

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY APRIL 5, 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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday April 5, 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 MARCH 2, 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 MARCH 2, 2022 MEETING

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**2. 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

POSTPONED FROM MARCH 2, 2022 MEETING

**3. 2022-2713-ZC**

**WITHDRAWN**

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

POSTPONED FROM MARCH 2, 2022 MEETING

**4. 2022-2706-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)  
Location: Parcel located at the end of Ingram Street, north of Louisiana Highway 36; Covington; S42, T6S, R11E; Ward 3, District 2  
Acres: 2.32 acres  
Petitioner: Patrick and Patricia Deloney  
Owner: Patrick and Patricia Deloney  
Council District: 2

**5. 2022-2725-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the southwest corner of Oak Street and Lakeview Drive; Slidell; S44, T9S, R14E; Ward 9, District 12  
Acres: .187 acres  
Petitioner: Natasha Jones and Carlos Monterroso  
Owner: Natasha Jones  
Council District: 12

**6. 2022-2734-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and RO (Rural Overlay)  
Location: Parcel located on the east side of Lake Road, south of Elenore Drive; Lacombe S12, T9S, R12E; Ward 7, District 7  
Acres: .11 acres  
Petitioner: Oris D. and Laura B. Creighton  
Owner: Oris D. and Laura B. Creighton  
Council District: 7

**7. 2022-2735-ZC**

Existing Zoning: PF-1 (Public Facilities District), PBC-1 (Planned Business Campus), and PUD (Planned Unit Development Overlay)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4; District 5  
Acres: 98.3 acre  
Petitioner: Jeff Schoen  
Owner: Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent  
Council District: 5



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- 8. 2022-2737-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) and PUD (Planned Unit Development Overlay)  
Location: Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4, District 5  
  
Acres: 76 acres  
Petitioner: Jeff Schoen  
Owner: Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent  
Council District: 5
- 9. 2022-2739-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)  
Location: Parcel on the north side of L’ Esperance Drive, west of Chestnut Street; Covington; S42, T7S, R11E; Ward 3, District 5  
  
Acres: 6.61 acres  
Petitioner: Denise Pilie’  
Owner: L’Esperance, Inc. – Denise Pilie’  
Council District: 5
- 10. 2022-2747-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)  
Location: Parcel located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville; S7 & S8, T7S, R10E; Ward 1, District 1  
  
Acres: 2.4 acres  
Petitioner: Joanna Evans  
Owner: Roseanne Douglas Blackwell  
Council District: 1
- 11. 2022-2752-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1A (Suburban District) and A-2 (Suburban District)  
Location: Parcel located on the south side of Million Dollar Road, north of Heintz Sharp Road, and west of Jessie Hyatt Road; Covington; S31, T5S, R11E; Ward 2, District 2  
  
Acres: 4.25 acres  
Petitioner: Colleen Baker  
Owner: Colleen Baker  
Council District: 2
- 12. ZC01-11-072**  
Proposed Zoning: Major Amendment to the Lakeshore Estates PUD Planned Unit Development  
Location: Parcel located on the east side of Lakeshore Estates Boulevard, north of Harbor Center Boulevard, Slidell; S34 & S35, T9S, R14E; Ward 9, District 13  
  
Acres: 25 acres  
Petitioner: Kathy Lowrey  
Owner: The Harbor Center District  
Council District: 13
- 13. 2022-2754-ZC**  
Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: A-5 (Two-Family Residential District)  
Location: Parcel located on the south side of Highway 40, west of Hurd Road; Bush S26, T5S, R11E; Ward 2, District 2  
  
Acres: 6.26 acres  
Petitioner: Mary Spell  
Owner: Spell Holdings, LLC  
Council District: 2

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14. **2022-2757-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

CBF-1 (Community Based Facilities District)

I-2 (Industrial District)

Parcel located on the west side of Winnward Loop, south of Northpointe Court; Covington; S3, T7S, R10E; Ward 1, District 3

4 acres

Stephanie Cain

Cain Properties, LLC – Stephanie Cain

3
15. **2022-2761-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-2 (Suburban District)

I-1 (Industrial District)

Parcel located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa; S61, S44, S47, S37, S30, S31, T4S, T5S, R12E, R13E; Ward 5, District 6

289 acres

Jones Fussell, LLP – Paul Mayronne

Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann

6
16. **2022-2763-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

A-3 (Suburban District)

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

Parcel located on the north side of Dixie Ranch Road, east of Louisiana Highway 434, Lacombe; S16, T8S, R13E; Ward 7, District 7

1 acre

Christine Bratcher

Brian and Christine Bratcher
17. **ZC08-01-007**

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

**WITHDRAWN**

Major Amendment to the Versailles Business Park PUD Planned Unit Development Overlay

Parcel located on the north side of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & S16, T7S, R11E, Ward 3, District 5

92.61 acre

Versailles Business Park, LLC

Versailles Business Park, LLC

5
18. **2020-2143-ZC**

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

Major Amendment to the River Park Estates PUD Planned Unit Development Overlay

Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25, Covington; S18, T6S, R11E; Ward 3, District 3

134.73 acres

Corie Herberger

River Park Estates, LLC

3

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
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**ROLL CALL** Absent: Seeger and Randolph

**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** Crawford

**PLEDGE OF ALLEGIANCE** Willie

**APPROVAL OF THE FEBRUARY 1, 2022 MINUTES**

Fitzmorris made a motion to approve, second by Truxillo

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

NAY:

ABSTAIN:

**POSTPONING OF CASE 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**

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

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

NAY:

ABSTAIN:

**MINUTES OF THE  
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KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**3. 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

Franklin Kyle came to the podium

Willie made a motion to postpone, second by Truxillo

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

NAY:

ABSTAIN:

**ZONING CHANGE REQUEST CASES**

**1. 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

Kristina Speakman came to the podium

Crawford made a motion to approve, second by Willie

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

NAY: Smail

ABSTAIN:

**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

Jamie Lindsay came to the podium

Willie made a motion to approve, second by Barcelona

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

NAY:

ABSTAIN:

**MINUTES OF THE  
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**MANDEVILLE, LOUISIANA**

**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

Sharon Garrett came to the podium

Willie made a motion to approve, second by Fitzmorris

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

NAY:

ABSTAIN:

**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

John Crosby and Keith Espradone came to the podium

Bobby Frank spoke in favor of this request

McInnis made a motion to approve, second by Truxillo

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

NAY:

ABSTAIN:

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**MANDEVILLE, LOUISIANA**

**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

Alan Houlihan came to the podium

Fitzmorris made a motion to approve, second by Crawford

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

NAY:

ABSTAIN:

**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

Alan Houlihan came to the podium

Fitzmorris made a motion to approve, second by Crawford

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

NAY:

ABSTAIN:

**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

John Woodard and Tommy Buckle came to the podium

Shelly Oulliber spoke in favor of this request

Joni and William Roy spoke against this request

Truxillo made a motion to postpone for one month, second by Crawford

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

NAY: Fitzmorris, Smail and Barcelona

ABSTAIN:

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MANDEVILLE, LOUISIANA**

**1. 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

Mark Salvetti came to the podium representing Maurmount

Fitzmorris made a motion to approve, second by Ress

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

NAY:

ABSTAIN:

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURN:** Fitzmorris made a motion to adjourn

## ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2021-2635-ZC  
**Posted:** March 18, 2022

**Meeting Date:** April 5, 2022  
**Prior Determination:** Postponed until February 1, 2022  
**Prior Determination:** Postponed until March 2, 2022  
**Prior Determination:** Postponed until April 5, 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 Height	Max Building Size	Permitted Uses
<b>Current Zoning:</b> 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.;
<b>Current Zoning:</b> 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
<b>Proposed Zoning:</b> 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

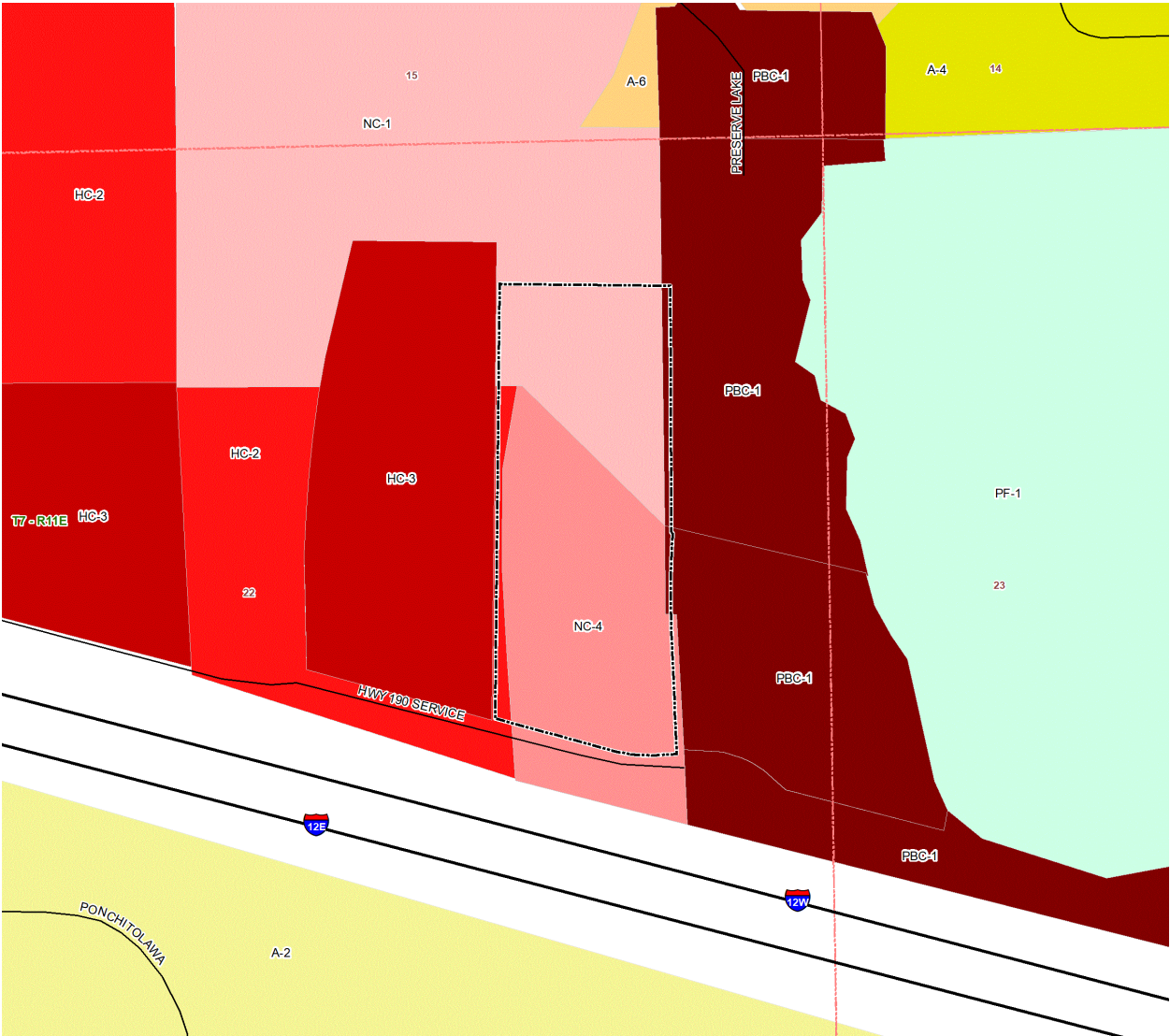
**PETITIONER:** Gulf States Construction Services, INC. - Mike Saucier

**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



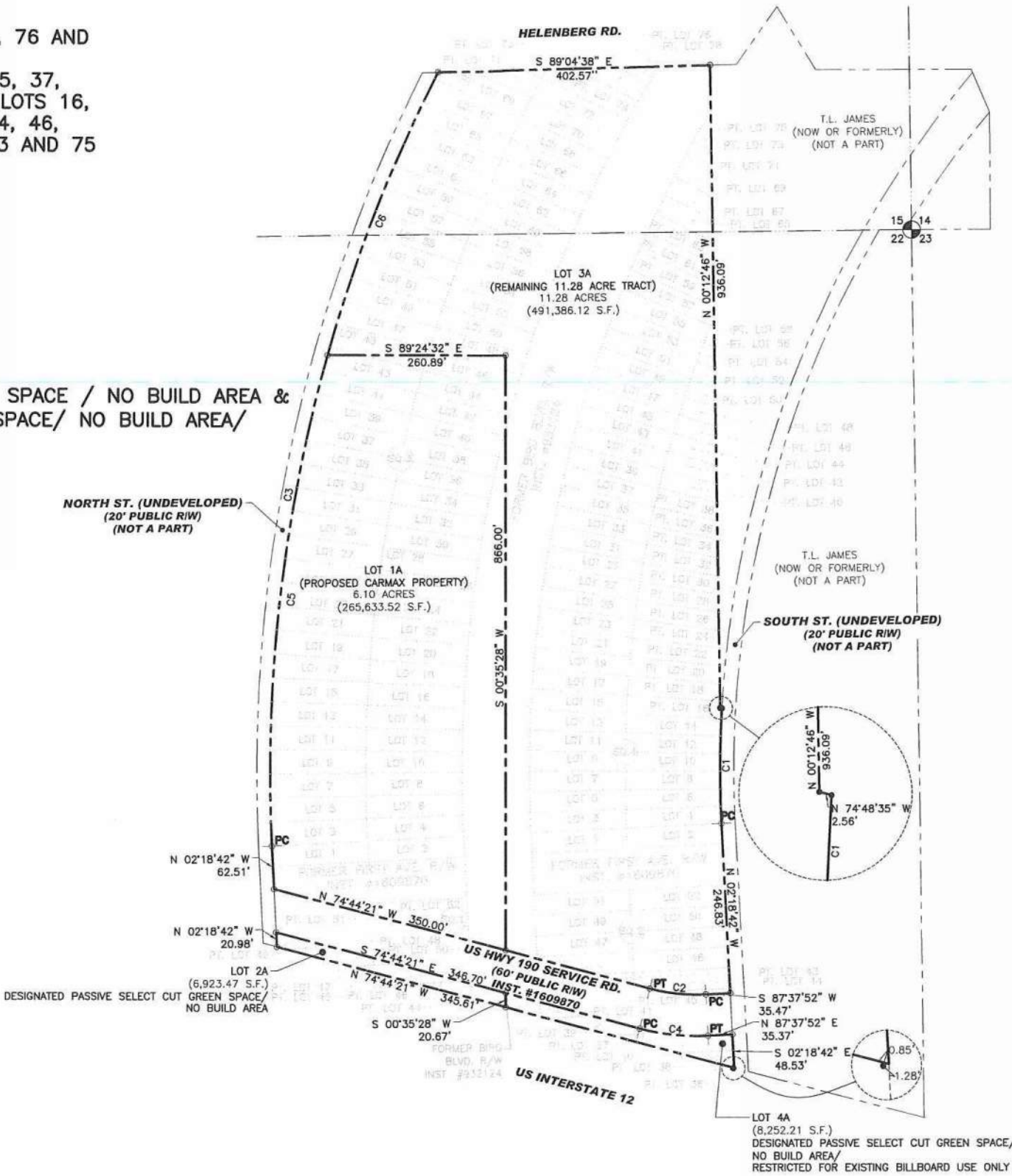
RESUBDIVISION OF  
PORTIONS OF LOTS 44-52 SQUARE 1;  
LOTS 46-52, PORTIONS OF LOTS 36-45 SQUARE 2;  
LOTS 1-68, 70, 72, PORTIONS OF LOTS 69, 71, 73, 74, 76 AND  
78 SQUARE 3;  
LOTS 1-14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37,  
39, 41, 43, 45, 47, 49, 51, 53 AND 55, PORTIONS OF LOTS 16,  
18, 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

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  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)
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DIRECTOR OF THE DEPARTMENT OF ENGINEERING \_\_\_\_\_

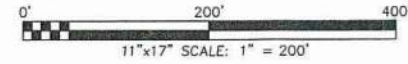
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CLERK OF COURT \_\_\_\_\_

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  
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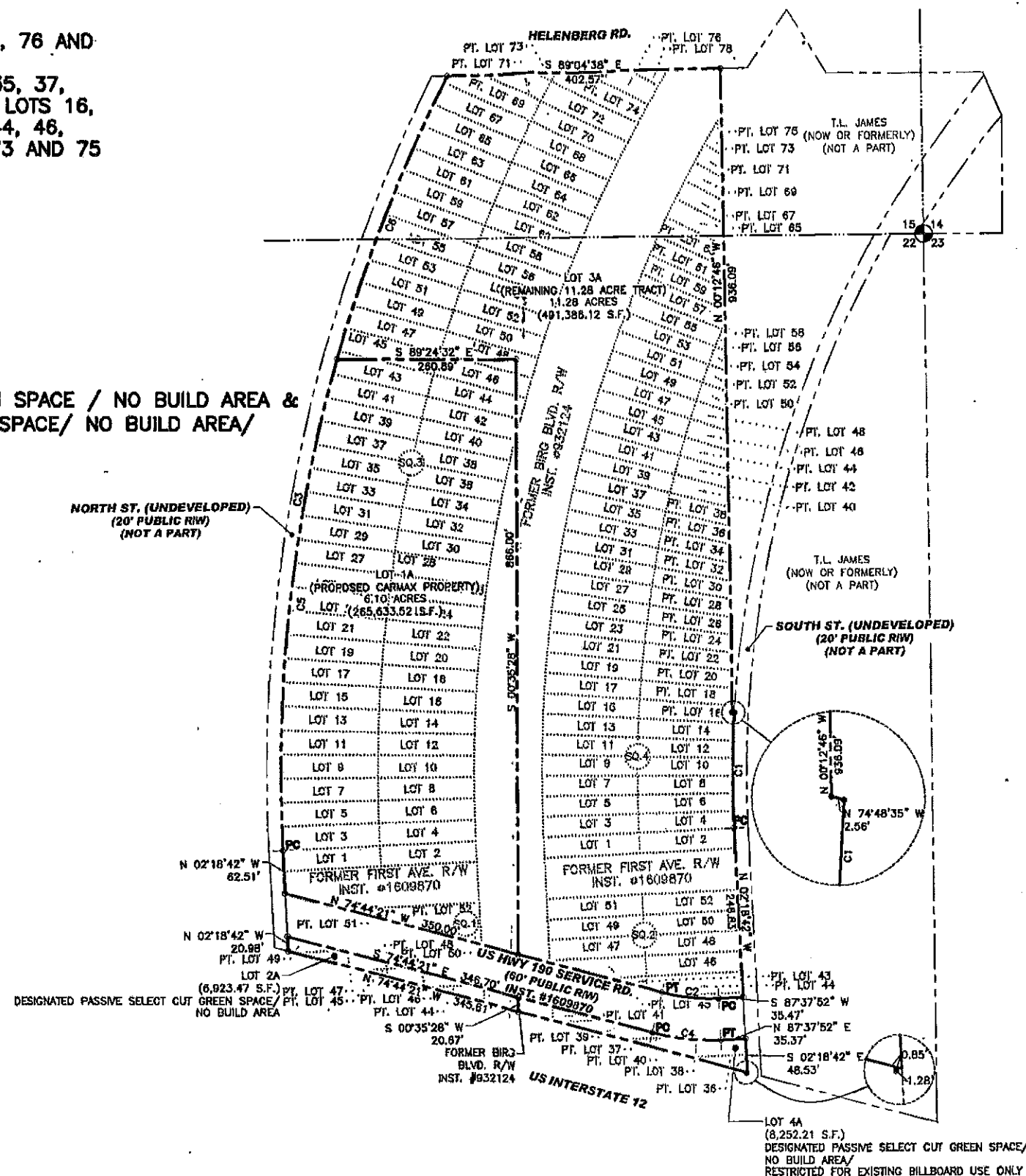
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DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

Shana Hess, Deputy Clerk

02-07-2018

5707C

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&amp;J JOB No. 17-047

(504) 833-5300

ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2021-2712-ZC  
**Posted:** March 10, 2022

**Meeting Date:** April 5, 2022  
**Prior Determination:** Postponed until April 5, 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

<b>Brewster Road -</b>	<b>Type:</b> Private	<b>Road Surface:</b> 4 Lane Asphalt	<b>Condition:</b> Good
<b>River Chase Drive -</b>	<b>Type:</b> Private	<b>Road Surface:</b> 2 Lane Asphalt	<b>Condition:</b> 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 10.14 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 13.90 acres to A-6 which allows multi-family residential

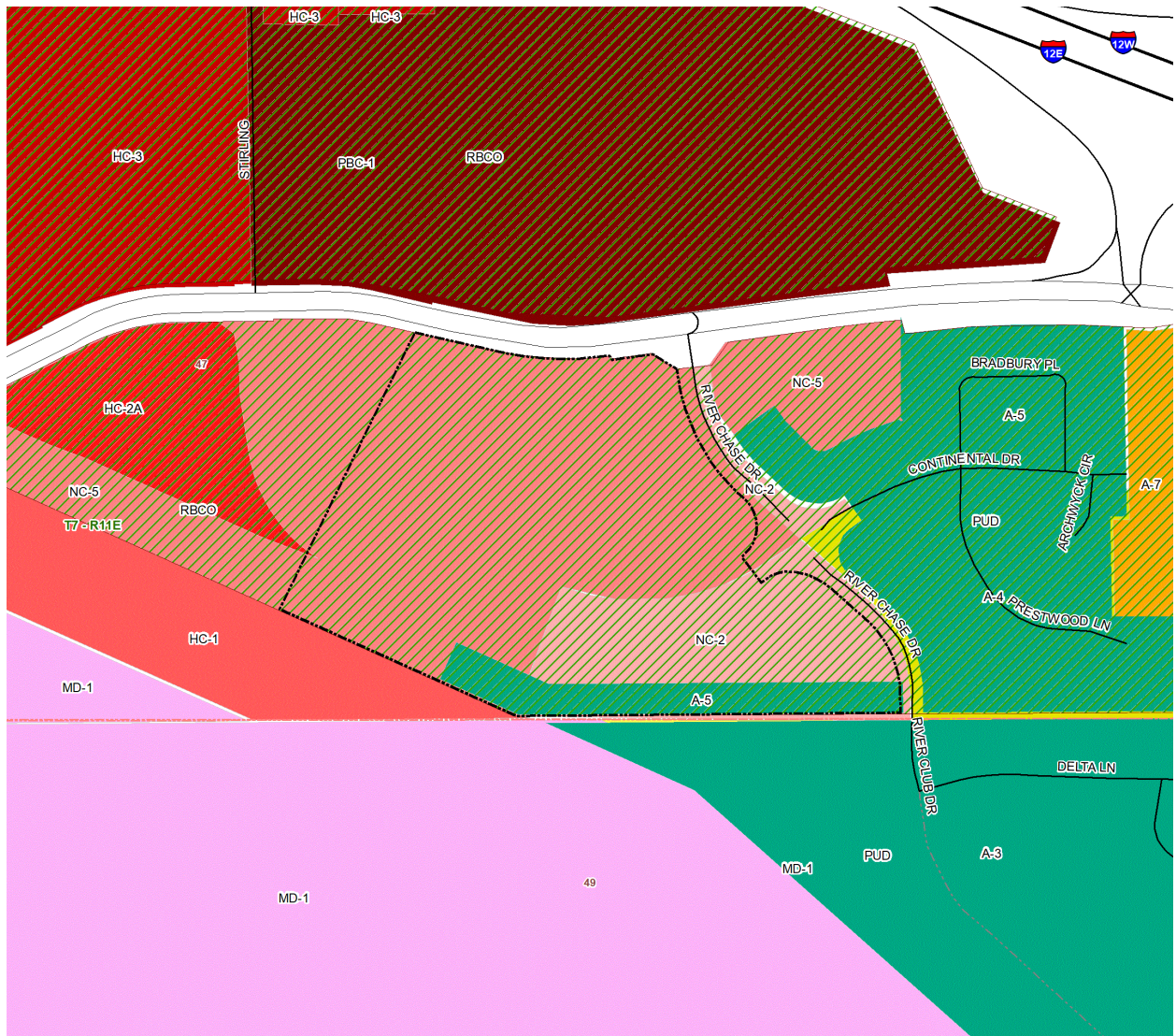
uses at a density of 1 unit per 4,000 sq. ft. per acre. A change in zoning will alter the allowable uses on the property from commercial to multi-use residential and allow a maximum gross density of 211 residential units (see table below), which appears compatible with the surrounding area.

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>10.14 acres x 6 = 60 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>13.90 acres/4,000 = 151 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







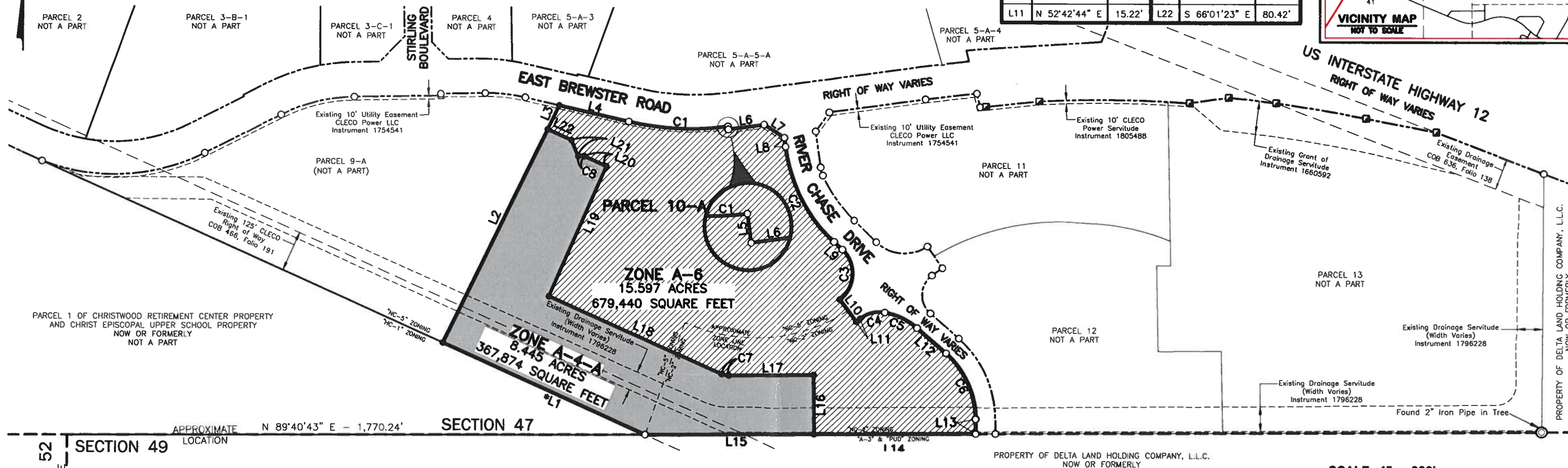
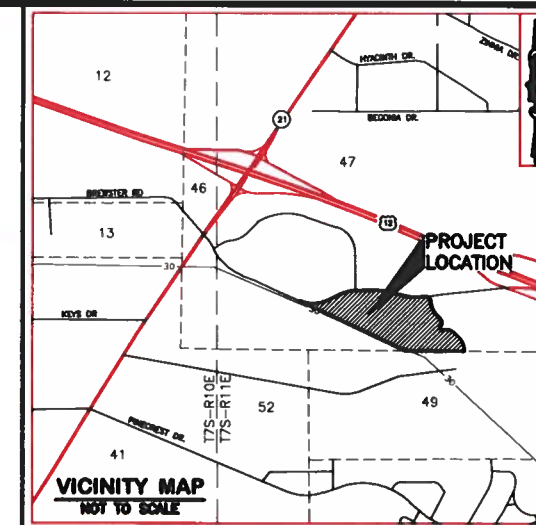


2022-2712-ZC

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'



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:
  - 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
  - Brewster Road Extension, Interstate 12 Interchange, LADOTD plan. Prepared By: John E. Bonneau & Associates, Inc. Dated: August 2008
  - 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
  - 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.

