

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY MARCH 2, 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 Wednesday March 2, 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 FEBRUARY 1, 2022 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. 2021-2635-ZC

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

POSTPONED FROM FEBRUARY 1, 2022 MEETING

AGENDA
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- 2. 2021-2687-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 Nina Drive, south of Sheree Street; being Lot 16, Square 5, Oaklawn East Subdivision, Section 2, Lacombe; S33, T8S, R13E; Ward 7, District 7
Acres: .31 acres
Petitioner: Kristina Speakman
Owner: Kristina Speakman
Council District: 7
- 3. 2022-2702-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 Charlene Lane, south of Karrie Lane; being Lot 74, Ramsey Estates Subdivision, Phase 1; Covington; S13, T6S, R10E; Ward 3, District 3
Acres: 40,000 sq. ft.
Petitioner: Francisco Avila
Owner: Tamprop Inc. - Jamie Lindsay; JP & KP WA, LLC – Karen Porter
Council District: 3
- 4. 2022-2703-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of LA Highway 25, south of Weary Road; Folsom; S4, T5S, R10E; Ward 2, District 3
Acres: 1 acre
Petitioner: Sharon Garrett
Owner: Sharon Garrett
Council District: 3
- 5. 2022-2705-ZC**
Existing Zoning: A-2 (Suburban District), A-3 (Suburban District), A-4 (Single-Family Residential District) and PBC-1 (Planned Business Campus)
Proposed Zoning: AML (Advanced Manufacturing and Logistics District)
Location: Property located on the northern boundary of Interstate 12 and Louisiana Highway 1088, which flanks the north, east, and western boundaries of the existing Wadsworth Planned Unit Development; Mandeville; S28, S29, S32, and S33, T7S, R12E; Ward 4, Districts 5 & 7
Acres: 833.45 acres
Petitioner: John Crosby
Owner: Abiquiu Holding Company LLC – Paul Rees; Alamosa Holdings, LLC – Paul Rees; William G Meiners, et. al. – William G. Meiners; McEnery Properties, LLC – Peter Michael McEnery; St Tammany Land Co., LLC – William Rudolf; P&F Lumber Company (2000), LLC – Edward B. Poitevent, II; PF Monroe Properties, LLC – J. Edgar Monroe Foundation, Manager; Markle Interests, LLC – Robin Markle Rockwell, Manager; Crosby Development Company, LLC – John Crosby; Crosby-McEnery Development, LLC – John Crosby
Council District: 5 & 7
- 6. 2022-2709-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: NC-6 (Public, Cultural, and Recreational District)
Location: Parcel located on the east side of Camp Road, south of US Highway 90; Slidell; S26, T9S, R15E; Ward 8, District 13
Acres: .1785 acres
Petitioner: Lana Houlihan
Owner: Alan Houlihan and Lana Houlihan
Council District: 13

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MANDEVILLE, LOUISIANA

- 7. 2022-2710-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the west side of Camp Road, south of US Highway 90; Slidell S26, T9S, R15E; Ward 8, District 13

Acres: .489 acres
Petitioner: Lana Houlihan
Owner: Alan Houlihan and Lana Houlihan
Council District: 13
- 8. 2022-2712-ZC**
Existing Zoning: NC-2 (Indoor Retail and Service District) and NC-5 (Retail and Service District)
Proposed Zoning: A-4A (Single-Family Residential District) and A-6 (Multiple Family Residential District)
Location: Parcel located southwest corner of East Brewster Road and River Chase Drive; Covington; S47, T7S, R11E; Ward 1, District 1

Acres: 24.04 acres
Petitioner: Mark Salvetti
Owner: Maurmont Properties, LLC – Mark Salvetti
Council District: 1
- 9. 2022-2713-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the east and west side of Pruden Road, north of Highway 190; Covington; S25, T6S, R10E; Ward 3, District 3

Acres: 70.85 acres
Petitioner: Kyle Associates, LLC - Franklin Kyle
Owner: Decatur Enterprises, LLC - R. Vaughn Cimini
Council District: 3
- 10. ZC13-08-063**
Major Amendment to the River Chase RBCO Regional Business Center Overlay
Location: Parcel located on the east and west sides of E Brewster Road, south of Interstate 12, Covington; Sections 41, S46, & S47, Township 7S, Ranges 10E and 11E; Ward 1, District 1

Acres: 192.786 acres
Petitioner: Mark Salvetti
Owner: Maurmount Properties, LLC
Council District: 1

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES FOR THE ST. TAMMANY PARISH ZONING MEETING
FOR FEBRUARY 1, 2022**

ROLL CALL All present

INVOCATION Randolph

PLEDGE OF ALLEGIANCE Willie

APPROVAL OF THE JANUARY 4, 2022 MINUTES

Randolph made a motion to approve, second by Barcelona

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

NAY:

ABSTAIN:

POSTPONING OF CASES

1. 2021-2635-ZC

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

POSTPONED FROM JANUARY 4, 2022 MEETING

Mike Saucier came to the podium

**MINUTES FOR THE ST. TAMMANY PARISH ZONING MEETING
FOR FEBRUARY 1, 2022**

Barcelona made a motion to postpone for one month, second by Randolph

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

NAY:

ABSTAIN:

ZONING CHANGE REQUEST CASES

2. 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 JANUARY 4, 2022 MEETING

Jeff Schoen came to the podium and withdrew this case

3. 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

POSTPONED FROM JANUARY 4, 2022 MEETING

Jeff Schoen came to the podium

Randall Turner and Antoinette Taylor spoke against this request

Truxillo made a motion to approve, second by Barcelona

MINUTES FOR THE ST. TAMMANY PARISH ZONING MEETING
FOR FEBRUARY 1, 2022

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

4. 2021-2644-ZC

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	A-5 (Two-Family Residential District)
Location:	Parcel located on the east side of Highway 437, south of Tammany Ave; Covington; S11, T6S, R11E; Ward 3, District 2
Acres:	.33 acres
Petitioner:	Ray Poche
Owner:	Ray Poche
Council District:	2

Ray Poche came to the podium

Sal Pittari, Kay Erwin and Liem Babcock spoke against this request

Willie made a motion to deny, second by Seeger

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

5. 2021-2652-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	PF-1 (Public Facilities District)
Location:	Parcel located on the northeast side of Isaac Road, southwest of Prosper Drive;
	Lacombe; S43, T8S, R13E; Ward 7, District 7
Acres:	.971 acres
Petitioner:	Forest Kennedy
Owner:	Forest and Tamara Kennedy
Council District:	7

Forest Kennedy came to the podium

Crawford made a motion to approve, second by Randolph

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

**MINUTES FOR THE ST. TAMMANY PARISH ZONING MEETING
FOR FEBRUARY 1, 2022**

6. 2021-2660-ZC

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	A-5 (Two-Family Residential District)
Location:	Parcel located on the north side of Richardson Drive, east of Tranquility Drive,
	Lacombe; S34, T8S, R13E; Ward 9, District 11
Acres:	2 acres
Petitioner:	Brandt Matzke
Owner:	Brandt Matzke
Council District:	11

Brandt Matzke came to the podium

Mark Bryan, Lee Domangue, Carole Fowler, Don Rehmer and Mark Kurucar spoke against this request

Smail made a motion to deny, second by Crawford

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

NAY:

ABSTAIN:

7. 2021-2662-ZC

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	PF-1 (Public Facilities District)
Location:	Parcel located on the east side of Louisiana Highway 1090, north of Crowes
	Landing Road; Pearl River; S13 & S18, T8S, R14E & R15E; Ward 8, District 9
Acres:	5.03 acres
Petitioner:	Keller Williams – Jeff Lindsay
Owner:	Presbytery of South Louisiana – Barry Chance
Council District:	9

Jeff Lindsay and Barry Chance came to the podium

Pastor Sam Husser spoke in favor of this request

Fitzmorris made a motion to approve, second by Seeger

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

NAY:

ABSTAIN:

MINUTES FOR THE ST. TAMMANY PARISH ZONING MEETING
FOR FEBRUARY 1, 2022

8. ZC83-07-076A

Major Amendment to the PUD Planned Unit Development Overlay

Location: Subdivision located on the south side of Louisiana Highway 433, west of US Highway 90,

and north of Lake Pontchartrain; Slidell; S37, T10S, R15E; Ward 8, District 13

Acres: 187.028 acres

Petitioner: Shelby LaSalle

Owner: Succession of Frederick J. Sigur – Frederick Sigur, Jr.

Council District: 13

Paul Mayronne came to the podium

Mark Gardner and Donna Blanchard spoke against this request

Randolph made a motion to approve, second by Crawford

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

NAY:

ABSTAIN:

9. ZC03-11-073

Major Amendment to the PUD Planned Unit Development Overlay

Location: Subdivision located on the east side of Louisiana Highway 21 and the north side of Pine Crest Drive; Covington; S41, T7S, R10E; Ward 1, District 1

Acres: 65.679 acres

Petitioner: Ryan Patrick

Owner: Natchez Trace Property Owners Association, Inc. – Ryan Patrick

Council District: 1

Paul Mayronne came to the podium

Seeger made a motion to approve, second by Crawford

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

NAY:

ABSTAIN:

MINUTES FOR THE ST. TAMMANY PARISH ZONING MEETING
FOR FEBRUARY 1, 2022

2020-1801-ZC

Major Amendment to the PUD Planned Unit Development Overlay

Location: Subdivision located on the east side of Louisiana Highway 21 and on the south side of Pine Crest Drive; Covington; S41, T7S, R10E; Ward 1, District 1

Acres: 221.172 acres

Petitioner: Charles Barnett

Owner: TCE Properties, LLC

Council District: 1

Seeger made a motion to approve, second by Crawford

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

NAY:

ABSTAIN:

Fitzmorris made a motion to adjourn

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: February 23, 2022
Case No.: 2021-2635-ZC
Posted: February 18, 2022

Meeting Date: March 2, 2022
Prior Determination: Postponed until February 1, 2022
Prior Determination: Postponed until March 2, 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 or arterial roadways. A change in zoning will allow for more intense, but

compatible commercial uses to be located on a property that is flanked by existing commercial and medical uses, undeveloped land to the north and Interstate 12 to the south.

Table 1: Zoning Classifications			
	Max Hight	Max Building Size	Permitted Uses
Current Zoning: 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.;
Current Zoning: 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
Proposed Zoning: 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

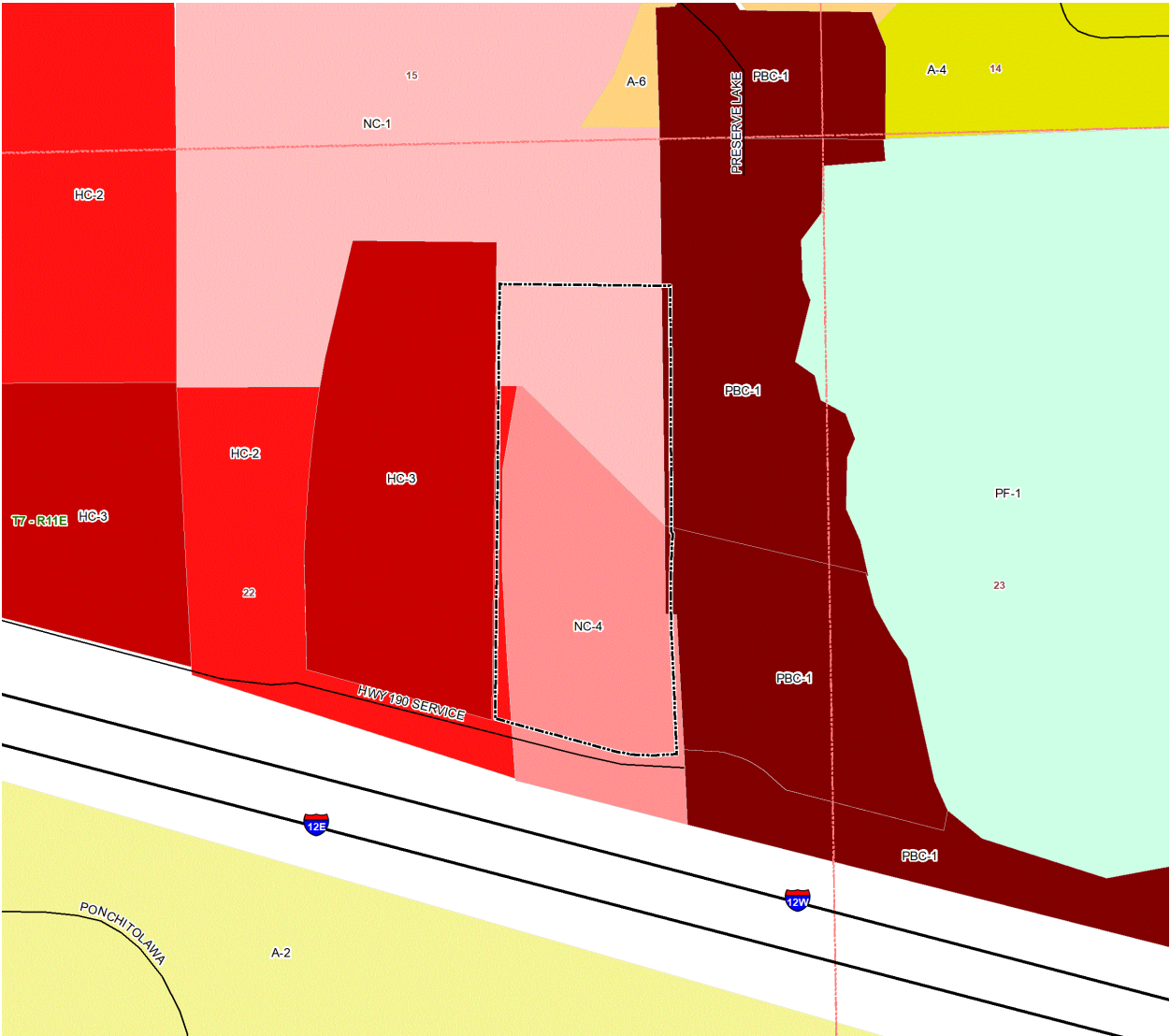
PETITIONER: Gulf States Construction Services, INC. - Mike Saucier

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

HELENBIRG

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

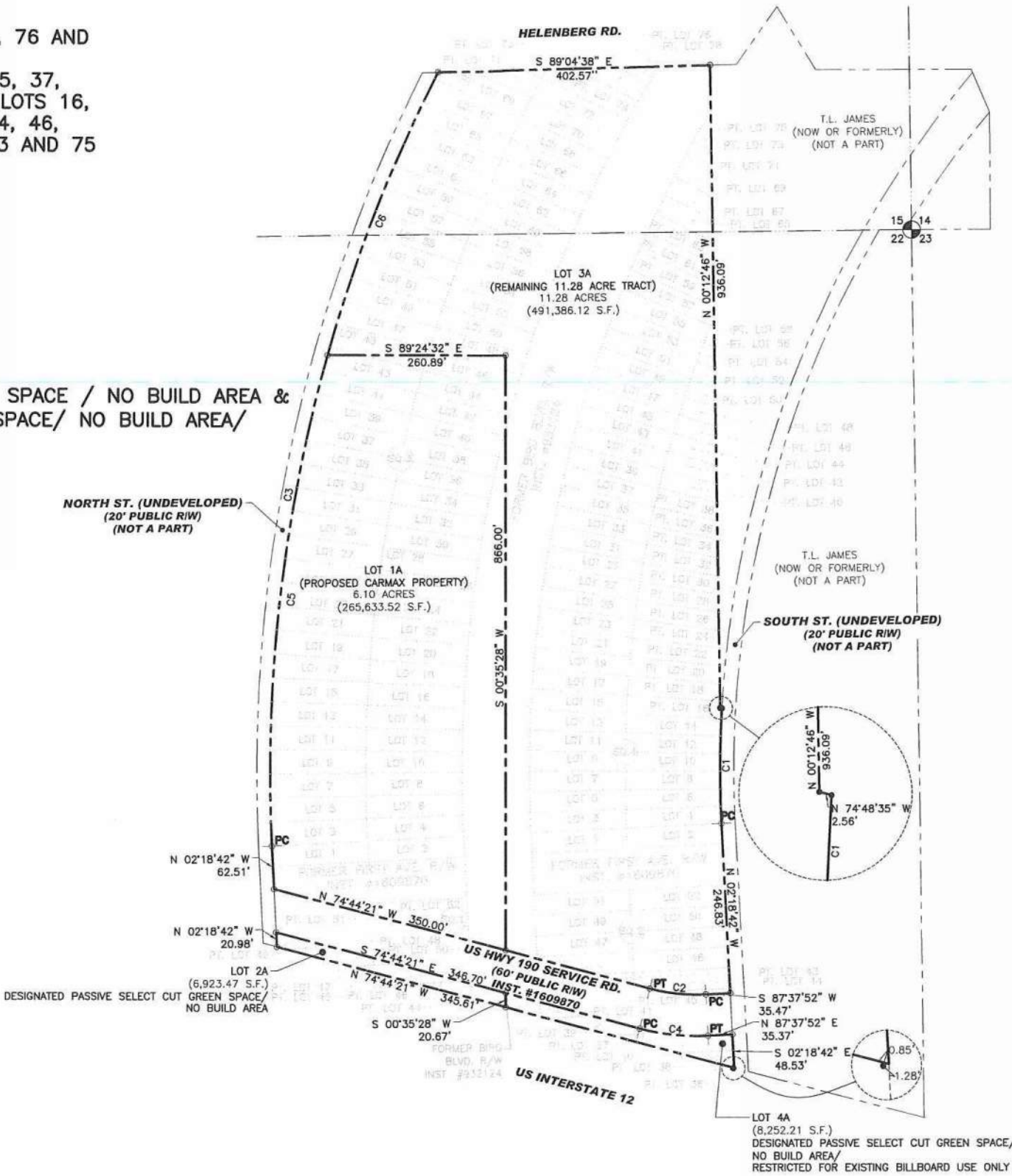
RESUBDIVISION OF
PORTIONS OF LOTS 44-52 SQUARE 1;
LOTS 46-52, PORTIONS OF LOTS 36-45 SQUARE 2;
LOTS 1-68, 70, 72, PORTIONS OF LOTS 69, 71, 73, 74, 76 AND
78 SQUARE 3;
LOTS 1-14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37,
39, 41, 43, 45, 47, 49, 51, 53 AND 55, PORTIONS OF LOTS 16,
18, 20, 22, 24, 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.
 4. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 225205 0240 E, EFFECTIVE DATE AUGUST 16, 1995, THE SITE IS IN ZONES A6, B AND C. (A6 ELEVATION=12.0)
 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'
C2	83.23'	270.00'	17°39'42"	S 84°09'41" E	82.90'
C3	1165.64'	2239.99'	29°48'56"	S 12°42'38" W	1152.54'
C4	101.73'	330.00'	17°39'47"	S 84°09'41" E	101.33'
C5	722.62'	2239.99'	18°29'01"	N 07°02'41" E	719.49'
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;
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, TAMMANY PARISH,
LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING _____

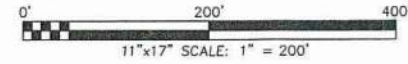
SECRETARY/PARISH PLANNING COMMISSION _____

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;
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,
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SQUARE 4;
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
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

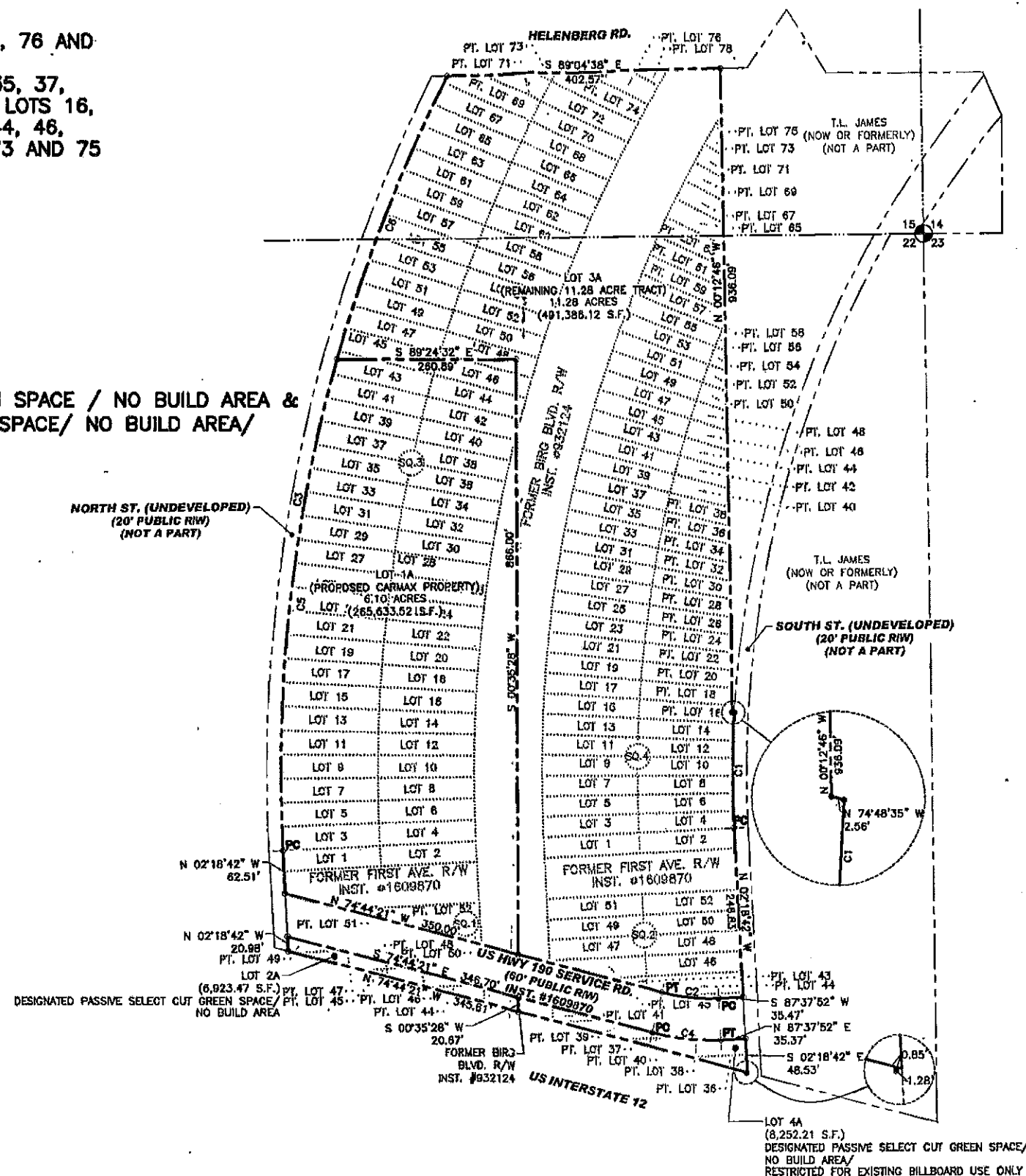
LEGEND	
---	EXIST. SECTION LINE
---	EXIST. BOUNDARY LINE
•	DENOTES IRON ROD FOUND
○	DENOTES 1/2" IRON ROD SET

