

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, AUGUST 2, 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. The livestream will begin at 6:00 PM on Tuesday, August 2, 2022.

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 5, 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. 2022-2935-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO Manufactured Housing Overlay
Location: Parcel located on the west side of Gurtner Drive, south of Louisiana Highway 36, Abita Springs; S36, T6S, R11E; Ward 3 District 2
Acres: .95 acres
Petitioner: Kathryn Nobles
Owner: Kathryn and Printis Nobles
Council District: 2

2. 2022-2839-ZC

Existing Zoning: TND-2 Traditional Neighborhood Development
Proposed Zoning: TND-2 Planned Traditional Neighborhood Development
Location: Parcel located on the north side of US Highway 190, east and west of Honeybee Road; Slidell; S35, T8S, R13E, Ward 9, District 11
Acres: 275.33 acres
Petitioner: George Kurz
Owner: Honeybee Holdings, LLC
Council District: 11
POSTPONED FROM JULY 5, 2022 MEETING

3. 2022-2910-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-1A (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the west side of LA Highway 1083, north of LA Highway 1084, being 76055 LA Highway 1083; Covington; S8, T6S, R12E, Ward 10, District 6
Acres: 1.89 acres
Petitioner: Brenda Bertucci
Owner: Gerald Bertucci
Council District: 6
POSTPONED FROM JULY 5, 2022 MEETING

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- 4. 2022-2927-ZC**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and MHO Manufactured Housing Overlay
Location: Parcel located on the east side of Tenth Street, south of Harrison Avenue, and north of Webster Street; Covington; S11, T7S, R11E; Ward 3 District 2
Acres: .30 acres
Petitioner: Jeff Rowell
Owner: Jeff Rowell
Council District: 2
- 5. 2022-2937-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Location: Parcel located on the north and south sides of Wallace Road, east of Galatas Road; Madisonville; S44, T7S, R10E; Ward 1, District 4
Acres: 1.32 acres
Petitioner: Daniel Wedig
Owner: Daniel Wedig, Audrey Wedig, Keith Wedig, Richard Wedig, Robert Wedig, Jr., Patricia Wedig Glass
Council District: 4
- 6. 2022-2946-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the northwest side of Pine Knoll Drive, east of LA Highway 40; Covington; S26, T5S, R11E; Ward 2 District 2
Acres: .977 acres
Petitioner: Kasey King
Owner: Kasey King
Council District: 2
- 7. 2022-2950-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the west side of Beach Drive, north of Ozone Street, Slidell; S44, T9S, R14E; Ward 9 District 12
Acres: .35 acres
Petitioner: Alberto Matute
Owner: Tamprop Inc.; JP &KP WA, LLC; Dagonfly Enterprises Inc. - James Lindsay
Council District: 12
- 8. 2022-2951-ZC**
Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the east side of US Highway 11, south of Oak Harbor Boulevard; Slidell; S44, T9S, R14E; Ward 9, District 12
Acres: .39 acres
Petitioner: Jeffrey Pittman
Owner: Branchwood Developments, LLC – Jeffery Pittman
Council District: 12

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
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ROLL CALL All were present

CALL TO ORDER

ANNOUNCEMENTS

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- **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 JUNE 7, 2022 MINUTES

Seeger made a motion to approve as amended, second by Truxillo

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

NAY:

ABSTAIN: Fitzmorris and Barcelona

POSTPONING OF CASES:

- 1. 2022-2839-ZC**
- | | |
|-------------------|--|
| Existing Zoning: | TND-2 Traditional Neighborhood Development |
| Proposed Zoning: | TND-2 Planned Traditional Neighborhood Development |
| Location: | Parcel located on the north side of US Highway 190, east and west of Honeybee Road; Slidell; S35, T8S, R13E, Ward 9, District 11 |
| Acres: | 275.33 acres |
| Petitioner: | George Kurz |
| Owner: | Honeybee Holdings, LLC |
| Council District: | 11 |

Fitzmorris made a motion to postpone, second by Smail

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

NAY:

ABSTAIN:

- 2. 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 5 th 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 |
- POSTPONED FROM MAY 3, 2022 MEETING**

Josie Adams came to the podium
Renee Miller and Ward Ripley spoke against this request

Truxillo made a motion to postpone to September, second by Fitzmorris

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

3. 2022-2914-ZC

Existing Zoning:	A-1 (Suburban District) and A-2 (Suburban District)
Proposed Zoning:	NC-4 (Neighborhood Institutional District)
Location:	Parcel located on the north side of Sharp Road, west of Parc Place, and east of Westwood Drive; Mandeville; S39, T7S, R11E, Ward 4, District 5
Acres:	11.96 acres
Petitioner:	Robert Beazley
Owner:	St. Michael's Episcopal Church of Mandeville
Council District:	5

Robert Beazley came to the podium
Seeger made a motion to postpone to September, second by Randolph

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

4. 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

POSTPONED FROM JUNE 7, 2022 MEETING

Paul Mayronne came to the podium

Tony Perez, Clarence Blache, Jared Clesi and many others spoke against this request

Truxillo made a motion to approve, second by Barcelona

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

5. 2022-2864-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1 (Suburban District) and MHO Manufactured Housing Overlay
Location:	Parcel located on the east side of LA Highway 1077, north of LA Highway 1078; Folsom; S29, T5S, R10E, Ward 2 District 3
Acres:	6.486 acres
Petitioner:	Jason Mulvey
Owner:	Jason Mulvey
Council District:	3

Jason Mulvey came to the podium
Willie made a motion to approve, second by Fitzmorris

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

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6. 2022-2872-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Location:	Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Bootlegger Road; Madisonville; S18, T7S, R10E, Ward 1 District 4
Acres:	.35 acres
Petitioner:	Tim Miletello
Owner:	Tim and Barbara Miletello
Council District:	4

Tim Miletello came to the podium

David Wright spoke in favor of this request

Fitzmorris made a motion to deny, second by Crawford

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

7. 2022-2881-ZC

Existing Zoning:	HC-1 (Highway Commercial District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Location:	Parcel located on the northeast corner of LA Highway 22 and Grand Oaks Drive; Madisonville S17, T7S, R10E, Ward 1, District 1
Acres:	2.46 acres
Petitioner:	Scott Reeves
Owner:	MSB HOLDINGS, LLC
Council District:	1

Scott Reeves came to the podium

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

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

8. 2022-2886-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	ED-1 (Primary Education District)
Location:	Parcel located on the southwest corner of Harrison Avenue and Ravine Street; Abita Springs; S12, T7S, R11E, Ward 3, District 5
Acres:	3.13 acres
Petitioner:	Jeffrey Schoen
Owner:	Silverback Holdings, LLC
Council District:	5

Jeff Schoen and Chuck Walker came to the podium

Nancy Ernst, Charlie Clark and John Vincent spoke against this request

Barcelona made a motion to approve, second by Fitzmorris

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

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9. 2022-2888-ZC

Existing Zoning:	A-1 (Suburban District) and A-2 (Suburban District)
Proposed Zoning:	A-1 (Suburban District), A-2 (Suburban District), and (RO Rural Overlay)
Location:	Parcel located at the end of Bierhorst Road, east of Thompson Road, Slidell; S39, T9S, R14E, Ward 9 District 11
Acres:	3.94 acres
Petitioner:	Seth and Ashley Hawley
Owner:	Seth and Ashley Hawley
Council District:	11

Seth Hawley came to the podium

Jimmie Broadwell, Lee Domangue and Charlotte Collins came to the podium

McInnis made a motion to deny, second by Smail

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

NAY: Seeger and Doherty

ABSTAIN:

10. 2022-2901-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location:	Parcel located on the south side of Wilson Road, west of LA Highway 59, Covington; S25, T6S, R11E, Ward 10, District 2
Acres:	1.001 acres
Petitioner:	Jeff Schoen
Owner:	H&S HOLDINGS, LLC
Council District:	2

Jeff Schoen came to the podium

Seeger made a motion to postpone to September, second by Randolph

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

NAY: Ress, McInnis and Willie

ABSTAIN

11. 2022-2910-ZC

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	A-1A (Suburban District) and MHO Manufactured Housing Overlay
Location:	Parcel located on the west side of LA Highway 1083, north of LA Highway 1084, being 76055 LA Highway 1083; Covington; S8, T6S, R12E, Ward 10, District 6
Acres:	1.89 acres
Petitioner:	Brenda Bertucci
Owner:	Gerald Bertucci
Council District:	6

Gerald Bertucci came to the podium

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

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

NAY: Ress, McInnis and Willie

ABSTAIN:

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12. 2022-2902-ZC

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	A-1A (Suburban District) and MHO Manufactured Housing Overlay
Location:	Parcel located at the end of Henriques Road, west of Highway 59; Covington; S24, T6S, R11E; Ward 3, District 2
Acres:	.46 acres
Petitioner:	Jeff Schoen
Owner:	H&S HOLDINGS, LLC
Council District:	2

Jeff Schoen came to the podium

Rosta Burslem, Bobbie Abel and Riker Abel spoke against this request

Barcelona made a motion to approve, second by Truxillo

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

NAY: Seeger, Ress and McInnis

ABSTAIN:

