

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JANUARY 4, 2022
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

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

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, January 4, 2022.

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

ELECTION OF OFFICERS

APPROVAL OF THE DECEMBER 7, 2021 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

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

1. 2021-2218-ZC

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

POSTPONED FROM AUGUST 3, 2021 MEETING

2. 2021-2613-ZC

Existing Zoning:	A-1 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
Proposed Zoning:	PF-1 (Public Facilities District)
Location:	Parcel located on the east side of Louisiana Highway 1129, south of Jan Smith Road; Covington; S2, T5S, R11E; Ward 2, District 6
Acres:	25 acres
Petitioner:	St. Tammany Parish - Bridget Lavigne
Owner:	St. Tammany Parish - Bridget Lavigne
Council District:	6

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MANDEVILLE, LOUISIANA

- 3. 2021-2614-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel located on the east side of Morning Star Drive, north of Running Bear Drive; Lacombe; S23, T8S, R12E; Ward 7, District 7

Acres: 20 acres
Petitioner: Ray Edgecombe Jr.
Owner: Ray Edgecombe Jr.
Council District: 7
- 4. 2021-2628-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)

Location: Parcel located on the west side of Evergreen Lane, north of Fairview Drive, and east of Sunset Drive; Slidell; S4, T9S, R14E; Ward 9, District 11

Acres: .29 acres
Petitioner: Melvin and Mikki Alonso
Owner: Melvin and Mikki Alonso
Council District: 11
- 5. 2021-2629-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Washington Street, east of 22nd Street; being Lots 1, 2, and 3, Square 160, Lacombe Park Subdivision; S40, T8S, R12E; Ward 7, District 7

Acres: .516 acres
Petitioner: Francisco Avila
Owner: Francisco Avila
Council District: 7
- 6. 2021-2634-ZC**
Existing Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District), and NC-1 (Professional Office District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington; S14 & S15, T7S, R11E; Ward 3, District 5

Acres: 10 acres
Petitioner: Jeffrey Schoen
Owner: Succession of Warren Joseph Salles, Jr. - Joseph Salles
Council District: 5
- 7. 2021-2635-ZC - Withdrawn**
Existing Zoning: NC-1 (Professional Office District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington; S15 & S22, T7S, R11E; Ward 3, District 5

Acres: 6 acres
Petitioner: Gulf States Construction Services, INC. - Mike Saucier
Owner: Three Dogs Run LLC - Ronald Stossell, MKMHB, LLC – Marilyn Stoessell Seifert, Alfred Lloyd Stoessell Revocable Trust, Trustee: Pamela B. Stoessell, Joan Prieto Doolittle, Robert T. Doolittle, Jr., Benjamin Doolittle, Golden Properties, LLC - Lauren B. Golden, Golden Properties, LLC - Molloy C. Golden, Ernest Prieto, Marie Elise Prieto, PTP Properties, LLC - Don Scot Prieto, Calla Isabel Prieto, PTP Properties, LLC – Carrie Prieto Segrave, PTP Properties, LLC – Kent Jackson, PTP Properties, LLC – Janet Ruth Jackson, Succession of Clay Carl Prieto represented by Roslyn Fillippello Prieto, Independent Executrix, MMH 2020 Trust and Estate of Margery M Hanisee, by James Miles Hanisee, Trustee and Executor, David M. Moore Living Trust and the Succession of David M. Moore, by Paul D. Rees, Trustee and Executor

Council District: 5

AGENDA
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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

8. **2021-2638-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-4 (Single-Family Residential District)

A-4A (Single-Family Residential District)

Parcel located on the north and west sides of Deforest Drive, east of Mardi Street; being Lot 101A, Three Rivers Heights Subdivision; S10, T7S, R10E; Ward 1, District 1

.41 acres

Christine Aparicio

Aparicio Enterprise, LLC - Christine Aparicio

1
9. **2021-2640-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-3 (Suburban District)

A-3 (Suburban District) and MHO (Manufactured Housing Overlay)

Parcel located on the south side of Spruce Lane, west of Kay Drive; Lacombe S33, T8S, R13E; Ward 7, District 11

2.15 acres

Paul Bartholomew

Paul Bartholomew

11
10. **2021-2643-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-4 (Single-Family Residential District)

NC-4 (Neighborhood Institutional District)

Parcels located on the north side of Eden Isles Drive, west of Marina Drive, being Lots 74, 75, and 76, Unit 3, Eden Isles Subdivision; S28, T9S, R14E; Ward 9, District 12

.77 acres

Hang Troung

Paul Pham

12

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY DECEMBER 7, 2021**

ROLL CALL All present

Chairman Doherty introduced the new Commission member, Chris Smail

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 Randolph

PLEDGE OF ALLEGIANCE Willie

APPROVAL OF THE NOVEMBER 8, 2021 MINUTES

Fitzmorris made a motion to approve, second by Randolph

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

NAY:

ABSTAIN:

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES:

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

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY DECEMBER 7, 2021**

Jeff Schoen came to the podium, including Tommy Buckle, Lizzy Songy and Dianne Hammons

Daryl Cannon, Donald Morgan and Mark Bryan and many others spoke against this request

Seeger made a motion to approve; there was no second

McInnis made a motion to deny, second by Crawford

YEA: Ress, McInnis, Willie, Doherty, Crawford, Randolph

NAY: Fitzmorris, Barcelona and Truxillo

ABSTAIN: Seeger

The motion to deny carried

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

Ress made a motion to deny, second by Crawford

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

NAY: Fitzmorris and Barcelona

ABSTAIN:

The motion to deny carried

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY DECEMBER 7, 2021**

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

Leo Doyle spoke in favor of this request

Crawford made a motion to approve, second by Randolph

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

NAY:

ABSTAIN:

The motion to approve carried

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

Gerald Gillen came to the podium

Seeger made a motion to approve, second by Truxillo

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

NAY:

ABSTAIN:

The motion to approve carried

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY DECEMBER 7, 2021**

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

Juan Miraflores came to the podium

Lora Matherne and Joseph Drago spoke against this request

Willie made a motion to approve as amended, second by McInnis

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

NAY:

ABSTAIN:

The motion to approve as amended carried

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

Paul Mayronne came to the podium

Truxillo made a motion to approve, second by Fitzmorris

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

NAY:

ABSTAIN:

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY DECEMBER 7, 2021**

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

David Schutte came to the podium

Willie mad a motion to approve, second by Randolph

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

NAY:

ABSTAIN:

The motion to approve carried

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

John Frizzell came to the podium

Valerie Hendrickson spoke against this request

Willie made a motion to approve as amended, second by Randolph

YEA: Willie, Doherty, Crawford, Randolph and Truxillo

NAY: Seeger, Ress, McInnis, Barcelona and Fitzmorris

ABSTAIN

This motion to approve failed, carries as denied

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY DECEMBER 7, 2021**

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

Paul Mayronne came to the podium

Seeger made a motion to approve, second by Randolph

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

NAY:

ABSTAIN

The motion to approve carried

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Fitzmorris made a motion to adjourn, second by Truxillo

ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2218-ZC
Posted: December 22, 2021

Meeting Date: January 4, 2022
Prior Determination: Postponed – March 2, 2021
Prior Determination: Postponed – April 6, 2021
Prior Determination: Postponed – May 4, 2021
Prior Determination: Postponed until August 3, 2021
Prior Determination: Postponed until January 4, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

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

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

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

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

SIZE: 27.2941 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: No current access

Road Surface: No current Access

Condition: No current access

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

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

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

Case No.: 2021-2218-ZC

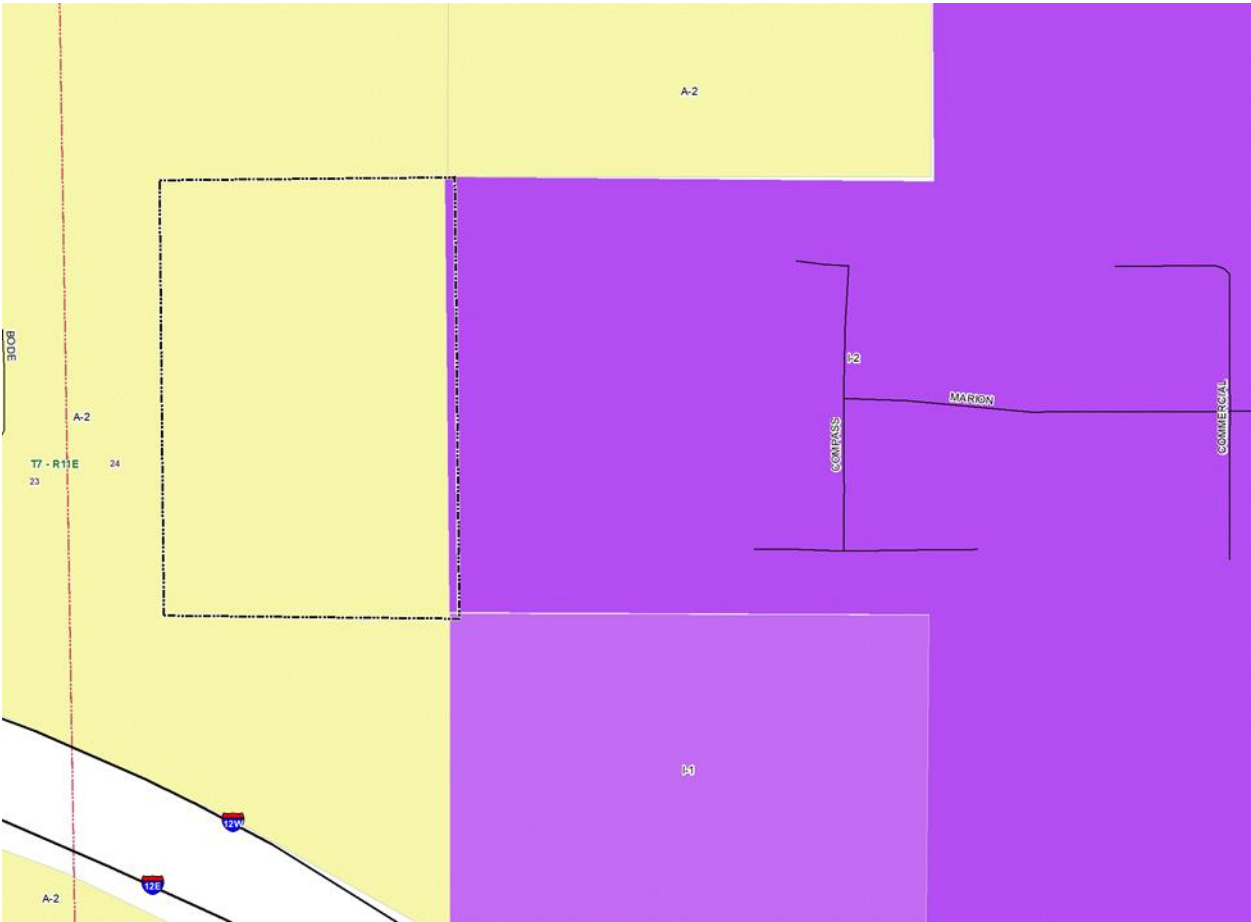
PETITIONER: Jones Fussell, L.L.P. - Jeffery Schoen

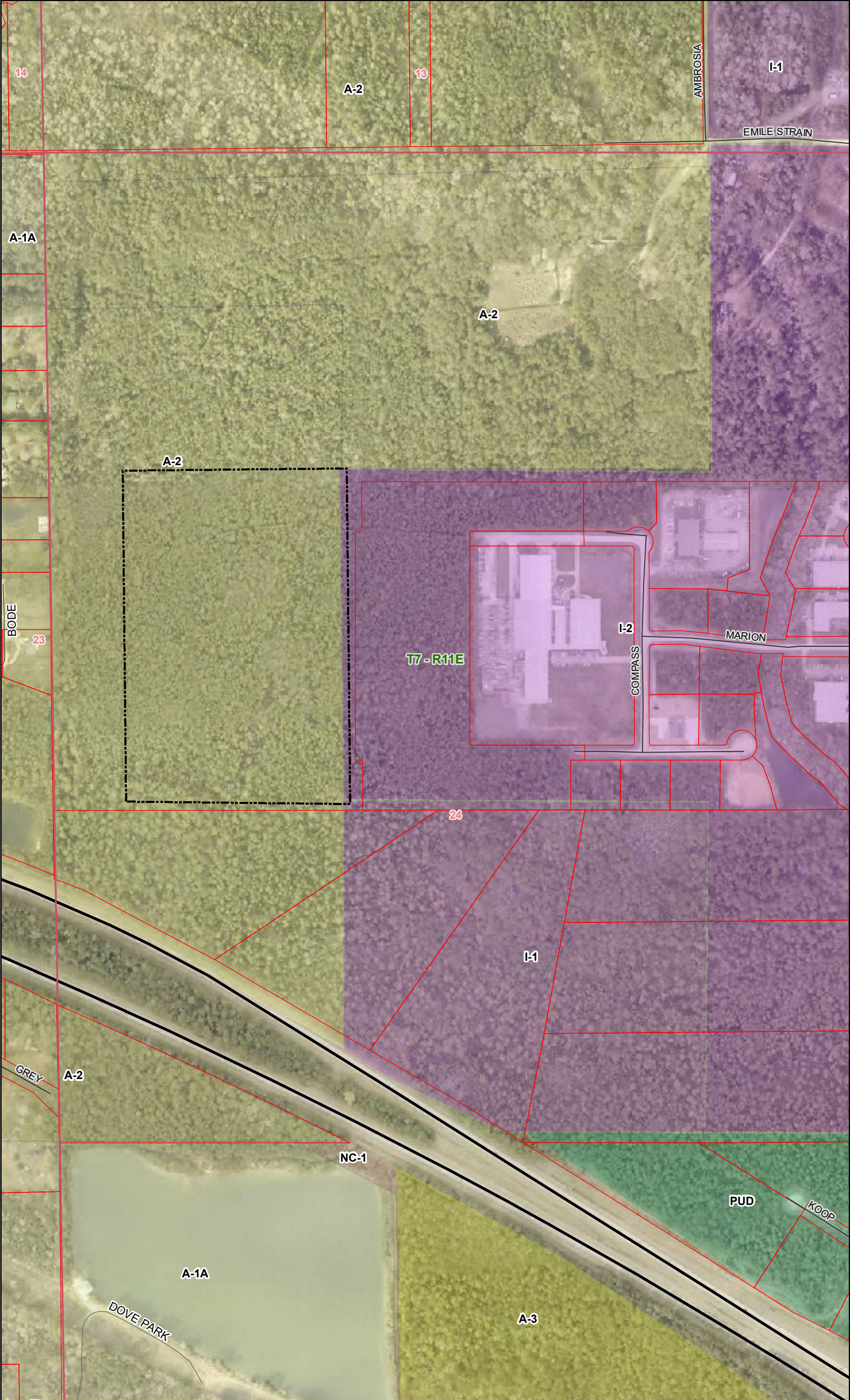
OWNER: Alamosa Holdings, LLC and Abiquiu Holdings, LLC – Margery Hanisee

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

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

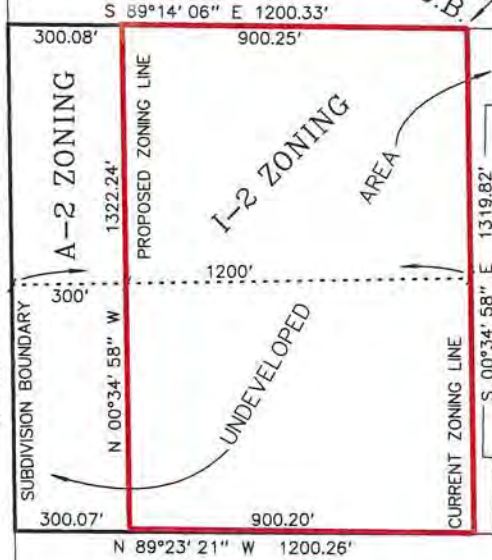
SIZE: 27.2941





THELMA ESTATES

N 00°34' 58" W 1323.05'



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

RURAL UNDEVELOPED



RURAL UNDEVELOPED

2021-2218-ZC

Subject Property

L.A. HWY 59

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

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

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

ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2613-ZC
Posted: December 14, 2021

Meeting Date: January 4, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: St Tammany Parish – Bridget Lavigne
OWNER: St Tammany Parish – Bridget Lavigne
REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to PF-1 Public Facilities District
LOCATION: Parcel located on the east side of Louisiana Highway 1129, south of Jan Smith Road; Covington
SIZE: 25 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District and RO Rural 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 A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to PF-1 Public Facilities District. The site is located on the east side of Louisiana Highway 1129, south of Jan Smith Road; Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District that have a primary focus rooted in conservation.