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.
4. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 228205 0240 E, EFFECTIVE DATE AUGUST 10, 1995, THE SITE IS IN ZONES A6, B AND C. (A6 ELEVATION=12.0)
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, 2008, AS CONTAINED IN INSTRUMENT #1609870 ST. TAMMANY PARISH CLERK OF COURT.
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LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

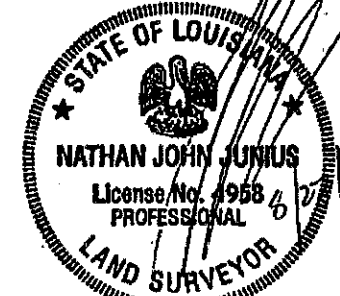
Shana Hess, Deputy Clerk

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: February 23, 2022
Case No.: 2021-2687-ZC
Posted: February 15, 2022

Meeting Date: March 2, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Kristina Speakman

OWNER: Kristina Speakman

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 Nina Drive, south of Sheree Street; being Lot 16, Square 5, Oaklawn East Subdivision, Section 2, Lacombe; S33, T8S, R13E; Ward 7, District 7

SIZE: .31 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-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 and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Nina Drive, south of Sheree Street; being Lot 16, Square 5, Oaklawn East Subdivision, Section 2, Lacombe. 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 Oaklawn East subdivision is zoned A-4 Single-Family 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-4 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.: 2021-2687-ZC

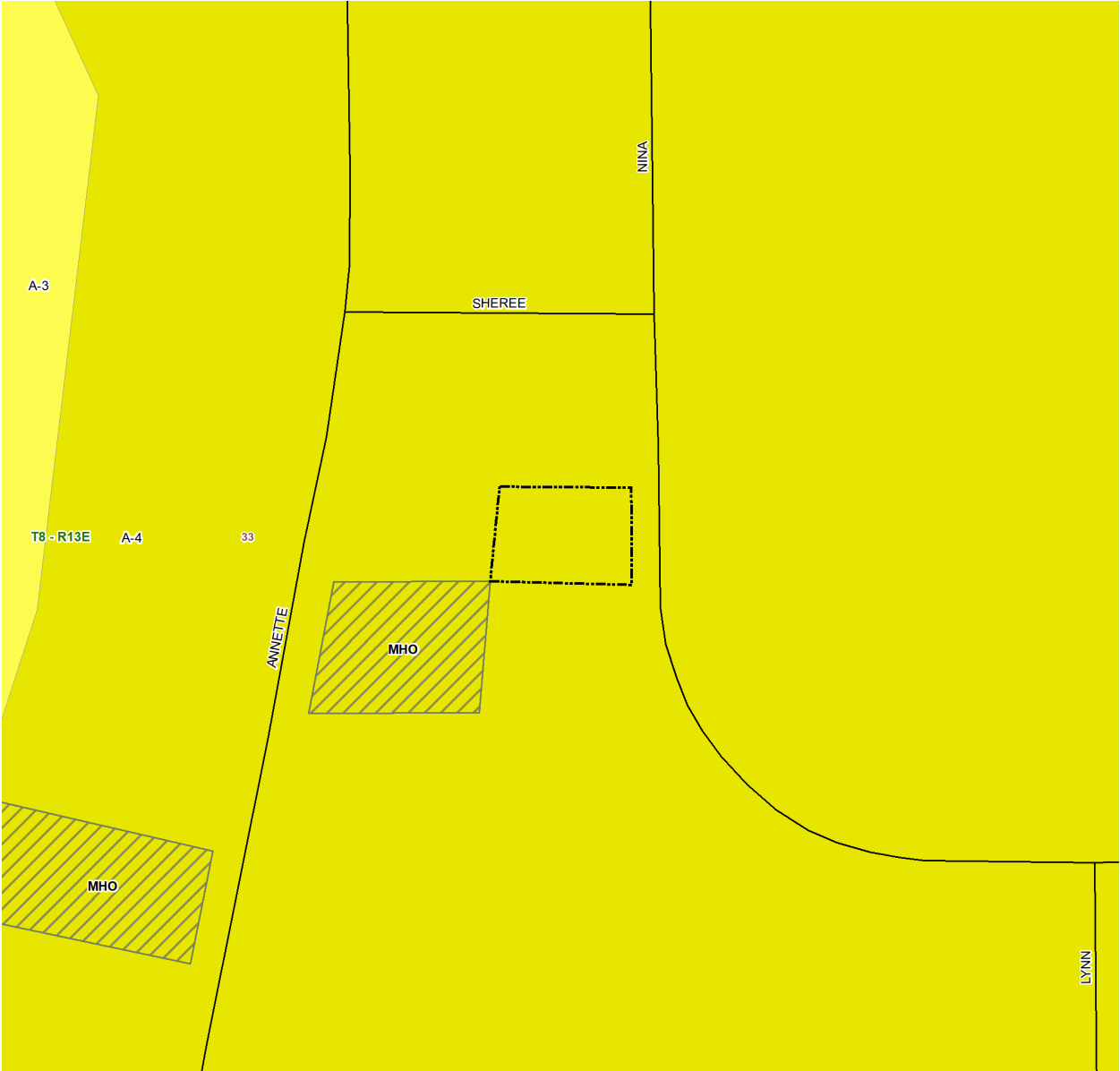
PETITIONER: Kristina Speakman

OWNER: Kristina Speakman

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 Nina Drive, south of Sheree Street; being Lot 16, Square 5, Oaklawn East Subdivision, Section 2, Lacombe; S33, T8S, R13E; Ward 7, District 7

SIZE: .31 acres



2021-2687-ZC

ANNETTE

NINA

SHEREE

T3 - R13E

A-4

33



ZONING STAFF REPORT

Date: February 23, 2022
Case No.: 2021-2702-ZC
Posted: February 16, 2022

Meeting Date: March 2, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Francisco Avila

OWNER: Tamprop Inc. - Jamie Lindsay; JP & KP WA, LLC – Karen Porter

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 Charlene Lane, south of Karrie Lane; being Lot 74, Ramsey Estates Subdivision, Phase 1; Covington; S13, T6S, R10E; Ward 3, District 3

SIZE: 40,000 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	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 Charlene Lane, south of Karrie Lane; being Lot 74, Ramsey Estates Subdivision, Phase 1, Covington. 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 Ramsey Estates subdivision is zoned A-2 Suburban District which allows single-family residential dwellings as a permitted use. A significant number of lots within the subdivision have been rezoned to A-2 and MHO to accommodate the development of manufactured homes. The neighborhood is comprised of stick-built homes and mobile homes and a change in zoning will allow for the electrical connection of an existing manufactured home.

Case No.: 2021-2702-ZC

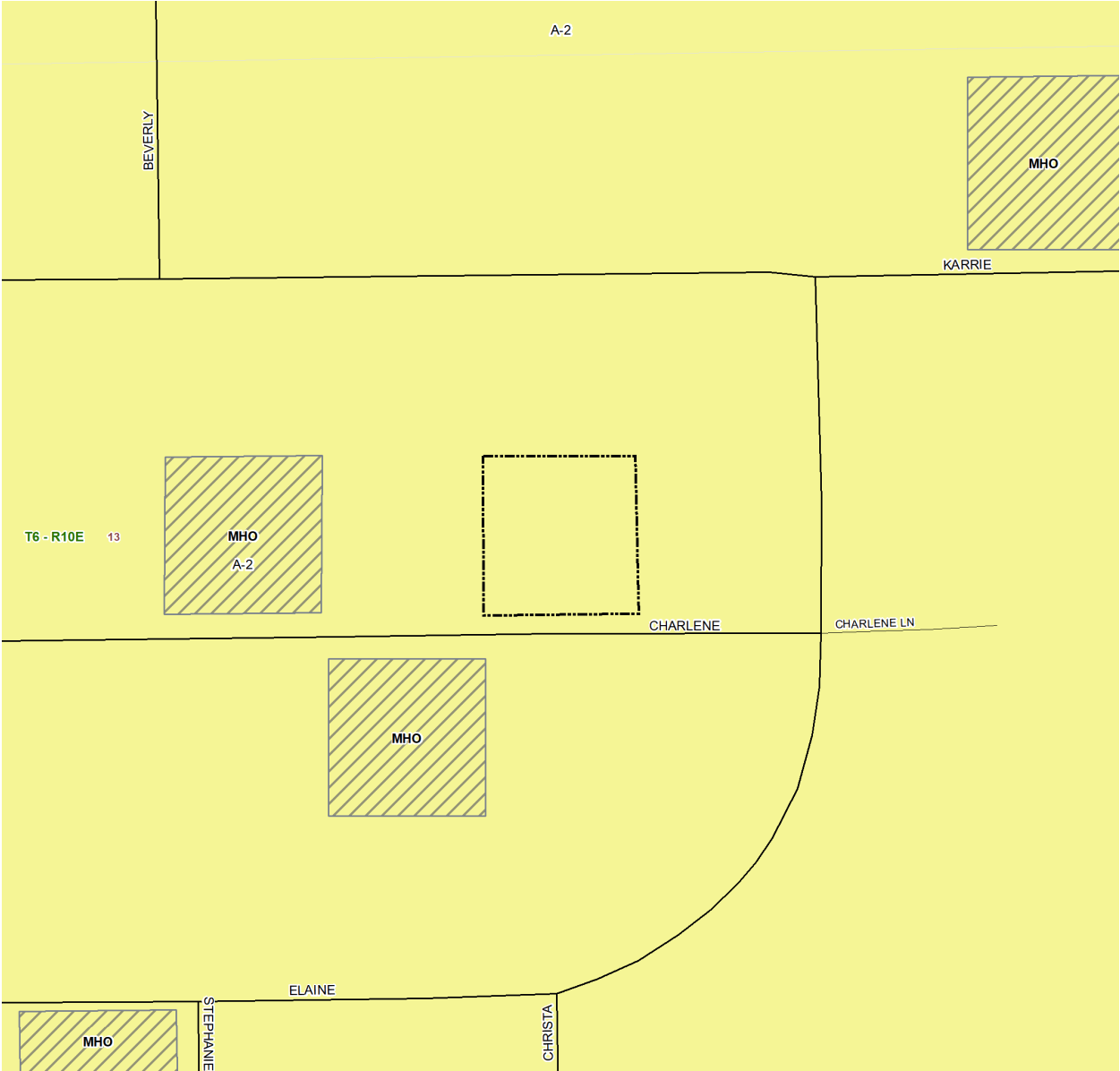
PETITIONER: Francisco Avila

OWNER: Tamprop Inc. - Jamie Lindsay; JP & KP WA, LLC – Karen Porter

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 Charlene Lane, south of Karrie Lane; being Lot 74, Ramsey Estates Subdivision, Phase 1; Covington; S13, T6S, R10E; Ward 3, District 3

SIZE: 40,000 sq. ft.



A-2

BEVERLY

KARRIE

ELAINE

13

T6 - R10E

CHARLENE

CHARLENE

A-2

STEPHANIE

CHRISTA

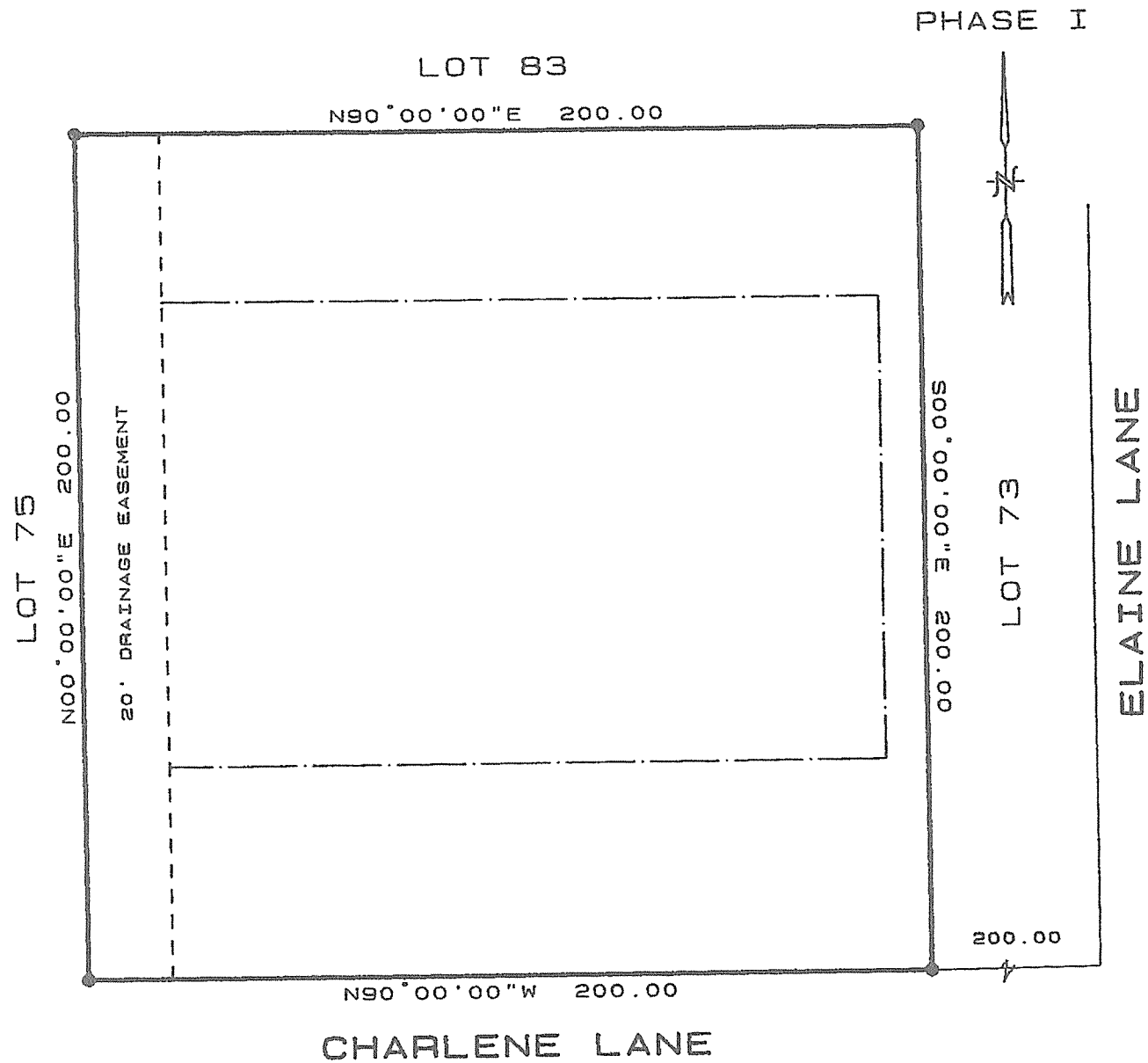
BONNIE

24

LEGAL DESCRIPTION:

LOT 74, PHASE I, RAMSEY ESTATES SUBDIVISION, according to the plat thereof as recorded in Map File No. 645-A, Clerk of Court, St. Tammany Parish, Louisiana.

2022-2702-ZC



CERTIFIED TO:
DEREK M. LEGENDRE
ACADIAN BANK
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGEND:
○ SET 1/2" IRON ROD
● FOUND 1/2" IRON ROD
■ FOUND OLD WOOD
FENCE ---X---
BEARINGS: RECORD
SETBACK LINES ---
FRONT 50 SIDES 10
REAR 40 STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

CLASS/TYPE	"C"	CPN: 225205 0125 C
BOUNDARY	10 JUL 97	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	5696	SCALE: 1 inch = 40 ft

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the the Minimum Standard Detailed Requirements for ALTA / ASCE Land Title Surveys, providing the accuracy standards of a SUBURBAN PLAT, the applicable standards of practice in LA 5/4/21. Signature must be in RED and sealed by a professional for this plat to be certified correct.

BRUCE W. POPE, II
REG. No. 672
REGISTERED
PROFESSIONAL
WILSON-POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO. 38
1990 SUMMIT DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5651 FAX: (504) 626-5626

ZONING STAFF REPORT

Date: February 23, 2022
Case No.: 2021-2703-ZC
Posted: February 16, 2022

Meeting Date: March 2, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Sharon Garrett
OWNER: Sharon Garrett
REQUESTED CHANGE: From A-1 Suburban District TO A-2 Suburban District
LOCATION: Parcel located on the west side of LA Highway 25, south of Weary Road; Folsom; S4, T5S, R10E; Ward 2, District 3
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private Access Servitude **Road Surface:** 1 Lane Dirt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located on the west side of LA Highway 25, south of Weary Road; Folsom. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The subject property is part of an undeveloped 2-acre tract of land which primarily abuts undeveloped property zoned A-1 Suburban District to the east, south, and west, and developed residential property to the north. The purpose of the existing A-1 Suburban District is to single-family residential uses on 5-acre parcel sizes. The purpose of the proposed A-2 Suburban District is to allow single-family residential uses on 1-acre parcel sizes.

A change in zoning will allow the applicant to submit for a minor subdivision of a 2-acre tract of land to create two-1-acre parcels.

Case No.: 2021-2703-ZC

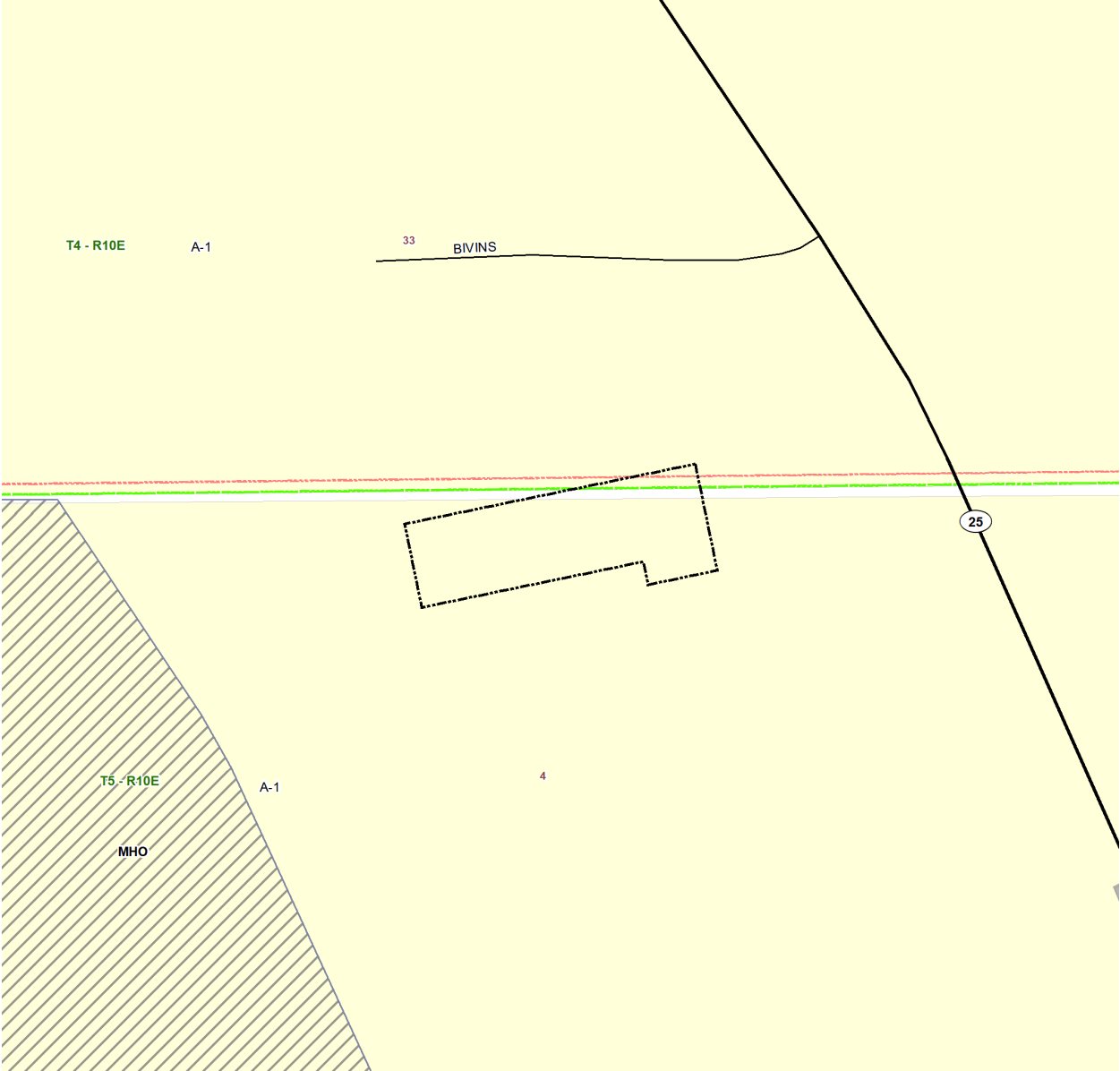
PETITIONER: Sharon Garrett

OWNER: Sharon Garrett

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

LOCATION: Parcel located on the west side of LA Highway 25, south of Weary Road; Folsom; S4, T5S, R10E;
Ward 2, District 3