13. 2022-2905-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	PF-1 (Public Facilities District)
Location:	Parcel located on the north side of Louisiana Highway 40, west of Carr Lane; Bush; S42, T5S, R13E, Ward 5, District 6
Acres:	3 acres
Petitioner:	Chief Scott Brewer
Owner:	STFD 9 – Chief Scott Brewer
Council District:	6

Chief Brewer came to the podium

Seeger made a motion to approve, second by Crawford

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

NAY:

ABSTAIN:

14. 2022-2909-ZC

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	A-4 (Single Family Residential District) and MHO Manufactured Housing Overlay
Location:	Parcel located on the south side of US Highway 190 E, west of Smith Road; Slidell; S13, T9S, R14E, Ward 8, District 14
Acres:	.95 acres
Petitioner:	Brittany Paige
Owner:	Bryan and Leonard Paige
Council District:	14

Bryan Paige came to the podium

Randolph made a motion to approve, second by Barcelona

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

NAY:

ABSTAIN:

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15. 2022-2911-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Location:	Parcel located on the west side of Louisiana Highway 1081 and on the east side of Louisiana Highway 437; Covington; S23, T6S, R11E, Ward 3, District 2
Acres:	2.4 acres
Petitioner:	John Barry
Owner:	Velvet Pines Developers – John Barry
Council District:	2

John Barry came to the podium

Steve Holzhale and Phyllis Ibos spoke against this request

Smail made a motion to deny, second by Randolph

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

NAY: Seeger and Barcelona

ABSTAIN:

16. 2022-2912-ZC

Existing Zoning:	A-4 (Single Family Residential District)
Proposed Zoning:	A-4 (Single Family Residential District) and MHO Manufactured Housing Overlay
Location:	Parcel located on the south side of Ben Thomas Road, west of Javery Road; Slidell; S34, T8S, R14E, Ward 9, District 14
Acres:	.306 acres
Petitioner:	St Tammany Parish Government
Owner:	Hassin Muhammad
Council District:	14

Lance Abrem came to the podium representing Mr Muhammad

Randolph made a motion to approve, second by Fitzmorris

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

NAY:

ABSTAIN:

17. 2022-2913-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1 (Suburban District) and MHO Manufactured Housing Overlay
Location:	Parcel located on the south side of Ed Williams Road West, west of Louisiana Highway 450; Folsom; S17, T4S, R10E, Ward 2, District 3
Acres:	3.865 acres
Petitioner:	Leanne Jackson
Owner:	Clyde Jackson and Leanne Heisser-Jackson
Council District:	3

Leann Jackson came to the podium

Willie made a motion to approve, second by Seeger

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

NAY:

ABSTAIN:

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PLAN REVIEW CASES :

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
POSTPONED FROM JUNE 7, 2022 MEETING

Jeff Schoen came to the podium

Crawford made a motion to approve, second by Barcelona

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

CONDITIONAL USE CASES:

1. **2022-2938-CP – USE: Concrete Batch Plant**
ZONING: I-4 (Heavy Industrial District)
ACRES: 9.345 acres
PETITIONER: Jeffrey D. Schoen
OWNER: Parish Concrete, LLC
LOCATION: Parcel located on the south side of Dr. TJ Smith Sr. Expressway, west of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14

Crawford made a motion to approve with waivers, amended hours and adjustment of driveway, second by Randolph

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



ZONING STAFF REPORT
2022-2935-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Gurtner Drive, south of Louisiana Highway 36, Abita Springs; S36, T6S, R11E; Ward 3 District 2
Posted: July 20, 2022

Owner: Kathryn and Printis Nobles
Council District: 2

Applicant: Kathryn Nobles
Commission Hearing: August 2, 2022

Size: .95 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-3 Suburban District

Requested Zoning

A-4 Single-Family Residential District
MHO Manufactured Housing Overlay

Future Land Use

Commercial
Area of Special Flood Hazard
(100-Year Floodplain)

Findings

- 1. The .95-acre subject property is currently developed with an existing mobile home. Per Sec. 130-161, although the property is not currently zoned to accommodate mobile homes, the structure is considered a legal nonconforming use.
- 2. The reason for the request is to bring the existing mobile home into compliance and accommodate the placement of an additional mobile home.

Zoning History

- 3. The subject property was referred by the Parish Council to the Zoning Commission for recommendation of rezoning the subject property from A-3 Suburban District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay in 2019 (Case No. 2019-1713-ZC). The Zoning Commission recommended denial of this request on January 9, 2020 and the case was never appealed.

4. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	C-2 Highway Commercial District	A-3 Suburban District
98-2924	SA Suburban Agriculture	C-2 Highway Commercial District

Site and Structure Provisions

5. Table 2: Dimensional Standards

Zoning	Classification	Density	Lot Width
Existing	A-3 Suburban District	2 units per acre	100 ft.
Proposed	A-4 Single Family Residential District	4 units per acre	90 ft.

- 6. The subject property exceeds the lot width and lot size of the requested A-4 Single-Family Residential Zoning Classification. If the request is approved, the applicant must apply for a building permit to place an additional mobile home on the subject property.



ZONING STAFF REPORT
2022-2935-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

7. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	I-2 Industrial District

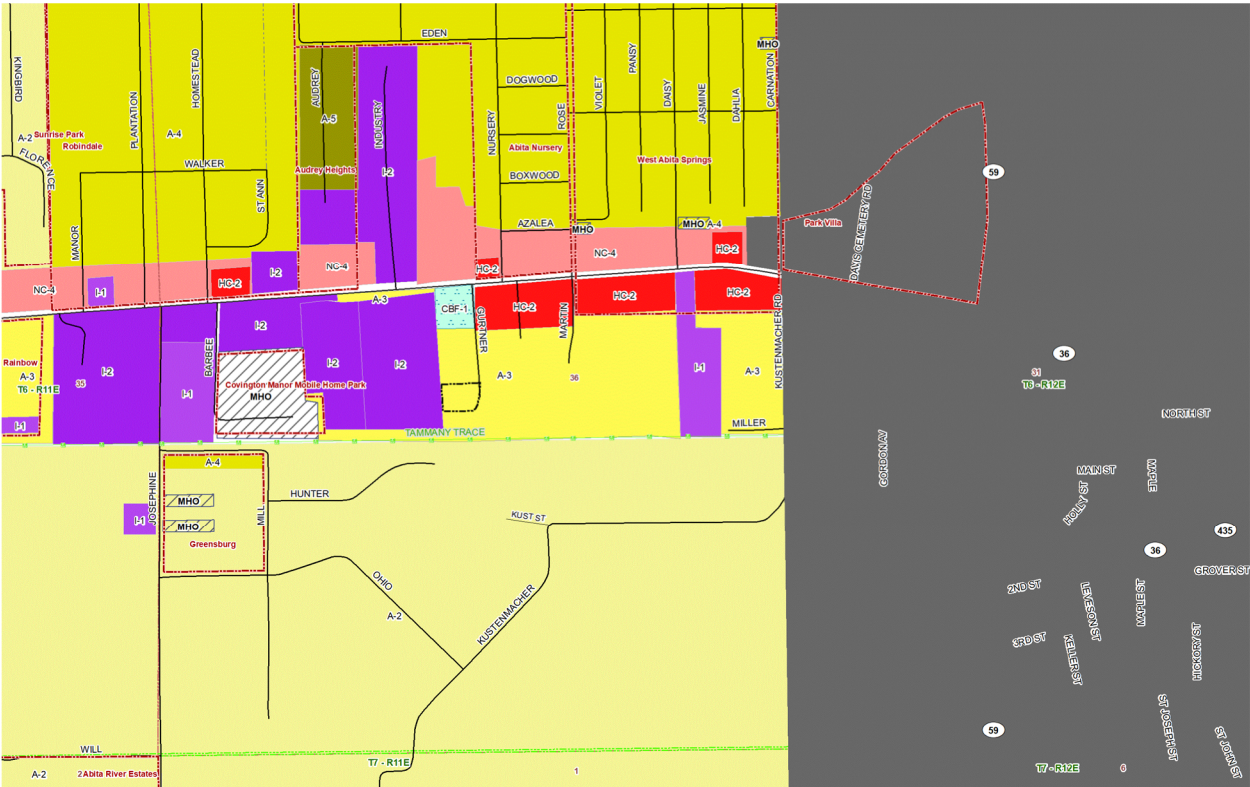
8. The subject property abuts an undeveloped property zoned I-2 Industrial District to the west and single-family residences zoned A-3 to the north, south and east. In addition, the intersection of LA Highway 36 and Gurtner Drive which is roughly 400 ft from the subject property is developed with a church which is zoned CBF-1 Community Based Facilities District and an office warehouse which is zoned HC-2 Highway Commercial District.
9. Of the nine existing lots along Gurtner Drive, there is one church, one commercial development, six existing residential dwellings and one mobile home which is located on the subject property. The other five dwellings are stick built, single-family residences and there have been no building permit requests along this road since 2011.

Consistency with New Directions 2040

Commercial: Concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from neighborhood-serving uses such as personal care and convenience goods, to large-scale shopping centers. May also include high intensity residential uses.