SCALE: 1" = 300'  
SCALE IN FEET



**ACADIA**  
LAND SURVEYING, LLC  
LOUISIANA • MISSISSIPPI • TEXAS

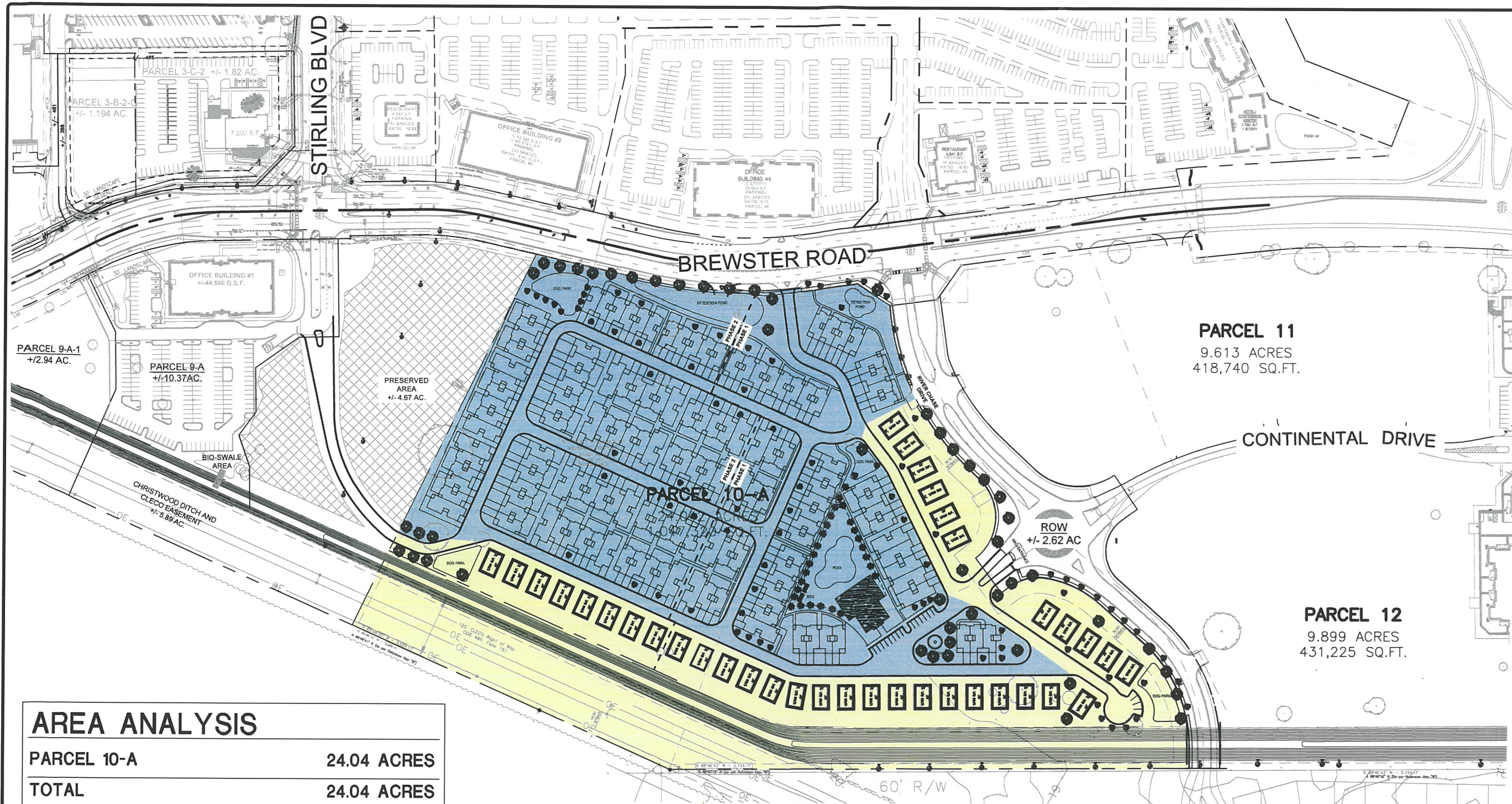
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

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

<b>A-4-A ZONING</b>	<b>36 PROPOSED UNITS ON 10.14 AC - 3.67 UNITS/AC (6 UNITS/AC ALLOWED THUS 60 UNITS)</b>
<b>A-6 ZONING</b>	<b>143 PROPOSED UNITS ON 13.90 ACRES - 10.28 UNITS PER ACRE (10.89 UNITS/AC ALLOWED THUS 151 UNITS)</b>
<b>OVERALL</b>	<b>179 PROPOSED UNITS ON 24.04 ACRES - 7.45 UNITS PER ACRE (COMPOSITE 9.17 UNITS/AC ALLOWED THUS 220 UNITS)</b>

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 5

SCALE IN FEET



16564 E. Brewster Road,  
Suite 101  
Covington, LA 70433  
Office: 985.249.6180  
Fax: 985.249.6190  
[www.ddgpc.com](http://www.ddgpc.com)



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

**DRAWN**  
**DTS**  
**CHECKED**  
**THB**

ISSUE DATE  
3-2-2022

PROJECT NO.  
20-945

**SHEET**  
**EX-5**





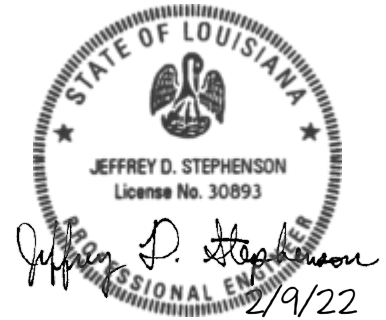
# MEMORANDUM

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 13<sup>th</sup>, 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, 7<sup>th</sup> Edition, the current edition at that time. In 2021, ITE published the Trip Generation Manual, 11<sup>th</sup> 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.

## 7<sup>th</sup> Edition Trip Generation

The approved original River Chase (Stirling Center) TIA (dated March 13<sup>th</sup>, 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, 7<sup>th</sup> 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 7<sup>th</sup> 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
<b>Total</b>		<b>3,232</b>	<b>343</b>	<b>78</b>	<b>-</b>	<b>-</b>	<b>421</b>	<b>79</b>	<b>280</b>	<b>19</b>	<b>12</b>	<b>390</b>

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 7<sup>th</sup> 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
<b>Total</b>		<b>1,256</b>	<b>20</b>	<b>81</b>	<b>-</b>	<b>-</b>	<b>101</b>	<b>79</b>	<b>41</b>	<b>-</b>	<b>-</b>	<b>120</b>

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.



**SAIN**  
ASSOCIATES

CELEBRATING 50 YEARS

**Table 3: Trip Generation Manual 7<sup>th</sup> 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
<b>Difference</b>	<b>-1,976</b>	<b>-323</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>-320</b>	<b>0</b>	<b>-239</b>	<b>-19</b>	<b>-12</b>	<b>-270</b>

## 11<sup>th</sup> Edition Trip Generation

The development trip generation was estimated based on methods outlined in the ITE publication Trip Generation Manual, 11<sup>th</sup> 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 11<sup>th</sup> 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
<b>Total</b>		<b>2,954</b>	<b>318</b>	<b>67</b>	<b>-</b>	<b>-</b>	<b>385</b>	<b>74</b>	<b>272</b>	<b>16</b>	<b>10</b>	<b>372</b>

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.



**SAIN**  
ASSOCIATES

CELEBRATING 50 YEARS

**Table 5: Trip Generation Manual 11<sup>th</sup> 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
<b>Total</b>		<b>1,408</b>	<b>28</b>	<b>68</b>	<b>-</b>	<b>-</b>	<b>96</b>	<b>69</b>	<b>49</b>	<b>-</b>	<b>-</b>	<b>118</b>

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 11<sup>th</sup> 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
<b>Difference</b>	<b>-1,546</b>	<b>-290</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-289</b>	<b>-5</b>	<b>-223</b>	<b>-16</b>	<b>-10</b>	<b>-254</b>

## Conclusions

The results of the comparison of trip generation estimates (both 7<sup>th</sup> Edition and 11<sup>th</sup> 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:** March 29, 2022  
**Case No.:** 2022-2706-ZC  
**Posted:** March 16, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Patrick and Patricia Deloney

**OWNER:** Patrick and Patricia Deloney

**REQUESTED CHANGE:** A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located at the end of Ingram Street, north of Louisiana Highway 36; Covington; S42, T6S, R11E; Ward 3, District 2

**SIZE:** 2.32 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-1A 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 RO Rural Overlay. The site located at the end of Ingram Street, north of Louisiana Highway 36; Covington. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property is currently developed with two existing single-family residential structures. The site is surrounded by existing residential uses which are zoned A-2 Suburban District. The purpose of the A-2 Suburban District zoning classification is to allow for single-family uses at a density of one residential unit per acre. The purpose of the Rural Overlay is primarily to allow for agricultural uses. Several of the uses listed under the RO Rural Overlay require the submission and approval of an Administrative Permit application to provide for a staff review of required minimum standards. This includes Short Term Rentals, recently added to the list of Administrative Permits under the RO Rural Overlay, as per Council Ordinance Number 21-4593.

A change in zoning from A-2 Suburban District and RO Rural Overlay to the 2.32-acre site will allow all permitted uses listed by-right in the Rural Overlay as well as allow the applicant to submit an administrative permit application for a Short-Term Rental permit.



**CASE NUMBER:** 2022-2706-ZC

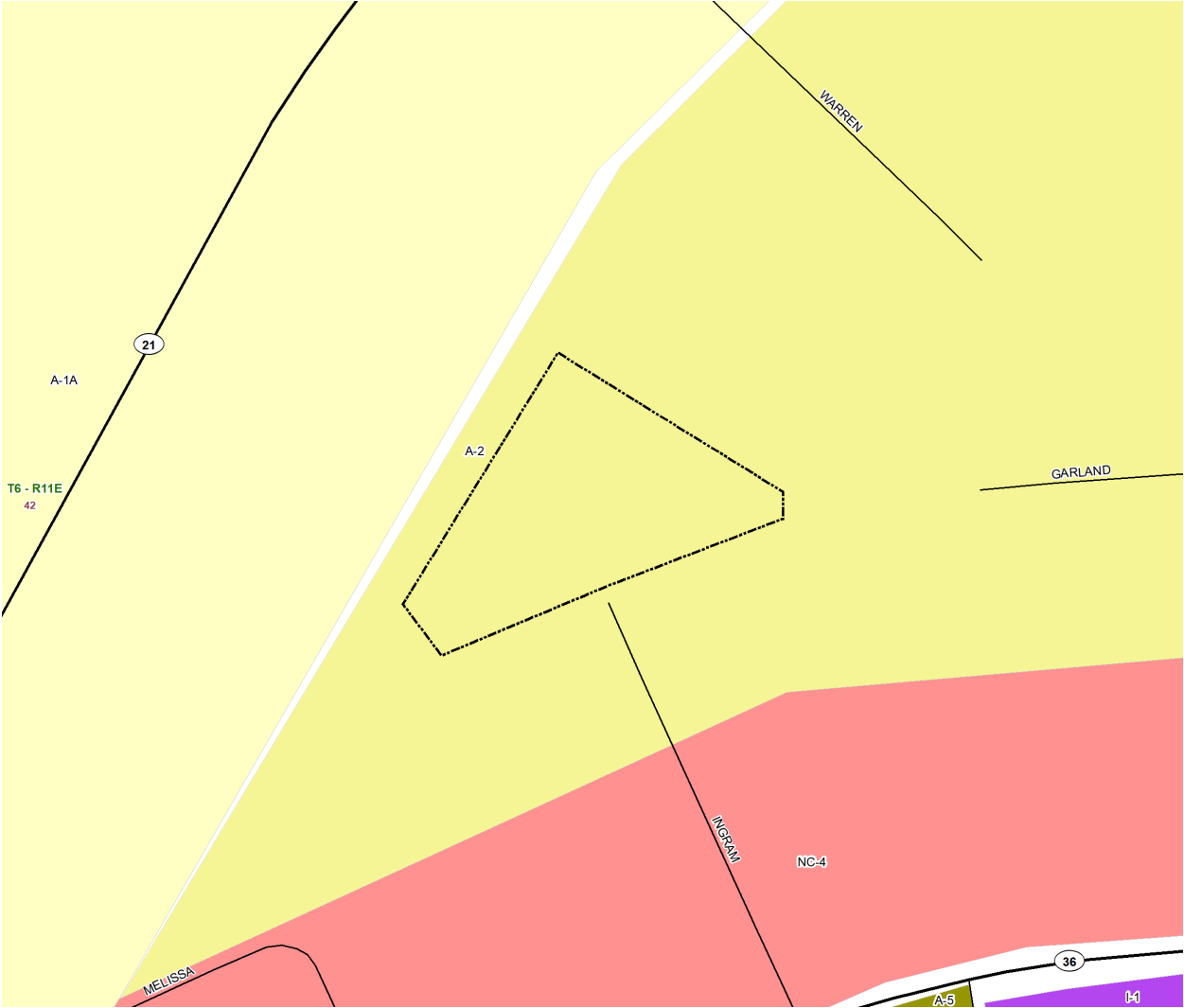
**PETITIONER:** Patrick and Patricia Deloney

**OWNER:** Patrick and Patricia Deloney

**REQUESTED CHANGE:** A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located at the end of Ingram Street, north of Louisiana Highway 36; Covington; S42, T6S, R11E; Ward 3, District 2

**SIZE:** 2.32 acres





2022-2706-ZC

21

A-1A

HWY 21  
MILITARY RD

WARREN

A-2

2022-2706-ZC

GARLAND

T6 - R11E

42

INGRAM

NC-4

ABITA HWY

MELISSA

I-1

CAMELLIA

HC-3

HC-2

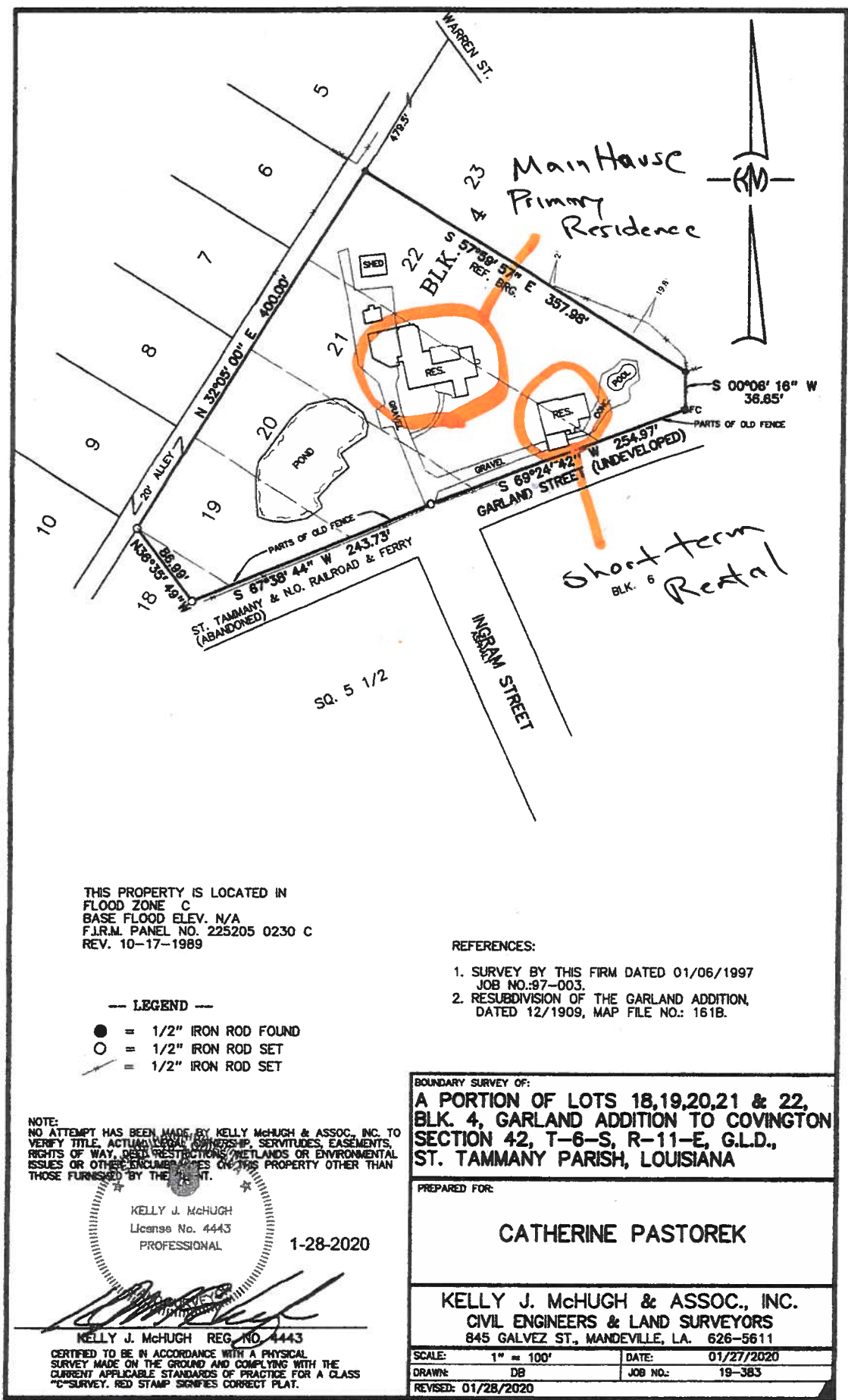
I-1

A-5

FORMOSA



2022-2706-ZC



ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2725-ZC  
**Posted:** March 16, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Natasha Jones and Carlos Monterroso  
**OWNER:** Natasha Jones and Carlos Monterroso  
**REQUESTED CHANGE:** A-3 Suburban District TO A-3 Suburban District and MHO Mobile Home Overlay  
**LOCATION:** Parcel located on the southwest corner of Oak Street and Lakeview Drive; Slidell; S44, T9S, R14E; Ward 9, District 12  
**SIZE:** .187 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Lakeview Drive -	Type:	Parish	Road Surface:	2 Lane Asphalt	Condition:	Good
Oak Street -	Type:	Parish	Road Surface:	2 Lane Asphalt	Condition:	Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District TO A-3 Suburban District and MHO Mobile Home Overlay. The site located on the southwest corner of Oak Street and Lakeview Drive; Slidell. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

A majority of the Howze Beach subdivision is zoned A-3 Suburban District which allows single-family residential dwellings as a permitted use. The subject site is currently undeveloped and the surrounding neighborhood is comprised of a mixture of existing stick built and manufactured homes.

A change in zoning will allow the applicant to apply for a building permit for the placement of a new mobile home.

**CASE NUMBER:** 2022-2725-ZC

**PETITIONER:** Natasha Jones and Carlos Monterroso

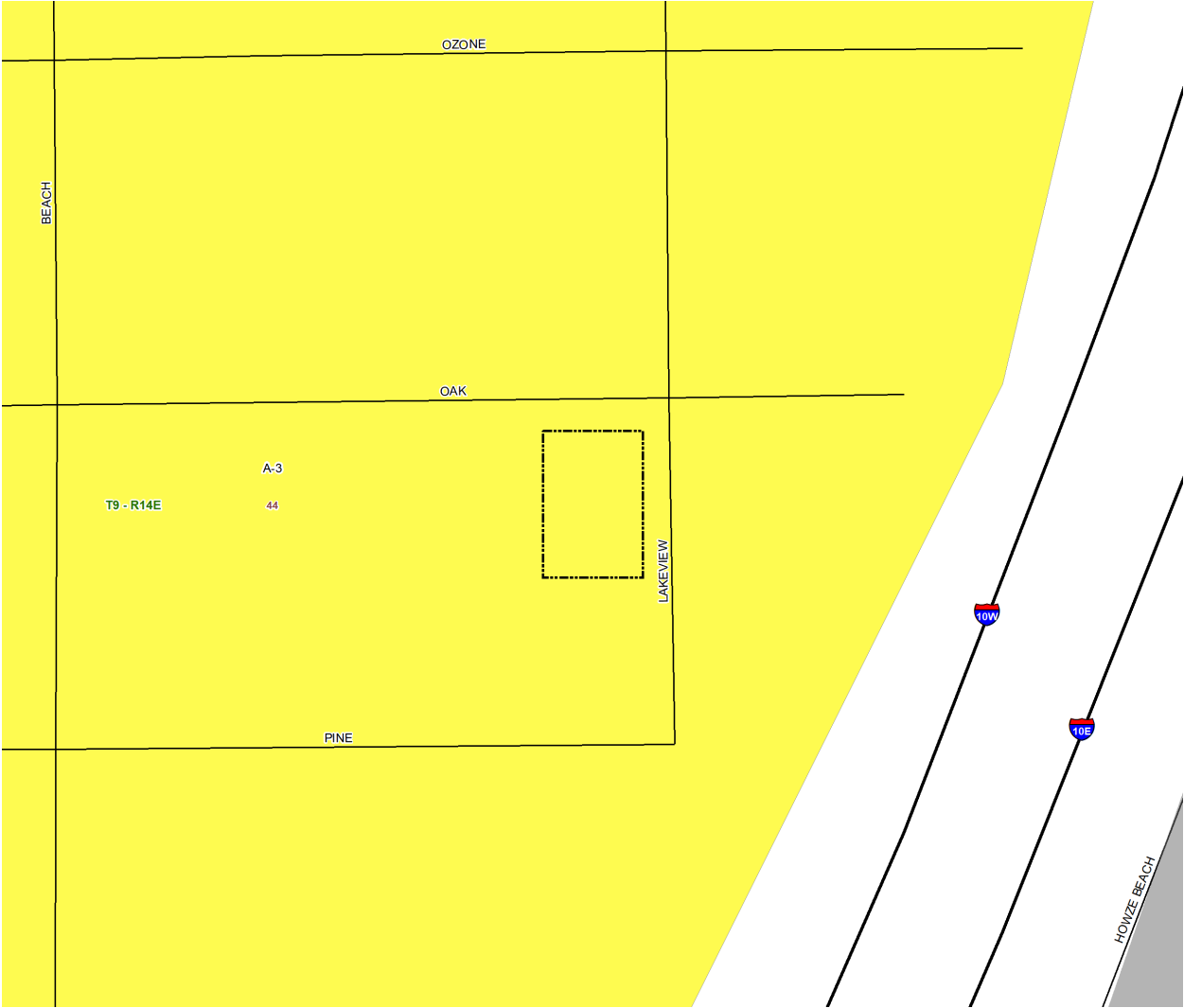
**OWNER:** Natasha Jones and Carlos Monterroso

**REQUESTED CHANGE:** A-3 Suburban District TO A-3 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located on the southwest corner of Oak Street and Lakeview Drive; Slidell; S44, T9S, R14E;

Ward 9, District 12

**SIZE:** .187 acres





2022-2725-ZC

OAK

T9 - R14E A-3

44

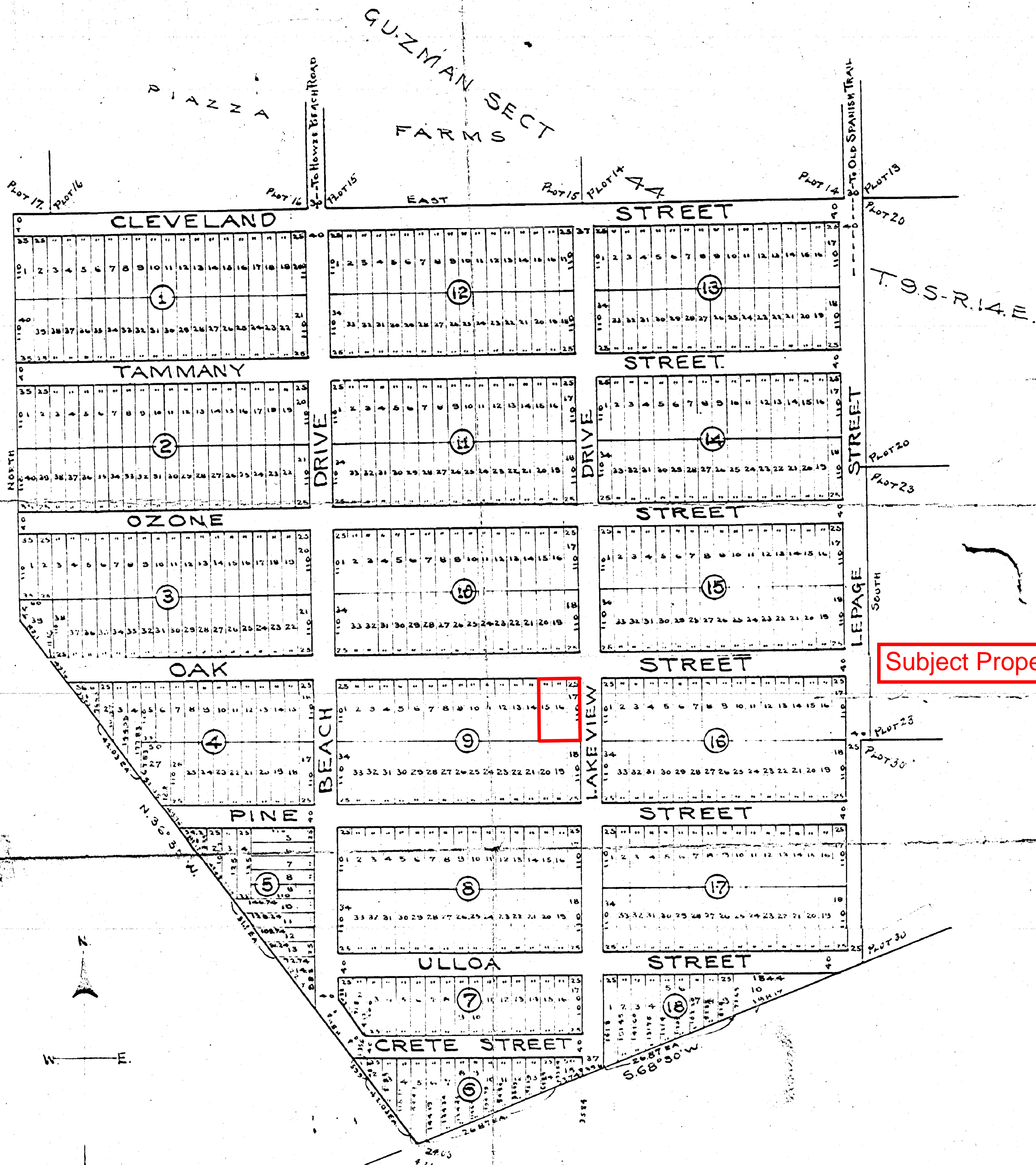
2022-2725-ZC

LAKEVIEW

PINE



2022-2725-ZC



# HOWZE BEACH

SUB-DIVISION

NEAR

TOWN OF SLIDELL

ST. TAMMANY PARISH

LOUISIANA

FORMERLY LOTS 17A-18-19-24-25-26-27-28-29 OF PIAZZA FARMS

GUZMAN SECT 44 - T.9S-R.14E

CERTIFIED CORRECT IN ACCORDANCE WITH SURVEY

MADE BY ME THIS 27th DAY OF MAY-1927.

SCALE - 1 INCH = 150 FEET

SURVEY NO 624.

*H. H. Hutchins* SUR  
SLIDELL, LA.

REGISTERED IN RECORDS WITH LOUISIANA L.S.D.

NOTE:

THIS PROPERTY IS SITUATED IN THE 8th WARD-ST. TAMMANY PARISH.

Standard General Realty Co.  
725 Union St. Main 1076  
Real Estate Agents

ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2734-ZC  
**Posted:** March 15, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Oris D. and Laura B. Creighton  
**OWNER:** Oris D. and Laura B. Creighton  
**REQUESTED CHANGE:** A-1 Suburban District TO A-1 Suburban District and RO Rural Overlay  
**LOCATION:** Parcel located on the east side of Lake Road, south of Elenore Drive; Lacombe S12, T9S, R12E; Ward 7, District 7  
**SIZE:** .11 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Lake Road -**                      **Type:** Parish                      **Road Surface:** Asphalt                      **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Swamp/Marsh and Bayou Lacombe	A-1 Suburban District
West	Swamp/March	PF-2 Public Facilities District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District TO A-1 Suburban District and RO Rural Overlay. The site located on the east side of Lake Road, south of Elenore Drive; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property is currently developed with one existing single-family residence. The site is surrounded by existing residential uses which are zoned A-1 Suburban District and undeveloped marshland. The purpose of the A-1 Suburban District zoning classification is to allow for single-family uses at a density of one residential unit per every five acres. The purpose of the Rural Overlay is primarily to allow for agricultural uses. Several of the uses listed under the RO Rural Overlay require the submission and approval of an Administrative Permit application to provide for a staff review of required minimum standards. This includes Short Term Rentals, recently added to the list of Administrative Permits under the RO Rural Overlay, as per Council Ordinance Number 21-4593.

A change in zoning from A-1 Suburban District and RO Rural Overlay to the .11-acre site will allow all permitted uses listed by-right in the Rural Overlay as well as allow the applicant to submit an administrative permit application for a Short-Term Rental permit.



**CASE NUMBER:** 2022-2734-ZC

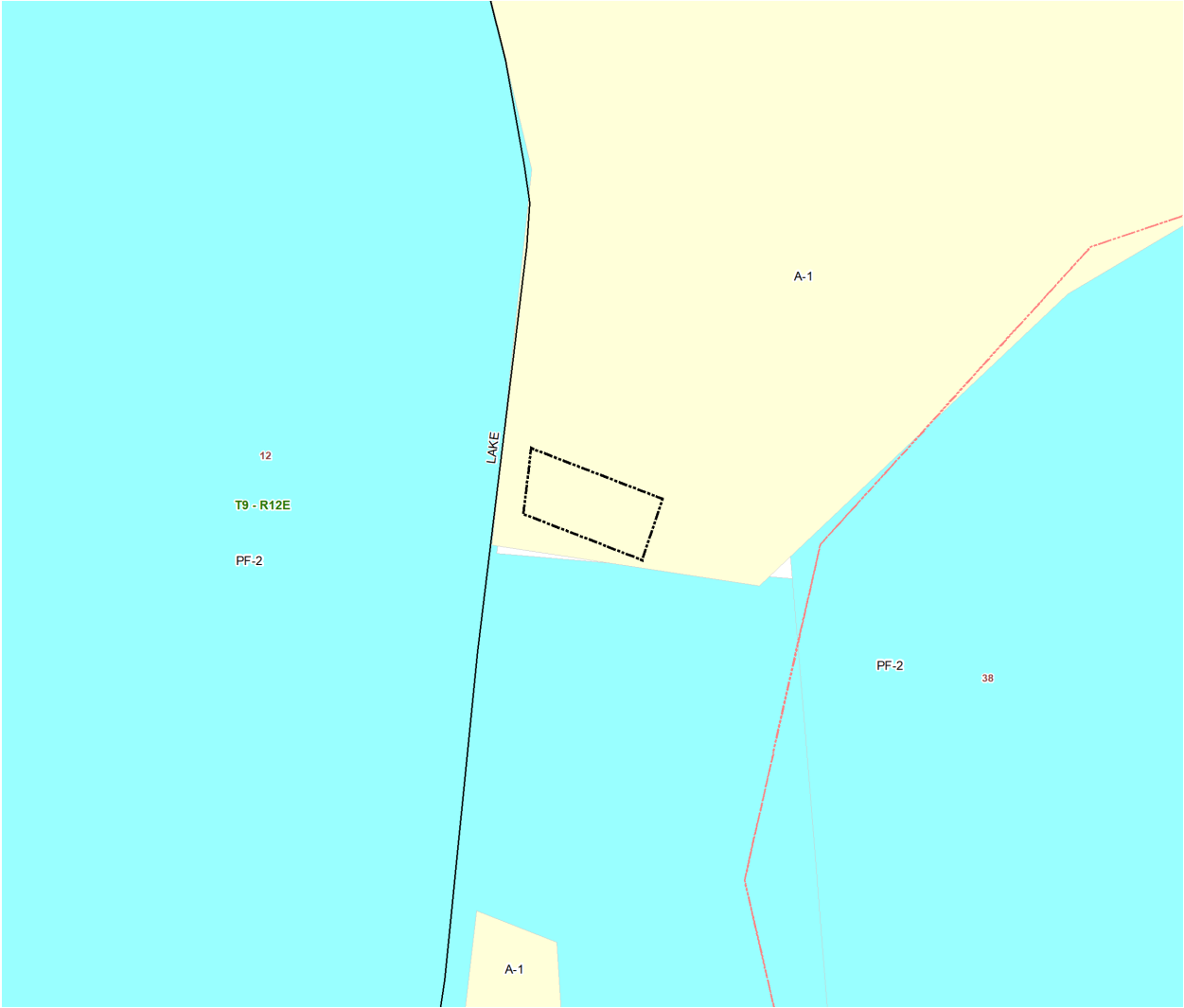
**PETITIONER:** Oris D. and Laura B. Creighton

**OWNER:** Oris D. and Laura B. Creighton

**REQUESTED CHANGE:** A-1 Suburban District TO A-1 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located on the east side of Lake Road, south of Elenore Drive; Lacombe  
S12, T9S, R12E; Ward 7, District 7

**SIZE:** .11 acres



2022-2734-ZC

T9 - R12E 12

LAKE

2022-2734-ZC

A-1

PF-2

PF-2

38

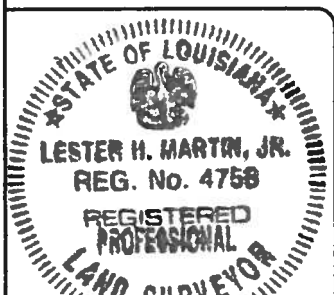
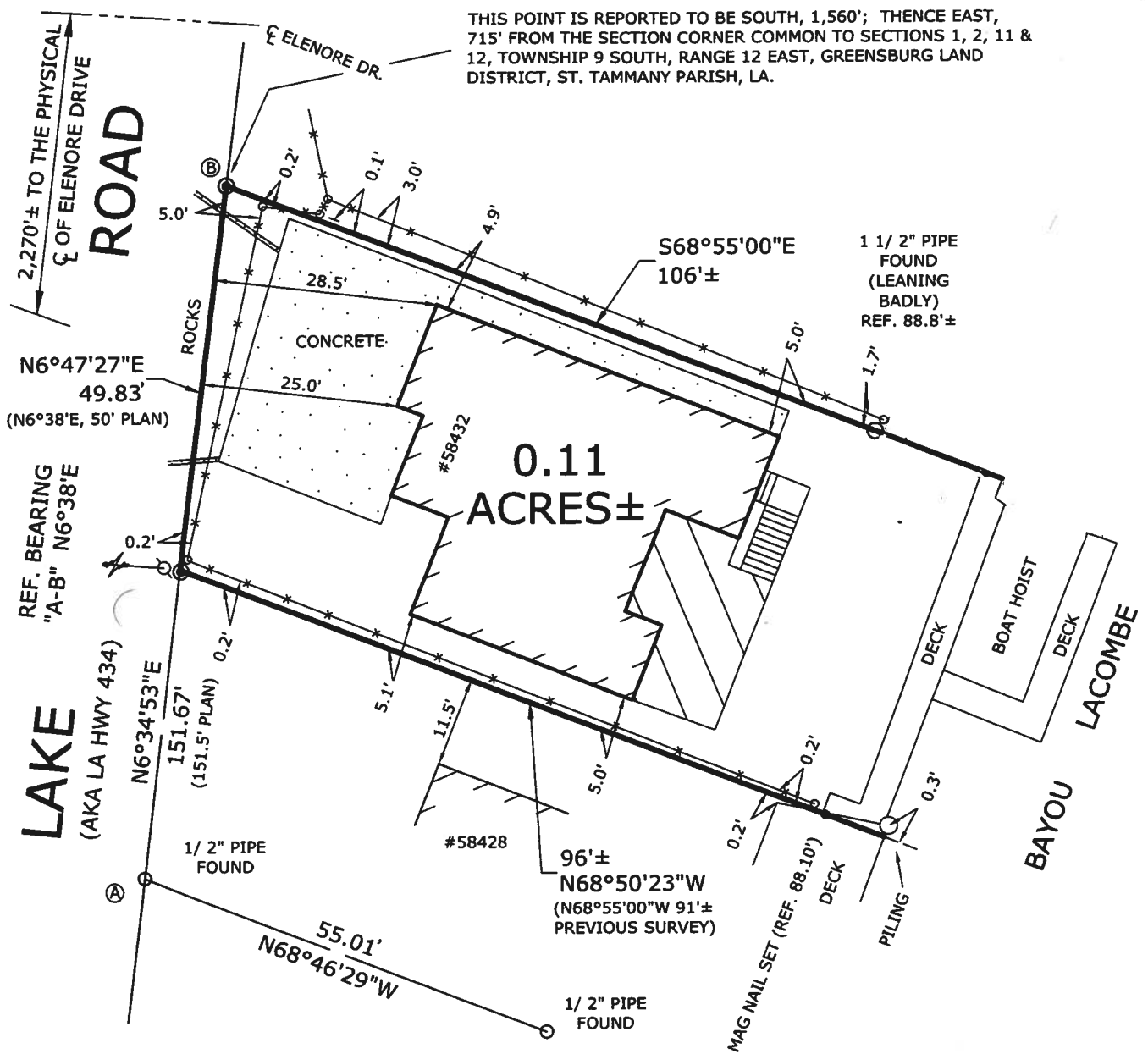
A-1



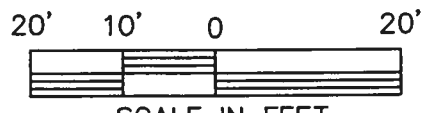
2022-2734-ZC

SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.  
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.  
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.  
REFERENCE BEARING:  
BEARINGS BASED ON THE REFERENCE SURVEYS LISTED.