SIZE: 1 acre



2021-2703-ZC

A-1A

25

T4 - R10E

33

A-1

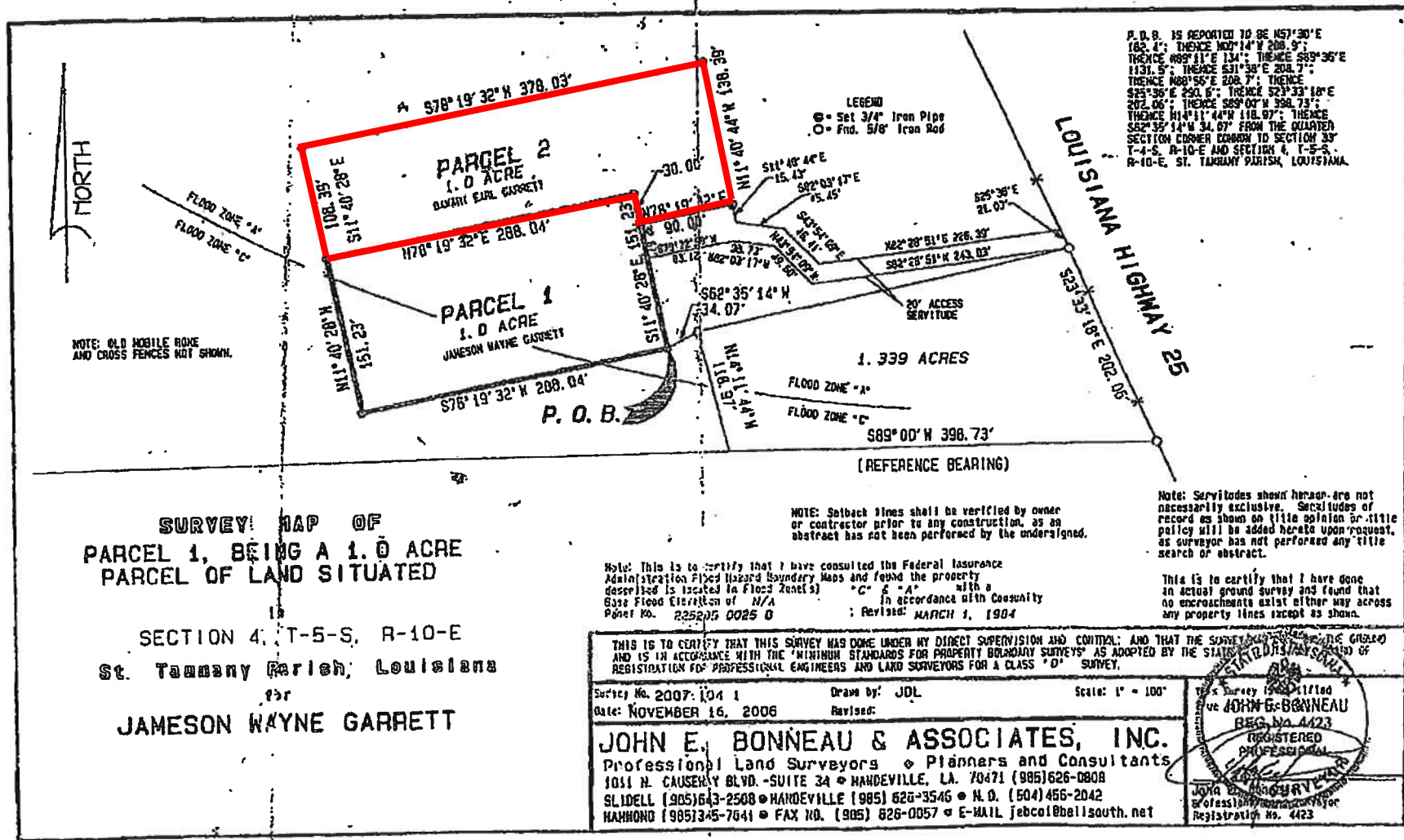
BIVINS

T5 - R10E

A-1

4

2022-2703-ZC
Subject Property



ZONING STAFF REPORT

Date: February 23, 2022
Case No.: 2021-2705-ZC
Posted: February 18, 2022

Meeting Date: March 2, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: John Crosby
OWNER: Abiquiu Holding Company LLC – Paul Rees; Alamosa Holdings, LLC – Paul Rees; William G Meiners, et. al. – William G. Meiners; McEnery Properties, LLC – Peter Michael McEnery; St Tammany Land Co., LLC – William Rudolf; P&F Lumber Company (2000), LLC – Edward B. Poitevent, II; PF Monroe Properties, LLC – J. Edgar Monroe Foundation, Manager; Markle Interests, LLC – Robin Markle Rockwell, Manager; Crosby Development Company, LLC – John Crosby; Crosby-McEnery Development, LLC – John Crosby
REQUESTED CHANGE: From A-2 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District and PBC-1 Planned Business Campus District TO AML Advanced Manufacturing and Logistics District
LOCATION: Property located on the northern boundary of Interstate 12 and Louisiana Highway 1088, which flanks the north, east, and western boundaries of the existing Wadsworth Planned Unit Development; Mandeville; S28, S29, S32, and S33, T7S, R12E; Ward 4, Districts 5 & 7
SIZE: 833.45 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1A Suburban District, A-2 Suburban District, & I-2 Industrial District
South	Interstate 12 & Wadsworth PUD Planned Unit Development	PUD Planned Unit Development
East	Undeveloped	PBC-1 Planned Business Campus & I-2 Industrial District
West	Residential	A-1A Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District and PBC-1 Planned Business Campus District TO AML Advanced Manufacturing and Logistics District. The site is located on the northern boundary of Interstate 12 and Louisiana Highway 1088, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as timber land and a Mixed Use Planned District.

The subject property consists of 833.45 acres of property which is currently managed for the production of timber. A utility corridor crosses the southwest portion of the site which has predominate access along Louisiana Highway 1088. A majority of the site is zoned to accommodate single-family residential uses and roughly 15% of the property is zoned PBC-1 Planned Business Campus (see Table 1). Almost all of the site is surrounded by undeveloped property. The purpose of the requested AML Advanced Manufacturing and Logistics District is to provide for the location of

large-scale facilities for research and development, manufacturing, and transportation and logistics. A change in zoning will provide a compatible location of manufacturing and logistics industries in an area of the Parish that is largely undeveloped but is supported by major transportation routes.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
Existing A-2 Suburban District	1 unit per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment on large, multi-acre lots.
Existing A-3 Suburban District	2 units per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services.
Existing A-4 Single-Family Residential District	4 units per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide single-family residential dwellings in a setting of moderate urban density.
Existing PBC-1 Planned Business Campus District	Not to exceed 50% of the total area of the lot	Mid-rise office and residential buildings; Hotels, motels and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding restaurants; Mixed use centers	To provide for Class A office space with supporting uses in a campus-type setting.

Proposed AML Advanced Manufacturing and Logistics District	Not to exceed 50% of the total area of the lot	Aeronautics and aerospace research, development and manufacturing; Automotive research, development and manufacturing; Computer, electrical and electronics research, development and manufacturing; Data centers and data warehousing; Distribution and warehousing facilities; Durable goods manufacturing; Food products processing and manufacturing; Furniture manufacturing; Garment manufacturing; Glass, plastic and paint research, development and manufacturing; Hydraulics and robotics research, development and manufacturing; Pharmaceutical and medical research, development and manufacturing; Software development and programming; Scientific research and development services; General offices and services which provide support to any of the permitted uses.	To provide for the location of large-scale facilities for the research and development, and manufacturing and transportation/logistics industries.
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Case No.: 2021-2705-ZC

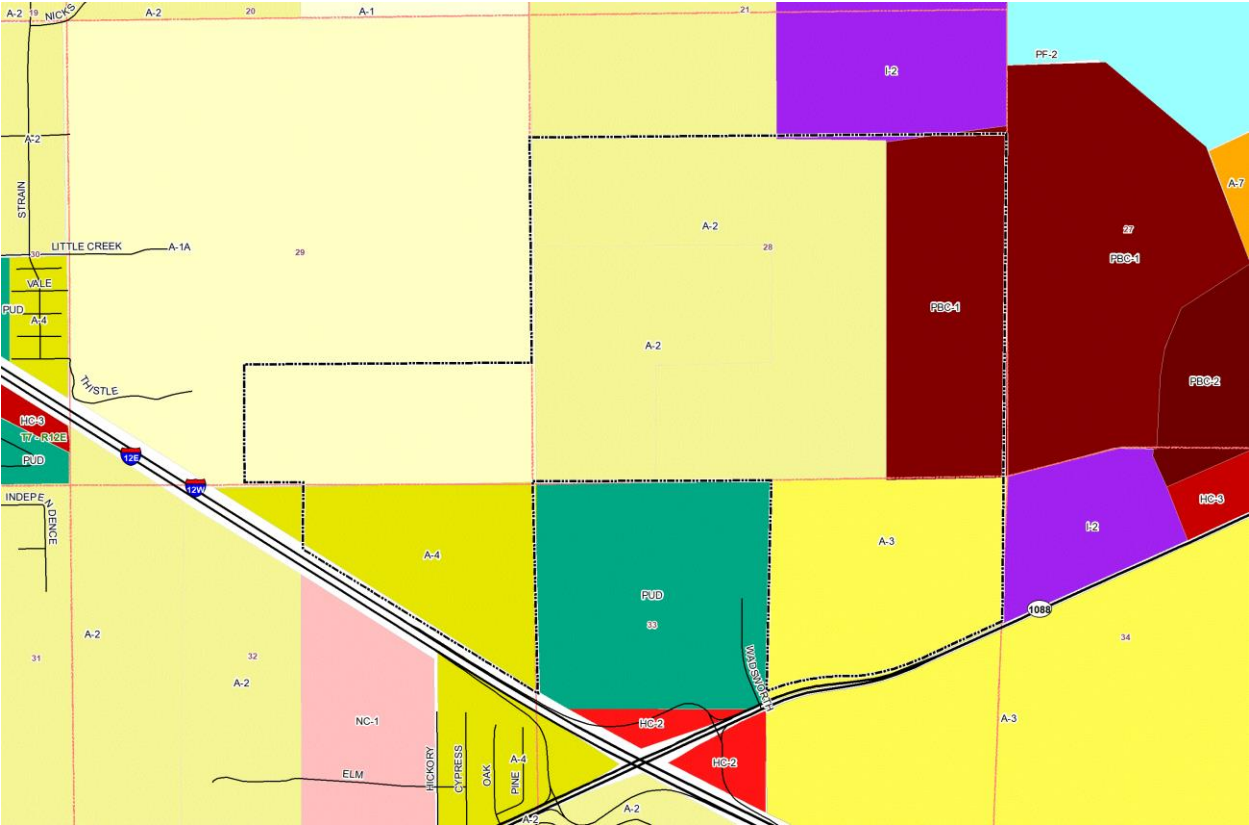
PETITIONER: John Crosby

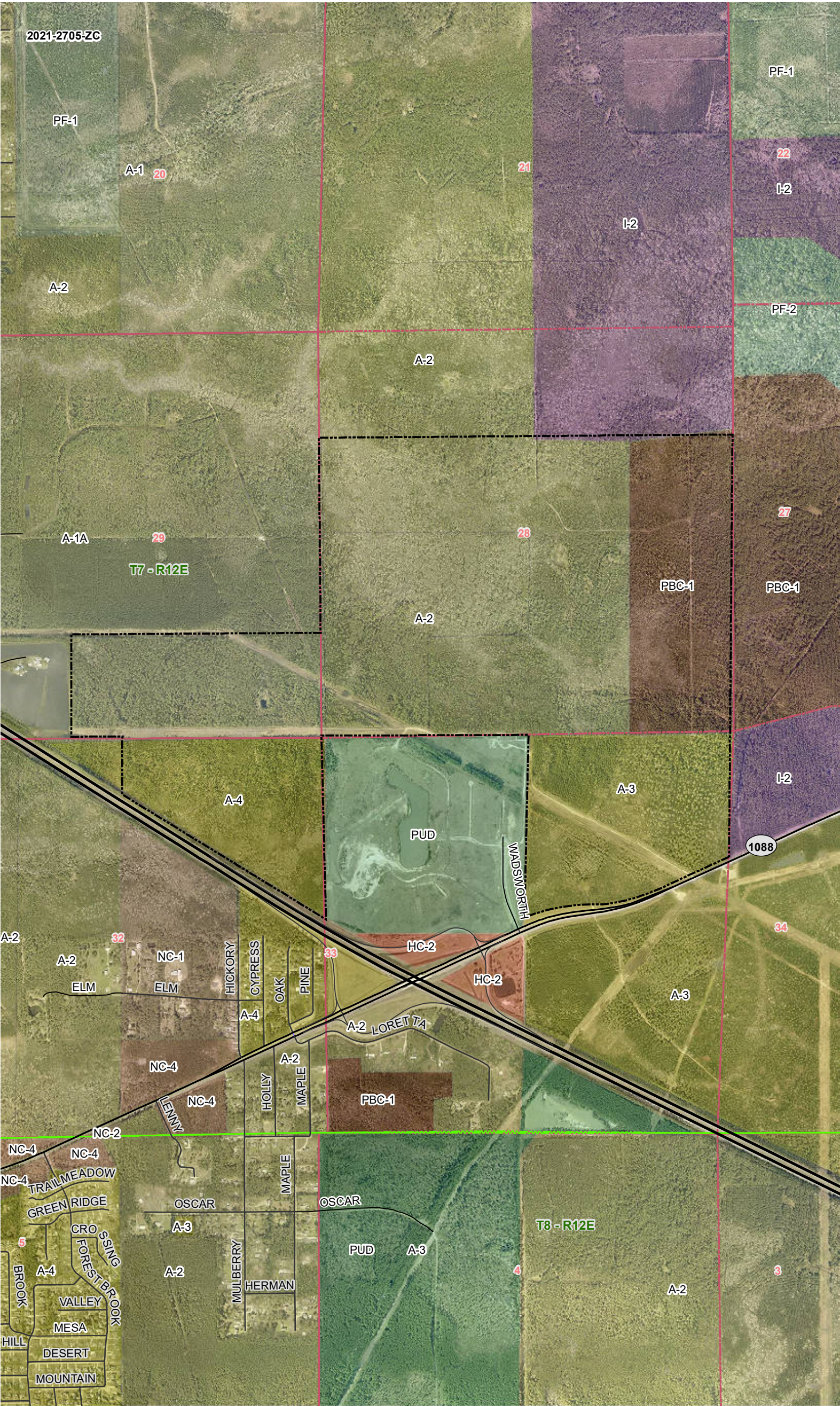
OWNER: Abiquiu Holding Company LLC – Paul Rees; Alamosa Holdings, LLC – Paul Rees; William G Meiners, et. al. – William G. Meiners; McEnery Properties, LLC – Peter Michael McEnery; St Tammany Land Co., LLC – William Rudolf; P&F Lumber Company (2000), LLC – Edward B. Poitevent, II; PF Monroe Properties, LLC – J. Edgar Monroe Foundation, Manager; Markle Interests, LLC – Robin Markle Rockwell, Manager; Crosby Development Company, LLC – John Crosby; Crosby-McEnery Development, LLC – John Crosby

REQUESTED CHANGE: From A-2 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District and PBC-1 Planned Business Campus District TO AML Advanced Manufacturing and Logistics District

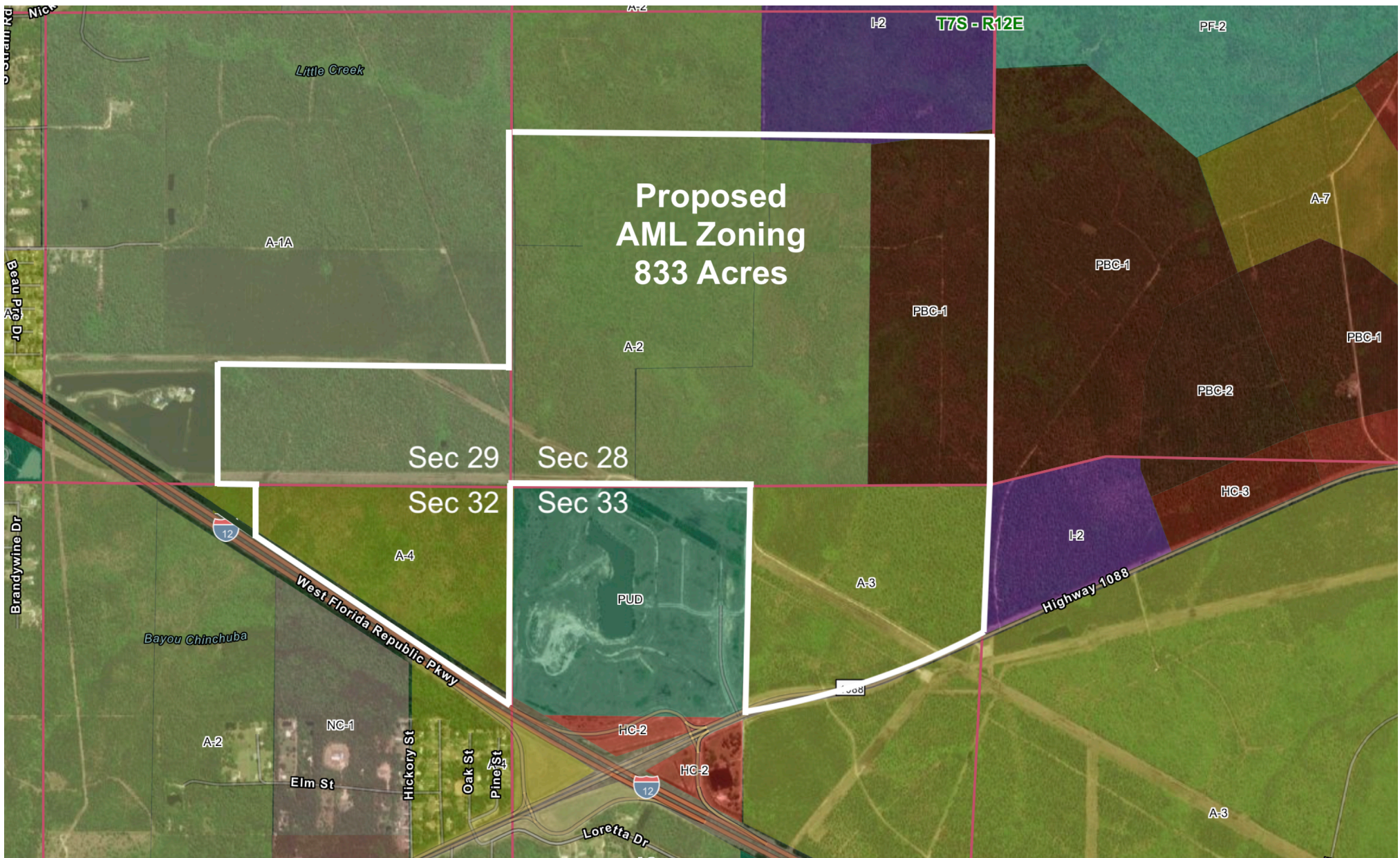
LOCATION: Property located on the northern boundary of Interstate 12 and Louisiana Highway 1088, which flanks the north, east, and western boundaries of the existing Wadsworth Planned Unit Development; Mandeville; S28, S29, S32, and S33, T7S, R12E; Ward 4, Districts 5 & 7

SIZE: 833.45 acres





2022-2705-ZC



GENERAL NOTES

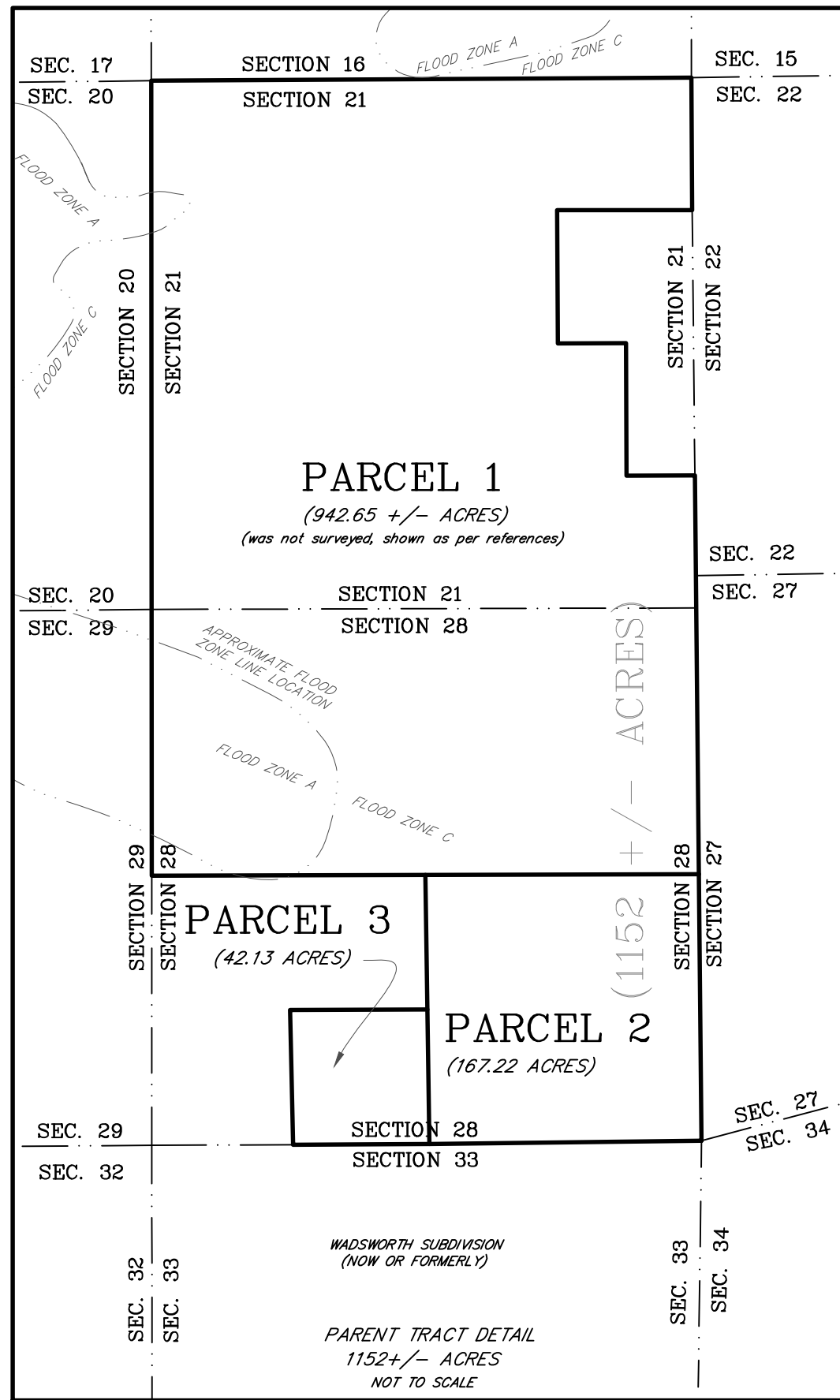
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE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

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0245C & 0275C DATED: 10/17/89 FLOOD ZONES: C & A; BASE FLOOD ELEVATION: N/A.

