

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY MAY 3, 2022
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

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

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday May 3, 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. 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

POSTPONED FROM APRIL 5, 2022 MEETING

2. 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

POSTPONED FROM APRIL 5, 2022 MEETING

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MANDEVILLE, LOUISIANA

- 3. 2022-2763-ZC **WITHDRAWN****
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: 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

Acres: 1 acre
Petitioner: Christine Bratcher
Owner: Brian and Christine Bratcher
Council District: 7

POSTPONED FROM APRIL 5, 2022 MEETING

- 4. 2020-2143-ZC**
Proposed Zoning: Major Amendment to the River Park Estates PUD Planned Unit Development Overlay

Location: 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

Acres: 134.73 acres
Petitioner: Corie Herberger
Owner: River Park Estates, LLC
Council District: 3

POSTPONED FROM APRIL 5, 2022 MEETING

- 5. 2022-2777-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcels located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington; S42, T7S, R11E, Ward 3, District 5

Acres: .66 acres
Petitioner: Josie Adams
Owner: J&J Builders Northshore, Inc.
Council District: 5

- 6. 2022-2780-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the east side of LA Highway 1077, north of Baham Road; Covington; S28, T6S, R10E; Ward 1, District 3

Acres: 1.4542 acres
Petitioner: Mary Bolner
Owner: Mary and Larry Bolner
Council District: 3

- 7. 2022-2793-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive; Mandeville; S38, T8S, R11E; Ward 4, District 10

Acres: .93 acres
Petitioner: Sherrie Ybarzabal
Owner: 1280 Labarre, LLC – Sherrie Ybarzabal
Council District: 10

- 8. ZC96-11-064**
Proposed Zoning: Major Amendment to the PUD (Planned Unit Development Overlay)
Location: Parcel located on the north side of Camphill Drive, west of Money Hill Parkway; Covington; S12, T6S, R12E; Ward 6, District 6

Acres: 6.024 acres
Petitioner: Money Hill Plantation, LLC – Mimi Dossett
Owner: Mimi Dossett
Council District: 6

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

- 9. 2022-2800-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-6 (Multiple Family Residential District)
Location: Parcel located on the east side of Fuchsia Street, south of Harrison Avenue; Abita Springs; S12, T7S, R11E; Ward 3, District 5

Acres: .84 acres
Petitioner: Phillip Moore
Owner: Karen and Frankie Amador
Council District: 5
- 10. 2022-2801-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: ED-1 (Primary Education District)
Location: Parcel located on the west side of LA Highway 1077, south of Galatas Road, north of C S Owens Road; Madisonville; S14, T7S, R10E; Ward 1, District 1

Acres: 3.25 acres
Petitioner: Jeff Schoen
Owner: St Tammany Parish School Board
Council District: 1
- 11. 2022-2802-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Ordogne Ruppert Road, south of Barousse Road; Lacombe; S14, T8S, R12E; Ward 7, District 7

Acres: 4.767 acres
Petitioner: Christopher Rohli
Owner: Christopher Rohli
Council District: 7
- 12. 2022-2803-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the east side of Ramos Avenue, south of Crawford Road, Covington; S42, T6S, R11E; Ward 3, District 2

Acres: .21 acres
Petitioner: Julie Agan
Owner: Michael Martens, Larry Martens, Debra Martens Lee, Elizabeth Hunt, Johnny August Martens

Council District: 2
- 13. 2022-2806-ZC**
Existing Zoning: A-2 (Suburban District) and HC-2 (Highway Commercial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the north side of Coci Road, west of Jack Crawford Road; Pearl River; S27, T7S, R14E; Ward 6, District 6

Acres: 6.666 acres
Petitioner: Hickory Creek Developers, LLC – Eric Penton
Owner: Hickory Creek Developers, LLC – Eric Penton
Council District: 6
- 14. 2022-2828-PR – USE: Magnolia Water Site – Alamosa Park Subdivision**
CORRIDOR: Tammany Trace Overlay
ZONING: I-2 (Industrial District)
USE SIZE: 1.033 acres
PETITIONER: Voelkel McWilliams Construction – Paysse McWilliams
OWNER: Joseph Cox
LOCATION: located on the north side of Marion Lane, west of the Tammany Trace, and east of Tammany Trace Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5

Council District: 5

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 PM-TUESDAY, APRIL 5, 2022**

ROLL CALL All were present

CALL TO ORDER

ANNOUNCEMENTS

INVOCATION Randolph

PLEDGE OF ALLEGIANCE Willie

APPROVAL OF THE MARCH 2, 2022 MINUTES

Fitzmorris made a motion to approve, second by Crawford

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

NAY:

ABSTAIN:

POSTPONING

18. 2020-2143-ZC

Proposed Zoning: Major Amendment to the River Park Estates PUD Planned Unit Development Overlay
Location: 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
Acres: 134.73 acres
Petitioner: Corie Herberger
Owner: River Park Estates, LLC
Council District: 3

Seeger made a motion to postpone, second by Fitzmorris

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

NAY:

ABSTAIN:

ZONING CHANGE REQUEST CASES

1. 2021-2635-ZC

Existing Zoning: NC-1 (Professional Office District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington; S15 & S22, T7S, R11E; Ward 3, District 5
Acres: 6 acres
Petitioner: Gulf States Construction Services, INC. - Mike Saucier
Owner: Three Dogs Run LLC - Ronald Stossell, MKMHB, LLC – Marilyn Stoessell Seifert, Alfred Lloyd Stoessell Revocable Trust, Trustee: Pamela B. Stoessell, Joan Prieto Doolittle, Robert T. Doolittle, Jr., Benjamin Doolittle, Golden Properties, LLC - Lauren B. Golden, Golden Properties, LLC - Molloy C. Golden, Ernest Prieto, Marie Elise Prieto, PTP Properties, LLC - Don Scot Prieto, Calla Isabel Prieto, PTP Properties, LLC – Carrie Prieto Segrave, PTP Properties, LLC – Kent Jackson, PTP Properties, LLC – Janet Ruth Jackson, Succession of Clay Carl Prieto represented by Roslyn Fillippello Prieto, Independent Executrix, MMH 2020 Trust and Estate of Margery M Hanisee, by James Miles Hanisee, Trustee and Executor, David M. Moore Living Trust and the Succession of David M. Moore, by Paul D. Rees, Trustee and Executor
Council District: 5

POSTPONED FROM MARCH 2, 2022 MEETING

Truxillo made a motion to approve, second by Barcelona

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6:00 PM-TUESDAY, APRIL 5, 2022**

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

- 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

Truxillo made a motion to deny, second by Willie

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

- 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

Willie made a motion to approve, second by Seeger

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

- 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

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

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 PM-TUESDAY, APRIL 5, 2022**

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

- 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

Crawford made a motion to approve, second by Fitzmorris

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

- 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

Seeger made a motion to approve, second by Smail

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

- 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

Seeger made a motion to approve, second by Fitzmorris

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

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 PM-TUESDAY, APRIL 5, 2022**

- 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

Truxillo made a motion to approve, second by Barcelona

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

- 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

Seeger made a motion to approve, second by Fitzmorris

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

- 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

Willie made a motion to approve, second by Seeger

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

- 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

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 PM-TUESDAY, APRIL 5, 2022**

Fitzmorris made a motion to approve, second by Randolph

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

- 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

Willie made a motion to postpone, second by Crawford

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

- 14. 2022-2757-ZC**
Existing Zoning: CBF-1 (Community Based Facilities District)
Proposed Zoning: 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
Acres: 4 acres
Petitioner: Stephanie Cain
Owner: Cain Properties, LLC – Stephanie Cain
Council District: 3

Seeger made a motion to approve, second by Truxillo

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

- 15. 2022-2761-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: 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
Acres: 289 acres
Petitioner: Jones Fussell, LLP – Paul Mayronne
Owner: Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann
Council District: 6

Randolph made a motion to deny, second by Crawford

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

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 PM-TUESDAY, APRIL 5, 2022**

- 16. 2022-2763-ZC**
Existing Zoning:
Proposed Zoning:
Location:

Acres:
Petitioner:
Owner:
Council District:

A-3 (Suburban District)
A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Parcel located on the 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
7

Crawford made a motion to postpone, second by Seeger

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

- 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 acres
Versailles Business Park, LLC
Versailles Business Park, LLC
5

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2725-ZC
Posted: April 18, 2022

Meeting Date: May 3, 2022
Prior Determination: Postponed
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.

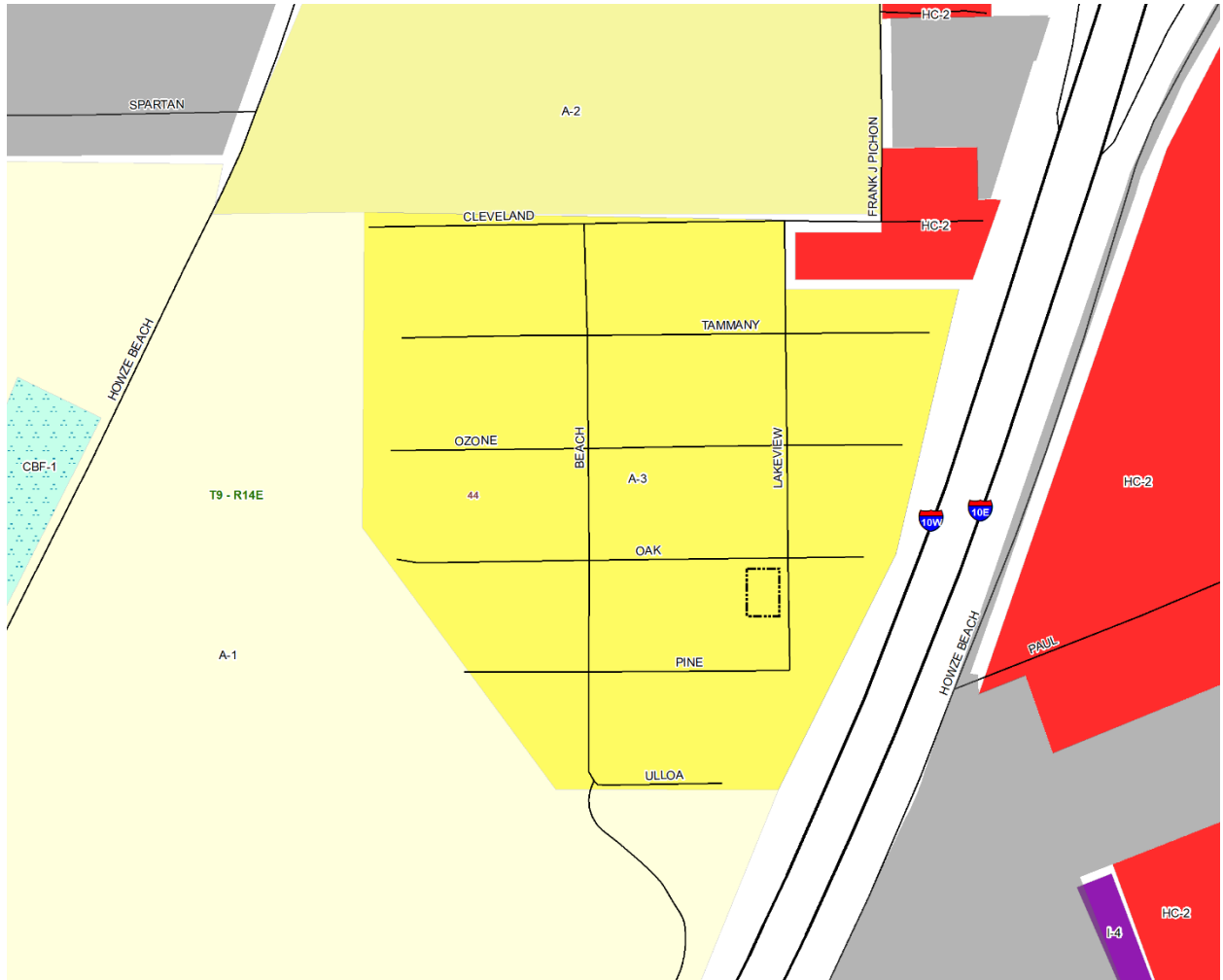
STAFF COMMENTS:

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. Based on the most current and available data, the residential structure count for the neighborhood include approximately 30 mobile homes and 5 stick-built homes (Google Earth, January, 2019). This information does not account for potential vacant structures.

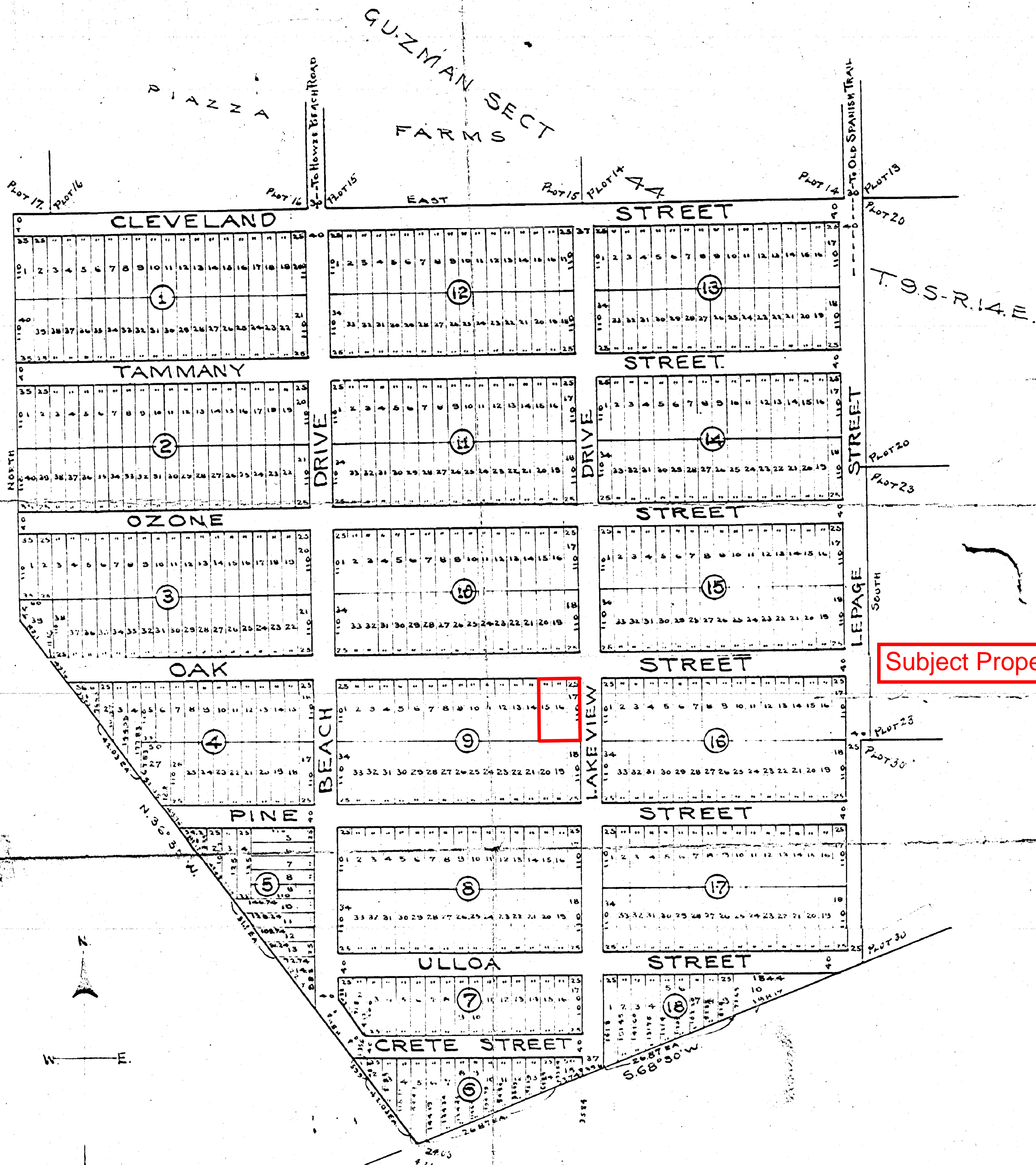
A change in zoning will allow the applicant to apply for a building permit for the placement of a new mobile home.

SIZE: .187 acres





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: April 26, 2022
Case No.: 2022-2754-ZC
Posted: April 20, 2022

Meeting Date: May 3, 2022
Prior Determination: Postponed
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

Highway 40 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
Hurd Road -	Type: Parish	Road Surface: Gravel	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

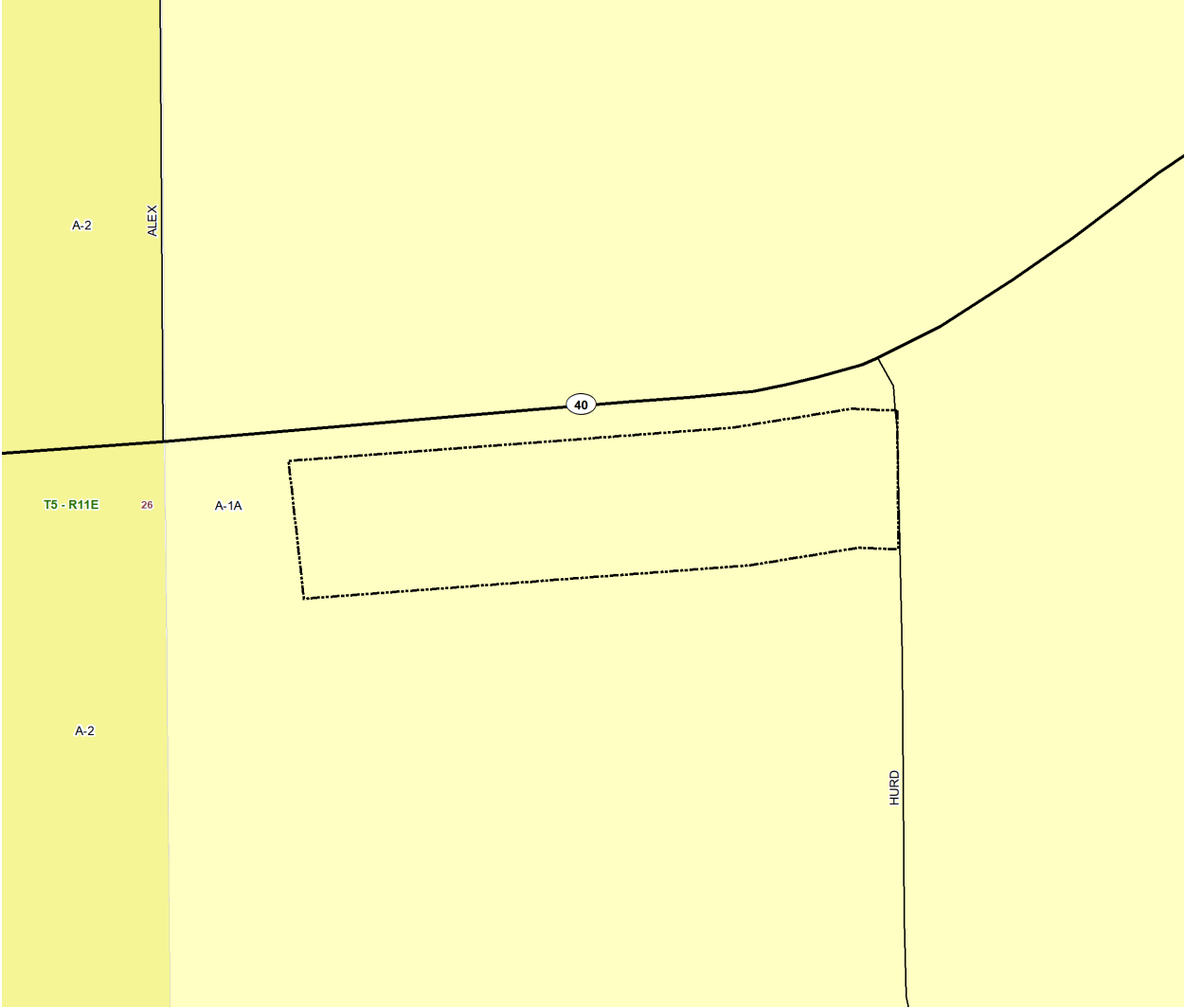
OWNER: Spell Holdings, LLC

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

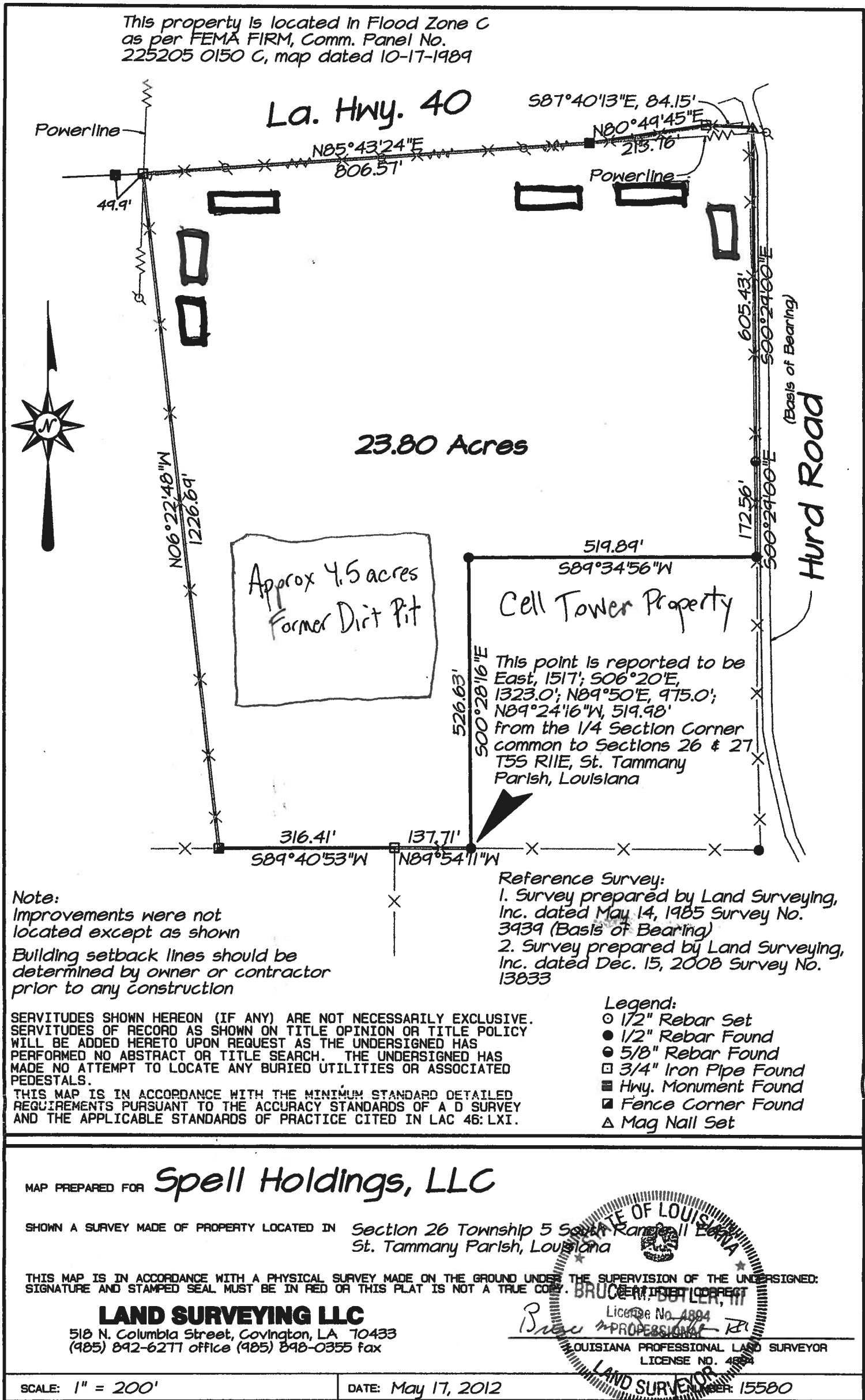
A-3

OAK CREST

22

20

2022-2754-ZC



ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2763-ZC
Posted: April 18, 2022