REFERENCE:  
SURVEY OF A 0.11 ACRE PARCEL IN SECTION 12, T9S, R12E, ST. TAMMANY PARISH, LA BY J.V. BURKES & ASSOCIATES, INC. DATED 10-04-2011.  
SURVEY OF VARIOUS PARCELS IN THE SWQ OF THE NWQ OF SECTION 12, T9S, R12E, ST. TAMMANY PARISH, LA BY RANDALL W. WROWN & ASSOCIATES, INC DATED 07-11-1996 REV 09-30-1996 FILED IN THE ST. TAMMANY PARISH CLERK OF COURT AS EM 2394 INSTRUMENT #1021142.  
PER FIRM: UNINCORPORATED ST. TAMMANY PARISH, 225205, 0390 C, DATED APRIL 2, 1991, THIS PROPERTY IS IN ZONE V15, EL. 13 NGVD29.



- ⊙ = POWER POLE
- ⚡ = OVERHEAD LINE
- ⊙\* = CHAIN LINK FENCE
- ⊙ = 1/2" REBAR FOUND INSIDE A 1 1/2" PIPE



ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2735-ZC  
**Posted:** March 18, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent  
**REQUESTED CHANGE:** PF-1 Public Facilities District, PBC-1 Planned Business Campus, and PUD Planned Unit Development Overlay TO A-2 Suburban District  
**LOCATION:** Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4; District 5  
**SIZE:** 98.3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Third Street -**                      **Type:** Parish                      **Road Surface:** 2 Lane Asphalt                      **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family District
South	Residential	A-2 Suburban District
East	Residential and Undeveloped	A-2 Suburban District and PF-1 Public Facilities District
West	Commercial	PBC-1 Planned Business Community

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

**Conservation** – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PF-1 Public Facilities District, PBC-1 Planned Business Campus, and PUD Planned Unit Development Overlay to A-2 Suburban District. The site located on the west side of Third Avenue, south of Helenbirg Road; Covington. The 2025 Future Land Use Plan designates the site to be the site to be developed as a Planned District with single family uses and conservation areas.

The original 60.112-acre Nature Walk Planned Unit Development was approved in 2005 per Council Ordinance Number 05-1170. This PUD was to be developed with 30 lots at an average lot size of 21,000 square feet and a total density of 1 lot per every 2 acres. Per Sec. 130-1674(d)(4), “if no portion or phase of the original PUD, which has been granted zoning approval by the Parish Council, is granted preliminary approval within two years of the date of the Parish Council's original approval of the PUD, the owner/developer shall be required to submit an application for a new PUD overlay review and approval by the Zoning Commission and Parish Council.”

The applicant is currently proposing to rezone and reconfigure the original PUD layout to include a total of 98.3 acres of property which will exclude a portion of the original PUD to the south and include the existing lake to the west which is currently zoned PF-1 Public Facilities District and PBC-1 Planned Business Campus. If approved, this request

will rezone 98.3 acres of property to A-2 Suburban District which allows one single-family residential dwelling unit per acre. This will include rezoning the portion of property along the southern border of the original PUD so that it is no longer included within the subdivision boundaries as well as establishing the underlying density for the new proposed PUD configuration, which appears to be compatible with the surrounding area.

Table 1: Zoning Classifications			
	Max Height	Max Building Size	Permitted Uses
<b><u>Current Zoning:</u></b> PF-1 Public Facilities District (35.31 acres)	45 ft.	The coverage of all principal and accessory buildings not to exceed 50% of the total area of the lot	Post office; Funerary parlor, cemeteries; Passengers transportation terminals; Churches, temples and synagogues greater than 10,000 square feet; Government offices; Government maintenance facilities; Private non-profit animal services
<b><u>Current Zoning:</u></b> PBC-1 Planned Business Campus (3.37 acres)	75 ft.	The maximum floor area ratio (FAR) shall be 3.0	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 (no drive through service permitted); Mixed Use Centers including residential, restaurants, and retail uses
<b><u>Current Zoning:</u></b> PUD Planned Unit Development Overlay (59.62 acres)	N/A	N/A	Single-Family Residential Uses at a Density of 1 Lot Per 2 acres
<b><u>Proposed Zoning:</u></b> A-2 Suburban District (98.3 acres)	60 ft.	The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 15 percent of the total area of the lot.	One single-family residential use per acre; Private garages and accessory structures; Garage apartment or guest house under 1,000 square feet; Community central water treatment, well, and storage facilities; Household agriculture

**CASE NUMBER:** 2022-2735-ZC

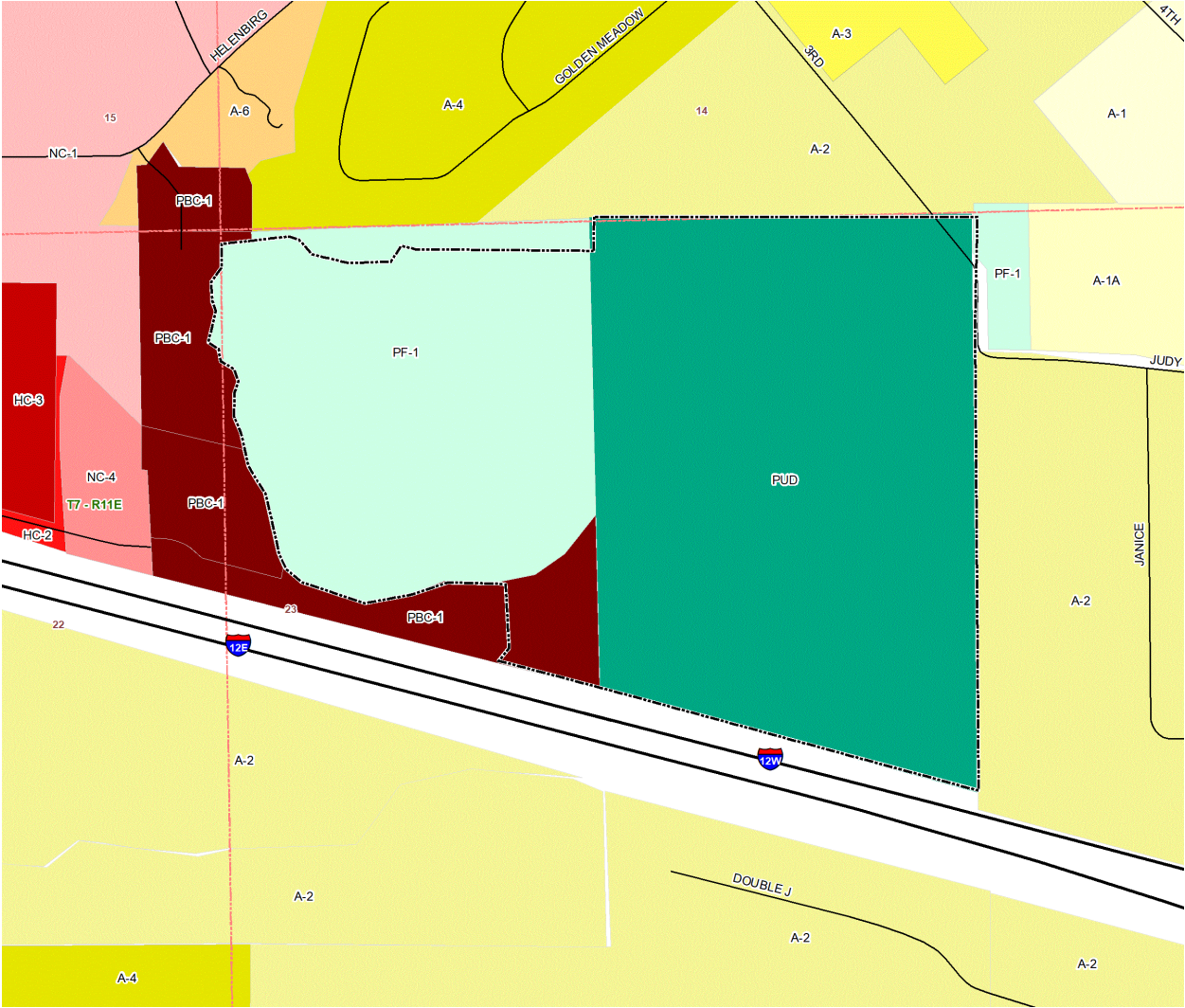
**PETITIONER:** Jeff Schoen

**OWNER:** Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent

**REQUESTED CHANGE:** PF-1 Public Facilities District, PBC-1 Planned Business Campus, and PUD Planned Unit Development Overlay TO A-2 Suburban District

**LOCATION:** Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4; District 5

**SIZE:** 98.3 acres









ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2737-ZC  
**Posted:** March 18, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent  
**REQUESTED CHANGE:** A-2 Suburban District TO A-2 Suburban District and PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4, District 5  
**SIZE:** 76 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Third Street -**                      **Type:** Parish                      **Road Surface:** 2 Lane Asphalt                      **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Helenbirg Subdivision and Covington Meadows	A-4 Single-Family
South	Interstate 12 and Undeveloped	A-2 Suburban District
East	Thelma Estates and Undeveloped	A-2 Suburban District and PF-1 Public Facilities District
West	Louisiana Organ Procurement Agency and Undeveloped	PBC-1 Planned Business Community

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

**Conservation** – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS/SUBDIVISION INFORMATION:

The petitioner is requesting to change the zoning classification from A-2 Suburban district to A-2 Suburban District and PUD Planned Unit Development Overlay. The site located on the west side of Third Avenue, south of Helenbirg Road; Covington. The 2025 Future Land Use Plan designates the site to be the site to be developed as a Planned District with single family uses and conservation areas.

A portion of the subject property was part of the original Nature Walk PUD Planned Unit Development which was approved in 2005 per Council Ordinance 05-1170. A concurrent request to rezone a majority of the original PUD and the adjacent lake to the west to A-2 Suburban District has been filed to establish the underlying zoning classification of the new proposed subdivision (2022-2735-ZC). The new boundaries of the PUD include 76 acres and is adjacent to the Thelma Estates subdivision to the east, the Helenbirg Subdivision and the Covington Meadows Subdivision to the north, the Louisiana Organ Procurement Agency and undeveloped land to the west, and Interstate 12 to the south (see Table 2).



ACCESS:

The site is proposed to have a single access point which will extend from the existing Third Avenue which is an 18-foot wide Parish maintained road. The typical right of way totals 60 ft. wide including two-10 ft. travel lanes and surface drainage.

GENERAL INFORMATION (Table 1)	
Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	<b>Provide as Required</b>
Setbacks & Maximum height	Provided as Required <b>Setbacks:</b> Front – 25 ft.; Sides – 10 ft.; Rear – 20 ft. <b>Max Height:</b> 35 ft. above base flood elevation
Restrictive Covenants	Provided as Required
Water & Sewer facilities	<b>Provide as Required</b>
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY:

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

The proposal is for 38 residential lots, which is 67% of the maximum allowable density of the PUD per the requested A-2 Suburban District designation (2022-2735-ZC). The site abuts several platted subdivisions to the north and the east and based on the existing density and zoning classifications is compatible and appropriately located.

SURROUNDING SUBDIVISIONS (TABLE 2)				
Subdivision Name	Acreage	Zoning Classification	Required Lot Width	Total # of Lots
Thelma Estates	153.93 acres	A-1A Suburban District A-2 Suburban District	200 ft. 150 ft.	45 Parcels
Helenbirg Lots and Farms	92 acres	A-2 Suburban District	N/A	Platted Subdivision from 1914 comprised of a majority 50 ft. wide lots
Covington Meadows	33.79 acres 3.78 acres	A-4 Single-Family Residential District A-6 Multiple Family Residential District	90 ft. N/A	65 Parcels 49 Units

GREENSPACE:

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivisions. The petitioned PUD consists of 76 acres, requiring 19 acres of greenspace. The proposed Nature Walk PUD plan provides a total of 47.4 acres of open space including half of the 32-acre lake area and 31.4 acres of undisturbed habitat with a picnic area and limestone walking path.

The active recreation that is shown on the plan is the existing lake which is currently not within the 2005 approved PUD Plan. The applicant is proposing to add these 32 acres of property to the new PUD plan to allow for the subdivision’s proposed density and to provide a source of active recreation. The new PUD plan does not show access to the lake and there appears to be some very sharp natural grades in between the proposed residential lots and the lake. Staff recommends formal access to the lake be provided to ensure the residents of the PUD have a way to access the lake, especially if it is the only proposed active recreation on the plan.

AMENITY LIST (TABLE 3)		
Amenities	Acreage	Type of Amenities
Passive	31.4 Acres (49%)	Picnic Area, Limestone Walking Path, and Undisturbed Habitat
Active	32 Acres (51%)	Lake for Fishing

**Sec. 130-1672 - Purpose**

- Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
  - The layout of the proposed PUD plan appears to be arranged in a way that protects floodplains and wetlands and preserves mature woodlands by minimizing development-related impacts on the subject property. The clustering of residential lots decreases the impact of infrastructure such as roadways, site grading, and drainage and thus preserves undeveloped land for residential enjoyment, natural drainage patterns, and wildlife habitat.
- Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*
  - The Nature Walk PUD Plan provides 38 lots with a typical lot size of 75 ft. x 130 ft. The minimum setbacks and maximum height for all residential structures provide the same dimensions and therefore the plan does not provide the diversification and variation of residential uses, setbacks, or height encouraged by the Planned Unit Development.
- Functional and beneficial uses of open space areas.*
  - Based on the wetland delineation and contour lines provided and shown on the detail sheet for the PUD plan, it appears there would be greater potential for active recreation to the west side of the proposed smaller detention area if the plan showed the detention pond move to the east within the existing lower contours of the site. The applicant should consider the use of a playground, gazebo, or dry detention pond that could serve as a soccer field within this area to ensure residents of the subdivision are provided with an adequate level of functional uses of open space.
  - The original PUD configuration was approved to have 30 lots on 60 acres. The current proposal is to reorient the PUD’s boundary lines to remove the southern portion of the last approved plan and include the existing lake to the west of the PUD. This will ultimately provide 16 more acres for the PUD while ensuring the mitigation of the wetlands on site is minimal. While staff encourages conservation design for subdivisions to maintain greenspace and natural drainage patterns, it should be recognized that the only active recreation on the PUD plan is the lake which the residents of the proposed subdivision will not have access to. Staff recommends the applicant remove a proposed residential lot to the western boundary of the PUD and provide a bridge to ensure residents have a way to traverse what appears to be a very steep natural drainage pattern and utilize the single active amenity that is provided on the plan.
- Preservation of natural features of a development site.*
  - The proposed PUD plan is providing 47.4 acres of greenspace which more than doubles the amount of required greenspace per the PUD ordinance. The intentional effort to preserve the property’s natural resources by keeping the density in a cluster design is recognized and appreciated. Staff recommends placing the greenspace areas, the stormwater management pond, and the lake into a conservation easement so to permanently limit the use of the land and ensure the public benefit of open space and the preservation of natural features are maintained.
- Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
  - The existing lake that is proposed to be added to the new Nature Walk PUD plan comprises a total of 51% of the greenspace for the subdivision and is labeled as the only active amenity on the PUD plan. As such, the PUD plan should be revised to incorporate some form of access from the western edge of the subdivision to the lake to ensure access. If the lake is supposed to act as an amenity, the residents should have appropriate access to the area.
- Rational and economically sound development in relation to public services.*
  - The PUD Plan states that other than an on-site sewage pump station, all water and sewer facilities are provided off site.
  - The applicant has not yet provided information concerning which company will be responsible for central sewer and water services.
- Efficient and effective traffic circulation, both within and adjacent to the development site.*
  - The site is proposing a single accessway which will extend from the existing Parish maintained Third Avenue and connect to the existing Parish maintained Helenbirg Road. Based on data sets provided by the Trip Generation Manual, 10<sup>th</sup> Edition Supplement, it appears that the proposed density of this development will generate 426 average weekday vehicle trips to the area.

8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
  - a. The subject site is flanked on the north and the west by existing residential subdivisions, two of which are denser than the proposed PUD plan. The concurrent request for the A-2 Suburban District density levels and the PUD plan showing 67% of the allowable density (if the concurrent request for the A-2 Suburban District is approved) is an appropriate transition between the existing surrounding neighborhoods and Interstate 12 to the south.

### **COMPREGENSIVE PLAN ANALYSIS:**

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

### **SUMMARY:**

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

### **Staff has determined the following:**

1. The applicant is required to name the service provider for the proposed 38 home sites including sewer and water connections.
2. As submitted, there is no variation or diversification of single-family housing types, setbacks, or height requirements.
3. Placing the greenspace areas and stormwater management ponds into a conservation easement would permanently limit the use of the land and ensure the public benefit of open space is maintained. Consideration should be given to place the proposed greenspace, existing lake, and retention pond into a conservation easement to ensure the longevity of the benefits derived from the site's design.
4. The applicant should provide the residences access to the lake and provide an area east of the proposed retention pond for active recreation.
5. The applicant must provide a complete recreational development plan depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and the maintenance of the recreational amenities and greenspace area.
6. The developer for all new residential single-family sites must notify the US Postal Service's local Growth Manager to determine the appropriate mode of mail delivery. If a community mail location is required, it must be shown on the plat.



**CASE NUMBER:** 2022-2737-ZC

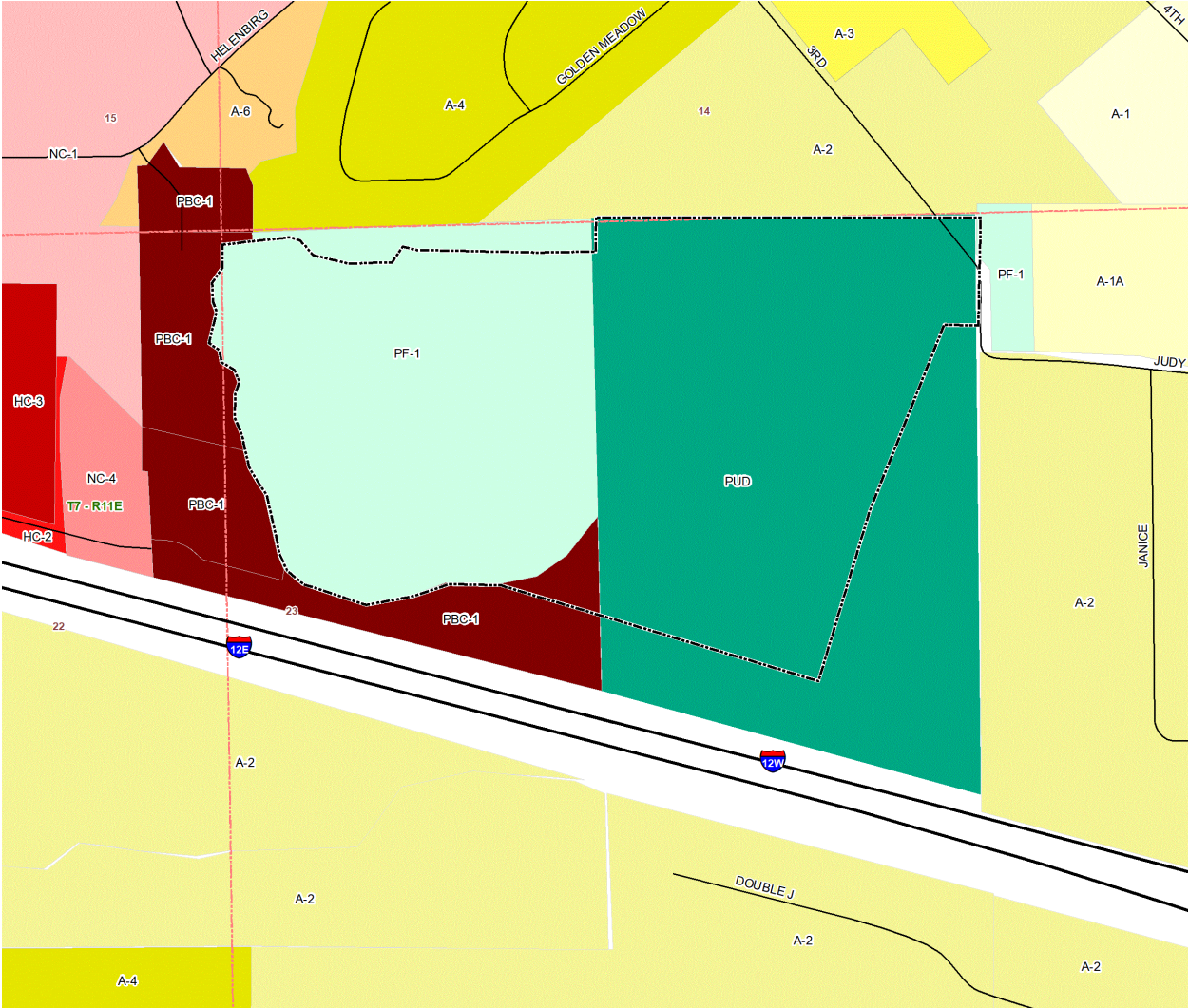
**PETITIONER:** Jeff Schoen

**OWNER:** Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent

**REQUESTED CHANGE:** A-2 Suburban District TO A-2 Suburban District and PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4, District 5

**SIZE:** 76 acres





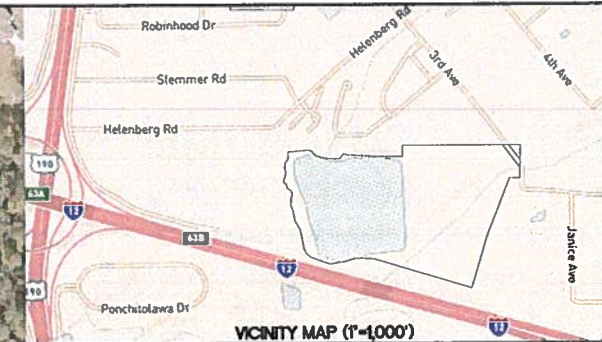




2022-2737-ZC

SHEET NAME	SHEET NO.
FULL LAYOUT	1

**P.U.D. PLAN OF  
NATURE WALK SUBDIVISION  
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
LOCATED IN ST. TAMMANY PARISH**

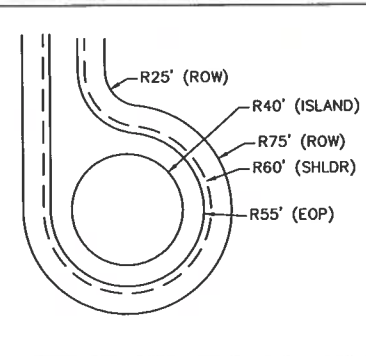
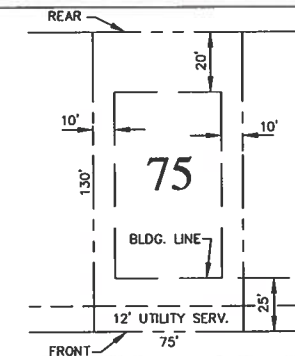
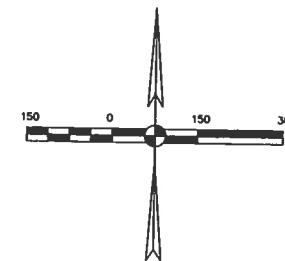


**LEGAL DESCRIPTION:**

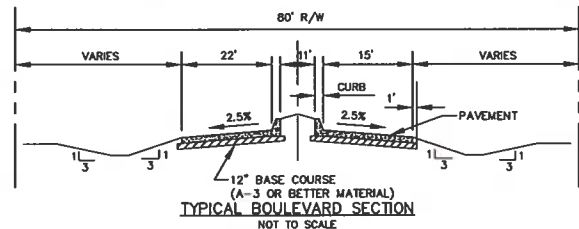
A CERTAIN PIECE OR PORTION OF LAND BEING SITUATED IN SECTIONS 22 & 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING MEASURE EAST FOR A DISTANCE OF 1384.44 FEET TO A POINT; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 389.05 FEET TO A POINT; THENCE NORTH 88 DEGREES 48 MINUTES 6 SECONDS WEST FOR A DISTANCE OF 122.98 FEET TO A POINT; THENCE SOUTH 21 DEGREES 48 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 721.02 FEET TO A POINT; THENCE SOUTH 45 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 639.95 FEET; THENCE NORTH 73 DEGREES 14 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 1194.50 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 8 SECONDS WEST A DISTANCE OF 216.55 FEET TO A POINT; THENCE SOUTH 72 DEGREES 25 MINUTES 10 SECONDS WEST A DISTANCE OF 135.12 FEET TO A POINT; THENCE NORTH 81 DEGREES 8 MINUTES 54 SECONDS WEST A DISTANCE OF 127.95 FEET TO A POINT; THENCE SOUTH 72 DEGREES 18 MINUTES 48 SECONDS WEST A DISTANCE OF 237.70 FEET TO A POINT; THENCE NORTH 48 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 77.55 FEET TO A POINT; THENCE NORTH 22 DEGREES 33 MINUTES 59 SECONDS WEST A DISTANCE OF 64.73 FEET TO A POINT; THENCE NORTH 9 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 75.95 FEET TO A POINT; THENCE NORTH 11 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 142.27 FEET TO A POINT; THENCE NORTH 32 DEGREES 12 MINUTES 7 SECONDS WEST A DISTANCE OF 52.07 FEET TO A POINT; THENCE NORTH 29 DEGREES 28 MINUTES 47 SECONDS WEST A DISTANCE OF 64.94 FEET TO A POINT; THENCE NORTH 11 DEGREES 6 MINUTES 27 SECONDS WEST A DISTANCE OF 122.24 FEET TO A POINT; THENCE NORTH 11 DEGREES 1 MINUTE 46 SECONDS WEST A DISTANCE OF 13.56 FEET TO A POINT; THENCE NORTH 2 DEGREES 47 MINUTES 56 SECONDS WEST A DISTANCE OF 85.72 FEET TO A POINT; THENCE NORTH 19 DEGREES 36 MINUTES 49 SECONDS WEST A DISTANCE OF 45.35 FEET TO A POINT; THENCE NORTH 19 DEGREES 28 MINUTES 56 SECONDS WEST A DISTANCE OF 48.39 FEET TO A POINT; THENCE NORTH 59 DEGREES 26 MINUTES 11 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT; THENCE NORTH 9 DEGREES 49 SECONDS WEST A DISTANCE OF 45.28 FEET TO A POINT; THENCE NORTH 55 DEGREES 12 MINUTES 15 SECONDS WEST A DISTANCE OF 43.81 FEET TO A POINT; THENCE NORTH 14 DEGREES 54 MINUTES 12 SECONDS EAST A DISTANCE OF 116.35 FEET TO A POINT; THENCE NORTH 18 DEGREES 00 MINUTES 27 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 1 DEGREE 57 MINUTES 12 SECONDS EAST A DISTANCE OF 87.72 FEET TO A POINT; THENCE NORTH 36 DEGREES 17 MINUTES 18 SECONDS EAST A DISTANCE OF 64.99 FEET TO A POINT; THENCE NORTH 1 DEGREE 50 MINUTES 50 SECONDS EAST A DISTANCE OF 84.10 FEET TO A POINT; THENCE NORTH 85 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 109.51 FEET TO A POINT; THENCE SOUTH 70 DEGREES 1 MINUTE 12 SECONDS EAST A DISTANCE OF 17.72 FEET TO A POINT; THENCE SOUTH 33 DEGREES 56 MINUTES 6 SECONDS EAST A DISTANCE OF 70.17 FEET TO A POINT; THENCE SOUTH 74 DEGREES 50 MINUTES 8 SECONDS EAST A DISTANCE OF 45.31 FEET TO A POINT; THENCE SOUTH 74 DEGREES 59 MINUTES 55 SECONDS EAST A DISTANCE OF 87.35 FEET TO A POINT; THENCE NORTH 89 DEGREES 4 MINUTES 48 SECONDS EAST A DISTANCE OF 158.91 FEET TO A POINT; THENCE NORTH 34 DEGREES 55 MINUTES 30 SECONDS EAST A DISTANCE OF 67.22 FEET TO A POINT; THENCE SOUTH 76 DEGREES 17 MINUTES 3 SECONDS EAST A DISTANCE OF 54.45 FEET TO A POINT; THENCE SOUTH 87 DEGREES 20 MINUTES 2 SECONDS EAST A DISTANCE OF 443.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 15 SECONDS EAST A DISTANCE OF 199.90 FEET TO A POINT; THENCE NORTH 0 DEGREES 36 MINUTES 14 SECONDS A DISTANCE OF 122.63 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 76.0 ACRES MORE OR LESS.





