

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, JUNE 7, 2022**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, June 7, 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**

**APPROVAL OF THE MAY 3, 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. 2022-2821-ZC**  
Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Location: Parcel located on the south side of LA Highway 1088, west of Soult Street, and east of Emerald Pines Court; Mandeville; S6S, T8S, R12E, Ward 4, District 5  
Acres: 2.088 acres  
Petitioner: Kenneth Moore  
Owner: ST. TAMMANY PARISH FIRE PROTECTION DISTRICT #4 – Kenneth Moore  
Council District: 5
- 2. 2022-2822-ZC**  
Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: A-1A (Suburban District) and MHO Manufactured Housing Overlay  
Location: Parcel located on the north side of West Orleans Street, west of Lake Road, being lots 7 and 8, Square 17, Lacombe Park Subdivision; Lacombe; S40, T8S, R12E, Ward 7 District 7  
Acres: .34 acres  
Petitioner: Nikki Hutchinson  
Owner: Nikki Hutchinson  
Council District: 7
- 3. 2022-2833-ZC**  
Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: A-3 (Suburban District)  
Location: Parcel located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville; S10, T7S, R10E, Ward 1 District 1  
Acres: 19.152 acres  
Petitioner: Andrew Cahanin  
Owner: Lagrange Legacy, LLC  
Council District: 1

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4. **2022-2835-ZC**

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: PF-1 (Public Facilities District)

Location: Parcel located on the north side of Harrison Avenue, east of Primrose Drive, and west of Flowers Drive, Covington; S2, T7S, R11E, Ward 3, District 2

Acres: .757 acres

Petitioner: Jeffrey Schoen

Owner: St. Tammany Humane Society

Council District: 2
5. **2022-2836-ZC**

Existing Zoning: HC-2 (Highway Commercial District)

Proposed Zoning: HC-2 (Highway Commercial District) and RO Rural Overlay

Location: Parcel located on the south side of US Highway 190, east of Bremerman Road, and west of Johns Road; Lacombe; S48, T8S, R12E, Ward 4, District 7

Acres: 2.34 acres

Petitioner: Quality Properties, LLC- Bruce Wainer

Owner: Bruce Wainer

Council District: 7
6. **2022-2837-ZC**

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: NC-1 (Professional Office District)

Location: Parcel located on the north west corner of Azalea Drive and US Highway 190, Mandeville; S37, T7S, R11E, Ward 4, District 4

Acres: .32 acres

Petitioner: Rodrigue & Rodrigue – Rod Rodrigue

Owner: Julies Helfritsh

Council District: 4
7. **2022-2838-ZC**

Existing Zoning: A-3 (Suburban District)

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

Location: Parcel located on the south side of Heintz Street, west of Poitevent Street, Abita Springs; S1, T7S, R11E, Ward 10, District 2

Acres: .32 acres

Petitioner: Keith and Antoinette Hanson

Owner: Keith and Antoinette Hanson

Council District: 2
8. **2022-2840-ZC**

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located on the north side of LA Highway 1088, east of Viola Street, west of Elm Street, Mandeville; S6, T8S, R12E; Ward 4, District 5

Acres: 7.380 acres

Petitioner: Sean Jeanfreau

Owner: Carlos A Millan

Council District: 5
9. **2022-2855-ZC**

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-2 (Suburban District)

Location: Parcel located on the north side of Wardline Road, east of Million Dollar Road; Covington; S31, T5S, R11E, Ward 2, District 2

Acres: 6.592 acres

Petitioner: Michael Dugas & John Dublin

Owner: The Lionel Ingram Family Trust, Michael Dugas, Provisional Trustee & John Dublin

Council District: 2



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**PLAN REVIEW CASES – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS  
ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

- 1. 2022-2871-PR – USE: St Tammany Bone and Joint Clinic: Addition to Existing Building**  
**CORRIDOR: Highway 21 Planned Corridor**  
**ZONING: HC-2 (Highway Commercial District)**  
**USE SIZE: 6,391 sq. ft**  
**PETITIONER: Roch B. Hontas**  
**OWNER: Satnoh, LLC**  
**LOCATION: Parcel located on the north side of Louisiana Highway 21, being 71211 Louisiana Highway 21; S46, T7S, R11E; Ward 1, District 1**

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
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KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

**ROLL CALL** Seeger, McInnis and Fitzmorris were absent

**CALL TO ORDER**

**ANNOUNCEMENTS**

- **Please silence all phones and electronic devices**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

**INVOCATION** Randolph

**PLEDGE OF ALLEGIANCE** Willie

**APPROVAL OF THE APRIL 5, 2022 MINUTES**

Crawford made a motion to approve, second by Randolph

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

NAY:

ABSTAIN:

**POSTPONING**

**1. 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  |

Willie made a motion to postpone, second by Truxillo

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

NAY:

ABSTAIN:

The motion to postpone carried

**ZONING CHANGE REQUEST CASES:**

**1. 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   |

Jeff Schoen came to the podium

Brian Glorioso, Harold Prestenburg and Ed Sperier spoke against this request

Smail made a motion to deny, second by Crawford

YEA: Ress, Willie, Crawford, Smail, Randolph and Truxillo

NAY: Doherty and Barcelona

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MANDEVILLE, LOUISIANA**

ABSTAIN:

The motion to deny carried

**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  |

Jeff Schoen came to the podium

Brian Resses and Terri Stevens spoke against this request

Crawford made a motion to approve, second by Truxillo

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

NAY:

ABSTAIN: Randolph

The motion to approve carried

**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

Natasha Jones came to the podium

Jamie Lindsay spoke in favor of this request

Clifford, Rose and Penny Schuler spoke against this request

Randolph made a motion to approve, second by Barcelona

YEA: Ress, Doherty, Barcelona, Randolph and Truxillo

NAY: Willie, Crawford and Smail

ABSTAIN:

The motion to approve failed

**1. 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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Todd Spell came to the podium  
Fleming Hatcher, Richard Melerine and Stacey Talley came to the podium  
Smail made a motion to deny, second by Barcelona

YEA: Ress, Doherty, Barcelona, Crawford, Smail and Randolph  
NAY: Willie  
ABSTAIN:  
The motion to deny carried

**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

Paul Mayronne came to the podium  
Terri Stevens spoke in opposition of this request  
Barcelona made a motion to approve, second by Willie

YEA: Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo  
NAY: Ress and Smail  
ABSTAIN:  
The motion to approve carried

**1. 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

Mary Bolner came to the podium  
Smail made a motion to deny -motion failed  
Barcelona then made a motion to approve, second by Truxillo

YEA: Ress, Willie, Doherty, Barcelona, Crawford, Randolph and Truxillo  
NAY: Smail  
ABSTAIN:  
The motion to approve carried

**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

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Owner: 1280 Labarre, LLC – Sherrie Ybarzabal  
Council District: 10

Sherrie Ybarzabal came to the podium  
Jan Lugenbuhl spoke in opposition of this request

Willie made a motion to approve, second by Ress  
YEA: Ress, Willie, Doherty, Barcelona, Smail, Randolph and Truxillo  
NAY: Crawford  
ABSTAIN:  
The motion to approve carried

**8. 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  
Phillip Moore came to the podium

Ivonne Jurisich, John Vincent and Judith Parker spoke in opposition of this request

Smail made a motion to deny, second by Randolph  
YEA: Ress, Willie, Doherty, Barcelona, Crawford, Smail and Randolph  
NAY:  
ABSTAIN:  
The motion to deny carried

**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

Chris Rohli came to the podium  
Chris Rohle, Sr spoke in favor of this request  
Crawford made a motion to approve, second by Truxillo

YEA: Ress, Willie, Doherty, Barcelona, Crawford, Smail, Randolph and Truxillo  
NAY:  
ABSTAIN:  
The motion to approve carried

**1. 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

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Council District: August Martens  
2

Julie Agan came to the podium

Truxillo made a motion to approve, second by Barcelona

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

NAY:

ABSTAIN:

The motion to approve carried

**12. 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

Eric Penton came to the podium

Elaine Galiano and Sue Toledano spoke in opposition of this request

Crawford made a motion to deny, second by Barcelona

YEA: Ress, Willie, Barcelona, Crawford, Smail and Randolph

NAY: Doherty and Truxillo

ABSTAIN:

The motion to deny carried

**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

Paysee McWilliams came to the podium

Truxillo made a motion to approve, second by Barcelona

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

NAY:

ABSTAIN:

The motion to approve carried

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

# ZONING STAFF REPORT

**Date:** April 25, 2022  
**Case No.:** 2022-2821-ZC  
**Posted:** May 9, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Kenneth Moore  
**OWNER:** ST. TAMMANY PARISH FIRE PROTECTION DISTRICT #4 – Kenneth Moore  
**REQUESTED CHANGE:** A-4 (Single-Family Residential District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the south side of LA Highway 1088, west of Soult Street, and east of Emerald Pines Court; Mandeville; S6S, T8S, R12E, Ward 4, District 5  
**SIZE:** 2.088 acres

## GENERAL INFORMATION

### ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u>                |
|------------------|------------------------|--|
| North            | Residential            | A-4 Single-Family Residential District |
| South            | Residential            | A-4 Single-Family Residential District |
| East             | Undeveloped            | A-4 Single-Family Residential District |
| West             | Residential            | A-4 Single-Family Residential 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-4 Single Family Residential District to PF-1 Public Facilities District. The site is located on the south side of LA Highway 1088, west of Soult Street, and East of Emerald Pines Court, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property is adjacent to properties zoned A-4 Single-Family Residential District on all sides and abuts an existing neighborhood to the south and north, an existing single-family residence to the west, and undeveloped property to the east. The purpose of the existing A-4 Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The purpose of the proposed PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public. A change in zoning will allow institutional uses along an existing State Highway adjacent to single-family residential uses.

The reason for the request is to develop a new fire station.

**CASE NUMBER:** 2022-2821-ZC

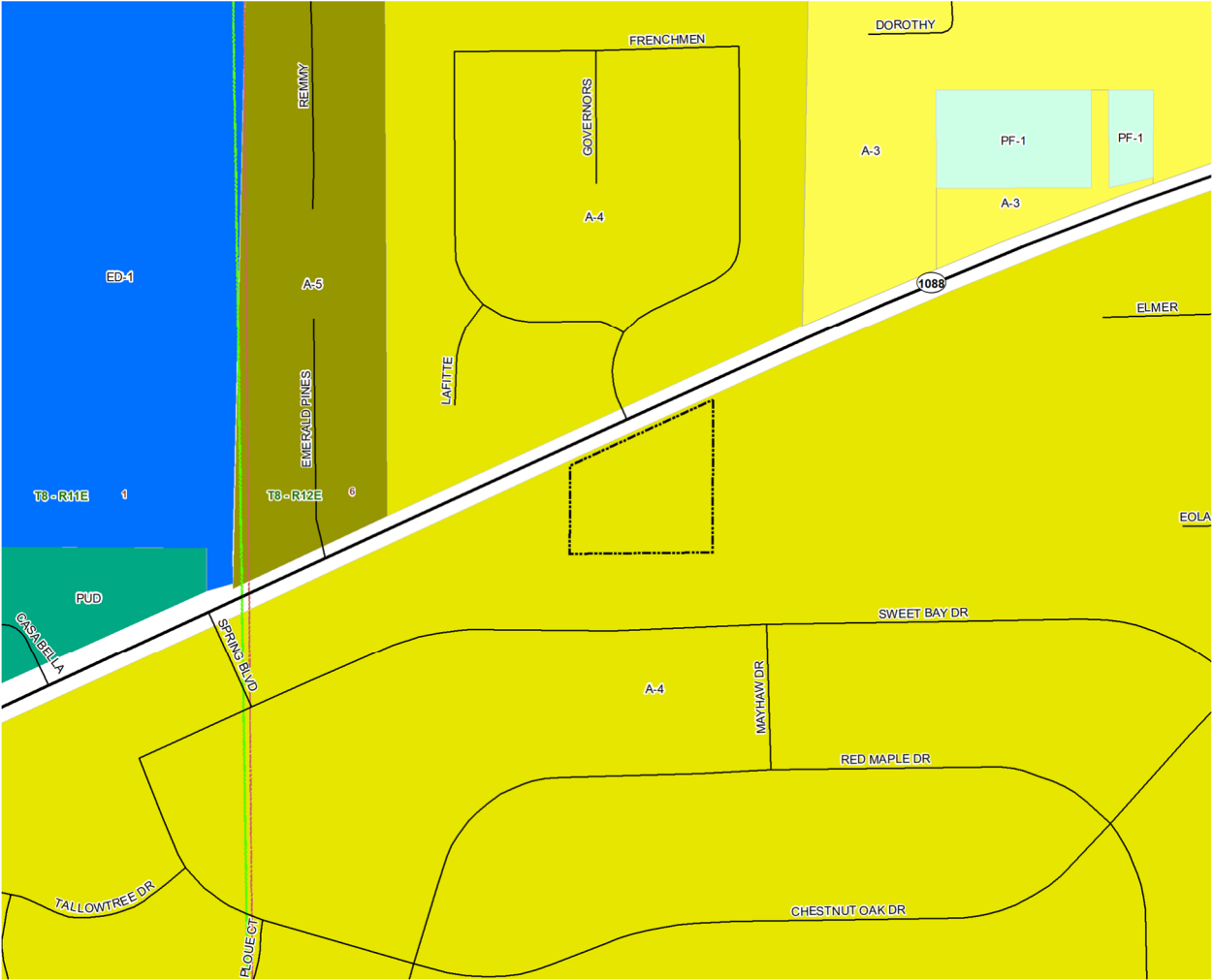
**PETITIONER:** Kenneth Moore

**OWNER:** ST. TAMMANY PARISH FIRE PROTECTION DISTRICT #4 – Kenneth Moore

**REQUESTED CHANGE:** A-4 (Single-Family Residential District) to PF-1 (Public Facilities District)

**LOCATION:** Parcel located on the south side of LA Highway 1088, west of Soult Street, and east of Emerald Pines Court; Mandeville; S6S, T8S, R12E, Ward 4, District 5

**SIZE:** 2.088 acres





LAFITTE CT

FRENCHMEN DR

A-4

1088

T8 - R12E  
6

A-4

SWEET BAY DR



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

**Ron Keller**

SECRETARY PLANNING COMM.

Da. Shana Hess

CLERK OF COURT

10-29-2014 5313 D

DATE FILE NO.

Bay Street (Not Const.)

LEGEND:

- = Fnd. 1/2" Rebar
- = Set 1/2" Rebar
- = Fnd. Conc. Hwy. Monument
- ⊙ = Fnd. 3/4" Iron Pipe

Reference:

- 1.) A Tentative Plan Map by Kelly J. McHugh, Dated 7-12-08, Job #08-378 (Books of Bearing)
- 2.) A Cash Deed Referenced to a Survey Map by Herbert C. Sanders, Dated 8-21-84
- 3.) A Survey Plat of La. Grande Terre S/D, by Herbert C. Sanders, Dated 9-18-84, Job #81-84-307
- 4.) A Survey Plat of The Woodlands Phase 1, by Kelly J. McHugh, Dated 11-14-84, Job #84-022

Note: Building Setbacks (if Any) should be Verified Prior to Construction

The P.O.B. is Reported to be S89°50'E-330.1' From the 1/4 Corner Common to Section 1, T-8-S, R-11-E & Section 6, T-8-S, R-12-E, St. Tammany Parish, Louisiana

THIS MAP IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225805 0245 C, MAP DATED 10-17-89

STATE OF LOUISIANA

BRUCE M. BUTLER, III

License No. 4894

PROFESSIONAL

LA: PROFESSIONAL LAND SURVEYOR

LICENSE NO. 10517

Land Surveying, LLC

518 N. Columbia Street

Covington, LA 70433

(504) 842-6471 office (504) 842-0255 fax

Map Prepared For:

DUFOR, MAIER, MURRY PARTNERSHIP

Scale: 1" = 100'

Sheet: 8-20-14

Drawn By: JMD

Property Located in Sec. 8, T-8-S, R-12-E, St. Tammany Parish, Louisiana

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10517

# Subject Property

## ZONING STAFF REPORT

**Date:** April 25, 2022  
**Case No.:** 2022-2822-ZC  
**Posted:** May 17, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Nikki Hutchinson  
**OWNER:** Nikki Hutchinson  
**REQUESTED CHANGE:** A-1A (Suburban District) to A-1A (Suburban District) and MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of West Orleans Street, west of Lake Road, being lots 7 and 8, Square 17, Lacombe Park Subdivision; Lacombe; S40, T8S, R12E, Ward 7 District 7  
**SIZE:** .34 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

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

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u> |
|------------------|------------------------|-------------------------|
| North            | Residential            | A-1A Suburban District  |
| South            | Residential            | A-1A Suburban District  |
| East             | Residential            | A-1A Suburban District  |
| West             | Residential            | A-1A 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-1A Suburban District to A-1A Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of West Orleans Street, west of Lake Road, being lots 7 and 8, Square 17, Lacombe Park Subdivision; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property is flanked on all sides by properties that are zoned A-1A Suburban District and is located within the Lacombe Park Subdivision. Based on the most current and available data (Google Earth, January, 2019), there are approximately 2-3 parcels that possess the MHO Manufactured Housing Overlay within the residential portions of the Lacombe Park Subdivision, as well as one on South 1<sup>st</sup> Street that is one block away from the subject property. The entirety of the Forest Glen subdivision further north contains a larger radius of MHO Manufactured Housing Overlay, where it encompasses a majority of the subdivision. Within the vicinity of the subject property, the number of mobile homes are as follows:

1. West Orleans St: Three of four existing homes along this street are mobile homes.
  2. St. Louis Street: Three of five existing homes along this street are mobile homes.
- \*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 mobile home.