The subject site is surrounded by primarily undeveloped land that is zoned to accommodate residential dwellings and agricultural uses. The property is currently developed with existing recreational sports fields for the St Tammany Parish Recreation District #6. A change in zoning will bring the fields into compliance with the correct zoning classification per the Unified Development Code.

Case No.: 2021-2613-ZC

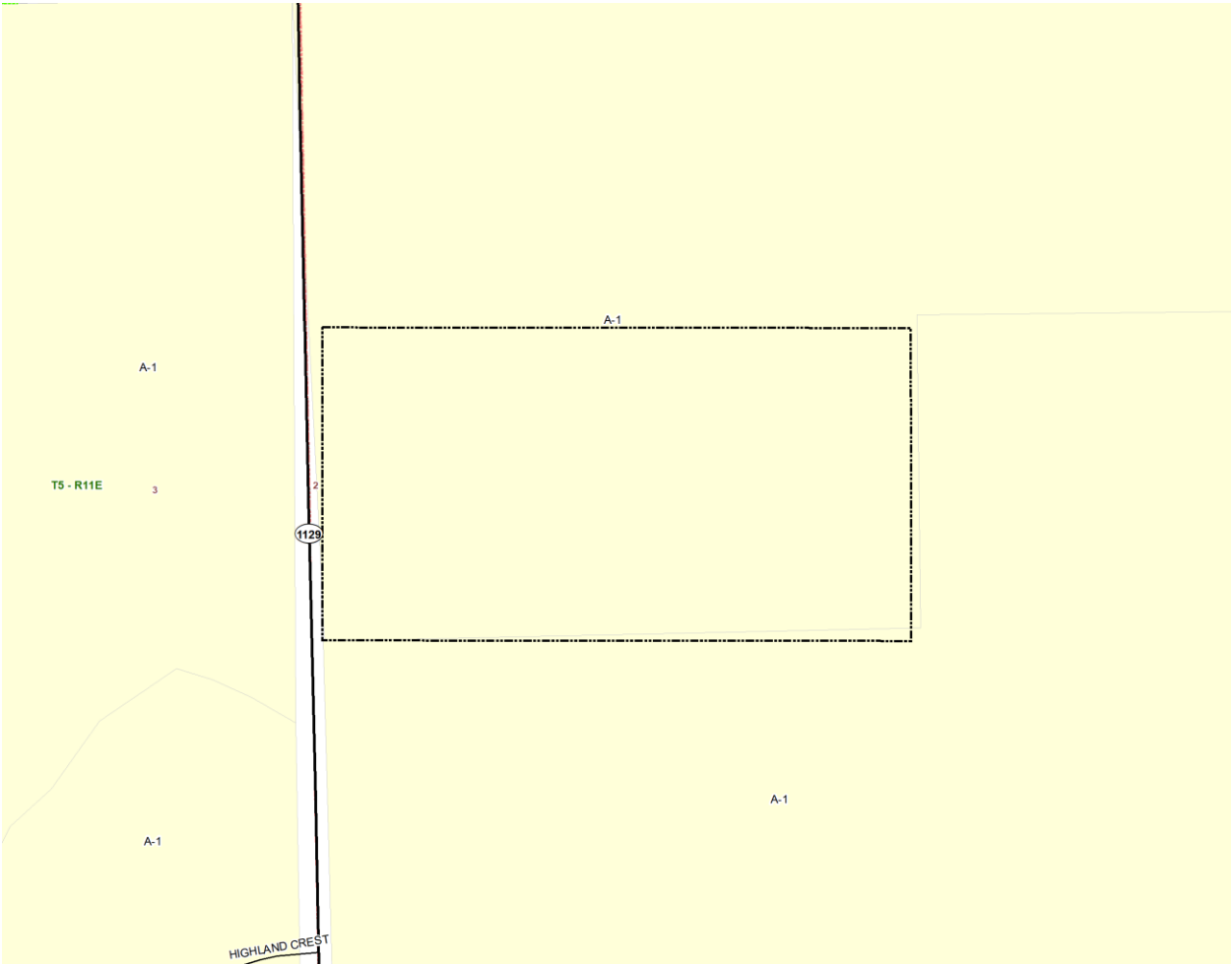
PETITIONER: St Tammany Parish – Bridget Lavigne

OWNER: St Tammany Parish – Bridget Lavigne

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

LOCATION: Parcel located on the east side of Louisiana Highway 1129, south of Jan Smith Road; Covington

SIZE: 25 acres



2021-2613-ZC

T4 - R11E 34

35

1129

A-1

A-1



T5 - R11E

3

2

A-1

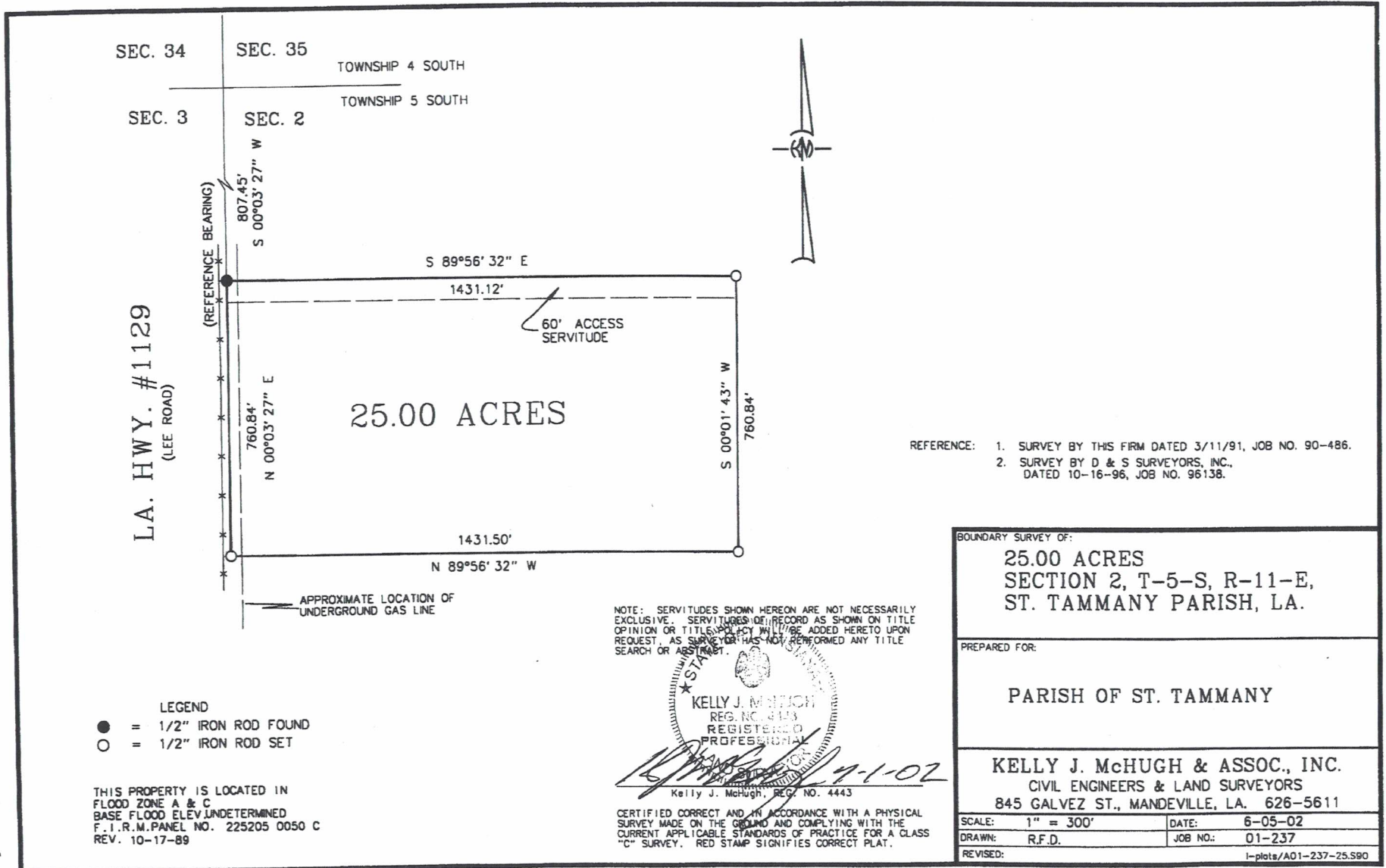
A-1

HIGHLAND CREST

LEE RD

A-1

A-1



ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2614-ZC
Posted: December 14, 2021

Meeting Date: January 4, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Ray L. Edgecombe Jr.
OWNER: Ray L. Edgecombe Jr.
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and RO Rural Overlay
LOCATION: Parcel located on the east side of Morning Star Drive, north of Running Bear Drive; Lacombe
SIZE: 20 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and RO Rural Overlay. The site is located on the east side of Morning Star Drive, north of Running Bear Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed as a Planned District that includes clustered single-family residential uses and conservation areas.

The petitioned property is developed with an existing single-family residential dwelling and cattle farm. The purpose of the requested Rural Overlay is to allow for agricultural uses, to encourage the maintenance of the rural countryside, and to preserve forests and other undeveloped lands away from areas of population growth. A change in zoning will allow the existing cattle farm to come into compliance with the correct zoning classification and will allow the owner of the property to obtain the correct licenses for the business.

Case No.: 2021-2614-ZC

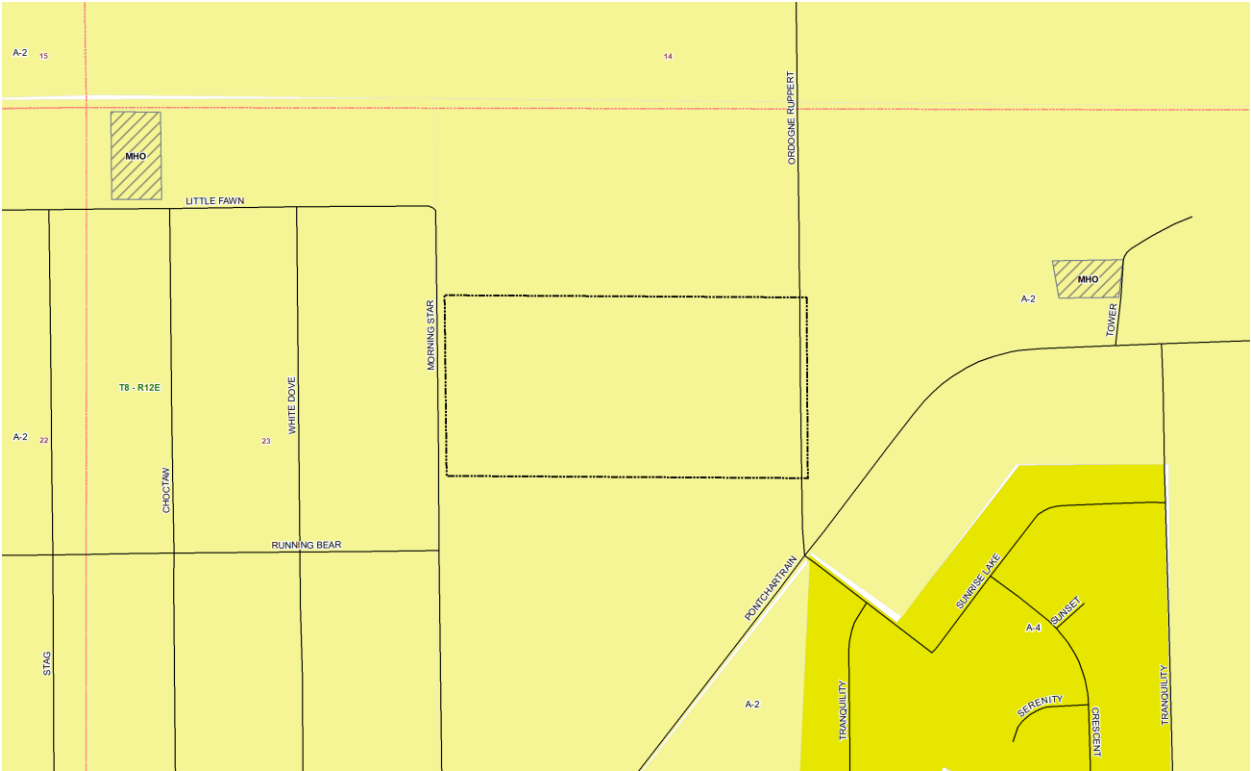
PETITIONER: Ray L. Edgecombe Jr.

OWNER: Ray L. Edgecombe Jr.