Area of Special Flood Hazard (100-Year Floodplain): Any developed permitted in the Parish’s “area of special flood hazard” shall be “low-impact”, employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.

10. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

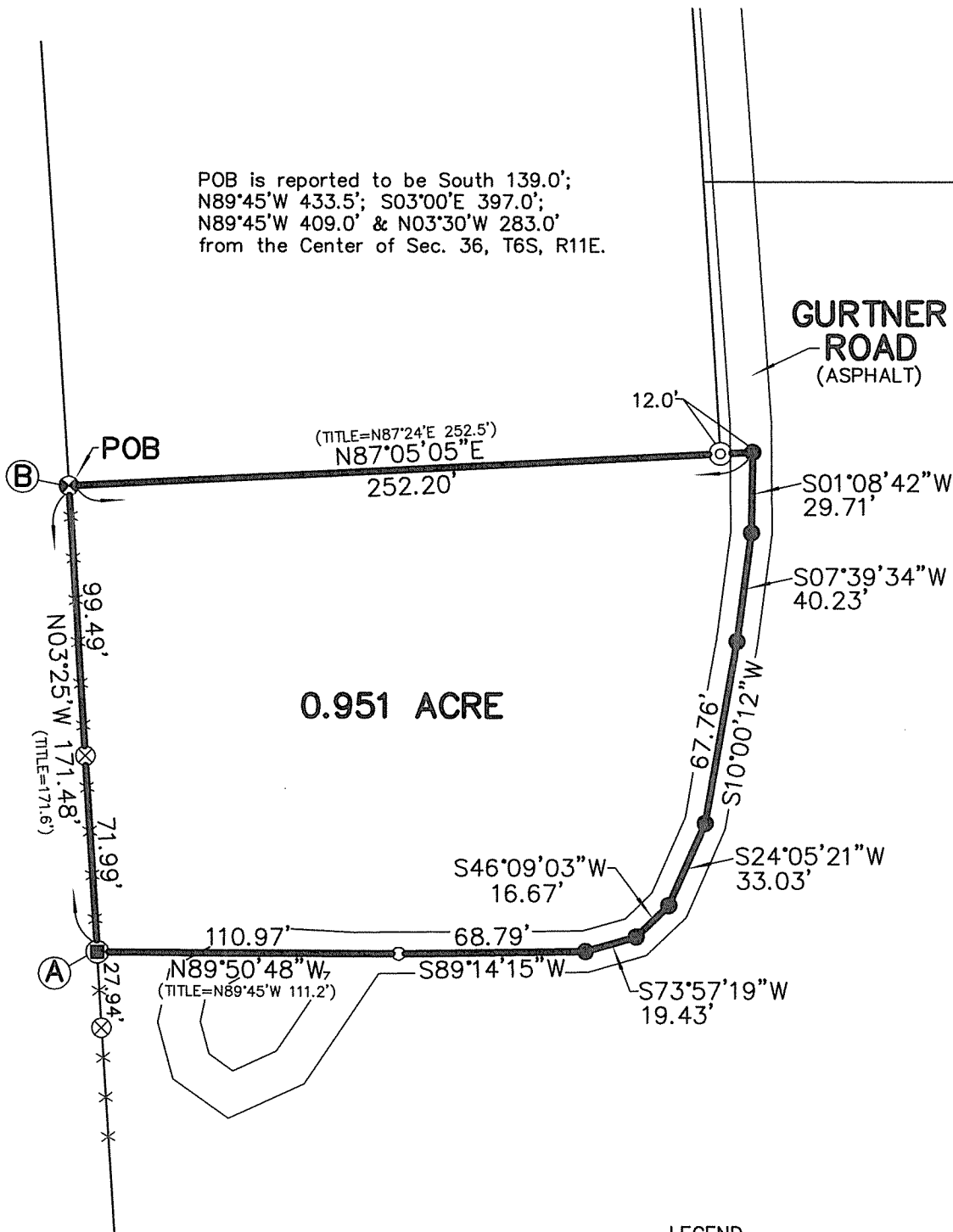




2022-2935-ZC

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
N03°25'W (per Title)

POB is reported to be South 139.0';
N89°45'W 433.5'; S03°00'E 397.0';
N89°45'W 409.0' & N03°30'W 283.0'
from the Center of Sec. 36, T6S, R11E.



NOTES:

1. This property is located in Flood Zone A,
per F.E.M.A. Map No. 225205 0235 C, dated
October 17, 1989.

2. IMPROVEMENTS NOT LOCATED.

LEGEND

- = MAG NAIL FOUND
⊗ = 1" IRON PIPE FOUND
⊗ = 3/4" IRON PIPE FOUND
⊗ = 5/8" IRON ROD FOUND
⊗ = 1/2" IRON ROD FOUND
-X- = FENCE

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.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

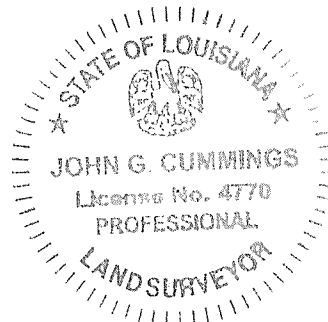
COVINGTON, LA 70433

PLAT PREPARED FOR: **Kathryn & Printis Nobles**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION
36, TOWNSHIP 6 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. 19167

DATE: 9/16/2019

REVISED:



ZONING STAFF REPORT
2022-2839-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of US Highway 190, east and west of Honeybee Road; Slidell; S35, T8S, R13E, Ward 9, District 11
Posted: July 19, 2022

Owner: Honeybee Holdings, LLC **Council District:** 11

Applicant: George Kurz **Commission Hearing:** August 2, 2022

Size: 275.33 acres **Determination:** Approved, Postponed, Denied



Current Zoning

TND-2 Traditional Neighborhood District

Requested Zoning

TND-2 Planned Traditional
Neighborhood District

Future Land Use

Low Intensity Residential

FINDINGS

Procedures for General Implementation Plan Review

1. The current request is to utilize the site’s existing TND-2 Traditional Neighborhood Development zoning classification and provide a General Implementation Plan subject to Sec. 130-1518 – “General Implementation Plan”. The applicant has held several pre-application conferences with the Department of Planning and Development for the purpose of exchanging information and determining the eligibility of the request for consideration as a traditional neighborhood development. A preapplication meeting was held on July 19, 2022 to allow members of the Zoning Commission, members of the public, and members of the development team to discuss the project.
2. **Following the Public Workshop Session, the Zoning Commission “shall review the traditional neighborhood development request and general implementation plan and any comments submitted by any adjoining property owners and shall make a recommendation to the Council to approve, approve with conditions, or deny the general implementation plan. In its recommendation to the Council, the Commissions shall include the reasons for such recommendation”. The Zoning Commission may not consider the request at the required Public Workshop.**

Per Sec. 130-1518(2)(c), if approved by the Parish Council, the adopted General Implementation Plan will rezone the property to “TND-2 Planned Traditional Neighborhood Development” and allow the petitioner to submit a Specific Implementation Plan subject to Section 130-1519 – “Specific Implementation Plan” for review within 36 months.

Zoning History

3. The petitioned site is comprised of 275.33 acres of undeveloped property which is bisected by the existing 20 ft. wide, Parish maintained Honeybee Road. The site was zoned TND-2 Traditional Neighborhood Development through the 2009 St. Tammany Parish Comprehensive rezoning efforts and has remained undeveloped since. The same site was the subject of a rezoning request for an underlying zoning classification of A-4A Single-Family Residential District (2021-2354-ZC) and Planned Unit Development Overlay (2021-2355-ZC); both of which were denied by the Parish Council on March 3, 2022 (Resolution No’s. C-6581 and C-6582).

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2020	SA Suburban Agriculture	TND-2 Traditional Neighborhood District



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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Undeveloped	TND-2 Traditional Neighborhood Development District
East	Undeveloped	TND-2 Traditional Neighborhood Development District
West	Undeveloped	A-2 Suburban District and A-3 Suburban District

The subject property abuts an existing residential neighborhood zoned A-2 Suburban District to the north, undeveloped property that is also zoned TND-2 Traditional Neighborhood Development to the east and south, and undeveloped property zoned A-2 Suburban District and A-3 Suburban District to the west. There are multiple residential neighborhoods within a mile of the subject property along US Highway 190 and an existing elementary school across the street from the subject property on US Highway 190.

TND Density

5. Table 3: Allowable Density Per Sec. 130-1512(d), “the number of residential dwelling units and the amount of nonresidential development, excluding open spaces, shall be determined as follows, provided that single-family detached dwellings shall account for at least 50% of the total number of residential units in the TND”.

Residential Type	Permitted Density	Acreage	Allowable Density	Proposed Density
Single-Family	5 to 8+ dwelling units per acre	135.9 acres	680 – 1,087 (+)	788
Multi-Family	40 dwelling units per acre	28.6 acres	1,144	785

The Honeybee TND is comprised of 275.33 acres and is proposed to be developed with roughly 1,573 residential dwellings including 788 single-family detached homes and 785 multifamily, duplex, townhomes, and residential units above commercial development. Per Sec. 130-1512, each residential category has been placed within its own area on the TND plan which includes 7 single-family residential areas totaling 135.9 acres, 2 multifamily residential areas totaling 28.6 acres, and an area for townhomes totaling 7.8 acres.