**CASE NUMBER:** 2022-2822-ZC

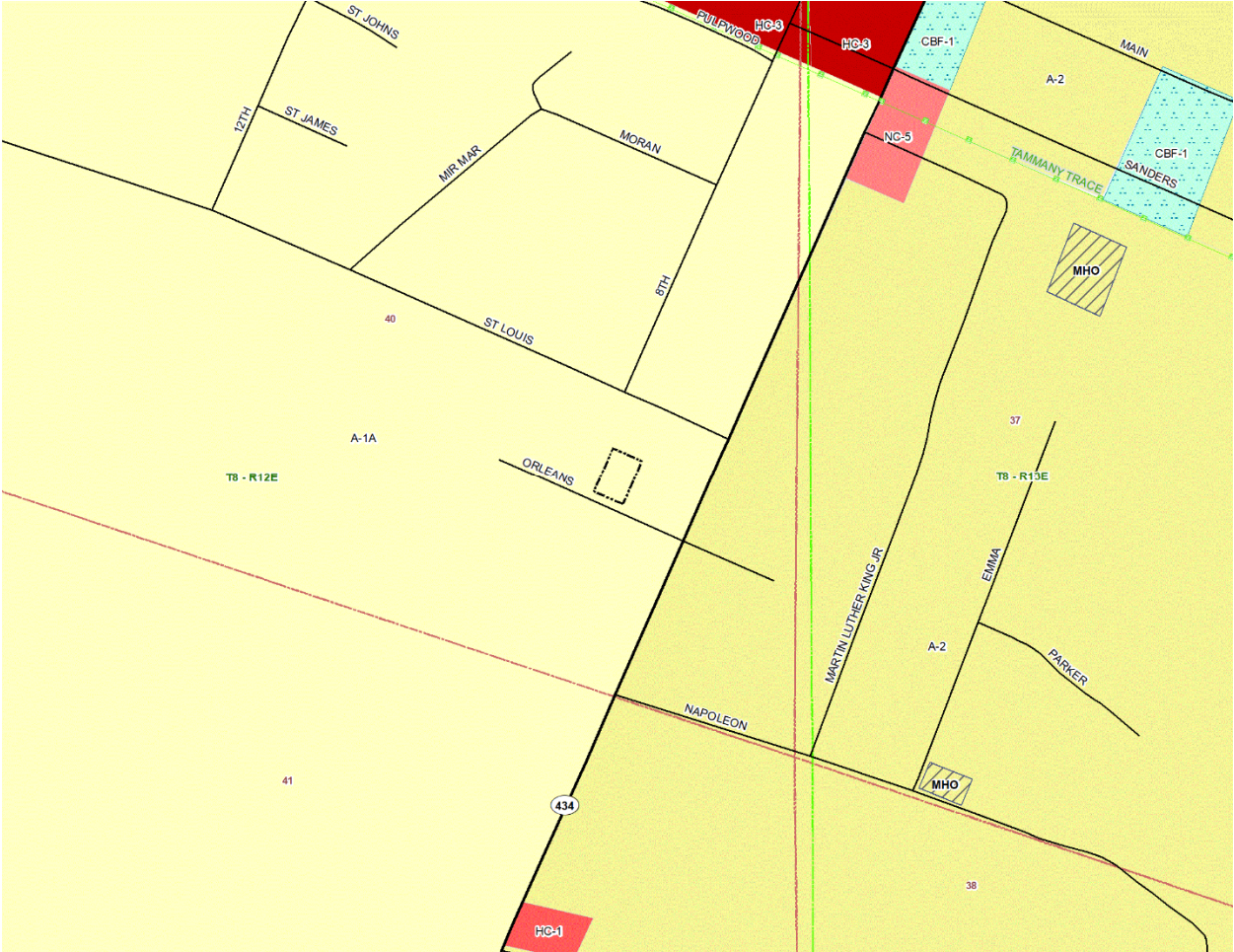
**PETITIONER:** Nikki Hutchinson

**OWNER:** Nikki Hutchinson

**REQUESTED CHANGE:** A-1A (Suburban District) to A-1A (Suburban District) and MHO (Manufactured Housing Overlay)

**LOCATION:** Parcel located on the north side of West Orleans Street, west of Lake Road, being lots 7 and 8, Square 17, Lacombe Park Subdivision; Lacombe; S40, T8S, R12E, Ward 7 District 7

**SIZE:** .34 acres





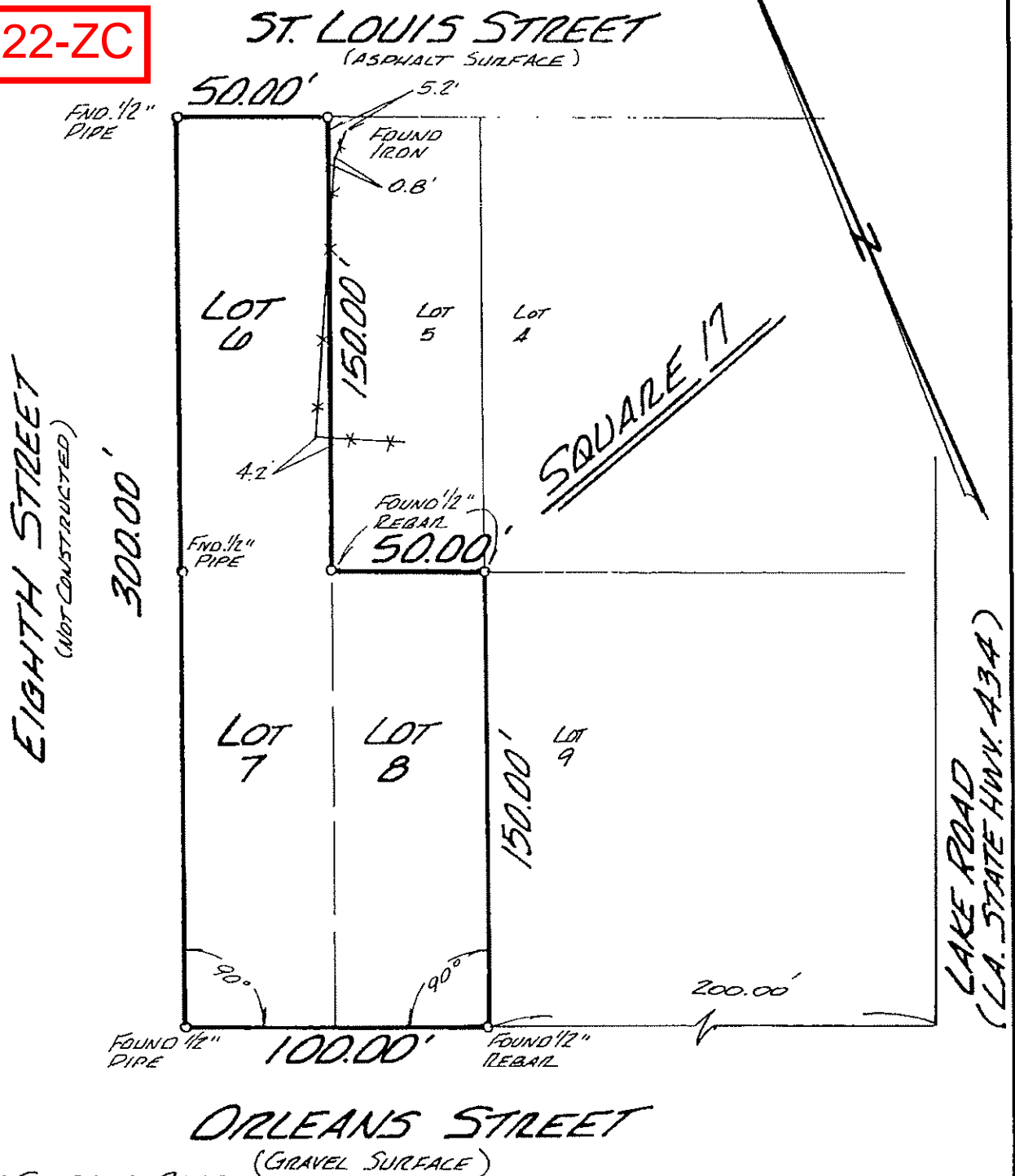




I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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

2022-2822-ZC



ZONING STAFF REPORT

**Date:** April 25, 2022  
**Case No.:** 2022-2833-ZC  
**Posted:** May 27, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Andrew Cahanin  
**OWNER:** Lagrange Legacy, LLC  
**REQUESTED CHANGE:** HC-2 (Highway Commercial District) to A-3 (Suburban District)  
**LOCATION:** Parcel located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville; S10, T7S, R10E, Ward 7 District 7  
**SIZE:** 19.152 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               | HC-2 Highway Commercial District  |
| South            | Undeveloped               | A-3 Suburban District   |
| East             | Single-Family Residential | HC-2 Highway Commercial District & A-4 Single-Family Residential District |
| West             | Undeveloped               | HC-2 Highway Commercial District & A-4 Single-Family Residential District |

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to A-3 Suburban District. The site is located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with new residential uses on undeveloped tracts within existing residential areas that are compatible with surrounding residential uses.

The subject property is flanked by undeveloped property zoned HC-2 Highway Commercial District to the north, the existing Palm Court Subdivision that is split zoned both HC-2 Highway Commercial District and A-4 Single-Family Residential District to the east, undeveloped property zoned A-3 Suburban District to the south, and the existing Mayhaw Plantation Subdivision zoned A-3 Suburban District to the west.

The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials. The purpose of the requested A-3 Suburban District is to provide a single-family residential environment on half-acre lot sizes in areas convenient to commercial and employment centers. A change in zoning will allow for single-family residential development within an area surrounded by single family residential uses and undeveloped land.

The reason for the request is to develop single-family residential uses.

|                               | Area         | Zoning/Requested Zoning   | Max Allowable Density                     | Existing Lot #'s |
|-------------------------------|--------------|---|---|------------------|
| Subject property              | 19.152 acres | A-3 Suburban District   | 2 units per acre = 38.304 lots            | N/A              |
| Palm Court Subdivision        | 28.134 acres | HC-2 Highway Commercial District and A-4 Single-Family District | NA<br>4 units per acre = 52 existing lots | 52 lots          |
| Mayhaw Plantation Subdivision | 54.34 acres  | A-3 Suburban District   | 2 units per acre = 108 lots               | 5 lots           |

**CASE NUMBER:** 2022-2833-ZC

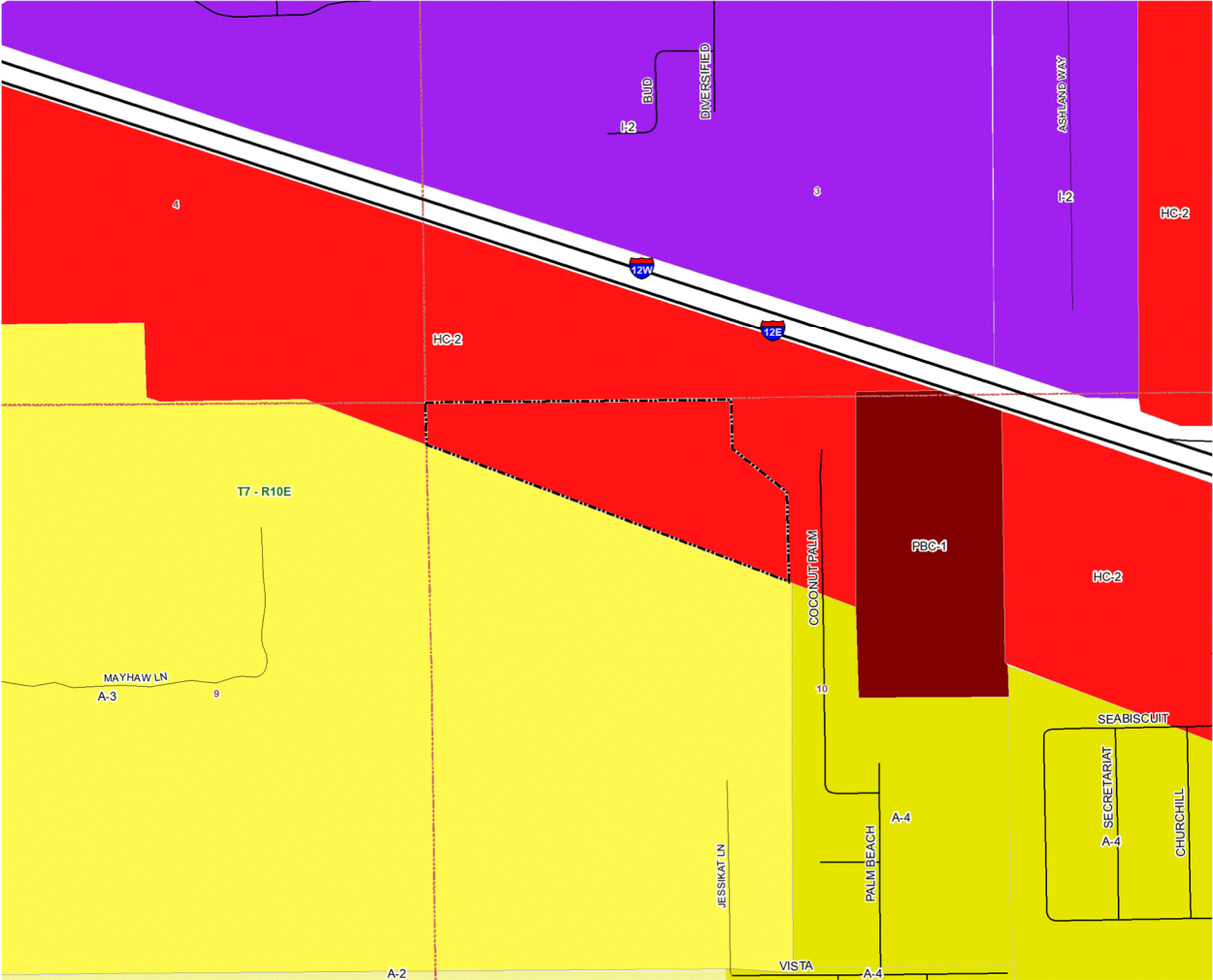
**PETITIONER:** Andrew Cahanin

**OWNER:** Lagrange Legacy, LLC

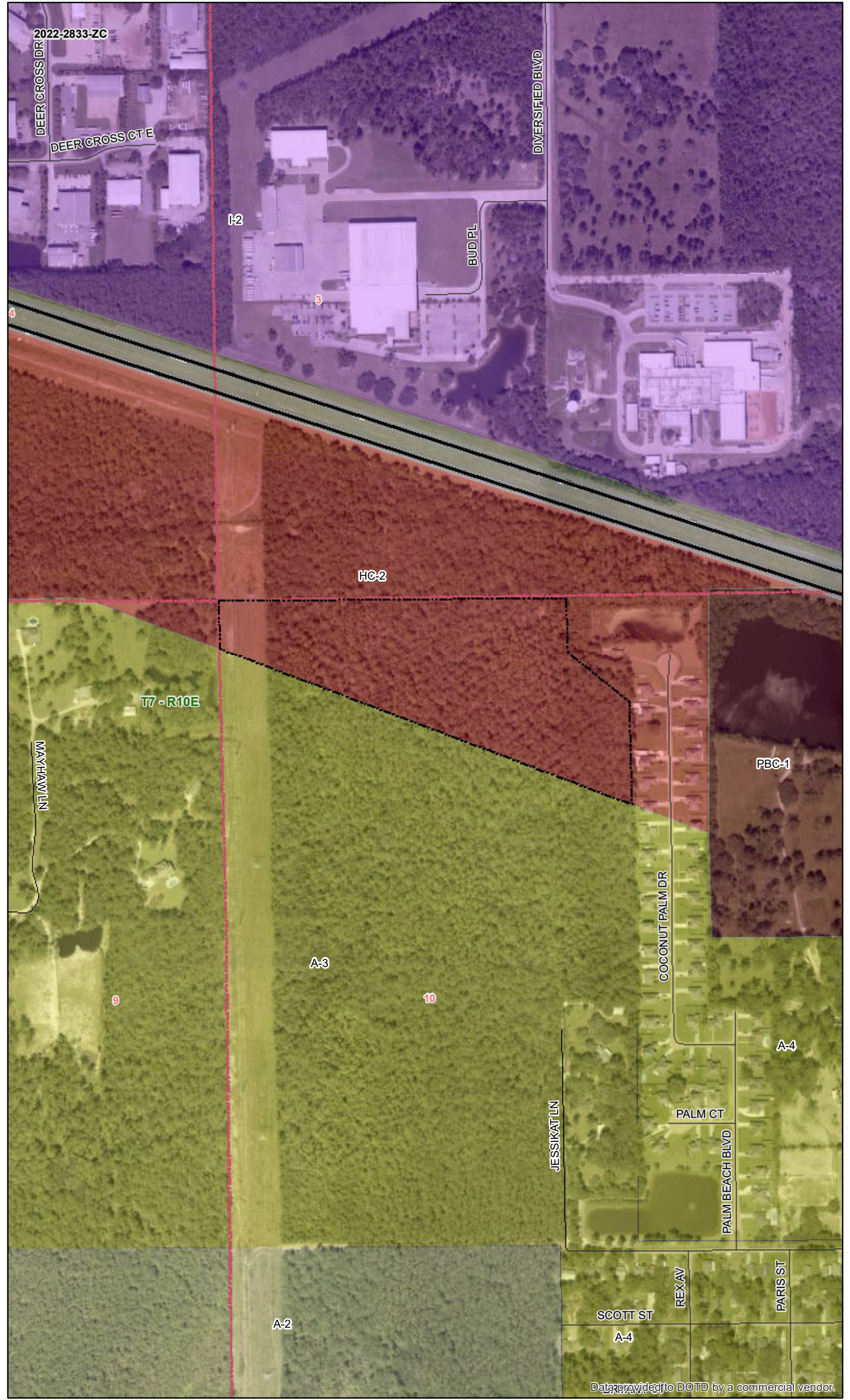
**REQUESTED CHANGE:** HC-2 (Highway Commercial District) to A-3 (Suburban District)