Meeting Date: May 3, 2022
Prior Determination: Postponed
Determination: WITHDRAWN

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 is 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. Based on the most current and available data, there appears to be one (1) mobile home located directly across from the subject property and several stick-built homes in the surrounding area. 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

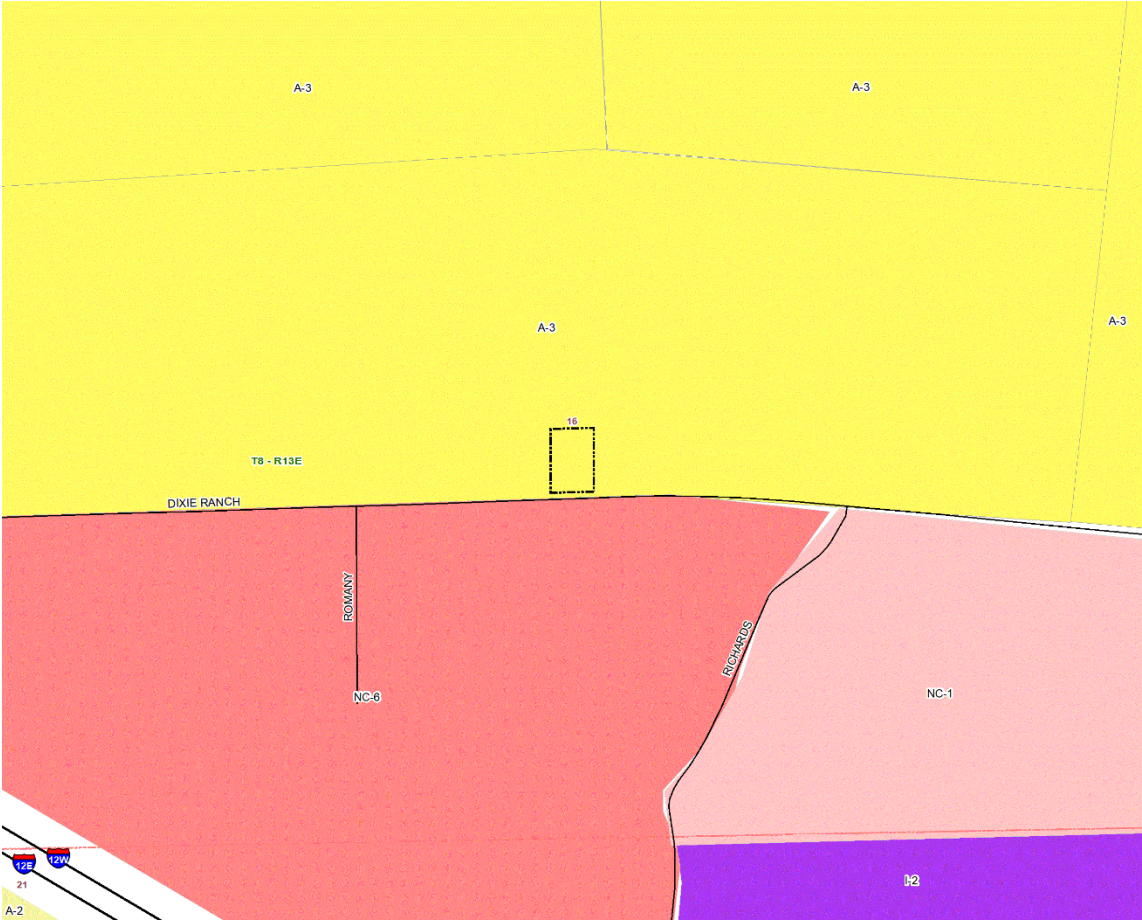
PETITIONER: Christine Bratcher

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



A-3

A-3

A-3

16



N DIXIE RANCH RD

T8 - R13E

ROMANY DR

NC-6

RICHARDS RD

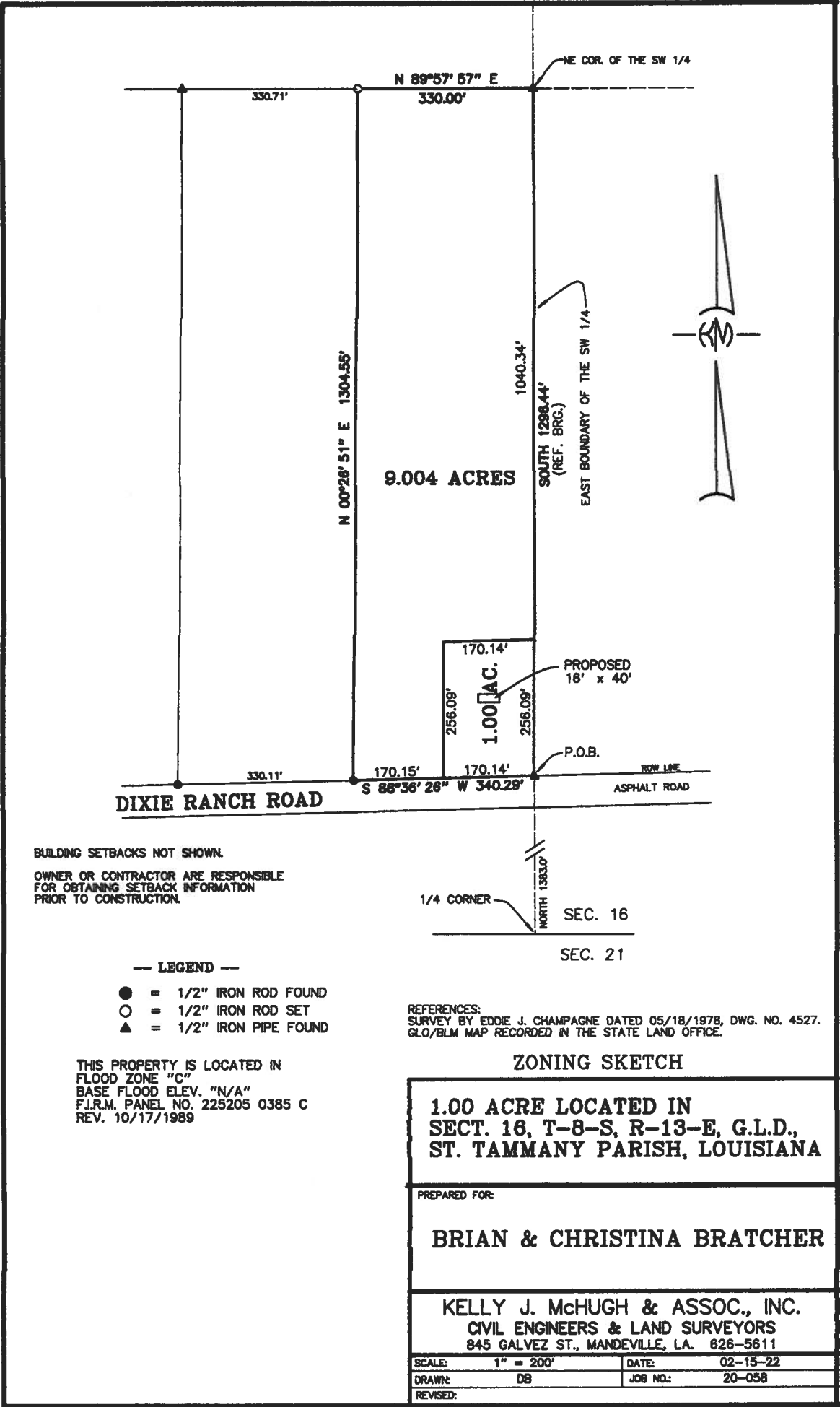
NC-1

I-2

21

A-2

2022-2763-ZC



ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2020-2143-ZC
Posted: April 22, 2022

Meeting Date: May 3, 2022
Prior Determination: Postponed
Determination: Approved, Amended, Postponed, Denied

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

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 2nd 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	April Proposed Major Amendment	May Proposed Major Amendment	Requested Change
Access	Widen MP Planche roadway to 20 feet along the western boundary	Widen MP Planche roadway to 20’ along the PUD’s western boundary and 24’ wide from Highway 25 to the 2 nd entrance of River Park Crossing	N/A	Consistent with Council Requirements
Density	Of the 404 lots permitted, 384 lots proposed	Of the 404 lots permitted, 378 lots proposed	N/A	Reduction of 6 lots
Proposed Lot Sizes	50’ = (8%), 60’= (79%), 70’ = (10%), 90’ = (3%)	50’-60’= (26%), 60’-70’ = (61%), “Estate Lots” = (13%)	50’-60’= (34%), 60’-70’ = (53%), “Estate Lots” = (13%)	Elimination of all 90’ Lots; Addition of (32) 50’-60’ lots; Reduction of (30) 60’-70’ lots; Reduction of (2) 75’ 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	51.54 acres = 38.32 acres of greenspace & 13.22 acres of retention pond	Addition of 9.32 acres of retention area + 5.34 acres of public drainage servitude
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	N/A	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	29.86 acres (90%) includes wetlands, ½ of all retention ponds	31.26 acres (82%) includes wetlands, ½ of all retention ponds, and new public drainage servitudes	Addition of 5.34 acres of passive greenspace which is made up of the new public drainage servitude
Total Wetlands	30.68 acres	30.68 acres	27.87 acres	2.81 acres less
Total Mitigated Wetlands	7.65 acres	4.84 acres	4.92 acres	.08 acres more

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 has revised 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 stated that the required conservation easement will be dedicated as part of the Final Plat.**
3. **The applicant has provided 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.**

CASE NUMBER: 2020-2143-ZC

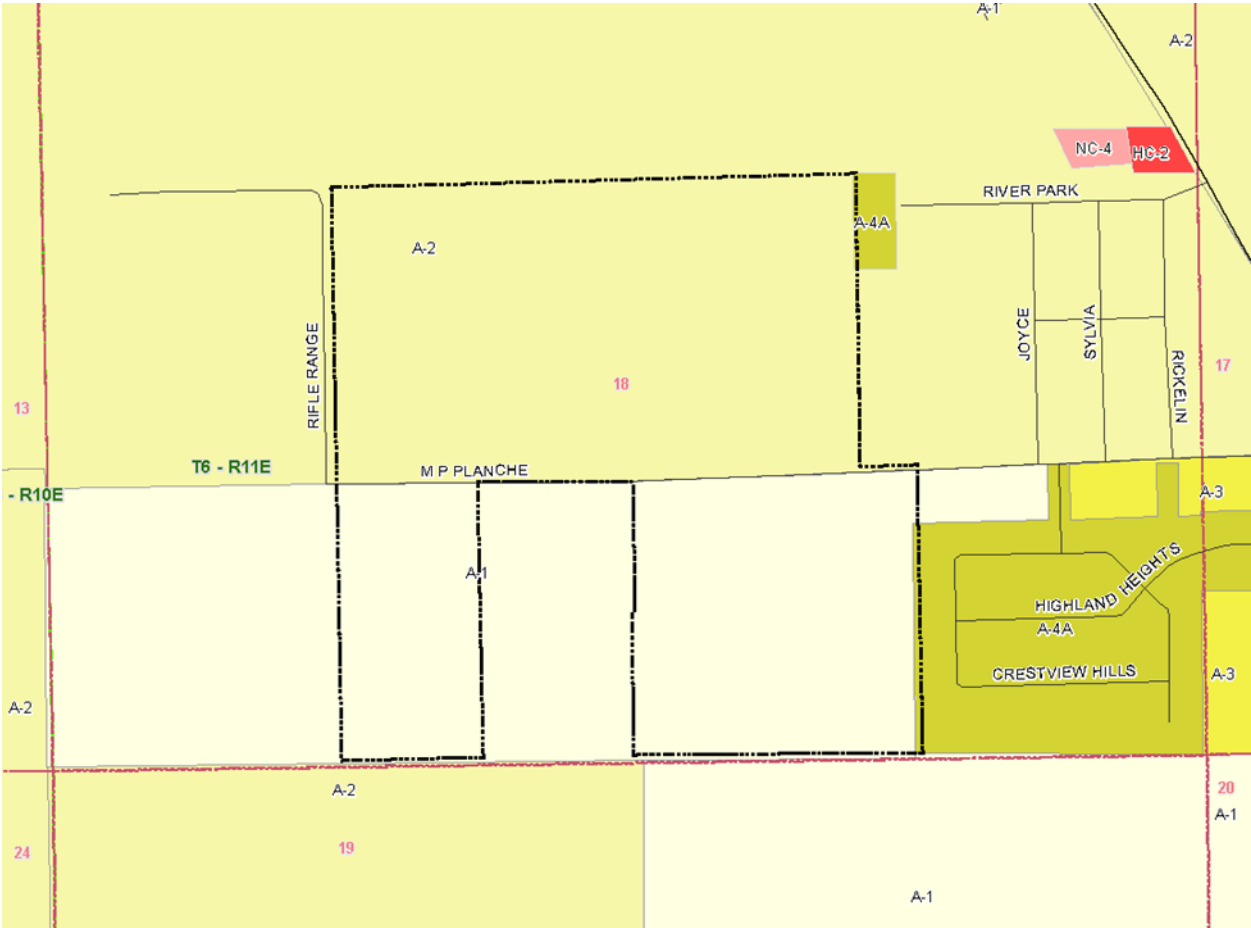
PETITIONER: Corie Herberger

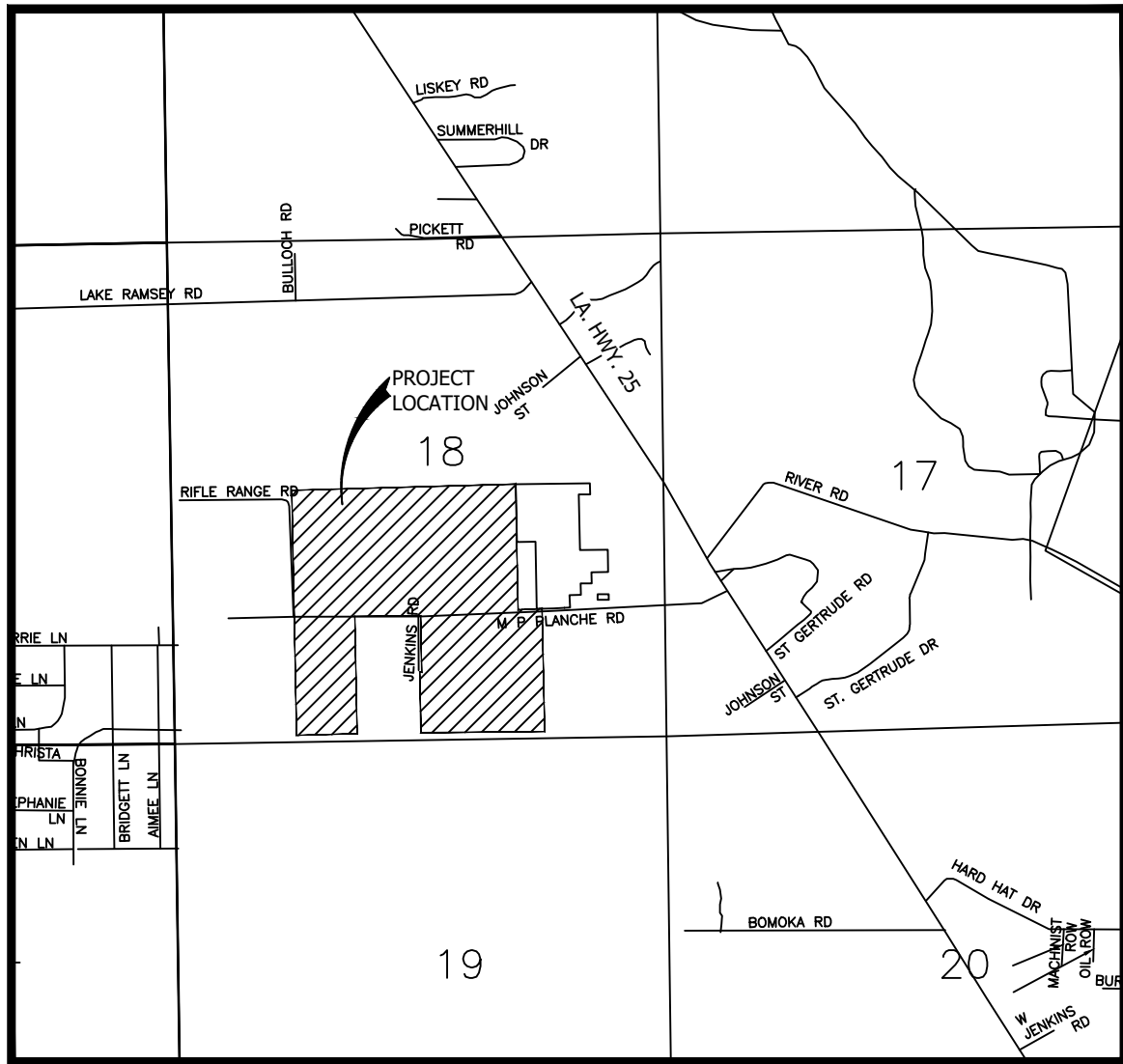
OWNER: River Park Estates, LLC

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





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 @ 100% = 38.32 ACRES

GREENSPACE PROVIDED @ 50% = 13.22 ACRES

TOTAL PROVIDED = 51.54 ACRES

3.12 AC. ACTIVE (BASKETBALL COURT, WALKING PATH, PLAYGROUND & SPORTS PARK)
31.26 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 130 LOTS
50' - 60'
LOT WIDTH 200 LOTS
60' - 70'
ESTATE SIZE 48 LOTS
LOTS 75'

BOUNDARY DESCRIPTION : RIVER PARK TRAILS

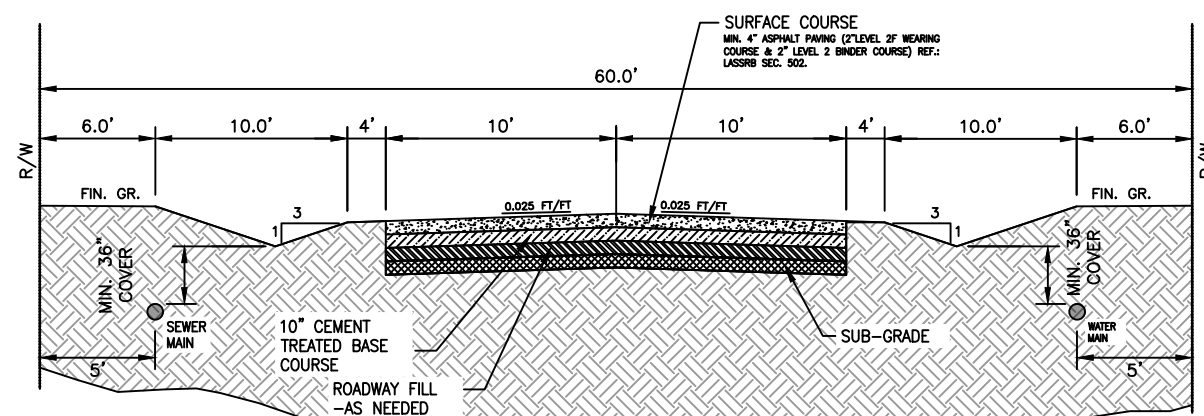
A certain parcel of land situated in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

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 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

RECREATION DEVELOPMENT PLAN		
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

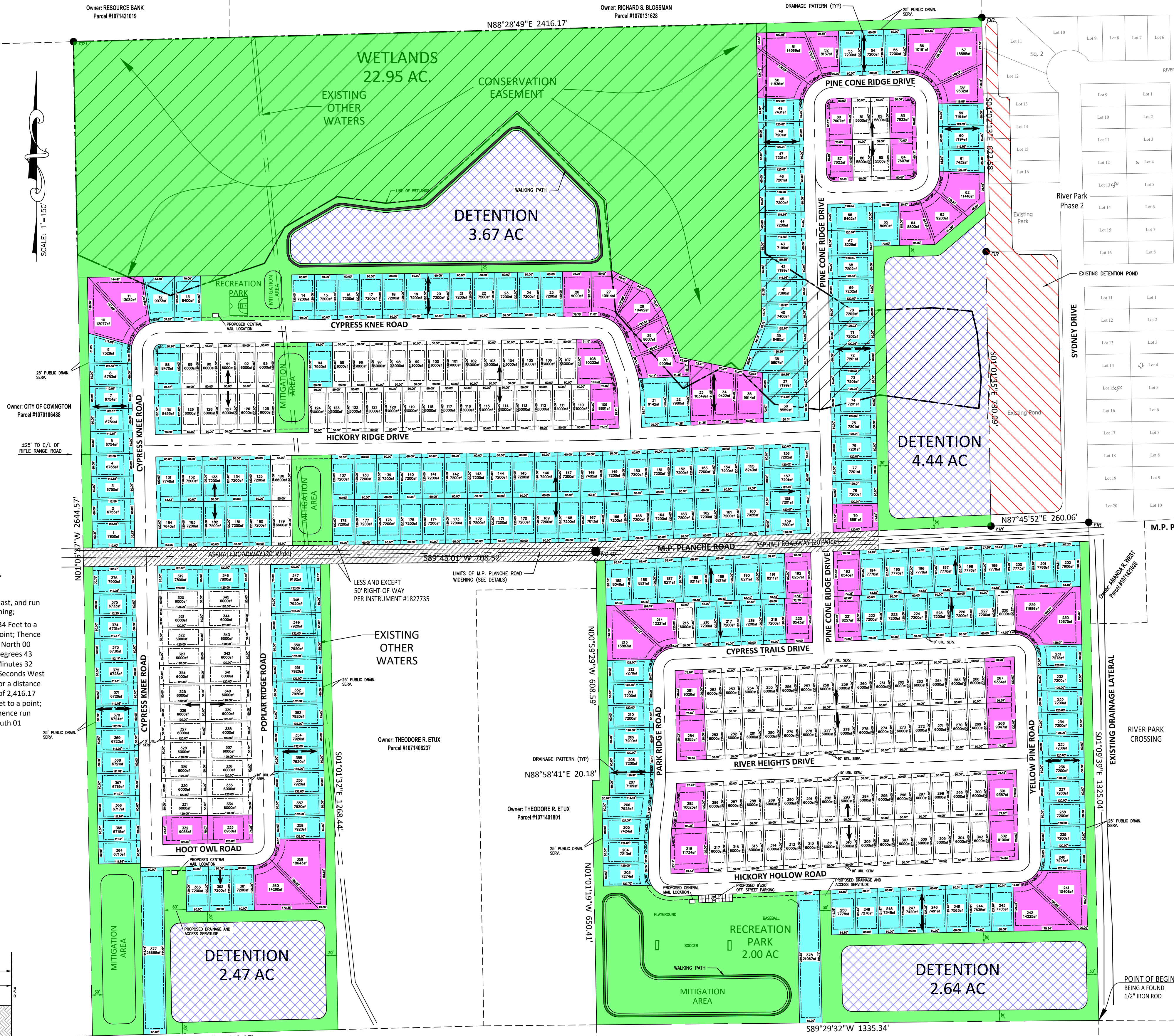


TYPICAL ROADWAY SECTION

NOT TO SCALE

PLANNED UNIT DEVELOPMENT (PUD) RIVER PARK TRAILS

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



Owner: RUDY BOOTH
Parcel #1070130516

Owner: RICHARD S. BLOSSMAN
Parcel #1070131028

Owner: RESOURCE BANK
Parcel #1071421019

Owner: CITY OF COVINGTON
Parcel #1070106488

Owner: THEODORE R. ETUX
Parcel #1071406237

Owner: THEODORE R. ETUX
Parcel #1071401801

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 PLAT. FRONT-25', SIDE-5', SIDE STREET-10', REAR 15'. 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. FOLD HALL 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.
- 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 PLAT.
- THE FOREMENTIONED 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 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	CENTRAL	CENTRAL
AREA	NO. OF LOTS	SEWER SYSTEM	WATER SYSTEM
60' X 120'	60'	12,400 LF (2.35 MI.)	1300 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
TO BE USED FOR THE INTENDED PURPOSE			
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.