As seen in Table 3 - Allowable Density Per Sec. 130-1512(d)(1), the density levels proposed on the Honeybee TND plan are below the allowable density levels indicated in the TND ordinance.

Sec. 130-1512(e): TND Greenspace

6. Table 4: Greenspace/Open Space Regulations

Regulation	Required	Provided
Min. 20% gross acreage must be open space	55.6 acres	73.3 acres
Parks and greenbelt areas must be at least 25% of common open space	13.9 acres	14.9 acres
90% of lots shall be within ½-mile or 15 min. walk from open space	1,416 lots	1,573 acres
20% max common open space devoted to paved areas and structures	11.12 acres	To be verified with specific implementation plan
Wetlands may account for open space with not less than 50% bottomland hardwood, pine savannah, or brackish marshland		To be verified with submission of jurisdictional determination

Open space is a significant part of a TND-2 district design. Formal and informal open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open space includes squares, plazas, greens, preserves, parks, and greenbelts.

Open space uses may include the following: a central square, neighborhood parks, recreational facilities, playgrounds, environmental corridors, protected natural areas, community parks, streams, ponds, and other water bodies, and stormwater detention/retention facilities.

Open space uses may not include yards which are not accessible for the common use of the development, parking areas, drives, utilities with above ground improvements or road easements and servitudes, structures, drainage ditches or canals, or areas reserved for the exclusive use and benefit of an individual tenant or owner.

Currently, the open space calculations provided by the applicant for the Honeybee TND state the plan is providing 73.3 acres of common open space which exceeds the open space requirements by 17.7 acres. While this figure meets the stated goals listed within the TND greenspace/open space ordinance, staff recognizes the purpose of the General Implementation Plan is to provide a general plan of the proposed land uses and their overall impact on the subject and surrounding land. These numbers and requirements will need to be reevaluated upon submission of the Specific Implementation Plan.



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PLANNING & DEVELOPMENT
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TND Use Types

7. Per Sec. 130-1510(b), a TND-2 District is divided into at least two types of areas and each area type has different land use regulations. A TND-2 district must have one neighborhood center area (otherwise known as town center or village center) and at least one mixed residential area. A TND-2 district may also have a neighborhood edge area, civic spaces, and green spaces.

Table 5: TND Use Types Required

Use Type	Definition	Provided	Staff Comment
Neighborhood Center Area	A neighborhood center serves as the focal point of a TND-2 district, containing retail, commercial, civic, and/or public services to meet the daily needs of community residents. A neighborhood center is pedestrian oriented, and is designed to encourage pedestrian movement. A square may be located in a neighborhood center area. Retail and commercial uses should generally be located adjacent to a square. The neighborhood center uses include retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings.	<p>The TND plan shows a 10,000 sq. ft. commercial building on (+/-) 1.5 acres and civic uses on (+/-) 1.5 acres</p> <p><u>Proposed commercial uses may include:</u></p> <p>Professional/Medical Office; Retail and Service Uses; Neighborhood Services; Educational Services/Day Care; Bank and Financial Services; Arts, Entertainment, and Recreation Services</p> <p><u>Proposed civic uses may include:</u></p> <p>Police Substation; Library; Fire Station; Museum; Post Office; Church, Temple, Synagogue</p>	Per Sec. 130-1509, the purpose of the TND-2 is to provide for the daily recreational and shopping needs of the residents including shops and workplaces which promote economic opportunity. A TND should be self-sustaining providing opportunities to work, live, and play all within a single development. Staff has determined a single 10,000 sq. ft. commercial building and a 1.5-acre space dedicated to a civic use does not meet the intent of a TND and will not meet the shopping or institutional needs for the proposed 1,573 dwelling units shown on the plan.
Mixed Residential Area	A mixed residential area includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a mixed residential area are required to blend into the residential character of the neighborhood. A mixed residential area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A mixed residential area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed residential area uses include single-family homes, condominiums, townhomes, apartments, offices, short term rentals, restaurants, neighborhood scale retail, and civic uses. Mixed residential areas often utilize alleys.	The TND plan shows 10 residential areas including six (6) single-family residential areas, two (2) multi-family areas, one (1) townhome area, and one (1) live-work space area.	While the applicant does not provide a mixed residential area as required by code, staff has determined the number and type of residential uses required by the TND ordinance has been met and mixing these residential uses may not create any greater benefit.



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Table 5: TND Use Types Required Cont.

Use Type	Definition	Provided	Staff Comment
Neighborhood Edge Area	A "neighborhood edge area" is the least dense portion of a TND-2 district, with larger lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular access to streets is permitted. Only single-family residential dwellings (attached or detached) are permitted. A neighborhood edge area is appropriate along the perimeter of the neighborhood. A portion of a TND-2 district that adjoins existing or platted conventional low-density housing must be designated as a neighborhood edge area.	The TND plan shows a neighborhood edge area along the northern and western side of the subject site.	While the neighborhood edge area does appear to be the least dense portion of the TND with the largest lots, staff has determined the 60' lots do not provide a variety compared to the proposed 40' and 50' lots for the rest of the single-family development.
Civic Spaces	Civic uses that are oriented to the general public are permitted in a neighborhood center area and a mixed residential area. These uses are essential components of the social and physical fabric of a TND-2 district. Civic space shall be integrated in residential and commercial areas in the TND. TND-2 districts shall incorporate civic common open spaces to be maintained by the municipality and/or private open spaces to be maintained by the community or landowners within the TND-2 district. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community. The locations of these major public civic uses are designated on the development plan at the time of commission approval of a particular development.	<p>The TND plan shows a proposed civic area on (+/-) 1.5 acres within the Neighborhood Center area</p> <p>Proposed Civic Uses may include: Police Substation; Library; Fire Station; Museum; Post Office; Church/Temple/Synagogue</p>	Per Sec. 130-1510(g), "civic spaces shall be integrated into residential and commercial areas". The current TND plan shows a single area for civic space within the neighborhood center. In order to be consistent with the requirements of the code, the applicant has placed a "live-work space" within the neighborhood center.

Commercial and Institutional Uses

- META Planning and Design, in support of DR Horton has provided a "General Implementation Plan Cover Letter" to provide insight into the design and thought processes which have formulated the bases of the Honeybee TND-2 General Implementation Plan". In this letter, the META Planning team has stated that the Honeybee site is adequately sized to be able to support and integrate the range of housing and rental options along with some commercial and civic uses to function as a "village center" as opposed to a "town center" which would be more typical with a larger development site. The META letter goes on to compare the Honeybee site to the Seaside TND in Florida which is approximately 80 acres in size but performed as a catalyst to "create a series of independent village centers" and "as each develops the commercial or other non-residential uses should look to fill in what the needs of the residents and the developing community as a whole lack at the time as possible". The letter states that the intention is "to implement a high-level framework...in order to guide its future development in line with the required ordinance as well as trying to encapsulate as many TND principles that make places like *Seaside*, *Celebration*, *Daybreak*, and other traditional neighborhood developments around the nation special and outstanding in their regions.

Zoning Commission
August 2, 2022

Department of Planning and Development
St Tammany Parish, Louisiana

EDC
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As a response, staff has researched the basic design and master plans of the Traditional Neighborhood Developments and Master Planned Communities specifically referenced in this letter to provide a comparison of size, density, and commercial and institutional development (see below Table 6).

Table 6: Comparison of TND Developments Nationwide

TND	Description	Units	Density	Commercial Space	Civic Amenities
Seaside *DPZ CoDesign *The Seaside Library	Seaside is an 80-acre resort community on the shores of the Gulf of Mexico. The program for Seaside was originally conceived to approximate the scale and character of historic Southern towns. The Seaside plan proposes traditional American settlement patterns as an alternative to contemporary methods of real estate development. To this end, the retail center was designed as a downtown commercial district; the conference facility doubles as a town hall; and a portion of the recreation budget was dedicated to the creation of small civic amenities, including a chapel, a primary school, a fire station, and a post office, all to be shared by adjacent communities.	624	7.8 units per acre	84,178 sq. ft.	80 Amenities are provided in Seaside Florida including 1 Post office 1 Chapel 1 Neighborhood School 1 Academic Village 1 Amphitheater Plaza and Stage 11 Pavillions 2 Pool 1 Fitness Center etc.
Celebration *Congress for The New Urbanism	Built along the edge of Walt Disney World, Celebration is a 6,848-acre census-designated master-planned community with a population of 9,92k.	There is no public information pertaining to the density levels within Celebration. The residential development is made up of 8+ villages, each which provide various amenities, retail spaces, and workplace spaces.			2 K-8 schools 1 Highschool 1 Stetson University 1 Bank 1 Post Office More than 500 companies 6 Christian Churches 1 Jewish Congregation
Daybreak *Congress for The New Urbanism	Daybreak is comprised of 4,100 acres in the greater Salt Lake City region and is still developing to this day. This development is connected to light rail, all homes are Energy Star certified, and the community was created with a core value of sustainable development. The Daybreak development includes more than 1,000 acres of open space and a recreational lake.	20,000+	5 units per acre	15 million sq. ft. of commercial space	A town center, parks, schools, churches, and employment centers are built into the community. The urban center is home to more than 60,000 people.