**LOCATION:** Parcel located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12;  
Madisonville; S10, T7S, R10E, Ward 7 District 7

**SIZE:** 19.152 acres







2022-2833-ZC

DEER CROSS DR  
DEER CROSS CT E

DIVERSIFIED BLVD

BUD PL

HC-2

T7 - R10E

PBC-1

COCONUT PALM DR

A-3

A-4

PALM CT

PALM BEACH BLVD

JESSIKAT LN

REX AV

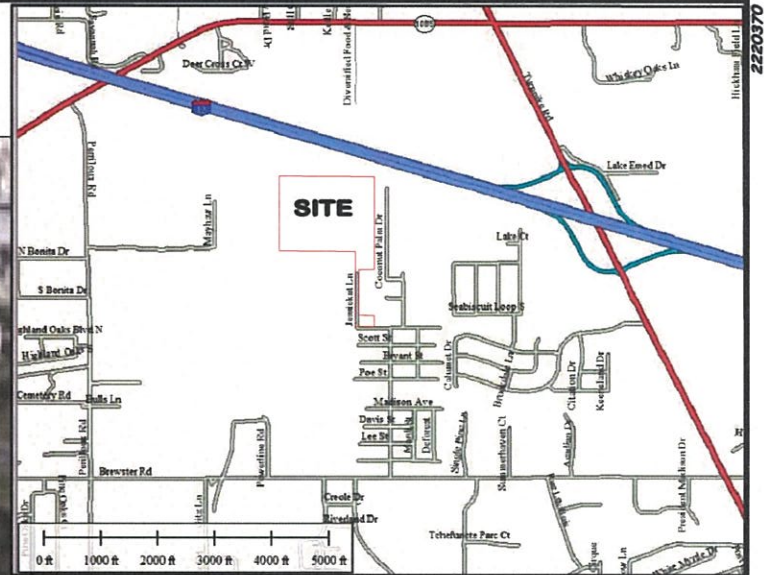
PARIS ST

SCOTT ST

A-2

A-4





VICINITY MAP

SCALE: 1" = 2000'

2022-2833-ZC



- Existing Zone HC-2  
Proposed Re-Zone  
to Zone A-3
- Existing Zone A-3  
to Remain A-3

Zone A-3 : SUBURBAN  
Zone HC-2 : HIGHWAY COMMERCIAL

EXHIBIT 1

PROPOSED REZONING  
OF A PORTION OF A  
52.612 Acre Tract

LOCATED IN SECTION 10, T 7 S-R 10 E  
TOWN OF MADISONVILLE  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
FIRST HORIZON, INC.

Prepared By:



McLin Taylor, Inc.

Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)886-1444

PRELIMINARY

04/04/2022  
DATE



SEC. 4

SEC. 3

SEC. 9

SEC. 10

(T-EAST 1671.21')  
S 89°47'58" E 1670.44'

N 00°06'35" W 1320.38'  
(T-N 00°26'18" W 1320.00')

CENTERLINE

OVERHEAD POWER LINE

TOWER

OLD FENCE

N 89°37'34" W 1338.20'  
(T-N 89°52'00" W 1334.00')

58.96'

(T-N 89°35'13" W)  
N 89°16'13" W  
273.22'  
(T-273.15')

(T-S 00°15'37" E 789.15')  
S 00°00'40" E 789.73'

(T-N 00°13'37" W 1320.00')  
N 00°03'14" E 1319.95'

59.87'  
(T-272.47')  
272.59'  
(T-S 89°35'13" E)

S 89°17'40" E  
(T-S 89°35'13" E)

(T-S 00°12'14" E)  
S 00°01'47" E  
199.55'

OVERHEAD ELECTRIC

332.74'  
N 89°33'48" W  
(T-N 89°35'13" W 332.30')

VISTA STREET  
(GRAVEL)

2022-2833-ZC

LEGEND

- = 1/2" IRON ROD FOUND
- ⊙ = 5/8" IRON ROD FOUND
- ▲ = 3/4" IRON PIPE FOUND
- = 1" IRON PIPE FOUND
- ⊗ = WOOD CORNER & 1/2" IRON PIPE FOUND
- = 1" X 1 1/2" IRON BAR FOUND

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE C  
BASE FLOOD ELEV. N/A  
F.I.R.M. PANEL NO. 225205 0205 C  
REV. 10-17-1989

1. DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH BEARING INSTRUMENT NO. 451746.
2. SURVEY HERBERT C. SANDERS & ASSOCIATES, DATED 3-30-1978, JOB NO. ST-78-158.
3. SURVEY BY H. C. SANDERS & ASSOCIATES, DATED 03-06-1980, JOB NO. ST-80-124.
4. SURVEY BY LAND SURVEYING, INC., DATED 06-30-1993, AND NUMBERED 6144.

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.

STATE OF LOUISIANA  
KELLY J. McHUGH  
License No 4443  
PROFESSIONAL  
11-10-05  
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.

BOUNDARY SURVEY OF:

55.776 ACRES  
SECTION 10, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

ANTHONY F. MARINO;  
PETER BRECHTEL;  
RESOURCE BANK;  
MAISON-TERRE TITLE, L.L.C.; AND  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

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

SCALE: 1" = 300' DATE: 11-08-2005  
DRAWN: R.F.D. JOB NO.: 05-503  
REVISED:

## ZONING STAFF REPORT

**Date:** April 25, 2022  
**Case No.:** 2022-2835-ZC  
**Posted:** May 12, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Jeffrey Schoen  
**OWNER:** St. Tammany Humane Society  
**REQUESTED CHANGE:** A-2 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the north side of Harrison Avenue, east of Primrose Drive, and west of Flowers Drive, Covington; S2, T7S, R11E, Ward 3, District 2  
**SIZE:** .757 acres

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

**Type:** State                      **Road Surface:** 2 Lane Asphalt                      **Condition:** Excellent

## LAND USE CONSIDERATIONS

### **SURROUNDING LAND USE AND ZONING:**

| <u><b>Direction</b></u> | <u><b>Surrounding Use</b></u> | <u><b>Surrounding Zone</b></u>          |
|-------------------------|-------------------------------|---|
| North                   | Industrial                    | A-2 Suburban District                   |
| South                   | Undeveloped                   | PF-1 Public Facilities District         |
| East                    | Residential                   | A-2 Suburban District                   |
| West                    | Residential                   | A-4A Single Family Residential District |

**EXISTING LAND USE:**

Existing development: No Multi occupancy development: No

### COMPREHENSIVE PLAN:

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban District to PF-1 Planned Facilities District. The site is located on the north side of Harrison Avenue, east of Primrose Drive, and west of Flowers Drive, Covington. The 2025 Future Land Use Plan appointed the site to be designated for conservation uses through both private and public sector initiatives.

The subject site is flanked by undeveloped property zoned A-2 Suburban District to the north, east, and west, and undeveloped property zoned PF-1 Planned Facilities District to the south. The purpose of the existing A-2 Suburban District zoning classification is to provide for the location of single-family residential lots on one-acre parcel sizes. The purpose of the requested PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public.

The adjacent southern property that is currently zoned PF-1 Planned Facilities District was rezoned through Council Ordinances 16-3633 and 17-3743 and is comprised of 11.08 acres. If approved, the petitioned property will act as a single development site with the contiguous property that is zoned PF-1 to accommodate the development of the future Humane Society campus.

**CASE NUMBER:** 2022-2835-ZC

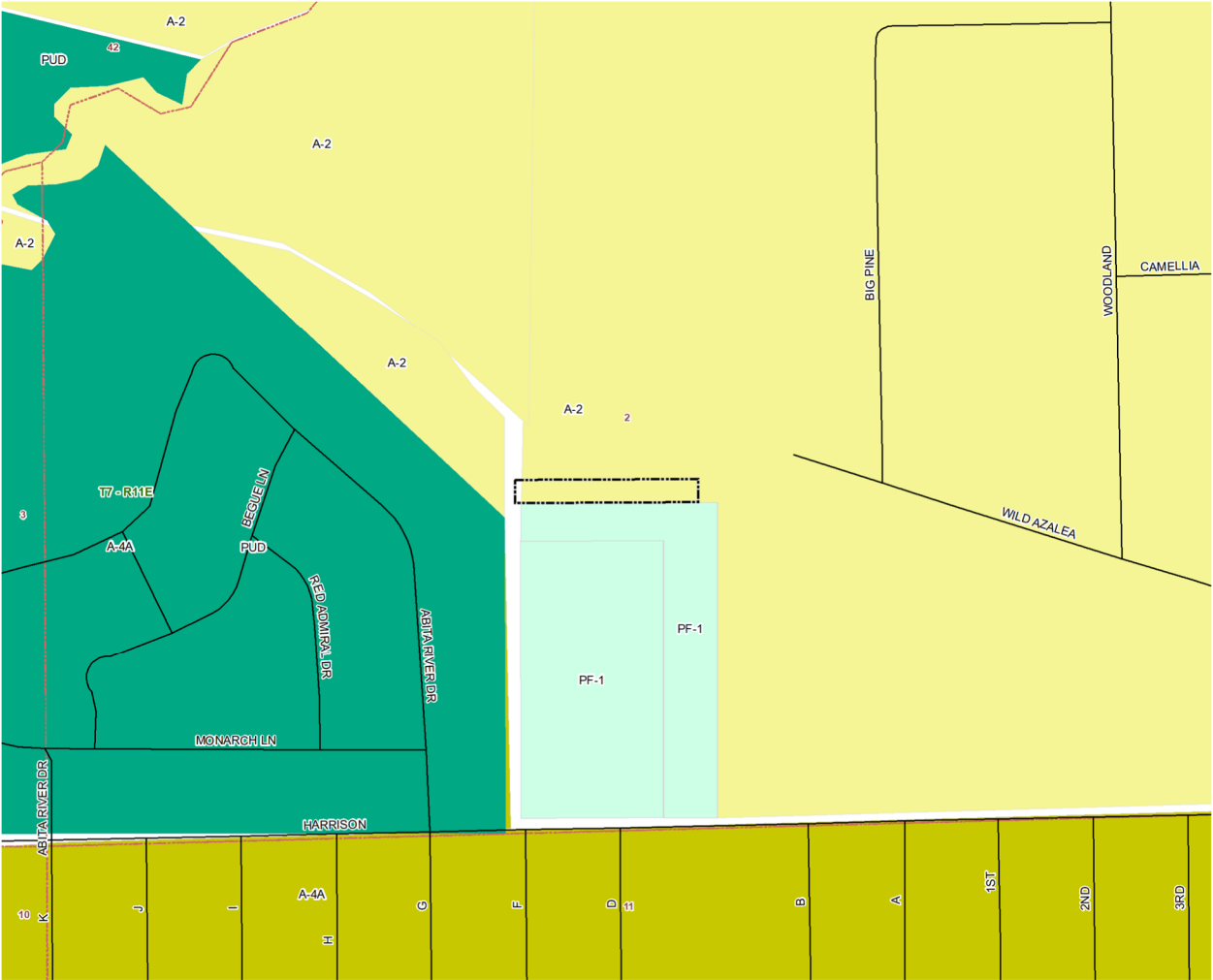
**PETITIONER:** Jeffrey Schoen

**OWNER:** St. Tammany Humane Society

**REQUESTED CHANGE:** A-2 (Suburban District) to PF-1 (Public Facilities District)

**LOCATION:** Parcel located on the north side of Harrison Avenue, east of Primrose Drive, and west of Flowers Drive, Covington; S2, T7S, R11E, Ward 3, District 2

**SIZE:** .757 acres





A-2

A-2

A-2

WILDAZALEA DR

2

T7 - R11E

A-4A PUD

ABITA RIVER DR

MONARCH LN

PF-1

PF-1

HARRISON AV

A-4A 11

G ST

F ST

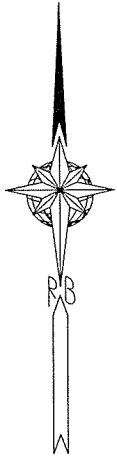
D ST

B ST



Resubdivision of  
PARCELS A1-A4, A1-A3, & A2-A  
LAMBERT INVESTMENTS MINOR SUBDIVISION  
SECTION 2 - TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
PARCEL A1-A5

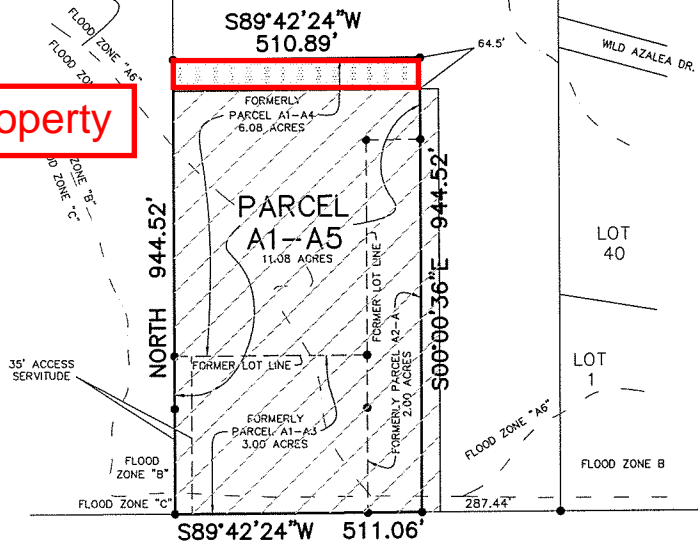
2022-2835-ZC



APPROXIMATE LOCATION  
OF FEMA FLOOD ZONE  
TRANSITION LINE

APPROXIMATE LOCATION  
OF FEMA FLOOD ZONE  
TRANSITION LINE

Subject Property



HARRISON AVE.

NOTES:

1. POND AND DITCHES NOT SHOWN HEREON
2. ALL IMPROVEMENTS SHOWN HEREON WERE LOCATED ON OR BEFORE AUGUST 19, 2016

NOTE: ALL IMPROVEMENTS  
NOT SHOWN HEREON.

- DENOTES 1/2" IRON PIPE TO BE SET
- DENOTES 1/2" IRON PIPE FND  
UNLESS OTHERWISE NOTED

Note: This is to certify that I have consulted the Federal  
Insurance Administration Flood Hazard Boundary Maps  
and found the property described IS located  
in a special flood hazard area. It is located in Flood Zone A6, B & C.

FIRM Panel# 2252050230C Rev. 10-17-1989

REF 1:  
RESUB. BY RANDALL W. BROWN  
DATE FILED: 12-21-2016  
MAP FILE No: 5597B

REF 2:  
RESUB. BY RANDALL W. BROWN  
DATE FILED: 03-27-2018  
MAP FILE No: 5724D

REF 3:  
RESUB. BY RANDALL W. BROWN  
DATE FILED: 01-28-2019  
MAP FILE No: 5818A

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL  
APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE  
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

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

ADVANCED

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

**Randall W. Brown  
& Associates, Inc.**

Professional Land Surveyors  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
info@brownsurveys.com

Date: MARCH 25, 2022  
Survey No. 22192

Scale: 1"=250'±  
Drawn By: J.E.D.  
Revised:

# ZONING STAFF REPORT

**Date:** April 25, 2022  
**Case No.:** 2022-2836-ZC  
**Posted:** May 9, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Quality Properties, LLC- Bruce Wainer  
**OWNER:** Bruce Wainer  
**REQUESTED CHANGE:** HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) and RO Rural Overlay  
**LOCATION:** Parcel located on the south side of US Highway 190, east of Bremerman Road, and west of Johns Road; Lacombe; S48, T8S, R12E, Ward 4, District 7  
**SIZE:** 2.34 acres

## GENERAL INFORMATION

### ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u>      | <u>Surrounding Zone</u>          |
|------------------|-----------------------------|----------------------------------|
| North            | Commercial                  | HC-2 Highway Commercial District |
| South            | Tammany Trace & Residential | A-1A Suburban                    |
| East             | Single-Family Residential   | A-1A Suburban District           |
| West             | Undeveloped                 | A-1A 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 HC-2 Highway Commercial District to HC-2 Highway Commercial District and RO Rural Overlay. The site is located on the south side of US Highway 190, east of Bremerman Road, and west of Johns Road, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject site is currently undeveloped and abuts a single-family residential dwelling and undeveloped land zoned A-1A Suburban District to the east and west, the Tammany Trace to the south, and an existing commercial development zoned HC-2 Highway Commercial District to the north. The purpose of the requested RO Rural Overlay zoning classification is to provide for agricultural uses, to encourage the maintenance of the rural countryside, and to preserve forests and other undeveloped lands away from areas of population growth.