**TYPICAL SECTIONS:**

**RESTRICTIVE COVENANTS:**

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PORTION OF THE WATER SYSTEM (OTHER THAN SIXTY (60') FEET) SHALL BE USED FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAMAHOUSE OR STREET EASEMENT.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
5. EASEWAYS ON CORNER LOTS SHALL BE NO LESS THAN SIXTY (60') FEET FROM THE CORNER LINES AND ADJACENT PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED PER ORD. NO. 44-2142, ADOPTED DECEMBER 15, 1994)
6. A LOT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT. (AMENDED PER ORD. 12-2711, ADOPTED APRIL 5, 2012)
7. THE FOREMENTIONED RESTRICTIONS SHALL BE RECEIVED IN EACH TITLE OR DEED IN ADDITION TO BEING LISTED ON THE FINAL SUBDIVISION PLAT.
8. ALL PLANS SPECIFICATIONS FOR IMPROVEMENTS ON ANY LOT MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. IN ADDITION, FURTHER RESTRICTIVE COVENANTS APPLYING TO USE, RULES AND REGULATIONS, CONSTRUCTION AND REQUIREMENTS SHALL BE FOUND IN SEPARATE RECORDED DOCUMENTS OF THE PARISH RECORDS.
9. MAXIMUM BUILDING HEIGHT IS 35' ABOVE BASE FLOOD ELEVATION.
10. SUBDIVISION LOTS ARE TO BE SINGLE FAMILY RESIDENTIAL USES ONLY.
11. THE MINIMUM FINISHED FLOOR FOR HABITABLE STRUCTURES SHALL BE 12 INCHES ABOVE THE SAID BASE FLOOD ELEVATION. THE MINIMUM FINISHED FLOOR SHALL BE 12 INCHES ABOVE THE POND 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.

**LEGEND:**

-  GENERAL LOCATION OF TELECOMMUNICATION  
CABINET AND SEWAGE PUMP STATION
-  WETLAND DELINEATION  
(SUBJECT TO CHANGE)

## DEVELOPME

## SETBACKS FOR RESIDENCES

FRONT SETBACK = 25 FEET  
REAR SETBACK = 20 FEET  
SIDE SETBACK = 10 FEET

**SETBACKS FOR ACCESSORY**  
**REAR SETBACK = 10 FEET**  
**SIDE SETBACK = 10 FEET**

**GENERAL NOTES:**

**GENERAL NOTES:**

1. OTHER THAN AN ON-SITE SEWAGE PUMP STATION, ALL WATER AND SEWER FACILITIES ARE PROVIDED OFF-SITE.
2. A 10'-FOOT EASEMENT IS TO BE PROVIDED ALONG THE FRONT OF EACH LOT.
3. A 20'-FOOT AND 25'-FOOT FRONT BUILDING LINE SHALL BE PROVIDED FOR LOT 30.
4. ALL DRAINAGE CAPTURED IN SUBSURFACE DRAINAGE SYSTEM, DISCHARGED INTO DETENTION POND, WHICH SHALL OUTFALL INTO PONCHITLAWA CREEK.
5. THE STREETS SHOWN HEREON SHALL BE DEDICATED TO THE PUBLIC.
- REQUIRED OPEN SPACE CALCULATION:**  
76.0 AC.  $\times$  0.25 = 19.0 ACRES
- PROVIDED OPEN SPACE CALCULATION:**  
CA-1 = 63.4 AC. (32.0 AC. OF POND) = 31.4 AC. + 16.0 AC. = 47.4 AC.  
TOTAL PROVIDED = 47.4 AC. (62%)
- TOTAL LENGTH OF STREETS:** 2,000 FEET  
**MAXIMUM BLOCK LENGTH:** 1,100 FEET  
**AVERAGE LOT SIZE:** 75  $\pm$  30'  $\times$  9,750'  $\pm$   
**WATER DISPOSAL:** COMMUNITY  
**WATER SUPPLY:** COMMUNITY

PROVIDED OPEN SPACE CALCULATION:  
 21.1 - 23.1 - 2 (30.0 - 25.0) =

TOTAL PROVIDED = 47.4 AC. (62%)

**TOTAL LENGTH OF STREETS: 2,000 FEET**  
**MAXIMUM BLOCK LENGTH: 1,100 FEET**  
**AVERAGE LOT SIZE: 75'x130'=9,750'**

SEWAGE DISPOSAL: COMMUNITY  
WATER SUPPLY: COMMUNITY

**PROPOSED AVENTIES:**

PASSIVE (31.4 AC. / 49% OF COMMON AREA)  
PICNIC AREA  
LIMESTONE WALKING PATH  
UNDISTURBED HABITAT  
ACTIVE (32.0 AC. / 51% OF COMMON AREA)  
POND FOR FISHING

**GENERAL NOTES:**

NO ATTEMPT HAS BEEN MADE BY GEOFF WILSON ENGINEERING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

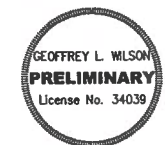
THIS PLAN DOES NOT, NOR IS IT INTENDED TO, REPRESENT A  
ON THE GROUND SURVEY BY GEOFF WILSON ENGINEERING, LLC.

THIS PLAN SHALL NOT BE USED FOR THE SALE OR CONVEYANCE  
OF PROPERTY.

PROPERTY BOUNDARIES, ELEVATIONS, AND OTHER EXISTING  
INFORMATION SHOWN ON THIS PLAN ARE AS SHOWN ON  
PRELIMINARY PLAT OF NATURE WALK SUBDIVISION BY JOHN E.  
BONNEAU & ASSOCIATES, INC. DATED 07/20/05.

ACCORDING TO FEMA FIRM 2252050240C, DATED 08/16/1995  
THIS PROPERTY IS LOCATED IN FLOOD ZONE B, C, AND AE  
BASE FLOOD ELEVATION IS 14.

**SEE SHEET 2 FOR  
LOT LAYOUT  
DETAILS**



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

**GEOFF WILSON ENGINEERING, LLC**

17

22397 PORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-205-8869

22397 PORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-205-8869



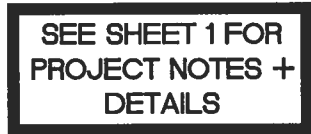
SECTIONS 22 & 23, T-7-S, R-11-E

LOT LAYOUT	2
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**NATURE WALK SUBDIVISION  
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
LOCATED IN ST. TAMMANY PARISH**

**GEOFF WILSON ENGINEERING, LLC**

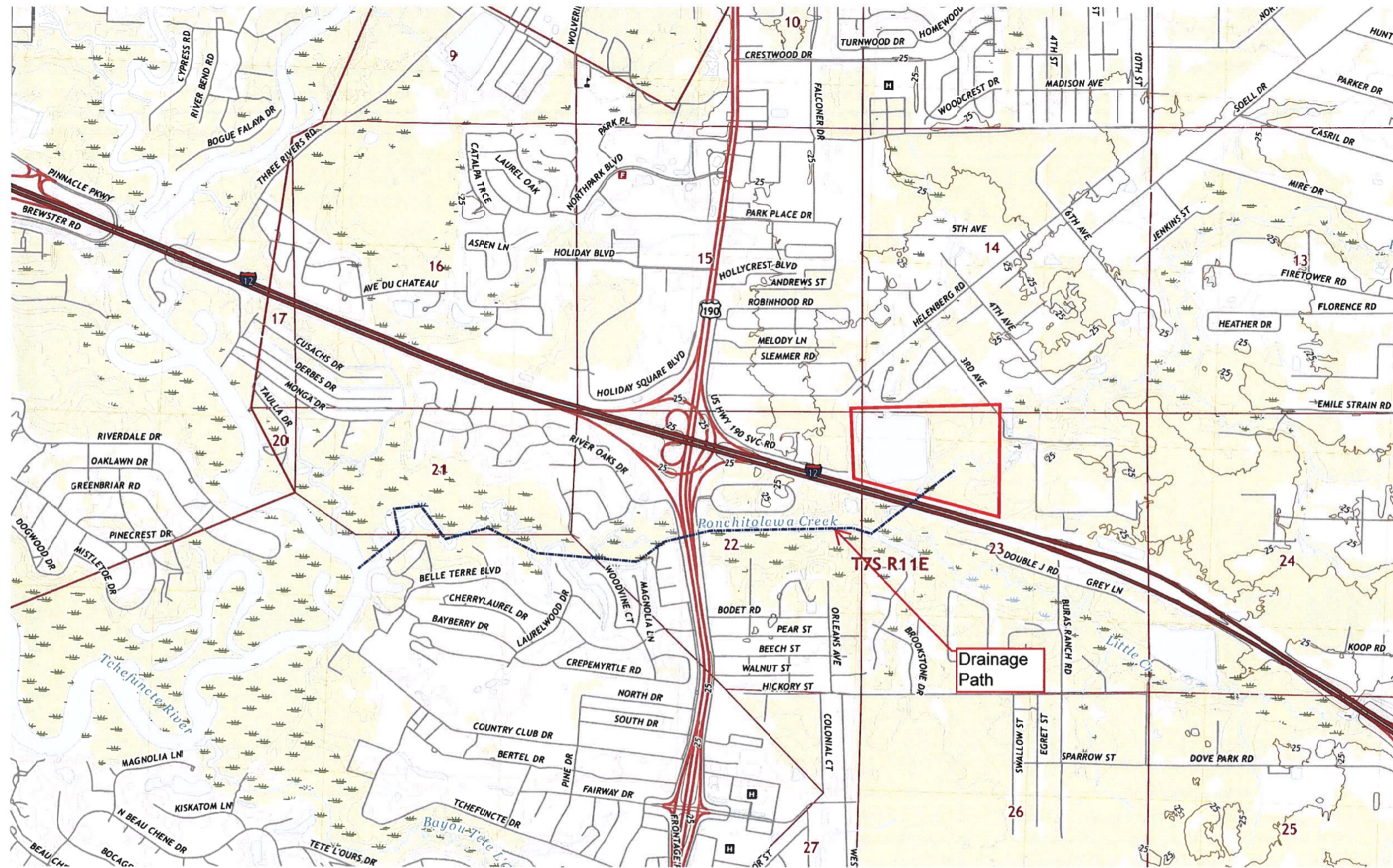
C:\Firm Documents\Kyle Kent\006 St Tammany\Temporary\Layout-75-a.dwg [10-scale] Jan 20, 2022 - 4:32pm



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



2022-2737-ZC



## ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2739-ZC  
**Posted:** March 15, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Denise Pilie'

**OWNER:** L'Esperance, Inc. – Denise Pilie'

**REQUESTED CHANGE:** A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel on the north side of L' Esperance Drive, west of Chestnut Street; Covington; S42, T7S, R11E; Ward 3, District 5

**SIZE:** 6.61 acres

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** Asphalt

**Condition:** Good

## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

<b><u>Direction</u></b>	<b><u>Surrounding Use</u></b>	<b><u>Surrounding Zone</u></b>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Bogue Falaya River	N/A

**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.

**Conservation** – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban district to A-2 Suburban District and RO Rural Overlay. The site located on the north side of L' Esperance Drive, west of Chestnut Street; Covington. The 2025 Future Land Use plan designates the site to be developed with single-family units that vary in design and density, as well conservation areas.

The subject property is currently developed with one existing single-family residence. The site is surrounded by existing residential uses which are zoned A-2 Suburban District. The purpose of the A-2 Suburban District zoning classification is to allow for single-family uses at a density of one residential unit per every acre. The purpose of the Rural Overlay is primarily to allow for agricultural uses. Several of the uses listed under the RO Rural Overlay require the submission and approval of an Administrative Permit application to provide for a staff review of required minimum standards. This includes Short Term Rentals, recently added to the list of Administrative Permits under the RO Rural Overlay, as per Council Ordinance Number 21-4593.

A change in zoning from A-2 Suburban District and RO Rural Overlay to the 6.61-acre site will allow all permitted uses listed by-right in the Rural Overlay as well as allow the applicant to submit an administrative permit application for a Short-Term Rental permit.



**CASE NUMBER:** 2022-2739-ZC

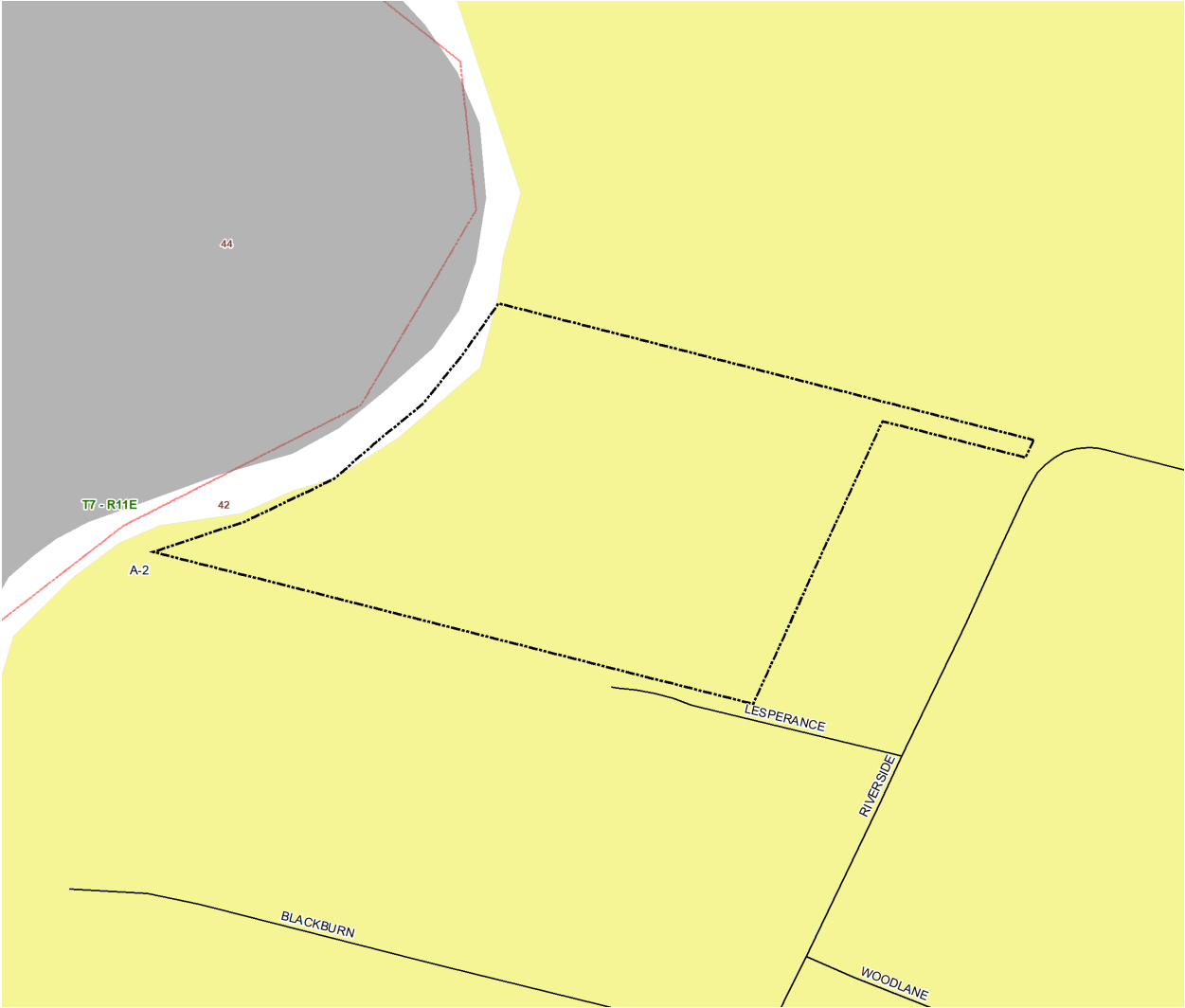
**PETITIONER:** Denise Pilie’

**OWNER:** L’Esperance, Inc. – Denise Pilie’

**REQUESTED CHANGE:** A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel on the north side of L’ Esperance Drive, west of Chestnut Street; Covington; S42, T7S, R11E;  
Ward 3, District 5

**SIZE:** 6.61 acres





2022-2739-ZC

44

T7 - R11E

42

A-2

2022-2739-ZC

LESPERANCE

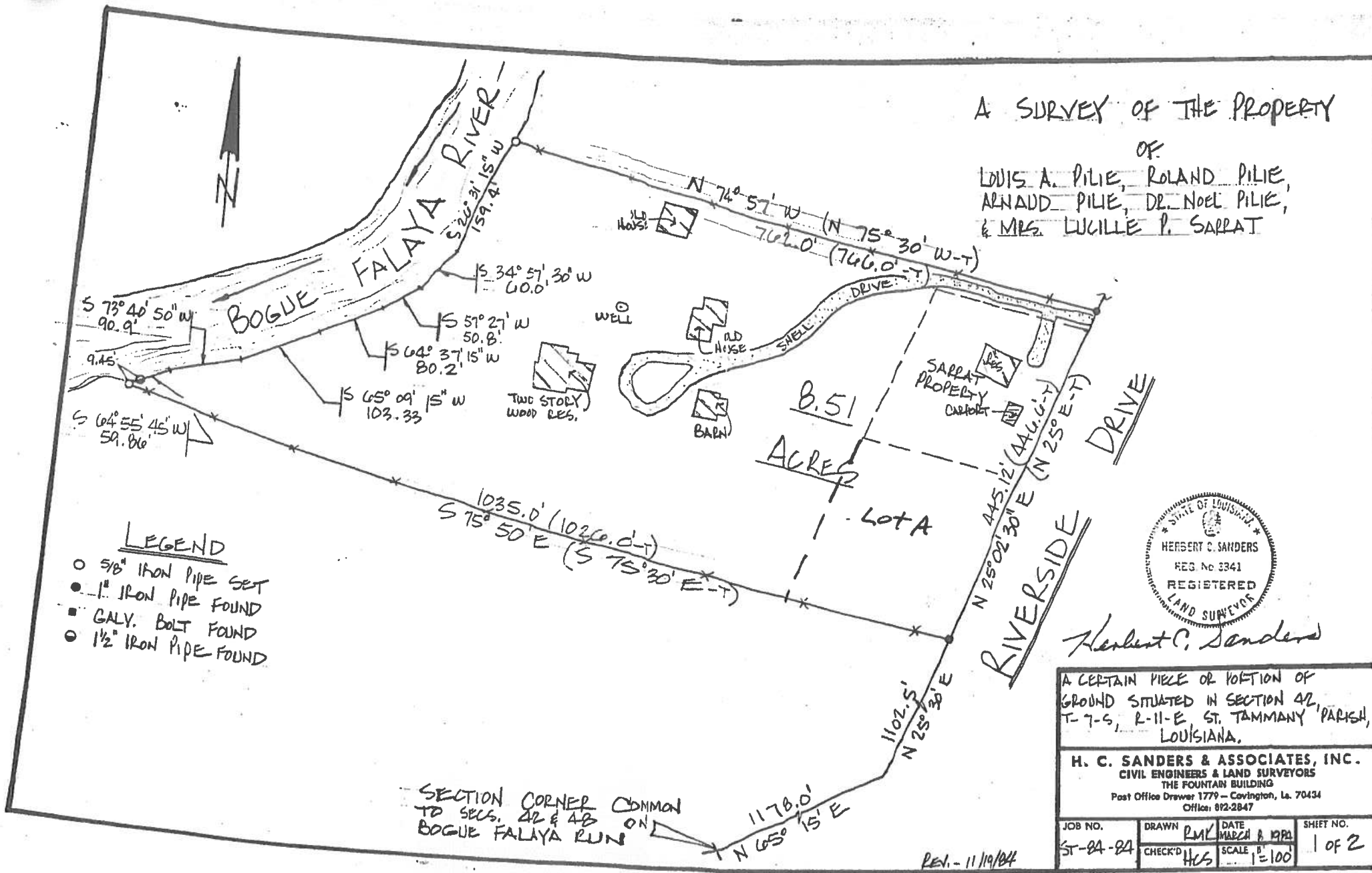
BLACKBURN

WOODLANE

RIVERSIDE

A-3







## ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2747-ZC  
**Posted:** March 16, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Joanna Evans

**OWNER:** Roseanne Douglas Blackwell

**REQUESTED CHANGE:** A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville; S7 & S8, T7S, R10E; Ward 1, District 1

**SIZE:** 2.4 acres

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

**Type:** Private

**Road Surface:** Asphalt

**Condition:** Poor

## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

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

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

### COMPREHENSIVE PLAN:

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban district to A-2 Suburban District and RO Rural Overlay. The site located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville. The 2025 Future Land Use plan designates the site to be developed as a residential district with the prospect of agricultural amenities to be used within the area.

The subject property is currently developed with an existing single-family residence and is surrounded by residential zoning classifications that allow single-family residential uses. The purpose of the existing A-2 Suburban District zoning classification is to provide single-family uses at a density level of one residential structure per acre. The purpose of the requested RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life.

The reason for this request is to establish a neighborhood scale wholesale/retail greenhouse and nursery on the subject property.

**CASE NUMBER:** 2022-2747-ZC

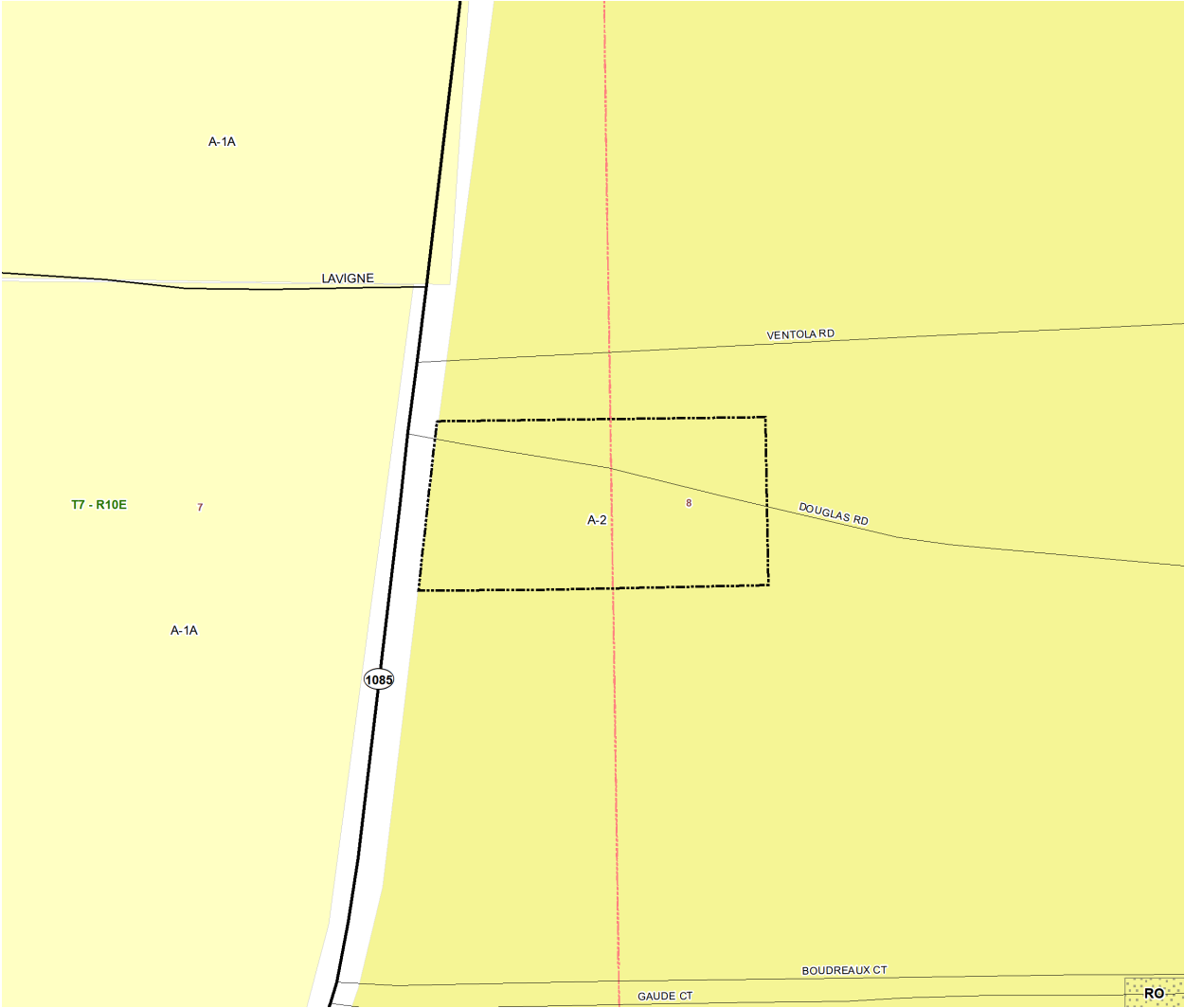
**PETITIONER:** Joanna Evans

**OWNER:** Roseanne Douglas Blackwell

**REQUESTED CHANGE:** A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville; S7 & S8, T7S, R10E; Ward 1, District 1

**SIZE:** 2.4 acres





2022-2747-ZC

A-1A

BOOTLEGGER RD

LAVIGNE

VENTOLA

DOUGLAS

2022-2747-ZC

A-2

T7 - R10E 7

A-1A

8

1085

BOUDREAUX

GAUDE

BREES WAY

A-2

A-2

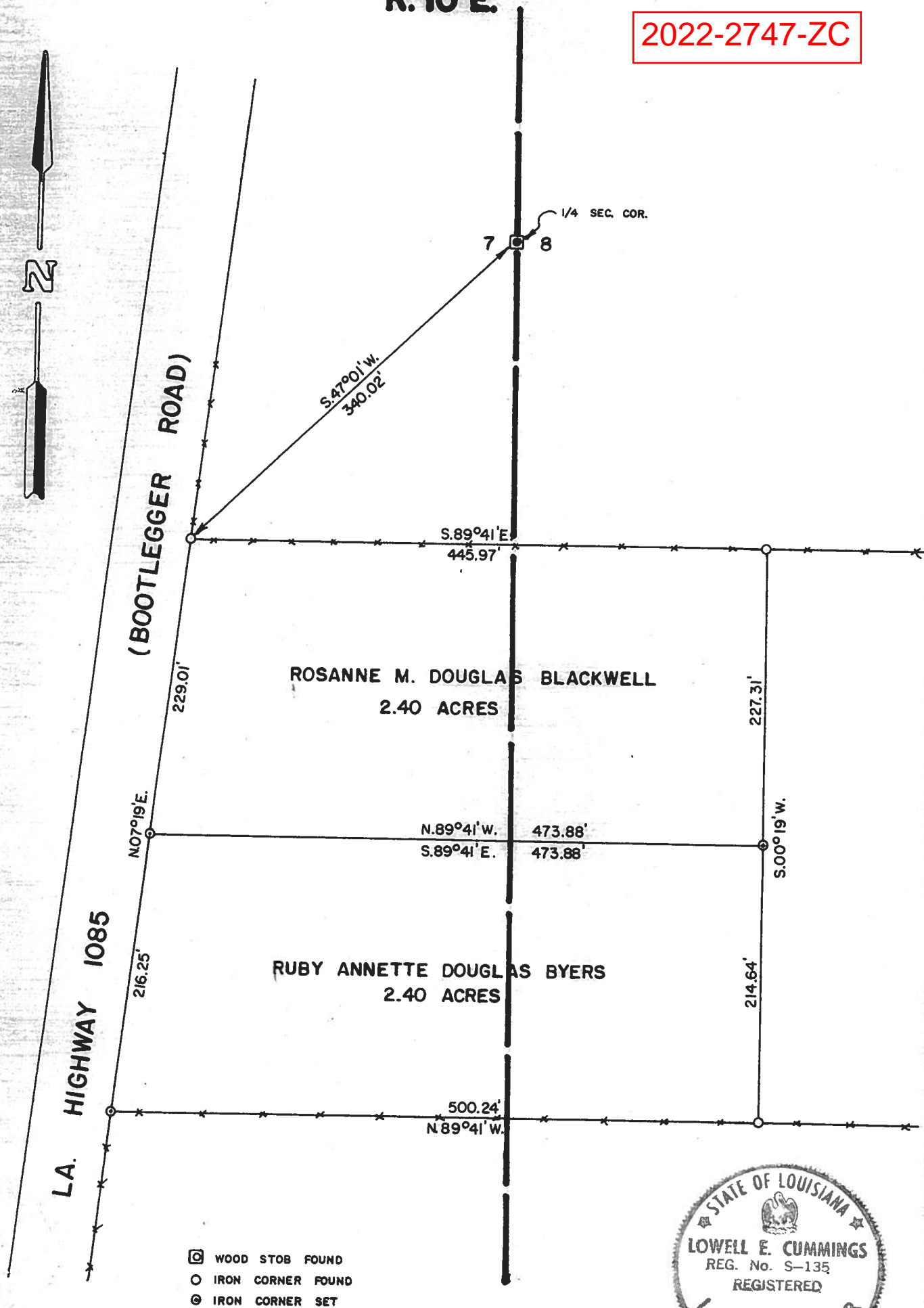


R. 10 E.

2022-2747-ZC



T. 7 S.



PLAT

showing a survey for

ROSANNE M. DOUGLAS BLACKWELL & RUBY ANNETTE DOUGLAS BYERS

LOCATED IN SECTIONS 7&8, TOWNSHIP 7 SOUTH,  
RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

Certified Correct By Lowell E. Cummings

DATE: JUNE 27, 1985  
DRAWING NO. 85-53

SCALE 1"=100'

REG. SURVEYOR "S-135"  
RT. 6 BOX 788  
COVINGTON, LA. 70433  
892-1549



ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2752-ZC  
**Posted:** March 17, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Colleen Baker

**OWNER:** Colleen Baker

**REQUESTED CHANGE:** A-1 Suburban District TO A-1A Suburban District and A-2 Suburban District

**LOCATION:** Parcel located on the south side of Million Dollar Road, north of Heintz Sharp Road, and west of Jessie Hyatt Road; Covington; S31, T5S, R11E; Ward 2, District 2

**SIZE:** 4.25 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 and Undeveloped	A-1 Suburban District and RO Rural Overlay
South	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
East	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
West	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

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-1A Suburban District and A-2 Suburban District. The site is located on the south side of Million Dollar Road, north of Heintz Sharp Road, and west of Jessie Hyatt Road; Covington. The 2025 Future Land Use plan designates the site to be developed as a residential district with the prospect of agricultural amenities to be used within the area.