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

LOCATION: Parcel located on the east side of Morning Star Drive, north of Running Bear Drive; Lacombe

SIZE: 20 acres



2021-2614-ZC

A-2

14

ORDOGNE RUPPERT

LITTLE FAWN

T8 - R12E

A-2

RUNNING BEAR

23

SUNRISE LAKE

MORNING STAR

WHITE DOVE

A-4

TRANQUILITY

A-2

RISING SUN

A-4

48

MIMOSA

2021-2614-ZC

CHOCTAW SPRINGS SUBDIVISION

NW 1/4

LOT 9

LOT 26

LITTLE FAWN LANE

LOT 10

LOT 25

LOT 11

LOT 24

LOT 12

LOT 23

LOT 13

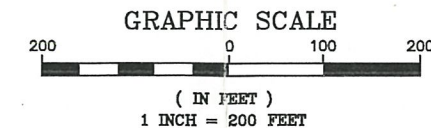
LOT 22

CHOCTAW SPRINGS

MORNING STAR DRIVE

PARCEL A
20.00 ACRES

PARCEL B
20.000 ACRES



ORDOGNE RUPPERT RD.

SECTION 14
SECTION 23

P.O.B.

P.O.B. IS THE QUARTER CORNER
COMMON TO SECTIONS 14 & 23,
T-8-S, R-12-E, GREENSBURG LAND
DISTRICT, ST. TAMMANY PARISH,
LOUISIANA.

NE 1/4

SCALE:
1" = 200'

DATE:
01/02/2018

DRAWN BY: VLL
CHECKED BY: JDL

DWG. NO:
20170327

SHEET
1 OF 1

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

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

F.I.R.M.: 225205 0380 C
DATE: 04/02/1991
ZONE: A & C
B.F.E. = N/A

* Verify prior to construction with local governing body

A SURVEY MAP OF
PARCEL B SITUATED
IN SECTION 23, T-8-S, R-12-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

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

RAY EDGEcombe, JR.

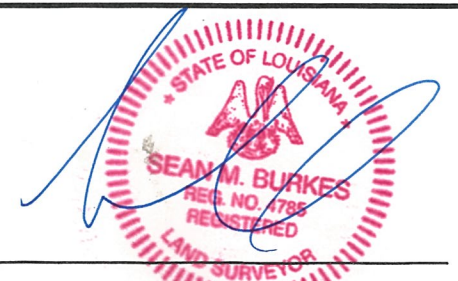
J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



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

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



SEAN M. BURKES
LA REG. NO. 4785

ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2628-ZC
Posted: December 14, 2021

Meeting Date: January 4, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Melvin and Mikki Alonso

OWNER: Melvin and Mikki Alonso

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

LOCATION: Parcel located on the west side of Evergreen Lane, north of Fairview Drive, and east of Sunset Drive; Slidell

SIZE: .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-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Evergreen Lane, north of Fairview Drive, and east of Sunset 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 Woodland Park subdivision is zoned A-4 Single-Family Residential 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 majority of stick-built homes.

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

Case No.: 2021-2628-ZC

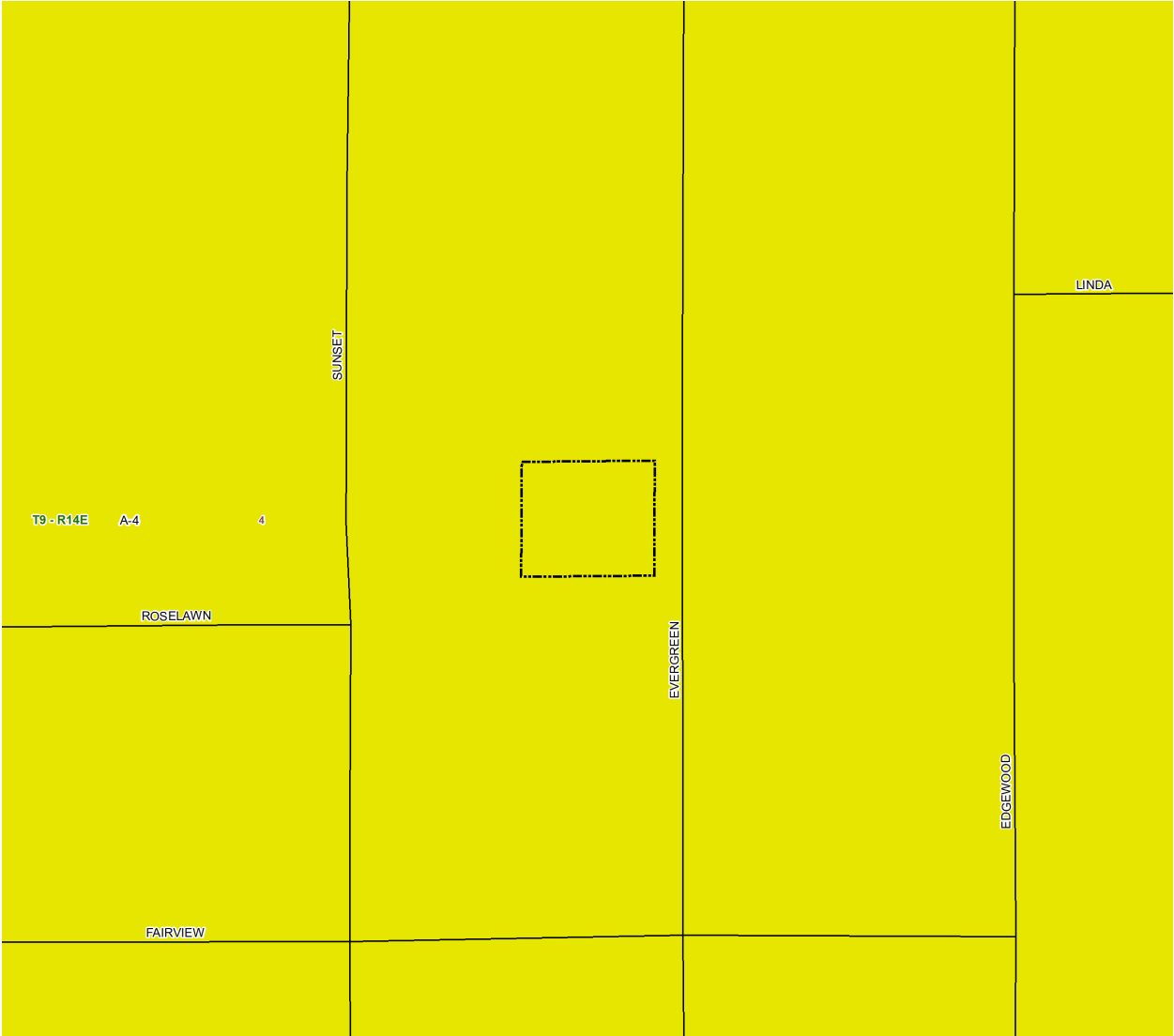
PETITIONER: Melvin and Mikki Alonso

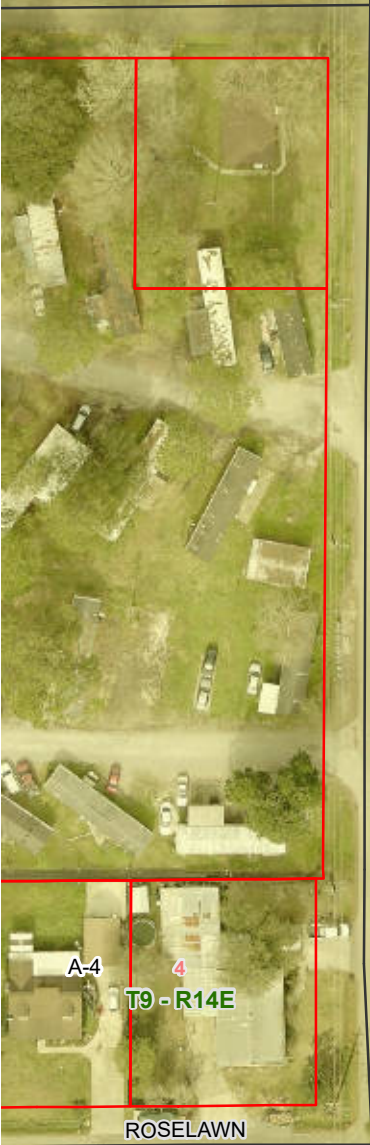
OWNER: Melvin and Mikki Alonso

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

LOCATION: Parcel located on the west side of Evergreen Lane, north of Fairview Drive, and east of Sunset Drive; Slidell

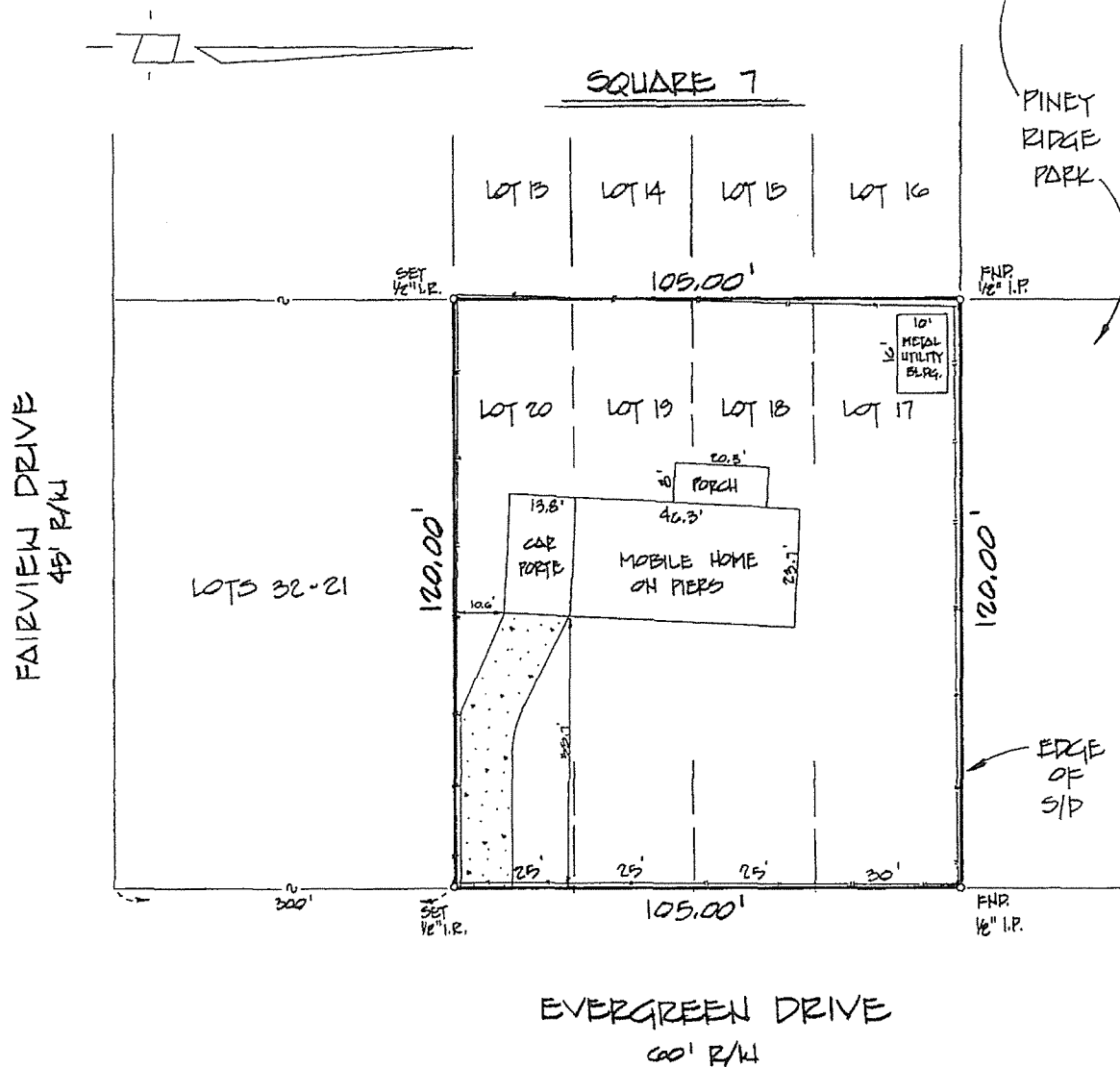
SIZE: .29 acres





I CERTIFY THAT THIS PLAT REPRESENTS 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.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS _____ SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.



F.I.R.M. 225225 0420 D

4-2-91

ADDRESS:

ZONE A-2 B.F.E. 12.0'

SURVEY NO. 952105

J.V. BURKES & ASSOC., INC.

DRAWN BY: MP

DATE: NOV. 16, 1995

2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

SCALE: 1" = 30'

REVISED:

SURVEY MAP OF: LOTS 17, 18, 19 & 20; SQUARE 7

LOCATED IN: WOODLAND PARK S/D

ST. TAMMANY PARISH LOUISIANA

CERTIFIED TO: ANN FINK SPENCE AND
PARISH NATIONAL BANK

SURVEYED BY:

J.V. BURKES III

ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2629-ZC
Posted: December 14, 2021

Meeting Date: January 4, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Francisco Avila
OWNER: Francisco Avila
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Washington Street, east of 22nd Street; being Lots 1, 2, and 3, Square 160, Lacombe Park Subdivision
SIZE: .516 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