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

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

APPROVAL:

CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

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, WHEN 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: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "C" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22505 0125 C, MAP REVISED OCTOBER 17, 1989. BASE FLOOD ELEVATION N/A.

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



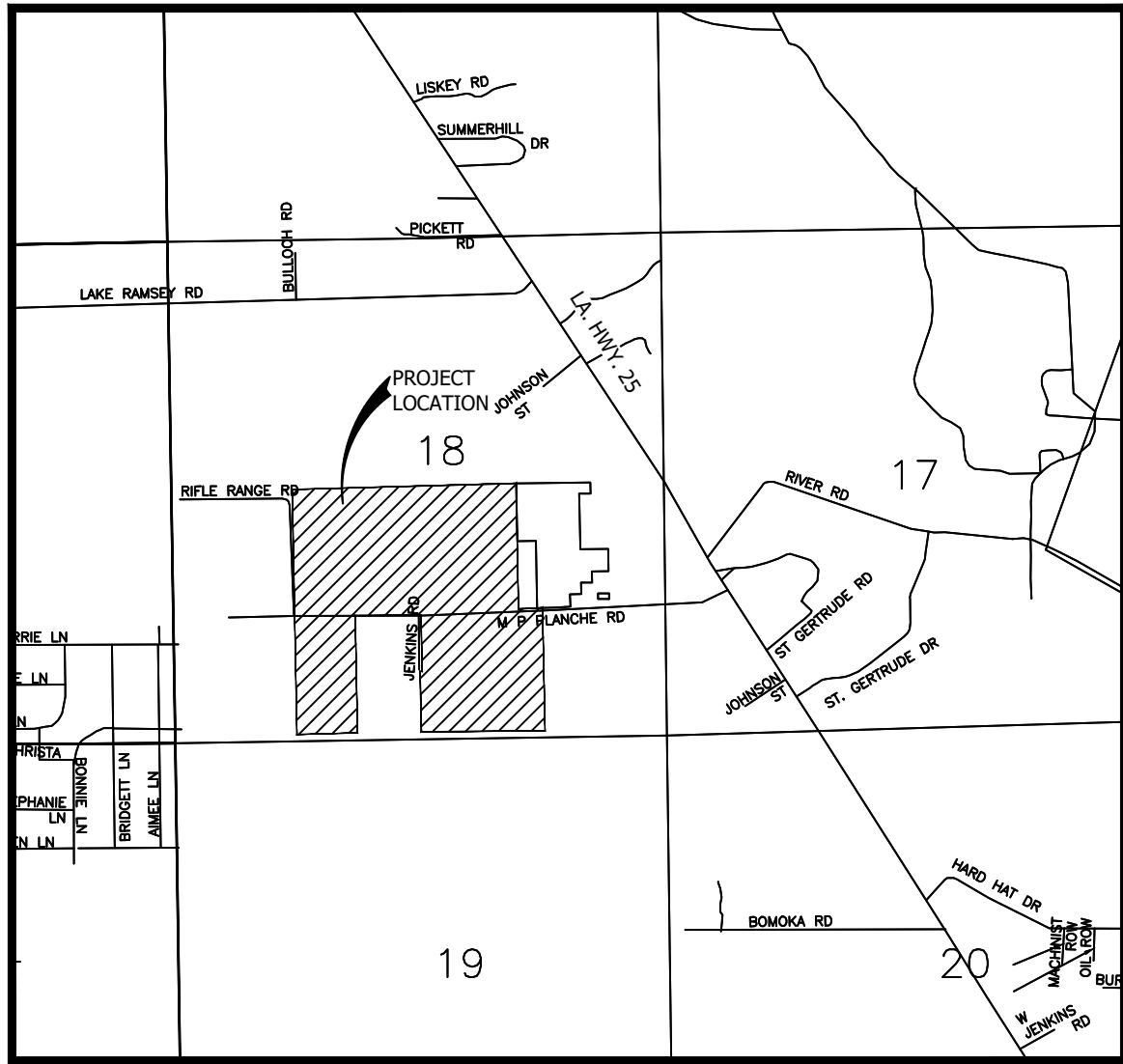
CLIENT: RIVER PARK ESTATES, LLC
PROJECT DESCRIPTION:
PLANNED UNIT DEVELOPMENT OF RIVER PARK TRAILS
SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

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REVISION NO:	
01.25.2021-L0T LAYOUT	
03.16.2021-AMENITIES	
03.22.2021-AMENITIES	
04.12.2021-STP COMMENTS	
02.09.2022-TENTATIVE	
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% = 38.32 ACRES

GREENSPACE PROVIDED @ 50% = 13.22 ACRES

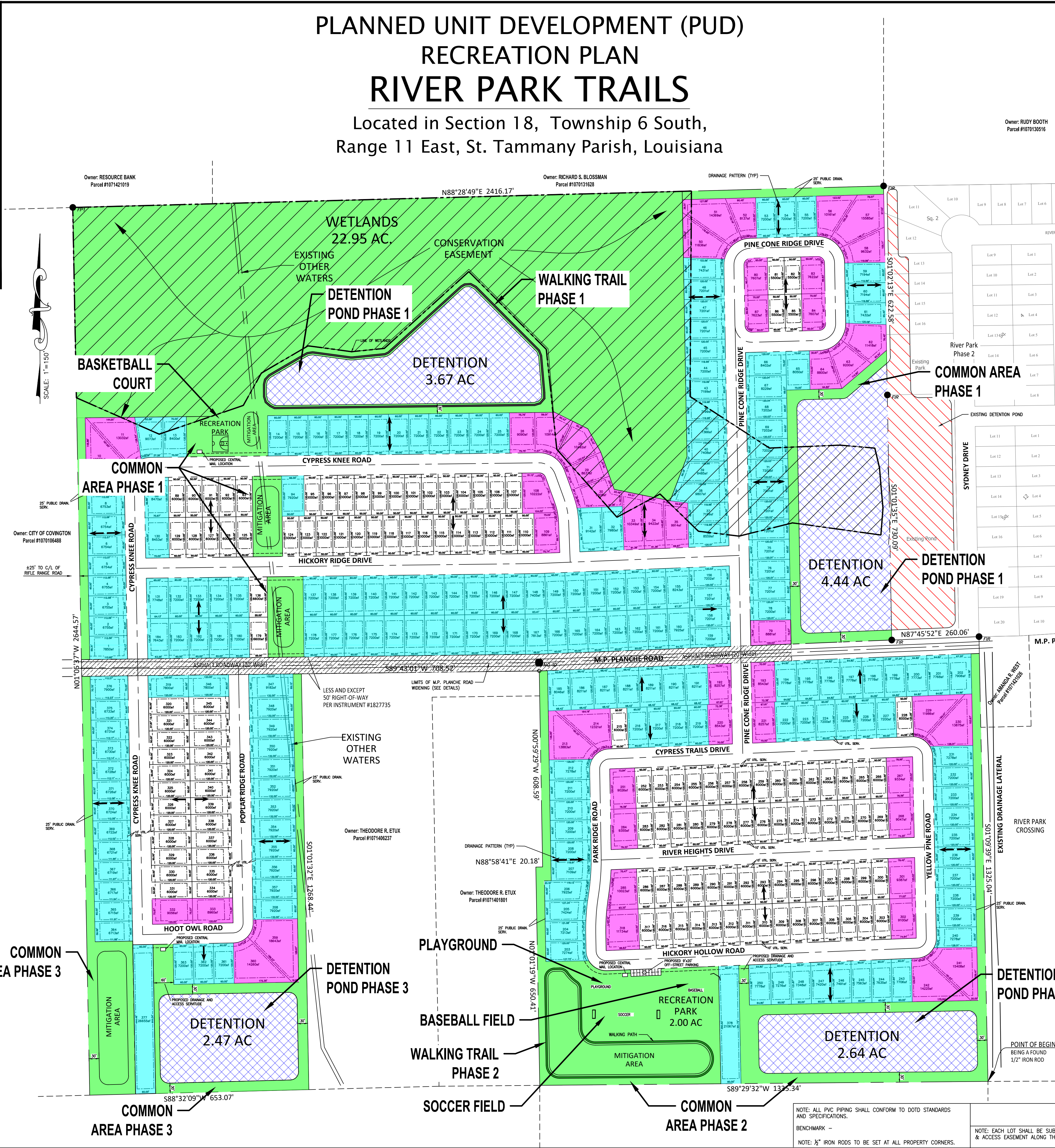
TOTAL PROVIDED = 51.54 ACRES

3.12 AC. ACTIVE (BASKETBALL COURT, WALKING PATH, PLAYGROUND & SPORTS PARK)
31.26 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' 130 LOTS
LOT WIDTH 60' - 70' 200 LOTS
ESTATE SIZE 48 LOTS
LOTS 75'

RECREATION AREA	DEVELOPMENT TIMING	OWNERSHIP AND MAINTENANCE
BASKETBALL COURT	CONSTRUCTED WITH PHASE 1 DEVELOPMENT	HOMEOWNERS ASSOCIATION
WALKING TRAIL PHASE 1	CONSTRUCTED WITH PHASE 1 DEVELOPMENT	HOMEOWNERS ASSOCIATION
DETENTION PONDS PHASE 1	CONSTRUCTED WITH PHASE 1 DEVELOPMENT	ST. TAMMANY PARISH
COMMON AREAS PHASE 1	CONSTRUCTED WITH PHASE 1 DEVELOPMENT	HOMEOWNERS ASSOCIATION
BASEBALL FIELD	CONSTRUCTED WITH PHASE 2 DEVELOPMENT	HOMEOWNERS ASSOCIATION
SOCCER FIELD	CONSTRUCTED WITH PHASE 2 DEVELOPMENT	HOMEOWNERS ASSOCIATION
PLAYGROUND	CONSTRUCTED WITH PHASE 2 DEVELOPMENT	HOMEOWNERS ASSOCIATION
WALKING TRAIL PHASE 2	CONSTRUCTED WITH PHASE 2 DEVELOPMENT	HOMEOWNERS ASSOCIATION
DETENTION POND PHASE 2	CONSTRUCTED WITH PHASE 2 DEVELOPMENT	ST. TAMMANY PARISH
COMMON AREAS PHASE 2	CONSTRUCTED WITH PHASE 2 DEVELOPMENT	HOMEOWNERS ASSOCIATION
DETENTION POND PHASE 3	CONSTRUCTED WITH PHASE 3 DEVELOPMENT	ST. TAMMANY PARISH
COMMON AREAS PHASE 3	CONSTRUCTED WITH PHASE 3 DEVELOPMENT	HOMEOWNERS ASSOCIATION



Owner: RUDY BOOTH
Parcel #10713916

Owner: RICHARD S. BLOSSMAN
Parcel #10711628

Owner: RESOURCE BANK
Parcel #1071421019

Owner: CITY OF COVINGTON
Parcel #107106488

Owner: THEODORE R. ETUX
Parcel #1071406237

Owner: THEODORE R. ETUX
Parcel #107141801

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 15'. 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 SIDE 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 HALL 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. ALL RECREATIONAL (BASKETBALL COURT/PLAYGROUNDS) AND GREENSPACE AREAS TO BE OWNED 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.
14. THE AFOREMENTIONED 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 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	CENTRAL	CENTRAL	
AREA	NO. OF LOTS	SEWER SYSTEM	WATER SYSTEM	
60' X 120'	60'	12,400 LF (2.35 MI.)	1300 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	
TO BE DEDICATED TO THE PUBLIC				
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"

1. 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.
2. SOUTHBOUND RIGHT TURN LANE AT HWY. #25 AND MP PLANCHE ROAD TO BE CONSTRUCTED AS REQUIRED BY DOTD.
3. THE AREA DESIGNATED BY (22.95 ACRES) AT THE NORTH END OF THE PROJECT TO BE DESIGNATED AS A CONSERVATION EASEMENT.
4. 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: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205 0125 G, MAP REVISED OCTOBER 17, 1989, BASE FLOOD ELEVATION N/A.

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

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

BENCHMARK -
NOTE: 3/4" IRON RODS TO BE SET AT ALL PROPERTY CORNERS.

DEEP SOUTH DESIGN GROUP
Civil/Environmental Engineering Firm
P.O. Box 1122 | Madisonville, 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-L0T LAYOUT	
03.16.2021-AMENITIES	
03.22.2021-AMENITIES	
04.12.2021-STP COMMENTS	
02.09.2022-TENTATIVE	
03.25.2022-PUD AMENDMENT	
JOB NO: 14-231	
DATE: 11.10.2020	
DRAWN BY: CAD	
SCALE: 1" = 150'	
COMPUTER FILE:	

SHEET
RP-1

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2777-ZC
Posted: April 22, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Josie Adams
OWNER: J&J Builders Northshore, Inc.
REQUESTED CHANGE: A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcels located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington; S42, T7S, R11E, Ward 3, District 5
SIZE: .66 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	Commercial	City of Covington
South	Educational	A-2 Suburban District
East	Commercial	HC-2 Highway Commercial District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington. 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 abuts an educational learning facility to the south, undeveloped land to the west, and commercial uses to the north and the east. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses.

A change in zoning will allow the applicant to operate any of the following permitted commercial uses: Automotive parts stores; Business college or business schools operated as a business enterprise; Catering establishments; Department stores; Funeral homes and mausoleums; Instruction of fine arts; Physical culture and health establishments; Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes; Printing, lithography and publishing establishments; Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000square feet gross floor area; Drug stores; Dry cleaning, laundries and self-service laundries; Food stores; Public parking lots and garages; Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height; Veterinary clinics (no outdoor kennels); Public or private auditoriums; Restaurants and restaurants with lounges; Car wash; Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area; Indoor research and testing laboratories; Specialty food processing.

It should be noted that the subject site is .66 acres and if rezoned, will be subject to the required landscaping, parking, and drainage regulations.

Case No.: 2022-2777-ZC

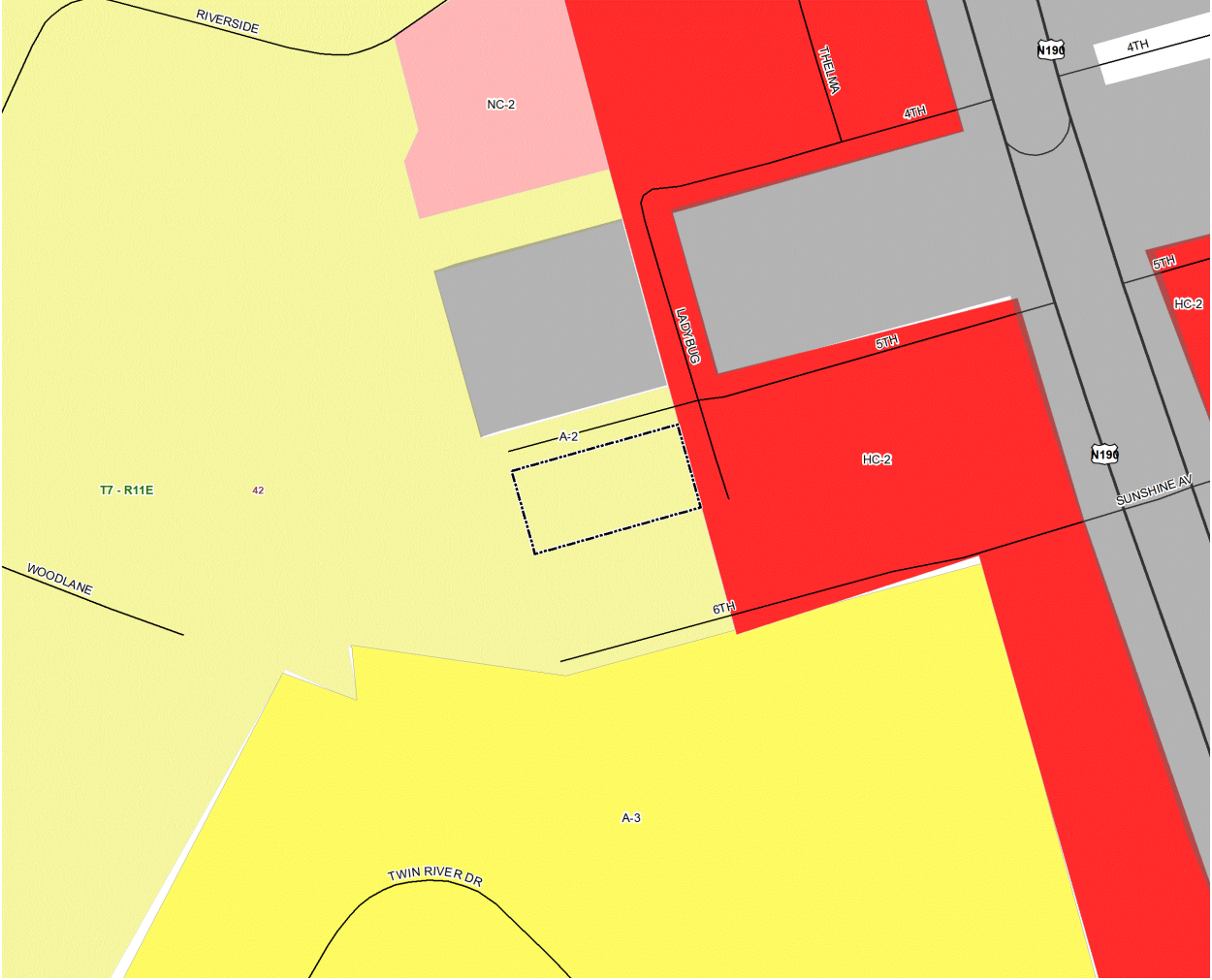
PETITIONER: Josie Adams

OWNER: J&J Builders Northshore, Inc.

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

LOCATION: Parcels located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane;
Covington; S42, T7S, R11E, Ward 3, District 5

SIZE: .66 acres



2022-2777-ZC

HC-3

THELMA

N190

RIVERSIDE

HC-2

2021-2626-BOA

4TH

NC-2

A-2

5TH

LADYBUG

T7-R11E

42

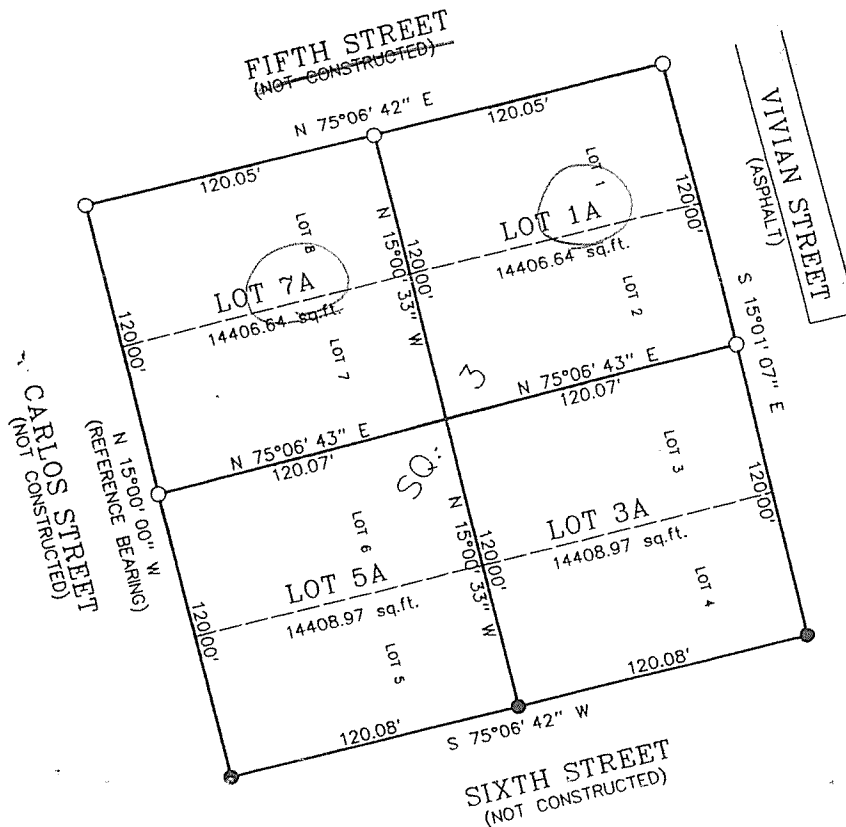
2022-2777-ZC

6TH

A-3

TWIN RIVER

2022-2777-ZC



APPROVALS

SECRETARY PLANNING COMMISSION

PARISH ENGINEER

DATE FILED FILE NO.