The subject property is currently developed with one single-family residence and is comprised of a total of 4.25 acres. The purpose of the existing A-1 Suburban District is to provide a single-family residential environment at a density level of one residential unit per every 5 acres. The purpose of the requested A-1A Suburban District and A-2 Suburban District is to provide single-family residential environments at density levels of one residential unit per every 3 acres and one residential unit per every one acre (see the below Table). A change in zoning will increase the allowable density within the area.

The reason for the request is to allow the applicant to submit a request to subdivide the existing 4.25-acre parcel.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
Existing A-1 Suburban	<div>1 unit per 5 acres</div> <div>4.25 acres/5 = 1 unit</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.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
Proposed A-1A Suburban	<div>1 unit per 3 acres</div> <div>3.25 acres/3 =1 unit</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 on large, multi-acre lots. The A-1A(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities
Proposed A-2 Suburban	<div>1 unit per acre</div> <div>1 acre/1 = 1 unit</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 on large, multi-acre lots. The A-2(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.



**CASE NUMBER:** 2022-2752-ZC

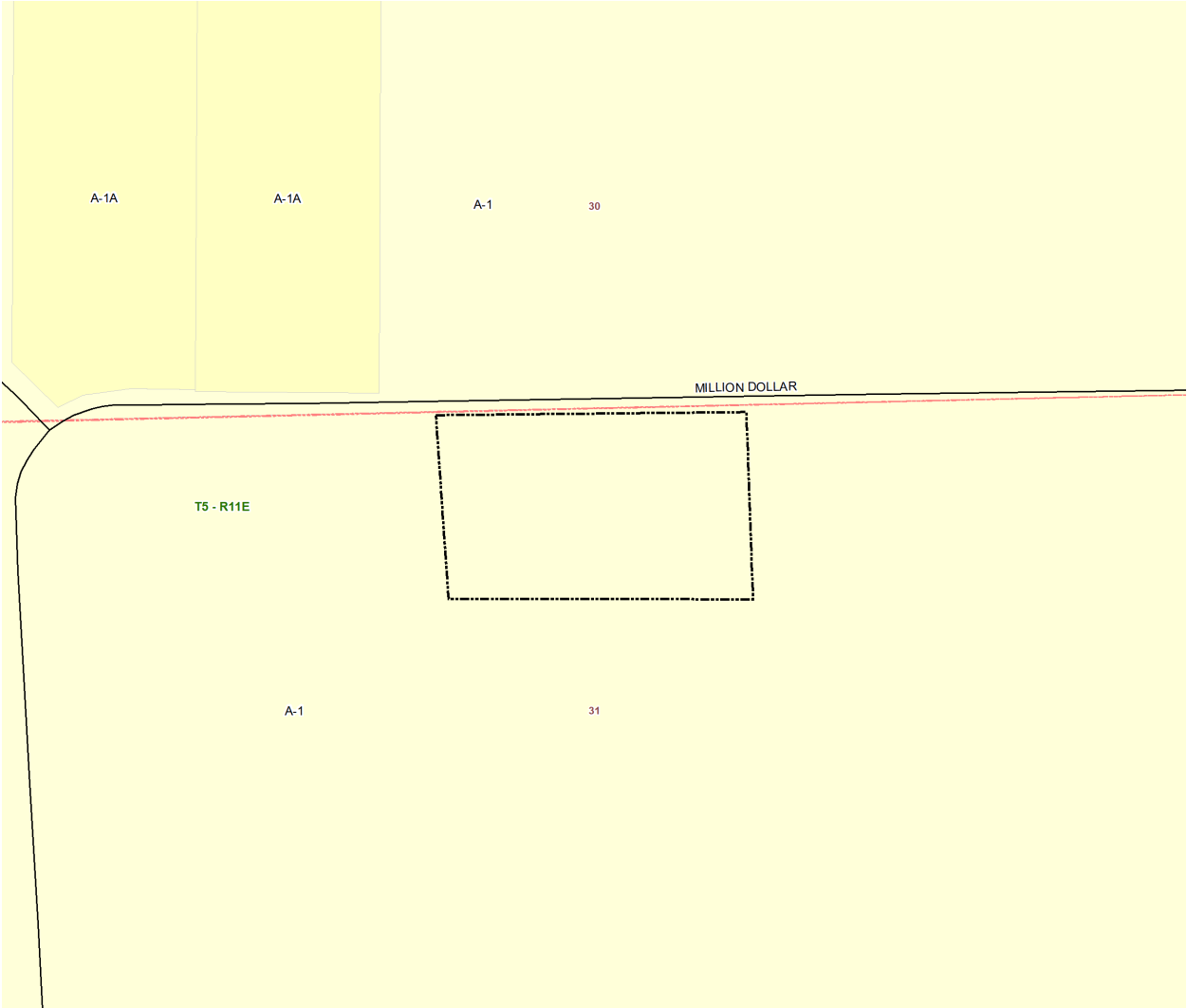
**PETITIONER:** Colleen Baker

**OWNER:** Colleen Baker

**REQUESTED CHANGE:** A-1 Suburban District TO A-1A Suburban District and A-2 Suburban District

**LOCATION:** Parcel located on the south side of Million Dollar Road, north of Heintz Sharp Road, and west of Jessie Hyatt Road; Covington; S31, T5S, R11E; Ward 2, District 2

**SIZE:** 4.25 acres





2022-2752-ZC

A-1A

A-1A  
30

A-1

MILLION DOLLAR

T5 - R11E

2022-2752-ZC

A-1

31

HEINTZ SHARP



This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0125 C, map dated 10-17-1989

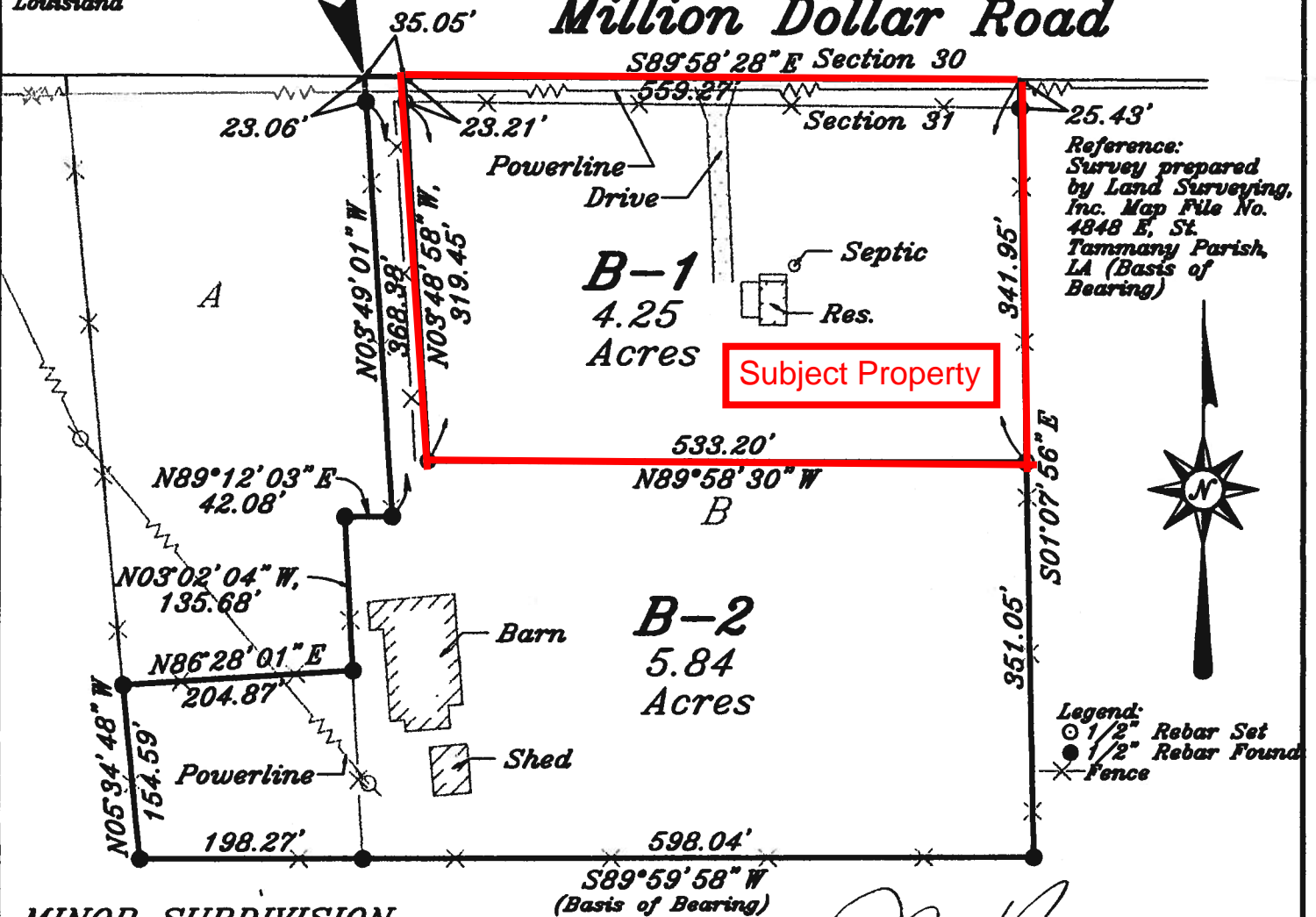
Building setback lines should be determined by owner or contractor prior to any construction

This point is S89°58'28"E, 741.14' from the 1/4 Corner common to Sections 30 & 31 Township 5 South Range 11 East, St. Tammany Parish, Louisiana

Note: Since one or more of the parcels within this minor subdivision are under five (5) acres in size, and the parcels contained herein are currently zoned A-1 Suburban, which requires a minimum density of not more than one (1) residence per five (5) acres, the parcels within this minor subdivision cannot be further resubdivided unless they comply with said density requirements through rezoning, adjustment or other means, and subject to the requirements pursuant to Section 40-045.0 Minor Subdivision Review, of St. Tammany Parish Subdivision Regulatory Ordinance No. 499

## Million Dollar Road

S89°58'28"E Section 30



**MINOR SUBDIVISION OF PROPERTY BEING A PORTION OF AN EXISTING MINOR SUBDIVISION MS09-12-050 LOCATED IN SECTION 31 TOWNSHIP 5 SOUTH, RANGE 11 EAST INTO LOTS B-1 AND B-2, ST. TAMMANY PARISH, LOUISIANA**

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

Dir. Dept. of Engineering

Secretary, Planning Comm.

Clerk of Court

Map File No.

File Date

MAP PREPARED FOR **Colleen Baker**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 31 Township 5 South Range 11 East St. Tammany Parish, Louisiana**

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

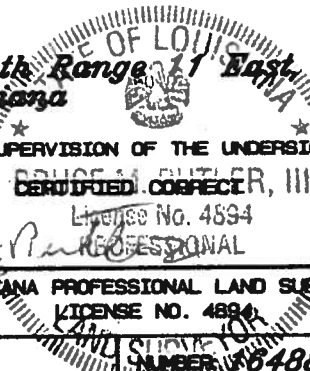
**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax

Revised: Oct. 16, 2014

SCALE: 1" = 150'

DATE: September 16, 2014



ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** ZC01-11-072  
**Posted:** March 16, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Kathy Lowrey

**OWNER:** The Harbor Center District

**REQUESTED CHANGE:** Major Amendment to the Lakeshore Estates PUD Planned Unit Development

**LOCATION:** Parcel located on the east side of Lakeshore Estates Boulevard, north of Harbor Center Boulevard, Slidell; S34 & S35, T9S, R14E; Ward 9, District 13

**SIZE:** 25 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Private                                      **Road Surface:** Asphalt                                      **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Utility Site	Lakeshore Villages PUD
South	Lakeshore Villages Park and Ride	Lakeshore Villages PUD
East	Lakeshore Villages – Phase 6	Lakeshore Villages PUD
West	Lakeside Apartments	Lakeshore Villages PUD

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting a Major Amendment to the Lakeshore Estates PUD Planned Unit Development. The site located on the east side of Lakeshore Estates Boulevard, north of Harbor Center Boulevard, Slidell. The 2025 Future Land Use plan designates the site to stay as a Planned District for the purpose of similar commercial use that is presently in use within the current zoning.

The Lakeshore Estates PUD Master Plan was approved in 2001 and is comprised of five individual zoning classifications titled LE-1 through LE-5. As the Lakeshore Estates zoning designations increase numerically, the allowable uses within each classification intensifies. As indicated on the master plan, the Harbor Center Event Center was never assimilated into the Lakeshore Estates PUD, which leaves the property without a regulating zoning classification. The purpose of the request is to integrate the existing 25-acre event center into the Lakeshore Estates PUD and establish a zoning classification of LE-4: Marina Commercial, Neighborhood Commercial, Multi-Unit Residential Mixed Uses. Permitted uses include marina and boat services, general retail, specialty retail and service uses including but not limited to marinas, restaurants, lounges, places of entertainment, health clubs, yacht clubs, and the like as well as multi-family dwelling units, townhouses, condominiums, hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health and medical facilities, and other uses which are similar and compatible with the permitted uses in LE-4 as determined by the Director of Development. Maximum building height is 260 feet and there are no minimum or maximum building sizes or required yards. The maximum density for multi-unit residential uses is 656 units per acre.

Assigning the property a zoning classification will bring the property into compliance with the correct regulating category and allow the existing development to expand in the future.



**CASE NUMBER:** ZC01-11-072

**PETITIONER:** Kathy Lowrey

**OWNER:** The Harbor Center District

**REQUESTED CHANGE:** Major Amendment to the Lakeshore Estates PUD Planned Unit Development

**LOCATION:** Parcel located on the east side of Lakeshore Estates Boulevard, north of Harbor Center Boulevard, Slidell; S34 & S35, T9S, R14E; Ward 9, District 13

**SIZE:** 25 acres





ZC01-11-072

CANAL BANK  
HONEY ISLAND

PUD

T9 - R14E 34

HARBOR CENTER

ZC01-11-072

35

PUD  
LAKESHORE

LAKESHORE



**LAKE SHORE ESTATES PUD  
LAKE SHORE VILLAGE PUD  
CONCEPTUAL 25 YEAR MASTER PLAN**

**TAMMANY HOLDING CORPORATION**

ST. TAMMANY PARISH, LA.

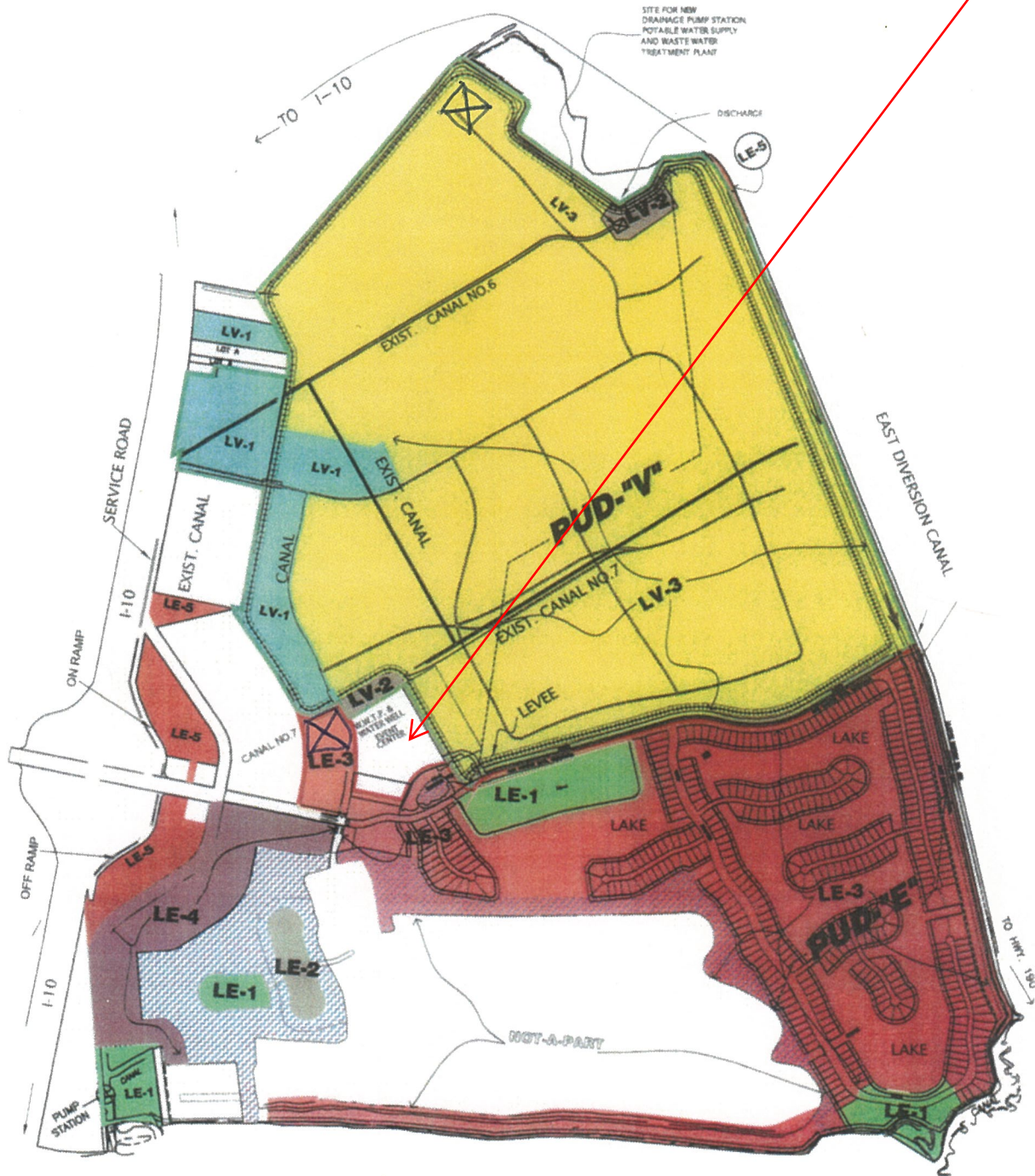
DATE: APRIL 30, 2004

REVISED AND AMENDED JUNE 7, 2005

MP 06-07-05A

ZC01-11-072

Subject Property



KREBS, LaSALLE, LeMIEUX, CONSULTANTS, INC.  
ENGINEERING • PLANNING • SURVEYING • HYDROLOGY • ENVIRONMENTAL

SCALE: N.T.S.

**PERMITTED USES  
LAKESHORE ESTATES PLANNED UNIT DEVELOPMENT**

(Will be printed on final plan)

**Parcels in LE-1: Hi-Rise Multi-Unit Residential and Commercial**

Permitted uses include multi-family dwelling units, townhouses, condominiums, hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health and medical facilities, places of entertainment, specialty retail shops and services which are similar and compatible with the permitted uses in LE-1 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 325 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side-yard, front yard or rear yard setbacks. Parking for commercial buildings shall be a minimum of one space per 500 feet of net leaseable area excluding areas used for warehousing or storage and for residential buildings shall be at least one space per each family dwelling unit. Maximum density for residential uses shall be 656 units per acre.

**Parcels in LE-2: Waterfront Villa Homes**

Permitted uses include single-family dwellings, townhouses, condominiums, and multi-family dwelling units and other such uses which are similar and compatible with the permitted uses in LE-2 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 75 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side-yard, front yard or rear yard setbacks. Parking shall be at least one space per each family dwelling unit. Maximum density for single-family residential uses shall be 12 units per acre and for multi-unit residential 250 units per acre.

**Parcels in LE-3: Multi-Unit Residential, Single Unit Residential and Commercial**

Permitted uses include single family dwellings, multi-family dwelling units, townhouses, condominiums, hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health and medical facilities, places of entertainment, restaurants, lounges, health clubs, yacht clubs, marina, specialty retail and other uses which are similar and compatible with the permitted uses in LE-3 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 260 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side-yard, front yard or rear yard setbacks. Parking for commercial buildings shall be a minimum of one space per 500 feet of net leaseable area excluding areas used for warehousing or storage and for residential buildings shall be at least one space per each family dwelling unit. Maximum density for residential uses is 656 units per acre.

**Parcels in LE-4: Marina Commercial, Neighborhood Commercial, Multi-Unit Residential Mixed Uses**

Permitted uses include marina and boat services, general retail, specialty retail and service uses including but not limited to marinas, restaurants, lounges, places of entertainment, health clubs, yacht clubs, and the like as well as multi-family dwelling units, townhouses, condominiums, hotels, motels, boarding and lodging houses,



apartment hotels, professional offices, health and medical facilities, and other uses which are similar and compatible with the permitted uses in LE-4 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 260 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side-yard, front yard or rear yard setbacks. Parking for commercial buildings shall be a minimum of one space per 500 feet of net leaseable area excluding areas used for warehousing or storage and for residential buildings shall be at least one space per each family dwelling unit. Maximum density for multi-unit residential is 656 units per acre.

#### **Parcels in LE-5 and S: Interstate Commercial Uses**

Permitted uses include shopping centers and shopping malls, general and specialty retail, hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health and medical facilities, service stations, convenience stores, fast food outlets as well as multi-family dwelling units, townhouses, condominiums, and other uses which are similar and compatible with the permitted uses in LE-5 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 75 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side-yard, front yard or rear yard setbacks. Parking for commercial buildings shall be a minimum of one space per 500 feet of net leaseable area excluding areas used for warehousing or storage. Maximum density for multi-unit residential is 250 units per acre.

### **PERMITTED USES AND COVENANTS LAKESHORE VILLAGE PLANNED UNIT DEVELOPMENT (Will be printed on final plan)**

#### **Parcels in LV-1 Neighborhood Commercial**

Permitted uses include general retail and specialty retail, shopping centers, shopping malls, including uses like grocery stores, drug stores, Laundromats, health clubs, professional offices, single family and multi-family dwellings, townhouses, condominiums, hotels, motels, boarding and lodging houses, apartment hotels, professional offices, health and medical facilities, maintenance facilities, warehouses, storage facilities and other uses which are similar and compatible with the permitted uses in LV-1 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 125 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side, front or rear setbacks. Parking for commercial buildings shall be a minimum of one space per 500 feet of net leaseable area excluding areas used for warehousing or storage. Maximum density for multi-unit residential is 250 units per acre.

#### **Parcels in LV-2: Services**

Permitted uses include water treatment plants, potable water supply facilities, utilities, drainage facilities and equipment and the like and other uses which are similar and

compatible with the permitted uses in LV-2 as determined by the Director of Development acting in the capacity of Zoning Administrator. There are no minimum or maximum building sizes. There are no minimum or maximum side, front or rear setbacks. There is no minimum parking required. There are no maximum building heights for potable water supply facilities. Maximum building height for other buildings is 75 feet.

**Parcels in LV-3: Single Family and Multi-Family Unit Residential**

Permitted uses include single-family dwelling units, and multi-family dwelling units, townhouses, condominiums, and other uses which are similar and compatible with the permitted uses in LV-3 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 45 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side-yard, front yard or rear yard setbacks. Parking shall be at least one space per each family dwelling unit. Maximum density for single-family dwellings is 7 units per acre and for multi-family dwellings maximum density is 150 units per acre.

Permitted uses include schools, churches, fire stations, police stations, post offices, health and medical facilities, recreational facilities, and government offices which are compatible with a neighborhood location in close proximity to children, and other uses which are similar and compatible with the permitted uses in LV-2 as determined by the Director of Development acting in the capacity of Zoning Administrator. Maximum building height is 75 feet. There are no minimum or maximum building sizes. There are no minimum or maximum side, front or rear setbacks. Parking for commercial buildings shall be a minimum of one space per 500 feet of net leaseable area excluding areas used for warehousing or storage and for residential buildings shall be one space per each family dwelling unit.

**RESTRICTIVE COVENANTS**

Restrictive Covenants including the assurance of the maintenance of common areas and the continued protection of the PUD shall be governed by the Association identified in the Restrictive Covenants. All development must be approved by the Declarant, Successor or Assigns.



ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2754-ZC  
**Posted:** March 10, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Mary Spell  
**OWNER:** Spell Holdings, LLC  
**REQUESTED CHANGE:** A-1A Suburban District TO A-5 Two-Family Residential District  
**LOCATION:** Parcel located on the south side of Highway 40, west of Hurd Road; Bush S26, T5S, R11E; Ward 2, District 2  
**SIZE:** 6.26 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

<b>Highway 40 -</b>	<b>Type:</b> State	<b>Road Surface:</b> 2 Lane Asphalt	<b>Condition:</b> Good
<b>Hurd Road -</b>	<b>Type:</b> Parish	<b>Road Surface:</b> Gravel	<b>Condition:</b> 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-1A Suburban District and RO Rural Overlay
South	Residential and Undeveloped	A-1A Suburban District and RO Rural Overlay
East	Residential and Undeveloped	A-1A Suburban District and RO Rural Overlay
West	Residential and Undeveloped	A-1A Suburban District and RO Rural Overlay

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District to A-5 Two-Family Residential District. The site located on the south side of Highway 40, west of Hurd Road; Bush. The 2025 Future Land Use plan designates the site to be developed as a residential district and agricultural amenities.

The subject property is currently an undeveloped 6.26-acre tract of land which fronts Highway 40 and Hurd Road. The site is surrounded on all sides by residential development and undeveloped property. The purpose of the existing A-1A Suburban District zoning classification is to provide a single-family residential environments on large, three-acre minimum lot sizes. The purpose of the requested A-5 Two-Family Residential District is to provide a greater density of residential uses by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. A change in zoning would accommodate a greater density of residential uses that are located adjacent to nearby commercial development and along existing arterial roads.

It should be noted that if the 6.26-acre parcel is developed with more than a single duplex, it is subject to commercial lighting, landscaping, parking, and drainage regulations.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
A-1A Suburban District	<div>1 unit per 3 acres</div> <div>6.26 acres/3 = 2 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.
A-5 Two-Family Residential District	<div>8 dwelling units per acre</div> <div>6.26 acres*8 = 50 units</div>	One single-family dwelling; Two-family dwellings; 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 greater density of residential uses by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts.