A 45.7- acre parcel along the south side of the Tammany Trace from the subject property was rezoned from PUD Planned Unit Development to A-1 Suburban District and RO Rural Overlay in 2020 to accommodate an apiary and you-pick farm (Council Ordinance # 21-4501). The reason for the current request is to allow for this business to expand and have a main presence along the State Highway. A change in zoning will allow agricultural uses on a parcel that is currently zoned to accommodate highway commercial uses.



**CASE NUMBER:** 2022-2836-ZC

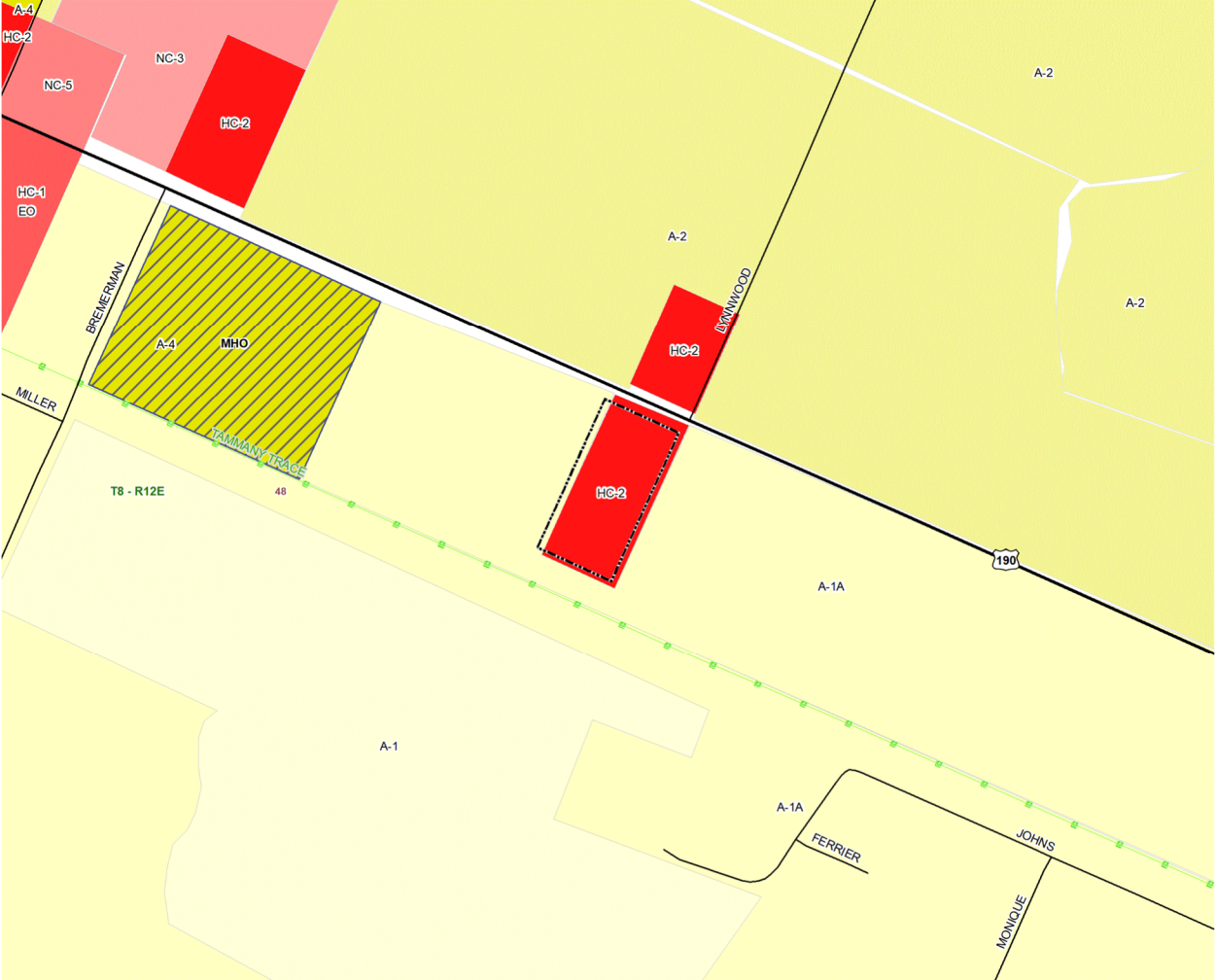
**PETITIONER:** Quality Properties, LLC – Bruce Wainer

**OWNER:** Bruce Wainer

**REQUESTED CHANGE:** HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) and RO Rural Overlay

**LOCATION:** Parcel located on the south side of US Highway 190, east of Bremerman Road, and west of Johns Road; Lacombe; S48, T8S, R12E, Ward 4, District 7

**SIZE:** 2.34 acres





2022-2836-ZC

NC-3

HC-2

A-2

LYNNWOOD DR

A-2

A-4

HC-2

T8 - R12E

HC-2

A-1A

TAMMANY TRACE

JOHNS RD

FERRIER EST

A-1

A-1A

A-1A

ONIQUE RD

PF-2

Data provided to DOTD by a commercial vendor.



2022-2836-ZC

P.O.B.

THIS POINT IS REPORTED TO BE S07°56'E-3368.5',  
AND S65°30'E-417.40' FROM THE SECTION CORNER  
COMMON TO SECTIONS 21, 22 & 48, T-8-S, R-12-E,  
ST. TAMMANY PARISH, LOUISIANA

U.S. HWY 190

N65°26'57"W 225.50'

452.00'

N24°33'08"E

2.34 ACRES

S24°32'31"W

452.20'

S71°27'37"W  
292.89'

S65°23'54"E 225.42'  
TAMMANY TRACE

1120.82'  
N65°22'03"W

BREMMERMAN  
ROAD

45.72 ACRES +/-

A SKETCH MAP OF PROPERTY TO ZONED  
A 2.34 ACRE PARCEL OF LAND BEING A PORTION OF THE AUBREY TRACT  
situated in  
Section 48, T-8-S, R-12-E  
St. Tammany Parish, Louisiana  
for  
WAINER COMPANIES

Survey No. 22-140218  
Date: APRIL 14, 2022

Drawn by: DMC  
Revised:

Scale: NTS

**LOWE**  
ENGINEERS

Professional Land Surveyors  
Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34  
MANDEVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.loweengineers.com  
e-mail: MandevilleTeam@loweengineers.com

# ZONING STAFF REPORT

**Date:** April 25, 2022  
**Case No.:** 2022-2837-ZC  
**Posted:** May 12, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Rodrigue & Rodrigue – Rod Rodrigue  
**OWNER:** Julies Helfritsh  
**REQUESTED CHANGE:** A-3 (Suburban District) to NC-1 (Professional Office District)  
**LOCATION:** Parcel located on the north west corner of Azalea Drive and US Highway 190, Mandeville; S37, T7S, R11E, Ward 4, District 4  
**SIZE:** .32 acres

## GENERAL INFORMATION

### ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u> |
|------------------|------------------------|-------------------------|
| North            | Residential            | A-3 Suburban District   |
| South            | Residential            | A-3 Suburban District   |
| East             | State Road             | U.S. Hwy 190 Service Rd |
| West             | Residential            | 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 NC-1 Professional Office District. The site is located on the north west corner of Azalea Drive and US Highway 190, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property abuts a single-family residential home and undeveloped property that is zoned A-3 Suburban District to the north and west, a commercial development that is zoned NC-4 Neighborhood Institutional District to the south, and Highway 190 West Service Road to the east. The purpose of the existing A-3 Suburban District zoning classification is to provide a single-family residential environment on half-acre lot sizes. 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 in order to provide small scale services to the residents of the neighborhood with minimal impact. A change in zoning will allow for neighborhood scale commercial uses adjacent to a single-family residence, undeveloped property, and across the street from an existing commercial use.

The reason for the request is to accommodate a proposed office building. It should be noted that the site is .32 acres and if approved must comply with landscaping, parking, and drainage standards required for all commercial developments. Staff is concerned that the small size of the parcel could be a potential hardship and could therefore necessitate future variances to the Unified Development Code’s commercial requirements.

**CASE NUMBER:** 2022-2837-ZC

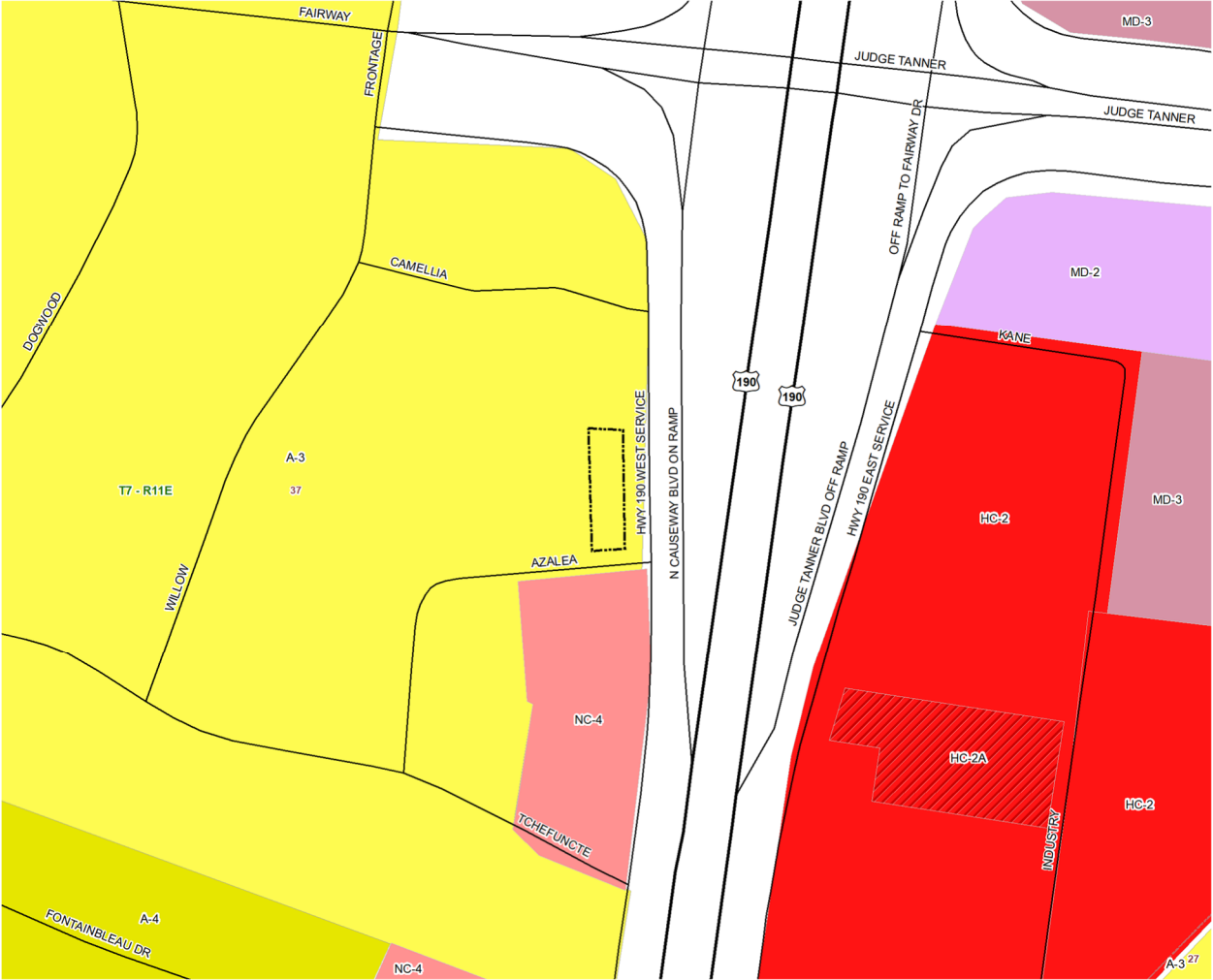
**PETITIONER:** Rodrigue & Rodrigue – Rod Rodrigue

**OWNER:** Julies Helfritsh

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

**LOCATION:** Parcel located on the north west corner of Azalea Drive and US Highway 190, Mandeville; S37, T7S, R11E, Ward 4, District 4

**SIZE:** .32 acres





CAMELLIA DR

A-3

T7 - R11E

37

AZALEA DR

NC-4

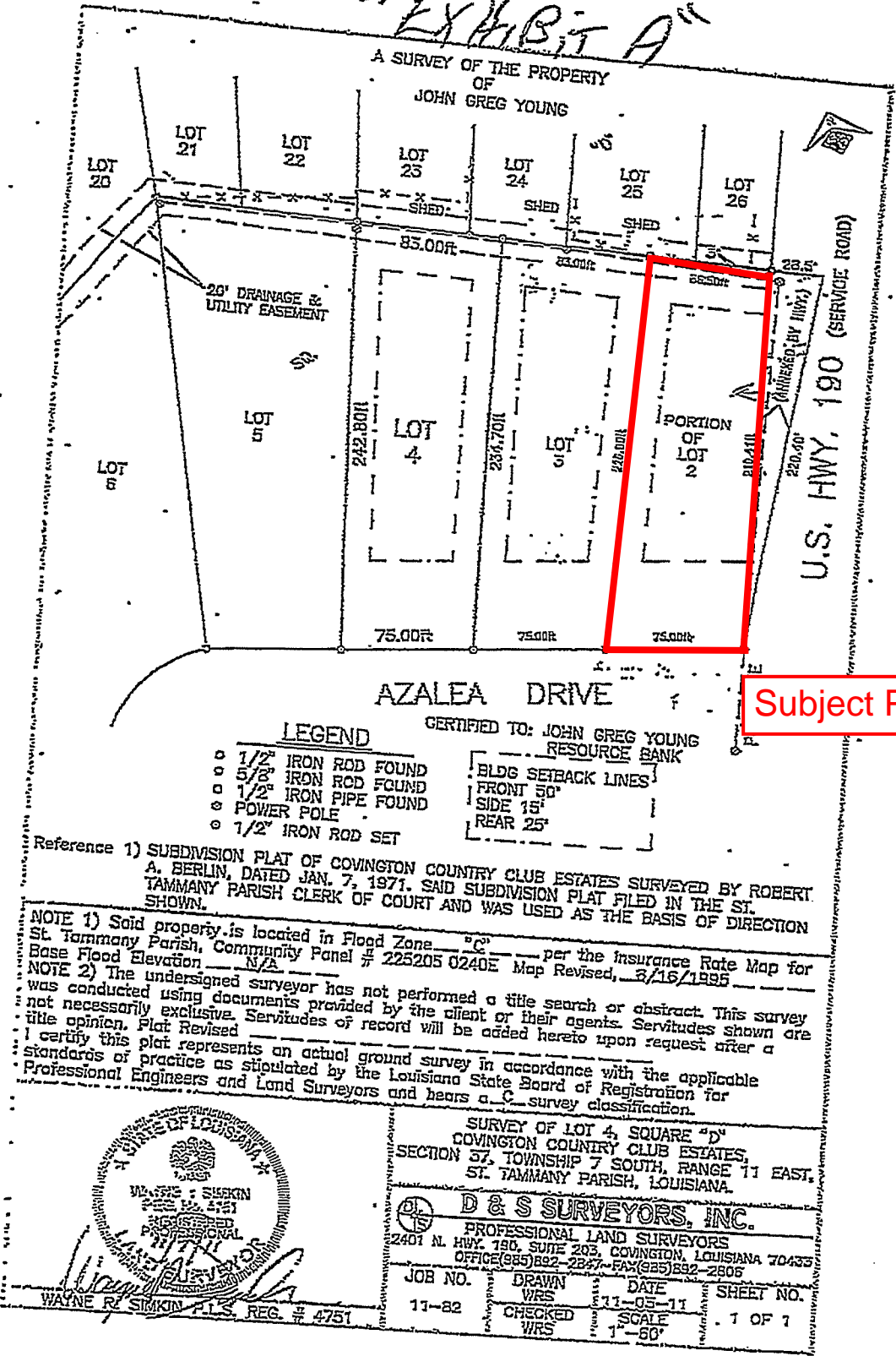
190

190



MAP - MAPS MAY NOT PRINT TO SCALE

EXHIBIT A



Subject Property

## ZONING STAFF REPORT

**Date:** April 25, 2022  
**Case No.:** 2022-2838-ZC  
**Posted:** May 17, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Keith and Antoinette Hanson  
**OWNER:** Keith and Antoinette Hanson  
**REQUESTED CHANGE:** A-3 (Suburban District) to A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the south side of Heintz Street, west of Poitevent Street, Abita Springs; S1, T7S, R11E  
**SIZE:** .32 acres

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### 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 Suburban District   |
| South            | Residential            | A-3 Suburban District   |
| East             | City                   | Town of Abita Springs   |
| West             | Residential            | A-3 Suburban District   |

##### EXISTING LAND USE:

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

##### COMPREHENSIVE PLAN:

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

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Heintz Street, west of Poitevent Street, Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The property is located in the Laura Paige Tract Subdivision which contains a majority of stick-built and modular homes. The total count for mobile homes in the vicinity of the subject property are as follows: Three mobile homes on Heintz Street, as well as there being one on a piece of property on the parallel street “Orme Street” that is zoned for the Manufactured Housing Overlay. The subject property and its adjacent lot, however, include two of the three mobile homes in the neighborhood.

