of Alexisville, St. Tammany Parish, Louisiana		
SURVEY NUMBER		20368