**CASE NUMBER:** 2022-2754-ZC

**PETITIONER:** Mary Spell

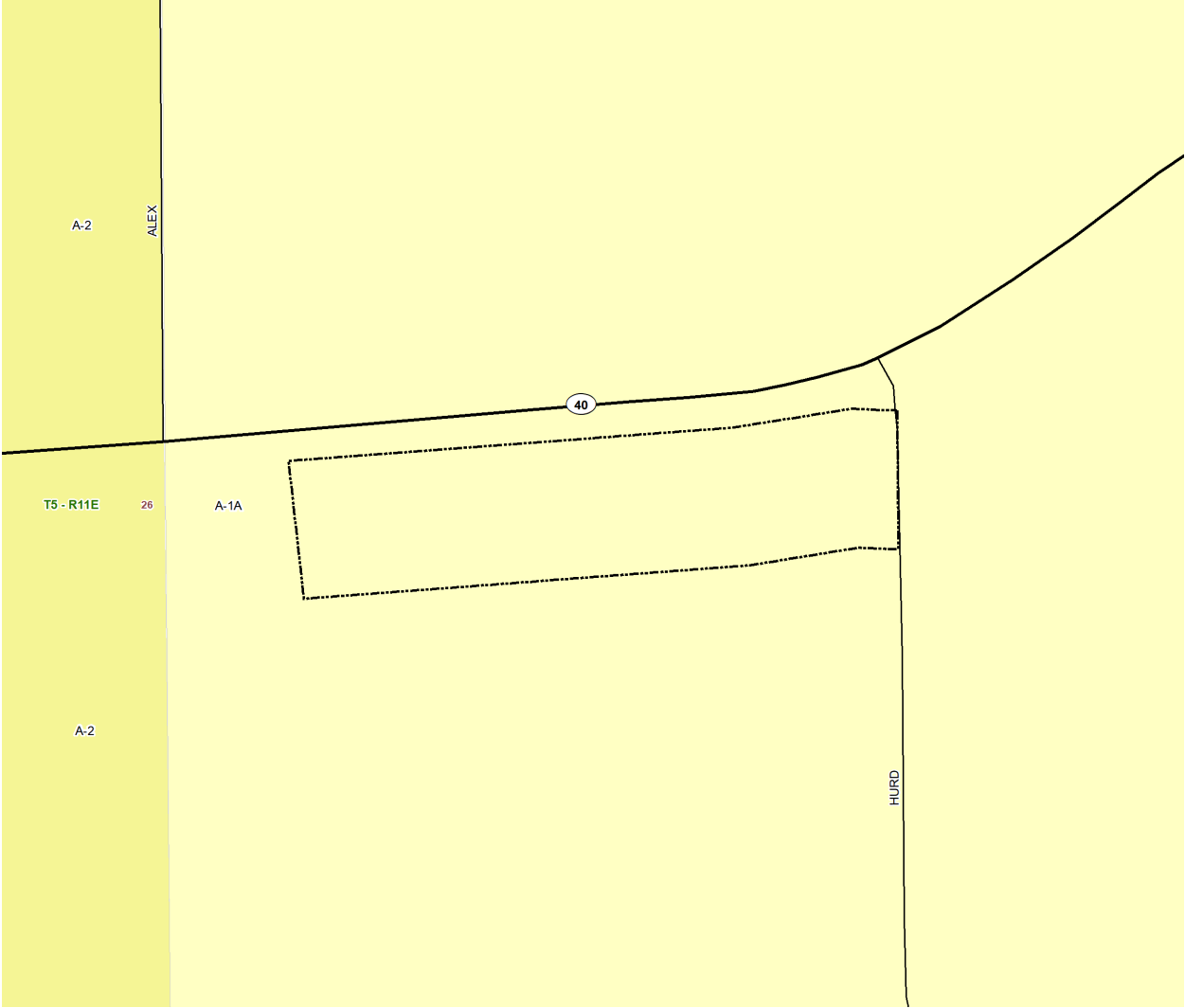
**OWNER:** Spell Holdings, LLC

**REQUESTED CHANGE:** A-1A Suburban District TO A-5 Two-Family Residential District

**LOCATION:** Parcel located on the south side of Highway 40, west of Hurd Road; Bush

S26, T5S, R11E; Ward 2, District 2

**SIZE:** 6.26 acres





2022-2754-ZC

A-2

ALEX

BUSH FOLSOM RD

40

A-1A

26

2022-2754-ZC  
T5 - R11E

HURD

A-2

21

A-3

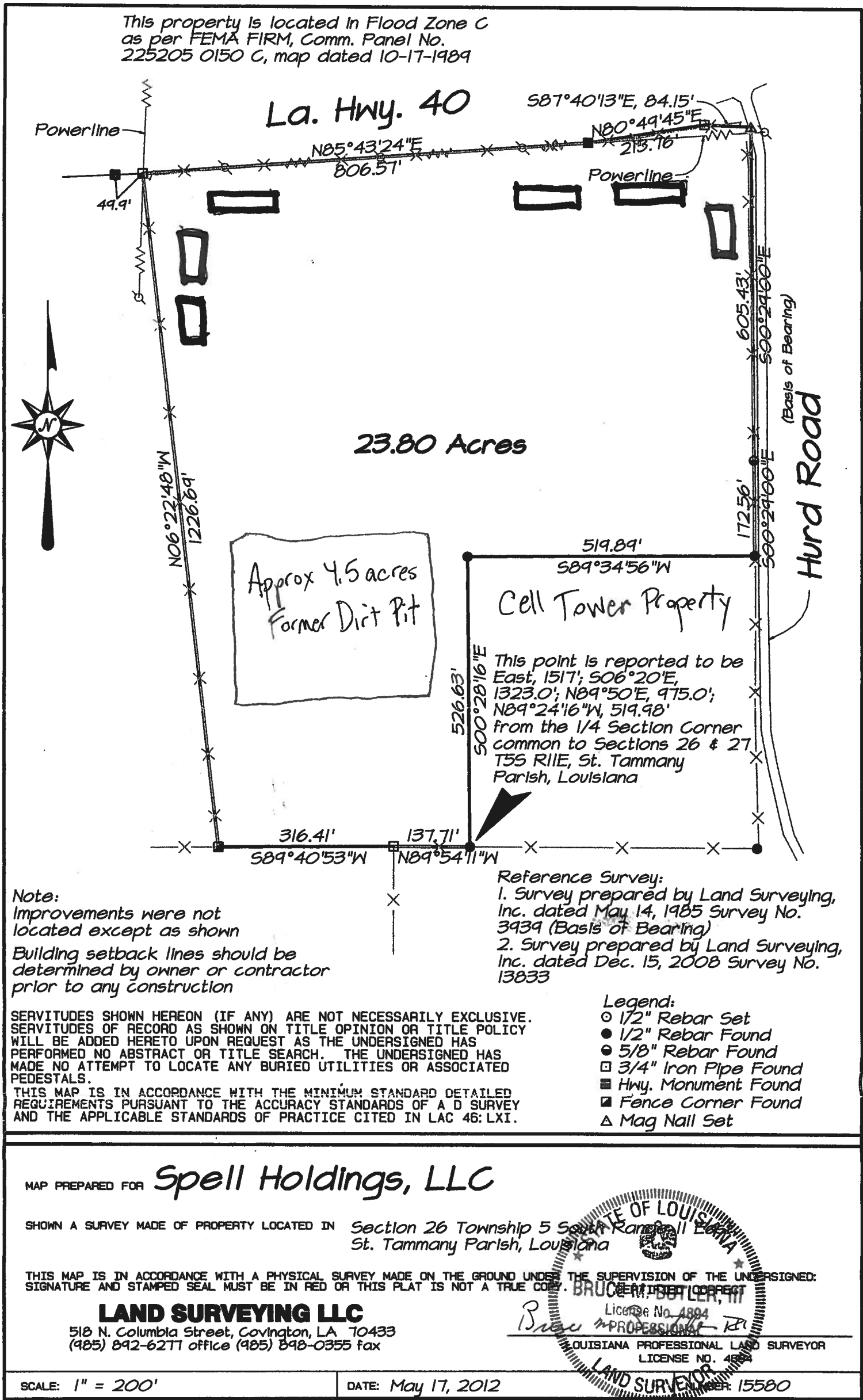
OAK CREST

22

20



2022-2754-ZC



ZONING STAFF REPORT

**Date:** March 16, 2022  
**Case No.:** 2022-2757-ZC  
**Posted:** March 17, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Stephanie Cain  
**OWNER:** Cain Properties, LLC – Stephanie Cain  
**REQUESTED CHANGE:** CBF-1 Community Based Facilities District TO I-2 Industrial District  
**LOCATION:** Parcel located on the west side of Winnward Loop, south of Northpointe Court; Covington; S3, T7S, R10E; Ward 1, District 3  
**SIZE:** 4 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	Industrial	I-2 Industrial District
South	Industrial	I-2 Industrial District
East	Industrial	I-2 Industrial District
West	Residential	The Willows PUD

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

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

**Commercial** – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from CBF-1 Community Based Facilities District to I-2 Industrial District. The site located on the west side of Winnward Loop, south of Northpointe Court; Covington. The 2025 Future Land Use plan designates the site to be absorbed by the surrounding I-2 Industrial zoning that aims for the purpose of commercial use both within and surrounding a Planned District.

The subject property is located within Phase 1 of the Northpointe Business Park and was rezoned to CBF-1 Community Based Facilities District in 2013 to accommodate the development of the existing Digs Volleyball Complex (Council Ordinance 13-2942). A change in zoning will allow the property to revert back to the original I-2 Industrial District classification while allowing the interior portion of the existing recreational facility to stay in compliance with an appropriate zoning designation.



Zoning District Site and Structure Comparison			
	Max Building Size and Height	Allowable Uses	Purpose
CBF-1 Community Based Facilities District	Max. Building Size:  30,000 sq. ft. 500 sq. ft. when located within 200 ft. of a residentially zoned property.  Max Height: 45 ft.	Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including 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.
I-2 Industrial District	Max Building Size: 200,000 sq. ft.  Max Height: 45 ft.	Any use permitted under the I-1 District including indoor recreational facilities with a restaurant without a lounge; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.	To provide for the location of large scale and highly intense industrial uses along major collectors and arterials to minimize conflict with nearby residential uses.

**CASE NUMBER:** 2022-2757-ZC

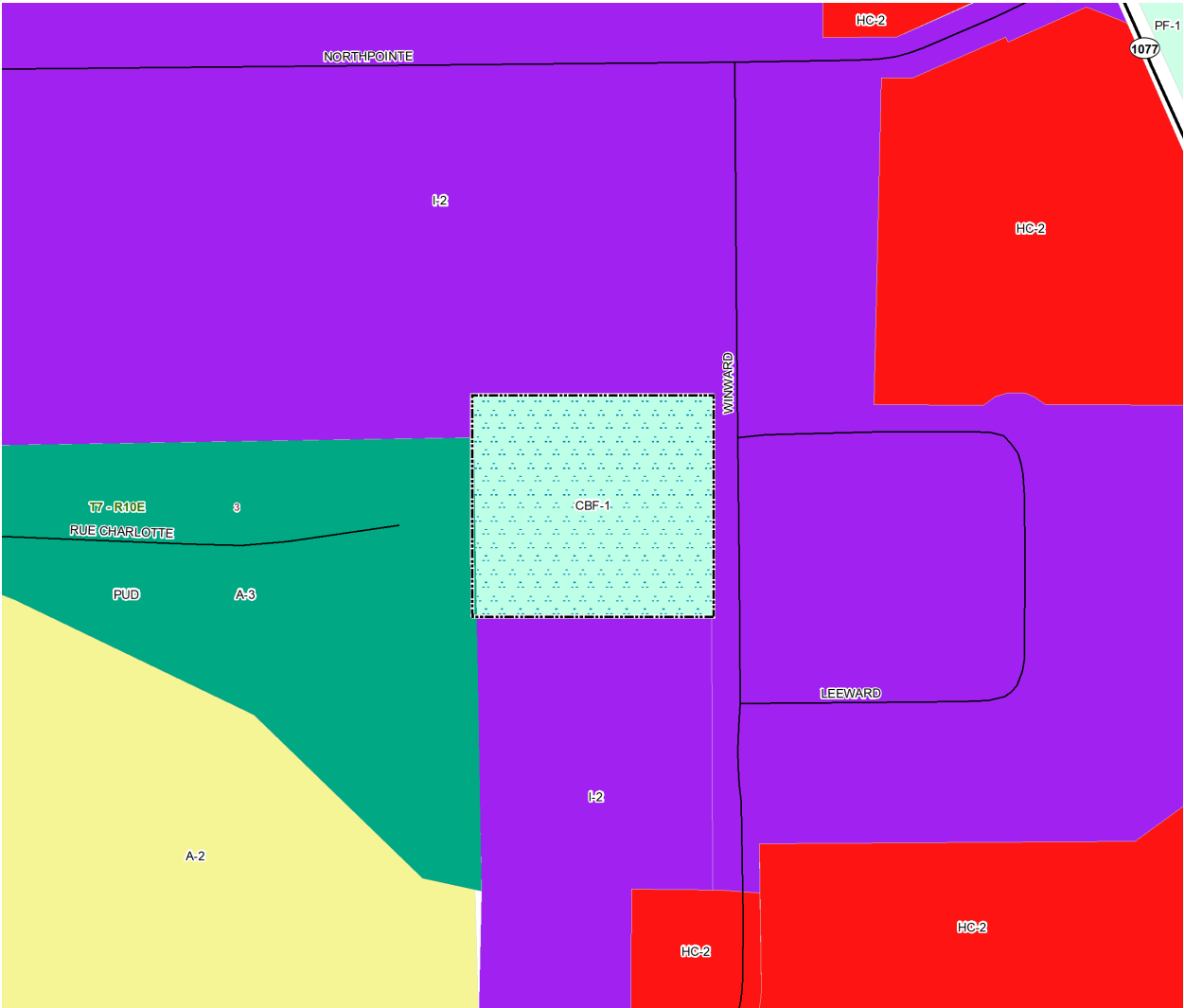
**PETITIONER:** Stephanie Cain

**OWNER:** Cain Properties, LLC – Stephanie Cain

**REQUESTED CHANGE:** CBF-1 Community Based Facilities District TO I-2 Industrial District

**LOCATION:** Parcel located on the west side of Winnward Loop, south of Northpointe Court; Covington; S3, T7S, R10E; Ward 1, District 3

**SIZE:** 4 acres





2022-2757-ZC

I-2  
8

7

17

18

19

WINWARD

LEEWARD

2022-2757-ZC  
CBF-1

5

4

20

22

T7 - R10E

3

RUE CHARLOTTE

PUD

A-3

3

I-2

2

28

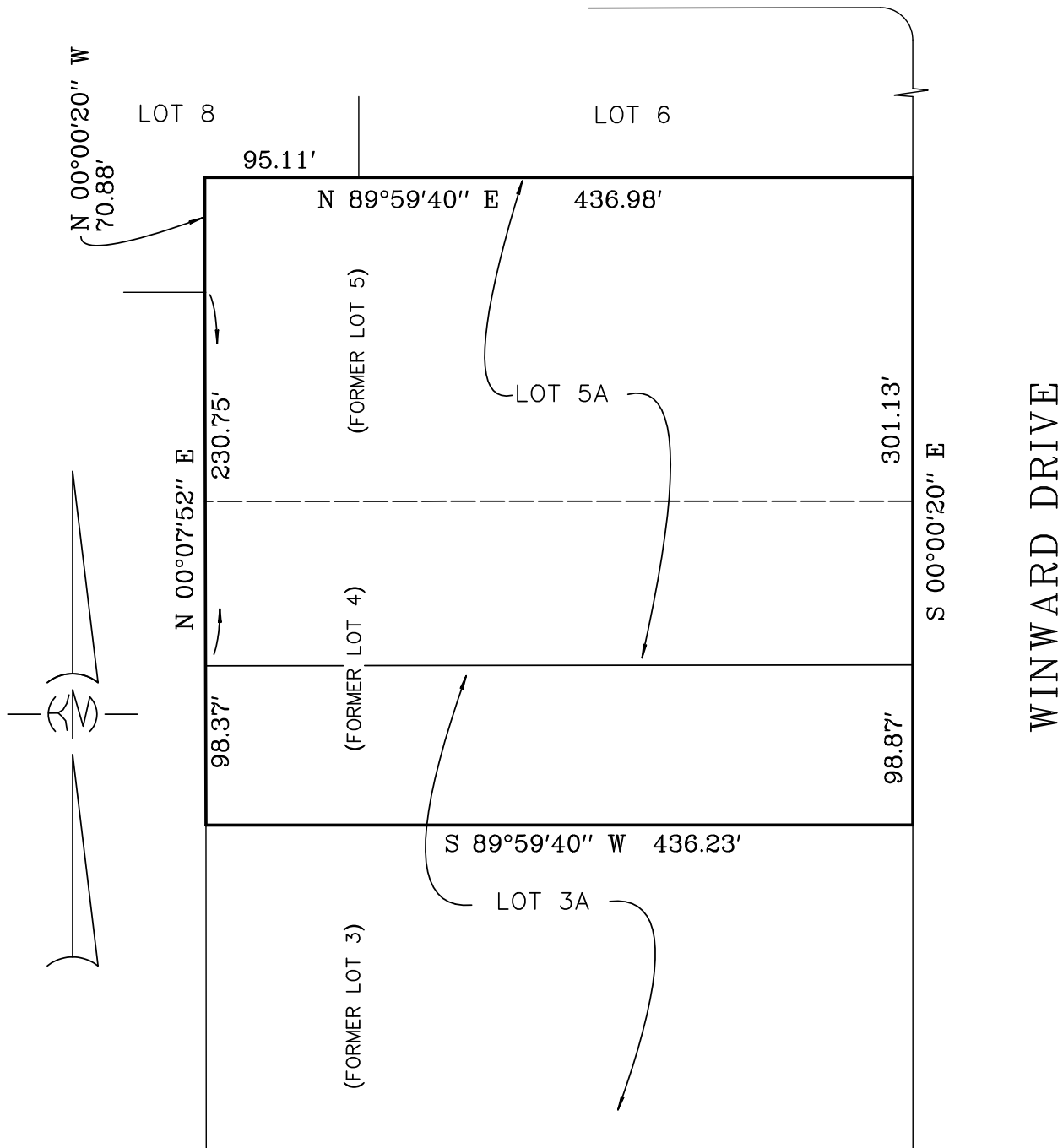
HC-2

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A-2 9

2021-2651-MRP

2022-2757-ZC



1. PLAT OF NORTHPOINTE BUSINESS PARK, PHASE 1  
BY NED R. WILSON, FILED AS MAP FILE NO. 4465  
DATED 05-15-2007.
2. PLAT OF A RESUBDIVISION BY JOHN E. BONNEAU & ASSOC, INC.  
FILED AS MAP FILE NO. 5495A, DATED 02-18-2016

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



ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2761-ZC  
**Posted:** March 25, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jones Fussell, LLP – Paul Mayronne

**OWNER:** Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann

**REQUESTED CHANGE:** A-2 Suburban District TO I-1 Industrial District

**LOCATION:** Parcel located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa; S61, S44, S47, S37, S30, S31, T4S, T5S, R12E, R13E; Ward 5, District 6

**SIZE:** 289 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** Asphalt

**Condition:** Great

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

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

**Residential** - 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 I-1 Industrial. The site located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa. The 2025 Future Land Use plan designates the site to be a Planned District with residential dwellings and a partial focus on conservation in the area.

The subject property is comprised of 289 acres of undeveloped land. The applicant is petitioning to rezone the site to I-1 Industrial District to excavate sand, gravel, and dirt. The requested I-1 District is the least intense zoning classification which lists commercial excavation as an allowable use with the submission and approval of an Administrative Permit application compliant with all minimum standards as listed in Sec. 130-2213(49) and staff review and approval. A change in zoning will allow for the location of industrial uses of moderate size and intensity

in an area that is surrounded by undeveloped property and residential uses. The I-1 Industrial District includes the following permitted uses:

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

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

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

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

Criteria:

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



**CASE NUMBER:** 2022-2761-ZC

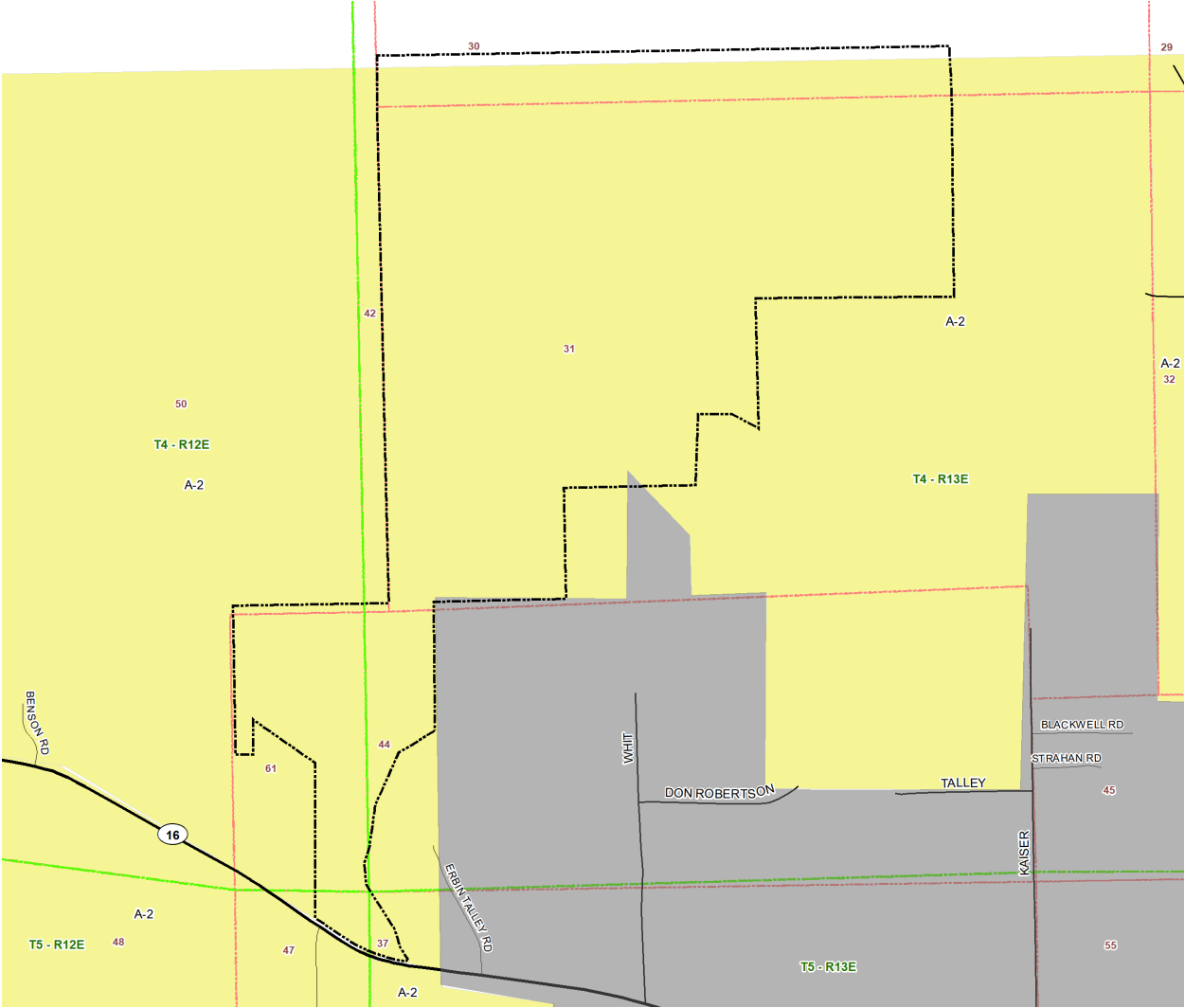
**PETITIONER:** Jones Fussell, LLP – Paul Mayronne

**OWNER:** Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann

**REQUESTED CHANGE:** A-2 Suburban District TO I-1 Industrial District

**LOCATION:** Parcel located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa; S61, S44, S47, S37, S30, S31, T4S, T5S, R12E, R13E; Ward 5, District 6

**SIZE:** 289 acres





2022-2761-ZC

30

42

2022-2761-ZC  
A-2

31

T4 - R13E

50

R12E

A-2

44

61

WHIT

DON ROBERTSON

TALLEY

EDWIN VALLEY

T5 - R13E

R12E

A-2

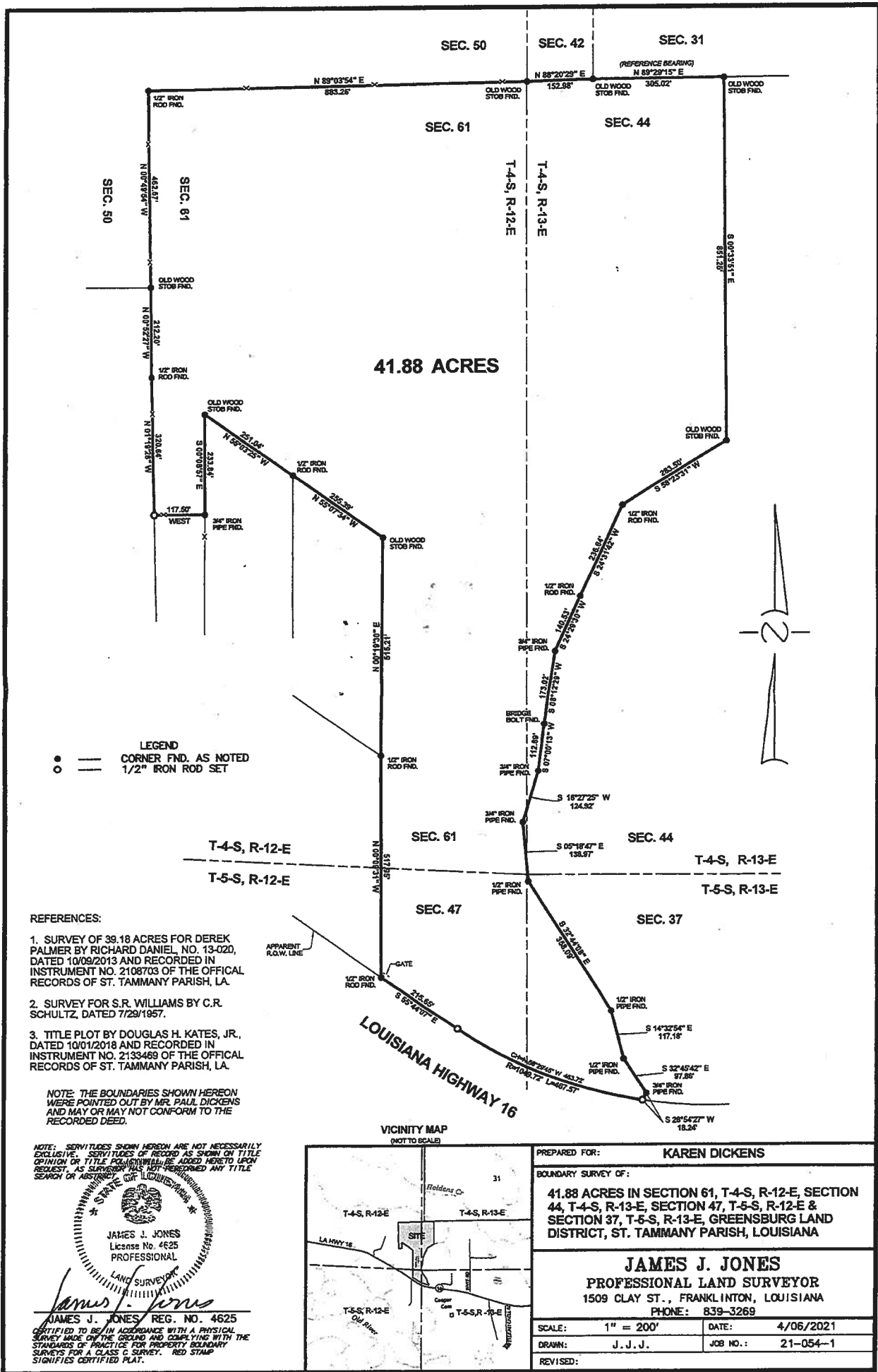
A-2

16

KAISER



2022-2761-ZC



ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2022-2763-ZC  
**Posted:** March 15, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Christine Bratcher  
**OWNER:** Brian and Christine Bratcher  
**REQUESTED CHANGE:** A-3 Suburban District TO A-3 Suburban District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the north side of Dixie Ranch Road, east of Louisiana Highway 434, Lacombe; S16, T8S, R13E; Ward 7, District 7  
**SIZE:** 1 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-3 Suburban District
South	Residential	NC-6 Public, Cultural, and Recreational
East	Undeveloped	A-3 Suburban District
West	Residential	NC-6 Public, Cultural, and Recreational

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site located on the north side of Dixie Ranch Road, east of Louisiana Highway 434, Lacombe. The 2025 Future Land Use plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is currently undeveloped and is flanked by undeveloped property and residential uses. Although there are no properties that are zoned with the MHO Manufactured Housing Overlay, the surrounding area is comprised of existing stick built and mobile homes. A change in zoning will allow the applicant to apply for a maximum of two mobile homes on the one-acre subject property.



**CASE NUMBER:** 2022-2763-ZC

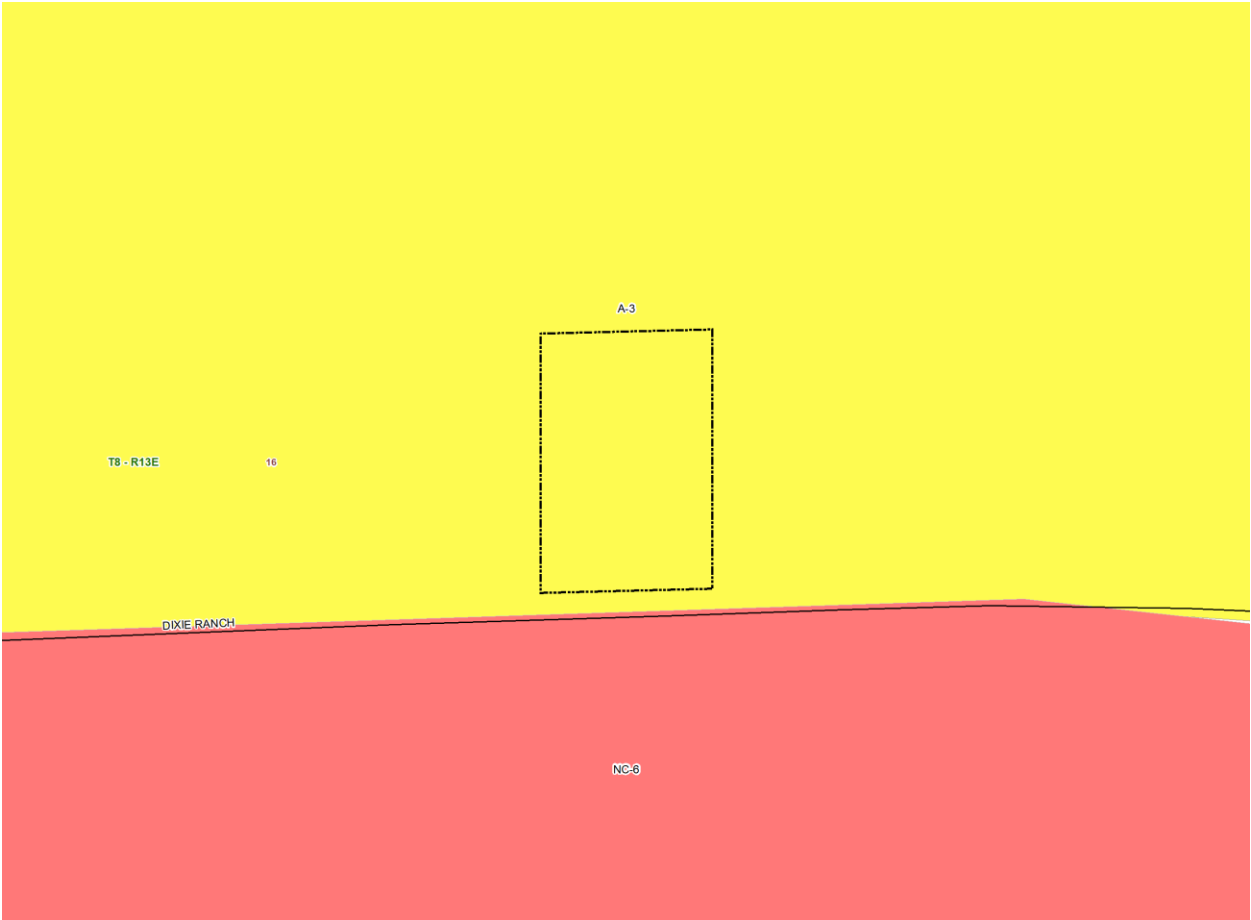
**PETITIONER:** Christine Bratcher

**OWNER:** Brian and Christine Bratcher

**REQUESTED CHANGE:** A-3 Suburban District TO A-3 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Dixie Ranch Road, east of Louisiana Highway 434, Lacombe; S16, T8S, R13E; Ward 7, District 7