REFERENCES:

- 1.) A SURVEY BY JOHN S. TEEGARDEN DATED 11/1/04, DRAWING NO. F-5287-2004.
- 2.) A SURVEY OF WADSWORTH SUBDIVISION BY RONALD CLEMENT, MAP FILE 3735 & 3736.
- 3.) A SURVEY BY ERIC RYALS DATED 12/26/86, PROJECT NO. 8610403, MAP FILE EM532.

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



LEGEND

- SEWER MANHOLE, SEWER LINE
- WATER MANHOLE, WATER LINE
- GAS MANHOLE, GAS LINE
- TELE. MANHOLE, TELE. LINE
- DRAIN MANHOLE, DRAIN LINE
- DRAIN INLET, DRAIN LINE
- POWER POLE / OVERHEAD LINES
- ELECTRIC, TELEPHONE, CABLE TV
- ELEC. TOWER / OVERHEAD LINES
- CATCH BASIN
- LIGHT STANDARD
- TRAFFIC LIGHT
- TELE., ELEC., CATV PEDESTAL
- GAS, WATER, ELECTRIC METER
- GAS, WATER VALVE
- SEWER, DRAIN CLEANOUT
- FIRE HYDRANT
- GUY WIRE ANCHOR
- SIGN
- PYLON
- MAILBOX
- TREE
- SHRUB
- FENCE

PARCEL 1
(942.65 +/- ACRES)
(SEE PARENT TRACT DETAIL)

2022-2705-ZC

PARCEL 2
(167.22 ACRES)

PARCEL 3
(42.13 ACRES)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	112.91'	170.00'	38°03'18"	N18°46'05"E	110.85'
C2	82.02'	130.00'	36°09'03"	N17°12'21"E	80.67'
C3	293.22'	70.00'	240°00'00"	S60°52'11"E	121.24'
C4	73.30'	70.00'	60°00'00"	S29°07'49"W	70.00'
C5	126.19'	200.00'	36°09'03"	S17°12'21"W	124.11'
C6	66.50'	100.00'	38°06'07"	S18°44'41"W	65.28'

Line Table		
Line #	Bearing	Length
L1	S89°43'20"W	255.03'
L2	S89°48'28"W	70.00'
L3	N37°48'18"E	420.43'
L4	N0°52'11"W	2158.92'
L5	S0°52'11"E	2037.67'
L6	N37°47'45"E	423.50'

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: 50181120 SQ. FT. OR 1152 ACRES	

CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

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

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvb@jvbassoc.com
Phone: 885-649-0075 Fax: 885-649-0151

A MINOR SUBDIVISION MAP OF 1152+/- ACRES
INTO PARCELS 1, 2 & 3 SITUATED IN
SECTIONS 21 & 28, T-7-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.
MCENERY PROPERTIES, L.L.C.

SCALE: 1" = 300'

DATE: 10/26/21

DRAWN BY: JDL CHECKED BY: DJP

DWG. NO. 20210644

SHEET 1 OF 2

ZONING STAFF REPORT

Date: February 23, 2022
Case No.: 2021-2709-ZC
Posted: February 18, 2022

Meeting Date: March 2, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Lana Houlihan

OWNER: Alan Houlihan and Lana Houlihan

REQUESTED CHANGE: From A-1 Suburban District TO NC-6 Public, Cultural, and Recreational District

LOCATION: Parcel located on the east side of Camp Road, south of US Highway 90; Slidell; S26, T9S, R15E; Ward 8, District 13

SIZE: .1785 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Gravel

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Pearl River	A-1 Suburban District
West	Undeveloped	A-1 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-1 Suburban District TO NC-6 Public, Cultural, and Recreational District. The site is located on the east side of Camp Road, south of US Highway 90; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The purpose of the existing A-1 Suburban District zoning classification is to allow for a single-family residential environment at low density levels. The purpose of the requested NC-6 Public, Cultural, and Recreational District is to provide for the location of public, cultural, and recreational facilities in near proximity to residential areas. A change in zoning would allow for commercial uses adjacent to existing single-family residential uses and the Pearl River.

The reason for the request is to accommodate an existing swamp tour business which, if approved must comply with the following minimum standards:

1. Per Chapter 18 of the Code of Ordinances: Health and Sanitation - Any person or company providing "swamp tours" in the parish shall provide sanitary facilities, including bathrooms and hand washing stations and where possible, diaper changing and handicap facilities, to all persons taking a "swamp tour" in the parish. Said facilities shall be available both before and after water portions of said tours and within a reasonable distance from the point of embarkation and disembarkation, but are not required during the tour itself.
2. The location must also be near or on the waterway that will be used for launching such as in a Marina. This location will be regulated as any other commercial enterprise and will require minimum parking and

landscaping standards. Off street parking shall be screened from view of adjacent residences by a 70 percent living screen or 100 percent non-living screen.

- 3. In residential neighborhoods, no buses greater than 15 passenger occupancy shall be permitted. In all other cases buses greater than 15 passengers shall not be permitted on residential streets.
- 4. It should be noted that the site is .1785 acres and if approved must comply with landscaping, parking, and drainage standards required for all commercial developments. Staff is concerned that the size of the parcel could be a potential hardship and could therefore necessitate future variances to the Unified Development Code’s commercial requirements.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
A-1 Suburban District	1 unit per 5 acres	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment at a low-density level in primarily less populated areas where the character of the area should be preserved at low densities.
NC-6 Public, Cultural, and Recreational District	Not to exceed 50% of the total area of the lot	All uses permitted in the NC-1, NC-2, NC-3, NC-4, and NC-5 Districts; Golf courses and practice ranges; Community Centers; Parks and Playgrounds; Sports or gymnasiums; Athletic fields; Convention and conference centers; Marinas; Recreational vehicle parks	To provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting.

Case No.: 2021-2709-ZC

PETITIONER: Lana Houlihan

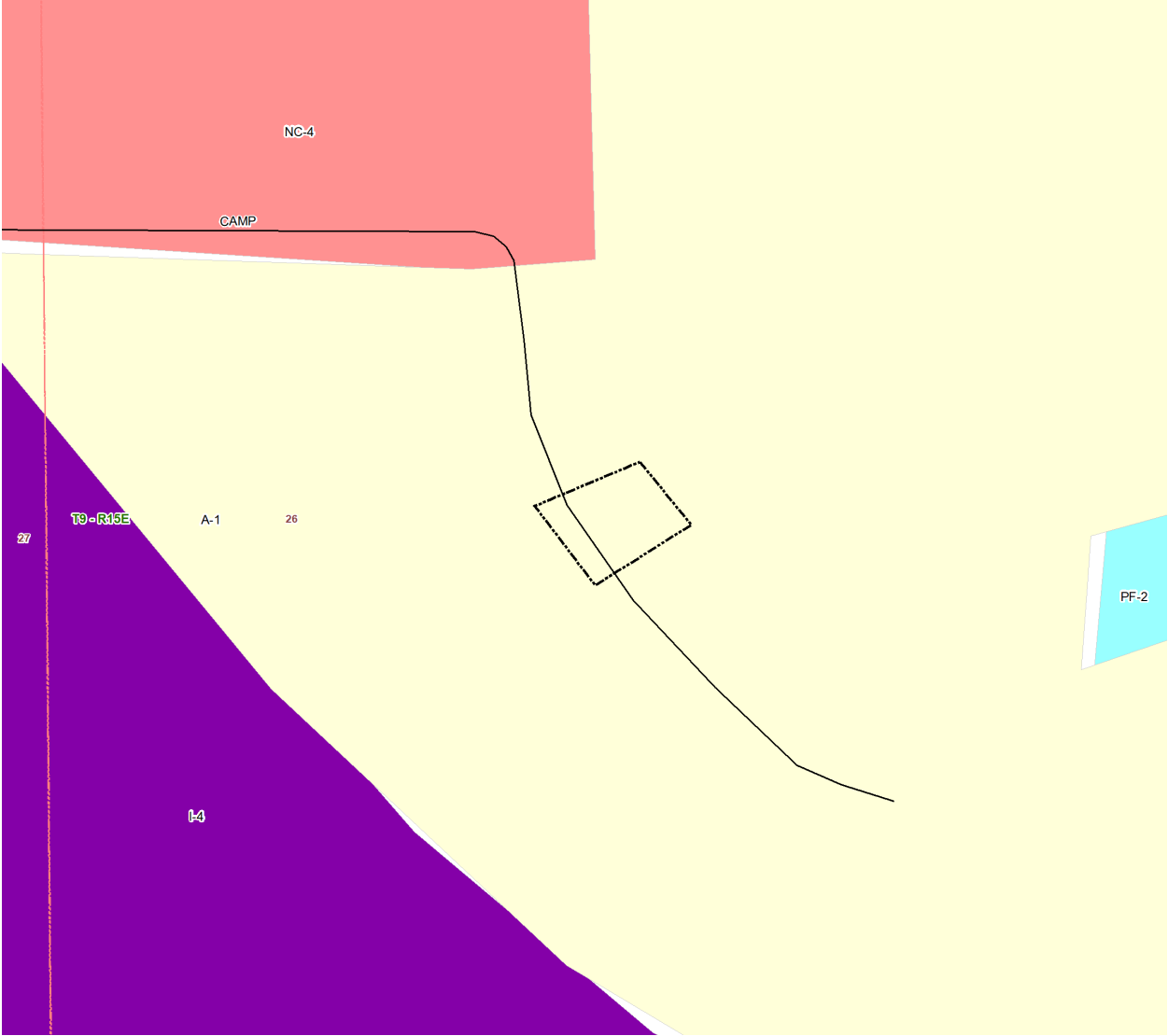
OWNER: Alan Houlihan and Lana Houlihan

REQUESTED CHANGE: From A-1 Suburban District TO NC-6 Public, Cultural, and Recreational District

LOCATION: Parcel located on the east side of Camp Road, south of US Highway 90; Slidell; S26, T9S, R15E;

Ward 8, District 13

SIZE: .1785 acres



2021-2709-ZC

90

PF-2

PF-2

NC-4

CAMP

A-1

T9 - R15E

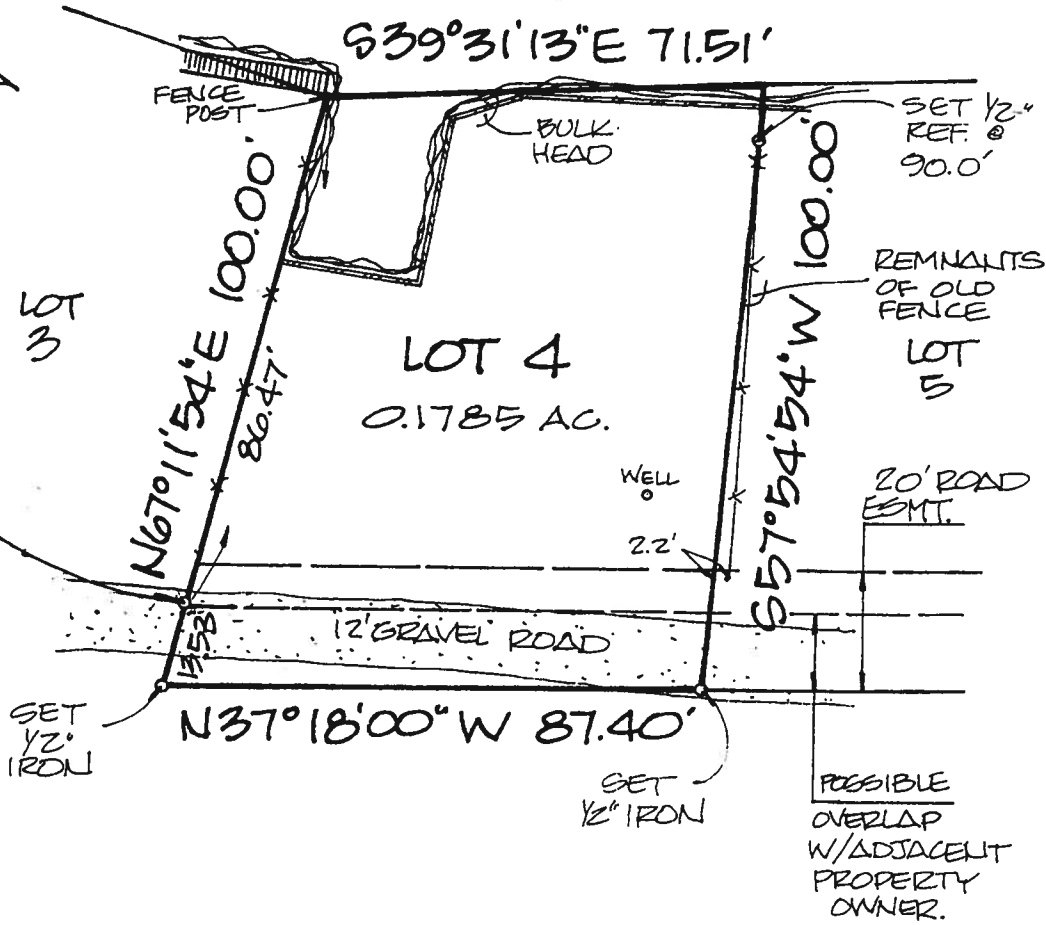
26

I-4

2022-2709-ZC

WEST PEARL RIVER

FROM THE SW CORNER
OF SEC. 26-T9S-R15E GO
N 00 30' E - 1320.0';
N 89 10' E - 465.20';
S 00 50' E - 27.50';
N 89 10' E - 50.70';
S 11 16' E - 248.07';
TO THE P. O. B.



- REF. SURVEYS:
- 1. IVAN M. BORGEN
NO. 20036 DATED 4-2-79.
 - 2. DOUGLAS O. SHEEHAN
DATED 6-15-64.
 - 3. H. C. SANDERS DATED
5-9-75 REV. 7-8-75.

ADDRESS:

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 C SURVEY.
BEARINGS ARE BASED ON RECORD
BEARINGS UNLESS NOTED
OTHERWISE.

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

F.I.R.M. 225205
05190 4.2.91
ZONE A10 B.F.E. 10'
*Verify prior to Construction
with Local Governing Body

SURVEY NO.
1021843
DATE:
6-26-2002

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
985-649-0075 FAX 985-649-0154

DRAWN BY: CAD
SCALE: 1" = 30'

REVISED:

SURVEY MAP OF: LOT 4 • DOUGLAS SHEEHAN SURVEY
LOCATED IN: SECTION 26 • T9S • R15E
NEAR SLIDELL IN
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: LANA M. WIFE OF/AND
ALAN C. HOULIHAN

SURVEYED BY: [Signature]
SEAN M. BURKES
LA. REG. NO. 4785

ZONING STAFF REPORT

Date: February 23, 2022
Case No.: 2021-2710-ZC
Posted: February 18, 2022

Meeting Date: March 2, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Lana Houlihan

OWNER: Alan Houlihan and Lana Houlihan

REQUESTED CHANGE: From A-1 Suburban District TO CBF-1 Community Based Facilities District

LOCATION: Parcel located on the west side of Camp Road, south of US Highway 90; Slidell; S26, T9S, R15E; Ward 8, District 13

SIZE: .489 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Gravel

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
South	Undeveloped	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District TO CBF-1 Community Based Facilities District. The site is located on the west side of Camp Road, south of US Highway 90; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The purpose of the existing A-1 Suburban District zoning classification is to allow for a single-family residential environment at low density levels. The purpose of the requested CBF-1 Community Based Facilities District is to allow for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. A change in zoning would allow for quasi-public uses adjacent to existing single-family residential uses and the Pearl River.

The reason for the request is to accommodate an existing swamp tour business which, if approved must comply with the following minimum standards:

1. Per Chapter 18 of the Code of Ordinances: Health and Sanitation - Any person or company providing "swamp tours" in the parish shall provide sanitary facilities, including bathrooms and hand washing stations and where possible, diaper changing and handicap facilities, to all persons taking a "swamp tour" in the parish. Said facilities shall be available both before and after water portions of said tours and within a reasonable distance from the point of embarkation and disembarkation, but are not required during the tour itself.
2. The location must also be near or on the waterway that will be used for launching such as in a Marina. This location will be regulated as any other commercial enterprise and will require minimum parking and

landscaping standards. Off street parking shall be screened from view of adjacent residences by a 70 percent living screen or 100 percent non-living screen.

- 3. In residential neighborhoods, no buses greater than 15 passenger occupancy shall be permitted. In all other cases buses greater than 15 passengers shall not be permitted on residential streets.
- 4. It should be noted that the site is .489 acres and if approved must comply with landscaping, parking, and drainage standards required for all commercial developments. Staff is concerned that the size of the parcel could be a potential hardship and could therefore necessitate future variances to the Unified Development Code’s commercial requirements.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
A-1 Suburban District	1 unit per 5 acres	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment at a low-density level in primarily less populated areas where the character of the area should be preserved at low densities.
CBF-1 Community Based Facilities District	Not to exceed 50% of the total area of the lot	Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including the sale of alcohol) when accessory to recreational facilities; Churches, temples and synagogues; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions	To provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts.

Case No.: 2021-2710-ZC

PETITIONER: Lana Houlihan

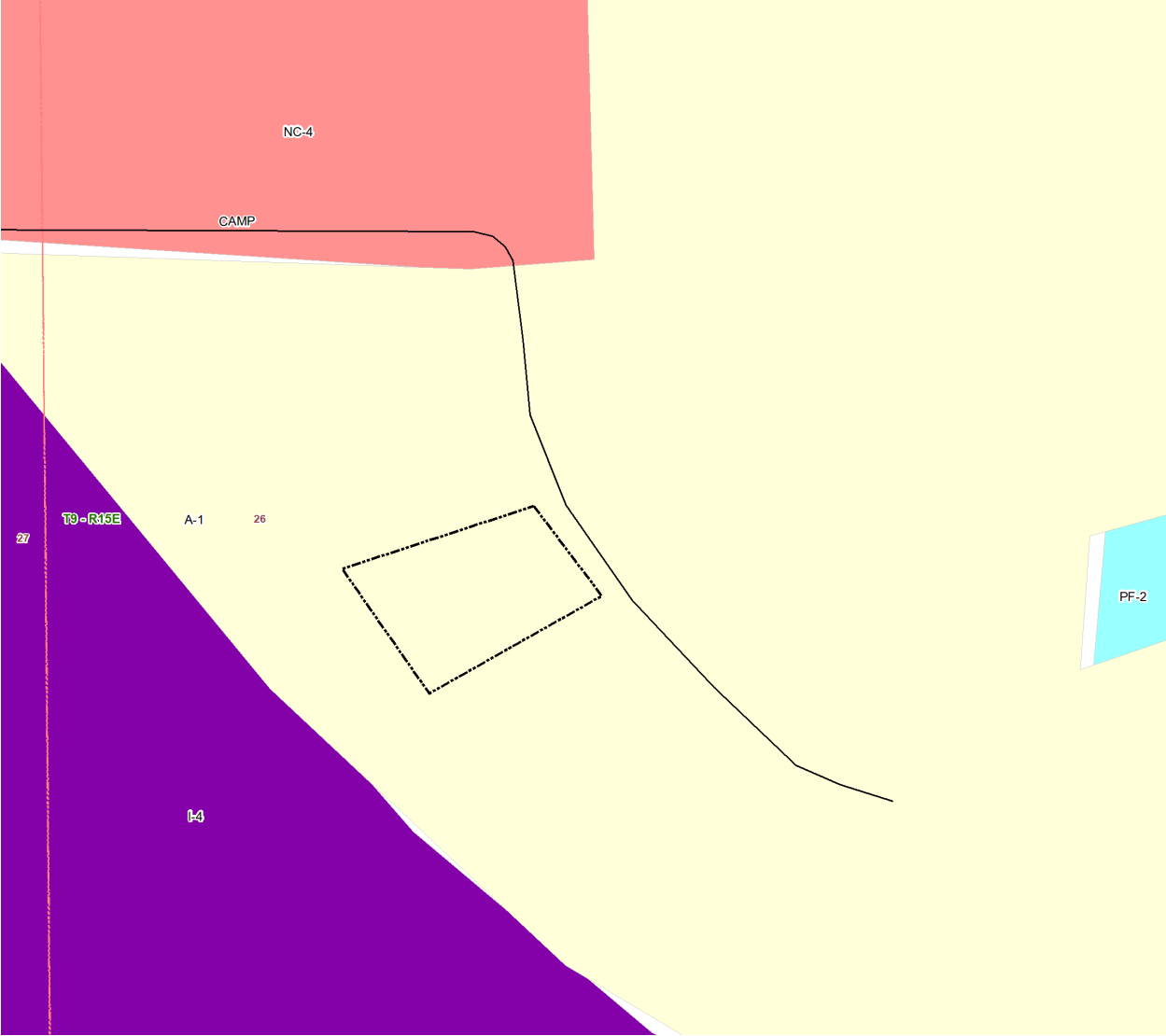
OWNER: Alan Houlihan and Lana Houlihan

REQUESTED CHANGE: From A-1 Suburban District TO CBF-1 Community Based Facilities District

LOCATION: Parcel located on the west side of Camp Road, south of US Highway 90; Slidell; S26, T9S, R15E;