A change in zoning will allow the applicant to either:

1. Replace the existing manufactured home on the property with a new manufactured home.
2. Apply for an electrical permit to turn the power on in the existing manufactured home.



**CASE NUMBER:** 2022-2838-ZC

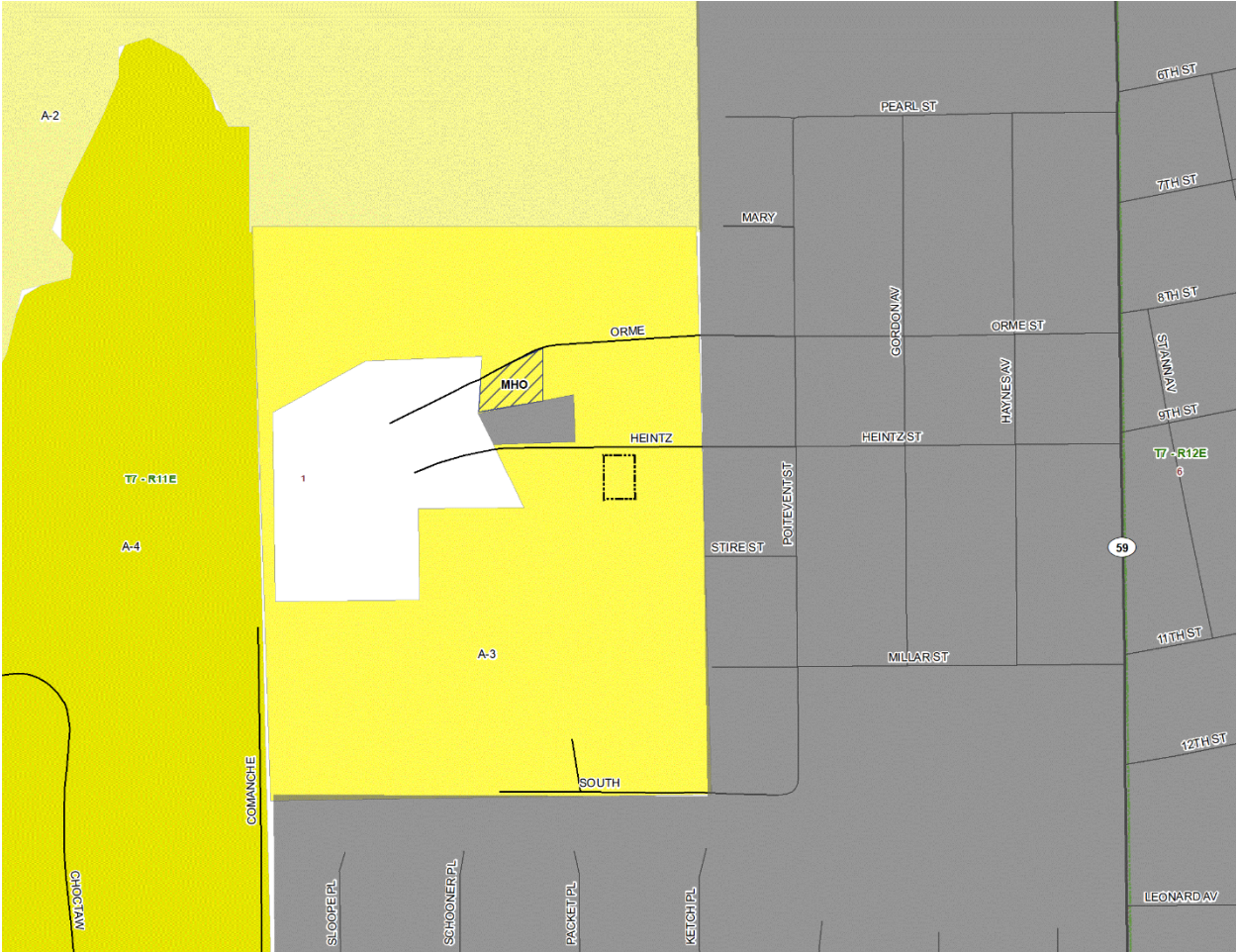
**PETITIONER:** Keith and Antoinette Hanson

**OWNER:** Keith and Antoinette Hanson

**REQUESTED CHANGE:** A-3 (Suburban District) to A-3 (Suburban District) and MHO (Manufactured Housing Overlay)

**LOCATION:** Parcel located on the south side of Heintz Street, west of Poitevent Street, being 21350 Heintz Street, Abita Springs; S1, T7S, R11E

**SIZE:** .32 acres





T6 - R11E

36

A-2

PEARL

MARY ST

ORME ST

MHO

HEINTZ ST

GORDON

ORME

HAYNES

HEINTZ

STIRE

POTTEVENT

MILLAR

1  
T7 - R11E

A-4

A-3

SOUTH ST

FINN RD

COMANCHE DR

SLOOPE

SCHOONER

PACKET

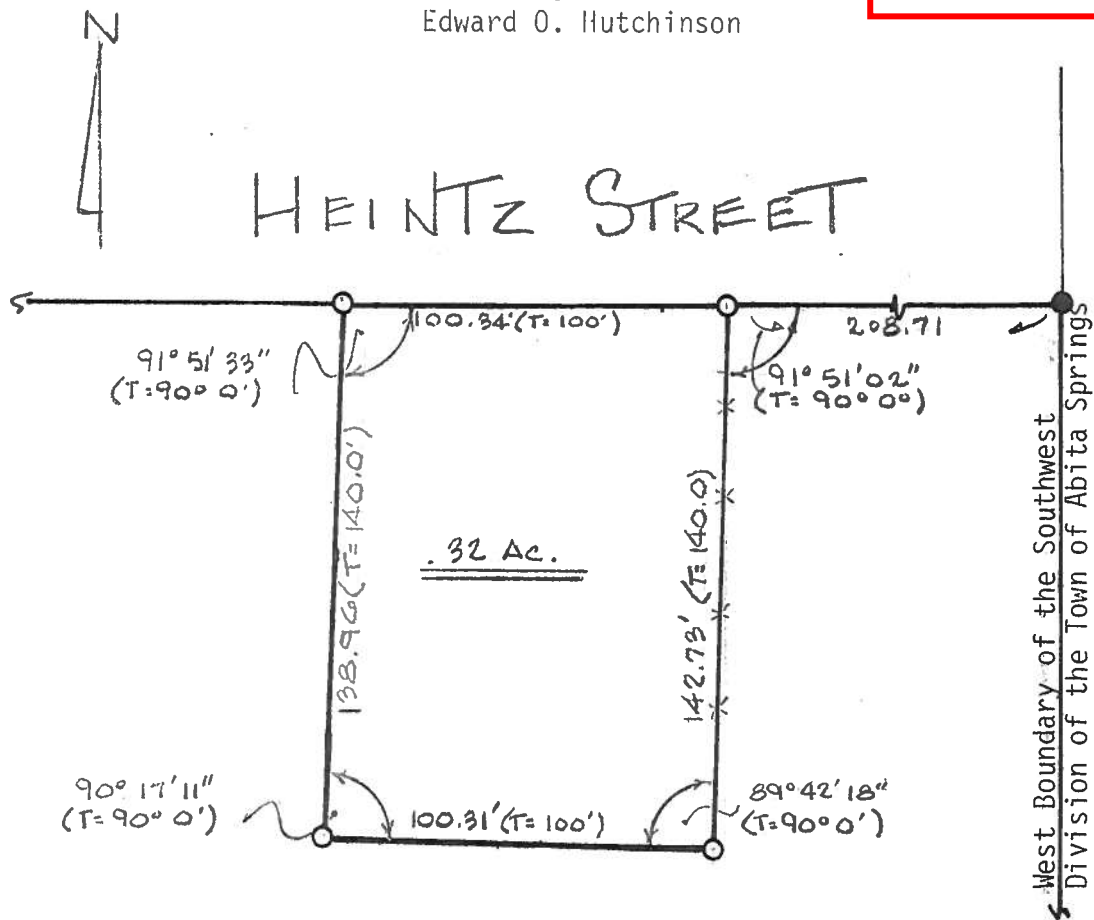
KETCH

OUTIER

CENTERBOARD

CLIPPER





## LEGEND

- 1/2" IRON PIPE FOUND
- OLD WOOD FENCE POST

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From an old wood fence post located at the intersection of the southerly line of Heintz Street and the West boundary of the Southwest Division of the Town of Abita Springs, go westerly along the southern edge of Heintz Street 208.71 feet to an 1/2-inch iron pipe and the point of beginning. From the point of beginning, continue westerly 100.34 feet (Title-100.0 feet) to an 1/2-inch iron pipe; thence at an interior angle of 91 degrees 51 minutes 33 seconds go southerly 138.96 feet (Title-140.0 feet) to an 1/2 inch iron pipe; thence at an interior angle of 90 degrees 17 minutes 11 seconds go easterly 100.31 feet (Title-100.0 feet) to an 1/2-inch iron pipe; thence at an interior angle of 89 degrees 42 minutes 18 seconds go northerly 142.73 feet (Title-140.0 feet) to an 1/2-inch iron pipe located on the southern edge of Heintz Street and the point of beginning.

Said property contains 0.32 acres.

REFERENCE: COB 51, Folio 458, on file in the Clerk of Courts office, St. Tammany Parish.

NOTE: Said property is located in Flood Zone "C" per the Flood Insurance Rate Map for St. Tammany Parish, Community Panel #225205 02350, map revised October 17, 1989.

A Portion of Ground situated in  
Section 1, Township 7 South, Range 11 East,

St. Tammany Parish,  
Louisiana.

**H. C. SANDERS & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
THE FOUNTAIN BUILDING

Post Office Drawer 1779 — Covington, La. 70434  
Office: 892-2847

JOB NO.  
ST-90-119

DRAWN  
wrs  
CHECK'D  
hcs

DATE  
15 Oct. 90  
SCALE  
1" = 50'

SHEET NO.  
1 of 1

TK 07-358



Kate H.

# ZONING STAFF REPORT

**Date:** April 25, 2022  
**Case No.:** 2022-2840-ZC  
**Posted:** May 12, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

## GENERAL INFORMATION

**PETITIONER:** Sean Jeanfreau  
**OWNER:** Carlos A Millan  
**REQUESTED CHANGE:** A-3 (Suburban District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the north side of LA Highway 1088, east of Viola Street, west of Elm Street, Mandeville; S6, T8S, R12E; Ward 4, District 5  
**SIZE:** 7.380 acres

## GENERAL INFORMATION

### ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

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

#### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to HC-2 Highway Commercial District. The site is located on the north side of LA Highway 1088, east of Viola Street, west of Elm Street, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property is adjoined by undeveloped property zoned A-3 Suburban District to the west, undeveloped property zoned A-2 Suburban District to the north, an existing mobile home zoned A-3 Suburban District to the east, and a single-family residential neighborhood to the south. The purpose of the existing A-3 Suburban District zoning classification is to allow single-family residential uses on half-acre lot sizes. 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 generally located along major collectors and arterials. A change in zoning will allow commercial uses along a state highway that is flanked by residential uses and undeveloped property.

The reason for the request is to allow for a used car lot.

**CASE NUMBER:** 2022-2840-ZC

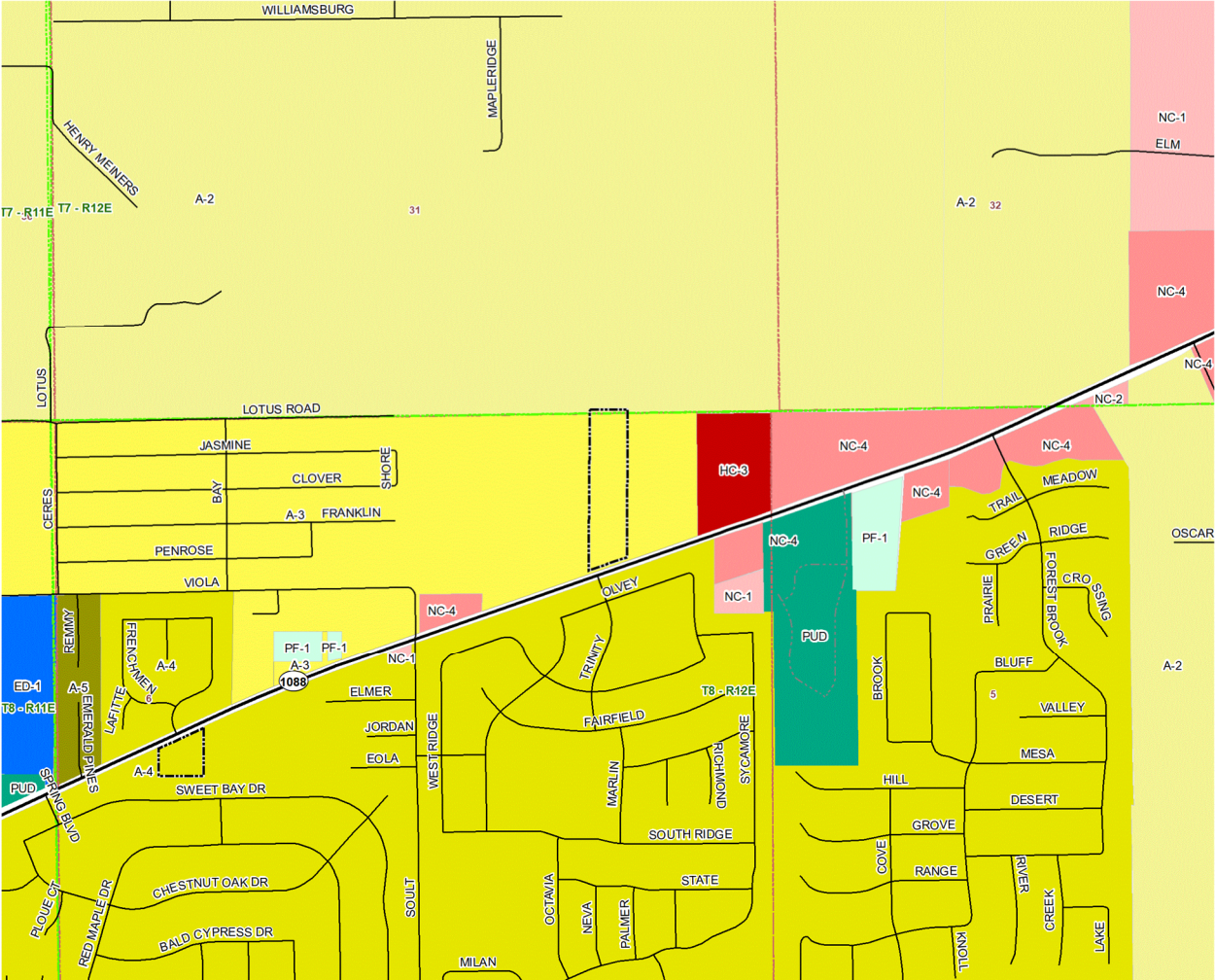
**PETITIONER:** Sean Jeanfreau

**OWNER:** Carlos A Millan

**REQUESTED CHANGE:** A-3 (Suburban District) to HC-2 (Highway Commercial District)

**LOCATION:** Parcel located on the north side of LA Highway 1088, east of Viola Street, west of Elm Street, Mandeville; S6, T8S, R12E; Ward 4, District 5

**SIZE:** 7.380 acres





A-2

T7 - R12E

31

32

A-3

HC-3

NC-4

NC-4

NC-1

T8 - R12E 6

NC-4

5

PUD

WEST RIDGE DR

TRINITY DR

FAIRFIELD CT

FAIRFIELD DR

TORRENCE DR

OLVEY DR

MARLIN DR

UNIVERSITY DR

RICHMOND CT

SYCAMORE PL

A-4





ZONING STAFF REPORT

**Date:** April 25, 2022  
**Case No.:** 2022-2855-ZC  
**Posted:** May 12, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Michael Dugas & John Dublin  
**OWNER:** The Lionel Ingram Family Trust, Michael Dugas, Provisional Trustee & John Dublin  
**REQUESTED CHANGE:** A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located at the end of Koogie Road; Covington; S31, T5S, R11E, Ward 2, District 2  
**SIZE:** 6.592 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-1 Suburban District   |
| South            | Residential            | A-1 Suburban District   |
| East             | Residential            | A-1 Suburban District   |
| West             | Undeveloped            | A-1 Suburban District   |

EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located at the end of Koogie Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject site is flanked on all sides by property that conforms to the A-1 Suburban District zoning classification. The purpose of the existing A-1 Suburban District is to provide for the location of single-family residential environments on 5-acre parcel sizes. The purpose of the requested A-2 Suburban District is to provide for single-family residential environments on 1-acre parcel sizes. A change in zoning will increase the allowable density within the area.

| Zoning                | Max Density              | Minimum Lot Width | Total Allowable Density |
|-----------------------|--------------------------|-------------------|-------------------------|
| A-1 Suburban District | 1 unit per every 5 acres | 300 ft.           | 1 unit                  |
| A-2 Suburban District | 1 unit per every acre    | 150 ft.           | 6 units                 |



**CASE NUMBER:** 2022-2855-ZC

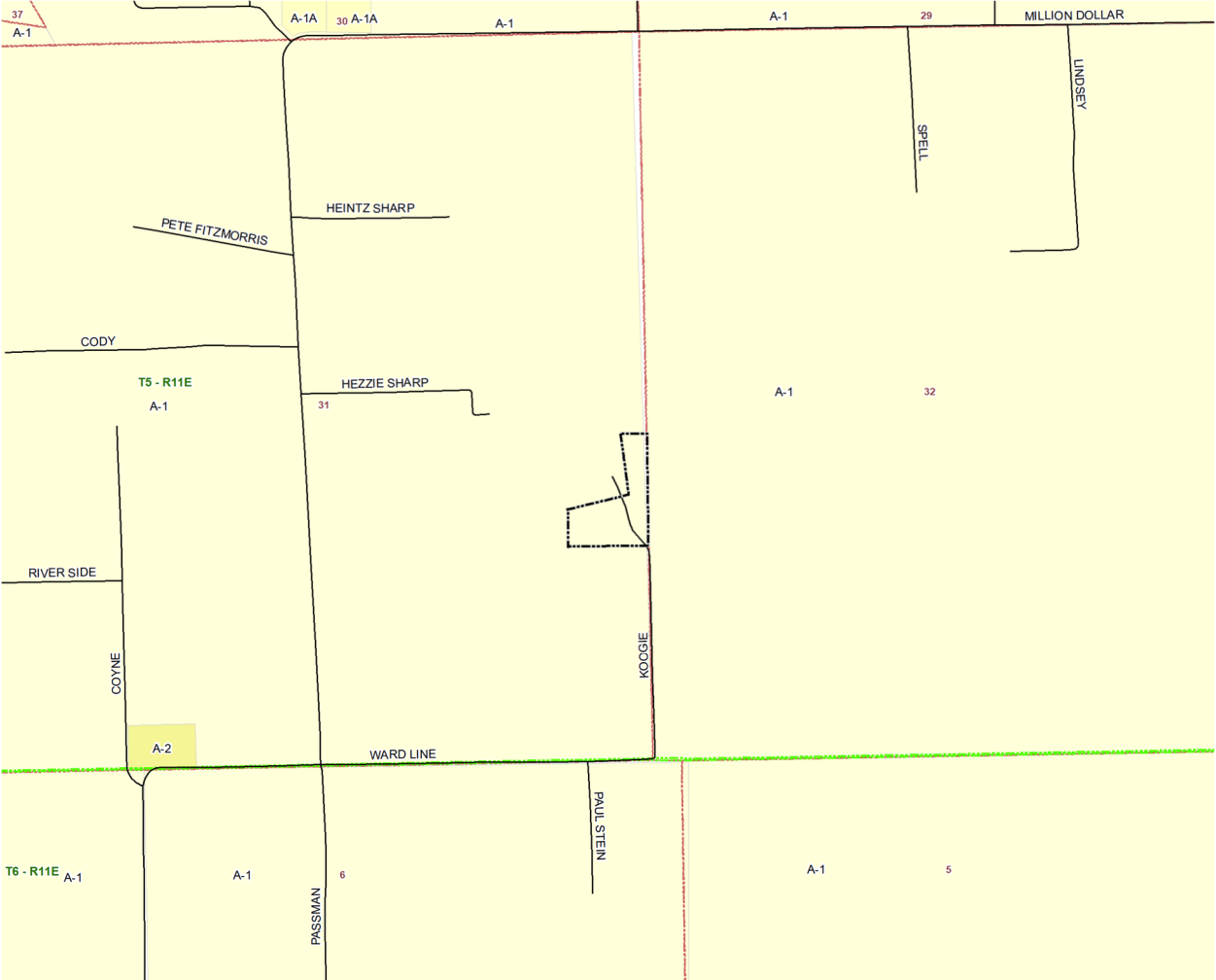
**PETITIONER:** Michael Dugas & John Dublin

**OWNER:** The Lionel Ingram Family Trust, Michael Dugas, Provisional Trustee & John Dublin

**REQUESTED CHANGE:** A-1 (Suburban District) to A-2 (Suburban District)

**LOCATION:** Parcel located at the end of Koogie Road; Covington; S31, T5S, R11E, Ward 2, District 2

**SIZE:** 6.592 acres





HEZZIE SHARP RD

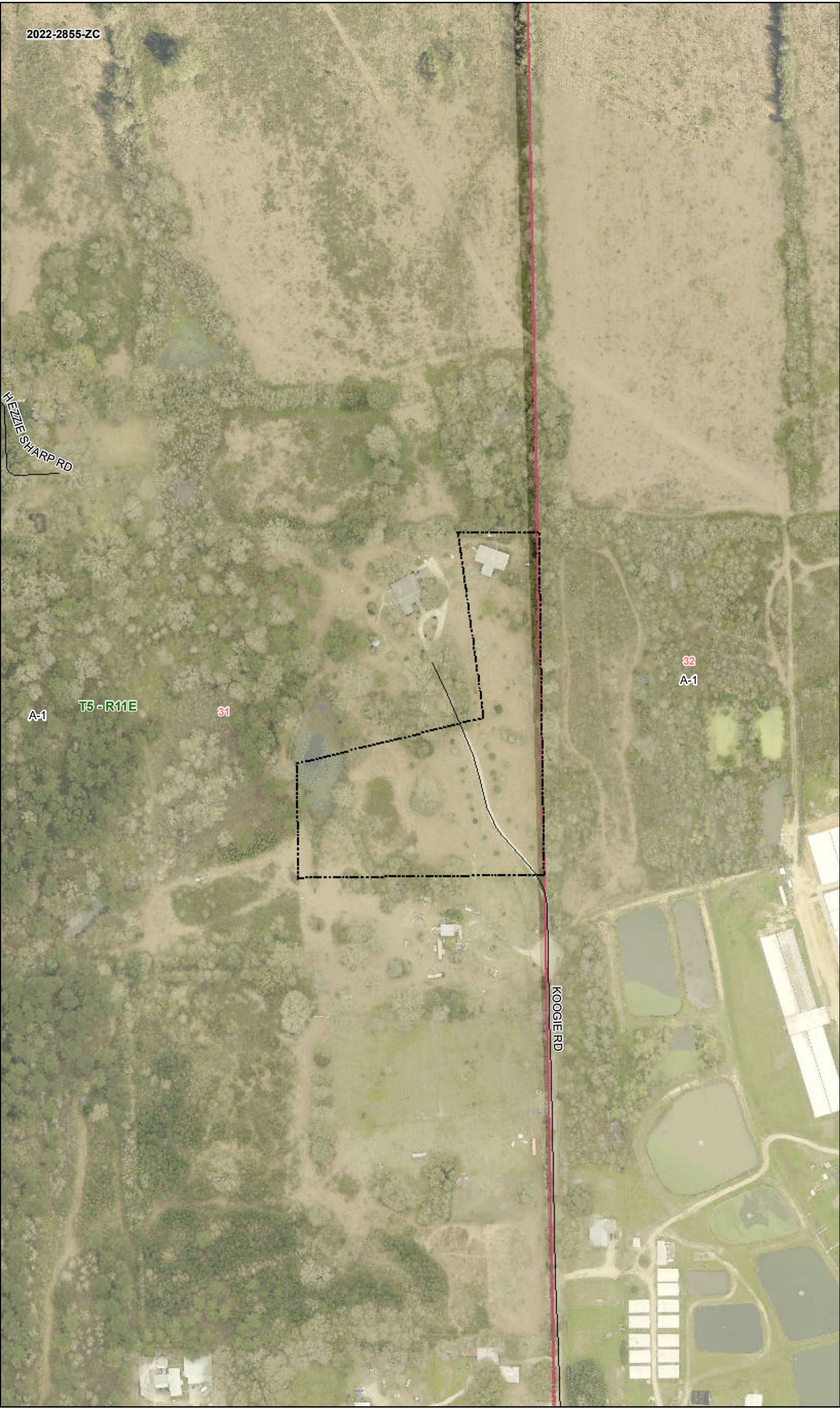
A-1

T5-R11E

31

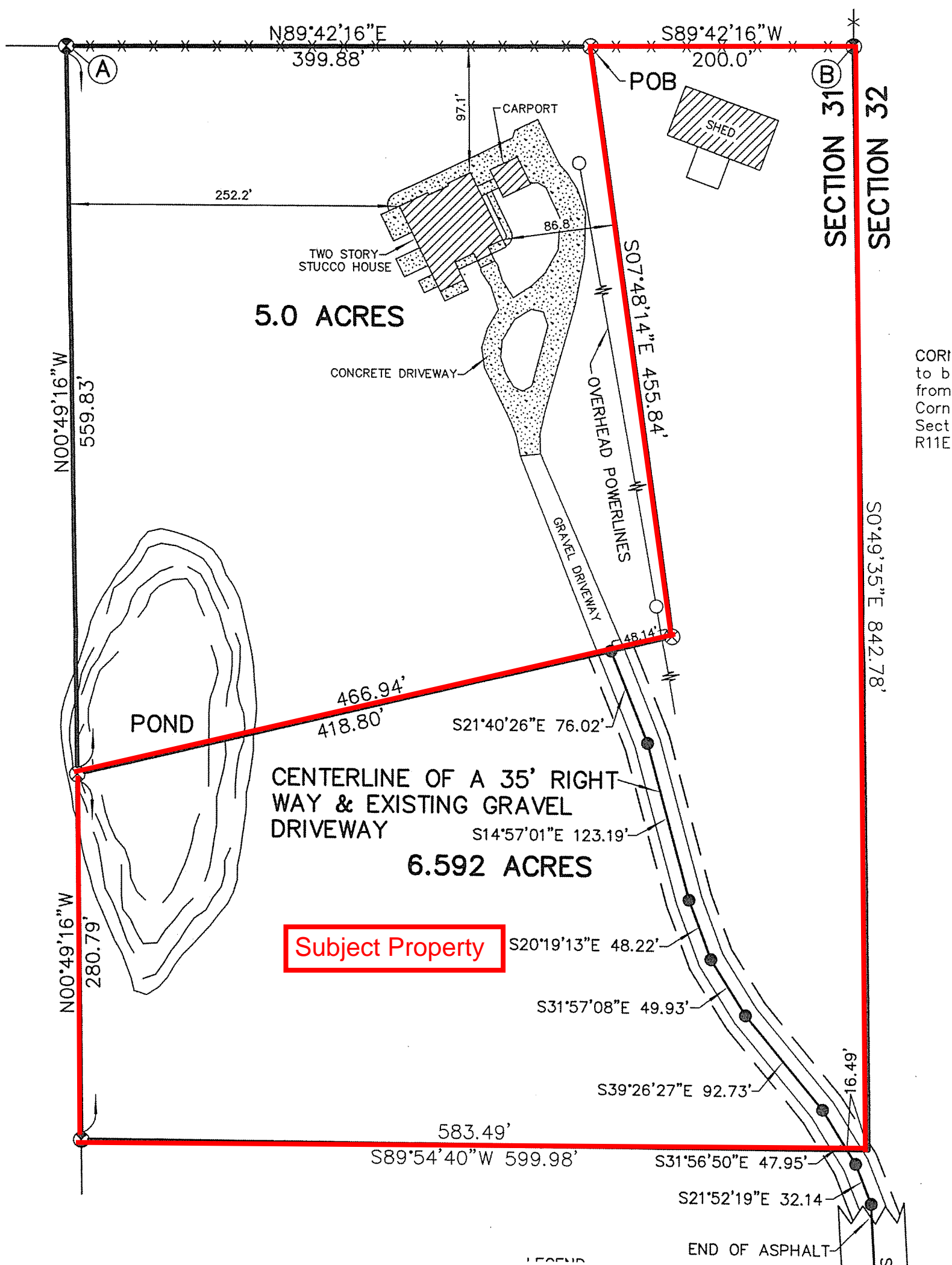
32  
A-1

KOOGIE RD





2022-2855-ZC



PLAN REVIEW STAFF REPORT

**Date:** May 31, 2022  
**Case No.:** 2022-2871-PR  
**Posted:** May 27, 2022

**Meeting Date:** June 7, 2022  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Roch B. Hontas  
**OWNER:** Satnoh, LLC  
**Proposed Use:** St. Tammany Bone and Joint Clinic: Addition to Existing Building  
**Previous/Current Use:** St. Tammany Bone and Joint Clinic  
**ZONING CLASSIFICATION:** HC-2 Highway Commercial District  
**CORRIDOR:** Hwy 21 Planned Corridor Overlay  
**LOCATION:** Parcel located on the north side of Louisiana Highway 21, being 71211 Louisiana Highway 21; S46, T7S, R11E; Ward 1, District 1  
**SQ. FT. OF USE:** Existing: 7,488 sq. ft. Proposed addition 6,391 sq. ft  
**GROSS AREA LOT SIZE:** 1.529 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 5 Lane Asphalt

**Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| Direction | <u>Surrounding Use</u>           | <u>Surrounding Zone</u>                                    |
|-----------|----------------------------------|--|
| North     | Residential                      | A-4 Single-Family Residential District                     |
| South     | Offices and Undeveloped Property | HC-2 Highway Commercial District and Covington City Limits |
| East      | Commercial                       | HC-2 Highway Commercial District                           |
| West      | Undeveloped                      | HC-2 Highway Commercial District                           |

EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

SITE INFORMATION:

The subject property is located on the north side of Louisiana Highway 21, being 71211 Louisiana Highway 21, Covington. The site is currently developed with an existing 7,488 sq. ft. medical office building known as the St. Tammany Bone and Joint Clinic and is within the Highway 21 Planned Corridor District. The petitioner is requesting to add a 6,391 sq. ft. addition which is under the allowable max building size for the property’s HC-2 Highway Commercial zoning designation.

STAFF RECOMMENDATIONS:

The applicant has submitted a site paving, grading, and drainage plan, a tree survey, and a landscape plan which provides the limits of work for the proposed addition. Staff has reviewed the application and provided the applicant with a markup summary that notes several potential conflicts subject to the Planned Corridor Regulations including the following:

- Per Sec.130-1814(1)(e)(1)(ii), “A nonresidential property abutting a residential district shall have a minimum side yard and rear yard requirement of 30 feet”. The subject property abuts the Timber Branch subdivision to the north and is therefore required a 30 ft. rear landscaped buffer. The applicant must indicate all required buffers on the landscape and site plan.
- Per Sec. 130-1814(1)(e)(1)(iii)(B), “Planting areas shall be a minimum of ten percent of the paved parking area”. The applicant must provide information detailing the planting area percentage within the paved parking area.
- Per Sec. 130-1814(1)(e)(2), “The placement of barrier curbs or wheel stops to protect landscape areas from vehicular damage shall be required”. The applicant must provide curbing detail consistent with Sec. 130-1979(b)(2) which states “the interior parking landscape areas shall be curbed with permanently anchored material at least six inches in height. Curb material may be concrete, natural stone, railroad ties, or landscape timbers”.
- Lighting plan of the site showing location, number, type, height and materials of fixtures.



While not considered by the Zoning Commission under the Planned Corridor Review, issues that must be addressed subject to Chapter 130, Article 6, Division 2 of the Unified Development code which could affect the site plan for the project include the following:

1. The applicant must revise the landscape plan to include the caliper and species of all existing trees within the buffer.
2. The applicant must revise the tree survey to clarify that no live oaks or cypress exist outside of the buffers on site.
3. The applicant must coordinate utilities, civil, and landscape plans to avoid conflicts with existing and proposed trees per code. Specifically, the applicant should review the drainage and grading patterns as the civil plans submitted appear to conflict with trees to remain on the landscape plans.
4. The applicant must show the landscape buffers on the grading, paving, and drainage plan and provide cross sections to ensure no fill or grading is taking place within the required buffers.
5. The applicant must revise the site plan to show the proposed location of the dumpster.
6. The applicant must indicate parking calculations within the proposed addition area.
7. Commercial uses abutting residential uses require a minimum 8 ft. opaque wood or masonry fence. The applicant must revise the plan to reflect this requirement.
8. The applicant must show a 5 ft. flat area around the proposed detention pond shown on the grading, paving, and drainage plan. The applicant must ensure all plans match.

Staff recommends postponement of the project subject to all applicable staff comments in order to provide the applicant time to work with staff to review and revise inconsistencies with the site, landscape, and paving, grading, and drainage plan.