**SIZE:** 1 acre





2022-2763-ZC

30275

T8 - R13E

16

2022-2763-ZC

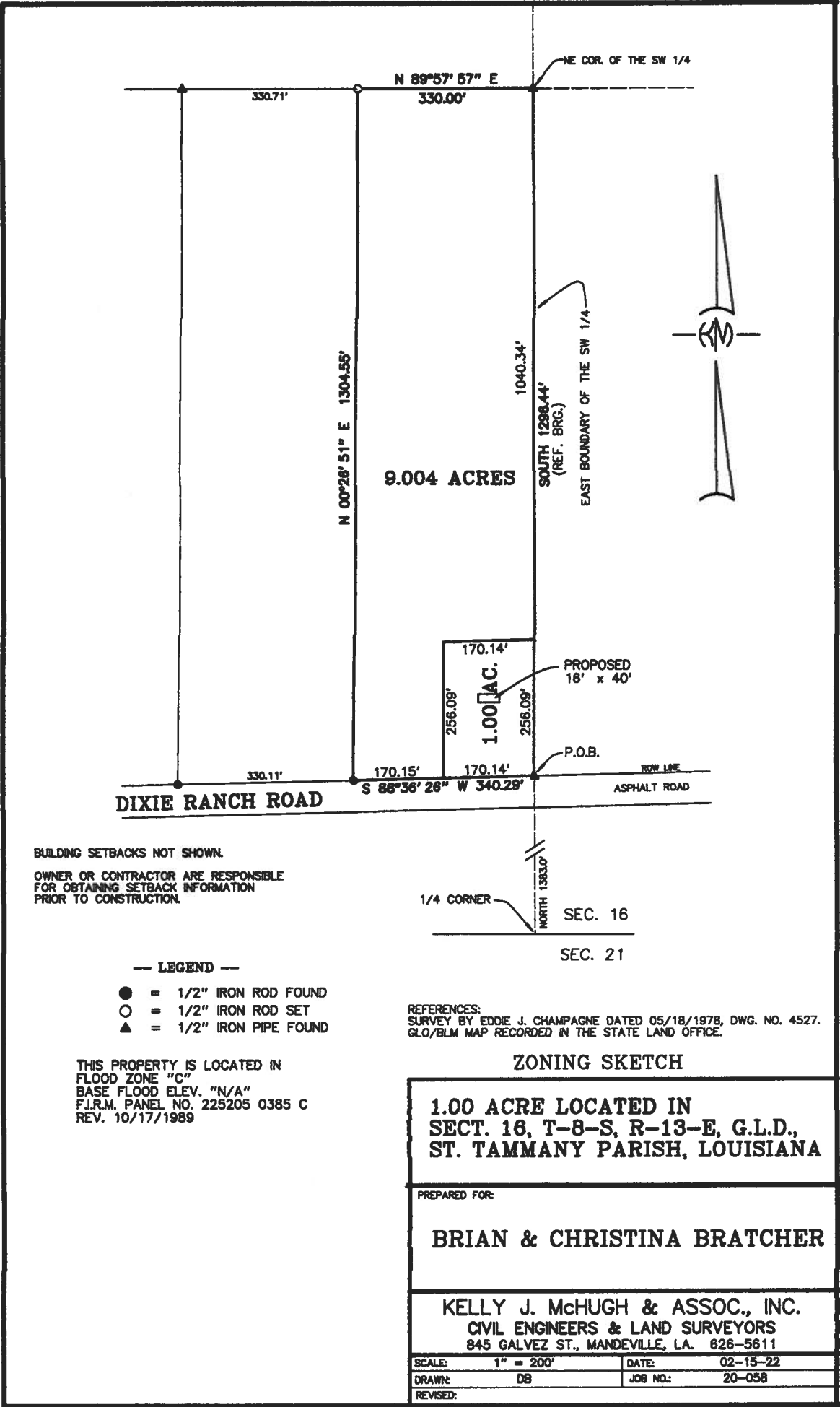
DIXIE RANCH

30280

30278



2022-2763-ZC



## ZONING STAFF REPORT

**Date:** March 29, 2022  
**Case No.:** 2020-2143-ZC  
**Posted:** March 25, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Corie Herberger  
**OWNER:** River Park Estates, LLC  
**REQUESTED CHANGE:** Major Amendment to the PUD Planned Unit Development Overlay  
**LOCATION:** Parcels located on the north and south sides of MP Planche Road, west of Louisiana Highway 25, Covington; S18, T6S, R11E; Ward 3, District 3  
**SIZE:** 134.73 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

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

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District and RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
East	Residential	A-1 Suburban District, A-2 Suburban District, A-4A Single-Family Residential District, and RO Rural Overlay
West	Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay

#### EXISTING LAND USE:

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

#### COMPREHENSIVE PLAN:

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

**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/SUBDIVISION INFORMATION:

The River Park Trails Planned Unit Development was originally approved in 2020 by Council Ordinance Number 21-4551 under the name River Park Estates, Phase 3. This ordinance was adopted with the following stipulations:

1. Widen MP Planche road to 24’ wide from Highway 25 to the 2<sup>nd</sup> entrance of River Park Crossing;
2. Moving to the west, widen MP Planche road to 20’ wide;
3. Construct a southbound right turn lane at Highway 25 and MP Planche road;
4. If Parish and DOTD deem it necessary, construct an acceleration lane southbound at MP Planche and Highway 25;
5. Convert the 2.8-acre greenspace area to a sports park with a pavilion, baseball backstop and soccer goals.
6. Add a natural walking trail around the detention pond at the southeast corner of the property;
7. Put the 27.87-acre greenspace area at the north end of the project in a conservation easement;
8. One (1) additional Class “A” tree must be planted on each lot

The applicant is currently requesting a Major Amendment to the PUD to help facilitate these required changes and reconfigure the originally approved layout of the PUD. The new PUD plan shows a reduction of 6 lots and the elimination of all 90’ lots, the addition of 9.32 acres of retention, and 2.04 acres of active amenities including a walking path and sports park.



RIVER PARK TRAILS PUD (FORMALLY RIVER PARK ESTATES, PHASE 3) MAJOR AMENDMENT CHANGES			
PUD Category	Originally Approved PUD	Current Proposed Major Amendment	Requested Change
Access	Widen MP Planche to 20 feet along the western boundary	Widen MP Planche to 20’ along the PUD’s western boundary and 24’ wide from Highway 25 to the 2 <sup>nd</sup> entrance of River Park Crossing	Consistent with Council Requirements
Density	Of the 404 lots permitted, 384 lots proposed	Of the 404 lots permitted, 378 lots proposed	Reduction of 6 lots
Proposed Lot Sizes	50’ = (8%), 60’= (79%), 70’ = (10%), 90’ = (3%)	50’-60’= (26%), 60’-70’ = (61%), “Estate Lots” = (13%)	Elimination of all 90’ Lots
Greenspace Provided	36.20 acres = 32.30 acres of greenspace & 3.90 acres of retention area	46.20 acres = 32.98 acres of greenspace & 13.22 acres of retention area	Addition of 9.32 acres of retention area + .68 acres of additional greenspace
Active Amenities Provided	1.08 (3%) acres including a basketball court and playground	3.12 (7%) acres including basketball court, walking path, playground, & sports park	Addition of 2.04 acres of active amenities including a walking path and sports park
Passive Amenities Provided	32.62 (97%) acres including wetlands and retention ponds	43.08 (93%) acres including wetlands and retention ponds	Addition of 10.46 acres of passive greenspace
Total Wetlands	30.68 acres	27.87 acres	2.81 acres less
Total Mitigated Wetlands	7.65 acres	4.92 acres	2.73 acres less

STAFF COMMENTS:

1. The original River Park Estates, Phase 3 PUD Plan was approved by the Parish Council in April, 2021. Since then, Council passed an ordinance in November, 2021 (Ordinance No. 21-4714) which states “all drainage ditches, channels, canal, or similar drainage features shall be located within a dedicated right-of-way and not located within an individual lot(s). Dedicated right-of-way may be located in greenspace or open space” [Sec. 125-88(d)(1)]. The applicant must revise the PUD plan to show all drainage servitudes, excluding side-yard swales to be located outside of the individual lots.
2. Placing the greenspace areas and stormwater management ponds into a conservation easement would permanently limit the use of the land and ensure the public benefit of open space is maintained. The original 2020 PUD Plan was approved by the Parish Council with the stipulation that the 27.87-acre greenspace area at the north end of the project is placed into a conservation easement. The applicant has not provided information or documentation pertaining to the existing or proposed conservation easement.
3. The applicant must provide a complete recreational development plan depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and the maintenance of the recreational amenities and greenspace area.
4. The developer for all new residential single-family sites must notify the US Postal Service’s local Growth Manager to determine the appropriate mode of mail delivery. If a community mail location is required, it must be shown on the plat.

**CASE NUMBER:** 2020-2143-ZC

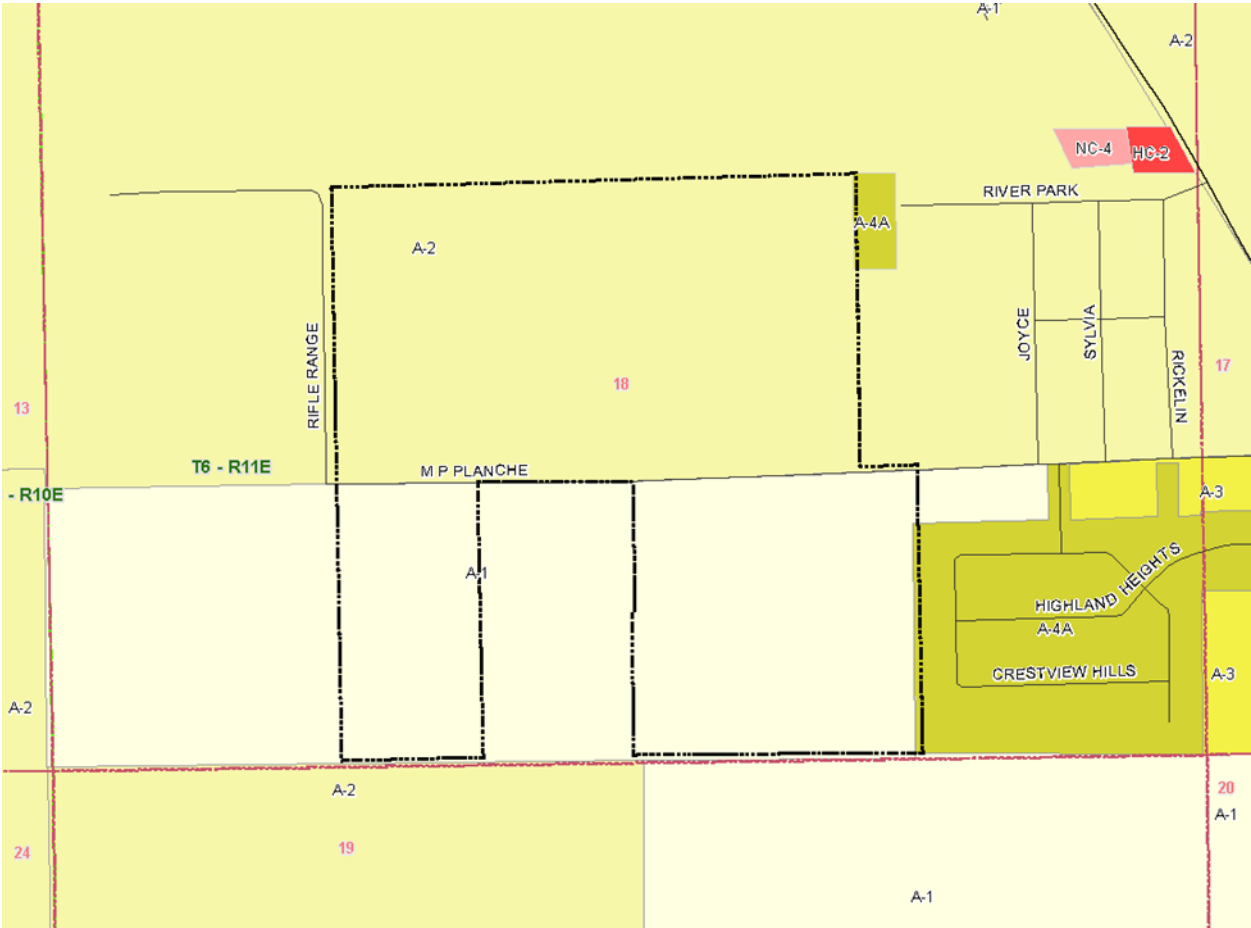
**PETITIONER:** Corie Herberger

**OWNER:** River Park Estates, LLC

**REQUESTED CHANGE:** Major Amendment to the PUD Planned Unit Development Overlay

**LOCATION:** Parcels located on the north and south sides of MP Planche Road, west of Louisiana Highway 25,  
Covington; S18, T6S, R11E; Ward 3, District 3

**SIZE:** 134.73

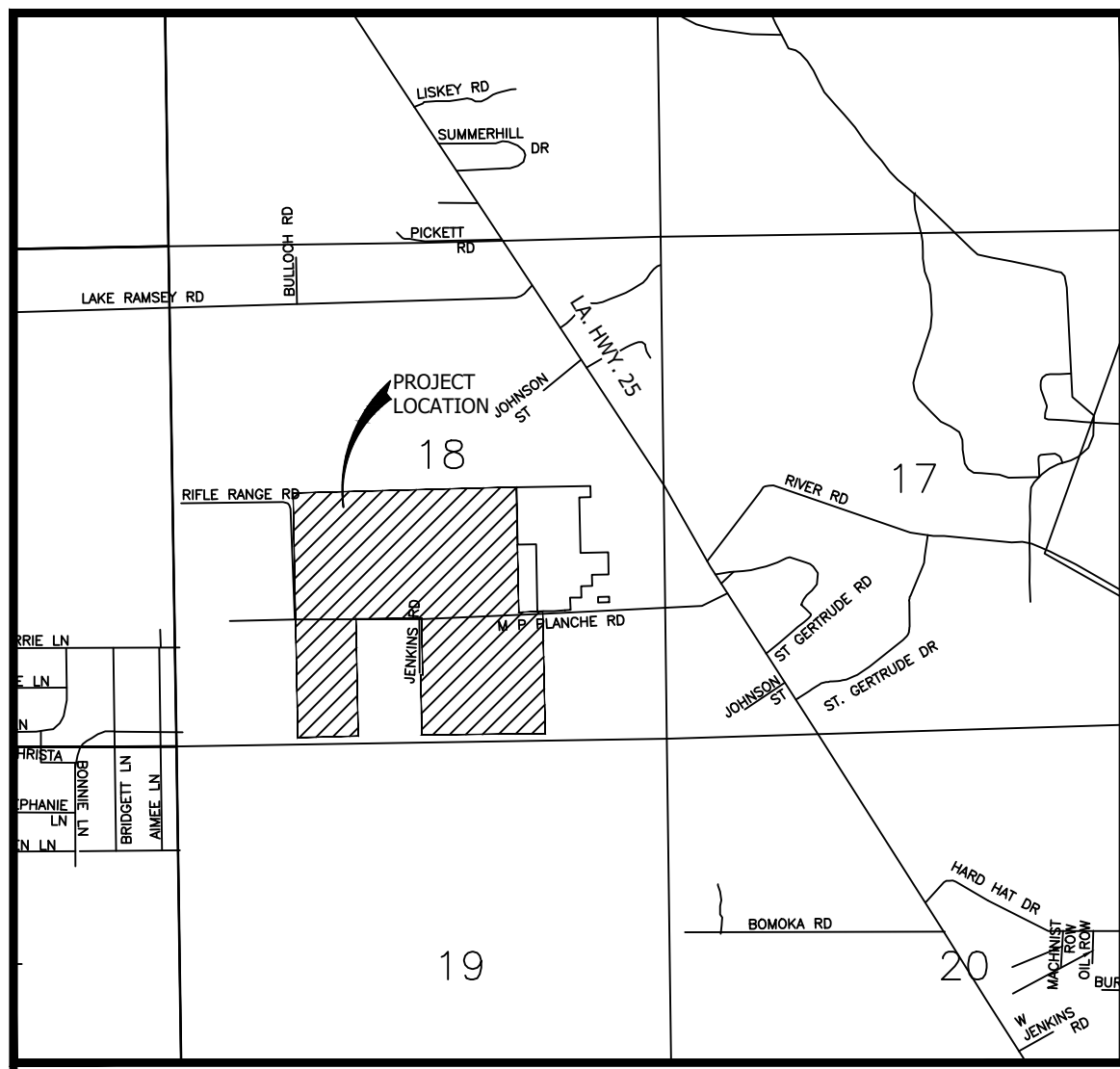




# PLANNED UNIT DEVELOPMENT (PUD) RIVER PARK TRAILS

Located in Section 18, Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana

2020-2143-ZC - New proposed plan



## VICINITY MAP

THE NUMBER OF LOTS/UNITS MAY BE ESTABLISHED IN ACCORDANCE WITH THE MAXIMUM NET DENSITY OF THE UNDERLYING ZONING CLASSIFICATION AS APPLIED TO THE FOLLOWING FORMULA:  
TOTAL AREA x 0.75 = MAXIMUM NET DENSITY (LOTS/UNITS)  
134.733 ACRES x 0.75 = 101.05 x 4 = 404 LOTS ALLOWED (A-4 UNDERLYING ZONING)

TOTAL LOTS ALLOWED = 404 LOTS

RECREATION: WITHIN THE GREENSPACE THERE SHALL BE ACTIVE AND PASSIVE RECREATION. ACTIVE RECREATION SHALL BE PLAYGROUND EQUIPMENT. PASSIVE RECREATION SHALL BE REMAINING GREENSPACE FOR ENJOYING THE NATURE AND WOODED AREAS.

GREENSPACE REQUIRED=134.73 x 25% = 33.68 ACRES

GREENSPACE PROVIDED = 32.98 ACRES @ 100%

GREENSPACE PROVIDED = 13.22 ACRES @ 50%

TOTAL PROVIDED = 46.20 ACRES

3.12 AC. ACTIVE (BASKETBALL COURT, WALKING PATH, PLAYGROUND & SPORTS PARK)  
29.86 AC. PASSIVE (REMAINING GREENSPACE)

TOTAL WETLANDS=27.87 ACRES

WETLANDS TO BE MITIGATED=4.92 ACRES

TOTAL WETLANDS TO REMAIN=22.95 ACRES

LOT WIDTH 50' - 60' 98 LOTS  
LOT WIDTH 60' - 70' 230 LOTS  
ESTATE SIZE 50 LOTS LOTS 75'

## Boundary Description : RIVER PARK TRAILS

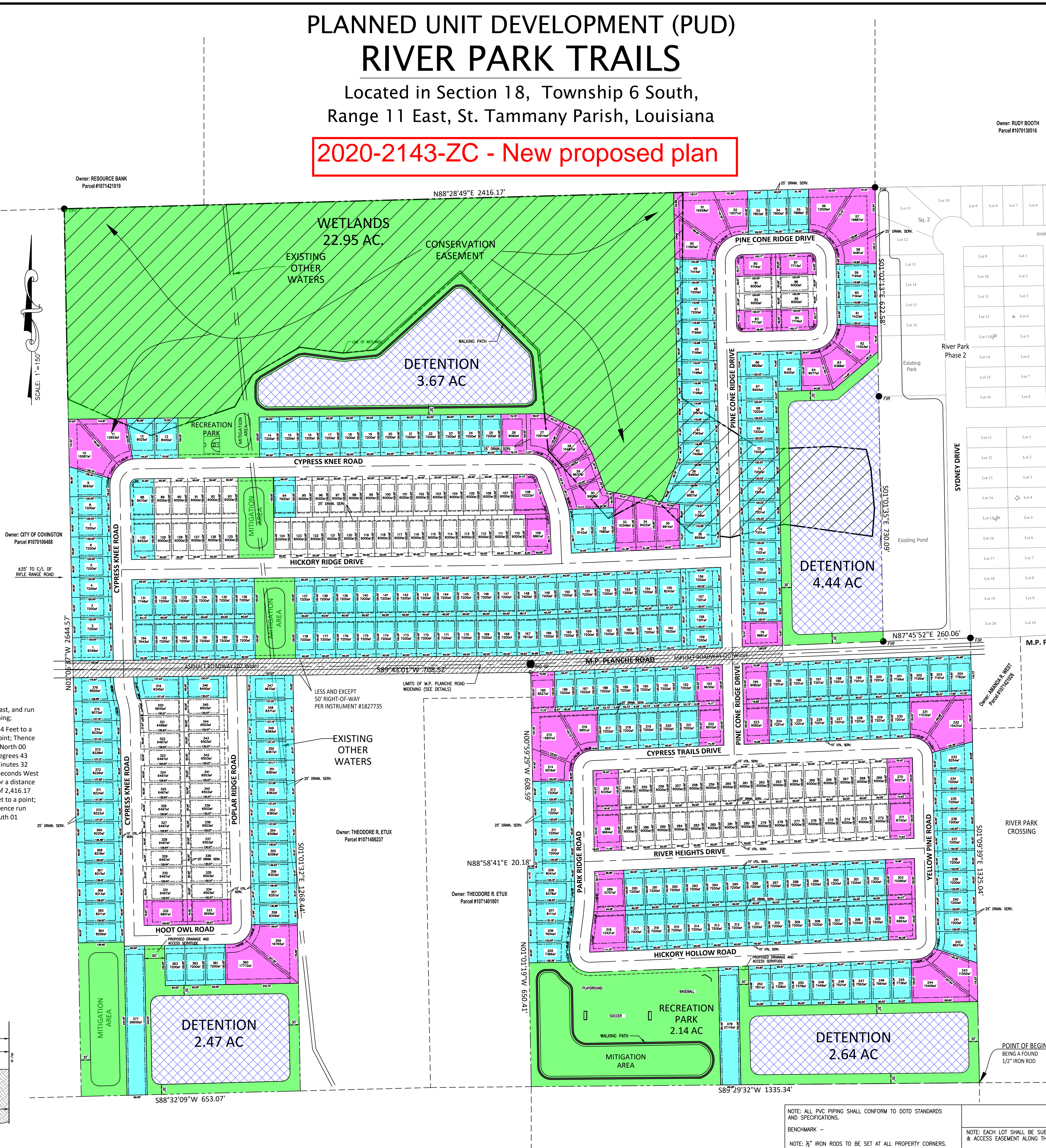
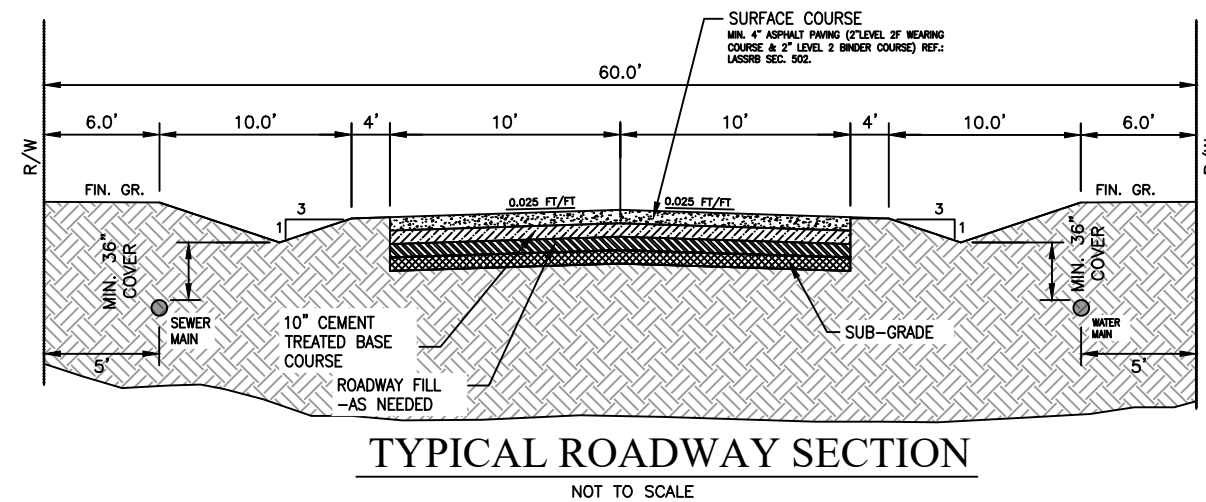
A certain parcel of land situated in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section corner common to Sections 17, 18, 19 & 20, Township 6 South, Range 11 East, and run North 89 Degrees 53 Minutes, 58 Seconds West for a Distance of 1,020.29 Feet to the Point of Beginning;

From the Point of Beginning run South 89 Degrees 29 Minutes 32 Seconds West a Distance of 1,335.34 Feet to a Point; Thence run North 01 Degrees 01 Minutes 19 Seconds West for a distance of 650.41 feet to a point; Thence run North 88 Degrees 58 Minutes 41 Seconds East for a distance of 20.18 feet to a point; Thence run North 00 Degrees 59 Minutes 29 Seconds West for a distance of 608.59 feet to a point; Thence run South 89 Degrees 43 Minutes 01 Seconds West for a distance of 708.52 feet to a point; Thence run South 01 Degrees 01 Minutes 09 Seconds East for a distance of 1,268.44 feet to a point; Thence run South 88 Degrees 32 Minutes 09 Seconds West for a distance of 653.07 feet to a point; Thence run North 01 Degrees 05 Minutes 37 Seconds West for a distance of 2,644.57 feet to a point; Thence run North 88 Degrees 28 Minutes 49 Seconds East for a distance of 2,416.17 feet to a point; Thence run South 01 Degrees 02 Minutes 13 Seconds East for a distance of 622.58 feet to a point; Thence run South 01 Degrees 01 Minutes 35 Seconds East for a distance of 730.09 feet to a point; Thence run North 87 Degrees 45 Minutes 52 Seconds East for a distance of 260.06 feet to a point; Thence run South 01 Degrees 09 Minutes 39 Seconds East for a distance of 1325.04 feet back to the Point of Beginning.

Containing 134.733 Acres or 5,868,977 square feet

RECREATION AREA	DEVELOPMENT TIMING	OWNERSHIP AND MAINTENANCE
WALKING TRAILS	CONSTRUCTED WITH PHASED DEVELOPMENT	HOMEOWNERS ASSOCIATION
RECREATIONAL PARK	CONSTRUCTED WITH PHASED DEVELOPMENT	HOMEOWNERS ASSOCIATION
BASKETBALL COURT	CONSTRUCTED WITH PHASED DEVELOPMENT	HOMEOWNERS ASSOCIATION
COMMON AREAS	CONSTRUCTED WITH PHASED DEVELOPMENT	HOMEOWNERS ASSOCIATION
PONDS	CONSTRUCTED WITH PHASED DEVELOPMENT	ST. TAMMANY PARISH



## RESTRICTIVE COVENANTS

- NO BUILDING MAY BE OCCUPIED AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACK REQUIREMENTS SHALL BE AS SHOWN ON THIS PLAN. FRONT-25', SIDE-5', SIDE STREET-10', REAR 15'/25'. NEAR SETBACK FOR LOTS LOCATED ON THE PERIMETER OF THE OVERALL PROPERTY BOUNDARY SHALL BE 25'. MAXIMUM HEIGHT FOR ALL STRUCTURES-35'.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK CAR STORAGE.
- DRIVEWAY CULVERT SIZE-SEE CHART
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT. CORNER LOTS WHICH CANNOT MEET THIS REQUIREMENT SHALL BE SIDE LOADED.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION.
- CONSTRUCTION OR IMPROVEMENTS OF ANY NATURE IS PROHIBITED WITHIN DRAINAGE EASEMENTS OR STREET RIGHTS-OF-WAY.
- THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENTS, WHICHEVER IS GREATER.
- THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED IN C.O.B. FOLIO SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED.
- THE DRAINAGE AND STORM WATER DETENTION STORAGE AREAS AS SHOWN HEREON ARE TO BE MAINTAINED BY THE PARISH OF ST. TAMMANY.
- THE BASKETBALL COURT AND PLAYGROUND AREAS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY MAGNOLIA UTILITIES.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITH THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAN.
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN.

## DEDICATION

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAN OF

## RIVER PARK TRAILS

ALL STREET RIGHTS-OF-WAY, INCLUDING ALL TRAFFIC SIGNS, STREET SIGNS, POSTS AND RETENTION PONDS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER:	DATE:
134.733 ACRES	378
AREA	NO. OF LOTS
60' X 120'	60'
AVG. LOT SIZE	LOT FRONTAGE
ASPHALT ROAD SURFACE	LOT DEPTH
TOE/FUNCTE RIVER	STREET R.O.W.
ULTIMATE SURFACE WATER DISPOSAL	

## CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA RS. 33-5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

MICHAEL P. BLANCHARD  
La. Reg. Land Surveyor  
Reg. No. 4861

ALEX E. WILLIAMS  
La. Reg. Civil Engineer  
Reg. No. 35169

## APPROVAL:

CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION	RIVER PARK ESTATES, LLC 22161 MARSHALL ROAD, SUITE C MANDEVILLE, LA.
SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION	OWNER
DIRECTOR-PARISH ENGINEERING	
CLERK OF COURT	
DATE FILED	FILE NO.

## "ADDITIONAL PUD APPROVAL REQUIREMENTS"

- WIDEN MP PLANCHE ROAD TO 24' WIDE FROM HWY. #25 TO THE 2ND ENTRANCE OF RIVER PARK CROSSING. MOVING TO THE WEST, WIDEN MP PLANCHE ROAD TO 20' WIDE.
- SOUTHBOUND RIGHT TURN LANE AT HWY. #25 AND MP PLANCHE ROAD TO BE CONSTRUCTED AS REQUIRED BY DOTD.
- THE AREA DESIGNATED BY (22.95 ACRES) AT THE NORTH END OF THE PROJECT TO BE DESIGNATED AS A CONSERVATION EASEMENT.
- ONE (1) ADDITIONAL CLASS "A" TREE MIN. 2" CALIPER NOT LESS THAN 12" TALL MUST BE PLANTED ON EACH LOT PRIOR TO OCCUPANCY. COMPLIANCE TO BE INSURED BY DEVELOPER AND/OR HOME OWNERS ASSOCIATION.

NOTE: DRAINAGE DETENTION SHALL BE WET PONDS LOCATED ON SITE. PONDS SHALL BE MAINTAINED BY ST. TAMMANY PARISH.

NOTE: CENTRAL SEWER & WATER SERVICE PROVIDED BY MAGNOLIA UTILITIES.

NOTE: ALL PVC PIPING SHALL CONFORM TO DOTD STANDARDS AND SPECIFICATIONS.

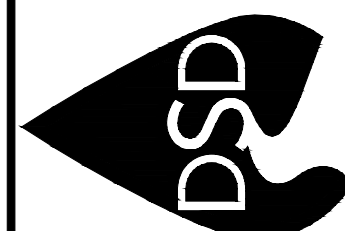
BENCHMARK -

NOTE: 1/2" IRON RODS TO BE SET AT ALL PROPERTY CORNERS.

NOTE: EACH LOT SHALL BE SUBJECT TO A 10' UTILITY, DRAINAGE & ACCESS EASEMENT ALONG THE STREET FRONTAGE.

NOTE: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "C" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205 0125 C, MAP REVISED OCTOBER 17, 1989. BASE FLOOD ELEVATION N/A.