CLERK OF COURT

-- LEGEND --

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0230 C; REV. 10-17-89

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



Kelly J. McHugh
KELLY J. McHUGH, REG. NO. 4443
CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE: SURVEY BY JOSEPH PUGH, DATED 2-28-1930,
FROM WHICH REFERENCE BEARING WAS TAKEN.

BOUNDARY SURVEY OF:

RESUBDIVISION OF LOTS 1-8,
INTO LOTS 1A, 3A, 5A & 7A,
SQ. 3, MAILLEVILLE SUBD.
SECTION 42, T-7-S, R-11-E,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

WEBBER LAND & DEVELOPMENT

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

SCALE: 1" = 60'	DATE: 6-21-2004
DRAWN: R.F.D.	JOB NO.: 04-191-RE
REVISED:	

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2780-ZC
Posted: April 22, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mary Bolner
OWNER: Mary and Larry Bolner
REQUESTED CHANGE: A-2 Suburban District to NC-1 Professional Office District
LOCATION: Parcel located on the east side of LA Highway 1077, north of Baham Road; Covington; S28, T6S, R10E; Ward 1, District 3
SIZE: 1.4542 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Excellent

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to NC-1 Professional Office District. The site is located on the east side of LA Highway 1077, north of Baham Road; Covington. The 2025 Future Land Use plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is currently developed with an existing single-family residence which fronts LA Highway 1077 and is surrounded on all sides by residential dwellings and undeveloped property. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre. The purpose of the requested NC-1 Professional Office District is to provide for the location of small professional offices in close proximity to residential development.

A change in zoning will allow the applicant to operate any of the following permitted uses: Law offices; Architectural offices; Accountant offices; Real estate offices; Insurance offices; Business offices; Daytime doctor, dentist, and chiropractor offices; Veterinary clinics, provided the use is within a detached, single-tenant building; Other professional offices; One-single-family dwelling.

If approved, the property must comply with landscaping, parking, and drainage standards required for all commercial developments and the building must pass Fire Marshal inspection.

Case No.: 2022-2780-ZC

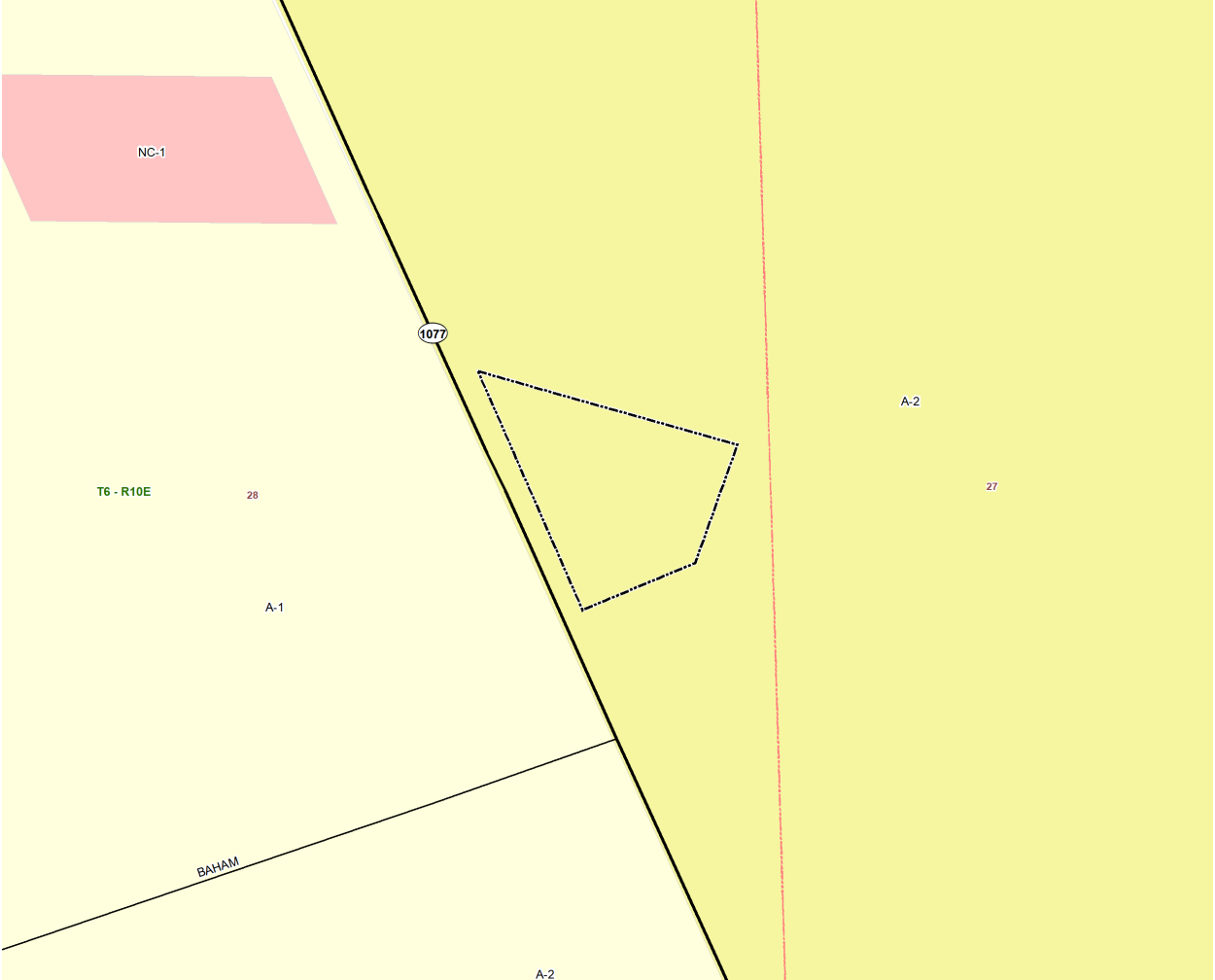
PETITIONER: Mary Bolner

OWNER: Mary and Larry Bolner

REQUESTED CHANGE: A-2 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of LA Highway 1077, north of Baham Road; Covington; S28, T6S, R10E; Ward 1, District 3

SIZE: 1.4542 acres



2022-2780-ZC

TURNPIKE RD

NC-1

28

T6 - R10E

A-1

BAHAM

2022-2780-ZC

A-2

27

A-2

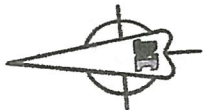
33

GAYLE

A-2

34

BOUNDARY SURVEY OF
1.4542 ACRES & 10.5302 ACRES
SECTIONS 27 & 28, T6S-R10E
ST. TAMMANY PARISH, LA.



LINE	BEARING	DISTANCE
L1	N23°54'23"W	60.00'
L2	S67°22'30"W	141.59'
L3	S19°38'42"W	174.18'

FILED FOR RECORD

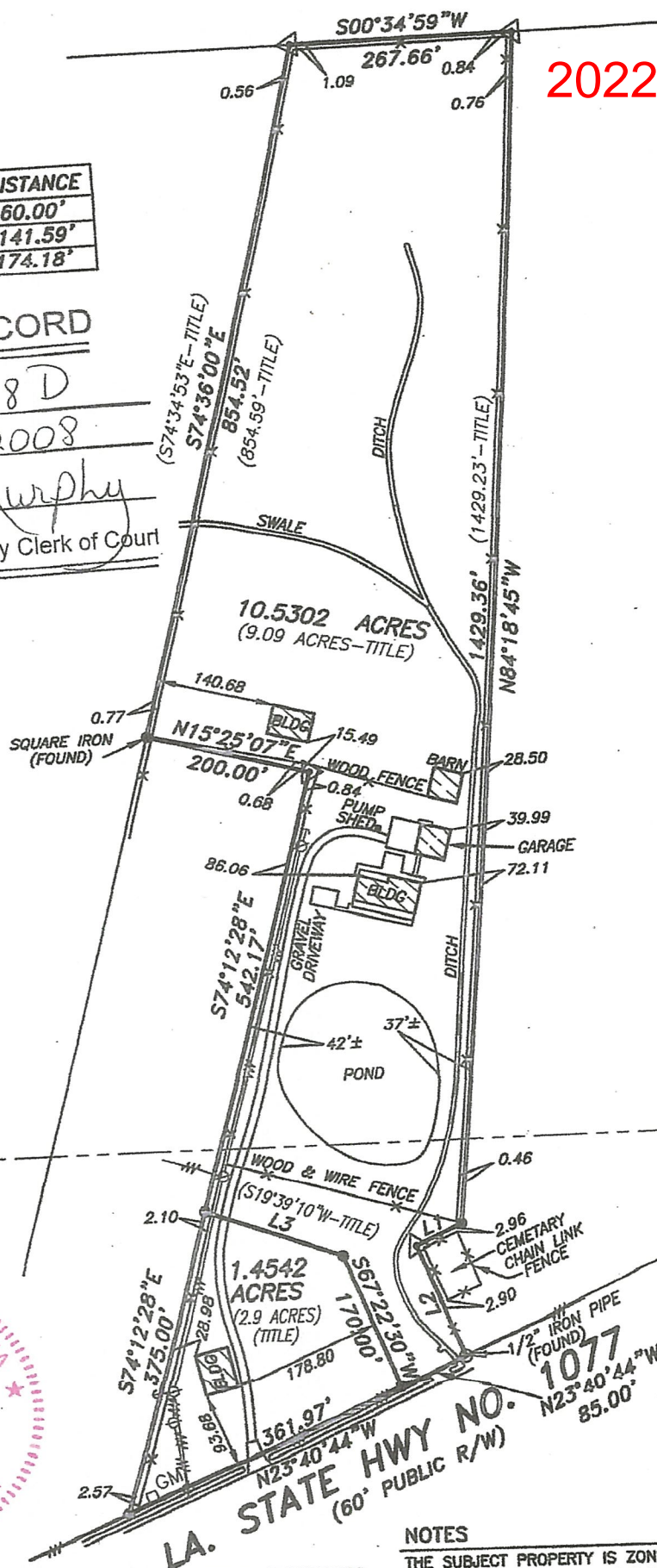
MAP FILE NO. 4608 D

DATE FILED 1-14-2008

Jane C. Murphy

St. Tammany Parish Deputy Clerk of Court

2022-2780-ZC



THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY
RECORDED HEREON WAS MADE ON THE GROUND UNDER MY
DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE
STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS
AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI,
CHAPTER 25 FOR A CLASS "C" SURVEY.

PREPARED AT THE REQUEST OF
MARY BOLNER

BY *RUC*

RONALD CLEMENT, P.L.S.
LA. REGISTRATION No. 4622



M AND N LAND SURVEYING, LLC

74232 HWY. 25, COVINGTON, LA. 70435
PHONE: 985-871-0280 FAX: 985-871-0290

NOTES

THE SUBJECT PROPERTY IS ZONED SUBURBAN AGRICULTURE (SA).
BUILDING SETBACKS PER ZONING ORDINANCE: FRONT - 40' MINIMUM,
SIDE - 15' MINIMUM, REAR - 25' MINIMUM, HEIGHT - 35' MAXIMUM.
BUILDING SETBACKS MUST BE VERIFIED BY PARISH OFFICIALS PRIOR TO
CONSTRUCTION.

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER F.I.R.M.,
COMMUNITY NO. 225205, PANEL 0205 C, REVISED 10/17/89.

THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE, AND
SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL APPLICABLE
SERVITUDES MAY NOT BE SHOWN.

CERTAIN FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY.
DIMENSIONS SHOW ACTUAL LOCATION.

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

BEARINGS ARE BASED UPON A PLAN OF SURVEY OF 2.9 ACRES & 9.09
ACRES LOCATED IN SECTIONS 27 & 28, T6S-R10E, ST. TAMMANY
PARISH BY EDDIE MURPHY, DATED 2/11/93.

DATE: 12/17/07 SCALE: 1"= 200' PROJECT: 07-357

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2793-ZC
Posted: April 21, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Sherrie Ybarzabal
OWNER: 1280 Labarre, LLC – Sherrie Ybarzabal
REQUESTED CHANGE: A-3 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive; Mandeville; S38, T8S, R11E; Ward 4, District 10
SIZE: .93 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Single-Family Residential District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-4 Single-Family Residential District. The site is located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive; Mandeville. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The purpose of the requested A-4 zoning designation is to provide single-family residential dwellings in a setting of moderate density. The subject property is currently developed with a single-family dwelling and is flanked by property that conforms to the A-3 Suburban District zoning classification to the east and south. Similarly, the petitioned site is adjacent to property that conforms to the A-4 Single-Family Residential District to the north and the west. A change in zoning will allow the applicant to add an additional single-family residence to the subject property.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
A-3 Suburban District	2 units per acre <hr/> .93 acres x 2 = 1 unit allowed	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. Community central water treatment, well and storage facilities. Household agriculture.	To provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services.
A-4 Single-Family Residential District	4 units per acre <hr/> .93 acres x 4 = 3 units allowed	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; Community central water treatment, well and storage facilities; Household agriculture.	To provide single-family residential dwellings in a setting of moderate urban density.

Case No.: 2022-2793-ZC

PETITIONER: Sherrie Ybarzabal

OWNER: 1280 Labarre, LLC – Sherrie Ybarzabal

REQUESTED CHANGE: A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive;
Mandeville; S38, T8S, R11E; Ward 4, District 10

SIZE: .93 acres





2022-2793-ZC

MONTMARTRE

HAZEL

Tanager

55

VIREO

A-4

A-4

A-4A

LABARRE

MERGANSER

A-4

T8 - R11E

38

BELLE MAISON

2022-2793-ZC

A-3

COLBERT

MONTEREY

A-4

KINGFISHER

ALBERT

A-4

CARAMEL

GOLDFLOWER

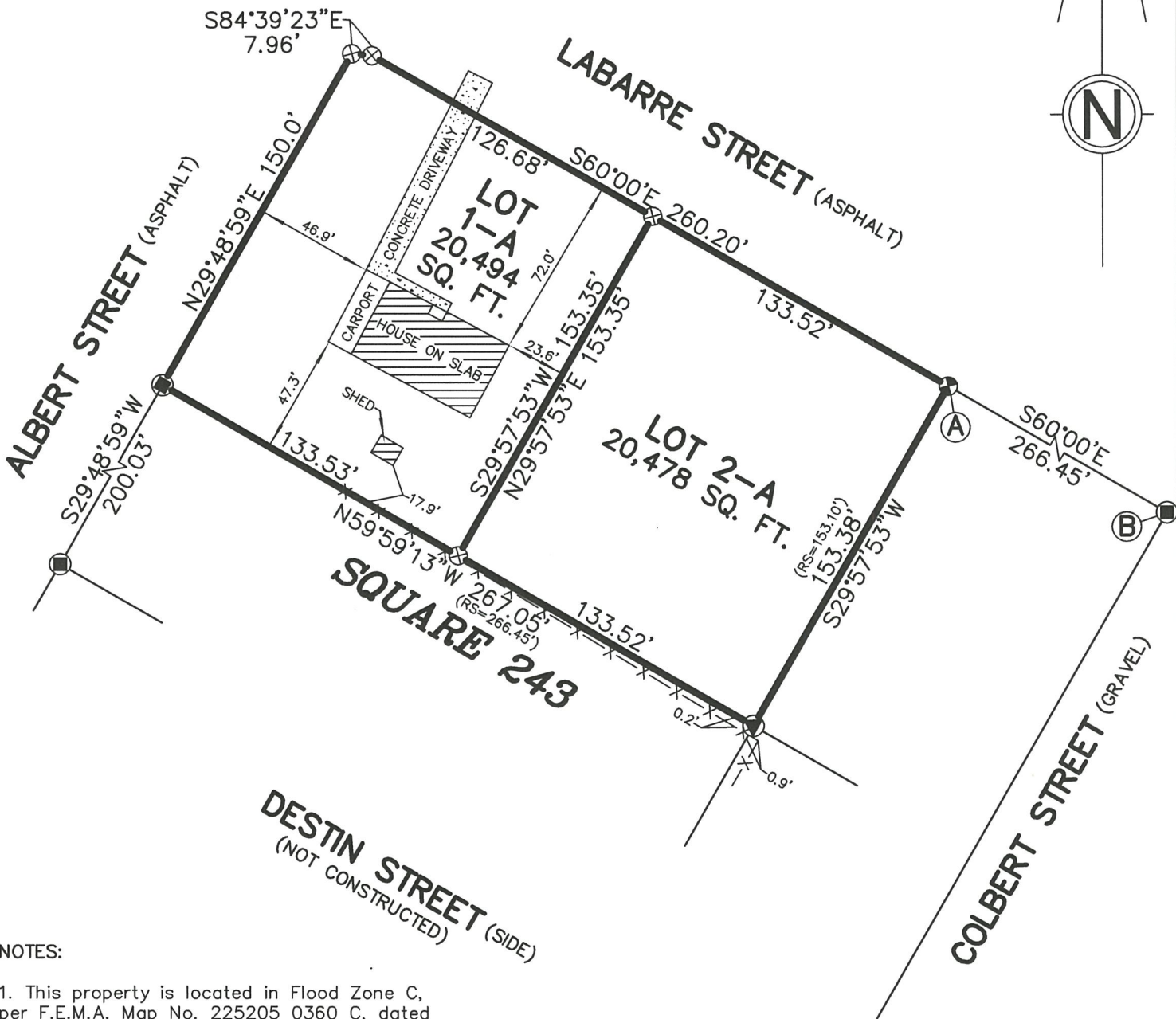
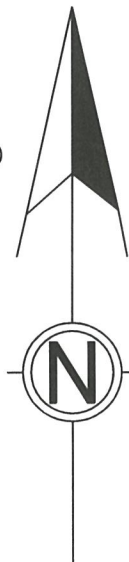
GREENFIELD

LEGEND

- = 3/4" IRON PIPE FOUND
● = 1/2" IRON PIPE FOUND
● = 1/2" IRON ROD FOUND
⊕ = 1/2" IRON ROD SET
-X- = FENCE
RS = REFERENCE SURVEY NO. 1

2022-2793-ZC

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
S60°00'E
(per Reference Survey No. 2)



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0360 C, dated April 2, 1991.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

APPROVAL:

REFERENCE SURVEYS:

1. Survey for Mr. & Mrs. Richard Hardenstein by Fred L. Tilley, Surveyor, dated October 19, 1981.
2. Survey for Joseph Lemoine by Kelly J. McHugh, Surveyor, dated June 18, 2018, filed St. Tammany Parish Clerk of Court Map File No. 5784C.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING DEPARTMENT

CLERK OF COURT

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

DATE FILED FILE NO.

(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: 1280 Labarre, LLC

SHOWING A SURVEY OF: A RESUBDIVISION OF A PORTION OF SQUARE 243 INTO LOT 1-A & 1-B, SQUARE 243, TOWN OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60' JOB NO. 22054 DATE: 3/10/2022 REVISED:

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: ZC96-11-064
Posted: April 20, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Money Hill Plantation, LLC – Mimi Dossett

OWNER: Mimi Dossett

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

LOCATION: Parcel located on the north side of Camphill Drive, west of Money Hill Parkway; Covington; S12, T6S, R12E; Ward 6, District 6

SIZE: 6.024 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development
South	Residential	PUD Planned Unit Development
East	Undeveloped	PUD Planned Unit Development
West	Residential	PUD Planned Unit Development

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

Residential - 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 applicant is requesting a Major Amendment to the PUD Planned Unit Development Overlay. The petitioned property is located along Camphill Drive, west of Money Hill Parkway; Covington. The subject sites are currently designated as greenspace areas within the PUD and act as a Golf Course for the Money Hill Subdivision. The request is to create seven individual lots to accommodate seven new single-family dwellings. The average lot size within the Phase is shown as 37,487 sq. ft. which will create a density of .86 units per acre.

The addition of seven new single-family residential lots aligns with the purpose of the planned unit development (PUD) overlay which is to encourage flexibility in the development of land. The Money Hill PUD is comprised of 525.256 acres of greenspace which nearly doubles the 25% requirements.