As can be seen, the size, density levels, and commercial and institutional development of communities like Daybreak and Celebration are of much greater magnitude than the proposed Honeybee Development. And while the Seaside development at 80 acres may be considered a smaller comparable size, the commercial retail and amenities provided far outpace the Honeybee TND proposal. Because of this, staff has researched other TND developments of similar size located within Louisiana to compare with the acreage, density levels, and commercial and institutional development they provide (see below Table 7).

Zoning Commission
August 2, 2022

Department of Planning and Development
St Tammany Parish, Louisiana

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Table 7: Comparison TND Developments of Similar Size:

TND	Description	Units	Density	Retail Space	Civic Amenities
Village of River Ranch	A 324-acre community centric traditional neighborhood development in Lafayette	800 single family residential and 750 multi-family residential structures	5 units per acre	80 acres	7 parks, 1 Health Club including a full-service health and wellness center, a day spa, a dry cleaner, and dining facilities, 3 Hotels, Post Office, Library, Banking, Community Center, Athletic Field, Medical Clinic, Pharmacy
Long Farm Village – Baton Rouge	A 237-acre traditional neighborhood development planned to include more than 1,500 housing units, consisting of single-family homes, townhomes, condominiums and multi-family units.	1,500 +	6 units per acre	600,000 sq. ft. of retail, restaurant, and office	Pool, Clubhouse, Paved Lake Walk, Benches, Bike Trials, Athletic Fields, Open Space and Parks
The Settlement at Willowgrove – Baton Rouge	A 112-acre traditional neighborhood development which provides single-family dwellings, townhome dwellings, and mixed commercial, office, retail, and mixed residential uses.	337 low density units 45 medium density units 67 high density units	4 units per acre	1.07 acres of commercial, office, retail, and mixed residential	Pool and cabana, Children's play area, 10 parks including a 14-acre park, Landscaped gardens, 2-20 ft. deep stocked ponds, Amphitheater for community activities, Open field for sports

TND	Description	Units	Density	Retail Space	Civic Amenities
Honeybee	A proposed Traditional Neighborhood Development located on 275.33 undeveloped areas along the north side of Highway 190	Around 1,573	5.7 units per acre	10,000 sq. ft.	<div>10,000 sq. ft. commercial</div> <div>1.5 acre civic</div> <div>Bayou Paquet Greenbelt</div> <div>Pipeline Servitude</div> <div>Open space improvements may include walking trails or sidewalks along Bayou Paquet and the lake/detention areas; Benches and other seating areas; Additional landscaping and plantings; Nature/informational signage; Habitat creation along greenbelts or in lake areas; Play structures or similar within the rec center and other active park areas; Pavilions and other shade structures</div>



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Commercial and Institutional Uses Cont.

As can be seen by the information found in Table 7, there are more similar Traditional Neighborhood Developments which have been developed within Louisiana that have comparable sizes, lower density levels, and heightened commercial and civic uses. While the TND ordinance does not require a specific amount of commercial or civic uses based on the proposed density of a development, the purpose statements of a TND state that the development should provide economic opportunity and the daily recreational and shopping needs of the residents.

On average, the typical size of a Dollar General store is roughly 10,000 sq. ft. in size which is the same amount of commercial development the Honeybee TND is proposing. Staff has determined that 10,000 sq. ft. of commercial development will not adequately provide the shopping needs of 1,500 new home sites. In addition, based on the number of amenities and commercial development provided for in the Traditional Neighborhood Developments referenced in Table 7, staff recommends the applicant increase the amount of land proposed for commercial and civic uses or decrease the proposed density.

TND PURPOSE

9. Per Section 130-1509, the purpose of a TND-2 Traditional Neighborhood Development Zoning District ("TND-2 district") is to encourage mixed-use, compact development and facilitate the efficient use of services. A TND-2 district diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A TND-2 district is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. This division's intent is to encourage its use by providing incentives, rather than prohibiting conventional development. Traditional neighborhood development:

- a. Is designed for the human scale

Per Sec. 130-1512(e), 90% of lots shall be within ½-mile or 15 min. walk from open space. The proposed TND plan allows all dwelling units and all areas of the development site to be within a ½-mile radius or a 10-minute walk.

- b. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood

The Honeybee TND plan provides three types of residential uses including single-family, duplexes, and multi-family residential. The General Implementation Plan also shows 1.5 acres set aside for commercial development and 1.5 acres set aside for civic development, and exceeds the total amount of greenspace/open space required for TND developments.

- c. Provides a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes

The proposed TND Plan is providing the following housing types:

- a. Low Density Provided: Neighborhood Edge Area – 60' lots at a density of (+/-) 5 units per acre
- b. Medium Density Provided: 7 Single-Family Residential Areas – 40' and 50' lots at a density of (+/-) 8 units per acre
- c. High Density Provided: 1 Townhome Area at a density of (+/-) 10 units per acre and 2 Multi-Family Residential Areas at a density of (+/-) 30 units per acre

Staff has determined that a difference of 20 ft. in lot sizes for the proposed 788 single-family units does not meet the purpose of a TND which is to provide a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes.

In addition, staff has determined the low-density area which is proposed at 5 units per acre does not meet the intent of the ordinance requiring "low density". The second highest density zoning classification within the UDC is A-4 Single-Family Residential District and allows four units per acre. This proposed TND is providing a density of five units per acre for the "low density" portion of the TND.

- d. Includes residences, shops, workplaces and civic buildings interwoven within the neighborhood, all within close proximity

Per Sec. 130-1509, the purpose of the TND-2 is to provide for the daily recreational and shopping needs of the residents including shops and workplaces which promote economic opportunity. A TND should be



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self-sustaining providing opportunities to work, live, and play all within a single development. Staff has determined a single 10,000 sq. ft. commercial building and a 1.5-acre space dedicated to a civic use does

not meet the intent of a TND and will not meet the shopping or institutional needs for the proposed 1,573 dwelling units shown on the plan.

- e. Incorporates a system of relatively narrow, interconnected streets, roads, drives, and other thoroughfare types with sidewalks and bikeways, that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those thoroughfare types to existing and future developments

The Honeybee General Implementation Plan provides Avenues, Sub-Collector Drives, Local Streets, and Alleys, most of which provide bicycle lanes and sidewalks in accordance with Sec. 130-1512(h). In addition, the plan is providing two "potential stub streets to reduce block lengths" as a potential to tie into future developments. Staff will study these concepts more thoroughly at the Specific Implementation stage.

In addition, staff has determined that Honeybee Road should be reconstructed into a four-lane Boulevard to accommodate the level of density being proposed and heightened the safety for the only entrance and exit into the subdivision.

- f. Includes compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable, harmonious and diverse environment

The applicants for the Honeybee TND have submitted preliminary Architectural Drawings that satisfy the requirements listed in Sec. 130-1512(j). While conceptual in nature at this time, the applicants recognize that more detailed plans will be needed at the Specific Implementation Plan stage which insure compatibility and harmonious design within all uses of the TND.

- g. Incorporates environmental features into the design

Based on the wetland delineation, 77.08% of the total acreage of the Honeybee TND is wetlands. The 275.33-acre site contains approximately 212.33 acres or more of wetlands including 21.18 acres of Marginal Mixed Wetlands and 191.04 acres of Pine Savannah Wetlands. Per Sec. 130-1512(e), the TND greenspace ordinance allows for preserved wetlands to count towards open space requirements. Staff recommends the TND plan preserve more of these wetlands on site so as not to disturb the natural storage capacity of rainfall.

- h. Coordinates transportation systems with a hierarchy of appropriately designed facilities for pedestrians, bicycles, and vehicles

The TND plan provides various types of roadways which include travel lanes, bike lanes, sidewalks, and planting strips. In addition, the Honeybee TND is providing a 50' Pedestrian Greenbelt which will run north-south along the existing 30' Pipeline Easement to the eastern portion of the plan. An additional Pedestrian Greenbelt which will run north-south along the existing Bayou Paquet along the western side of the plan will also be added. There are also various other "Multi-Use Trails" which run throughout the plan.

- i. Provides well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts and parks woven into the pattern of the neighborhood

Currently, the open space calculations provided by the applicant for the Honeybee TND state the plan is providing 73.3 acres of common open space which exceeds the open space requirements by 17.7 acres. The TND Plan is currently showing several locations of greenspace provided within each residential type, all connected by various pedestrian corridors. Staff does have concerns about the total amount of greenspace being provided which is accounted for by the nine pond areas and will look to further evaluate the greenspace/open space requirements upon submittal of the Specific Implementation Plan.

- j. Incorporates architecture, landscape, lighting and signage standards integrated with the zoning provisions that respond to the unique character of the region.

Comprehensive sign guideline, landscape guideline, and lighting plan will be required for the entire TND district with the production of the Specific Implementation Plan.