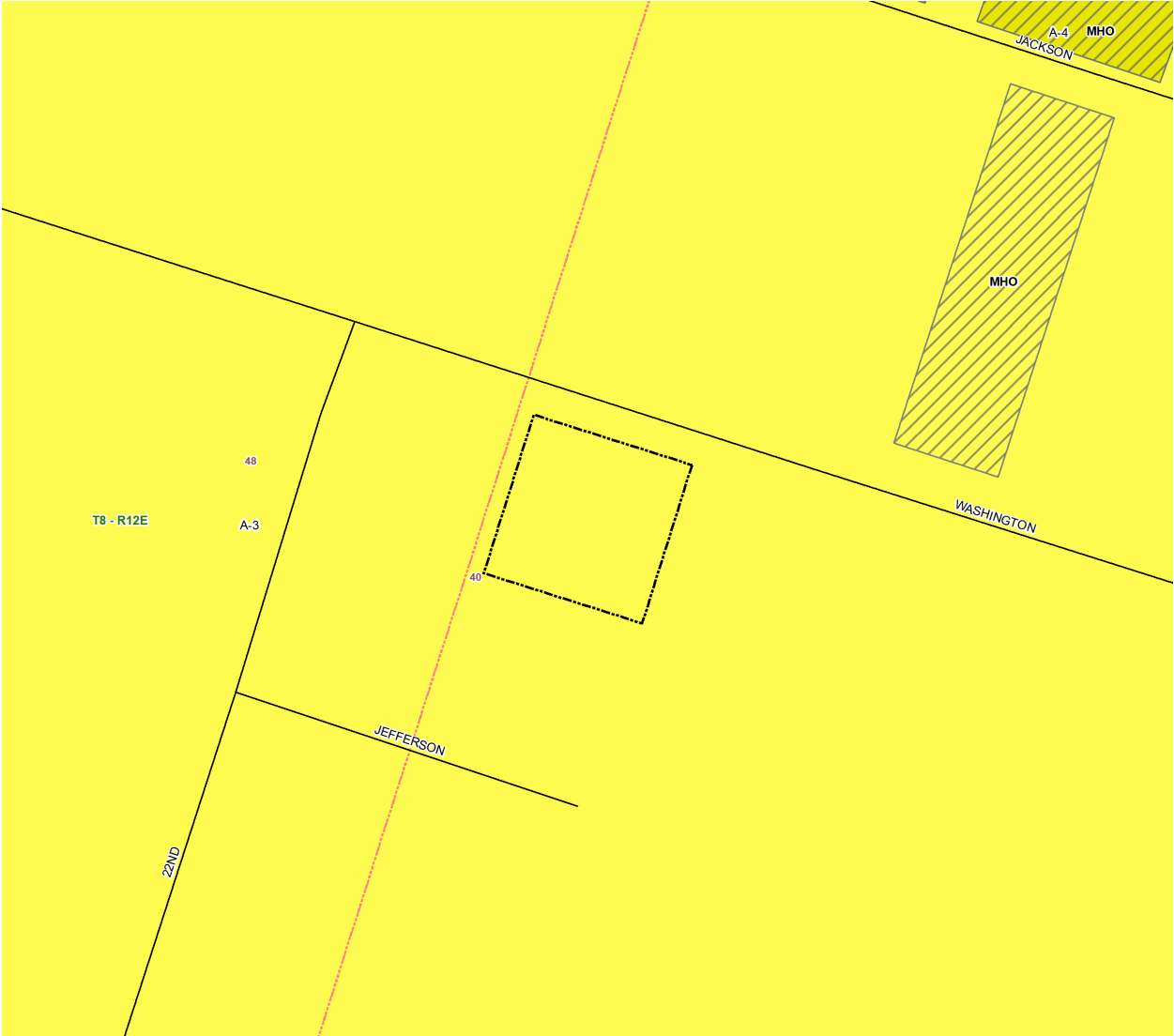
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Washington Street, east of 22nd Street; being Lots 1, 2, and 3, Square 160, Lacombe Park Subdivision. 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 Lacombe Park subdivision is zoned A-3 Suburban Residential District which allows single-family residential dwellings as a permitted use. A significant number of lots within the subdivision have been rezoned to A-3 and MHO to accommodate the development of manufactured homes. The neighborhood is comprised of stick-built homes and mobile homes and the subject site is currently undeveloped.

A change in zoning will allow for the placement of a new manufactured home.

Case No.: 2021-2629-ZC
PETITIONER: Francisco Avila
OWNER: Francisco Avila
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Washington Street, east of 22nd Street; being Lots 1, 2, and 3, Square 160, Lacombe Park Subdivision
SIZE: .516 acres



SYCAMORE

JACKSON

A-4

A-3

WASHINGTON

T8 - R12E

40

22ND

23RD

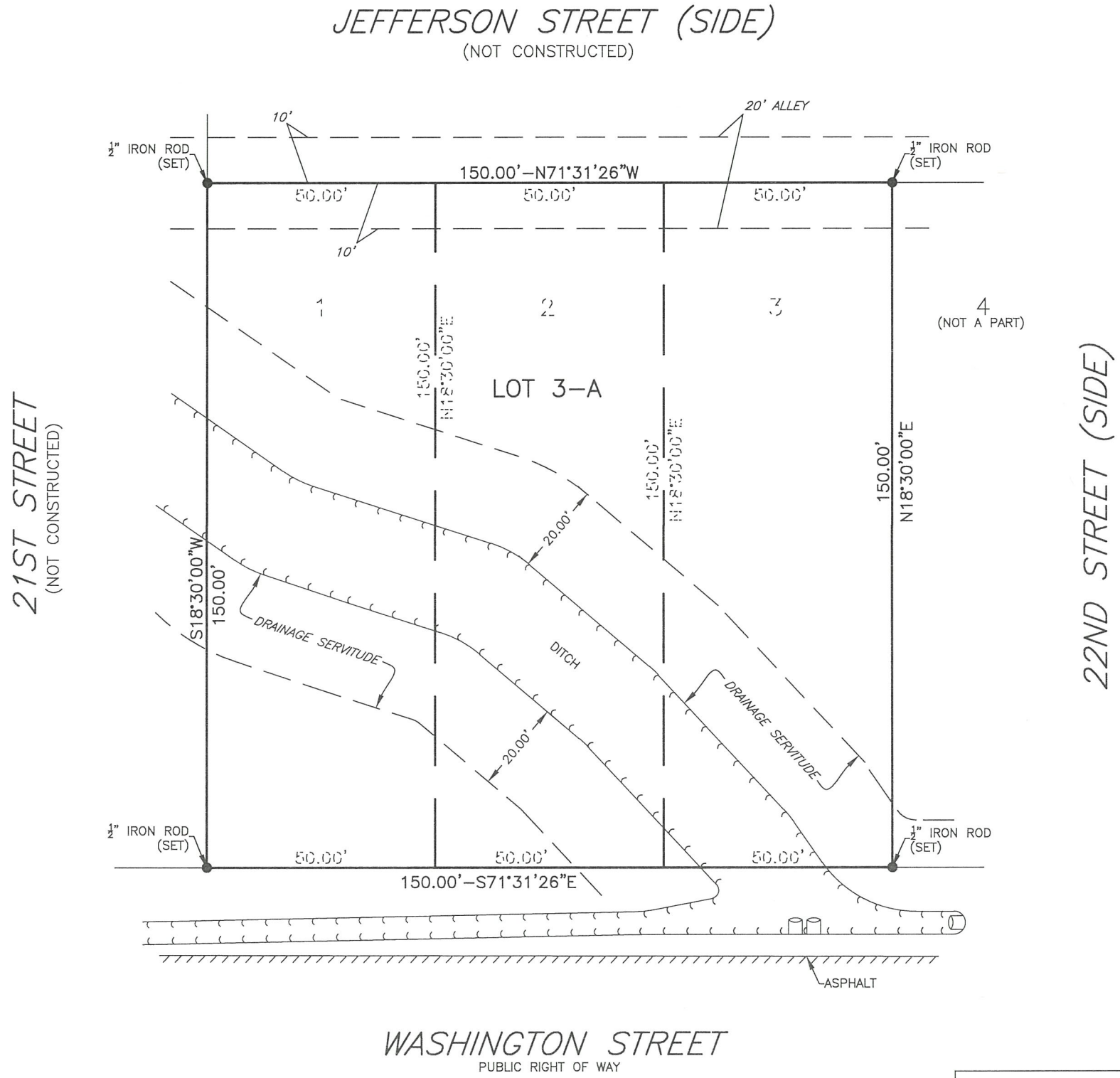
48

HC-2

190

HC-1

RESUBDIVISION OF
LOTS 1, 2, & 3
INTO
LOT 3-A, SQUARE 160
LACOMBE PARK SUBDIVISION
ST. TAMMANY PARISH, LA
SCALE: 1" = 30'



- NOTES:
1. THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.
 2. THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
 3. CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
 4. ALL FENCE DIMENSIONS ARE MEASURED FROM FACE OF FENCE. FENCE IS ON THE PROPERTY LINE IF NO DIMENSION IS GIVEN.
 5. REFERENCES: LEGAL DESCRIPTION, RESUBDIVISION OF LOTS 3, 4, 5, & 6 INTO LOTS 3-A & 5-A, SQUARE 161, BY JOHN G. CUMMINGS & ASSOCIATES, DATED NOVEMBER 12, 2013.
 6. NORTH BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE.

FINAL APPROVAL: _____

SECRETARY OF PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE _____ FILE NO. _____

SURVEY MADE AT THE REQUEST OF FRANCISCO E. AVILA.


11/12/2021

THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 29 FOR A CLASS "C" SURVEY.


NOTE:
NO FIRE HYDRANT
FOUND IN THE AREA

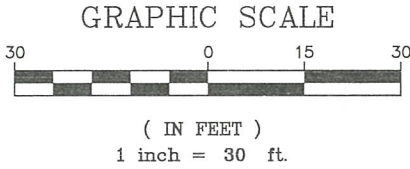
AREA TABLE		
	SQ. FT.	ACRES
ORIGINAL LOT 1	7,500	0.172
ORIGINAL LOT 2	7,500	0.172
ORIGINAL LOT 3	7,500	0.172
NEW LOT 3-A	22,500	0.516

OWNER: FRANCISCO E. AVILA

BY  RICHARD T. DADING
P.L.S. PROFESSIONAL
LA REGISTRATION NO. 4399

STATE OF LOUISIANA
LAND SURVEYOR

 **McKay & Associates, L.L.C.**
ENGINEERING ~ LAND SURVEYING
7216 W. Judge Perez Drive, Arabi, LA 70032 (504) 509-7603



ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2634-ZC
Posted: December 22, 2021

Meeting Date: January 4, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey Schoen
OWNER: Succession of Warren Joseph Salles, Jr. - Joseph Salles
REQUESTED CHANGE: From A-3 Suburban District, A-4 Single-Family Residential District, and NC-1 Professional Office District to A-4A Single-Family Residential District
LOCATION: Parcel located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington
SIZE: 10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Unopened Parish Right of Way

Road Surface: N/A

Condition: N/A

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	Residential	NC-1 Professional Office District
East	Residential	A-4 Single-Family Residential District and NC-1 Professional Office District
West	Undeveloped	NC-1 Professional Office 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.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District, A-4 Single-Family Residential District, and NC-1 Professional Office District to A-4A Single-Family Residential District. The site is located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses on undeveloped tracts that are compatible with existing surrounding uses.

The subject property is currently undeveloped and abuts residential uses to the north, east, and south and undeveloped commercially zoned property to the west. The purpose of the requested A-4A Single-Family Residential District is to provide single-family dwellings in a setting of moderate urban density. A change in zoning will increase the allowable density where the property is currently zoned to accommodate residential uses but decrease the allowable intensity where the property is currently zoned to accommodate commercial uses (see Table 1).

Table 1: Zoning Classifications			
	Max Density	Min. Lot Width	Permitted Uses
<u>Current Zoning:</u> A-3 Suburban District	21,780 sq. ft. (2 units per acre)	100 ft.	One single-family dwelling; Private garages and accessory structures; Garage Apartments or guest homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture
<u>Current Zoning:</u> A-4 Single Family Residential District	10,890 sq. ft. (4 units per acre)	90 ft.	One single-family dwelling; Private garages and accessory structures; Garage Apartments or guest homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture
<u>Current Zoning:</u> NC-1 Professional Office District	N/A	60 ft.	Law office; Architectural Office; Accountant Office; Real Estate Office; Insurance Office; Business Office; Daytime Doctor, Dentist, and Chiropractor Office; Veterinary Clinics Without Outdoor Kennels; Other Professional Office; One Single-Family Dwelling; Garage Apartments or guest homes under 1,000 sq. ft.;
<u>Proposed Zoning:</u> A-4A Single-Family Residential District	7,260 sq. ft. <u>(6 units per acre)</u> 60 units	60 ft.	One single-family dwelling; Private garages and accessory structures; Garage Apartments or guest homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture

Case No.: 2021-2634-ZC

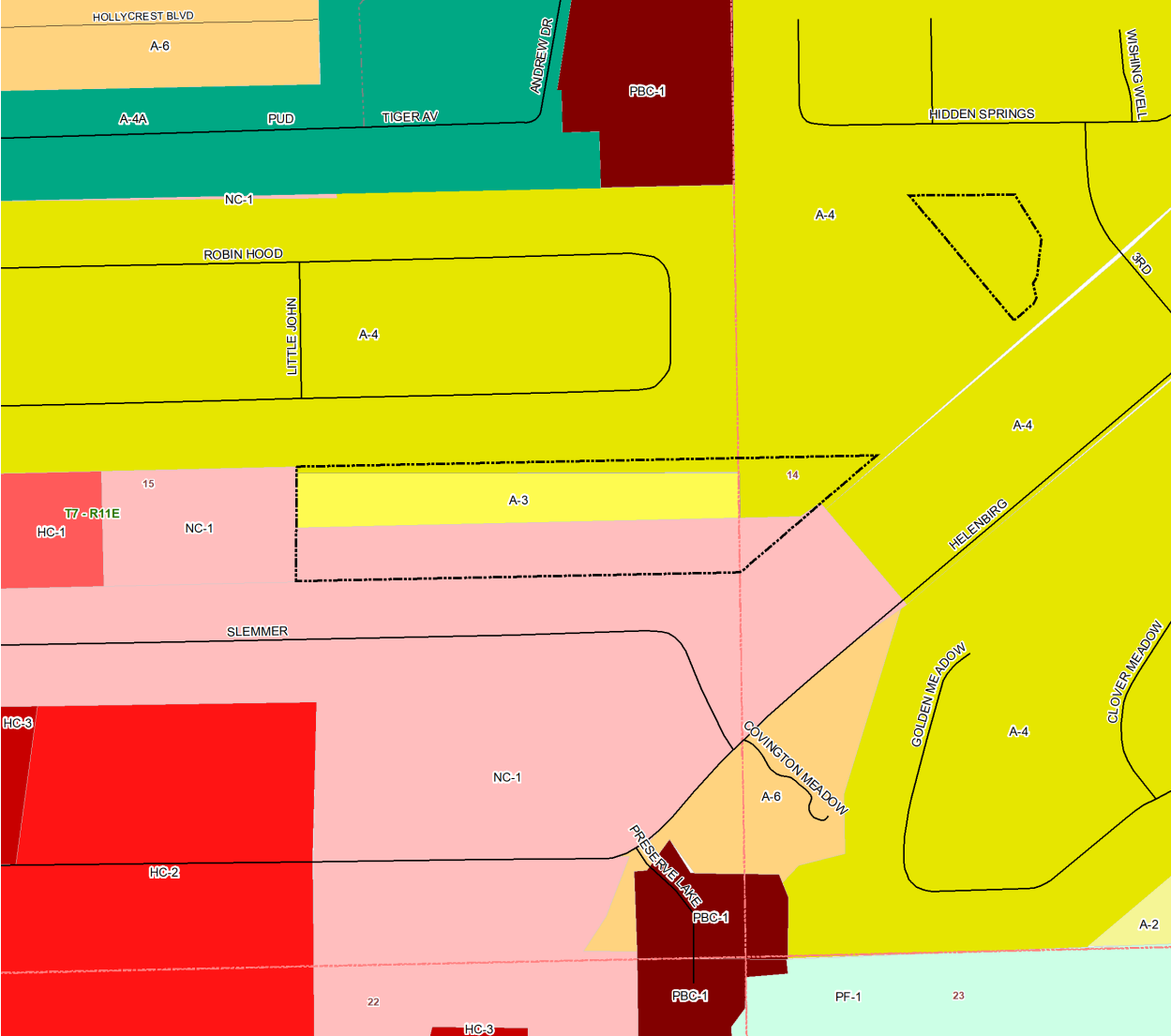
PETITIONER: Jeffrey Schoen

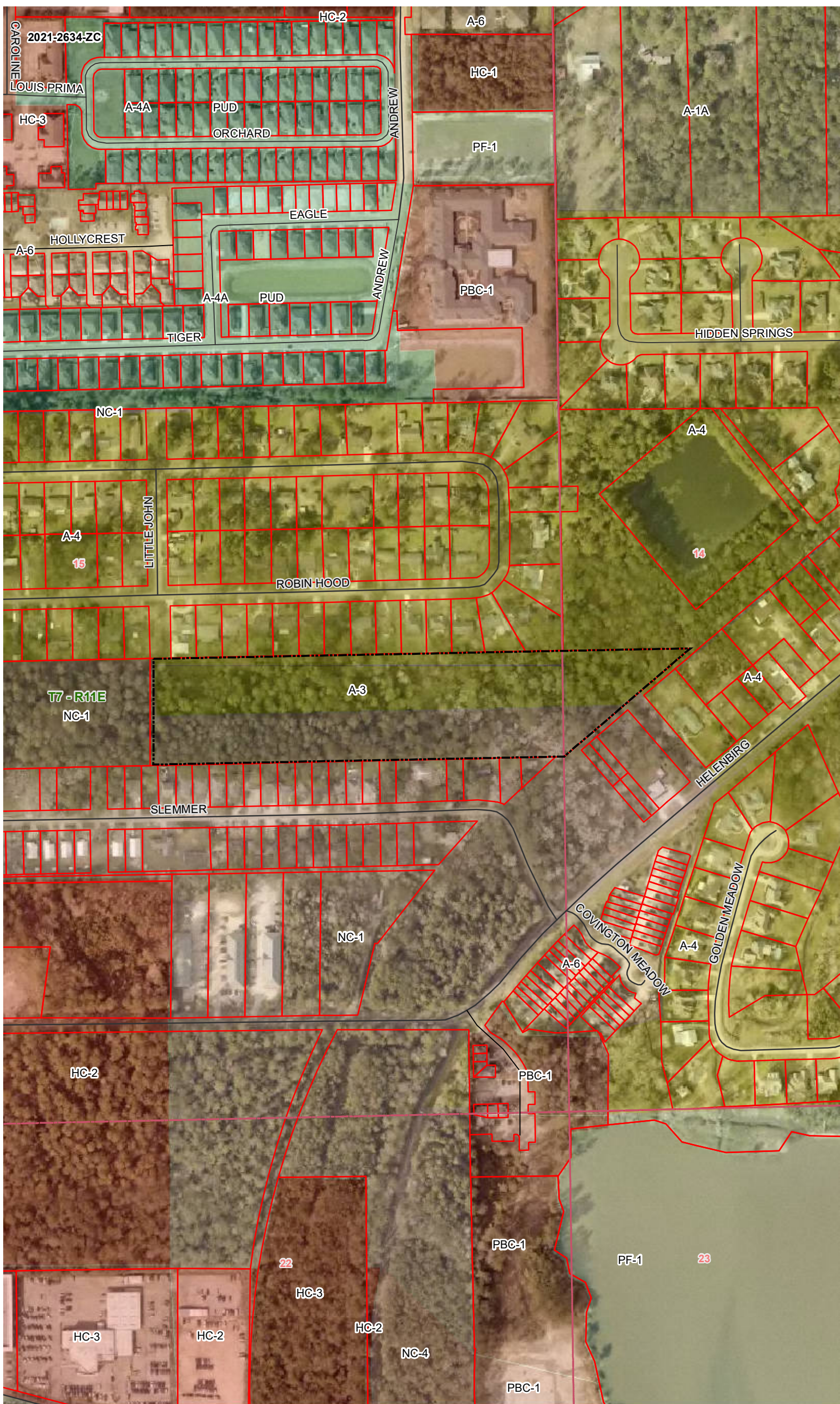
OWNER: Succession of Warren Joseph Salles, Jr. - Joseph Salles

REQUESTED CHANGE: From A-3 Suburban District, A-4 Single-Family Residential District, and NC-1 Professional Office District to A-4A Single-Family Residential District

LOCATION: Parcel located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington

SIZE: 10 acres





- NOTES
1.

THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION PURPOSES.
2.

SURVEY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY PREPARED BY EDWARD J. MURPHY.
3.

SUBJECT PROPERTY IS LOCATED IN SECTION 14 AND 15, TOWNSHIP 15 SOUTH, RANGE 11 EAST IN ST. TAMMANY PARISH.
4.

PROPOSED SUBDIVISION LAYOUT IS BASED ON ST. TAMMANY PARISH A-4A(D) SINGLE-FAMILY RESIDENTIAL ZONING.
5.

DETENTION POND SIZE SHOWN IS ESTIMATED BASED ON THE AREA OF THE SITE DRAINING TO THE PONDS. EXACT POND SIZE MAY CHANGE DURING PREPARATION OF THE DRAINAGE STUDY.

SITE ANALYSIS

TOTAL AREA	+/-9.88 ACRES
TOTAL LOTS	35
6 LOTS/ACRE MAXIMUM DENSITY	3.54 UNITS/ACRE
LENGTH OF ROADS 60 R.O.W. / 20' ROADWAY	1,580 LN FT
OPEN SPACE	1.11 ACRES (11.2%)



ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2635-ZC
Posted: December 14, 2021

Meeting Date: January 4, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Gulf States Construction Services, INC. - Mike Saucier
OWNER: Three Dogs Run LLC - Ronald Stoessell, MKMHB, LLC – Marilyn Stoessell Seifert, Alfred Lloyd Stoessell Revocable Trust, Trustee: Pamela B. Stoessell, Joan Prieto Doolittle, Robert T. Doolittle, Jr., Benjamin Doolittle, Golden Properties, LLC - Lauren B. Golden, Golden Properties, LLC - Molloy C. Golden, Ernest Prieto, Marie Elise Prieto, PTP Properties, LLC - Don Scot Prieto, Calla Isabel Prieto, PTP Properties, LLC – Carrie Prieto Segrave, PTP Properties, LLC – Kent Jackson, PTP Properties, LLC – Janet Ruth Jackson, Succession of Clay Carl Prieto represented by Roslyn Fillippello Prieto, Independent Executrix, MMH 2020 Trust and Estate of Margery M Hanisee, by James Miles Hanisee, Trustee and Executor, David M. Moore Living Trust and the Succession of David M. Moore, by Paul D. Rees, Trustee and Executor
REQUESTED CHANGE: From NC-1 Professional Office District and NC-4 Neighborhood Institutional District to HC-3 Highway Commercial District
LOCATION: Parcel located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington
SIZE: 6 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-1 Professional Office District
South	Interstate 12	N/A
East	Medical	PBC-1 Planned Business District
West	Commercial	HC-3 Highway Commercial District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-1 Professional Office District and NC-4 Neighborhood Institutional District to HC-3 Highway Commercial District. The site is located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with new commercial uses on undeveloped tracts within existing commercial districts.

The subject site is a 6-acre undeveloped tract of property located along the Highway 190 Service Road. The property is flanked by medical and commercial uses and zoning classifications of various intensity, including HC-3 Highway Commercial District. The purpose of the existing NC-1 Professional Office District is to provide for the location of small professional offices in close proximity to residential development. The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time. The purpose of the requested HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial retail, office, and service uses with primary access being collectors constructed for the development or arterial roadways. A change in zoning will allow for more intense commercial uses to be located on a property that is flanked by existing commercial and medical uses and undeveloped land to the north.

Table 1: Zoning Classifications			
	Max Hight	Max Building Size	Permitted Uses
<u>Current Zoning:</u> NC-1 Professional Office District	35 ft.	5,000 sq. ft.	Law office; Architectural Office; Accountant Office; Real Estate Office; Insurance Office; Business Office; Daytime Doctor, Dentist, and Chiropractor Office; Veterinary Clinics Without Outdoor Kennels; Other Professional Office; One Single-Family Dwelling; Garage Apartments or guest homes under 1,000 sq. ft.;
<u>Current Zoning:</u> NC-4 Neighborhood Institutional District	35 ft.	12,500 sq. ft.	All uses permitted in the NC-3 District; Dance studios; Music studios; Aerobic/weight loss studios; Educational learning centers; Churches, temples, synagogues, and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child day care centers; Nursery Schools
<u>Proposed Zoning:</u> HC-3 Highway Commercial District	60 ft.	250,000 sq. ft.	All uses permitted in the HC-2 District; Automotive service stations, centers, and sales; Indoor recreation establishments; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked and impounded vehicles; Commercial recreation; Lodging greater than 100 rooms; Nightclubs, bars, and lounges; Entertainment which typically consists of live 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 buildings, pools, and playground equipment; Crematorium; Cemeteries

Case No.: 2021-2635-ZC

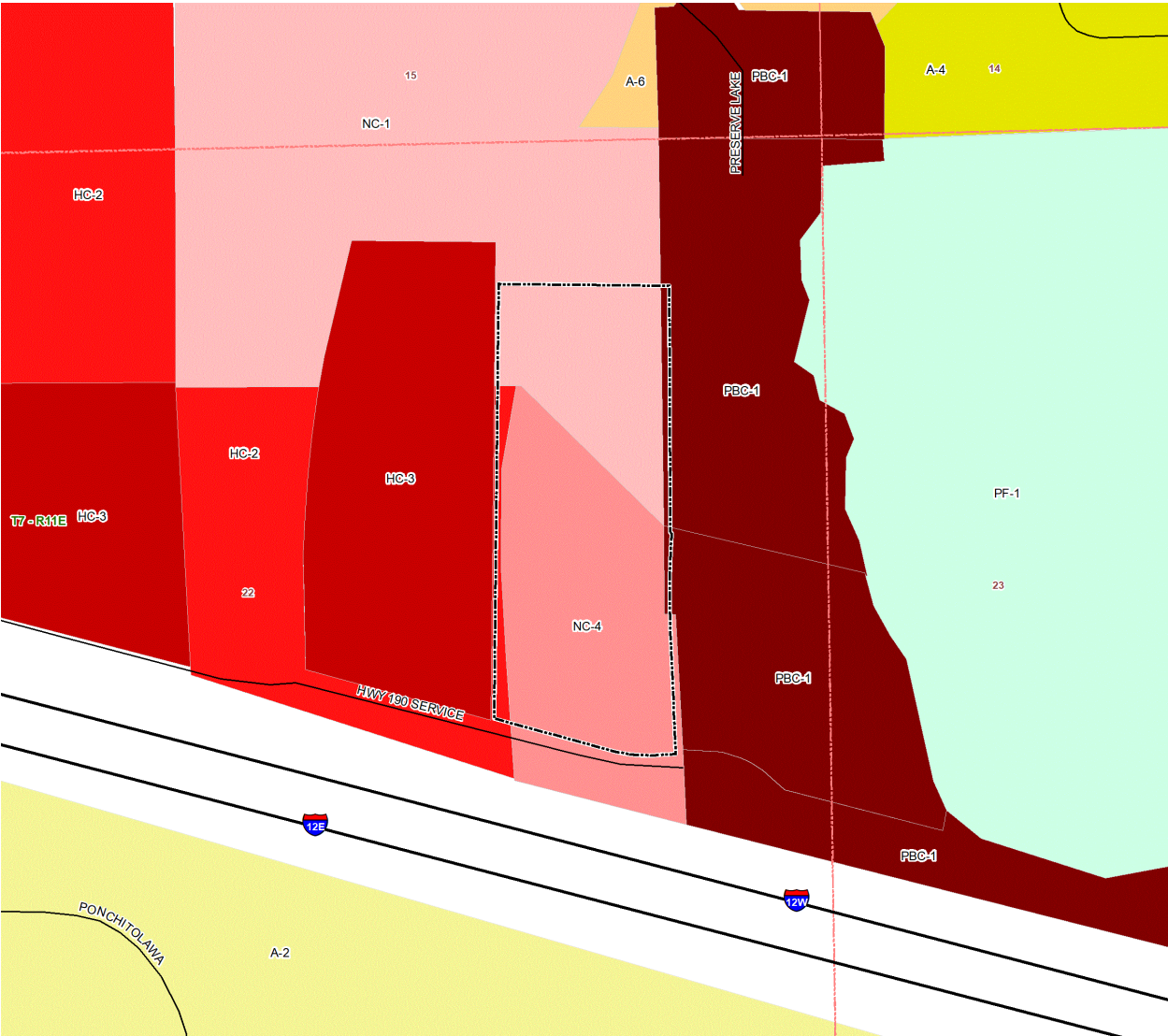
PETITIONER: Gulf States Construction Services, INC. - Mike Saucier

OWNER: Three Dogs Run LLC - Ronald Stossell, MKMHB, LLC – Marilyn Stoessell Seifert, Alfred Lloyd Stoessell Revocable Trust, Trustee: Pamela B. Stoessell, Joan Prieto Doolittle, Robert T. Doolittle, Jr., Benjamin Doolitte, Golden Properties, LLC - Lauren B. Golden, Golden Properties, LLC - Molloy C. Golden, Ernest Prieto, Marie Elise Prieto, PTP Properties, LLC - Don Scot Prieto, Calla Isabel Prieto, PTP Properties, LLC – Carrie Prieto Segrave, PTP Properties, LLC – Kent Jackson, PTP Properties, LLC – Janet Ruth Jackson, Succession of Clay Carl Prieto represented by Roslyn Fillippello Prieto, Independent Executrix, MMH 2020 Trust and Estate of Margery M Hanisee, by James Miles Hanisee, Trustee and Executor, David M. Moore Living Trust and the Succession of David M. Moore, by Paul D. Rees, Trustee and Executor

REQUESTED CHANGE: From NC-1 Professional Office District and NC-4 Neighborhood Institutional District to HC-3 Highway Commercial District

LOCATION: Parcel located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington

SIZE: 6 acres



2021-2635-ZC

HELENBURG

A-6

15

A-6

PBC-1

14

A-4

PRESERVE LAKE

NC-1

HC-3

T7-R11E

22

NC-4

PBC-1

PF-1

23

PBC-1

HC-2

HWY 190 SERVICE

PBC-1

A-2

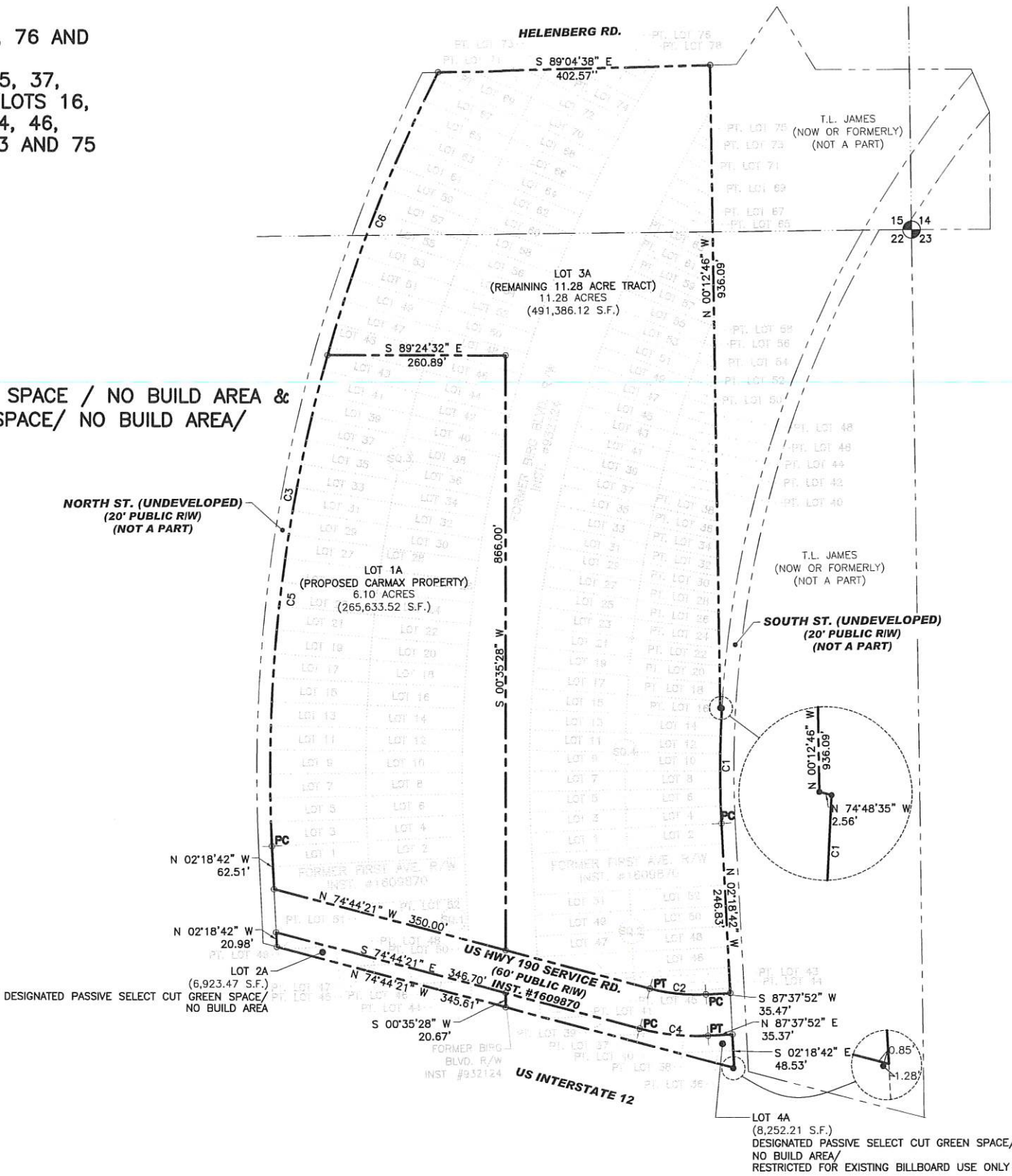
RESUBDIVISION OF
PORTIONS OF LOTS 44-52 SQUARE 1;
LOTS 46-52, PORTIONS OF LOTS 36-45 SQUARE 2;
LOTS 1-68, 70, 72, PORTIONS OF LOTS 69, 71, 73, 74, 76 AND
78 SQUARE 3;
LOTS 1-14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37,
39, 41, 43, 45, 47, 49, 51, 53 AND 55, PORTIONS OF LOTS 16,
18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46,
48, 50, 52 AND 54, 56-59, 61, 63, 65, 67, 69, 71, 73 AND 75
SQUARE 4;
PORTION FORMER BIRG BLVD. RIGHT OF WAY;
PORTION FORMER FIRST AVE. RIGHT OF WAY;
INTO LOTS 1A, 2A, 3A, AND 4A
THE BIRG SUBDIVISION
SOUTHERN DIVISION
SECTIONS 15 AND 22 T7S-R11E
ST. TAMMANY PARISH
LOUISIANA

NOTE: 2A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE / NO BUILD AREA &
4A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE/ NO BUILD AREA/
RESTRICTED FOR EXISTING BILLBOARD USE ONLY

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

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

- REFERENCE PLATS:
1. EXHIBIT PREPARED BY KELLY J. MCHUGH & ASSOCIATES, INC ENTITLED "PROPOSAL TO EXTEND I-12 SERVICE ROAD", DATED MAY 10, 2006. AS CONTAINED IN INSTRUMENT #1609870 ST. TAMMANY PARISH CLERK OF COURT.
 2. SURVEY BY KELLY J. MCHUGH & ASSOCIATES, INC ENTITLED "2.989 ACRES & 3.793 ACRES, SECTIONS 14, 15, 22 & 23, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA", DATED MARCH 10, 2008. FILED AS MAP 4653A ST. TAMMANY PARISH CLERK OF COURT.
 3. SURVEY BY LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA ENTITLED "SECTION 22, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA" DATED AUGUST 30, 1972. PREPARED FOR T.L. JAMES CO., INC.
 4. SURVEY ENTITLED "PLAT OF THE SOUTHERN DIVISION OF THE BIRG BOULEVARD ON THE ST.T. & N.O.R. & F. CO. R.R., ST. TAMMANY PARISH LOUISIANA" DATED MARCH 1911. FILED AS MAP #189A WITH THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY.
 5. SURVEY BY LAND SURVEYING INC. OF 6.45 ACRES, 46.14 ACRES, 2.95 ACRES, PARCEL E AND LOT 16, SECTIONS 15, 15, 22 AND 23, T-7-S, R-11-E, ST. TAMMANY PARISH LOUISIANA DATED SEPTEMBER 19, 1993. FILED AS MAP #E1922 OF ST TAMMANY PARISH CLERK OF COURT.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	167.57'	1580.08'	6°04'34"	S 00°53'15" W	167.49'
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C6	443.02'	2239.99'	11°19'55"	N 21°57'08" E	442.30'

APPROVAL:

A RESUBDIVISION OF PORTIONS OF LOTS 42-44 SQUARE 1;
LOTS 46-52, PORTIONS OF LOTS 36-39, 41-45 SQUARE 2;
LOTS 1-68, 70, 72, PORTIONS OF LOTS 69, 71, 73, 74, 76 AND 78 SQUARE 3;
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INTO LOTS 1A, 2A, 3A, AND 4A
THE BIRG SUBDIVISION, SOUTHERN DIVISION, SECTIONS 15 AND 22 T7S-R11E, TAMMANY PARISH,
LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

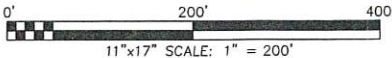
SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILLED FILE NO.



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



NATHAN J. JUNIUS, P.E., P.L.S.
DATE OF PLAT: AUGUST 22, 2017
LH&J JOB No. 17-047
(504) 833-5300

RESUBDIVISION OF
PORTIONS OF LOTS 44-52 SQUARE 1;
LOTS 46-52, PORTIONS OF LOTS 36-45 SQUARE 2;
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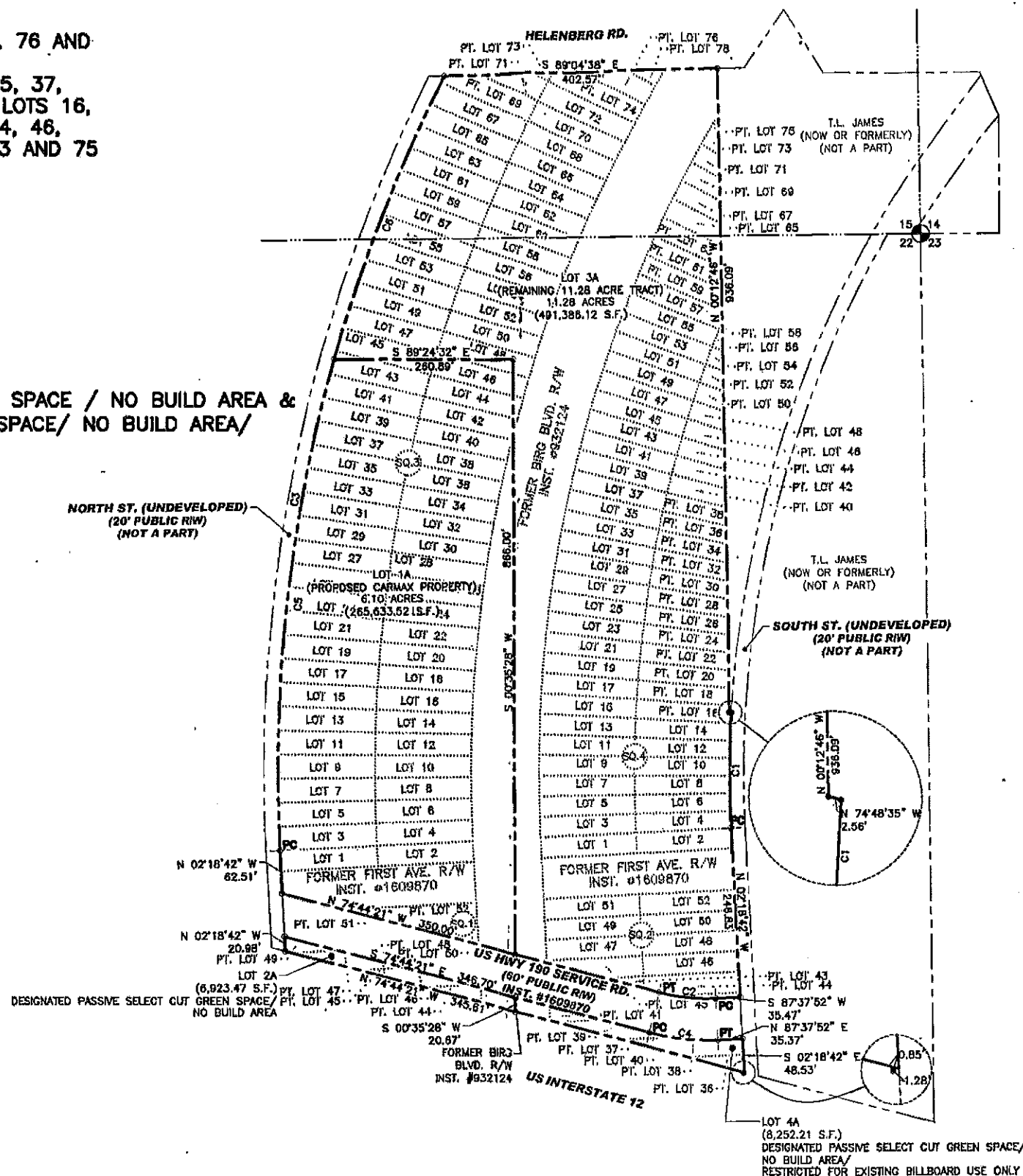
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LOTS 46-52, PORTIONS OF LOTS 36-39, 41-45 SQUARE 2;
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PORTION FORMER BIRG BLVD. RIGHT OF WAY;
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INTO LOTS 1A, 2A, 3A, AND 4A
THE BIRG SUBDIVISION, SOUTHERN DIVISION, SECTIONS 15 AND 22 T7S-R11E, TAMMANY PARISH,
LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

Shana Hess, Deputy Clerk

02-07-2018

5707C

DATE FILED

FILE NO.



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

0' 200' 400'
11"x17" SCALE: 1" = 200'

NATHAN J. JUNIUS, P.E., P.L.S.
DATE OF PLAT: AUGUST 22, 2017
LH&J JOB No. 17-047
(504) 833-5300

ZONING STAFF REPORT

Date: December 28, 2021

Case No.: 2021-2638-ZC

Posted: December 16, 2021

Meeting Date: January 4, 2022

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Christine Aparicio

OWNER: Aparicio Enterprise, LLC - Christine Aparicio

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

LOCATION: Parcel located on the north and west sides of Deforest Drive, east of Mardi Street; being Lot 101A, Three Rivers Heights Subdivision

SIZE: .41 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4A Single-Family Residential District. The site is located on the north and west sides of Deforest Drive, east of Mardi Street; being Lot 101A, Three Rivers Heights Subdivision. The 2025 Future Land Use plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is currently developed with an existing single-family residence and is flanked by residential dwellings on property that is zoned A-4 Single-Family Residential District. A change in zoning will allow for a higher density that is currently permitted within the existing neighborhood.

The reason for the request is to accommodate a future proposed resubdivision.

Table 1: Zoning Classifications					
	Max Density	Min. Lot Width	Front Yard	Side Yard	Rear Yard
Current Zoning: A-4 Single Family Residential District	10,890 sq. ft. (4 units per acre) 1 unit	90 ft.	30 ft.	10 ft.	25 ft.
Proposed Zoning: A-4A Single-Family Residential District	7,260 sq. ft. (6 units per acre) 2 units	60 ft.	30 ft.	7.5 ft.	25 ft.