Case No.: ZC96-11-064

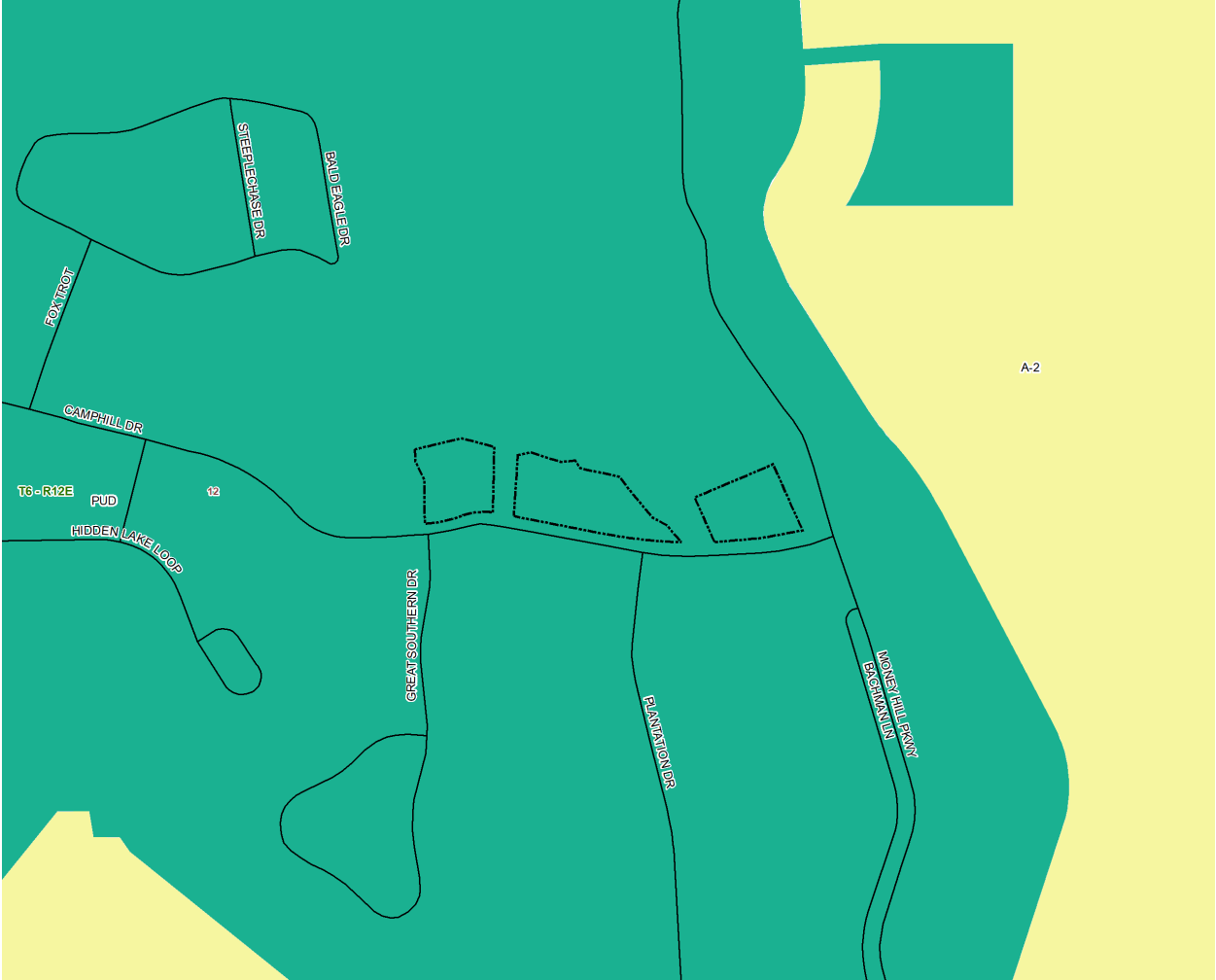
PETITIONER: Money Hill Plantation, LLC – Mimi Dossett

OWNER: Mimi Dossett

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

LOCATION: Parcel located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive; Mandeville; S38, T8S, R11E; Ward 4, District 10

SIZE: 6.024 acres



ZC96-11-064

A-2

ZC96-11-064

T6 - R12E 12

PUD

CAMP HILL DR

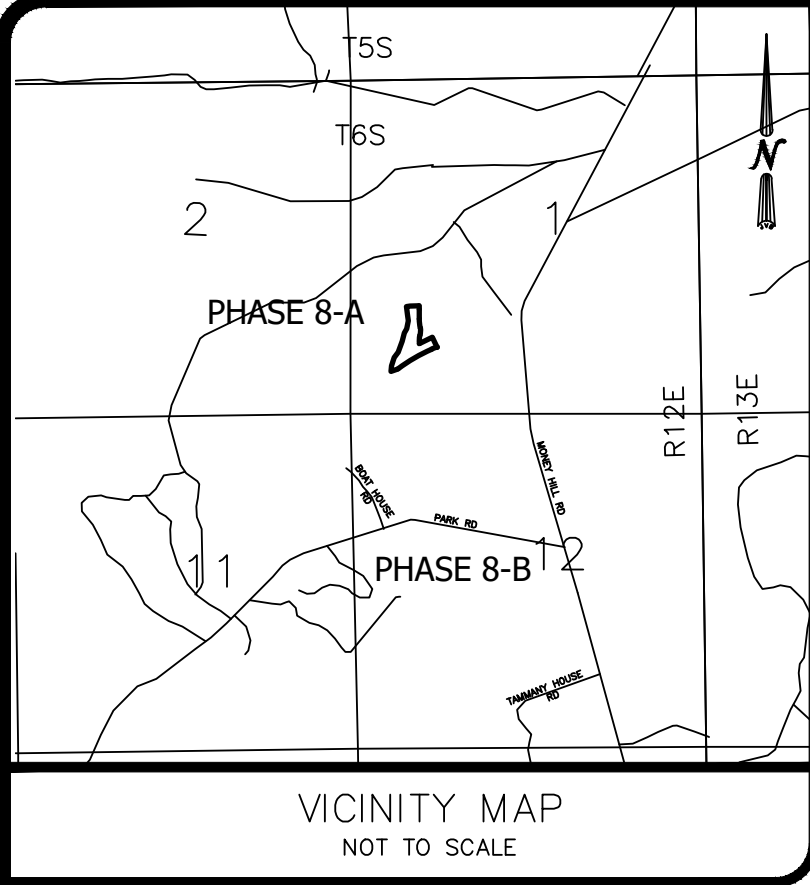
GREAT SOUTHERN DR

PLANTATION DR

MONEY HILL PKWY
BACHMAN LN

2021-2394-MRP

MONEY HILL PKWY



PUD AMENDMENT TO EXISTING ZC-96-11-064

MONEY HILL, PHASE 8-C

LOCATED IN SECTIONS 1 , T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

BOUNDARY DESCRIPTION
PHASE 8-C

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1,TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN S22°05'57"W A DISTANCE OF 7,810.34' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE; THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS EAST A DISTANCE OF 207.67 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AN ARC LENGTH OF 17.78 FEET (CHORD=NORTH 80 DEGREES 52 MINUTES 09 SECONDS WEST-17.78 FEET) TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AN ARC LENGTH OF 120.56 FEET (CHORD=SOUTH 83 DEGREES 16 MINUTES 42 SECONDS WEST-119.39 FEET) TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AN ARC LENGTH OF 138.99 FEET (CHORD=SOUTH 78 DEGREES 07 MINUTES 11 SECONDS WEST A DISTANCE OF 138.46 FEET) TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 00 DEGREES 43 MINUTES 52 SECONDS WEST A DISTANCE OF 163.49 FEET TO POINT; THENCE RUN NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST A DISTANCE OF 76.02 FEET TO A POINT; THENCE RUN NORTH 03 DEGREES 13 MINUTES 26 SECONDS WEST A DISTANCE OF 43.77 FEET TO A POINT; THENCE RUN NORTH 78 DEGREES 27 MINUTES 04 SECONDS EAST A DISTANCE OF 178.37 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 03 MINUTES 47 SECONDS EAST A DISTANCE OF 125.46 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 55 MINUTES 14 SECONDS WEST A DISTANCE OF 243.09 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1,700 ACRES MORE OR LESS.

AND

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1,TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN S22°05'57"W A DISTANCE OF 7,810.34' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 147.78 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 05 DEGREES 39 MINUTES 06 SECONDS EAST A DISTANCE OF 227.28 FEET TO A POINT; THENCE RUN NORTH 77 DEGREES 58 MINUTES 16 SECONDS EAST A DISTANCE OF 48.23 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 159.91 FEET TO A POINT; THENCE RUN NORTH 15 DEGREES 44 MINUTES 05 SECONDS EAST A DISTANCE OF 55.80 FEET; THENCE RUN SOUTH 32 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE RUN SOUTH 77 DEGREES 54 MINUTES 56 SECONDS EAST A DISTANCE OF 148.64 FEET TO A POINT; THENCE RUN SOUTH 37 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 76.02 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 00 MINUTES 16 SECONDS EAST A DISTANCE OF 118.15 FEET TO A POINT; THENCE SOUTH 61 DEGREES 52 MINUTES 08 SECONDS EAST A DISTANCE OF 60.98 FEET TO A POINT; THENCE RUN SOUTH 41 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 83.34 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 FEET AN ARC LENGTH OF 318.07 FEET TO A POINT; THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 172.85 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2,662 ACRES MORE OR LESS.

AND

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1,TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.U UU

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN SOUTH 15 DEGREES 00 MINUTES 43 SECONDS WEST A DISTANCE OF 7,499.46 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 AN ARC LENGTH OF 64.14 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 AN ARC LENGTH OF 77.03 FEET (CHORD=SOUTH 78 DEGREES 28 MINUTES 43 SECONDS WEST-77.03 FEET); THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO LEFT HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 12.68 FEET (CHORD=SOUTH 77 DEGREES 51 MINUTES 25 SECONDS WEST-12.68 FEET); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 15.76 FEET (CHORD= SOUTH 78 DEGREES 17 MINUTES 54 SECONDS WEST-15.76 FEET); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 FEET AN ARC LENGTH OF 224.24 FEET (CHORD=) TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 24 DEGREES 13 MINUTES 14 SECONDS WEST A DISTANCE OF 180.62 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 04 MINUTES 07 SECONDS EAST A DISTANCE OF 316.53 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 04 MINUTES 18 SECONDS EAST A DISTANCE OF 266.71 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1,662 ACRES MORE OR LESS.

ALL THREE (3) PARCELS CONTAIN 6.024 ACRES OF LAND MORE OR LESS, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND COMPRISE MONEY HILL, PHASE 8-C.

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0175 C, DATED: 10/17/89 FLOOD ZONE: C ;BASE FLOOD ELEVATION: N/A.

RESTRICTIVE COVENANTS

1. PERMITTED USE-SINGLE FAMILY RESIDENTIAL. FRONT SETBACK SHALL BE 50', SIDE SETBACK IS 20', REAR SETBACK IS 25'.
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE AND STREET EASEMENTS.
3. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
4. DRIVEWAYS ON CORNER LOTS SHALL NT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
5. IT SHALL BE PROHITED 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.
6. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DUMPS OR JUNK CAR STORAGE.
7. THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE XX.X' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT SHALL BE 35.
8. DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE.
9. MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
10. ADDITIONAL COVENANTS RECORDED IN C.O.B. _____ FOLIO _____, AND C.O.B. _____, FOLIO _____.
11. 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 ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. 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).
12. THE DETENTION POND AND STRUCTURE WILL BE MAINTAINED BY THE DEVELOPER AND/OR THE HOMEOWNER'S ASSOCIATION.

CERTIFICATION

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

SEAN M. BURKES - LA P.L.S. No. 4785

SEAN M. BURKES - LA P.E. No. 27642

DEDICATION

BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

MONEY HILL, PHASE 8-C

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY RESERVED FOR PRIVATE USE AND DEVELOPMENT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

DATE

MONEY HILL PLANTATION

OWNER APPROVAL

PARISH PLANNING COMMISSION CHAIRMAN DIRECTOR OF PARISH ENGINEERING

PARISH PLANNING COMMISSION SECRETARY CLERK OF COURT

FILE NUMBER

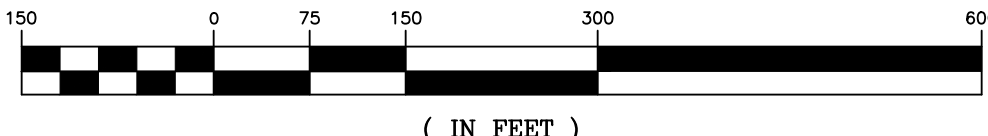
6.024 ACRES	7	N/A
AREA	NO. OF PARCELS	LGTH. OF STREETS
N/A	N/A	EXISTING = PUD
AVG. LOT SIZE	STREET WIDTH	ZONING
EXISTING ASPHALT ROAD	CENTRAL	CENTRAL
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

DENSITY IN PHASE 8-C IS 7 UNITS ON 6.024 ACRES OR 0.86 UNITS/ACRE.

EXISTING ZC-96-11-064
GREENSPACE CALCULATIONS

MAINTENANCE	7.440 ACRES
LAKES	200.000 ACRES
GOLF ACADEMY	5.500 ACRES
GOLF OPEN SPACE	342.110 ACRES
LESS	
PHASE 8-A	6.373 ACRES
PHASE 8-B	17.397 ACRES
PHASE 8-C	6.024 ACRES
NET GREENSPACE	525.256 ACRES

GRAPHIC SCALE



PUD AMENDMENT TO ZC-96-11-064
MONEY HILL, PHASE 8-C

SECTIONS 1, T6S, R11E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO CERTAIN JURISDICTION OF THE SURVEY. THIS MAP TRANSFERRED TO CERTAIN INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

MONEY HILL PLANTATION

SCALE: 1" = 150'
DATE: 03.11.2022
DRAWN BY: RMK
CHECKED BY: SMB
DWG. NO. 20190574
SHEET 1 OF 3

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbases@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

SEAN M. BURKES
LA REG. NO. 4785

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2800-ZC
Posted: April 18, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Phillip Moore
OWNER: Karen and Frankie Amador
REQUESTED CHANGE: A-2 Suburban District to A-6 Multiple Family Residential District
LOCATION: Parcel located on the east side of Fuchsia Street, south of Harrison Avenue; Abita Springs; S12, T7S, R11E; Ward 3, District 5
SIZE: .84 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	Fire Station	PF-1 Public Facilities District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Multi-Family Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-6 Multiple-Family Residential District. The site is located on the east side of Fuchsia Street, south of Harrison Avenue; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property abuts an existing single-family residence to the south, a fire station that is zoned PF-1 Public Facilities District to the north, undeveloped property to the east, and an existing multi-family residential development to the west. Although there are existing multi-family residential developments on Fuchsia Street just south of Harrison Avenue, they do not conform with the current A-2 Suburban District zoning classification and are therefore considered legal non-conforming. The large majority of the existing development in the area is single-family residential development and a change in zoning will increase the density and intensity within the neighborhood.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
A-2 Suburban District	1 unit per acre <hr/> .84 acres x 2 = 1 unit allowed	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. Community central water treatment, well and storage facilities. Household agriculture.	To provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services.
A-6 Multi-Family Residential District	1 unit per 4,000 sq. ft. <hr/> .84 acres/4,000 = 9 units allowed	Multiple-Family dwellings; Townhouses and condominiums; Nursing Homes; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area; Community central water treatment, well and storage facilities; Household agriculture.	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

Case No.: 2022-2800-ZC

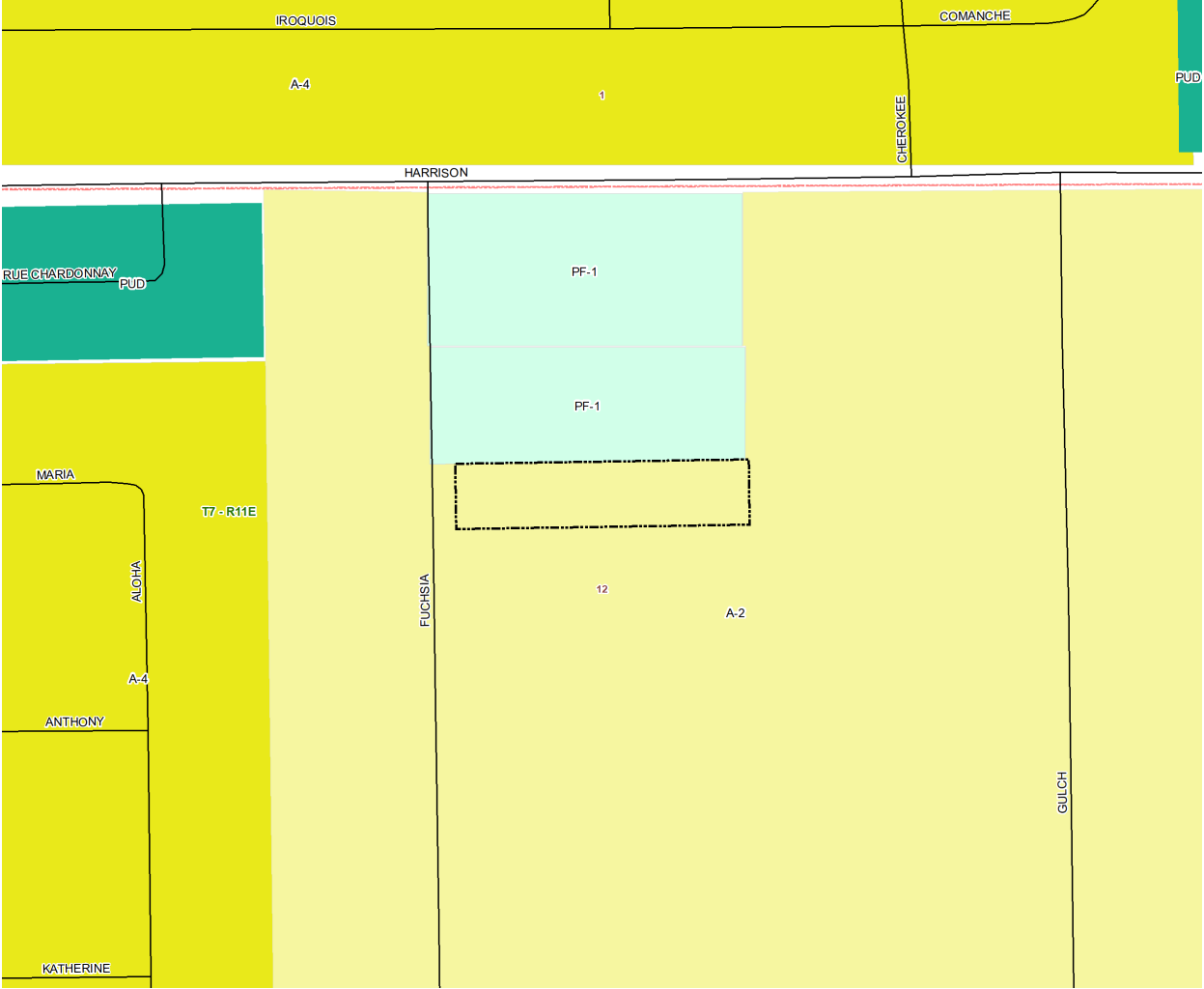
PETITIONER: Phillip Moore

OWNER: Karen and Frankie Amador

REQUESTED CHANGE: A-2 Suburban District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the east side of Fuchsia Street, south of Harrison Avenue; Abita Springs; S12, T7S, R11E; Ward 3, District 5

SIZE: .84 acres



2022-2800-ZC

IROQUOIS

NAVAJO

A-4
1

HARRISON

PF-1

PF-1

T7 - R11E

FUCHSIA

12

A-2

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2801-ZC
Posted: April 22, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: St. Tammany Parish School Board

REQUESTED CHANGE: A-2 Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the west side of LA Highway 1077, south of Galatas Road, north of C S Owens Road; Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 3.25 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Great

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Educational	ED-1 Primary Education District
East	Recreational	NC-6 Public, Cultural and Recreational 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 ED-1 Primary Education District. The site is located on the west side of LA Highway 1077, south of Galatas Road, north of C S Owens Road; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is currently developed with an existing single-family residential dwelling and is adjacent to existing residential dwellings and undeveloped land to the north, east, and west, and the Madisonville Elementary School to the south. The purpose of the site’s current A-2 Suburban District zoning classification is to allow for one single-family residence per acre. The purpose of the requested ED-1 Primary Education District is to provide for the location of public or private schools that are generally serve smaller student populations.

A change in the site’s zoning classification will allow the following permitted uses which are subject to specific minimum standards: Elementary or middle schools, public or private; Institution of fine arts; Adult secondary education classes; Day care, nursery school, preschool, kindergarten, and karate/dance/gymnastics schools limited with a total building size limited to 10,000 sq. ft. in area.

If the zoning change is approved, the property must comply with landscaping, parking, and drainage standards required for all commercial developments.

Case No.: 2022-2801-ZC

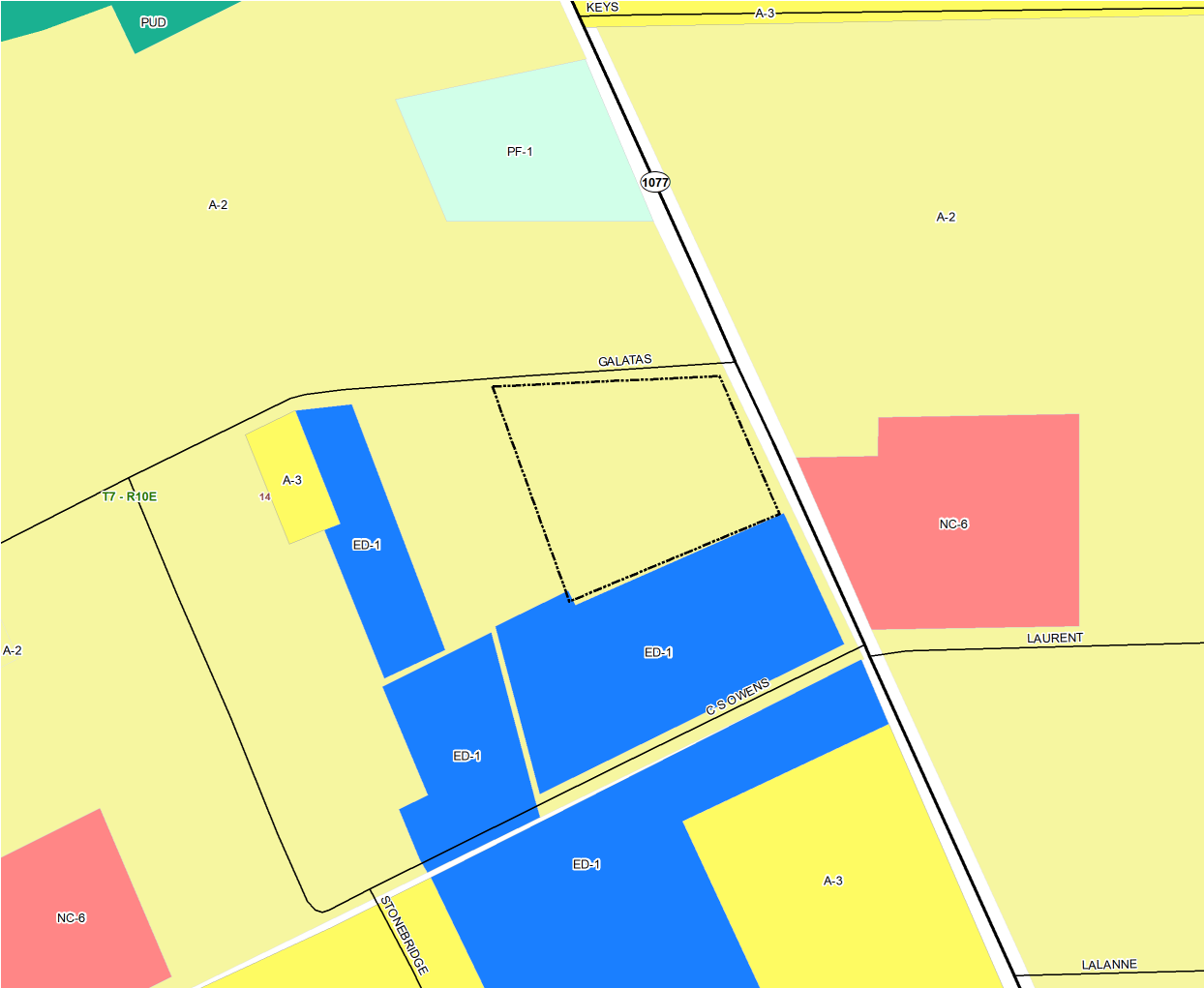
PETITIONER: Jeff Schoen

OWNER: St. Tammany Parish School Board

REQUESTED CHANGE: A-2 Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the west side of LA Highway 1077, south of Galatas Road, north of C S Owens Road; Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 3.25 acres