- k. Provides an increased range of options than are allowed by conventional zoning



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Section 125-84 – “Contiguous Lot Rule” of the St Tammany Parish Subdivision Ordinance requires 50’ of lot width for a parcel to be considered a buildable lot of record. This prohibition does not apply to lots created within the TND-2 ordinance primarily because the purpose of a Traditional Neighborhood Development is to provide a dense village-style development which addresses typical modern growth patterns such as neighborhood sprawl. Instead, a well-designed TND ensures a range of housing options, a network of well-connected streets with a diversity of public spaces, and enough amenities to ensure the daily recreational and shopping needs of the residents. The TND-2 ordinance provides developers with the ability to essentially create a village where high density and small lot sizes are permitted in exchange for abundant and diverse amount of commercial and civic uses that enables residents to live, work, and play within their own community. The developer is proposing single-family lots with widths of 40’, 50’, and 60’ and are in exchange proposing 10,000 sq. ft. commercial building area and a single civic space which would encompass 1.5 acres of the 275-acre tract. Staff has determined that the amount of commercial and singular civic area designated for the proposed Honeybee development do not satisfy the purpose of a TND and will not meet the commercial and institutional needs of over 1,573 households.

Consistency with New Directions 2040

Low Intensity Residential: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

10. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Strategy 1.6.3: Encourage traditional neighborhood developments featuring attractive, compact, walkable, mixed-use patterns throughout the Parish by maintaining zoning classifications and districts that permit traditional neighborhood development at various scales.
- iii. Goal: 4.2: Our Neighborhood design will support physical activity and healthy living for people of all ages and abilities, helping maintain our status as one of the state’s healthiest communities.

The proposed zoning change is not consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.
- iii. Goal 1.7: Resilient building and land development practices will reduce or eliminate the potential impact of flood and wind hazards, particularly at critical facilities.
- iv. Goal 1.5: Adequate infrastructure and utilities will be available in areas permitted for new development
- v. Strategy 1.5.1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities
- vi. Strategy 1.5.2: Locate high intensity land uses adjacent to high capacity transportation corridors.
- vii. Goal 2.2: Roadway function, design, and capacity will be compatible with and support existing and anticipated land uses in adjacent areas.
- viii. Goal 3.2: Viable examples of our critical and sensitive areas, including native plant and animal habitats, tree resources, and wetlands, will be conserved, protected, stable, and flourishing.
- ix. Goal 3.3: Our waterways, watersheds, floodplains, and groundwater will be protected, maintained, and restored to maximize water quality and sustain a drinkable water supply.



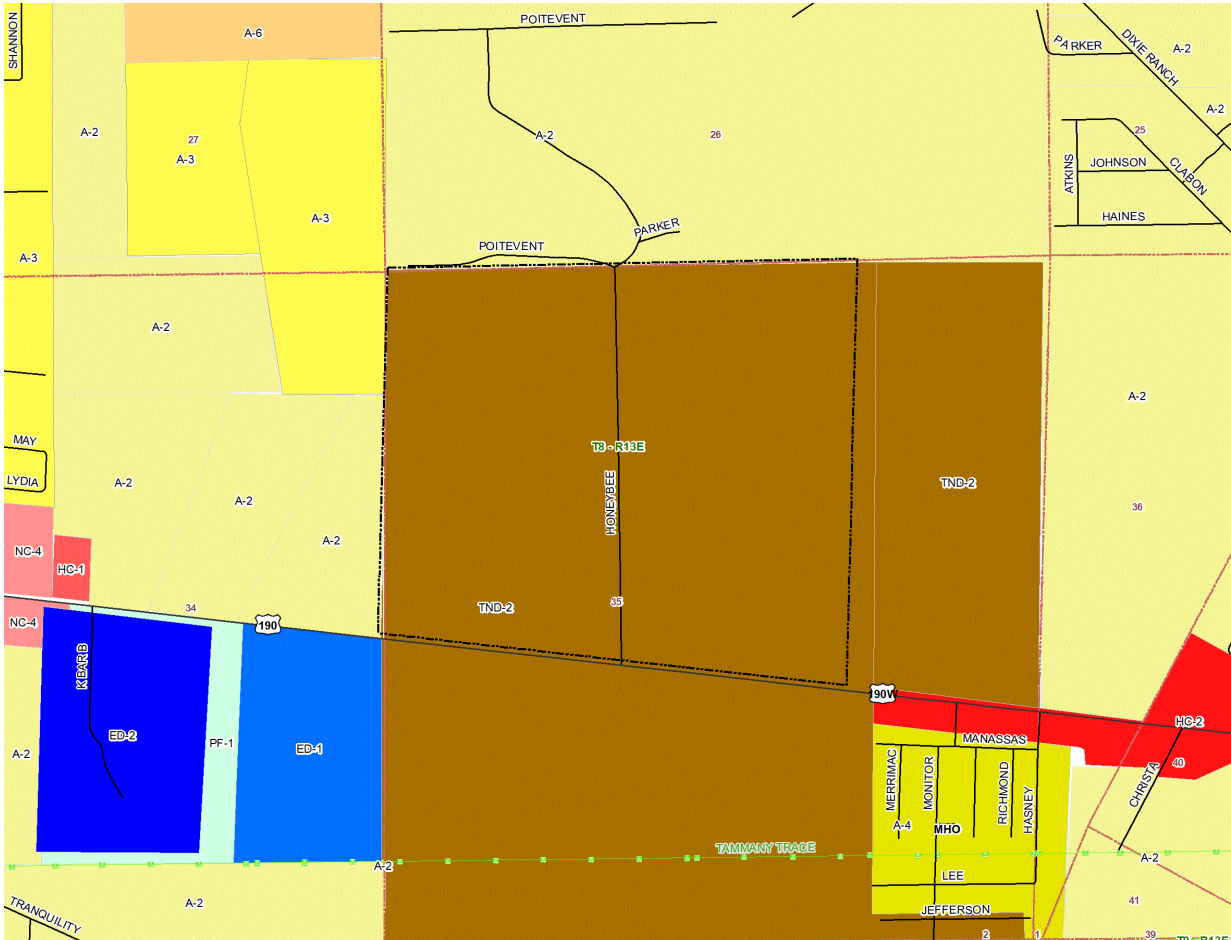
ZONING STAFF REPORT
2022-2839-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

INFORMATIONAL ITEMS:

- 11. Road names and addresses must be requested and approved by 911
- 12. The developer for all new residential single-family sites must notify the U.S. Postal Service’s local Grown Manager to determine the appropriate mode of mail delivery. Applicant must provide the location of the proposed centralized mail delivery services with the production of the Specific Implementation Plan.