Ward 8, District 13

SIZE: .489 acres



2021-2709-ZC



PF-2

PF-2

NC-4

CAMP

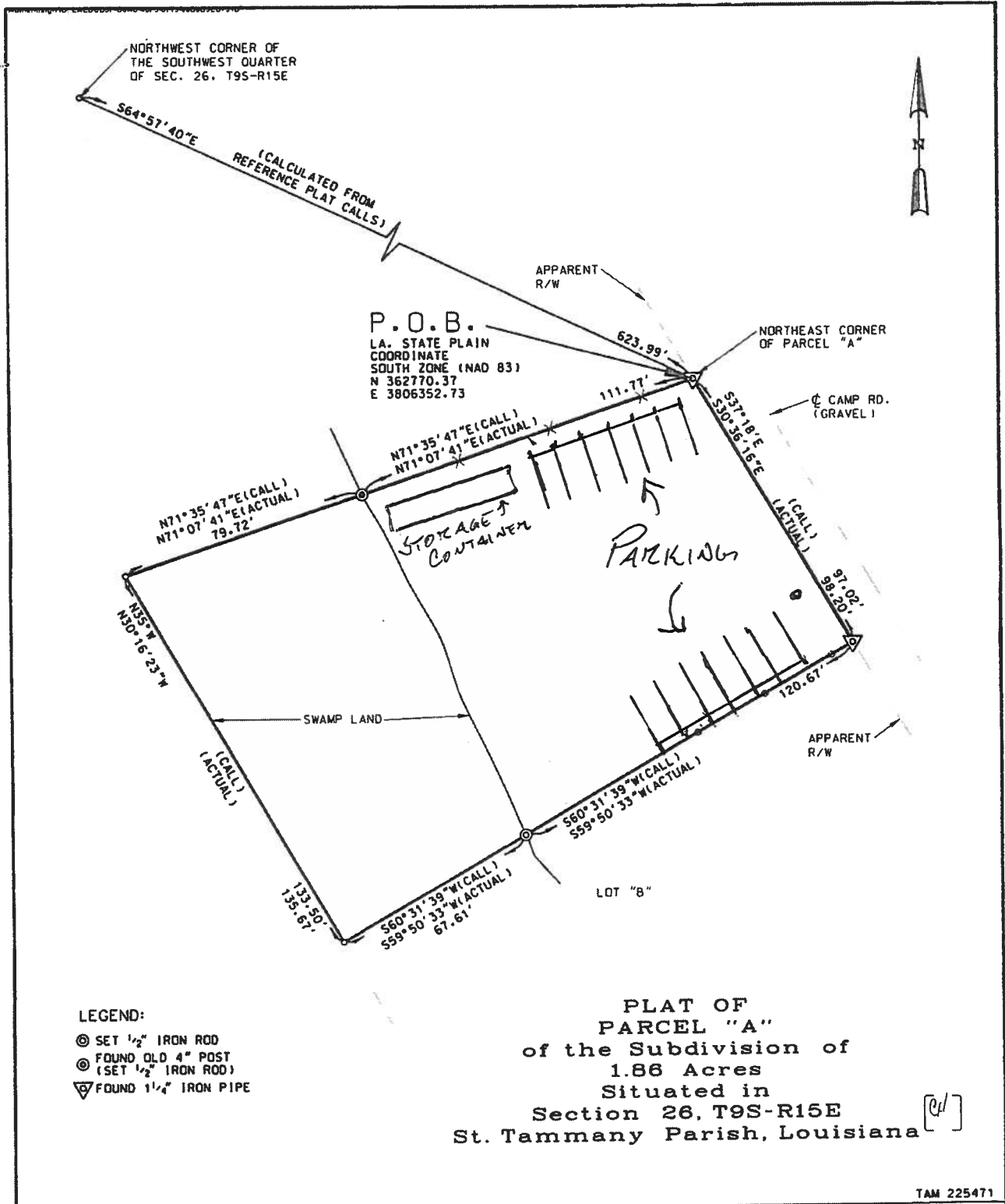
A-1

T9 - R15E 26

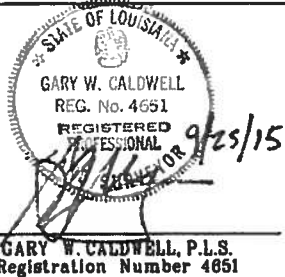
I-4

PARCEL "A"
0.504 AC.
(0.489 AC. CALL)
(MUNICIPAL ADDRESS:
43648 CAMP RD.,
SLIDELL, LOUISIANA)

2022-2710-ZC



NOTES: 1) Bearings based on Louisiana State Plane Coordinate System (South Zone NAD83). 2) Reference plat entitled "Subdivision of 1.86 Acres in Section 26, T9S-R15E, St. Tammany Parish, Louisiana" dated May 6, 1975 by Ivan Borgen, R.L.S. and recorded in C.O.B. 798, Folio 195 in the records of St. Tammany Parish, Louisiana. 3) This survey was prepared from information and/or documents provided to this firm by the client or person requesting the survey. No title search was done by this firm and this firm takes no responsibility for any encumbrances a complete title search may reveal. 4) This survey meets all requirements of a Class "C" survey as required by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors' minimum requirements.



Bryant Hammett
And Assoc., L.L.C.
6885 Highway 84 West
Ferryday, Louisiana 71334
(318)-757-6576

REVISIONS		
NO.	DESCRIPTION	BY.
30' 0 30' SCALE: 1" = 30'		
PREPARED FOR: LA. LAND TRUST		DATE: 9/25/15
SCALE: 1" = 30'	F.B. NO.: 119-T	FILE NO.: 6248

ZONING STAFF REPORT

Date: February 23, 2022
Case No.: 2021-2712-ZC
Posted: February 18, 2022

Meeting Date: March 2, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti

OWNER: Maurmont Properties, LLC – Mark Salvetti

REQUESTED CHANGE: From NC-2 Indoor Retail and Service District and NC-5 Retail and Service District to A-4A Single-Family Residential District and A-6 Multiple Family Residential District

LOCATION: Parcel located southwest corner of East Brewster Road and River Chase Drive; Covington; S47, T7S, R11E; Ward 1, District 1

SIZE: 24.04 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Brewster Road -	Type: Private	Road Surface: 4 Lane Asphalt	Condition: Good
River Chase Drive -	Type: Private	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	PBC – 1 Planned Business Campus
South	Undeveloped and Cleco Right of Way	NC-5 Retail and Service District and River Club PUD Planned Unit Development
East	Residential	NC-5 Retail and Service District and The Preserve at River Chase PUD Planned Unit Development Overlay
West	Undeveloped and Office Use	NC-5 Retail and Service District and HC-2A 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.

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-2 Indoor Retail and Service District and NC-5 Retail and Service District to A-4A Single-Family Residential District and A-6 Multiple Family Residential District. The site is located on the southwest corner of East Brewster Road and River Chase Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single family uses and conservation areas.

The subject site is an undeveloped tract which is part of the River Chase Regional Business Center Overlay and abuts an existing residential subdivision to the east, an office development to the west, and large tracts of undeveloped property to the north and the south. In the greater vicinity, the site is nearby an existing shopping center which includes commercial development at various sizes and intensity, the Christwood Retirement Community, and the Highway 21 corridor.

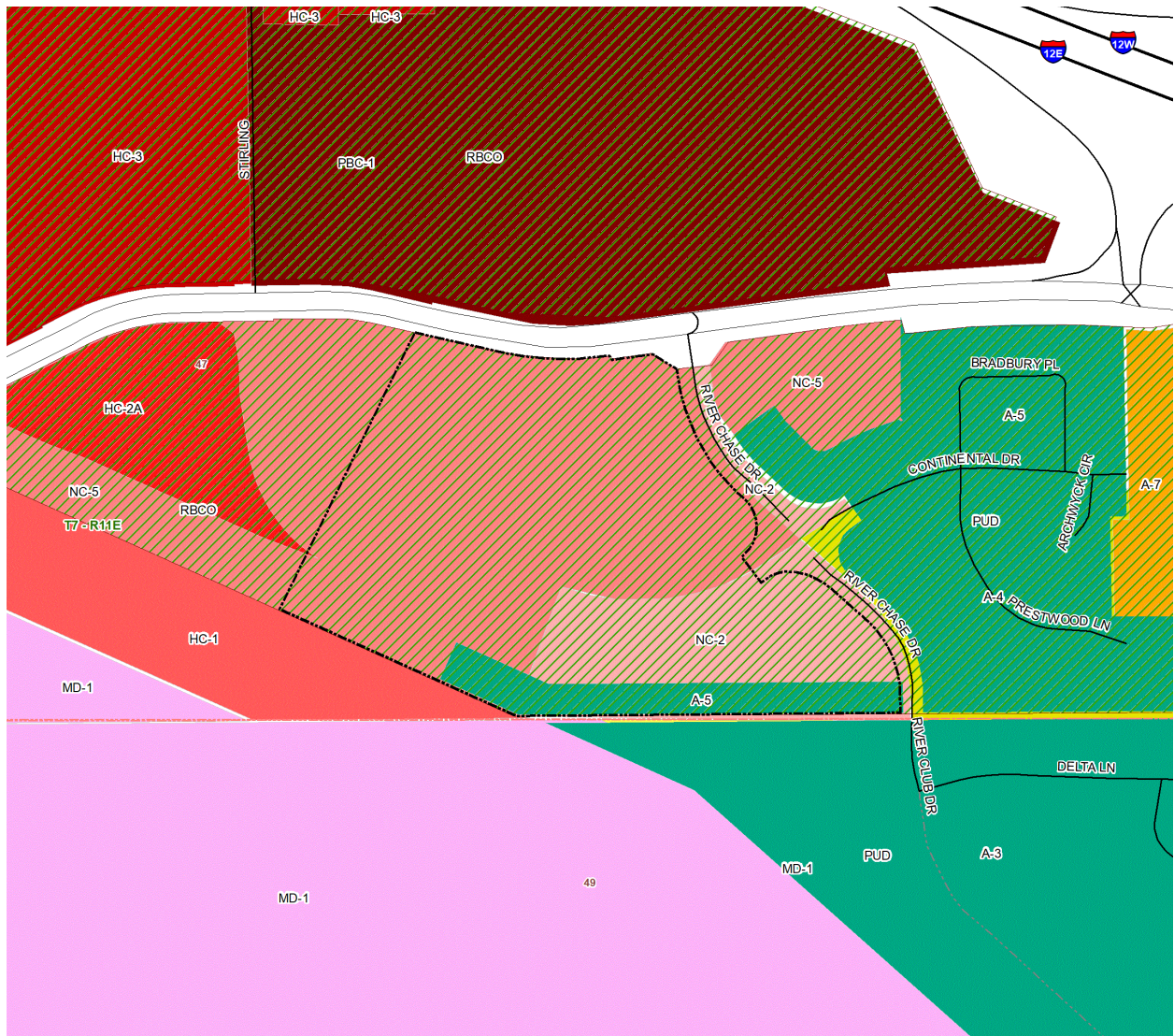
The subject property is currently zoned NC-2 Indoor Retail and Service District and NC-5 Retail and Service District which allow small retail and service uses which are appropriate when located adjacent to residential uses. The

applicant is proposing to rezone 8.45 acres to A-4A which will allow single-family residential uses at a density of 6 units per acre. In addition, the applicant is proposing to rezone 15.59 acres to A-6 which allows multi-family residential uses at a density of 1 unit per 4,000 sq. ft. per acre. A change in zoning will alter the allowable uses on the property from commercial to multi-use residential and allow a maximum gross density of 219 residential units (see table below), which appears compatible with the surrounding area.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
Existing NC-2 Indoor Retail and Service District	N/A	All uses permitted in the NC-1 District; Antique Shops; Art and School Supply Stores; Art Galleries; Bakeries; Barbershops and Beauty Shops; Book or stationary stores; Utility Collection offices; Custom dressmaking and sewing shops; Florists; Delicatessens; Drug stores; Dry cleaning; Garden Supply centers and greenhouses; Gift shops; Hardware stores; Hobby Shops; Ice cream shops; Interior decorating shops; Jewelry stores; Photography shops and studios; Restaurants without lounge; Shoe stores and repair shops; Sporting goods stores; Toy stores; Wearing apparel shops	To provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.
Existing NC-5 Retail and Service District	N/A	All uses permitted in the NC-1, NC-2, NC-3, and NC-4 Districts; Farmers Markets; Restaurants greater than 5,000 square feet; Restaurants with a lounge; Food stores under 3,000 sq. ft.; Dry cleaning, laundries and self-service laundries	To provide for the location of small-scale retail and services near residential neighborhoods to provide products and services to nearby residents.

Requested A-4A Single-Family Residential District	<div>6 units per acre</div> <div>8.45 acres x 6 = 50 allowable units</div>	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide single-family residential dwellings in a setting of moderate urban density.
Requested A-6 Multiple Family Residential District	<div>1 unit: 4,000 sq. ft.</div> <div>15.59 acres/4,000 = 169 allowable units</div>	Multiple-family dwellings; Townhomes and condominiums; Nursing Homes; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is not less than one ace in area;	To provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments.

SIZE: 24.04 acres





2021-2712-ZC

PINNACLE

RBCO

HC-3

HC-3

HC-3

HC-3

HC-3

RBCO

STIRLING

47

PBC-1

HC-2A

T7 - R11E

RBCO

NC-5

NC-5

NC-2

BRADBURY

A-5

CONTINENTAL

PUD

ARCHWAY

A-4

PRESTWOOD

RIVER CHASE

NC-2

HC-1

MD-1

PUD

A-5

DELTA

PUD

MD-1

A-3

RIVER CLUB

MD-1

49

HUMMINGBIRD

BRIAR HOLLOW

PUD

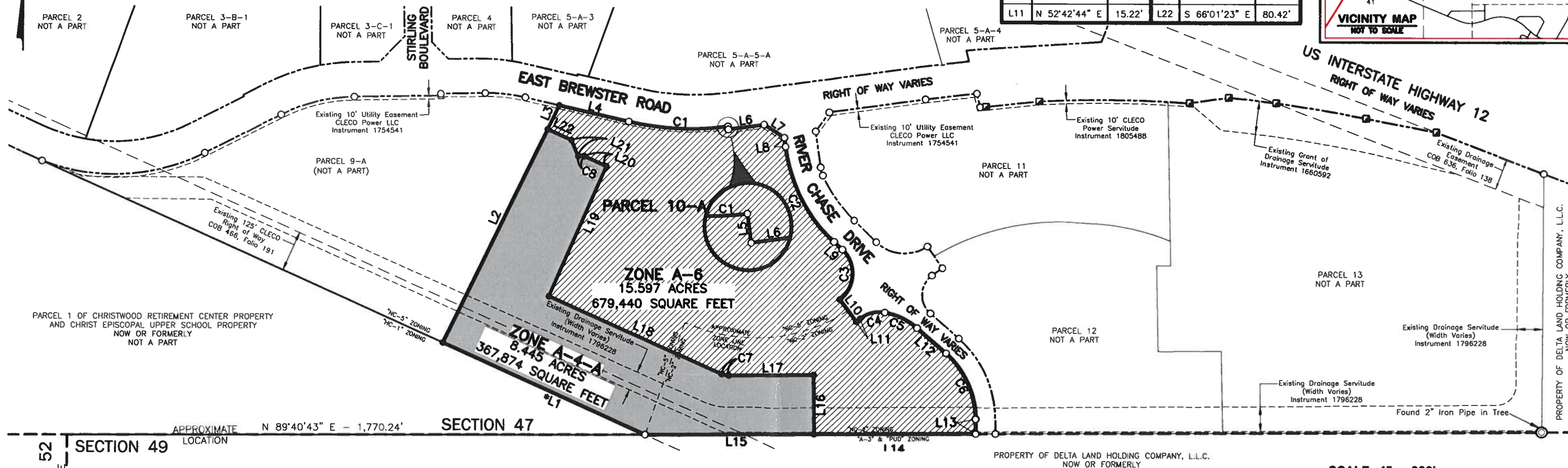
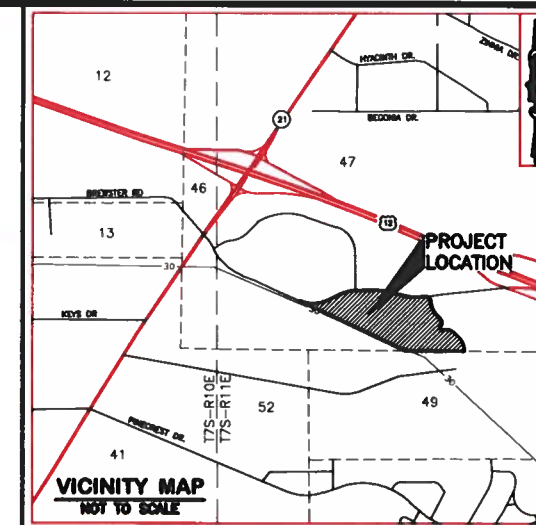
WAX MYRTLE

2022-2712-ZC

EXHIBIT SHOWING REZONING
OF
PARCEL 10-A
OF MAURMONT PROPERTIES, LLC
INTO
ZONE A-4-A & A-6
LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
STIRLING PROPERTIES

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	20°33'16"	850.00'	304.93'	S 87°26'11" E - 303.30'
C2	38°53'41"	490.00'	332.63'	S 27°11'19" E - 326.28'
C3	99°20'53"	100.00'	173.40'	S 3°02'17" W - 152.48'
C4	47°28'24"	100.00'	82.86'	N 76°26'56" E - 80.51'
C5	31°32'08"	200.00'	110.08'	S 64°18'05" E - 108.70'
C6	48°11'05"	270.00'	227.07'	S 24°26'29" E - 220.43'
C7	24°27'41"	50.00'	21.35'	S 78°15'14" E - 21.18'
C8	44°35'57"	25.00'	19.46'	S 88°19'22" E - 18.97'

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 65°48'10" W	680.77'	L12	S 48°32'01" E	115.90'
L2	N 26°05'05" E	726.42'	L13	S 0°20'56" E	45.05'
L3	N 26°05'05" E	81.21'	L14	S 89°40'43" W	492.90'
L4	S 77°09'34" E	219.71'	L15	S 89°40'43" W	520.16'
L5	S 7°42'49" E	9.00'	L16	S 0°29'04" E	180.68'
L6	N 82°17'11" E	110.92'	L17	N 89°30'56" E	264.37'
L7	S 57°34'51" E	74.53'	L18	S 66°01'23" E	580.69'
L8	S 7°44'28" E	27.55'	L19	S 23°58'37" W	435.17'
L9	S 46°38'09" E	34.08'	L20	S 66°01'23" E	75.00'
L10	S 37°17'16" E	85.00'	L21	S 22°46'39" E	52.59'
L11	N 52°42'44" E	15.22'	L22	S 66°01'23" E	80.42'



SCALE: 1" = 300'
SCALE IN FEET



LEGEND

- FOUND 2" IRON PIPE IN TREE
- FOUND 3/4" IRON ROD
- FOUND RIGHT OF WAY MARKER
- 3/4" IRON ROD TO BE SET AFTER PLAT APPROVAL

GENERAL NOTES:

- Reference Maps:
 - A.) Survey for Stirling Mandeville, LLC, property 168.521 Acres, located in Section 47, T7S-R11E, St. Tammany, Louisiana. Prepared By: John E. Bonneau & Associates, Inc. Dated: June 13, 2005
 - B.) Brewster Road Extension, Interstate 12 Interchange, LADOTD plan. Prepared By: John E. Bonneau & Associates, Inc. Dated: August 2008
 - C.) Plat Showing As Built Survey of River Chase Drive located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana for Stirling Properties. Prepared by: Acadia Land Surveying, LLC Dated: April 29, 2014
 - D.) Plat showing minor subdivision of the southerly remainder of Maurmont Property into Parcels 9 thru 13 of Maurmont Properties, LLC, located in Section 47, Township 7 South, Range 11 East, Covington, St. Tammany Parish, Louisiana. Prepared By: Acadia Land Surveying, LLC Dated: July 23, 2015 Date Filed: August 17, 2015 Recorded File Number 5411D
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

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

Michael P. Blanchard, R.L.S., Reg. No. 4861

This exhibit is not valid without the raised or colored seal and signature of the Registered Land Surveyor. This exhibit also does not purport to be a boundary survey and does not meet the most recent Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors.

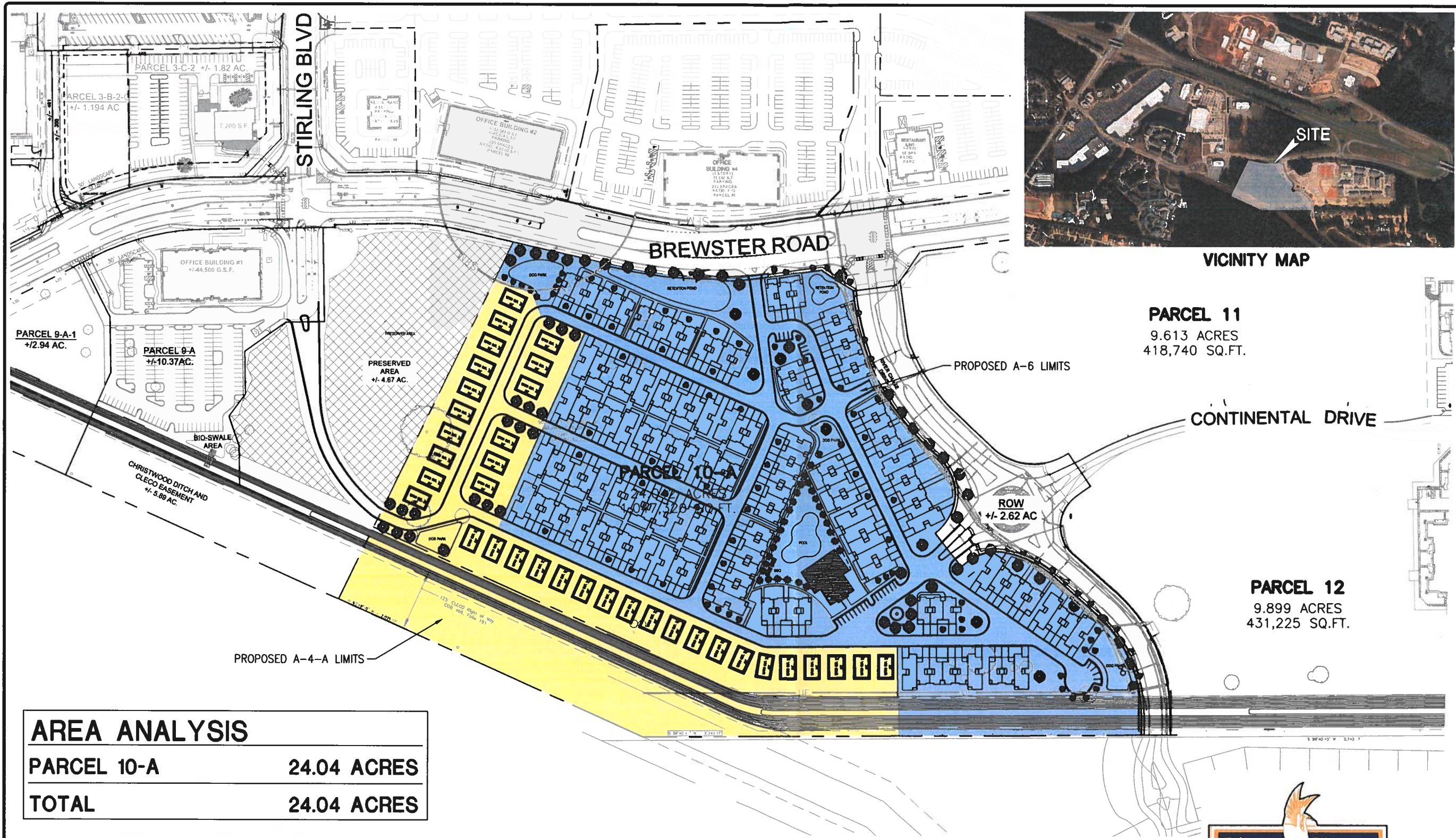
ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: CMH	CHECKED BY: MPB	APPROVED BY: MPB
DATED: JANUARY 6 2016	ALS FILE: 2022/22-01-108/22-108 rezoning exhibit.dwg	



AREA ANALYSIS

PARCEL 10-A	24.04 ACRES
TOTAL	24.04 ACRES

RIVER CHASE RENTAL UNITS ANALYSIS

A-4-A ZONING 35 PROPOSED UNITS ON 8.45 ACRES - 4.1 (4) UNITS PER ACRE

A-6 ZONING 141 PROPOSED UNITS ON 15.59 ACRES - 9.04 (9) UNITS PER ACRE

NOTES:

1. ST. TAMMANY PARISH DEVELOPMENT REGULATIONS FOR A-6 ZONING ALLOWS FOR UP TO 1 UNIT/4,000 SF PROPERTY AREA, WHICH IS EQUIVALENT TO 10.89 (11 UNITS PER ACRE). PROPOSED SITE PLAN COMPLIES WITH ALLOWABLE DENSITY.
2. ST. TAMMANY PARISH DEVELOPMENT REGULATIONS FOR A-4-A ZONING ALLOWS FOR UP TO 6 UNITS/ACRE. PROPOSED SITE PLAN COMPLIES WITH ALLOWABLE DENSITY.