DEEP SOUTH DESIGN GROUP  
Civil/Environmental Engineering Firm



P.O. Box 1122 | Mandeville, LA 70447  
Ph: 985-705-4696

CLIENT: RIVER PARK ESTATES, LLC

PROJECT DESCRIPTION:  
PLANNED UNIT DEVELOPMENT OF RIVER PARK TRAILS  
SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,  
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

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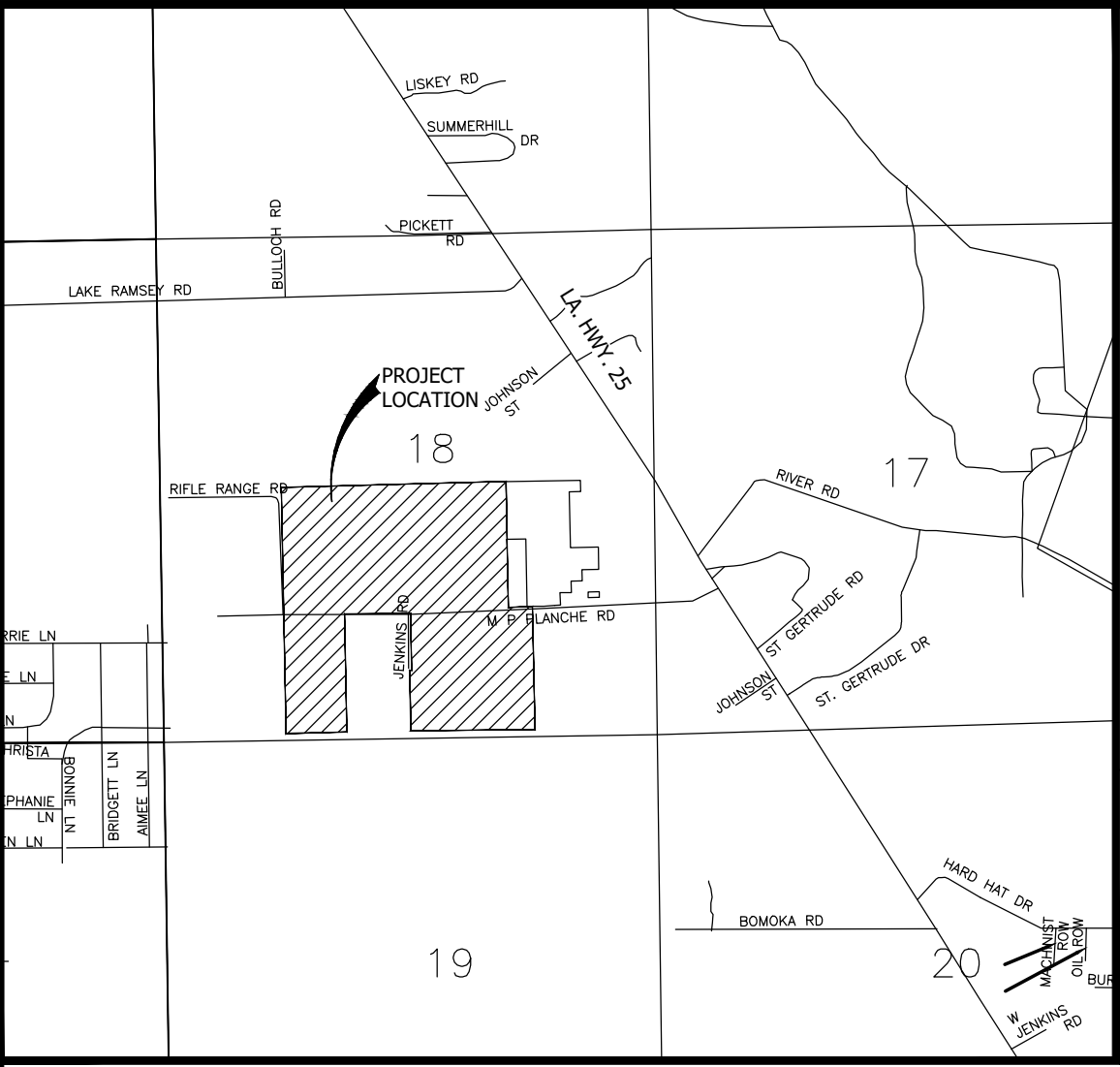
REVISION NO:  
01.25.2021-LOT LAYOUT  
03.16.2021-AMENITIES  
03.22.2021-AMENITIES  
04.12.2021-STP COMMENTS  
02.09.2022-TENATIVE  
03.25.2022-PUD AMENDMENT

JOB NO: 14-231  
DATE: 11.10.2020  
DRAWN BY: CAD  
SCALE: 1" = 150'  
COMPUTER FILE:

SHEET

SD-1





### VICINITY MAP

THE NUMBER OF LOTS/UNITS MAY BE ESTABLISHED IN ACCORDANCE WITH THE MAXIMUM NET DENSITY OF THE UNDERLYING ZONING CLASSIFICATION AS APPLIED TO THE FOLLOWING FORMULA:  
TOTAL AREA x 0.75 = MAXIMUM NET DENSITY x LOTS (UNITS)  
134.733 ACRES x 0.75 = 101.05 x 4 = 404 LOTS ALLOWED (A-4 UNDERLYING ZONING)  
TOTAL LOTS ALLOWED = 404 LOTS

RECREATION:  
WITHIN THE GREENSPACE THERE SHALL BE ACTIVE AND PASSIVE RECREATION. ACTIVE RECREATION SHALL BE PLAYGROUND EQUIPMENT. PASSIVE RECREATION SHALL BE REMAINING GREENSPACE FOR ENJOYING THE NATURE AND WOODED AREAS.

GREENSPACE REQUIRED=134.73 x 25% = 33.68 ACRES

GREENSPACE PROVIDED @ 100% = 32.30 ACRES

GREENSPACE PROVIDED @ 50% = 3.90 ACRES

TOTAL PROVIDED = 36.20 ACRES

1.08 AC. ACTIVE (BASKETBALL COURT & PLAYGROUND)  
32.62 AC. PASSIVE (REMAINING GREENSPACE)

INDICATES WETLANDS  
TOTAL WETLANDS=30.68 ACRES

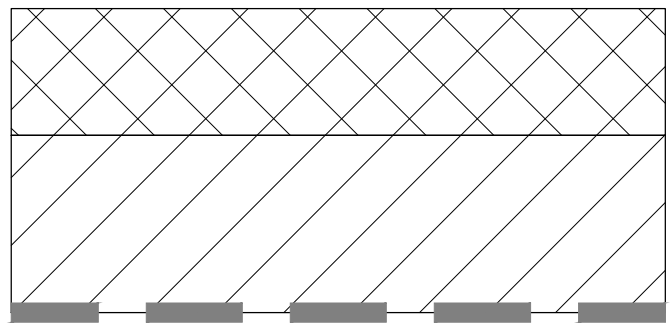
WETLANDS TO BE MITIGATED=7.65 ACRES

### Boundary Description - RIVER PARK ESTATES, PHASE 3

A certain parcel of land situated in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

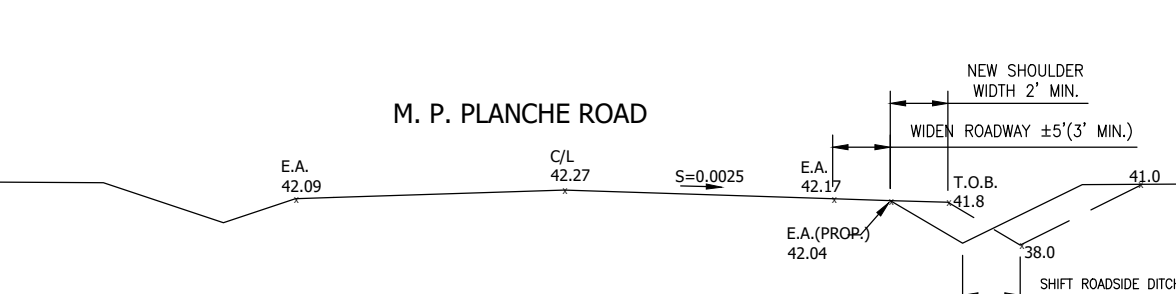
Commence at the Section corner common to Sections 17, 18, 19 & 20, Township 6 South, Range 11 East, and run North 89 Degrees 53 Minutes, 58 Seconds West for a distance of 1,020.29 Feet to the Point of Beginning;  
From the Point of Beginning run South 89 Degrees 29 Minutes 32 Seconds West a Distance of 1,335.34 Feet to a Point; Thence run North 01 Degrees 01 Minutes 19 Seconds West for a distance of 650.41 feet to a point; Thence run North 88 Degrees 58 Minutes 41 Seconds East for a distance of 20.18 feet to a point; Thence run North 00 Degrees 59 Minutes 29 Seconds West for a distance of 608.59 feet to a point; Thence run South 89 Degrees 43 Minutes 01 Seconds West for a distance of 708.52 feet to a point; Thence run South 01 Degrees 01 Minutes 32 Seconds East for a distance of 1,268.44 feet to a point; Thence run South 88 Degrees 32 Minutes 09 Seconds West for a distance of 653.07 feet to a point; Thence run North 01 Degrees 05 Minutes 37 Seconds West for a distance of 2,644.57 feet to a point; Thence run North 88 Degrees 28 Minutes 49 Seconds East for a distance of 2,416.17 feet to a point; Thence run South 01 Degrees 02 Minutes 13 Seconds East for a distance of 622.58 feet to a point; Thence run South 01 Degrees 01 Minutes 35 Seconds East for a distance of 730.09 feet to a point; Thence run North 87 Degrees 45 Minutes 52 Seconds East for a distance of 260.06 feet to a point; Thence run South 01 Degrees 09 Minutes 39 Seconds East for a distance of 1325.04 feet back to the Point of Beginning.

Containing 134.733 Acres or 5,868,977 square feet

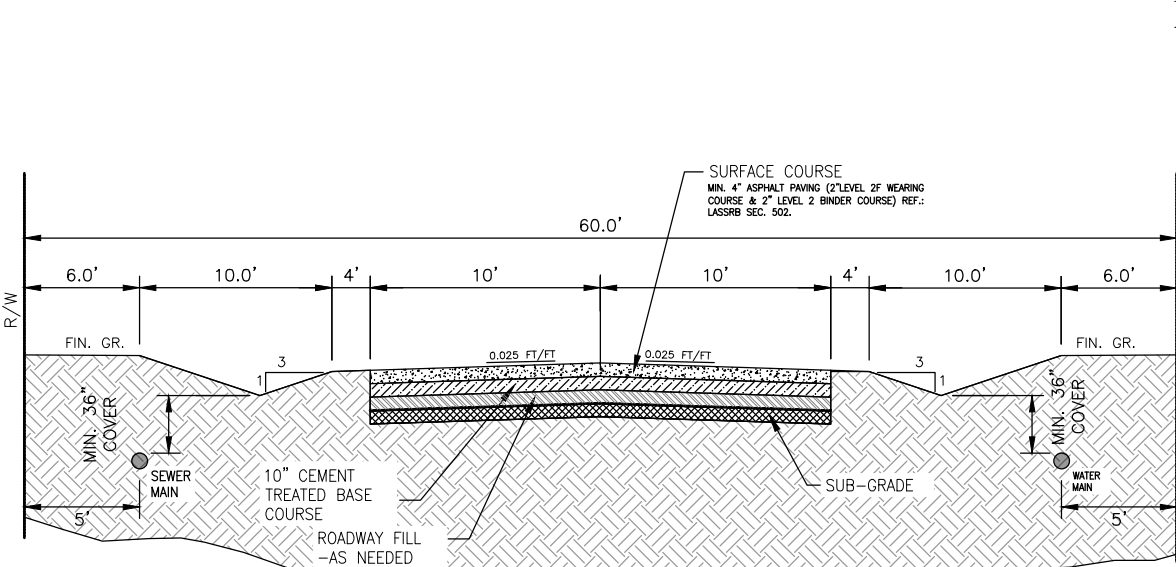


### PAVING & SHOULDER SECTION

NOT TO SCALE



### TYPICAL M.P. PLANCHE ROADWAY WIDENING



### TYPICAL ROADWAY SECTION

NOT TO SCALE

### LOT SIZE LIST

50' = 34 (8%)  
60' = 318 (79%)  
70' = 38 (10%)  
90' = 11 (3%)

Owner: RESOURCE BANK  
Parcel #1071421019

Owner: CITY OF COVINGTON  
Parcel #107106488

Owner: THEODORE R. ETUX  
Parcel #1071406237

Owner: THEODORE R. ETUX  
Parcel #1071401801

Owner: RUDY BOOTH  
Parcel #107130516

Owner: RUDY BOOTH  
Parcel #107130516

Owner: RUDY BOOTH  
Parcel #107130516

Owner: RUDY BOOTH  
Parcel #107130516

Owner: RUDY BOOTH  
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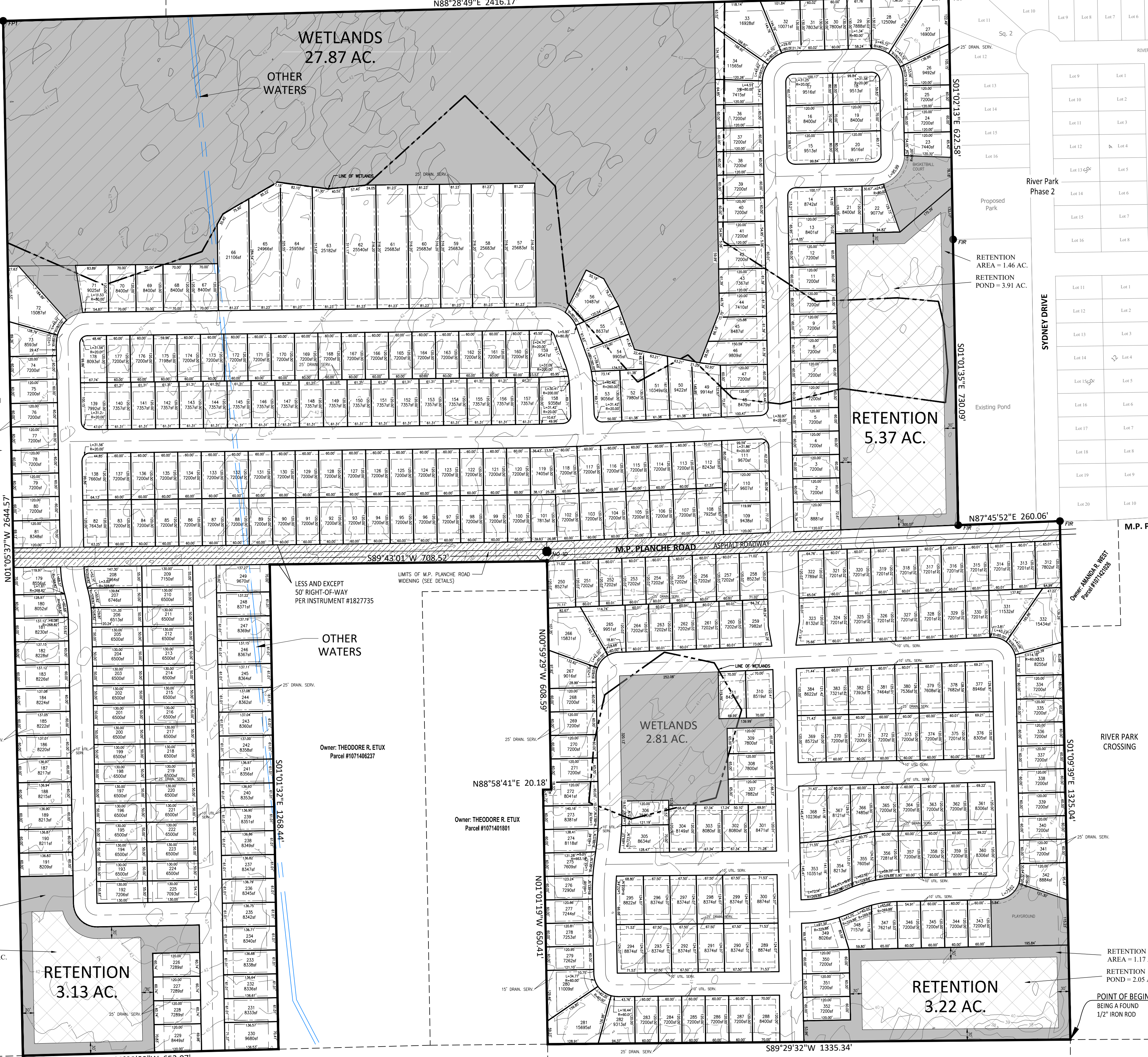
Owner: RUDY BOOTH  
Parcel #107130516

Owner: RUDY BOOTH  
Parcel #107130516

# PLANNED UNIT DEVELOPMENT (PUD) RIVER PARK ESTATES, PHASE 3

Located in Section 18, Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana

2020-2143-ZC - Approved at the 4.1.21 Parish Council Hearing



NOTE: ALL PVC PIPING SHALL CONFORM TO DOTD STANDARDS AND SPECIFICATIONS:  
BENCHMARK -  
NOTE: 1/2" IRON RODS TO BE SET AT ALL PROPERTY CORNERS.

NOTE: EACH LOT SHALL BE SUBJECT TO A 10' UTILITY, DRAINAGE & ACCESS EASEMENT ALONG THE STREET FRONTAGE.

NOTE: DRAINAGE DETENTION SHALL BE WET PONDS LOCATED ON SITE. PONDS SHALL BE MAINTAINED BY ST. TAMMANY PARISH.  
NOTE: CENTRAL SEWER & WATER SERVICE PROVIDED BY MAGNOLIA UTILITIES.

### RESTRICTIVE COVENANTS

1. NO BUILDING MAY BE OCCUPIED AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. BUILDING SETBACK REQUIREMENTS SHALL BE AS SHOWN ON THIS PLAT. FRONT-25', SIDE-5', SIDE STREET-10', REAR-25'. MAXIMUM HEIGHT FOR ALL STRUCTURES-35'
3. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK CAR STORAGE.
4. DRIVEWAY CULVERT SIZE-SEE CHART
5. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT. CORNER LOTS WHICH CANNOT MEET THIS REQUIREMENT SHALL BE LOADED.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION.
7. NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION.
8. CONSTRUCTION OR IMPROVEMENTS OF ANY NATURE IS PROHIBITED WITHIN DRAINAGE EASEMENTS OR STREET RIGHTS-OF-WAY.
9. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENTS, WHICHEVER IS GREATER.
10. THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED IN C.O.B. FOLD SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED.
11. THE DRAINAGE AND STORM WATER DETENTION STORAGE AREAS AS SHOWN HEREON ARE TO BE MAINTAINED BY THE PARISH OF ST. TAMMANY.
12. THE BASKETBALL COURT AND PLAYGROUND AREAS SHOWN HEREON ARE TO BE OWED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY MAGNOLIA UTILITIES.
14. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITH THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
15. THE ABOVEMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

### DEDICATION

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF  
**RIVER PARK ESTATES, PHASE 3**  
ALL STREET RIGHTS-OF-WAY, INCLUDING ALL TRAFFIC SIGNS, STREET SIGNS, POSTS AND RETENTION PONDS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER:	DATE:		
134.733 ACRES	384	CENTRAL	CENTRAL
AREA	NO. OF LOTS	SEWER SYSTEM	WATER SYSTEM
60' X 120'	60'	14,099 LF (2.67 MI.)	1,300 LF
AVG. LOT SIZE	LOT FRONTAGE	LENGTH OF STREET	MAX. BLOCK LENGTH
ASPHALT	120	60' ROW	A4 & PUD
ROAD SURFACE	LOT DEPTH	STREET R.O.W.	ZONING
TCHEFUNCTE RIVER			
ULTIMATE SURFACE WATER DISPOSAL			

### CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA RS: 33-5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

ALFRED J. KESLER  
La. Reg. Land Surveyor  
Reg. No. 5051  
ALEX E. WILLIAMS  
La. Reg. Civil Engineer  
Reg. No. 35169

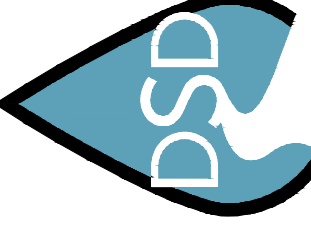
### APPROVAL:

CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION  
SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION  
DIRECTOR-PARISH ENGINEERING  
CLERK OF COURT  
DATE FILED  
FILE NO.

RIVER PARK ESTATES LLC  
22161 MARSHALL ROAD, SUITE C  
MANDEVILLE, LA.

OWNER

DEEP SOUTH DESIGN GROUP  
Civil/Environmental Engineering Firm  
P.O. Box 1122 | Madisonville, LA, 70447  
PH: 985-705-4696



PROJECT DESCRIPTION:  
**PLANNED UNIT DEVELOPMENT OF RIVER PARK ESTATES, PHASE 3  
SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,  
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA**

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REVISION NO:	
01.25.2021-Lot LAYOUT	

JOB NO: 14-231  
DATE: 11.10.2020  
DRAWN BY: CAD  
SCALE: 1" = 150'  
COMPUTER FILE:

SHEET  
**SD-1**



A-2

RIFLERANGE

18

PUD

A-4

T6 - R11E

MIPLANCHE

RIVER PARK

A-4A

A-1

A-1

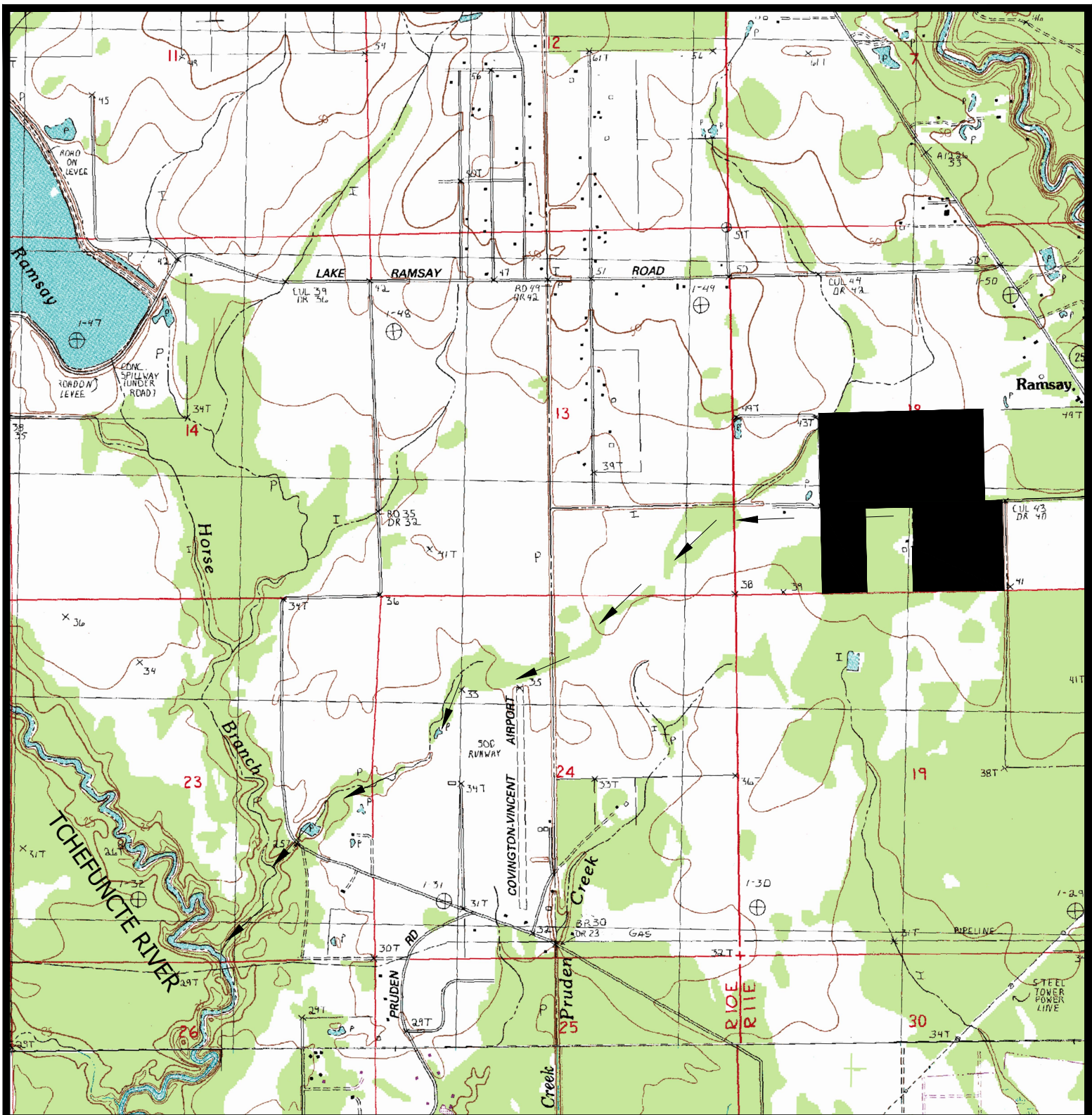
A-4A

A-2

19

A-1





Client:  
RIVER PARK ESTATES LLC

Project:  
ULTIMATE SURFACE RUNOFF MAP

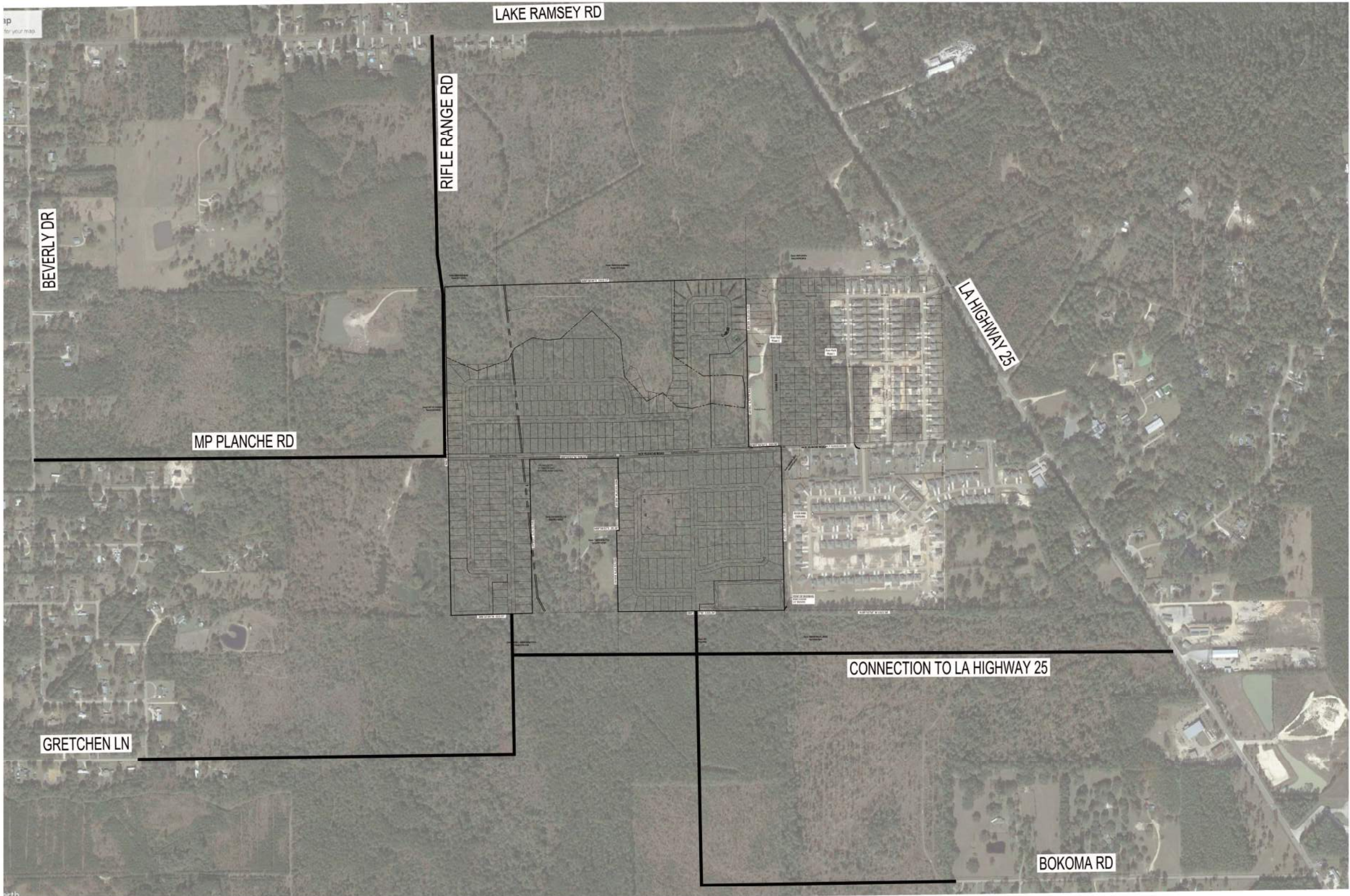
Project NO.	No.	Revision/Issue	Date
14-231			
Date			
11.09.2020			
Scale			
N.T.S.			
Sheet			
D-1			

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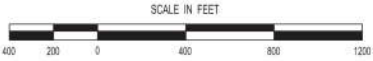
**DEEP SOUTH DESIGN GROUP**  
Civil/Environmental Engineering Firm  
P.O. Box 1122 | Madisonville, LA. 70447  
Ph.: 985-705-4696





LEGEND

PROPOSED ROAD TIE-IN



Not For Construction

**PROPOSED  
SITE ACCESS  
EXHIBIT**

REVISION	BY



**DEEP SOUTH DESIGN GROUP**  
Civil/Environmental Engineering Firm  
P.O. BOX 1122  
MADISONVILLE, LA 70447  
PH: 985-705-4696

SIGNATURE	DATE

STAMP

RIVER PARK TRAILS  
SUBDIVISION  
COVINGTON, LOUISIANA

H1 ASSOCIATES  
COVINGTON, LOUISIANA

DRAWN JPH
CHECKED RCG
ISSUED DATE 10/27/2021
ISSUED FOR REVIEW
PROJECT NO. 21-157
FILE 21-157 P-1 ACCESS



## ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: River Park Estates, LLC

Developer's Address: 22161 Marshall Road Suite C Mandeville, LA 70471  
Street City State Zip Code

Developer's Phone No. 985-966-0549  
(Business) (Cell)

Subdivision Name: River Park Estates Phase 3

Number of Acres in Development: 134.73 Number of Lots/Parcels in Development: 404

Ultimate Disposal of Surface Drainage: Tchefuncte River

Water Surface Runoff Mitigation Proposed: On Site Retention Pond

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

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



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

If yes, which major arterial streets? \_\_\_\_\_

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

If yes, please explain? \_\_\_\_\_

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

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

**(Does the proposed subdivision development...)**

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

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

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

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

  
\_\_\_\_\_  
**ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)**

11/7/20  
\_\_\_\_\_  
**DATE**