2022-2839-ZC

HC-3 E-1

HC-3

OLD TODD RD

PBC-1

A-2

GREEN RD

A-6

27

N POITEVENT RD

26

A-2

A-3

A-3

S POITEVENT RD

A-2

T8 - R13E

TND-2

A-2

HONEYBEE RD

A-2

35

34

TND-2

ED-2
PF-1

ED-1

HC-2

MERRIMAC DR

MONITOR DR

CHARLESTON DR

RICHMOND DR

HASNEY RD

36

TAMMANY TRACE

A-4

LEE DR

A-2

A-2

2

A-2

T9 - R13E 3

S TRANQUILITY RD

40

SUNSET ST

BAYOU PAQUET ST

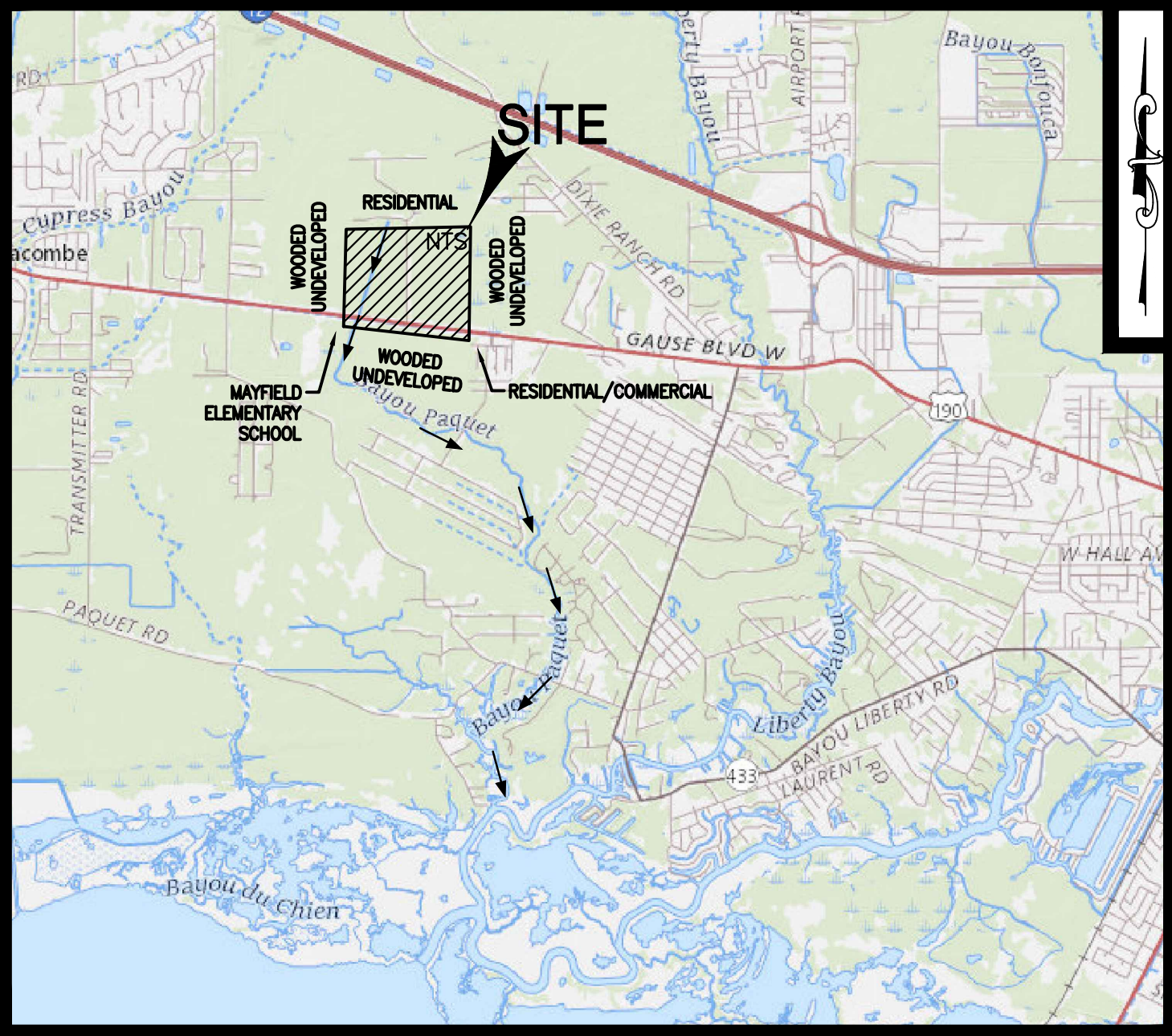
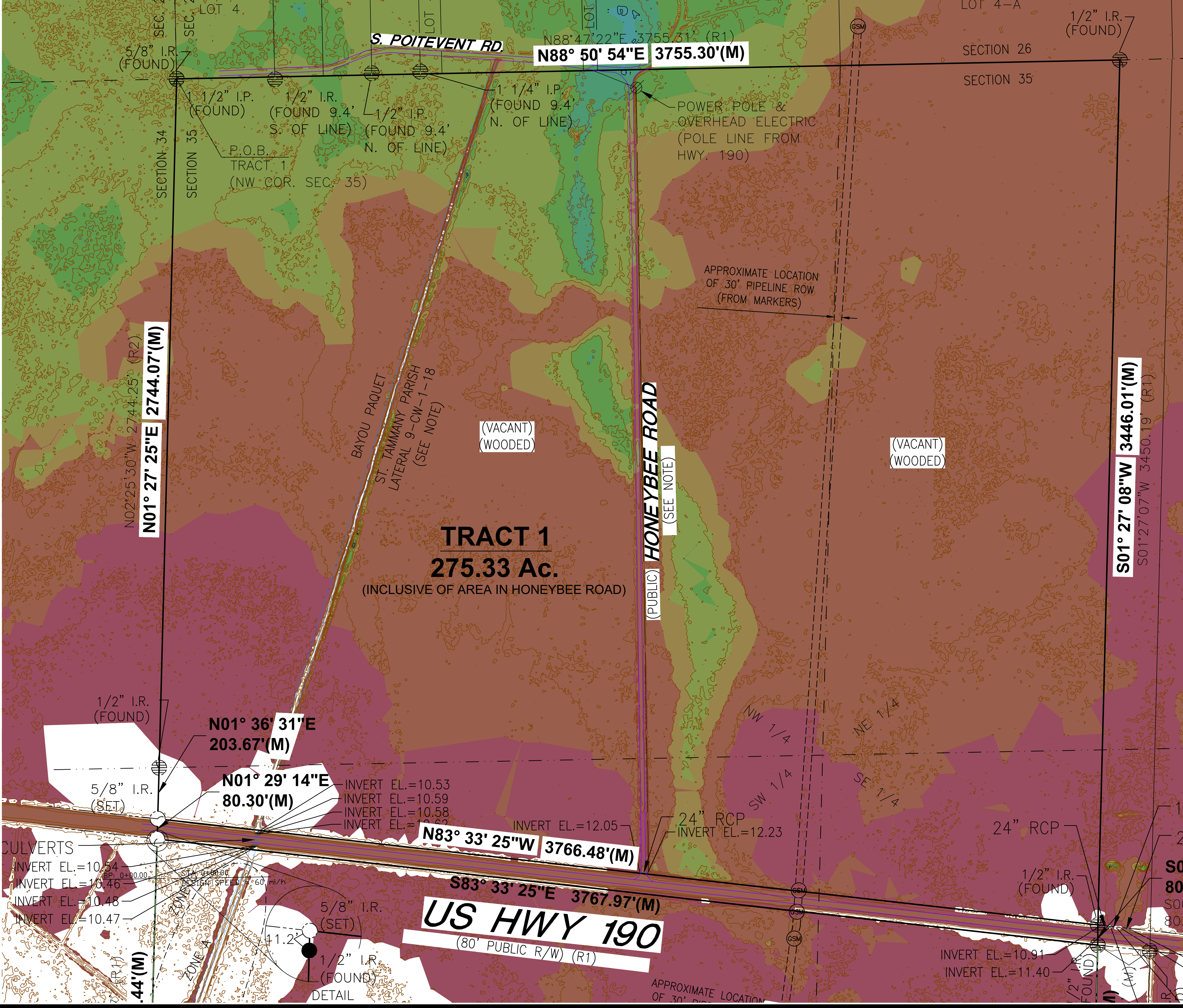
A-2

PARK AV

39

EXISTING SITE CONDITIONS PLAN FOR
HONEYBEE SUBDIVISION

Honeybee TND-2 General Implementation Plan
SECTION 35, TOWNSHIP 8 SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP/ULTIMATE STORMWATER DISPOSAL

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Color
1	14.000	15.000	
2	15.000	16.000	
3	16.000	17.000	
4	17.000	18.000	
5	18.000	19.000	
6	19.000	20.000	
7	20.000	21.000	
8	21.000	22.000	
9	22.000	23.000	
10	23.000	24.000	

SURVEY DESCRIPTION:

A CERTAIN PIECE OR PARCEL OF LAND BEING THAT PORTION OF THE WEST HALF AND THE WEST HALF OF THE EAST HALF, LESS AND EXCEPT A STRIP ONE ACRE WIDE ON THE EAST SIDE, LYING NORTH OF US HIGHWAY 190, SECTION 35, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE FOUND NEXT TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N88°50'54"E ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3755.30 FEET TO A 1/2" IRON ROD FOUND; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3755.30 FEET TO A 1/2" IRON ROD FOUND; THENCE LEAVING SAID NORTH LINE OF SAID SECTION 35 A DISTANCE OF 3446.01 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 190; THENCE N83°33'25"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 3766.48 FEET TO A 5/8" IRON ROD SET ON THE WEST LINE OF SAID SECTION 35; THENCE N01°36'31"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 203.67 FEET TO A 1/2" IRON ROD FOUND AT THE QUARTER CORNER COMMON TO SECTION 26, TOWNSHIP 8 SOUTH, RANGE 13 EAST AND SAID SECTION 35; THENCE N01°27'28"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 2744.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 275.33 ACRES, INCLUSIVE OF ANY PORTION IN THE RIGHT OF WAY FOR HONEYBEE ROAD, AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 20-889, DATED DECEMBER 28, 2020, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

NOTES:

REFER TO ALTA SURVEY PERFORMED BY DUPLANTIS DESIGN GROUP, PC DATED 01/11/2021 FOR NOTES REGARDING BAYOU PAQUET AND HONEYBEE ROAD AS WELL AS REFERENCE MAPS USED.

CONTOURS SHOWN ARE AT 1' INTERVALS AND ARE DERIVED FROM LIDAR.

THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE THAT WAS LAST UPDATED ON MARCH 9, 2022.

DEVELOPER: HONEYBEE HOLDINGS
7696 VINCENT ROAD
DENHAM SPRINGS, LA. 70726

PRIMARY CONTACT: ADAM KURZ

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone X.