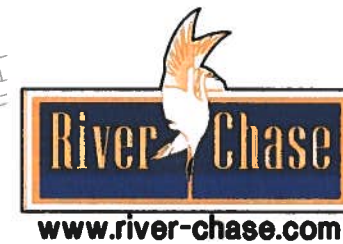


EXHIBIT 2

SCALE IN FEET



**RIVER CHASE RESIDENTIAL DEVELOPMENT
COVINGTON, LOUISIANA
BY STIRLING PROPERTIES
COVINGTON, LOUISIANA**

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



DDG
DUPLANTIS DESIGN GROUP

DRAWN
JJR

**CHECKED
THB**

ISSUE DATE
1-4-2022

PROJECT NO.
20-945

SHEET

EX-2



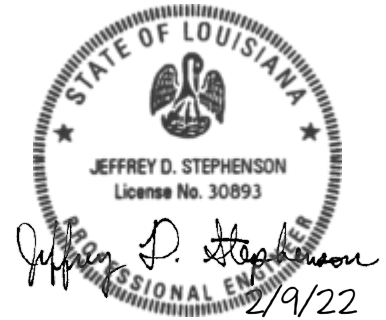
MEMORANDUM

TO: Mark Salvetti
Stirling Properties

FROM: Jeff Stephenson, P.E., PTOE
Jeremy Greer, P.E., PTOE

DATE: February 9, 2022

SUBJECT: Parcel 10-A Rezoning Trip Generation Comparison
River Chase Residential Development – Covington, LA
SA #220009



The purpose of this memorandum is to document the process and results of a trip generation comparison estimate for an approximately 24-acre portion of the River Chase development in Covington, Louisiana. The parcel is in the southwest quadrant of the intersection of Brewster Road and River Chase Drive.

The site plan included in the approved original River Chase (Stirling Center) TIA (dated March 13th, 2009) denoted the area as Parcel #19 (NC-5 Zoning), Parcel #20 (NC-5 Zoning), and Parcel #21 (NC-2 Zoning) and included 30 general office buildings and 1 restaurant. The current site plan depicts the same area as Parcel 10-A (comprised of A-4-A and A-6 zoning) and includes 35 single family detached houses and 141 single family attached houses (duplex dwelling units).

The original TIA trip generation was estimated based on methods outlined in the ITE publication Trip Generation Manual, 7th Edition, the current edition at that time. In 2021, ITE published the Trip Generation Manual, 11th Edition which is the current version. The versions differ not only in trip generation rates but also in the Land Uses available. Trip generation estimates based on both manuals are necessary to fully compare the difference in the former and current land uses.

7th Edition Trip Generation

The approved original River Chase (Stirling Center) TIA (dated March 13th, 2009) denoted the area as Parcel #19 (NC-5 Zoning), Parcel #20 (NC-5 Zoning), and Parcel #21 (NC-2 Zoning). The development trip generation was estimated based on methods outlined in the ITE publication Trip Generation Manual, 7th Edition, which was the current edition at that time. According to the site plan used in the TIA, the specific land uses and development densities within the 24-acre parcel were as follows:

- General Office Building (LU 710) - 213,600 sq. ft.
- High-Turnover Sit-Down Restaurant (LU 932) - 6,602 sq. ft.

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



SAIN
ASSOCIATES

CELEBRATING 50 YEARS

The trip generation estimate based on the original land uses is shown below in **Table 1**.

Table 1: Trip Generation Manual 7th Edition - Trip Generation Estimate – Original TIA Land Uses

Land Use (ITE Code)	Size (sf)	Weekday	AM					PM				
			New		Intercept		Total	New		Intercept		Total
			IN	OUT	IN	OUT		IN	OUT	IN	OUT	
General Office Building (LU 710)	213,600	2,393	303	41	-	-	344	54	264	-	-	318
High-Turnover Sit-Down Restaurant (LU 932)	6,602	839	40	37	-	-	77	25	16	19	12	72
Total		3,232	343	78	-	-	421	79	280	19	12	390

According to the current site plan, the specific land uses and development densities within the 24-acre parcel are as follows:

- Single Family Detached Housing (LU 210) – 35 dwelling units
- Condominium Homes (LU 230) – 141 dwelling units

The trip generation estimate based on the current site plan land uses is shown below in **Table 2**.

Table 2: Trip Generation Manual 7th Edition - Trip Generation Estimate – Current Site Plan Land Uses

Land Use (ITE Code)	Size (dwelling units)	Weekday	AM					PM				
			New		Intercept		Total	New		Intercept		Total
			IN	OUT	IN	OUT		IN	OUT	IN	OUT	
Single Family Detached Housing (LU 210)	35	396	8	25	-	-	33	26	15	-	-	41
Condominium Homes (LU 230)	141	860	12	56	-	-	68	53	26	-	-	79
Total		1,256	20	81	-	-	101	79	41	-	-	120

The currently proposed trip generation estimate was compared with that of the original TIA in 2009 for Parcel 10-A. This comparison is illustrated below in **Table 3** showing the trip generation totals for each scenario and the resultant differences.

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



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Table 3: Trip Generation Manual 7th Edition - Trip Generation Estimate Comparison

Land Use (ITE Code)	Weekday	AM					PM				
		New		Intercept		Total	New		Intercept		Total
		IN	OUT	IN	OUT		IN	OUT	IN	OUT	
Original Trip Generation Totals	3,232	343	78	-	-	421	79	280	19	12	390
Proposed Trip Generation Totals	1,256	20	81	-	-	101	79	41	-	-	120
Difference	-1,976	-323	3	-	-	-320	0	-239	-19	-12	-270

11th Edition Trip Generation

The development trip generation was estimated based on methods outlined in the ITE publication Trip Generation Manual, 11th Edition, the most recent edition. According to the site plan used in the TIA, the specific land uses and development densities within the 24-acre parcel were as follows:

- General Office Building (LU 710) - 213,600 sq. ft.
- High-Turnover Sit-Down Restaurant (LU 932) - 6,602 sq. ft.

The trip generation estimate based on the original land uses is shown below in **Table 4**.

Table 4: Trip Generation Manual 11th Edition - Trip Generation Estimate – Original TIA Land Uses

Land Use (ITE Code)	Size (sf)	Weekday	AM					PM				
			New		Intercept		Total	New		Intercept		Total
			IN	OUT	IN	OUT		IN	OUT	IN	OUT	
General Office Building (LU 710)	213,600	2,246	283	39	-	-	322	53	259	-	-	312
High-Turnover Sit-Down Restaurant (LU 932)	6,602	708	35	28	-	-	63	21	13	16	10	60
Total		2,954	318	67	-	-	385	74	272	16	10	372

According to the current site plan, the specific land uses and development densities within the 24 acre parcel are as follows:

- Single Family Detached Housing (LU 210) – 35 dwelling units
- Single Family Attached Housing (LU 215) – 141 dwelling units

The trip generation estimate based on the current site plan land uses is shown below in **Table 5**.

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



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CELEBRATING 50 YEARS

Table 5: Trip Generation Manual 11th Edition - Trip Generation Estimate – Current Site Plan Land Uses

Land Use (ITE Code)	Size (dwelling units)	Weekday	AM					PM				
			New		Intercept		Total	New		Intercept		Total
			IN	OUT	IN	OUT		IN	OUT	IN	OUT	
Single Family Detached Housing (LU 210)	35	384	7	21	-	-	28	23	14	-	-	37
Single Family Attached Housing (LU 215)	141	1,024	21	47	-	-	68	46	35	-	-	81
Total		1,408	28	68	-	-	96	69	49	-	-	118

The currently proposed trip generation estimate was compared with that of the original TIA in 2009 for Parcel 10-A. This comparison is illustrated below in **Table 6** showing the trip generation totals for each scenario and the resultant differences.

Table 6: Trip Generation Manual 11th Edition - Trip Generation Estimate Comparison

Land Use (ITE Code)	Weekday	AM					PM				
		New		Intercept		Total	New		Intercept		Total
		IN	OUT	IN	OUT		IN	OUT	IN	OUT	
Original Trip Generation Totals	2,954	318	67	-	-	385	74	272	16	10	372
Proposed Trip Generation Totals	1,408	28	68	-	-	96	69	49	-	-	118
Difference	-1,546	-290	1	-	-	-289	-5	-223	-16	-10	-254

Conclusions

The results of the comparison of trip generation estimates (both 7th Edition and 11th Edition) for the original TIA site plan and the current site plan indicate that significantly less development trips associated with the 24-acre parcel are expected based on the current site plan consisting of residential land uses.

ZONING STAFF REPORT

Date: February 23, 2022
Case No.: 2021-2713-ZC
Posted: February 16, 2022

Meeting Date: March 2, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Kyle Associates, LLC - Franklin Kyle

OWNER: Decatur Enterprises, LLC - R. Vaughn Cimini

REQUESTED CHANGE: From A-1 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the east and west side of Pruden Road, north of Highway 190; Covington; S25, T6S, R10E; Ward 3, District 3

SIZE: 70.85 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

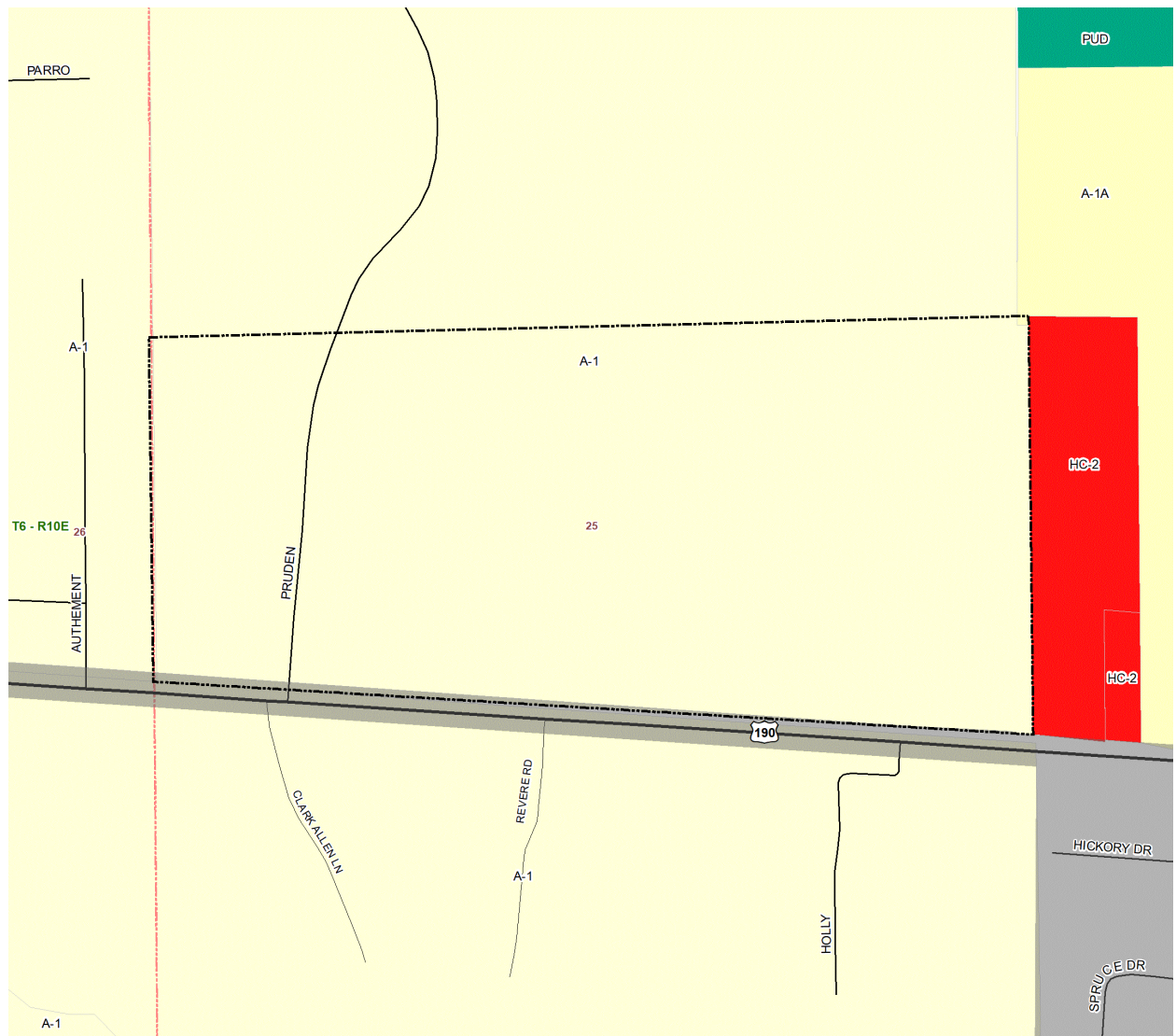
STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District TO HC-2 Highway Commercial District. The site is located on the east and west side of Pruden Road, north of Highway 190; Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single family uses and conservation areas.

The subject property is currently undeveloped and is adjacent to existing residential uses to the north, west, and south, and existing commercial and office uses to the east. In the greater vicinity, there are several development sites along the northern side of Highway 190 that have been rezoned to HC-2 Highway Commercial District and are now developed with commercial uses. A change in zoning will allow moderately scaled retail, office, and service uses where low-density residential uses are currently permitted.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
A-1 Suburban District	<div>1 unit per 5 acres</div> <div>70.85 acres/5 = 14 units</div>	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment at a low-density level in primarily less populated areas where the character of the area should be preserved at low densities.
HC-2 Highway Commercial District	Not to exceed 50% of the total area of the lot	All uses permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, NC-6, and HC-1 Districts; Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor Stores; Offices over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions; Vet clinics; Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards accessory to mini-warehouses; Lodging (100 rooms or less including apartments, hotels and motels); Automotive repair and service facilities; Automotive Sales; Outdoor retail sales and storage yards; Portable storage containers for storage; Outdoor display of pre-assembled building and playground equipment	To provide for the location of moderately scaled, intense retail, office, and service uses, generally located along major collectors and arterials designed to provide services to a portion of the Parish.

SIZE: 70.85 acres

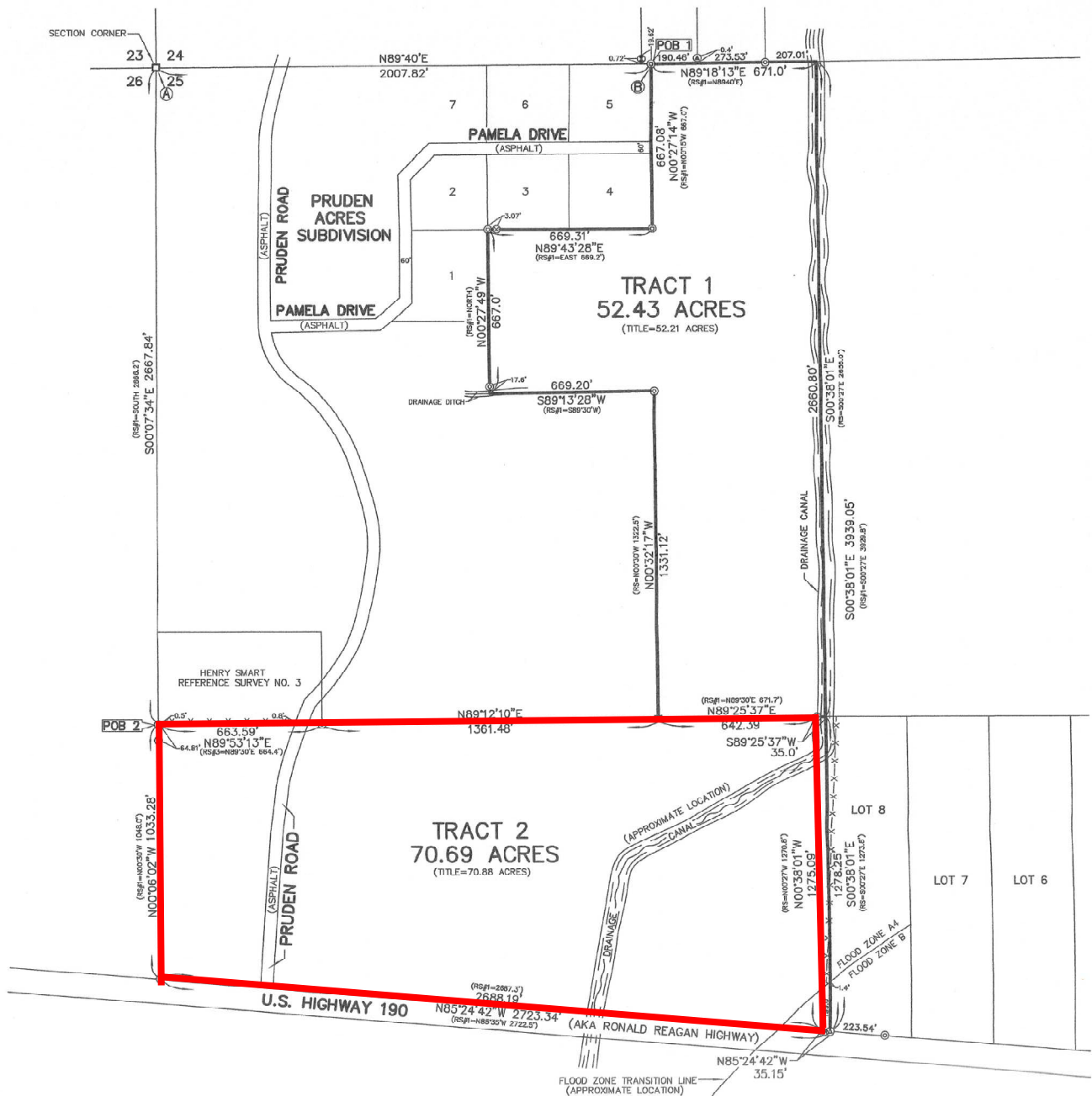




2022-2713-ZC

Subject Property

REFERENCE BEARING:
From Concrete Monument (A)
to Iron Pipe (B)
N89°40'E
(per Reference Survey)



LEGEND

- = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊙ = 1-1/4" IRON PIPE FOUND
- ⊙ = 4" IRON PIPE FOUND
- ⊙ = 1" IRON PIPE FOUND
- ⊙ = PVC PIPE FOUND
- ⊙ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY
- X- = FENCE

REFERENCE SURVEYS:

- Survey for John J. Matassa by Robert A. Berlin, Surveyor, dated May 31, 1961.
- Survey for Pruden Acres Subdivision by Jeron R. Fitzmorris, Surveyor, dated Oct. 2, 1974, Map File No. 1729.
- Survey for Sharon & Henry Smart by Russell L. Mistic, Surveyor, dated July 12, 2007, Map File No. 4506C.

NOTES:

- This property is located in Flood Zones A4 & B, per F.E.M.A. Map No. 225205 0125 C and Map No. 225205 0210 C, both dated Oct. 17, 1989.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

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

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

JOHN G. CUMMINGS, P.L.S.



John G. Cummings & Associates

PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: DECATUR ENTERPRISES, L.L.C.