CC2022-2801-ZC

PUD

POST OAK LN

LOST BAYOU

A-3

KEYS RD

PF-1

A-2

GALATAS RD

A-2

2022-2801-ZC

14

A-3

ED-1

T7 - R10E

NC-6

LAURENT RD

ED-1

ED-1

CS OWENS RD

ED-1

STONEBRIDGE CV

LALANNE RD

TURNPIKE RD

A-3

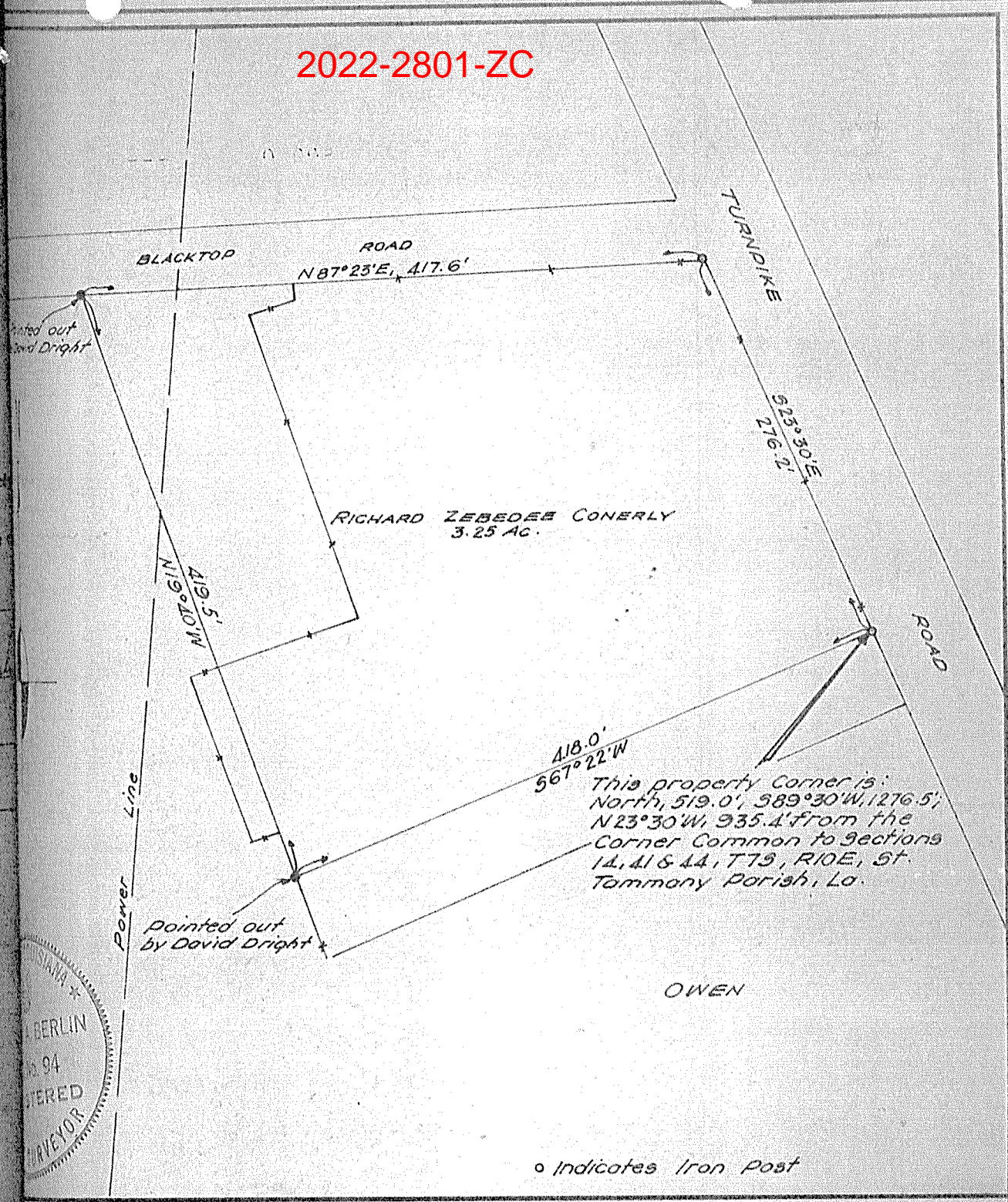
EN THOUSAND

paid as per car

Code of this State

the day, month and year.
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ght
Q. Con
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nerly



MAP PREPARED FOR THE EXCLUSIVE USE OF

MR. RICHARD ZEBEDEE CONERLY

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN

Lot 12 of the Galatas Subdivision in Section 14, Township 7 South,
Range 10 East, St. Tammany Parish, La.

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

LOUISIANA REGISTERED LAND SURVEYOR

COYINGTON, LOUISIANA

100

DATE:

July 19, 1966

NUMBER :

66-1649

LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA

CASH FIELD

FROM

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2802-ZC
Posted: April 18, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Christopher Rohli
OWNER: Christopher Rohli
REQUESTED CHANGE: A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Ordogne Ruppert Road, south of Barousse Road; Lacombe; S14, T8S, R12E; Ward 7, District 7
SIZE: 4.767 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	Residential	A-2 Suburban District and MHO Manufactured Housing Overlay
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Ordogne Ruppert Road, south of Barousse Road; 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 site is located within the Lacombe Forest subdivision and is flanked by property that is zoned A-2 Suburban District. Council Ordinance No. 09-2133 rezoned 80 acres within the Lacombe Forest Subdivision just north of the subject property to A-2 and MHO in 2009 (ZC Case No. 09-08-023). Surrounding property consists primarily of undeveloped land with small amounts of residential occupation. Based on most readily available information, there are currently 12 mobile homes within the subdivision. The requested zoning change would allow the applicant to file for a building permit to place a manufactured home on the property. The site’s A-2 zoning classification allows a density of one unit per acre, although the Unified Development Code states that no single owner can have more than three continuous mobile homes without complying with mobile home park standards which require a minimum of 10 acres of property.

Case No.: 2022-2802-ZC

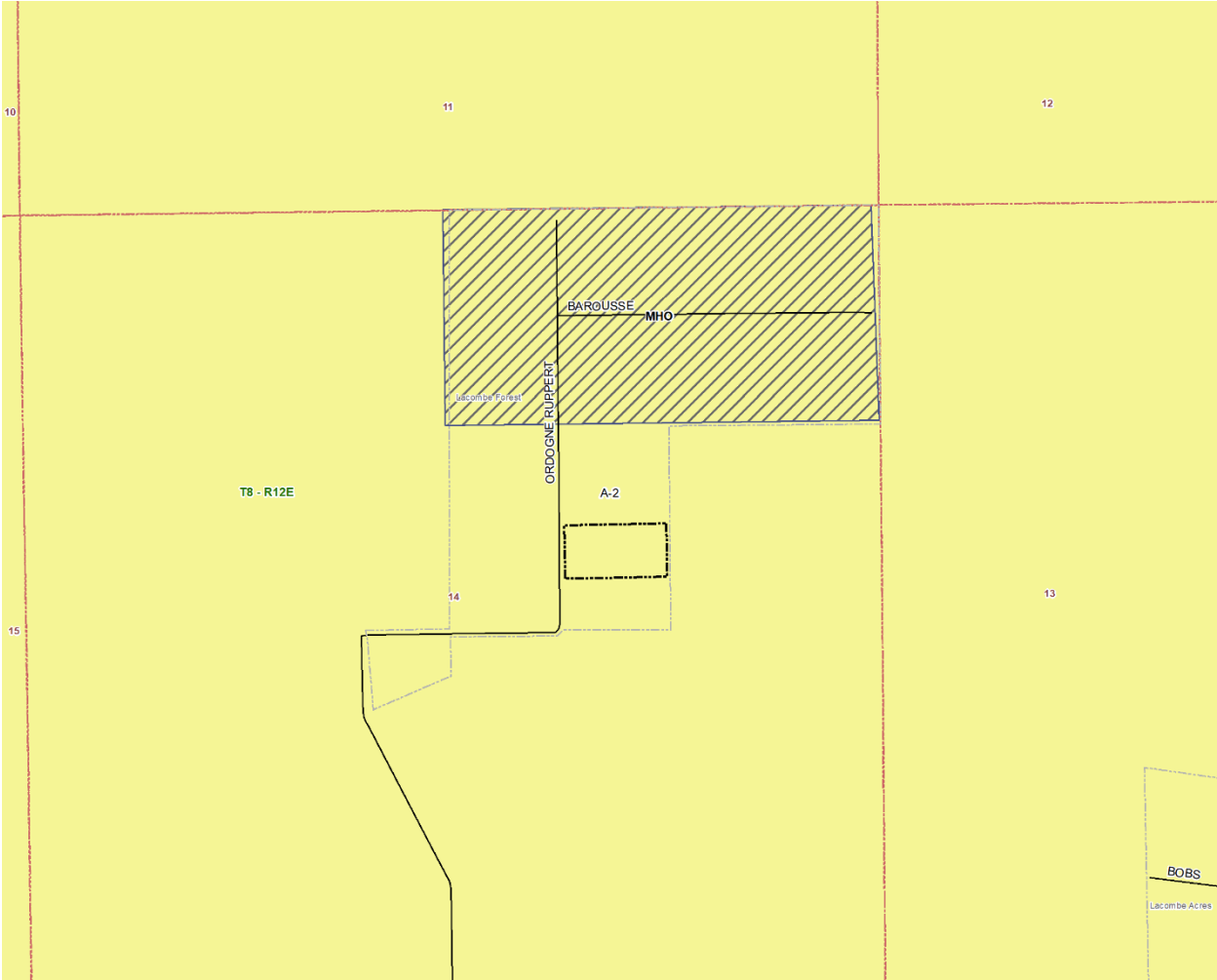
PETITIONER: Christopher Rohli

OWNER: Christopher Rohli

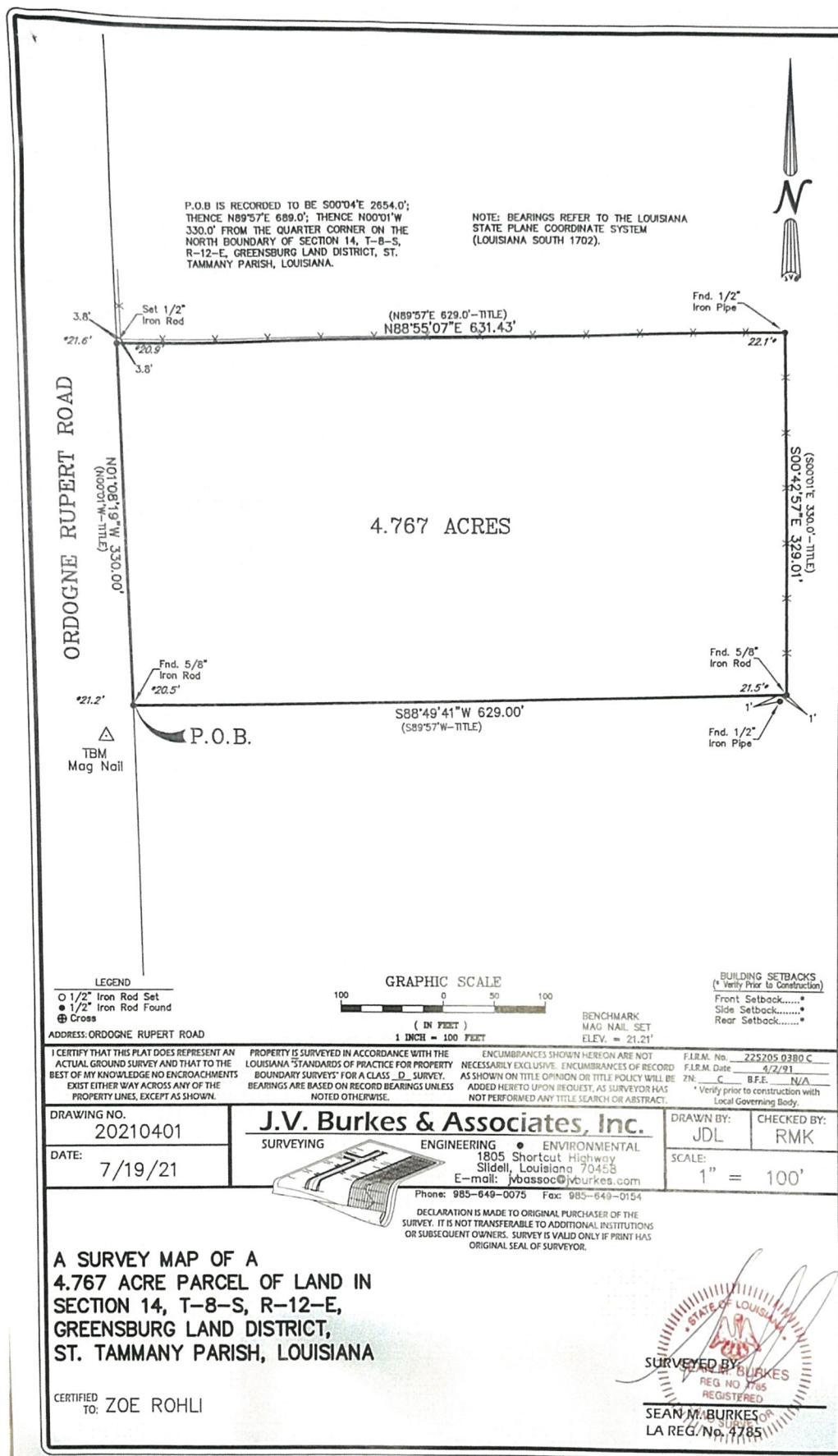
REQUESTED CHANGE: A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Ordogne Ruppert Road, south of Barousse Road; Lacombe; S14, T8S, R12E; Ward 7, District 7

SIZE: 4.767 acres







ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2803-ZC
Posted: April 22, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Julie Agan

OWNER: Michael Martens, Larry Martens, Debra Martens Lee, Elizabeth Hunt, Johnny August Martens

REQUESTED CHANGE: A-3 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of Ramos Avenue, south of Crawford Road, Covington; S42, T6S, R11E; Ward 3, District 2

SIZE: .21 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	Commercial	NC-1 Professional Office District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Commercial	NC-2 Indoor Retail & Service 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 NC-1 Professional Office District. The site is located on the east side of Ramos Avenue, south of Crawford Road; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is currently developed with a single-family residential dwelling and is flanked by undeveloped property zoned A-3 Suburban District to the south and east, an existing single-family residence zoned NC-4 Neighborhood Institutional District to the west, and the COAST Council on Aging St. Tammany development which is zoned NC-1 Professional Office District to the north. A change in zoning will allow the applicant to develop the property with a small professional office, a daytime doctor, dentist, or chiropractic office, or a veterinary clinic without outdoor kennels.

If approved, the property must comply with landscaping, parking, and drainage standards required for all commercial developments.

Case No.: 2022-2803-ZC

PETITIONER: Julie Agan

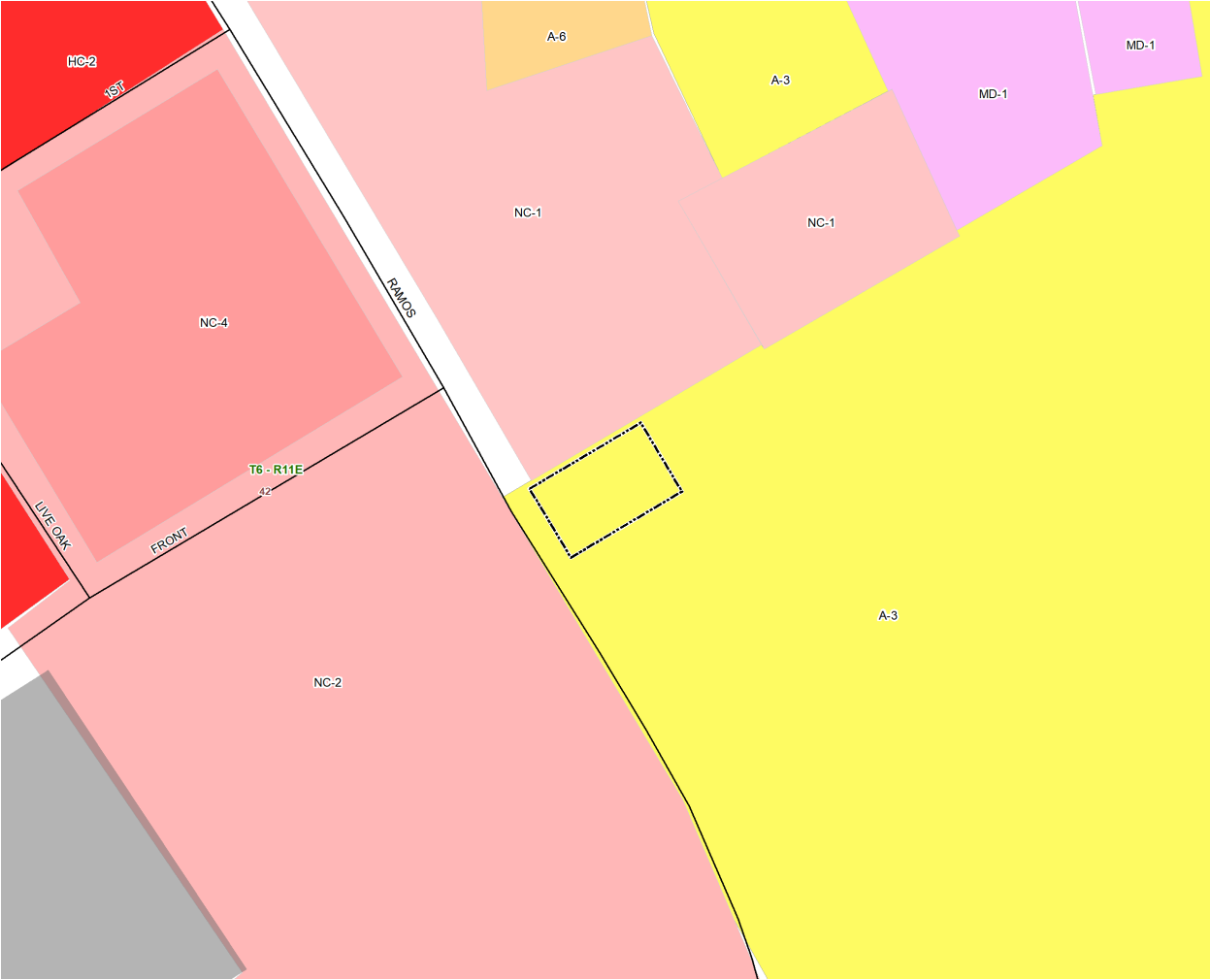
OWNER: Michael Martens, Larry Martens, Debra Martens Lee, Elizabeth Hunt, Johnny

August Martens

REQUESTED CHANGE: A-3 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of Ramos Avenue, south of Crawford Road, Covington; S42, T6S, R11E; Ward 3, District 2

SIZE: .21 acres





2022-2803-ZC

HC-2

MD-1

TAMMANY TRACE

CRAWFORD

MD-1

A-6

A-3

HC-2

1ST

RAMOS

NC-1

NC-1

NC-4

42

T6 - R11E

FRONT

NC-2

A-3

A-3

42

T7 - R11E

WASHINGTON

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2806-ZC
Posted: April 20, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Hickory Creek Developers, LLC – Eric Penton
OWNER: Hickory Creek Developers, LLC – Eric Penton
REQUESTED CHANGE: A-2 Suburban District and HC-2 Highway Commercial District to I-2 Industrial District
LOCATION: Parcel located on the north side of Coci Road, west of Jack Crawford Road; Pearl River; S27, T7S, R14E; Ward 6, District 6
SIZE: 6.666 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Commercial	HC-2 Highway Commercial District, RO Rural Overlay and MHO Manufactured Housing Overlay
East	Industrial & Residential	I-2 Industrial District, A-4A Single-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	HC-2 Highway Commercial District, A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing 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-2 Suburban District and HC-2 Highway Commercial District to I-2 Industrial District. The site is located on the north side of Coci Road, west of Jack Crawford Road; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses that preserve the countryside and forests.

The subject property is currently part of a larger, undeveloped 9.913-acre tract which fronts Coci Road. The petitioned portion of the property is flanked by commercial development and a single-family residential development both zoned HC-2 to the south and west, residential and industrial development zoned I-2 Industrial District and A-4A Single-Family Residential to the east, and undeveloped land to the north. Roughly an acre of the subject property is zoned HC-2 Highway Commercial District which is to provide for the location of intense retail, office and service uses and the remaining portion is zoned A-2 Suburban District which allows single-family residential dwellings. A change in zoning will allow for highly intense industrial uses adjacent to existing industrial and commercial uses and a single-family dwelling.

The property is currently the subject of an after the fact land clearing violation (2022-1481-LC), the remediation of which will be determined based on the outcome of the rezoning petition.

TABLE 1: ZONING COMPARISON				
Zoning	Max Building Size	Max Height	Permitted Uses	Purpose
HC-2	40,000 sq. ft.	60 ft.	Banks; Convenience stores with gas; Drive-in restaurants; Liquor stores; Private Office over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions; Veterinary clinics; Parcel post delivery stations; Mini-warehouse; Commercial kennels; Outdoor storage yards comprised of 50% of land area; Lodging under 100 rooms; Auto repair and service facilities; Auto Sales; Outdoor Retail sales and storage yards; Portable storage containers; Outdoor display of pre-assembles building, pool and playground equipment	To provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
I-2	200,000 sq. ft.	45 ft.	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 in such a fashion and location as to minimize the conflict with nearby residential uses.