Case No.: 2021-2638-ZC

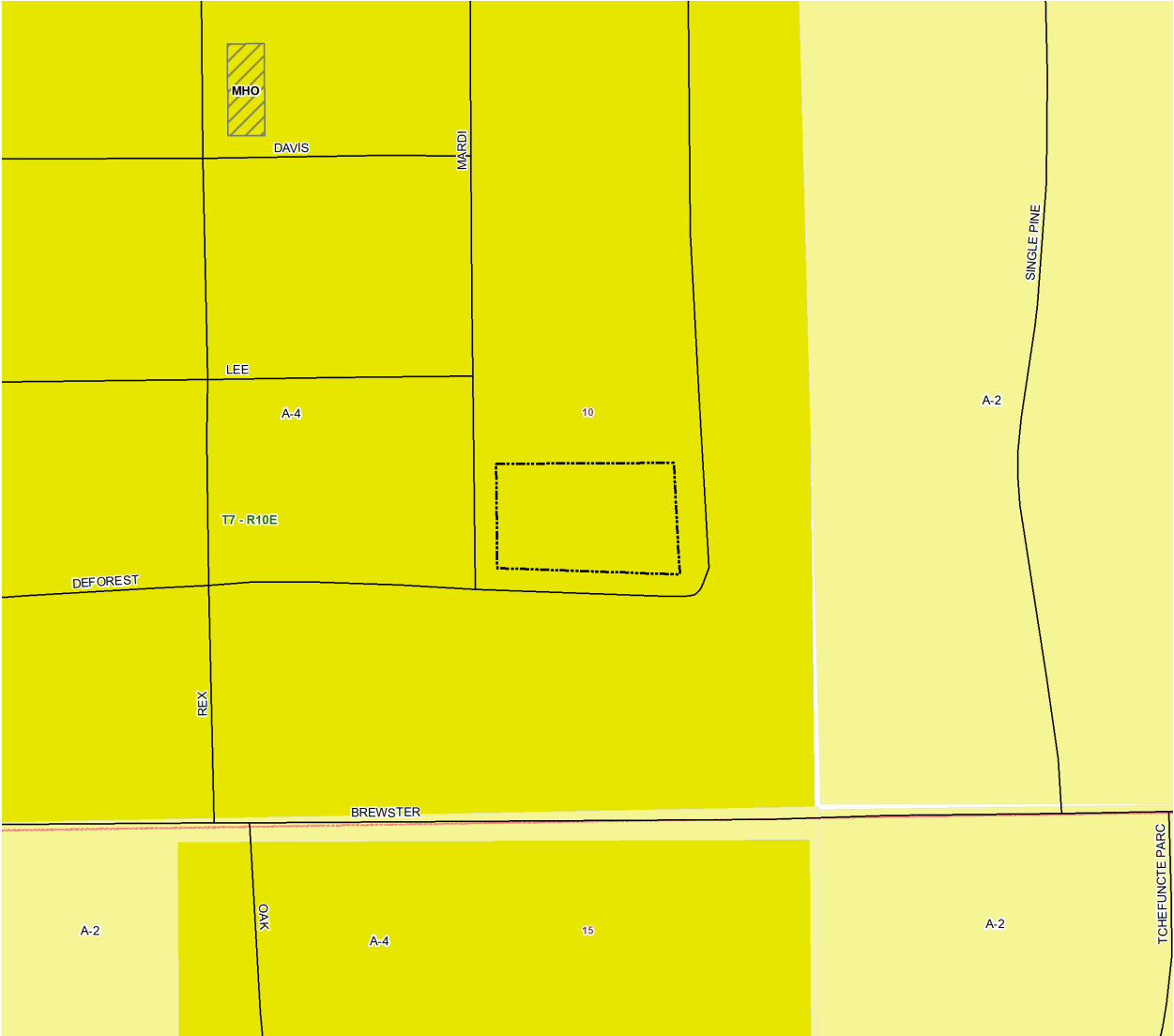
PETITIONER: Christine Aparicio

OWNER: Aparicio Enterprise, LLC - Christine Aparicio

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

LOCATION: Parcel located on the north and west sides of Deforest Drive, east of Mardi Street; being Lot 101A, Three Rivers Heights Subdivision

SIZE: .41 acres



2021-2638-ZC

DAVIS

MARDI

LEE

A-4

10

T7 - R10E

DEFOREST

A-2

BREWSTER

A-2

CASTLE OAK

A-4

15

A-2

WING

2021-2638-ZC

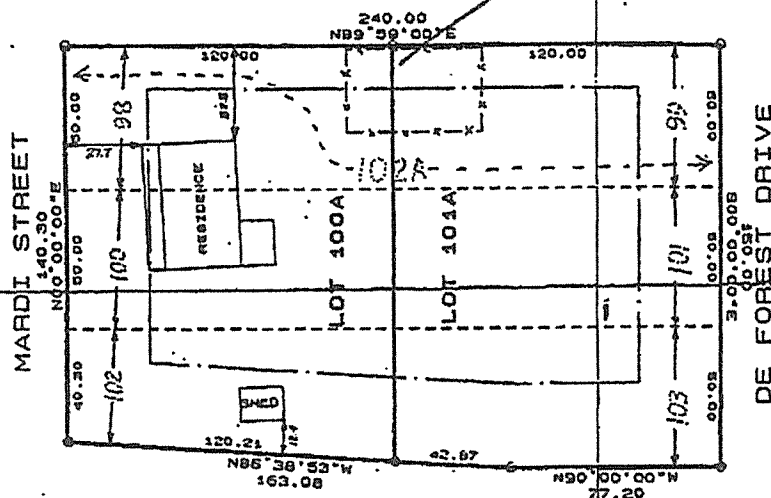
CHAEEL

St Tammany Parish Clerk of Court Map#1373 - MAPS MAY NOT PRINT TO SCALE

Page 1 of 1

LEGAL DESCRIPTION :

A resubdivision of LDT 102A. (formerly Lots 98, 99, 100, 101, 102, and 103), THREE RIVERS HEIGHTS SUBDIVISION, according to the plat thereof as recorded in Map File No. 998A, Clerk of Court, St. Tammany Parish, Louisiana, into LOTS 100A and 101A, THREE RIVER HEIGHTS SUBDIVISION, located in Section 10, Township 7 South, Range 11 East.



DE FOREST DRIVE

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH ENGINEER, DEPT., OF PUBLIC WORKS

10-31-95

1373

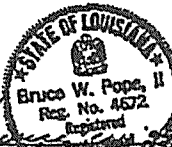
DATE FILED:

MAP FILE NO.

ST TAMMANY PARISH CLERK OF COURT

ARNOLD A. SHUTE
OWNER OF LOT 102A

LAUREL GRAF and JEFFERY ALAN JOHNSON
OWNER OF LOTS 99, 100 AND 102



WILSON SURVEY COPE, PLS.
LOUISIANA REGISTERED LAND SURVEYORS
1890 SURGI DRIVE

MANDEVILLE, LOUISIANA 70448
TEL: (504) 826-5651 FAX: (504) 826-5620

SCALE: 1"=40'

JOB. NO. 4170

DATE: 2 OCT 65

Filed 10-31-45

MAP 1373

1995

ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2640-ZC
Posted: December 14, 2021

Meeting Date: January 4, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Paul Bartholomew
OWNER: Paul Bartholomew
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Spruce Lane, west of Kay Drive; Lacombe
SIZE: 2.15 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-3 Suburban District
South	Residential	NC-4 Neighborhood Institutional District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Spruce Lane, west of Kay Drive, Lacombe. The 2025 Future Land Use plan designates the site to be developed with residential dwellings that vary in site design and density.

A majority of the Pine Grove subdivision is zoned A-3 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.: 2021-2640-ZC

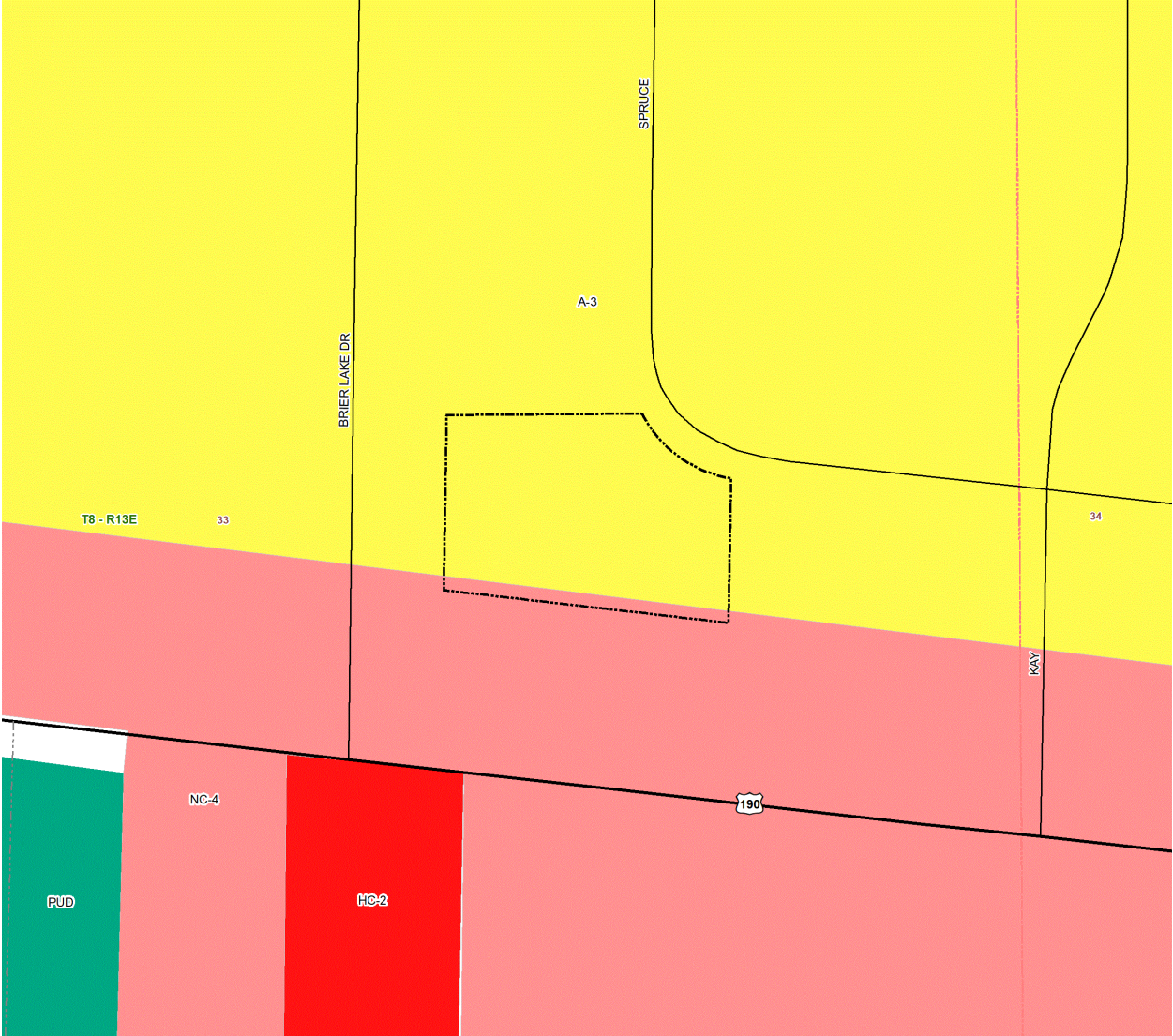
PETITIONER: Paul Bartholomew

OWNER: Paul Bartholomew

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

LOCATION: Parcel located on the south side of Spruce Lane, west of Kay Drive; Lacombe

SIZE: 2.15 acres



2021-2640-ZC

A-3
BRIER LAKE

SPRUCE

KAY

T8 - R13E

33

19

18

17

44

43

HC-3

12

11

34

14

13

15

16

190

NC-4

HC-2

8

7

6

5

4

3

PUD

SUNSET OAK

ROWLEY

A-2

1

2

3

25

24

23

22

21

20

71

72

73

74

68

67

66

65

64

63,75,76

62

56

57

58

59

60

61

45

43

11

3

2021-2640-ZC

PINE GROVE

SUBDIVISION
LOCATED IN SECTION 33/34 TOWNSHIP 8 SOUTH
RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA

FINALIZED PLAT

FINAL APPROVAL

Ralph H. Grunette
PRESIDENT, POLICE JURY

Malcolm J. Stein Sr.
CHAIRMAN, S/D REG. COMMITTEE

D. White
SECRETARY, PARISH PLANNING
COMMISSION

William H. Dalbey
PARISH ENGINEER

FILED FOR RECORD

CLERK OF COURT

Nov. 15, 1974 1735
DATE FILE NUMBER

NUMBER OF LOTS	60
NUMBER OF BLOCKS	5
NUMBER OF ALLEYWAYS	0
PUBLIC PARK AREA	0
ROADWAY FEET <u>7982</u> MILES	1.31
AREA ACRES	77.5

RESTRICTIVE COVENANTS TO RUN WITH EACH TITLE

1. EACH LOT WILL HAVE NO MORE THAN ONE DWELLING OR ONE MOBILE HOME OR TRAILER.
2. NO DWELLING 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.
3. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASTMENTS.
4. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THERE ON WHICH MAYBE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. THE MINIMUM FINISHED FLOOR ELEVATION IN THIS AREA WHICH IS SUBJECT TO INUNDATION DUE TO PERIODIC FLOODING IS 140 M.S.L. OR 12" ABOVE A STREET.
6. NO DRIVEWAY CULVERT WILL BE INSTALLED UNTIL SIZE REQUIREMENTS MEET THE APPROVAL OF THE PARISH DEPARTMENT OF PLANNING AND ENGINEERING OR POLICE JURY.
7. SETBACK LINES ARE AS FOLLOWS:
FRONT SETBACK LINES SHALL BE 50'
INTERIOR SETBACK LINES SHALL BE 25'
REAR SETBACK LINES SHALL BE 25'

CERTIFICATION

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF LOUISIANA
R.S. 33-5051 AND LAWS AND ORDINANCE OF THE PARISH OF ST. TAMMANY