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 300' DATE: 02/09/2022 JOB NO. 22022 REVISED:

ZONING STAFF REPORT

Date: February 23, 2022
Case No.: ZC13-08-063
Posted: February 16, 2022

Meeting Date: March 2, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: Stirling Properties
REQUESTED CHANGE: Major Amendment to the River Chase Regional Business Center Overlay
LOCATION: Parcel located on the east and west sides of E Brewster Road, south of Interstate 12, Covington; S41, S46, and S47, T7S, R10E and R11E Ward 1, District 1
SIZE: 192.786 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Highway 21 -	Type: State	Road Surface: 5 Lane Asphalt	Condition: Good
Stirling Boulevard -	Type: Parish	Road Surface: 3 Lane Asphalt	Condition: Good
Brewster Road -	Type: Parish	Road Surface: 4 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Interstate 12	N/A
South	Undeveloped, Commercial, and Residential	
East	Undeveloped and Commercial	
West	Commercial	

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

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

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:

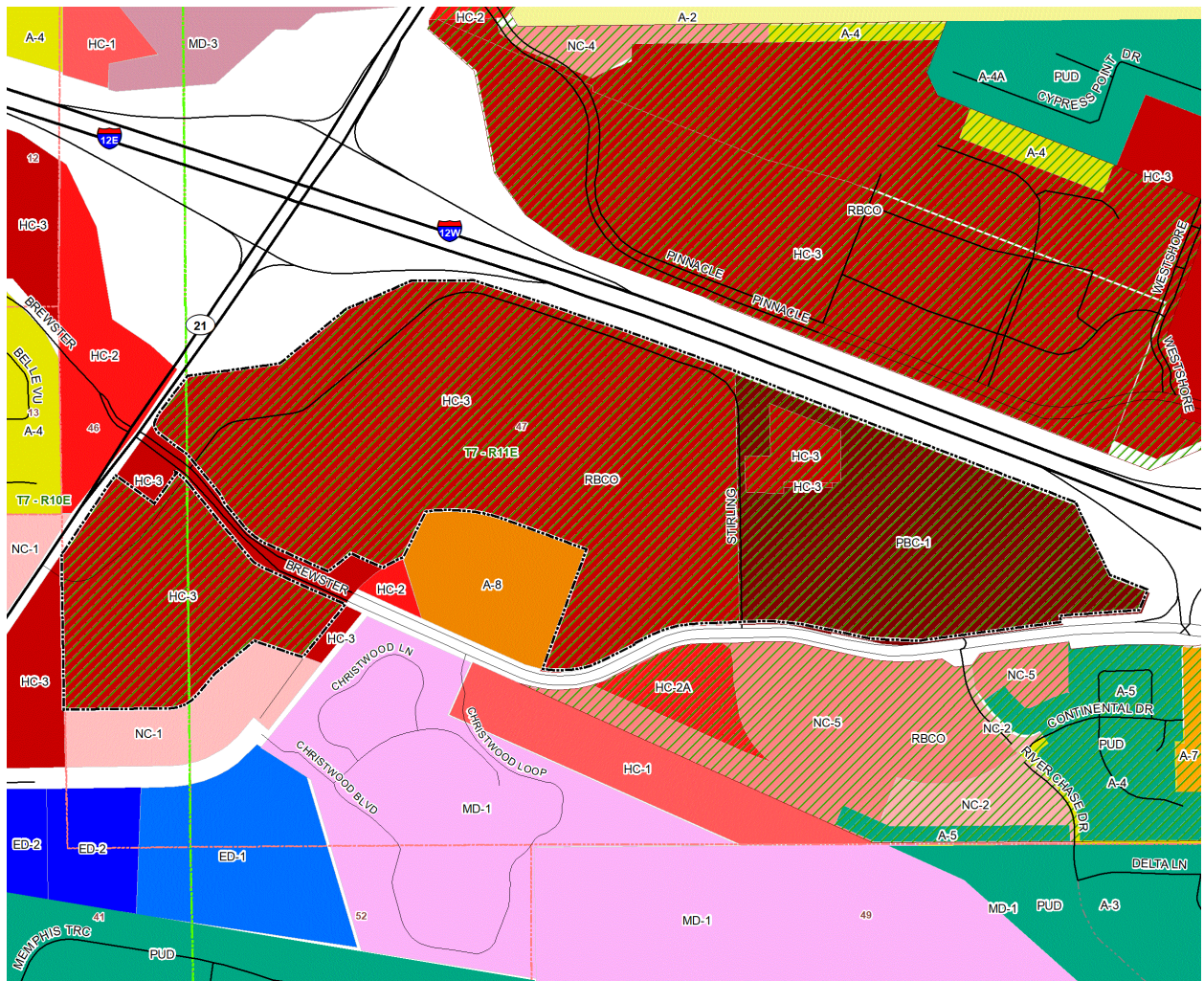
The petitioner is requesting a Major Amendment to the River Chase RBCO Regional Business Center Overlay. The site is located on the east and west sides of East Brewster Road, south of Interstate 12, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single family residential, commercial, and conservation uses.

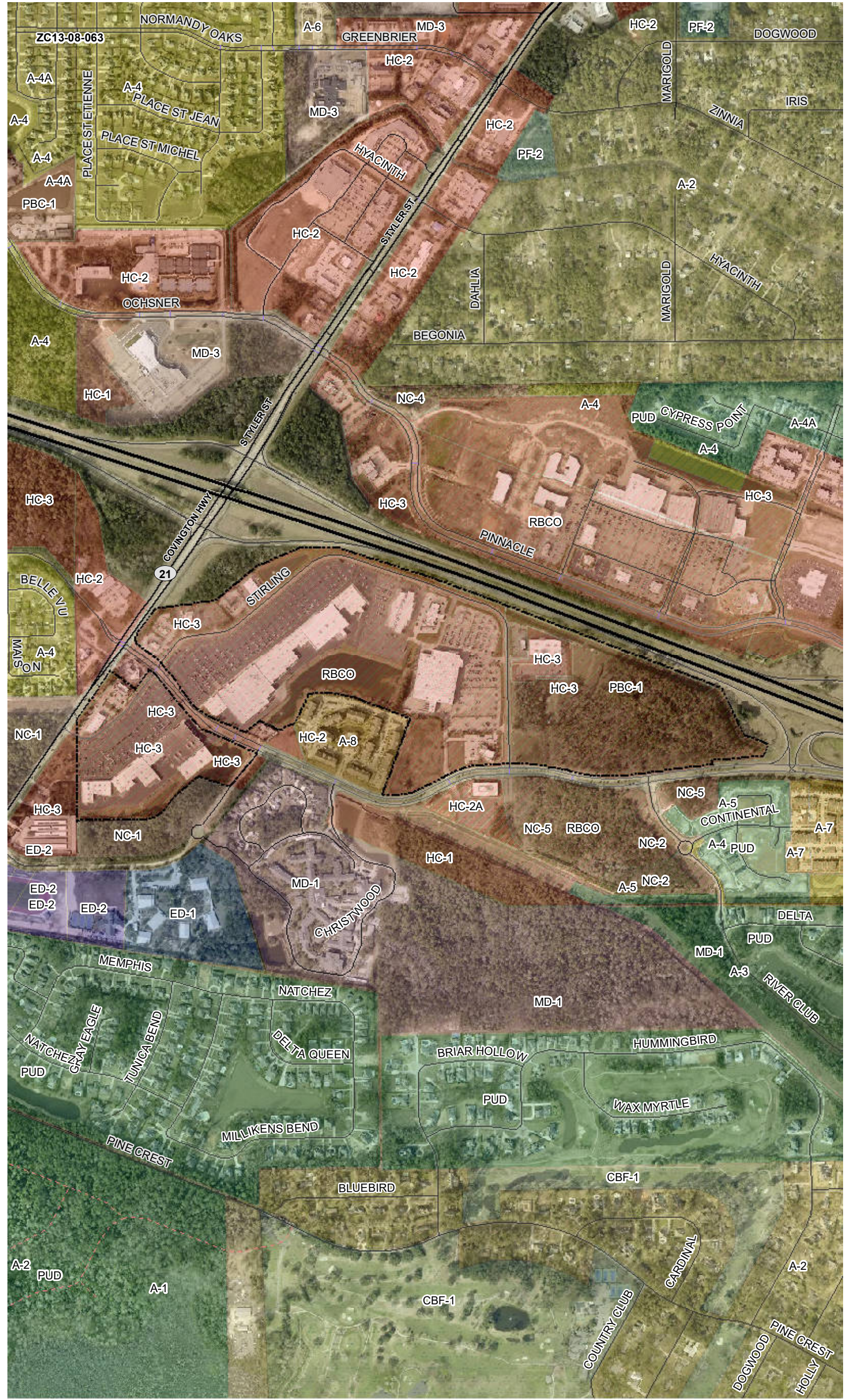
The purpose of the Regional Business Center Overlay is to provide for coordinated flexible design standards for planned commercial or office developments. RBCO development sites are required to submit and abide by individualized architectural and design guidelines which are imposed upon the development of the site including building site and design guidelines, landscaping guidelines, parking, signage, and lighting guidelines etc.

The current request is to revise the existing River Chase “Architectural Guidelines”, “Landscape Guidelines”, “Signage”, and “Miscellaneous Guidelines”. Staff has no objection to the requested changes which are as follows:

River Chase Regional Business Center Overlay Design Standards: Major Amendment Changes		
	Section	Requested Change
Architectural Guidelines	(g)(iii)	Revise the height limitation on the “Remaining Part of Tract II” to <u>35 ft. max.</u>
	(h)	Add the following language to allow for a “Drive up Pick up” area for the existing Target development: Drive-up Pickup Areas: Drive Up Pickup Areas to be defined as pre-purchased item pickup for commercial establishments. Parking spaces used to create pickup areas are 1.5 standard parking spaces to create 1 new pickup parking space. i. Signage and wayfinding allowable in non-illuminated and illuminated signage. Above Canopy Mounted signs are allowed, 1sf per of length of open canopy, outline of letters to be basis of area calculation. (see attached example from Target signage package for reference) ii. Wayfinding signage for the purpose of drive-in pick up areas may be installed in parking stalls, ends of parking rows and placed on covered canopies
	(i)	Add requirement for setbacks between Multi-Family Residential and Retail to be maximum of 20’
Landscape Guidelines	(l)	Add the following: No more than twelve (12) parking spaces shall be permitted in a continuous row without being interrupted or terminated by a landscaped island or median of not less than six (6) feet in width (exclusive of curbs) and not less than the length of the parking space. In the event an existing tree is to be saved within the parking it will be allowed to exceed 12 spaces in order for tree preservation.
	(M)	Add the following: Plants chosen for their sustainability and drought resistance is encouraged.
	(O)	Add the following: Landscape lighting used outdoors shall not be visible from street level view (driver perspective).
	(P)	Add the following: Any retention/detention ponds shall be designed as a visual amenity to the area in which it is situated. A strip of land, a minimum of five (5) feet in width, shall surround the retention/detention pond on the front, rear and all sides, which strip shall be at grade level and shall not be excavated or made a part of the slope of the retention/detention pond. This strip of land shall contain the required landscaping for the area in which the retention/detention pond is located, or as potential Tree Mitigation area for development.
	(U)	Add the following: Site Fill: If Site fill requirements and placement of building require fill in close proximity to buffer trees, those trees may be removed. Tree Mitigation areas may be used for replacement of trees in species approved by Developer.
	(V)	Add the following: Shared Drives at Property Lines: In areas where a shared driveway is servicing two parcels the buffer between parcels will be reduced by that length of driveway, and a shared driveway will be considered a buffer between parcels.
	(W)	Add the following: Tree Mitigation Areas are established within the RBCO to be utilized at Owner/Developer’s discretion where necessary.
	(X)	Add the following: Buffer areas defined as 10’ on each side of property line may be cleared of trees that constrain site development, building placement, drainage or functionality of site. Protected tree species removed from buffer areas larger than 6” diameter may be replaced in buffers either on site or in Tree Mitigation areas within the RBCO defined areas when there is no room on site.
	(Y)	Add the following: When required by landscape code total number of trees required to be planted in buffers and/or shared property lines may be planted in grouped areas on site or within the Tree Mitigation area. The purpose of this is to allow flexibility of planting on a particular site.
	(Z)	Add the following: Green Space: Flexibility of depth of street planning areas will allow the required depth of the street planning area to be adjusted so the depth of the street planting area may be reduced to a minimum of 10’, up to a maximum of 20% of the length of the street planting area, provided that a depth greater than the required depth is added to other areas of the street planting area to maintain the overall required street planting area. Side setback and planting between parcels may be reduced to 5’ but not on main roadways.
Signage Guidelines	(E)(e)	Add the following: Single Tenant Building and Monument Sign shall have 20sf allowable per side.
	(A)(d)(iii)	Add the following: No Fence-on-Fence placement is allowed at any time. For privacy a “living fence” will be allowed with prior approval of Architectural Review of Development.

SIZE: 192.786 acres





RIVER CHASE **ARCHITECTURAL GUIDELINES**

RETAIL

BUILDING SITE GUIDELINES:

a. **Temporary Buildings.**

No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be built, used or maintained on any Lot within River Chase at any time other than during the construction period of buildings and other permanent structures on the respective Lots within River Chase.

b. **Building Materials and Colors.**

- i. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment and/or existing structures.
- ii. Mirrored glass is prohibited. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the ARB. Where necessary, smoked or tinted glass is preferred.

c. **Roofs and Mechanical Systems.**

Roof top equipment which is or potentially could be visually offensive to a taller neighboring structure shall be either fully enclosed, painted to match roofing aggregate, the color palette of the primary structure, or similarly treated in a manner acceptable to the ARB. No Roof top equipment shall be visible from public streets or adjacent structures of equal or lesser height must be similarly treated.

d. **Building Wall Footings.**

Building wall footings shall not encroach from one Tract onto another Tract. The design and construction shall be of high quality.

e. **Setbacks.**

Except for the more restrictive requirements set forth below, all buildings or other permanent structures shall be constructed, placed and maintained in conformity with the applicable requirements set forth in the UDC, as it relates to Public ROW however no setback will be required along adjoining property boundaries to encourage cross access and ease of pedestrian flow between internal lots.

f. **Exception to Setback Restrictions.** The following improvements are expressly excluded from these setback restrictions:

- i. Surface parking areas exclusive of parking structures.
- ii. Steps, walks, and driveway access to the site.
- iii. Landscaping, including berms, irrigation and accent lighting.
- iv. Planters not exceeding 4' in height or within motorist sight lines at intersections or entries.
- v. Project identification graphics.

- g. Height Limitations. All height limitations shall be as set forth below:
 - i. On the Retail Area I: - Thirty-two (32) feet provided that a Building having greater than fifty thousand (50,000) square feet of gross leasable area may have an architectural entry feature not to exceed a height of thirty-six (36) feet not to exceed thirty (30) percent of the total frontage of such Building, Outparcel Buildings shall not exceed twenty-six (26) feet provided that a Building may have any architectural entry feature not to exceed thirty (30) feet.
 - ii. On the Target Tract (Retail Area II): - Fifty (50) feet
 - iii. On the Remaining Portion of Retail Area II: - Thirty-Five Feet (35')
 - iv. On the Retail Area III: - Forty (40) feet.
- h. Drive-Up Pickup Areas: Drive Up Pickup Areas to be defined as pre-purchased item pickup for commercial establishments. Parking spaces used to create pickup areas are 1.5 standard parking spaces to create 1 new pickup parking space.
 - i. Signage and wayfinding allowable in non-illuminated and illuminated signage. Above Canopy Mounted signs are allowed, 1sf per of length of open canopy, outline of letters to be basis of area calculation. (see attached example from Target signage package for reference)
 - ii. Wayfinding signage for the purpose of drive-in pick up areas may be installed in parking stalls, ends of parking rows and placed on covered canopies.
- i. Setbacks between Multi-Family Residential and Retail to be maximum of 20'

RIVER CHASE ARCHITECTURAL GUIDELINES

OFFICE

BUILDING SITE GUIDELINES:

a. **Temporary Buildings.**

No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be built, used or maintained on any Lot within River Chase at any time other than during the construction period of buildings and other permanent structures on the respective Lots within River Chase.

b. **Building Materials and Colors.**

1. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment and/or existing structures.
2. Mirrored glass is prohibited. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the ARB. Where necessary, smoked or tinted glass is preferred.

c. **Roofs and Mechanical Systems.**

Roof top equipment which is or potentially could be visually offensive to a taller neighboring structure shall be either fully enclosed, painted to match roofing aggregate, the color palette of the primary structure, or similarly treated in a manner acceptable to the ARB. No Roof top equipment shall be visible from public streets or adjacent structures of equal or lesser height must be similarly treated.

d. **Small Scale Low-Rise.**

- i. No building shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
- ii. Roofs may be flat or pitched. Pitched roof shall be standing seam metal, clay or concrete tile. No composition shingles shall be permitted.
- iii. Exterior Walls shall be masonry to include stucco, textured concrete, brick, stone, granite or marble or tinted glass.

e. **Mid-Rise Building.**

- i. No building shall exceed one hundred (100) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
- ii. Roofs may be flat or pitched. Pitched roof shall be standing seam metal, clay or concrete tile. No composition shingles shall be permitted.
- iii. Exterior Walls shall be primarily masonry to include stucco, textured concrete, brick, stone, granite or marble or tinted glass.

f. **Permitted Uses:** Uses as listed in underlying zoning shall supersede except temporary uses.

RIVER CHASE LANDSCAPE GUIDELINES

RETAL/OFFICE

LANDSCAPING GUIDELINES

- A. Landscaping shall be installed and maintained within those portions of a Lot improved by buildings, parking areas and the like, including the Street Planting Area: Trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the Department of Planning, are allowed.
- B. Also allowed are sidewalks, driveways, signs, utility easements and servitudes, retention/detention ponds, drainage ways and facilities or other non-building improvements approved by Staff, but every effort will be made to protect any trees within the Street Planting Area and maintain the minimum number of trees required within this area, but if such trees must be removed for the placement of certain utility lines and building/parking structures replacement trees will be planted with appropriate Class A or B species within another area of the zone to maintain the provisions of the St Tammany Parish and River Chase Development Regulations. Replacement of protected species of live oak or cypress if required can be modified to allow substitution of other Class A species as determined by the Department of Planning to achieve a more sustainable buffer. Reference to UDC removed here
- C. All required trees and shrubs shall be located within the street planting area as follows:
 - i. If no servitude or easement within street planting area locate Class A and B trees and shrubs anywhere within street planting area.
 - ii. If overhead line servitude or easement, along street or road, within street planting area locate Class A trees outside of servitude or easement; locate Class B trees within servitude or easement; locate shrubs anywhere within street planting area.
 - iii. If underground line servitude or easement is located along street or road, within street planting area locate Class A and B trees outside servitude or easement; locate shrubs within servitude or easement
 - iv. If crossing servitude or easement is located overhead or underground, within street planting area locate all Class A trees outside servitude or easement; if overhead, locate some Class B trees within servitude or easement; if underground, locate some shrubs within servitude or easement.
- D. In the specific zones (Retail, Small Scale Office) driveways may be parallel to and over property lines so as to service each contiguous parcel, the landscape buffers will be placed on either side of the driveway; parking lots may be located over property lines where cross parking servitudes allow for parking on each contiguous parcel; and in no event shall less than 10 percent of the total improved area be landscaped.
- E. Landscaping shall be an effective combination of trees, grass, ground cover and shrubbery. The preservation of existing trees on the Lot shall be done wherever possible.

- F. Landscaping shall be designed so as to permit reasonable access to any and all public and private utility lines and easements situated on or adjacent to Lot(s), for installation and repair.
- G. The interior parking landscaped areas shall be curbed with permanently anchored material at least six (6) inches in height. Curb material shall be concrete.
- H. A required interior parking landscaped area may be connected with a required street or buffer planting area so long as the interior parking landscaped area is in addition to the area of the required street planting or buffer areas.
- I. No more than twelve (12) parking spaces shall be permitted in a continuous row without being interrupted or terminated by a landscaped island or median of not less than six (6) feet in width (exclusive of curbs) and not less than the length of the parking space. In the event an existing tree is to be saved within the parking it will be allowed to exceed 12 spaces in order for tree preservation.
- J. Every parking row shall terminate in a landscaped island not less than the length of the parking space; provided that, a landscape island shall not be required at the end of a parking row where the end of the parking row abuts a street planting area or buffer planting area.
- K. All undeveloped properties shall be maintained by the Owner of that property in accordance with applicable requirements of Governmental Authorities, and such Owner shall be obligated to maintain such undeveloped property free and clear of any man-made debris and to maintain all weeds and underbrush at an elevation of not more than nine inches (9") in height by cutting the same not less than four times each year.
- L. Exposed concrete culverts for drainageways shall be discouraged. All drainage-ways shall be maintained free of all man-made debris and under-brush, fences, or any other man-made structures or obstructions of any kind.
- M. The chosen plant palette should consider hardiness of species, maintenance, application and consistency with the adjacent micro-climatic zones of the region's established landscapes. Plants chosen for their sustainability and drought resistance is encouraged.
- N. The Owner shall be responsible for the design, installation, maintenance and proper utilization of automatically controlled landscape irrigation systems for each site. Irrigation installation shall be performed by a licensed irrigation contractor as regulated by the Louisiana Horticulture Commission. Irrigation devices shall not be installed above finish grade or in such a manner as to be hazardous to pedestrian traffic.
- O. Landscape lighting used outdoors shall not be visible from street level view (driver perspective).
- P. Any retention/detention ponds shall be designed as a visual amenity to the area in which

- it is situated. A strip of land, a minimum of five (5) feet in width, shall surround the retention/detention pond on the front, rear and all sides, which strip shall be at grade level and shall not be excavated or made a part of the slope of the retention/detention pond. This strip of land shall contain the required landscaping for the area in which the retention/detention pond is located, or as potential Tree Mitigation area for development.
- Q. If the banks of the retention/detention pond are sloped, the slope shall be at such a ratio so that vegetation will grow thereon so that it can be maintained. Vegetation is required on such slopes. Water quality ponds may have a vegetative shelf for certain aquatic plants.
 - R. Any fences around the retention/detention pond shall be an ornamental fence.
 - S. The plan for the retention/detention pond shall be shown on the landscape and tree preservation plan or on a separate plan. This plan shall be submitted to the Department of Planning and Engineering for its review and approval in connection with the issuance of the landscape permit.
 - T. A continuous buffer along main roads between parcels of varying depth should be adjusted to present a more uniform buffer of no less or more than 25' with the appropriate number of Class A and Class B trees as determined by STP Department of Planning, but the Department of Planning and as directed by Developer should have the ability to approve removal of groups of fewer than (5) pine trees or gum trees in buffers if needed to create a safer long term buffer planting. Removed UDC reference.
 - U. Site Fill : If Site fill requirements and placement of building require fill in close proximity to buffer trees, those trees may be removed. Tree Mitigation areas may be used for replacement of trees in species approved by Developer.
 - V. Shared Drives at Property Lines : In areas where a shared driveway is servicing two parcels the buffer between parcels will be reduced by that length of driveway, and a shared driveway will be considered a buffer between parcels.
 - W. Tree Mitigation Areas are established within the RBCO to be utilized at Owner/Developer's discretion where necessary.
 - X. Buffer areas defined as 10' on each side of property line may be cleared of trees that constrain site development, building placement, drainage or functionality of site. Protected tree species removed from buffer areas larger than 6" diameter may be replaced in buffers either on site or in Tree Mitigation areas within the RBCO defined areas when there is no room on site.
 - Y. When required by landscape code total number of trees required to be planted in buffers and/or shared property lines may be planted in grouped areas on site or within the Tree Mitigation area. The purpose of this is to allow flexibility of planting on a particular site.
 - Z. Green Space : Flexibility of depth of street planning areas will allow the required depth

of the street planning area to be adjusted so the depth of the street planting area may be reduced to a minimum of 10', up to a maximum of 20% of the length of the street planting area, provided that a depth greater than the required depth is added to other areas of the street planting area to maintain the overall required street planting area. Side setback and planting between parcels may be reduced to 5' but not on main roadways.

RIVER CHASE SIGNAGE GUIDELINES

Retail/Office

SIGNAGE DEVELOPMENT GUIDELINES.