Case No.: 2022-2806-ZC

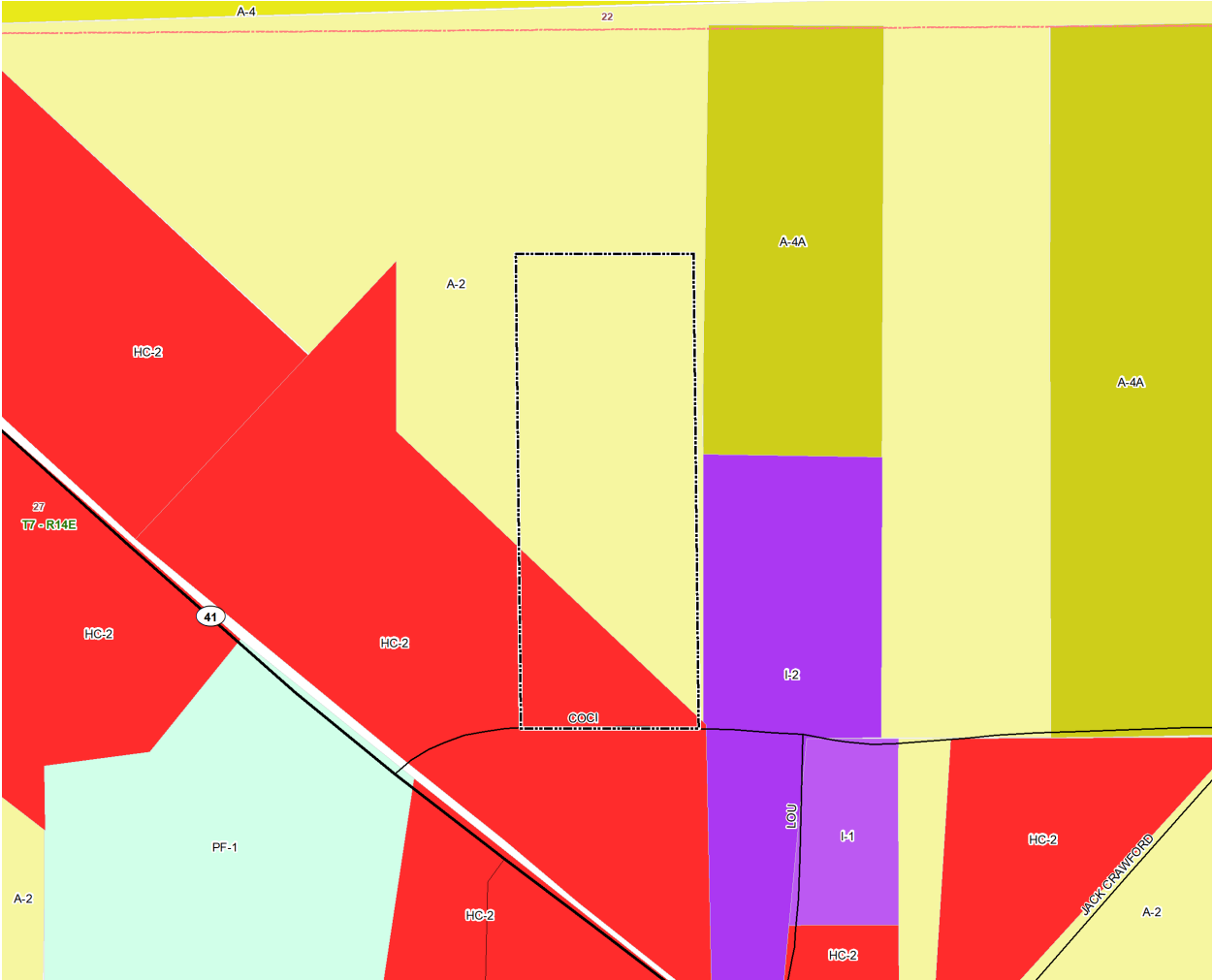
PETITIONER: Hickory Creek Developers, LLC – Eric Penton

OWNER: Hickory Creek Developers, LLC – Eric Penton

REQUESTED CHANGE: A-2 Suburban District and HC-2 Highway Commercial District to I-2 Industrial District

LOCATION: Parcel located on the north side of Coci Road, west of Jack Crawford Road; Pearl River; S27, T7S, R14E; Ward 6, District 6

SIZE: 6.666 acres



A-4

22

A-2

HC-2

T7 - R14E

HC-2

HC-2
27

PF-1

WALKERS

COC

A-4A

A-4A

I-2

A-2

I-1

HC-2

HC-2

HC-2

A-2

LOU

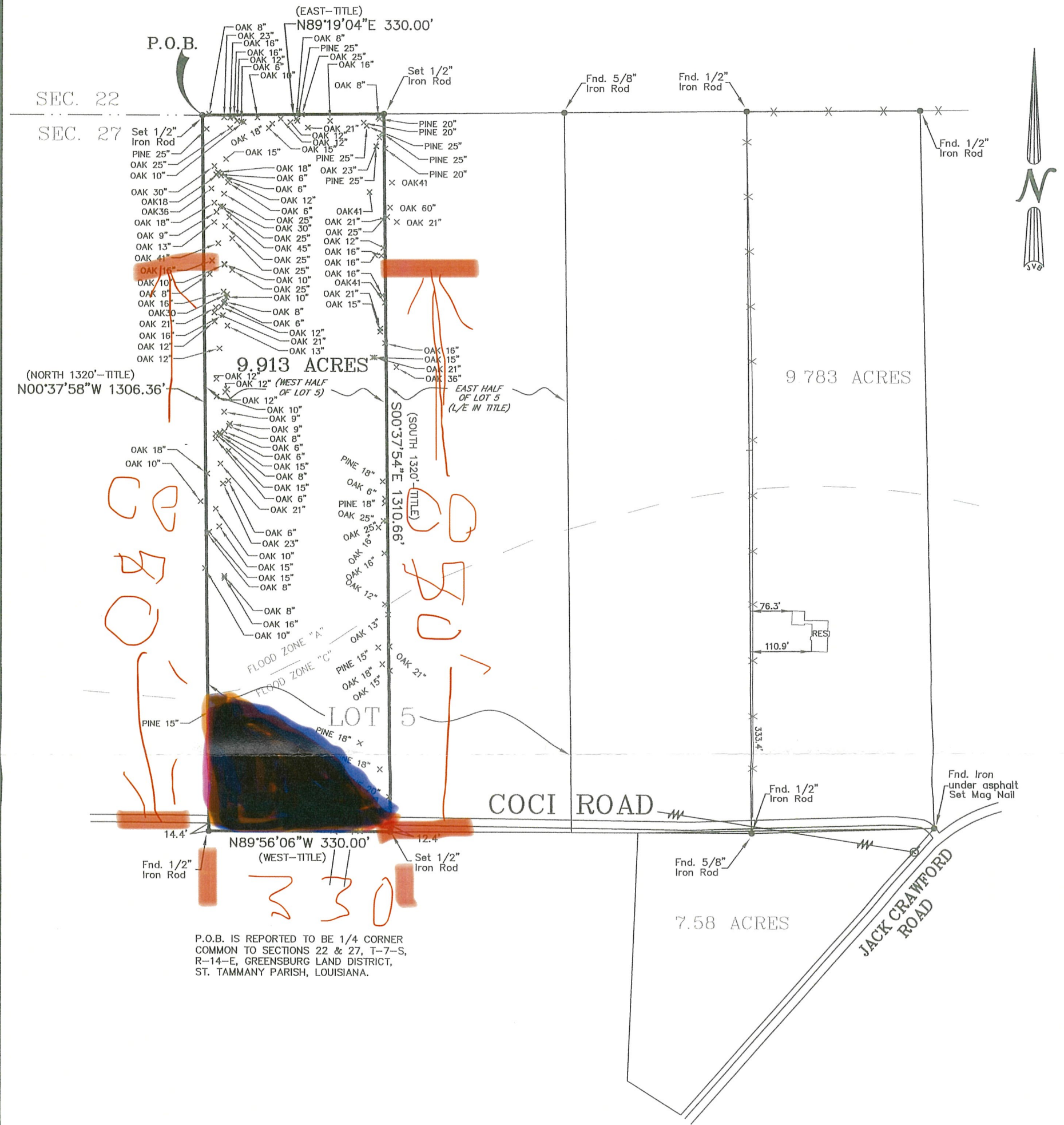
JACK CRAWFORD

HC-2

BOGALUSA HWY

REFERENCE SURVEYS:
1.) A SURVEY BY THIS FIRM DATED
7/5/96, SURVEY NO. 961187.
2.) A SURVEY BY THIS FIRM DATED
10/9/17, SURVEY NO. 20170744.

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



LEGEND

○ 1/2" Iron Rod Set	-X-X- Fence
● 1/2" Iron Rod Found	-W- Power Line
⊕ Cross	⊗ Power Pole

GRAPHIC SCALE

200 0 100 200

(IN FEET)

1 INCH = 200 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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

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

F.I.R.M. No. 225205 0300 C
F.I.R.M. Date 10/17/89
ZN: A & C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20210711	J.V. Burkes & Associates, Inc. SURVEYING • ENGINEERING • ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com Phone: 985-649-0075 Fax: 985-649-0154	DRAWN BY: JDL	CHECKED BY: DJP
DATE: 1/10/22		SCALE: 1" = 200'	

REVISED: TREE SURVEY 03/02/2022 (VLL)

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

A SURVEY MAP OF THE WEST HALF OF LOT 5 BEING 9.913 ACRES IN SECTION 27, T-7-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: DAYSTAR BUILDERS

DANIEL J. POCHÉ
License No. 5086
LA. REG. No. 5066

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2828-PR
Posted: April 22, 2022

Meeting Date: May 3, 2022
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Voelkel McWilliams Construction – Paysse McWilliams
OWNER: Joseph Cox
ZONING: I-2 Industrial District
LOCATION: Located on the north side of Marion Lane, west of the Tammany Trace, and east of Tammany Trace Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5
SIZE: 1.033 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	Industrial	I-2 Industrial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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.

SITE INFORMATION:

The subject property is located on the north side of Marion Lane, west of the Tammany Trace, and east of Tammany Trace Drive; Mandeville. The site is zoned I-2 Industrial District and is within the Planned Corridor District – Tammany Trace Overlay. The petitioner is requesting to develop the property with a 4,050 sq. ft. storage building on an existing sewage treatment plant site for the Alamosa Industrial Subdivision. A waiver of the required finished façade requirement (cement, brick, or wood) is being requested as part of this application.

Per Sec. 130-1813 – Development Review Procedures within the Planned Corridor District, prior to the issuance of a building permit, the site plan submittal shall be required to undergo plan review with a public hearing before the Zoning Commission.

Note that Staff has no objection to the requested waiver since there is approximately 200 feet between the proposed building and the Tammany Trace.

NOTE TO PETITIONER

There is a 10-day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10-day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

	Tammany Trace Regulations	Proposed
Height Regulations	No portion of a building for business purposes located 25 ft from the Tammany Trace shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.	18 ft.
Off Street Parking and Loading	1 space per each 1,000 sq. ft. of storage area plus 1 space per each 350 sq. ft. of office, sales or other space to be used by visitors, customers or salesmen = 8 required spaces	8 spaces
Planting Area Requirements	The planting area abutting the Tammany Trace shall be a minimum of 25 feet in depth. If the site has not been previously cleared, all trees and underbrush shall be preserved wherever they may be located, within the 25-foot planting area.	25 ft. buffer
Facade	Façades of the buildings having frontage on the Tammany Trace shall maintain the same standard of design as the front façade. The finish of the façades shall be limited to cement plaster (stucco), brick or wood.	Metal wall panels

Case No.: 2022-2828-PR

CORRIDOR: Tammany Trace Overlay

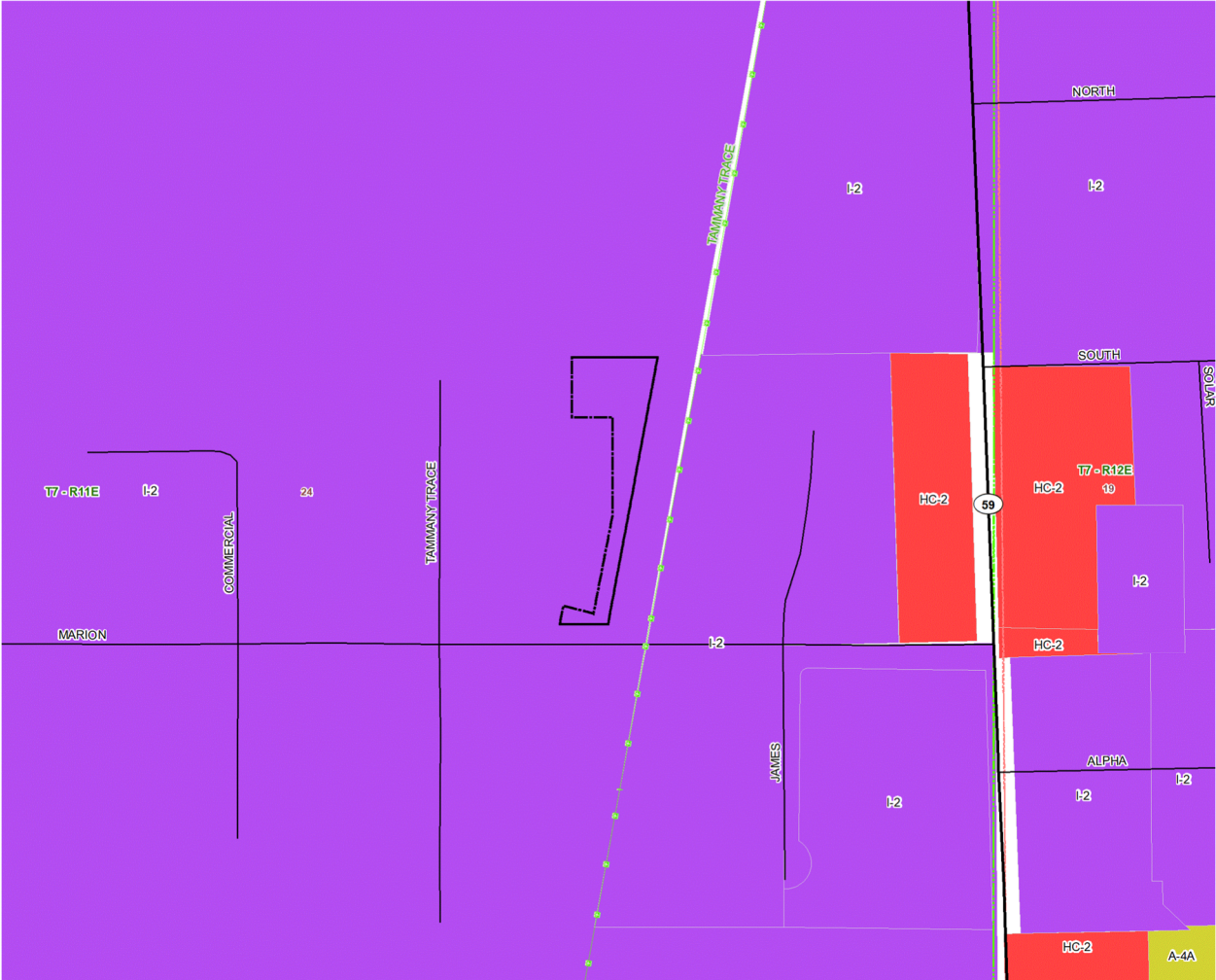
ZONING: I-2 (Industrial District)

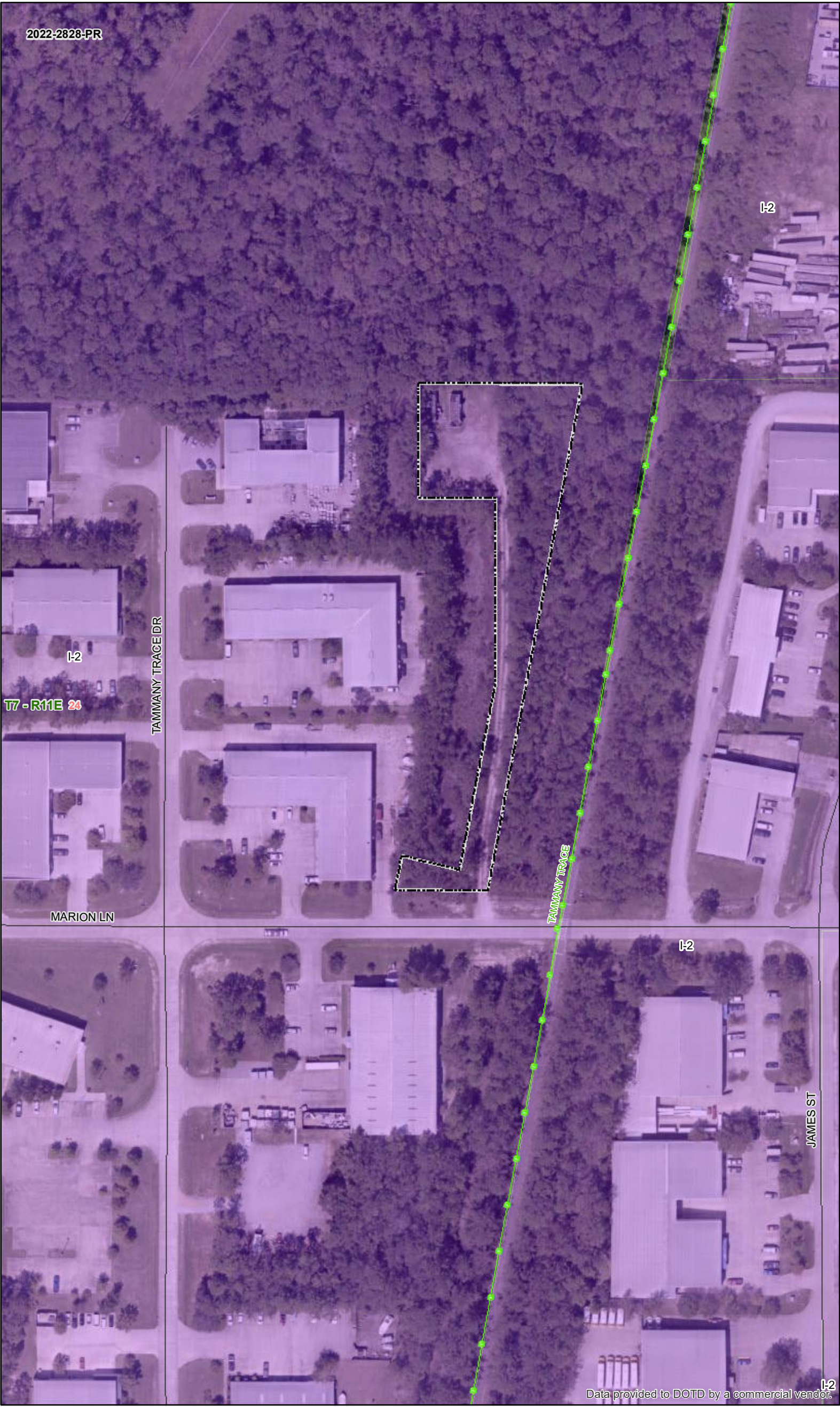
USE SIZE: 1.033 acres

PETITIONER: Voelkel McWilliams Construction – Paysse McWilliams

OWNER: Joseph Cox

LOCATION: Located on the north side of Marion Lane, west of the Tammany Trace, and east of Tammany Trace Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5





I-2

T7 - R11E 24

MARION LN

TAMMANY TRACE DR

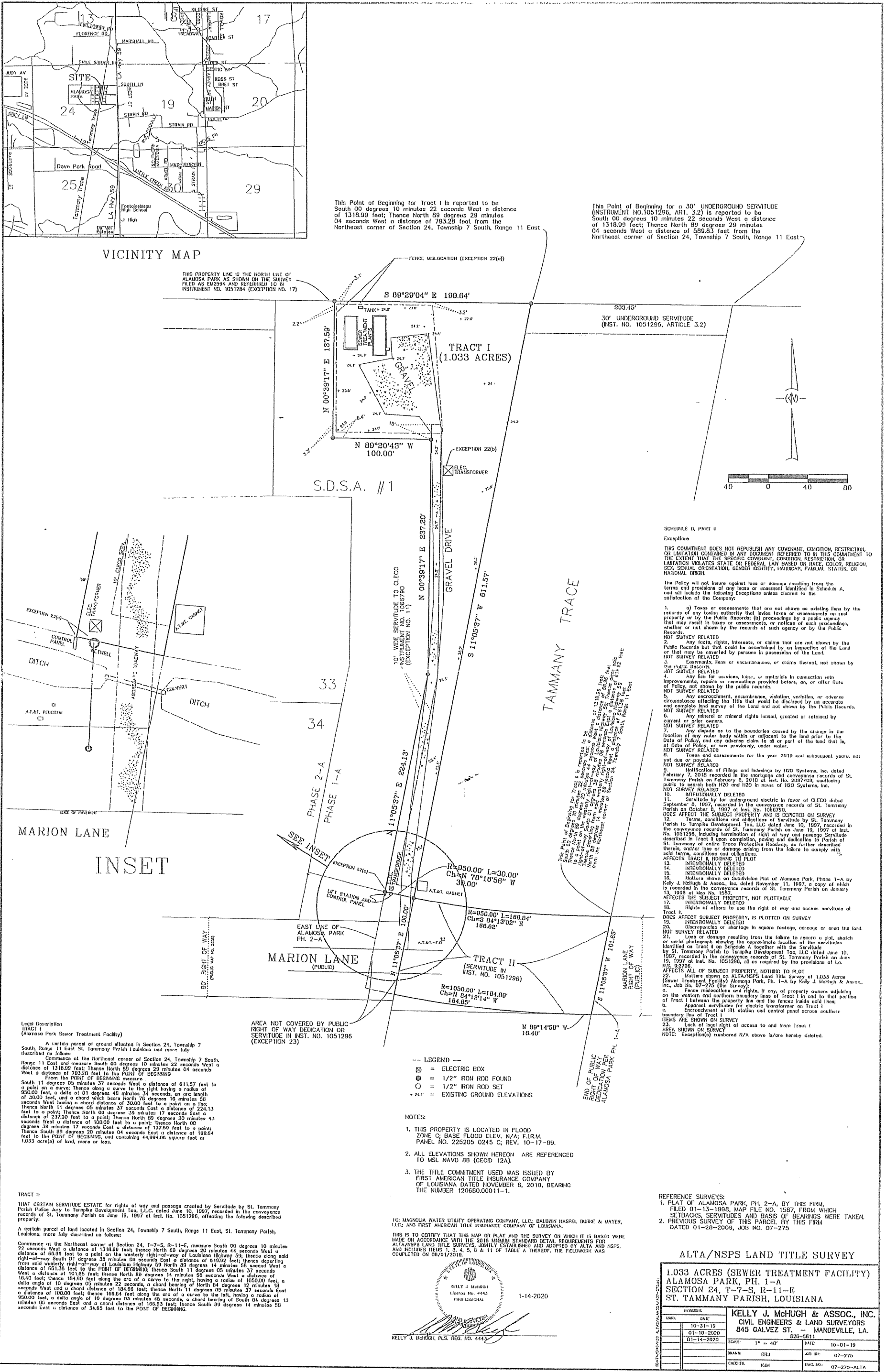
TAMMANY TRACE

I-2

I-2

JAMES ST

I-2



PROPERTY DESCRIPTION

TRACT 1, ALAMOSA PARK, PH. 1-A
ST. TAMMANY PARISH, LA.
ZONING: I-2 INDUSTRIAL

PROJECT DESCRIPTION

OCCUPANCY: NFPA 101 — STORAGE
IBC, 2015 — STORAGE, GROUP S-1

CONSTRUCTION TYPE — IBC VB, NFPA V (000)

BUILDING AREA — STORAGE — 4,050 S.F.
BUSINESS — 1350 S.F.
TOTAL — 5,400 S.F.