**Informational Items:**

1. The applicant must provide a LADOTD driveway permit or written verification that a driveway permit is not required at the permitting phase.
2. A site geometric plan will be required prior to a building permit including all dimensions of proposed drive isles, parking spaces, and landscape islands.
3. The applicant must contact applicable utility companies to inquire about capacity and or cost of service to accommodate the proposed addition. If capacity is unavailable, the applicant must contact LDH to inquire about sewer and water expansions/updates.
4. An STP Stormwater Agreement is required to be completed by the owner or contractor per Sec. 115-106.
5. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
6. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
7. Outdoor lighting shall meet the Unified Development Code, Division 4 Lighting Regulations

**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.

Case No.: 2022-2871-PR

**PETITIONER:** Roch B. Hontas

**OWNER:** Satnoh, LLC

**Proposed Use:** St. Tammany Bone and Joint Clinic: Addition to Existing Building

**Previous/Current Use:** St. Tammany Bone and Joint Clinic

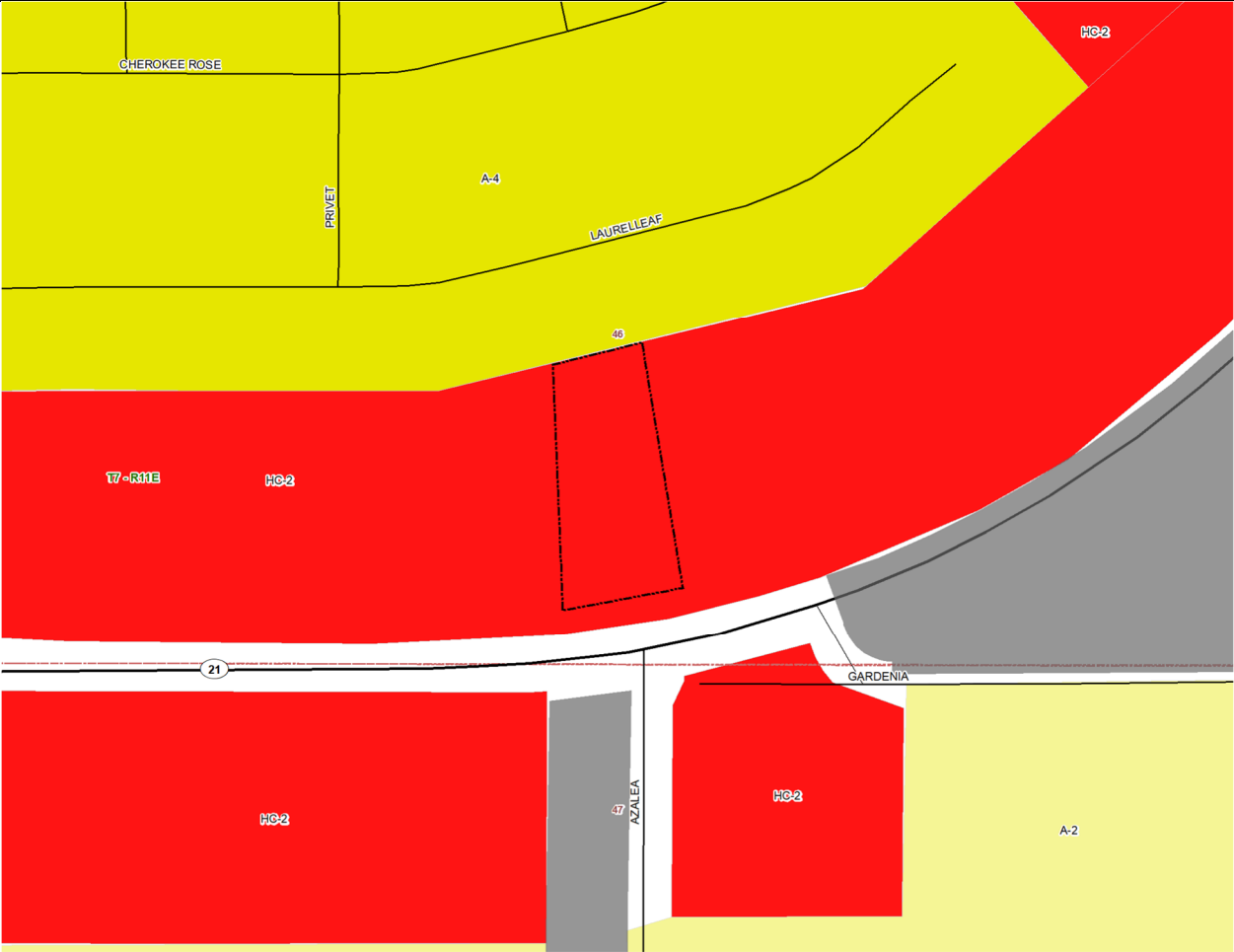
**ZONING CLASSIFICATION:** HC-2 Highway Commercial and Entertainment Overlay

**CORRIDOR:** Highway 21 Planned Corridor Overlay

**LOCATION:** Parcel located on the north side of Louisiana Highway 21, being 71211 Louisiana Highway 21; S46, T7S, R11E; Ward 1, District 1

**SQ. FT. OF USE:** Existing: 7,488 sq. ft. Proposed addition 6,391 sq. ft

**GROSS AREA LOT SIZE:** 1.529 acres





THIS POINT DESCRIBED AS BEING  
S 89°22' E - 6021.46';  
N 00°55' E - 442.00';  
S 89°10' E - 100.00' AND  
N 76°24' E - 188.17' FROM THE N.W.  
CORNER OF SECT. 46, T-7-S, R-10-E,

LOT 13

LOT 12

TIMBER BRANCH SUBD.  
(REF. BRG.)

N 76°24'00" E 146.60'

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

PARCEL "AB-1"

1.529 ACRES  
66622.8167 SQ. FT.

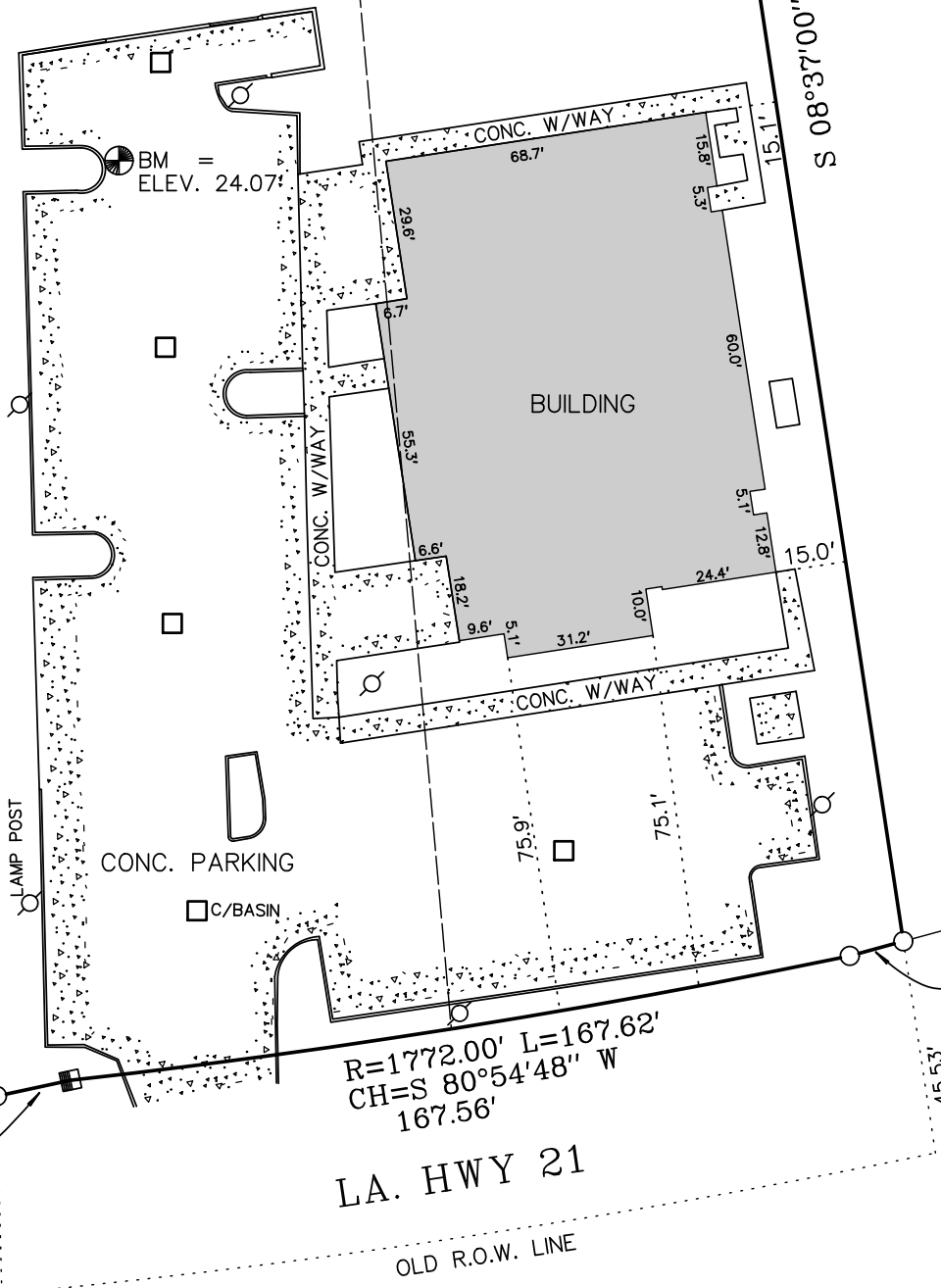
PARCEL "A"

PARCEL "B"

S 01°25'00" E 391.34'

S 08°37'00" E 397.27'

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.  
NO SETBACKS OR SERVITUDES SHOWN HEREON.



APPARENT "NEW R.O.W. AS  
PER REFERENCED PLAT"

S 74°42'56" W  
11.78'

S 77°50'31" W  
15.90'

LA. HWY 21

Commercial Plans  
RECEIVED  
2/17/2022 - 10:00 A.M.  
DEPARTMENT OF  
ENGINEERING

ENGINEERING  
REVIEW COPY

- REFERENCE:
1. PLAT OF PREVIOUS A SURVEY BY THIS FIRM,  
DATED 07-09-02, JOB NO. 02-208.
  2. SHEET 6 & 7 ( RIGHT OF WAY MONUMENT MAP)  
BY TERRY L. LIGHTSEY, FILED FOR RECORD  
04-02-2018, MAP FILE NO. 5730

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.

- ▲ = 5/8" IRON ROD FOUND  
■ = 3/4" IRON PIPE FOUND  
● = 1/2" IRON ROD FOUND  
○ = 1/2" IRON ROD SET  
■ = LA R.O.W. MON FOUND

BM= "X" CUT IN CONCRETE, ELEV.= 24.07',  
REFERENCED TO MSL NAVD 88 (GEOID 18)

PRELIMINARY DRAFT

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.

Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE 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 CERTIFIED PLAT.

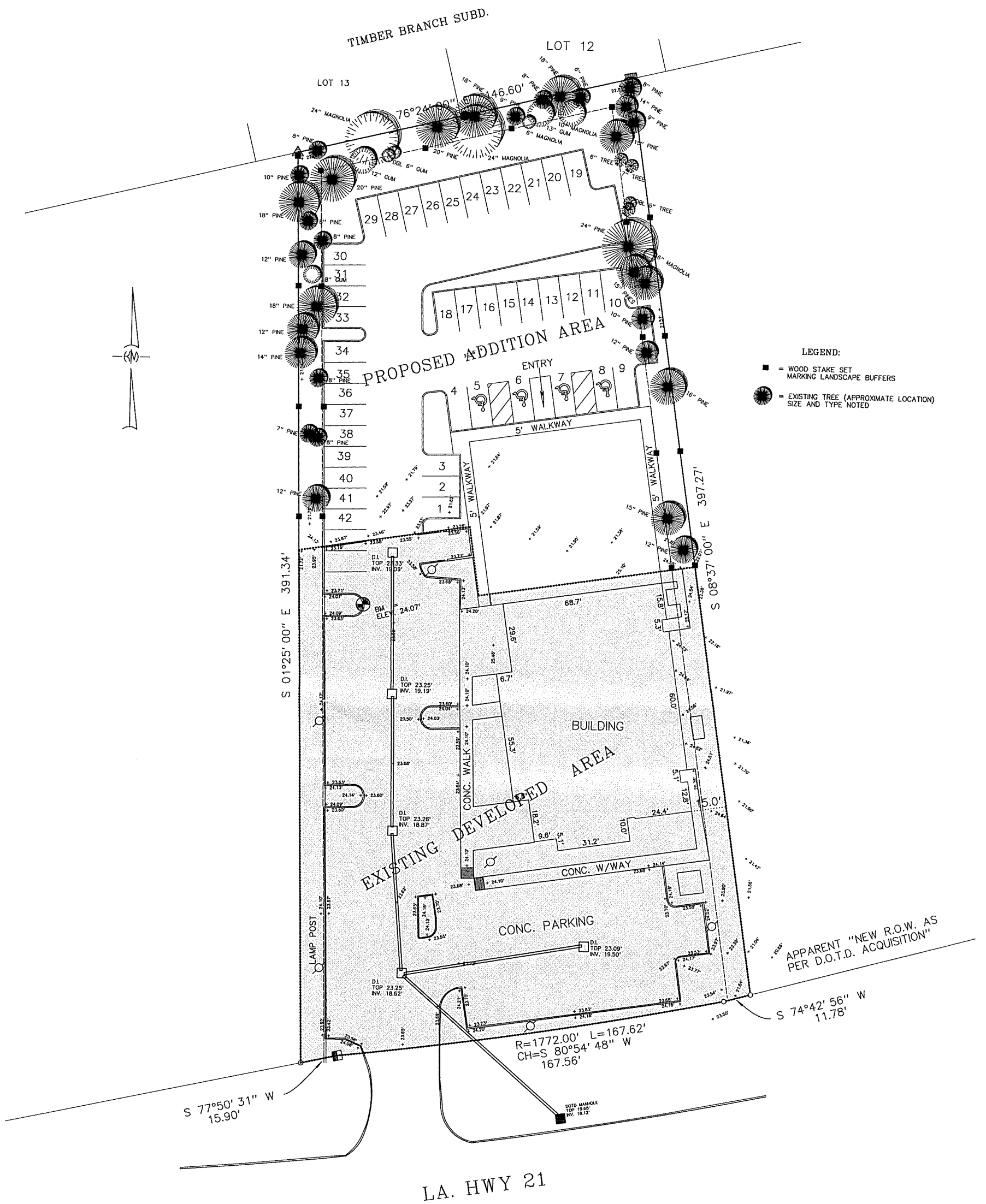
BOUNDARY SURVEY OF:  
A RESUBDIVISION OF PARCELS "A" & "B"  
INTO PARCEL "AB-1"  
SECTION 46, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

DR. ROCH HONTAS

KELLY McHUGH & ASSOCIATES  
CIVIL ENGINEERS & LAND SURVEYORS  
MANDEVILLE, LOUISIANA

|                 |                        |
|-----------------|------------------------|
| SCALE: 1" = 40' | DATE: 06-07-2021       |
| DRAWN: MDM      | JOB NO.: 02-208        |
| CHECKED:        | DWG. NO.: 02-208 RESUB |