A. **Design Precept.** Exterior signage should closely reflect the architectural style of primary structures. Sign structures should integrate with the landscape and should be designed as a part of the overall site development.

i. No signs shall be permitted except permanent signs to identify the subdivision, those necessary for directional or information purposes, and those necessary to identify the establishment. Signs design and materials shall contain a stone base and maintain the use of stone as a primary design element. Signs for directional or informational purposes shall not exceed ten (10) square feet per sign. Signs necessary to identify an establishment shall be included within the architectural design of the building. In no event shall signs be permitted to be placed on the roofs of any building or permanent structures. Banners, pennants, spinners and streamers shall not be permitted. No neon, intermittent or flashing signs shall be permitted within the subdivision.

ii. Undeveloped properties shall be limited to one sign per lot which shall identify only the prospective use or development of that property, or the fact that such property is available for sale, build to suit and/or ground lease. All signs shall be kept in a neat and orderly appearance, free of chips and smudges, and in a plumb, vertical position. Prohibited signs include signs mounted above parapets or roof lines, bench signs, billboards, pennants, political campaign signs, trailer signs, signs with beacons, any sign containing statements, pictures or words of an objectionable nature or any sign that obstructs "safe" sight lines at street or road intersection.

iii. **Temporary Signage.** Temporary signage will be allowed on the building exterior or on the premises, but not within ten (10) feet of adjoining public street Rights-of-way, for "For Lease" or "For Sale", but not general business promotion. Any such signs shall not exceed 2 in number per Lot or be larger than 64 square feet or more than 8 feet high. Temporary signage, applied to glass, and visible from the building exterior, is prohibited. Temporary signage intended to identify a site user is allowed.

B. Pylon Signs

- a) Pylon Signs shall be located at the designated locations as shown on the River Chase Pylon & Entry Sign Concepts plan dated February 2, 2010 page 1. Pylon Signs can display users, tenants, owners on any parcel anywhere in the River Chase Project
- b) Number of Pylon Signs. Two Pylon Signs shall be located along Stirling Blvd adjacent to Interstate 12 ROW as shown on the River Chase Pylon & Entry Sign Concepts plan dated February 2, 2010 page 1. One Pylon Sign shall be located at the Highway 21 and Brewster Road entrance to River Chase as shown on the River Chase Pylon and Entry Sign Concepts plan dated February 2, 2010 page 1.
- c) Location of Pylon Signs.
 - i. A pylon sign must be located within one hundred feet of the highway or frontage road right of way.
 - ii. If a pylon sign is located on the development side of an internal public road it must be setback at least fifteen feet from the right of way of said public road.
 - iii. If a pylon sign is located between an internal road and an Interstate highway right of way, the sign must be at least 5 feet from the internal road right of way, and may be placed immediately adjacent to the Interstate Highway right of way, if there is no objection to such placement from the Louisiana Department of Transportation and Development.
 - iv. A pylon sign may not be located within a triangular area formed by the street or driveway right-of-way lines and a line connecting them at points fifty (50) feet from the intersection of said right-of-ways.
- d) Standards for Pylon Signs
 - i. Area - The total sign face area (multiple tenant signs) for each allowed pylon sign shall not exceed 450 square feet per side.
 - ii. Height of Pylon Signs - The height of monument signs shall not be greater than 45 feet from grade.
 - iii. The total structure face shall not exceed 1500 square feet, inclusive of the total sign face.
 - iv. A logo or graphic identified with the development may be placed on each side of the structure not to exceed 100 square feet in area per side.

C. Entry Identification Monument Signs

- a) Entry Identification Monument Signs shall be located at the River Chase east entry and west entry on Brewster Road as shown on the River Chase Pylon & Entry Sign Concepts plan dated February 2, 2010 page 1.

D. Outparcel Small Pylon Sign

- a) Single user allowed off premises
- b) The Outparcel Small Pylon Sign shall be located at the north entrance from Highway 21 to the Outparcel "A" building.
- c) Height of Monument Signs - The height of monument signs shall not be greater than nine (9) feet.
- d) Area - The total sign area for each allowed monument sign constructed shall not exceed the following limits:
 - Building Type Square Footage Per Side
 - Single Occupancy 32 sq. ft.
 - Multiple Occupancy 100 sq. ft.

E. Multi-Tenant Monument Signs

- a) Allowed to display any users within the project area including off premise users
- b) Multi-Tenant Monument Signs shall be located at the entrance to the retail, office and small scale office areas located on Stirling Blvd, Brewster Road and River Chase Drive within the River Chase Regional Business Center Overlay District.
- c) Height of Monument Signs - The height of monument signs shall not be greater than nine (9) feet.
- d) Area - The total sign area for each allowed monument sign constructed shall not exceed the following limits:
 - Building Type Square Footage Per Side
 - Multiple Occupancy 100 sq. ft.
- e) Single Tenant Building and Monument Sign shall have 20sf allowable per side.

F. Retail Building Signage.

- a) Signs, Location - One wall sign per occupant to be sized at a ratio of one square foot of sign area per linear foot of the facade of the store front. For store fronts of less than thirty-two (32) linear feet the allowable size sign shall be thirty-two (32) square feet.

- b) **Corner Buildings** - On store frontages located at the corner of a building, which face two different street frontages (or parking lot), or if a business occupies an entire separate structure within a center, additional wall signs, the area of which shall be calculated as above.
- c) **Tenant's sign** shall be store identity sign only and shall be placed on the exterior facade above the storefront
- d) **Tenant's sign** shall be individual, 3 dimensional, internally illuminated channel letters mounted directly to the signboard. No raceways are allowed.
- e) **Tenant's sign** shall be limited to letters not to exceed that allowed by code.
- f) **Rear Doors** - One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only. Such sign shall be limited in size to the minimum size required by the state fire marshal.
- g) **Address Signs** - An occupant shall place 6" numbers for the street address of the store above the main entrance door(s).

RIVER CHASE

PARKING GUIDELINES

Retail/Office

PARKING GUIDELINES

- A. Parking. All present and future vehicle parking shall be constructed and maintained on the premises. The number of parking spaces to be included in the parking area shall be the greater of 4.5 per 1,000 square feet of leasable area of Retail I thru IV or the requirements of Section 7.0704 Supplemental District Regulations and conform to all other applicable government regulations including and pursuant to underlying zoning designations. All such areas shall be paved with permanent surfacing materials, such as asphalt or concrete. Parking areas shall be curbed and paved with appropriate materials. No parking area shall be allowed to be constructed within 10 feet from any public street right-of-way line. Parking areas for trucks and vans shall be provided at the rear of the building or at the side of the building within properly screened areas in accordance with the landscaping provision. No on-street parking of any vehicle shall be permitted and the parking area shall be designed so as to ensure that no on-street parking will occur.
- B. Surface Parking. Driveways and Sidewalk. Adequate off-street parking shall be provided to accommodate all parking needs for employees, visitors and company vehicles for each site. All parcels shall be designed to have self-sustaining parking. Cross parking easements can be utilized. The intent of this provision is to eliminate the need for any on-street parking.

Parking of equipment on a regular basis in parking areas will not be allowed. The development and use of parking structures architecturally compatible with the surrounding buildings, land usage, and natural environment is encouraged.

- C. Construction Materials. The construction of parking areas, driveways and sidewalks shall comply with the following requirements:
- a. All parking areas and drives shall be paved with concrete or asphalt and properly marked.
 - b. Where a curb or gutter is used at the pavement edge, top of curb shall be placed at natural grade. Where no curb is utilized, pavement must terminate with a suitable edging to ensure stability of the pavement edge and drainage away from landscape areas.
 - c. A curb or other wheel stop shall be provided at the perimeter of planted areas to prevent vehicular intrusion.
 - d. Expanded walks with curb or perimeter curb sections are preferred over free-standing wheel stops.

- e. Parking lot and vehicular use area surface markings shall be painted in a semi-reflective white or yellow paint manufactured for such purposes. Red surface marking is prohibited unless required by UDC.
- D. Structured Parking. Parking structures shall be compatible in material, color, and design to the primary commercial structure(s). The maximum height permitted for any parking structure is the lesser of forty-five feet (45') from adjacent ground level or the height of the adjacent building. When used, parking structures should maintain adequate setbacks from adjacent rights-of-way. No part of the automobile below the hood line shall be visible from any point on the site, or from adjacent sites or roads. Garages shall be constructed with internal ramps such that horizontal floor planes are present when viewed externally. The use of planters, trees and vines is encouraged to mask or break up the elevations of parking structures. Light sources located within parking structures should be so placed or shielded so as to conceal their source and not create a negative impact on adjacent properties.
- E. Landscaping Requirements. All landscaping at the parking lots shall meet the guidelines herein.

RIVER CHASE**MISCELLANEOUS GUIDELINES****Retail/Office****A. MISCELLANEOUS GUIDELINES.****a. Refuse and Storage Areas.**

- i. Refuse and outside storage areas shall be visibly screened from streets and adjacent properties with a 7'-0" tall screen. All such areas shall be located to the rear of the building or to the side of a building, other than street side, at least three-fourths ($\frac{3}{4}$ ths) of the way from the front of the building.
- ii. All waste and exterior trash shall be situated so as to be inconspicuous from adjacent public streets. 7'-0" tall dumpster enclosures shall completely screen the unit and shall incorporate an opaque 7'-0" tall gate for access.
- iii. On site storage of materials, supplies, equipment, trucks, trailers and other commercial or industrial vehicles is prohibited.

b. Utilities.

- i. All onsite utility service lines, including electrical lines and telephone lines, located within a Lot shall be placed underground from the property line. Any transformer or terminal equipment provided within or immediately adjacent to the parcel area shall be visibly screened from view from streets and adjacent properties, with appropriate screening material provided by, maintained by and at the sole cost and expense of the Lot Owner.
- ii. Transformers, mechanical equipment, electric, gas or other meters of any type shall be painted to blend with the native planting or the color of the building. Full coordination with the local utility companies is recommended to ensure the most aesthetic siting of utility equipment.
- iii. Internet and Phone services shall be permitted.

c. Roofs.

Placement of any objects such as air conditioning units or exhaust fans on the roof of any building or other permanent structure shall be effectively screened from view.

d. Walls and Fences.

- i. No fence, wall, or hedge shall be built or maintained in front of any buildings. Rear yard fencing shall not extend nearer than 15 feet to the front wall line of the building or nearer than 15 feet to any adjoining building. Side yard fencing is permitted, but shall not extend nearer than 15 feet to the front wall line of the building, nor nearer than 15 feet to any adjoining building. Chain link fencing shall not be permitted under any circumstances.

- ii. The design, materials, textures and colors of such elements must be architecturally compatible with those of the building. Where practical, they are to be integrated with the building so as to be an extension thereof.
- iii. No Fence-on-Fence placement is allowed at any time. For privacy a “living fence” will be allowed with prior approval of Architectural Review of Development.

e. Lighting.

- i. All exterior light fixtures shall be designed and placed to illuminate structures within the confinement of the Lot boundary lines.
- ii. On each site, lighting fixtures shall be from the same family of fixtures with regard to design, materials, color of fixture and light source. Exterior building and parking lot lighting is required on all sites. All exterior lighting shall be directed so as to avoid glare or light throw onto streets or adjoining properties. The lighting guideline shall be established to provide a minimum of 4 foot candles in all areas of the site.
- iii. Encouragement will be given to the illumination of tree groupings within these buffers using ground or tree mounted up-lights. Light sources shall not be visible from the street.
- iv. Accent illumination of building or site entry points is encouraged. Identification signage shall be interior illuminated or illuminated by an approved ground mounted fixtures. Blinking, flashing or multi-colored illumination is generally unacceptable. All exterior illumination shall be fully operational each night from dusk until midnight or as required by the Parish of St. Tammany. All wiring shall be installed underground.

f. Screening.

- i. All required screening within any Lot in the subdivision shall be constructed of 100 percent masonry or stucco. Berms or shrubs shall be allowed to be used for screening if properly landscaped and continuously maintained.
- ii. Screening devices shall be of a height at least equal to that of the materials or equipment being screened.

g. Loading Areas.

- i. No loading docks shall be permitted on the front of any building. The truck docks shall be properly screened with the appropriate screening material so as not to be visible from public streets.
- ii. Adequate area shall be provided on site for all loading and maneuvering of trucks and other vehicles. No such operations will be permitted within any street, private access drives or rights-of-way. Truck loading and service areas shall be sited and screened so as not to be visible from adjacent public streets and should minimize the potential for negative impacts on adjacent site users. No such areas shall encroach into any public right-of-way, fire lane, parking area, or interior drive.

h. Solar Panels and Equipment.

- i. Roof-mounted solar panels must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must be screened from neighboring property.
- i. Satellite Dishes/Transmission Equipment. Large exterior utility equipment, such as satellite dishes, cooling towers, and the like, shall be placed to the rear or side of buildings, out of view from the street, or shall be screened from view by landscaping, fences, walls or berms. Antennas or other pieces of equipment taller than the building will generally not be permitted. All federal and state law regarding satellite dishes, antennae, and microwave dishes must be met in full compliance.
- j. Site Furniture. Site furniture consists of benches, mailboxes, bollards, bicycle racks, trash receptacles and the like. The specification and design of all site furniture should be consistent with, and complementary of, its context. These elements should be of uniform design and material wherever possible. Site furniture cannot be placed along drainage easements.

[illegible]

DDG
DUPONT ANTIS DESIGN GROUP, PC
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 Covington, LA 70433 FAX: 504.582.3400
 WWW.DDGPARTS.COM
 1700 WOODLARK CORRIDOR
 BAYON ROUGE | LA PAVETTE | NEW ORLEANS

STAMP

SIGNATURE

DATE

**RIVER CHASE OFFICE DEVELOPMENT
COVINGTON, LOUISIANA
BY STIRLING PROPERTIES
COVINGTON, LOUISIANA**

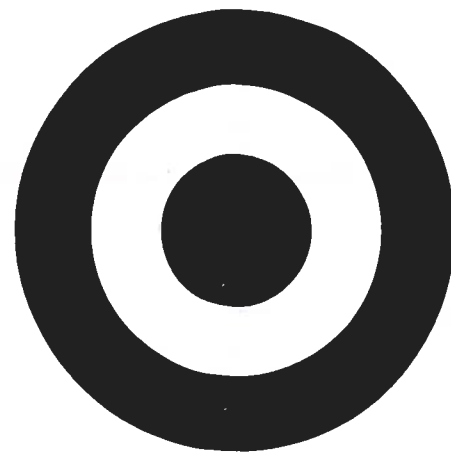
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ISSUED DATE 8-14-79
ISSUED FOR REVIEW
PROJECT NO. 10-063
FILE 10-063 V07 Option 3.6
SHEET

P-67 3.6

ZC13-08-063

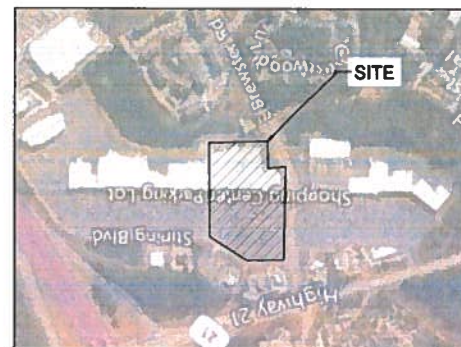


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TARGET®

DRIVE UP EXPANSION
T-1876 COVINGTON
69320 HIGHWAY 21
COVINGTON, LA 70433



VICINITY MAP
NTB



SCOPE OF WORK

PARKING LOT RE-STRIPING, STALL PARKING SIGNAGE AND WAYFINDING DRIVE UP BEACONS WHERE SHOWN ON THE PLAN.

ZONING

C-3

OFF-STREET PARKING LOT CODE REQUIREMENTS

- DRIVE AISLE = 24' MIN. WIDTH
- STANDARD PARKING STALL = 9' X 18' MIN.

OWNER

TARGET CORP.
CONTACT: MATTHEW FLANSBURG
50 SOUTH 10TH ST, SUITE 400
MINNEAPOLIS, MN, 5543
MATTHEW.FLANSBURG@TARGET.COM

CIVIL ENGINEER

KIMLEY-HORN
CONTACT: JUSTIN BECKER P.E.
401 B ST, SUITE 600
SAN DIEGO, CA, 92101
619-744-0619
JUSTIN.BECKER@KIMLEY-HORN.COM

SHEET INDEX

COVER SHEET.....	C0.0
OVERALL SITE PLAN.....	C0.1
IMPROVEMENT PLAN.....	C1.0
DETAILS.....	C2.0 - C2.1

[illegible]

DATE: 3/30/2021



**T-1876 COVINGTON
69320 HIGHWAY 21
COVINGTON, LA 70433**

Project Number	T-1876
Config	
Drawn By	TG
Checked By	KR

COVER SHEET

C0.0

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[illegible]

DATE: 3/30/2021

TARGET
T-1878 COVINGTON
69320 HIGHWAY 21
COVINGTON, LA 70433

Project Number	T-1876
Config	
Drawn By	TG
Checked By	KR

**OVERALL SITE
PLAN**

C0.1



OVERALL SITE PLAN
1" = 40'

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CONSTRUCTION NOTES

- 1 BANBLAST AND REMOVE EXISTING STRIPING.
- 2 NOT USED.
- 3 REMOVE AND SALVAGE EXISTING DRIVE UP BEACON.
- 4 RESTRIP STANDARD PARKING STALLS USING 4' WIDE WHITE STRIPING.
- 5 INSTALL CROSSWALK PER DETAILS SHEET.
- 6 INSTALL STOP BAR AND MARKING PER DETAILS SHEET.
- 7 INSTALL STOP SIGN PER DETAILS SHEET.
- 8 INSTALL CURB RAMP PER DETAILS SHEET.
- 9 INSTALL DRIVE UP STRIPING AND SIGNAGE PER DETAILS SHEET.
- 10 INSTALL DRIVE UP BEACON PER DETAILS SHEET.
- 11 INSTALL STANCHION SIGN AND BASE PER DETAILS SHEET.
- 12 NOT USED.
- 13 REMOVE AND SALVAGE EXISTING COT CORNERS.
CONTRACTOR TO COORDINATE RELOCATION WITH TARGET

[illegible]

DATE: 3/30/2021



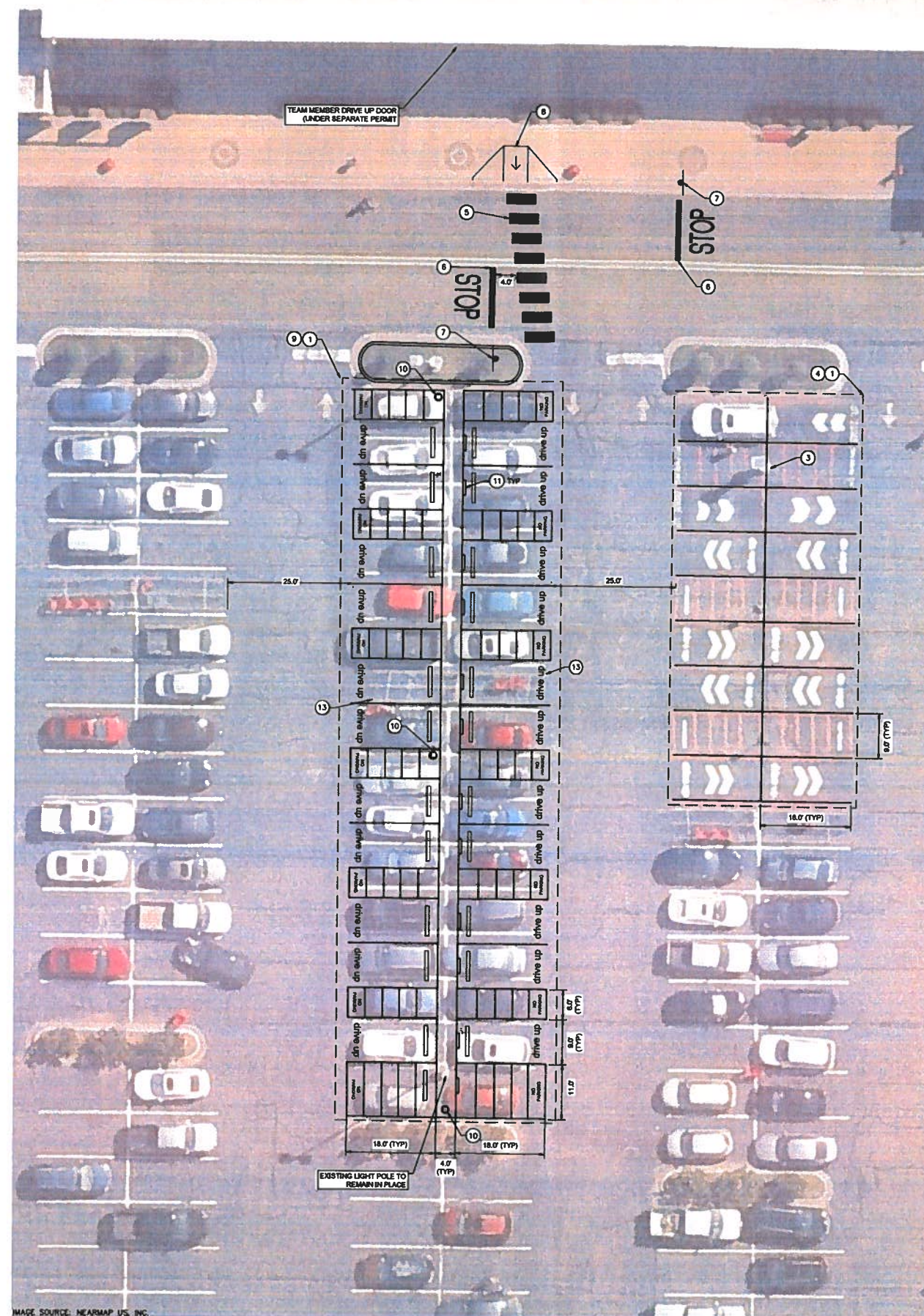
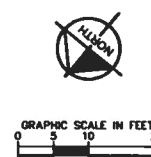
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69320 HIGHWAY 21
COVINGTON, LA 70433**

Project Number **T-1876**

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IMPROVEMENT PLAN

C1.0



PROPOSED DRIVE UP STALLS
1" = 10'



- NOTES.**
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 2. THESE WORDS AND BAR ARE TO BE PAINTED WHITE.

[illegible]

DATE: 3/30/2021



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C2.1

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