John R. Lemonis
LOUISIANA REGISTERED LAND SURVEYOR

DEDICATION OF STREETS

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

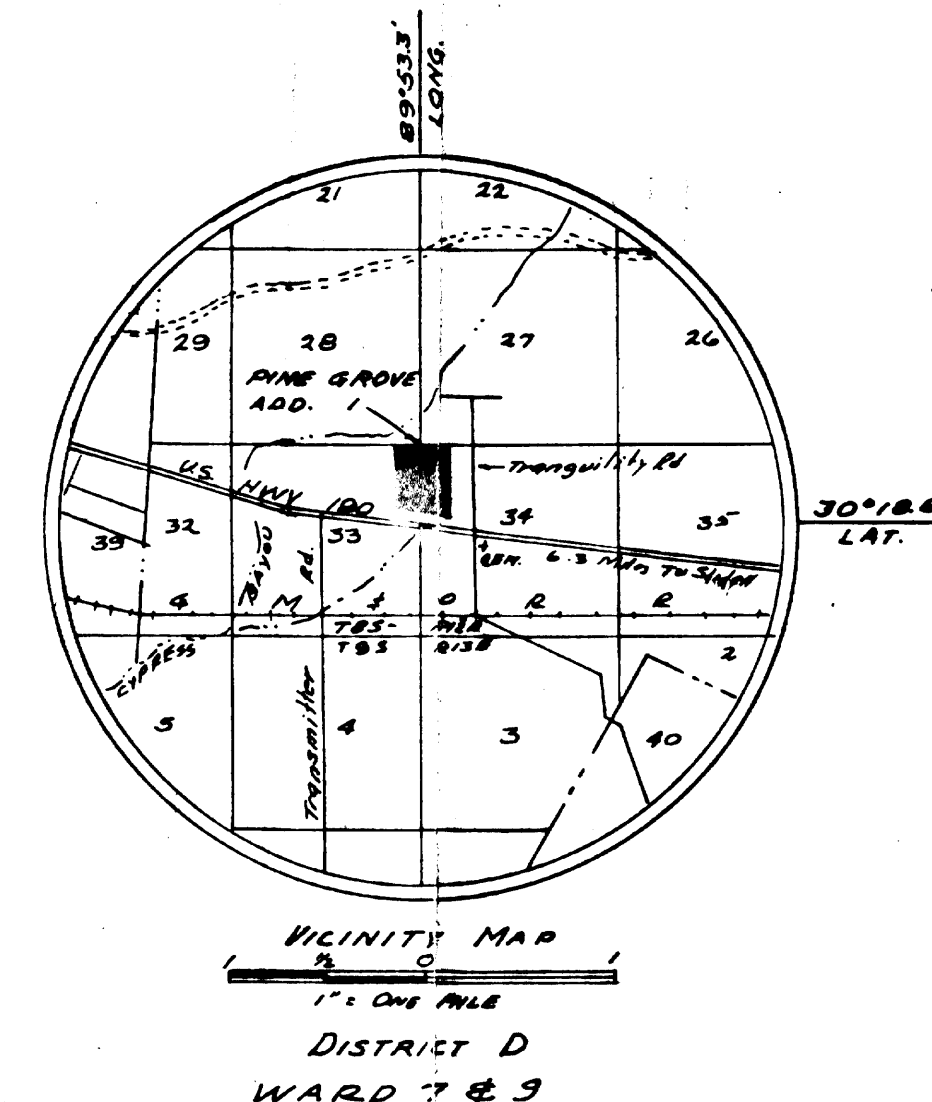
g B Dunbar
PRESIDENT

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

John R. Litmanis
LOUISIANA REGISTERED LAND SURVEYOR

LS LAND
SURVEYING Inc.
COVINGTON, LOUISIANA

SCALE: 1" = 200 DATE: NOVEMBER 4 1974



**FINALIZED
PLAT**

FINALIZED PLAT

LOT NUMBER	HOUSE ADDRESS	LOT NUMBER	HOUSE ADDRESS
17	101	67	302
18	103	68	305
19	105	69	307
20	107	50	309
21	109	51	311
22	111	52	313
23	113	53	315
24	115	54	317
25	117	55	216
26	119	56	214
27	121	57	212
28	218	58	210
29	220	59	208
30	222	60	204
31	224	61	204
32	226	62	207
33	228	63	209
34	316	64	211
35	314	65	213
36	312	66	215
37	310	67	217
38	308	68	219
39	306	69	211
40	304	70	114
41	302	71	112
42	201	72	110
43	203	73	108
44	205	74	106
45	202	75	104
46	204	76	102

This street to
be dedicated
but not con-
structed

Curve No	Δ	R	T	L	P
1	47°50'	225.186	100.0	188.247	25°24'35"
2	84°39'	165.185	150.0	243.467	34°41'08"
3	156°00'	156.000	150.0	227.100	41°03'01"
4	170°00'	125.185	97.0	182.988	25°41'01"
5	28°01.5'	329.188	82.5	144.673	
6	27°40'	384.806	93.0	183.001	

CARRIER & DEVELOPER
LANDMARK DEVELOPMENT CORP.
SUITE 3625 ONE SHELL SQUARE
NEW ORLEANS, LOUISIANA.
PRESIDENT: MR. GEORGE B. DUNBAR
SECRETARY: MRS. NORMAN HOOPER

NOTE:
UTILITIES EASEMENT SHALL BE 5' EACH SIDE OF ALL
INTERIOR LOT LINES AND 10' ALONG REAR LOT LINES.

NO LOT SUBJECT TO INUNDATION IN NORMAL RAIN.
ELEVATIONS SHOWN IN STREETS ARE FEET
ABOVE M.S.L. ON SURFACE OF GRAVEL.

FIRMS 395B & 395C ^{old}
Wed 7/9
Rep/pt 395-D 4.2.9/

ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2643-ZC
Posted: December 13, 2021

Meeting Date: January 4, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Hang Troung
OWNER: Paul Pham
REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District
LOCATION: Parcels located on the north side of Eden Isles Drive, west of Marina Drive, being Lots 74, 75, and 76, Unit 3, Eden Isles Subdivision
SIZE: .77 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	PUD – Oak Harbor (The Inlets)
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

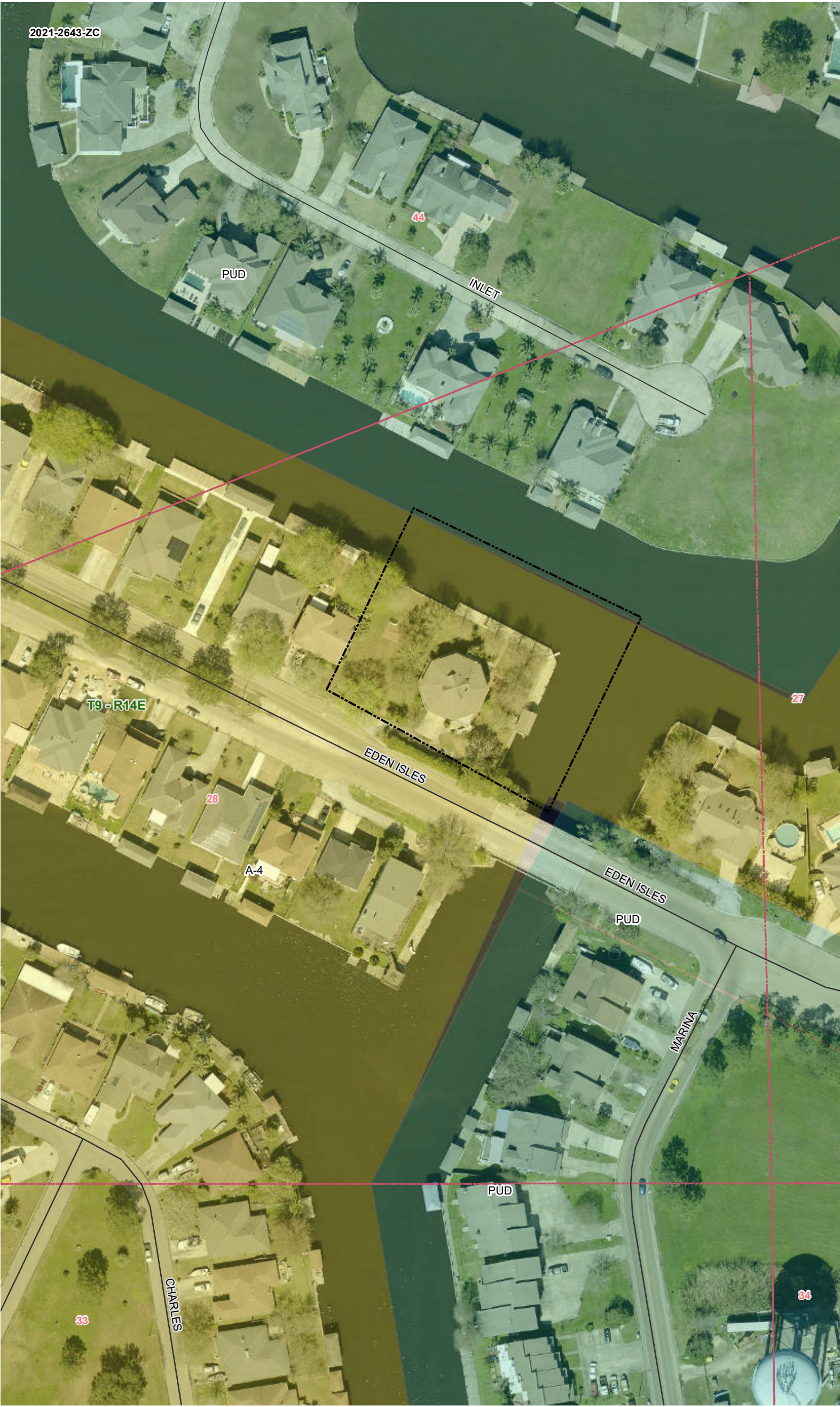
The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District. The site is located on the north side of Eden Isles Drive, west of Marina Drive, being Lots 74, 75, and 76, Unit 3, Eden Isles Subdivision. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is developed with an existing single-family residential dwelling that is flanked by residential uses on all sides and buffered by the canal to the north and east sides. The purpose of the requested NC-4 Neighborhood Institutional District is to allow for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time. Per Council Ordinance Number 21-4593, the NC-4 Neighborhood Institutional District will allow Short Term Rentals as a permitted use with the application and approval of an administrative permit when meeting the required minimum standards.

A change in zoning will allow commercial uses that are inconsistent with the surrounding developed area as well as allow the owner of the property to submit an application for a Short-Term Rental with the Department of Planning and Development.

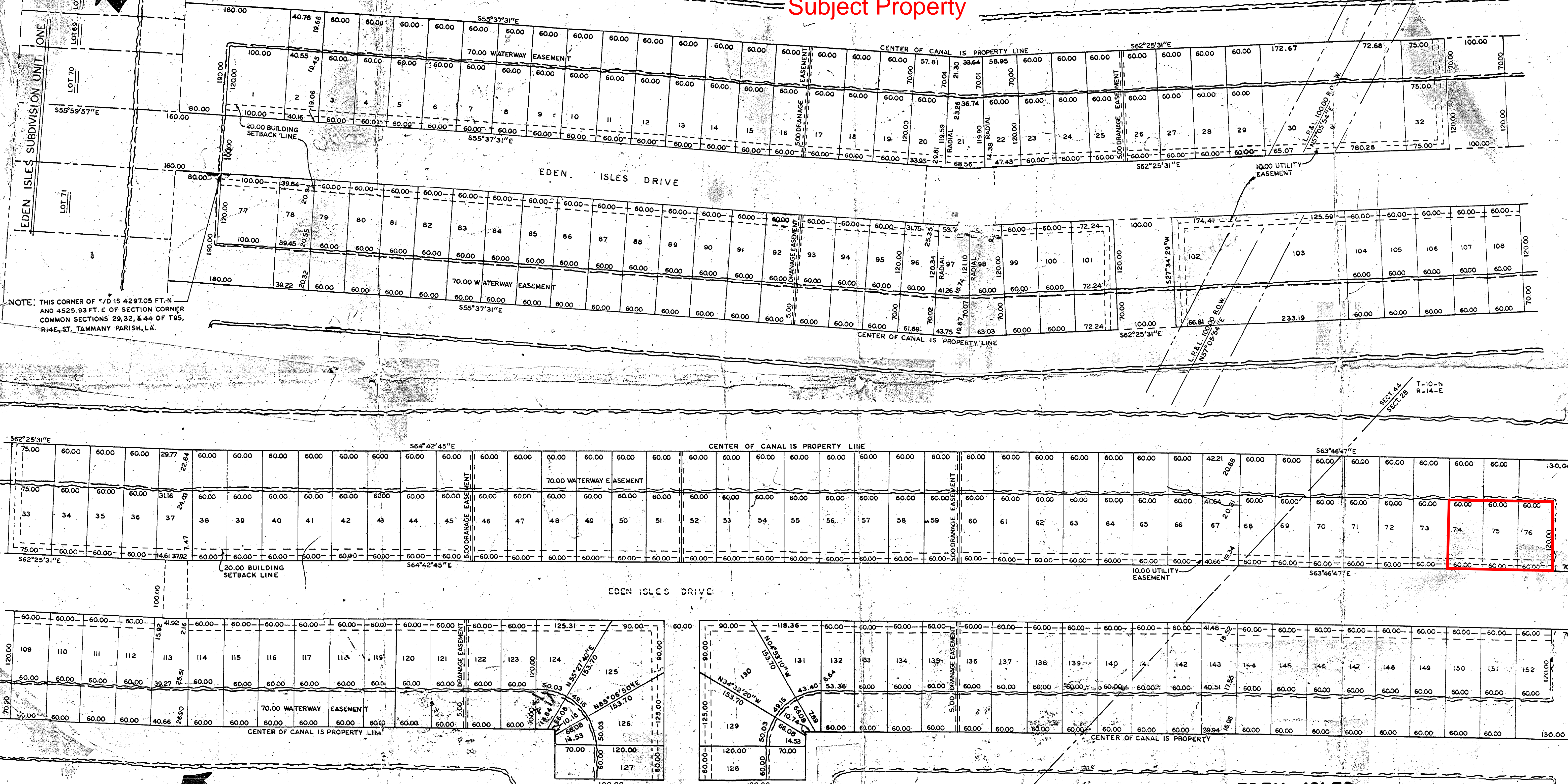
Case No.: 2021-2643-ZC
PETITIONER: Hang Troung
OWNER: Paul Pham
REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District
LOCATION: Parcels located on the north side of Eden Isles Drive, west of Marina Drive, being Lots 74, 75, and 76, Unit 3, Eden Isles Subdivision
SIZE: .77 acres





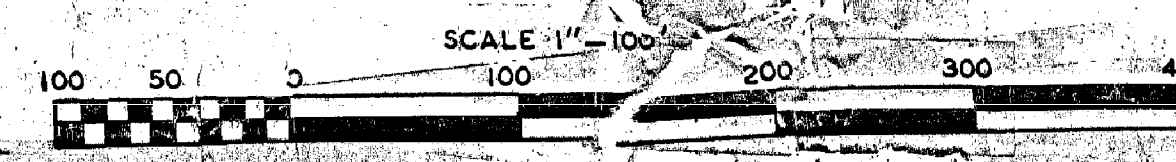
2021-2643-ZC

Subject Property



NOTE: ALL SIDE LOT LINES PERPENDICULAR TO FRONT UNLESS OTHERWISE NOTED.

CURVE DATA					
NO.	Δ	T	R	L	D
1	6° 48'	56.44	950.00	112.75	6.031136°
2	6° 48'	62.38	1050.00	124.62	5.456743°
3	90° 00'	95.00	2.00	149.23	60.31136°



MAP 316B

See Map 544, p. 130 for correction

EDEN ISLES
SUDIVISION
UNIT NO. 13
LOTS 1 THRU 152
SHEET 2 OF 2
BROADWAY & SEAL
PICAYUNE, MISS.

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

BUDDY S. BROADWAY, C.E. 11885