SPECIAL HAZARD PROTECTION — NFPA 101, 8.7 (SEPERATE OFFICE WITH 1 HOUR FIRE BARRIER)

PARKING — STORAGE — 4 SPACES
OFFICE — 4 SPACES
TOTAL — 8 SPACES

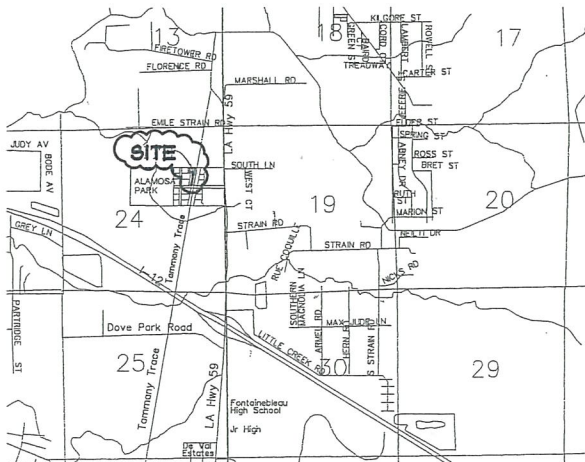
BUILDING STRUCTURAL DESIGN

PRE-ENGINEERED BUILDING SYSTEM
WIND SPEED — 130 M.P.H.
BLDG. USE CATEGORY II, GENERAL USE
LIVE LOAD — 125 P.S.F. FLOOR
20 P.S.F. ROOF

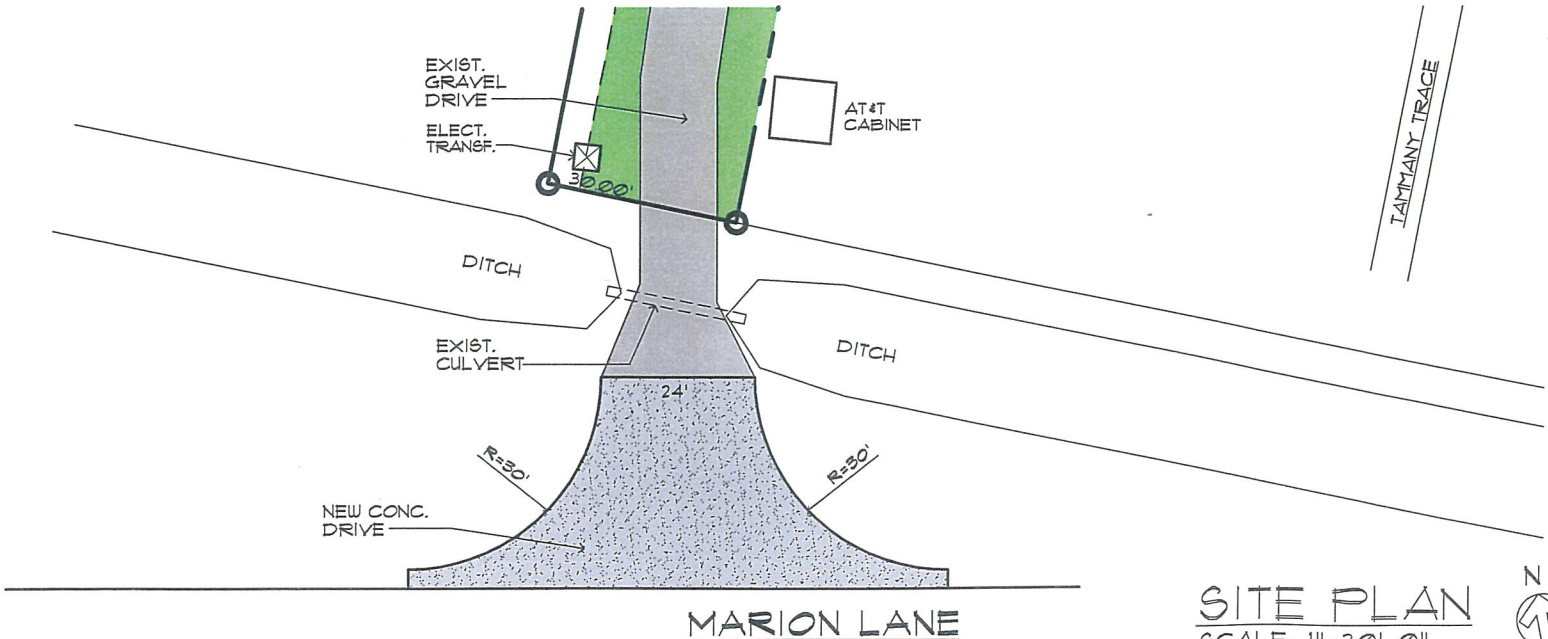
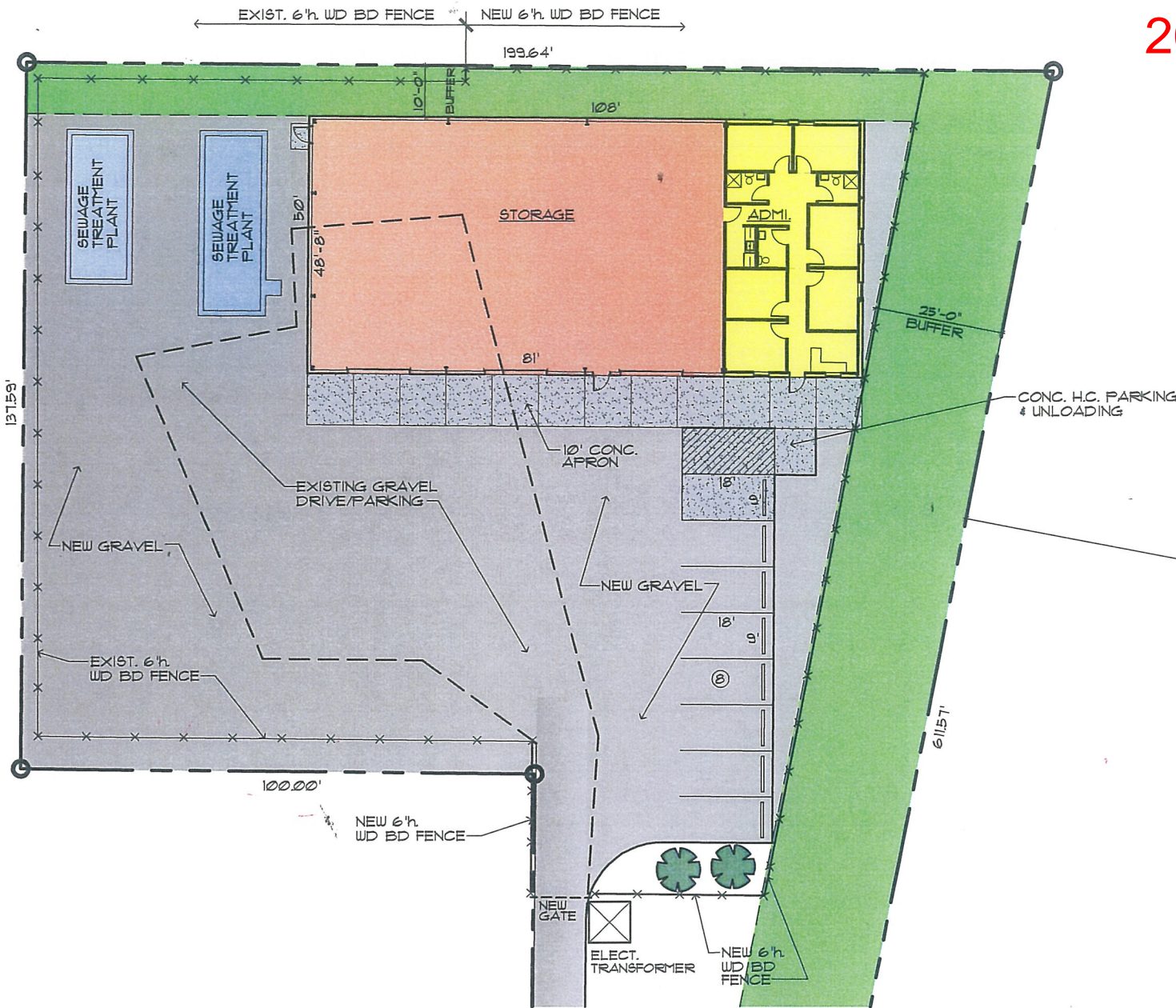
WIND EXPOSURE - C
WIND IMPORTANCE FACTOR 1.00

DRAWING INDEX

- C100 SITE PLAN
- A101 FLOOR PLAN
- A201 ELEVATIONS
- A251 BUILDING SECTIONS
- A401 DOOR, WINDOW & FINISH SCHEDULES
- A402 TOILET RM/BREAK RM PLANS & ELEVATIONS



VICINITY MAP



SITE PLAN
SCALE: 1"=30'-0"

2022-2828-PR

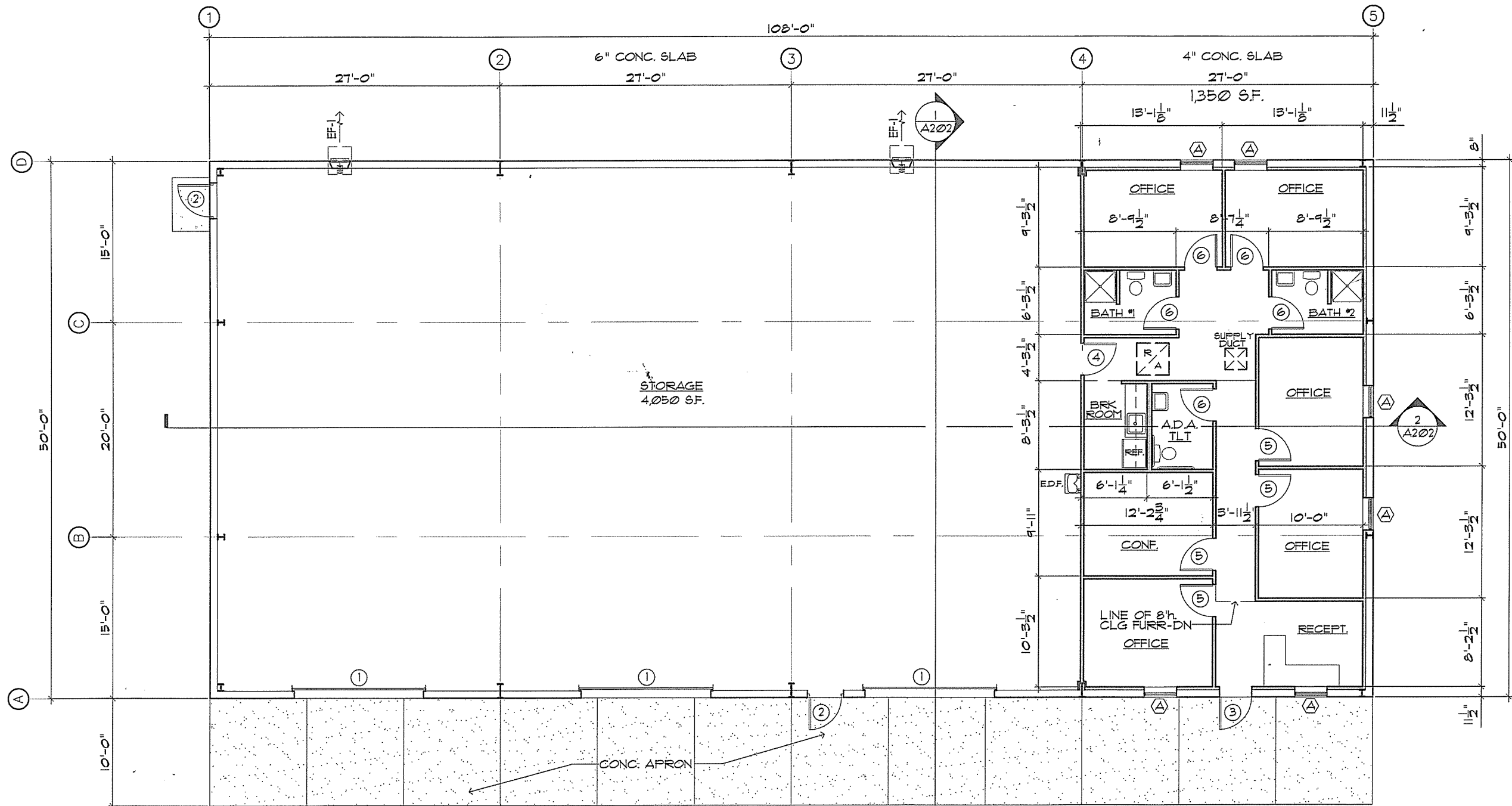
BORDER ARCHITECTS, INC.
A PROFESSIONAL CORPORATION
67154 Industry Lane, Suite C
Covington, Louisiana 70433
(TEL) 985-242-6112 (FAX) 985-242-6111

MAGNOLIA MAINTENANCE BLDG.
ALAMOSA PARK
COVINGTON, LOUISIANA

REVISION DATES:		
NO.	DATE	PURPOSE

RELEASE DATE:		
NO.	DATE	PURPOSE
1	2-5-22	PRELIM.

SHEET:
C100
OF -



FLOOR PLAN
SCALE: 3/32"=1'-0"
5,400 S.F.

BORDER ARCHITECTS, INC.
A PROFESSIONAL CORPORATION
67159 Industry Lane, Suite C,
Covington, Louisiana 70433
(TEL) 402-993-6112 (FAX) 402-993-6113

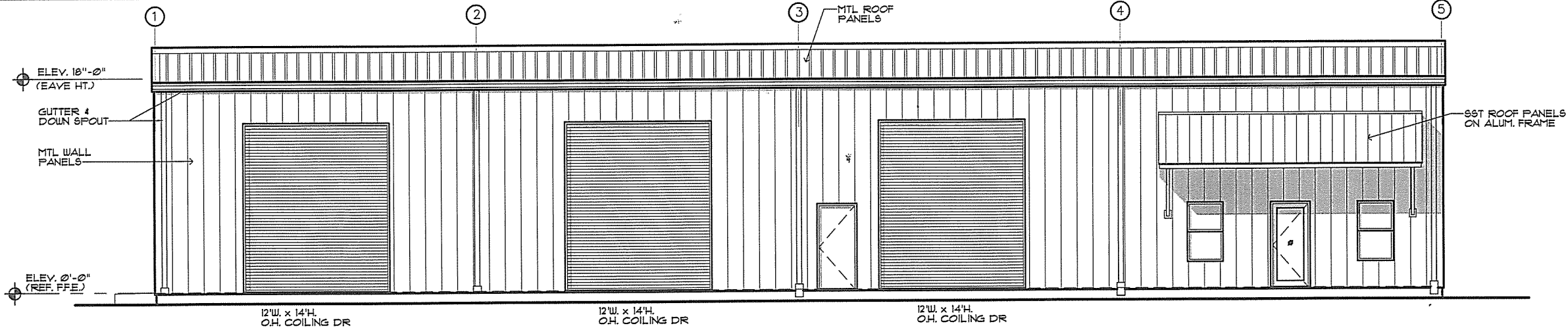
MAGNOLIA MAINTENANCE BLDG.
ALAMOSA PARK
COVINGTON, LOUISIANA

REVISION DATES:		
NO.	DATE	PURPOSE

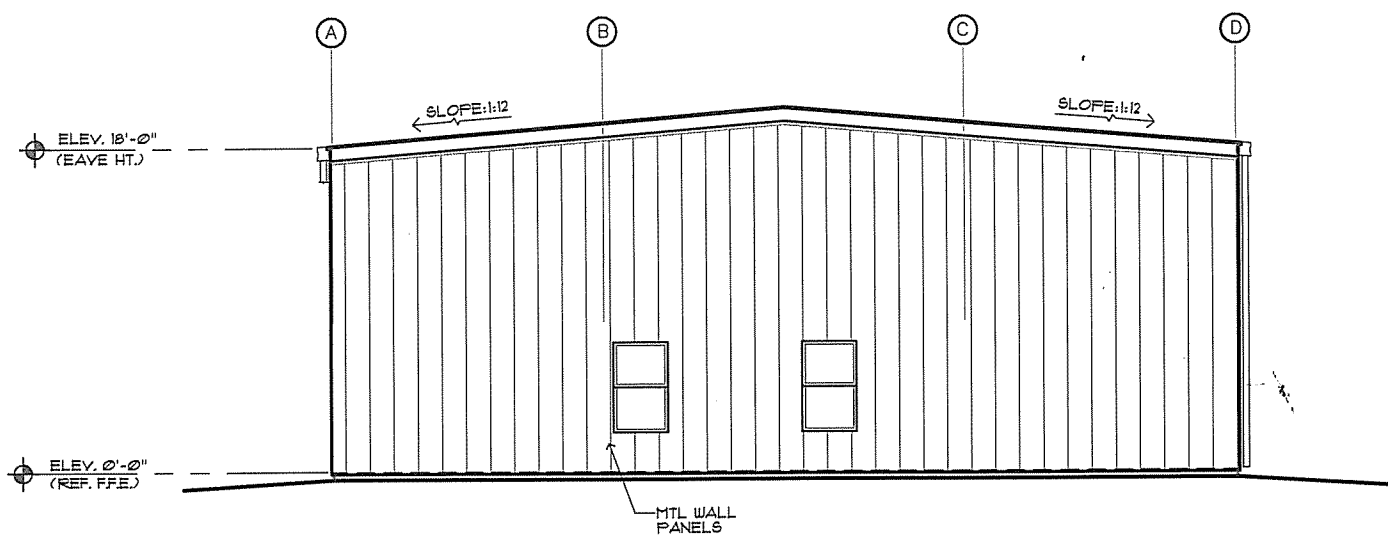
RELEASE DATE:		
NO.	DATE	PURPOSE
1	3-3-22	PRELIM.

SHEET:
A101
OF -

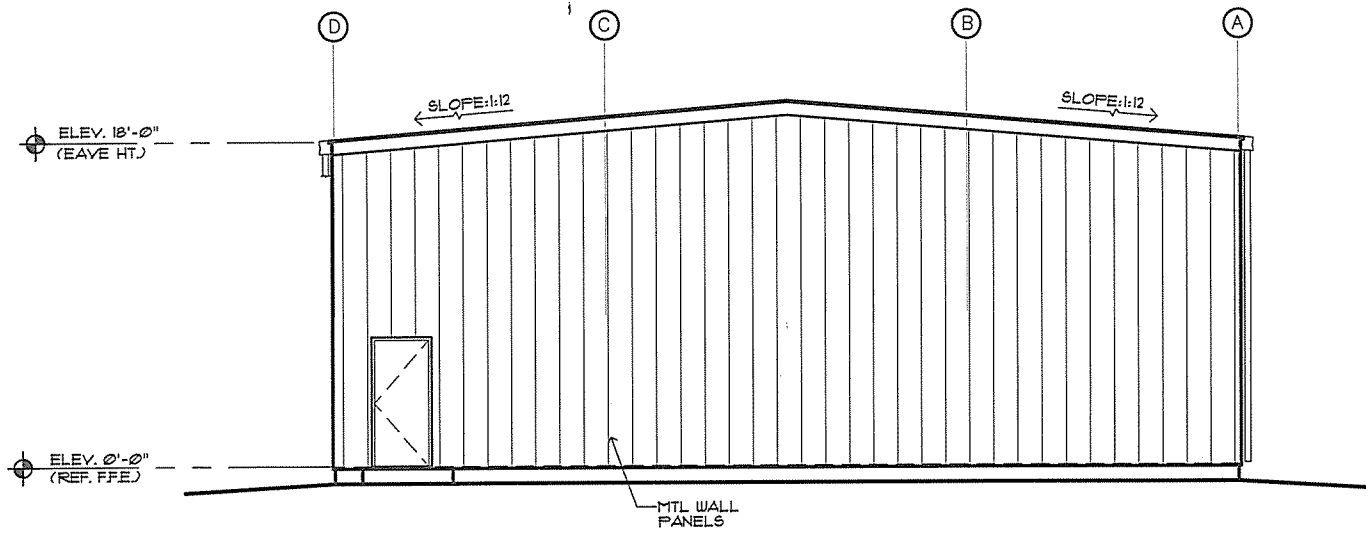
2022-2828-PR



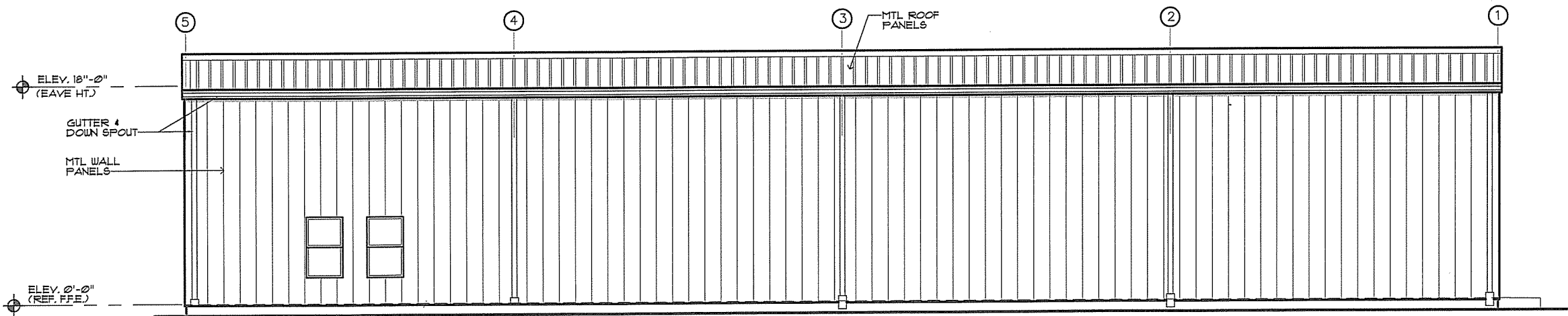
SOUTH ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"



WEST ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"

BORDER ARCHITECTS, INC.
A PROFESSIONAL CORPORATION
67154 Industry Lane, Suite C,
Covington, Louisiana 70435
(TEL) 985-892-6112 (FAX) 985-892-6114

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NO.	DATE	PURPOSE

RELEASE DATE:		
NO.	DATE	PURPOSE
1	3-3-22	PRELIM.

SHEET:
A201
OF -

REVISION DATES		
NO.	DATE	PURPOSE

RELEASE DATE		
NO.	DATE	PURPOSE
1	5-5-22	PRELIM