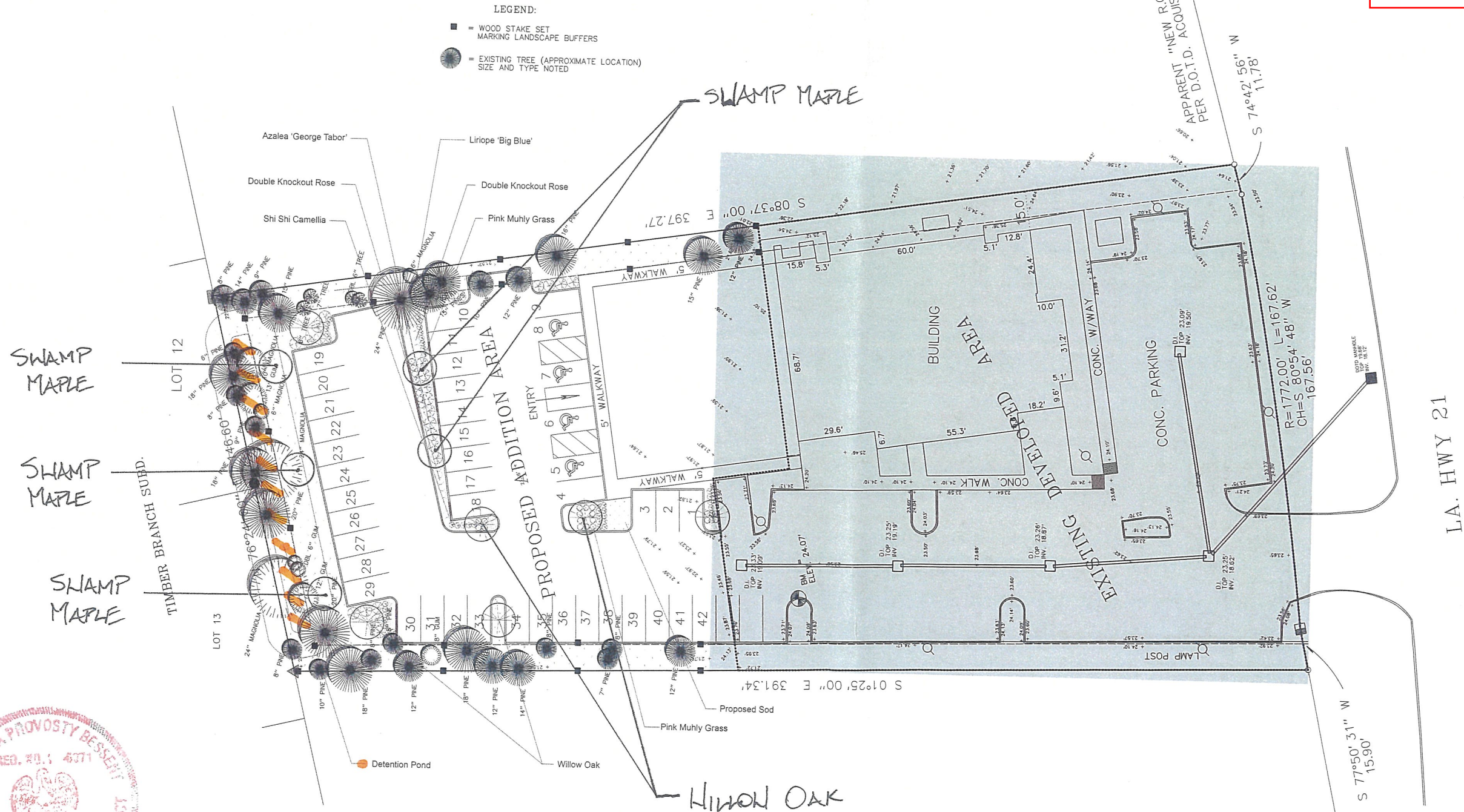


TREE SURVEY

|  |      |  |                     |
|--|------|--|---------------------|
| PARCEL AB-1,<br>SECTION 46, T-7-S, R-11-E,<br>ST. TAMMANY PARISH, LOUISIANA. |      |  |                     |
| REVISIONS  |      | KELLY J. McHUGH & ASSOC., INC.<br>CIVIL ENGINEERS & LAND SURVEYORS<br>845 GALVEZ ST. - MANDEVILLE, LA.<br>828-5611 |                     |
| MARK   | DATE | SCALE: 1" = 20'  | DATE: 07-30-21      |
|  |      | DRAWN: DRJ   | JOB NO.: 02-208     |
|  |      | CHECKED: KJM   | DWG. NO.: 02-208-TS |







PROPOSED

| PLANT SCHEDULE        |     |         |
|-----------------------|-----|---------|
| NAME                  | QTY | SIZE    |
| Azalea 'George Tabor' | 28  | 3 GAL.  |
| Double Knockout Rose  | 18  | 3 GAL.  |
| Liriope 'Big Blue'    | 625 | 4" Pots |
| Pink Muhly Grass      | 28  | 3 GAL.  |
| Shi Shi Camellia      | 37  | 3 GAL.  |
| Willow Oak            | 6   | 30 GAL. |
| SWAMP MAPLE           | 5   | 30 GAL. |

2022-2871-PR

Date: May 2, 2022

Drawn By: JCF Jr

Revisions:

Scale: 1" = 20'

Hontas MOB

71211 LA Hwy 21 Covington, LA

Conceptual Landscape Plan

Caserta's

TREE SERVICE & LANDSCAPING



**TREE & STUMP REMOVAL NOTES:**

- GENERAL CONTRACTOR IS TO HIRE A LICENSED SUB-CONTRACTOR TO REMOVE EXISTING TREES. THIS SUB-CONTRACTOR SHALL FURNISH ALL LABOR, SUPERVISION, SUPPLIES, TOOLS, EQUIPMENT AND OTHER MEANS NECESSARY FOR PERFORMING AND COMPLETING THE WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LOUISIANA ONE CALL TO ENSURE THERE ARE NO UTILITIES IN THE AREA(S) WHERE TREES ARE TO BE REMOVED.
- CONTRACTOR SHALL PROTECT ANY EXISTING FENCE, SIDEWALK, CURB, STREETS, MANHOLE COVERS AND CATCH BASINS NOT SHOWN ON THESE PLANS FOR REMOVAL.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL DEBRIS FROM TREE REMOVAL OPERATIONS WITHIN TWENTY-FOUR (24) HOURS AFTER DEBRIS HAS BEEN PLACED. NO CITY OR PARISH PROPERTY WILL BE DESIGNATED AS LOG STORAGE AREAS. ADDITIONALLY, NO DEBRIS OR LOGS SHALL BE GIVEN TO RESIDENTS. UNDER NO CIRCUMSTANCE SHALL DEBRIS BE LEFT ON THE SIDE OF THE STREET OVER WEEKENDS OR HOLIDAYS.
- CONTRACTOR SHALL REMOVE ALL TREE STUMPS AND BUTTRESS ROOTS TO A POINT THIRTY SIX (36") INCHES BELOW ADJACENT GROUND LEVEL. THE CONTRACTOR SHALL REMOVE ALL SURFACE AND ADJACENT SUBSURFACE ROOTS AS MAY BE NECESSARY TO ELIMINATE 'HUMPS' OR MOUNDS IN THE AREA.
- CONTRACTOR SHALL CLEANUP JOB SITE AND REMOVE ALL ASSOCIATED DEBRIS USED IN GRINDING (REMOVAL) OF TREE STUMPS WITHIN TWENTY-FOUR (24) HOURS OF COMPLETION OF GRINDING.
- THE GENERAL CONTRACTOR SHALL BACKFILL THESE HOLES.
- CONTRACTOR SHALL WARRANTY WORK AGAINST SUCKER GROWTH FOR A PERIOD OF ONE (1) YEAR.

**GRADING NOTES**

- GC SHALL REMOVE EXISTING NEAR SURFACE TOPSOIL WITH ORGANICS AND OTHER DELETERIOUS MATERIALS, APPROXIMATELY 6 INCHES. HOWEVER SINCE CONSTRUCTION OF THE EXISTING BUILDING MANY RUTS AND PONDING HAS OCCURED IN THE PAVING AREAS. THE EXPOSED SUBGRADE IN THE DRIVE LANES AND PARKING AREAS SHALL BE PROOF-ROLLED WITH A RUBBER Tired VEHICLE WEIGHING ABOUT 20 TONS; PROOF-ROLLING SHALL BE MONITORED AND ANY SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD SHOULD BE UNDERCUT AND REPLACED WITH COMPACTED STRUCTURAL FILL.
- THE STRUCTURAL FILL SHALL BE SELECT GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS WITH A LIQUID LIMIT LESS THAN 40 AND A PLASTICITY INDEX BETWEEN 10 & 15 PERCENT. FILL SHALL BE PLACED IN MAXIMUM LIFTS OF SIX (6) INCHES OF LOOSE MATERIAL, COMPACTED TO AT LEAST 95 PERCENT OF THE FILL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698. IN-SITU TEST SHALL BE PERFORMED TO VERIFY MOISTURE CONTENT OF EACH LIFT. IF WATER MUST BE ADDED, IT SHALL BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING. IN-PLACE DENSITY MEASUREMENTS SHALL BE TAKEN TO ASSURE THAT THE ABOVE DEGREE OF COMPACTION IS ACHIEVED.
- A MINIMUM OF 6" OF COMPACTED FILL MATERIAL SHALL BE PROVIDED FOR ALL PAVING.
- PROVIDE AND MAINTAIN IMMEDIATE SITE DRAINAGE BEFORE, DURING, AND AFTER CONSTRUCTION. PROVIDE GRADING, SHELLS, AND SUMP PUMPS AS MAY BE REQUIRED TO IMMEDIATELY DRAIN ALL RAINWATER FROM THE CONSTRUCTION AREA. EXCAVATIONS SHOULD BE OBSERVED AND CONCRETE PLACED AS QUICKLY AS POSSIBLE TO AVOID EXPOSURE OF THE EXCAVATIONS BOTTOMS TO WETTING AND DRYING. SURFACE RUNOFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND PRIOR OR AFTER CONCRETE PLACEMENT. IF IT IS REQUIRED THAT AN EXCAVATION BE LEFT OPEN FOR MORE THAN ONE DAY, THEY SHOULD BE PROTECTED TO REDUCE EVAPORATION OR ENTRY OF MOISTURE.

**GENERAL SITE DRAINAGE NOTES**

- CONTRACTOR SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN.
- ALL STORMWATER PIPING SHALL BE SDR 35 POLYVINYL CHLORIDE PLASTIC PIPE, MEETING ASTM D 3034. DRAIN PIPE(S) SHALL BE THE BELL AND SPIGOT TYPE WITH 'O' RING RUBBER GASKETS. THE BELLS OF THE PIPES SHALL BE LAID UPSTREAM. ALL JOINTS SHALL BE WRAPPED WITH GEOTEXTILE FABRIC. ALL PIPES SHALL REQUIRE 12" COMPACTED SAND OR LIMESTONE BEDDING.
- ELEVATIONS SHOWN ARE MSL.
- FIELD VERIFY ALL ELEVATIONS AND DRAINAGE SYSTEM PLACEMENT PRIOR TO START OF WORK.
- THE PERIMETER OF THE PROJECT PROPERTY SHALL BE GRADED SUCH THAT NO RUNOFF IS DISCHARGED TO ADJACENT LOT(S).
- CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION PRIOR TO PLACING EQUIPMENT, PERSONNEL OR STARTING WORK ON NEIGHBORING PROPERTIES.

**UTILITY AND SITE DISCLAIMER**

- THIS DRAWING IS NOT INTENDED TO BE UTILIZED AS A BOUNDARY SURVEY. IT HAS BEEN PROVIDED AS A COURTESY BASED ON CORNERS FOUND AND PROVIDED BY OWNER OR HIS REP.
- UNDERGROUND UTILITIES MAY BE PRESENT ON THIS SITE WHICH MAY OR MAY NOT BE DEPICTED ON THIS PLAN. THIS MAP SHOULD NOT BE CONSIDERED DEFINITIVE AS TO LOCATION, NUMBER, TYPE, ETC. OF UTILITIES PRESENT ON THE SITE.
- CONTRACTOR SHALL CONTACT LA ONE CALL PRIOR TO COMMENCEMENT. PRIVATE UTILITIES SHALL BE COORDINATED WITH OWNER OR THIRD PARTY LOCATION COMPANY.

**SITE LEGEND**

2022-2871-PR

■ - CATCH BASIN

+ 21.80' - EXISTING ELEVATIONS

TC=100.00' TOP OF CONCRETE OR TOP OF CURB

BC=100.00' BOTTOM OF CURB

TC=100.00' TOP OF CATCH BASIN

INV=100.00' INVERT OF CATCH BASIN

STORMWATER PIPE

ROOF DRAINAGE FLOW

SURFACE DRAINAGE FLOW

SUBSURFACE DRAINAGE FLOW

**DRAINAGE ABBREVIATIONS**

TC TOP OF CATCH BASIN OR TOP OF CURB

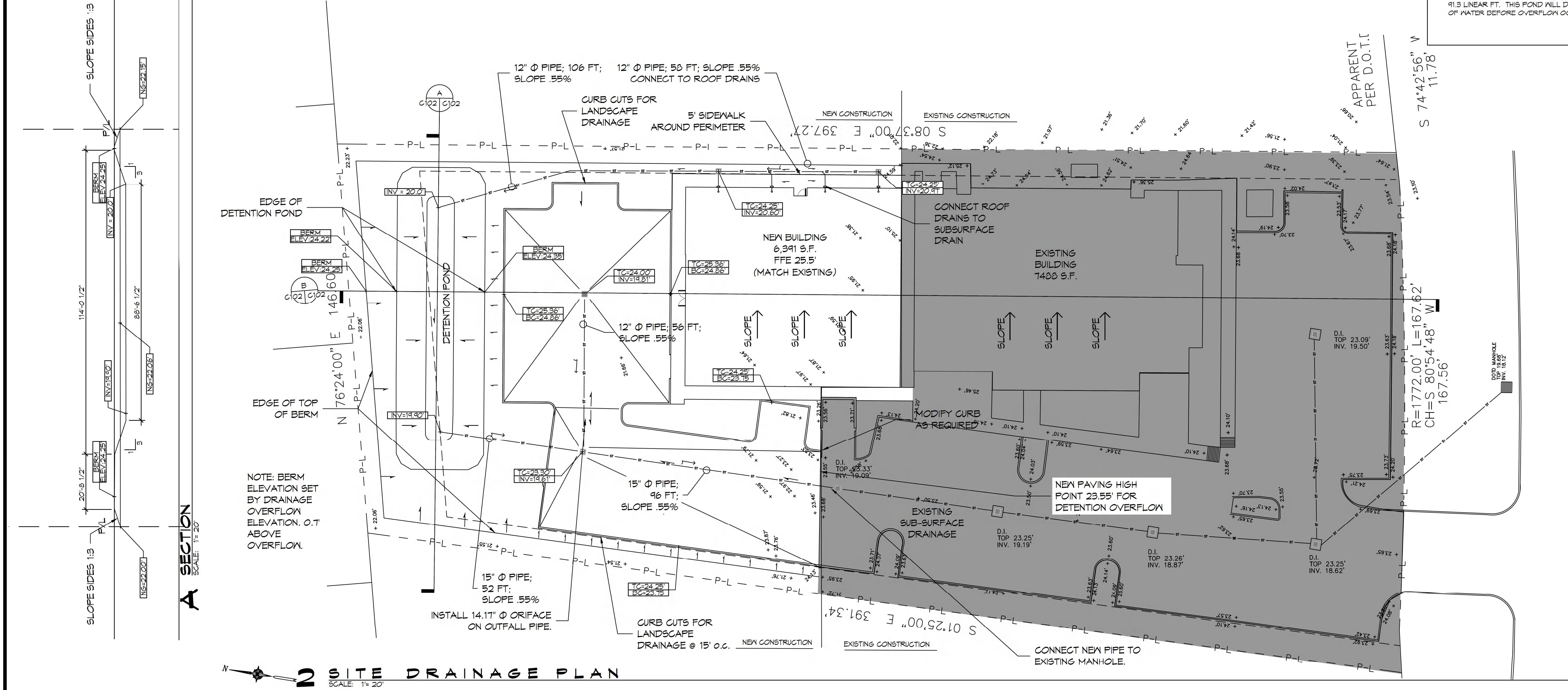
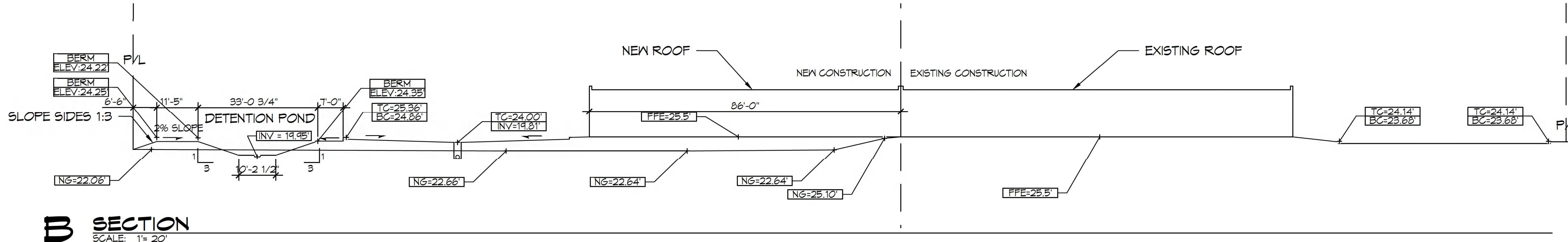
BC BOTTOM OF CURB

INV INVERT

TGB TOP OF BERM

**DETENTION CALCULATIONS**

- ALL STORM WATER DETENTION WILL BE DETAINED IN THE POND.
- STORM WATER OVERFLOW IS SET FOR AN ELEVATION OF 23.55'
- THE POND WAS MEASURED AT 54.22 S.F. USING THE OVERFLOW ELEVATION ABOVE AND SECTION B. THE BASE OF THE POND MEASURES 41.3 LINEAR FT. THIS POND WILL DETAIN A MINIMUM OF 5,406 CUBIC FT OF WATER BEFORE OVERFLOW OCCURS.



Commercial Plans  
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**DAMMON ENGINEERING, INC.**

LOUISIANA & MISSISSIPPI

Chief Engineer: Brian A. Mistich, PE  
554 Old Spanish Trail  
Slidell, LA 70458  
www.dammonengineering.com  
info@dammonengineering.com  
PH: 985.549.5832

DATE: 2/8/2022

REVISIONS:

# DESCRIPTION

SEAL:

STATE OF LOUISIANA  
BRIAN A. MISTICH  
License No. 30187  
2/8/2022  
Professional Engineer

NEW ADDITION

1211 LA HWY 21  
COVINGTON, LA 70438

JOB No: 2443  
DATE: 10-30-2021  
DRAWN BY: GKD  
CHECKED BY: DPD

SHEET TITLE:  
SITE GRADING, PAVING  
AND DRAINAGE PLAN

DRAWING NUMBER:  
**C102**

SHEET No: 4 of 16