FIRM Panel # 2050415.C Rev. April 2, 1991
FIRM Panel # 2282050405.C Rev. October 17, 1989

NEAREST ADJACENT 100 YEAR BASE FLOOD ELEVATION = 14'

Not For Construction
**EXISTING
SITE
CONDITIONS
MAP**



REVISION BY

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

ddg
DUPLANTIS DESIGN GROUP

SIGNATURE: _____
DATE: _____

STAMP

HONEYBEE SUBDIVISION
SECTION 35, TOWNSHIP 8
SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR HONEYBEE HOLDINGS
DENHAM SPRINGS, LOUISIANA

DRAWN
NUL

CHECKED
EHS

ISSUED DATE
04-07-2022

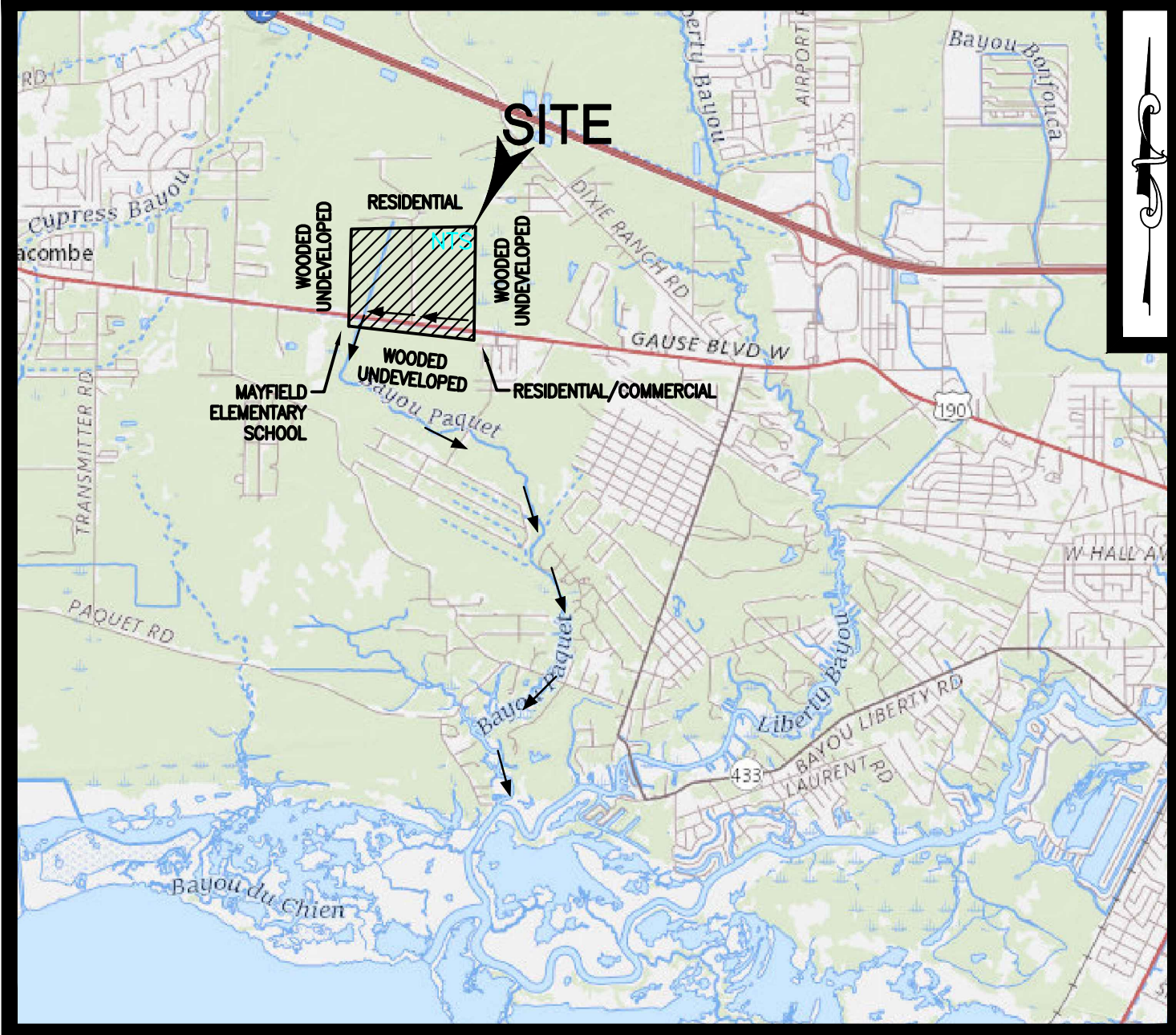
ISSUED FOR
REVIEW

PROJECT NO.
20-889

FILE
20-889 Existing Conditions
Maps

SHEET
TND-1

EXISTING SITE CONDITIONS PLAN FOR
HONEYBEE SUBDIVISION
Honeybee TND-2 General Implementation Plan
SECTION 35, TOWNSHIP 8 SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP/ULTIMATE WASTEWATER DISPOSAL
N.T.S.

SURVEY DESCRIPTION:

A CERTAIN PIECE OR PARCEL OF LAND BEING THAT PORTION OF THE WEST HALF AND THE WEST HALF OF THE EAST HALF, LESS AND EXCEPT A STRIP ONE ACRE WIDE ON THE EAST SIDE, LYING NORTH OF US HIGHWAY 190, SECTION 35, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED PARCEL CONTAINS 275.33 ACRES, INCLUSIVE OF ANY PORTION IN THE RIGHT OF WAY FOR HONEYBEE ROAD, AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 20-889, DATED DECEMBER 28, 2020, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

NOTES:

REFER TO ALTA SURVEY PERFORMED BY DUPLANTIS DESIGN GROUP, PC DATED 01/11/2021 FOR NOTES REGARDING BAYOU PAQUET AND HONEYBEE ROAD AS WELL AS REFERENCE MAPS USED.

CONTOURS SHOWN ARE AT 1' INTERVALS AND ARE DERIVED FROM LIDAR.

THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE THAT WAS LAST UPDATED ON MARCH 9, 2022.

DEVELOPER:
HONEYBEE HOLDINGS
7696 VINCENT ROAD
DENHAM SPRINGS, LA. 70726

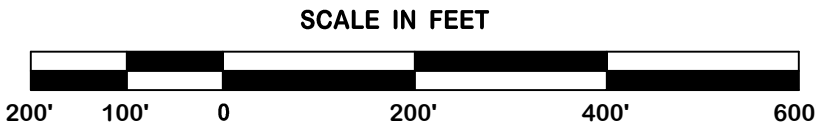
PRIMARY CONTACT:
ADAM KURZ

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone G.

FIRM Panel # 2050415.C Rev. April 2, 1991
FIRM Panel # 2282050405.C Rev. October 17, 1989

NEAREST ADJACENT 100 YEAR BASE
FLOOD ELEVATION = 14'

Not For Construction
**EXISTING
SITE
CONDITIONS
MAP**



REVISION	BY

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Suite 101
Covington, LA 70433
Office: 985.249.6180
Fax: 985.249.6190
www.ddgpc.com

DDG
DUPLANTIS DESIGN GROUP

SIGNATURE: _____
DATE: _____

STAMP

HONEYBEE SUBDIVISION
SECTION 35, TOWNSHIP 8
SOUTH - RANGE 13 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR HONEYBEE HOLDINGS
DENHAM SPRINGS, LOUISIANA

DRAWN NUL
CHECKED EHS
ISSUED DATE 04-07-2022
ISSUED FOR REVIEW
PROJECT NO. 20-889
FILE 20-889 Existing Conditions Maps
SHEET
TND-2

LAND USE & ACREAGE ANALYSIS

LEGEND		
RESIDENTIAL ±172.3 Ac. (62.6%)		
	SINGLE FAMILY DETACHED	788 LOTS ±135.9 Ac.
	MULTIFAMILY / ATTACHED	785 UNITS ±36.4 Ac.
NON-RESIDENTIAL ±3.0 Ac. (1.1%)		
	COMMERCIAL (±10,000 SQ FT BUILDING)	±1.5 Ac.
	CIVIC	±1.5 Ac.
COMMON OPEN SPACE ±73.3 Ac. (26.6%)		
	REC. CENTER & PARKS	±8.1 Ac.
	DETENTION / DRAINAGE / LAKE	±46.5 Ac.
	BAYOU PAQUET GREENBELT	±6.8 Ac.
	LANDSCAPE / OPEN SPACE	±11.9 Ac.
UTILITIES & SERVITUDES ±11.4 Ac. (4.1%)		
	UTILITY SITES	±2.2 Ac.
	BAYOU PAQUET SERVITUDE	±7.0 Ac.
	PIPELINE SERVITUDE	±2.2 Ac.
MAJOR ROADWAYS ±15.3 Ac. (5.6%)		
COLLECTORS/SUB-COLLECTORS		±15.3 Ac.
PROJECT TOTAL		±275.3 Ac.

* ALL LAND USE ACREAGES AND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FURTHER REFINEMENT AND ADDITIONAL SCHEMATIC DESIGN UPON COMPLETION OF THE SPECIFIC IMPLEMENTATION PLAN.

* A MINIMUM OF TWENTY-FIVE (25) PERCENT OF THE COMMON OPEN SPACE WILL BE DEDICATED TO THE PUBLIC AS PARKLAND.

* THIS DEVELOPMENT WILL MAINTAIN NO GREATER THAN 50.0% ATTACHED/MF UNITS IN ACCORDANCE WITH TND-2 REGULATIONS.

DISTRICT DENSITY ASSUMPTIONS

	SINGLE FAMILY (60's) - ±5.0/ACRE
	SINGLE FAMILY (40'/50's) - ±8.0/ACRE
	TOWNHOMES - ±10.0/ACRE
	MULTIFAMILY - ±30.0/ACRE

RESIDENTIAL UNIT PROJECTIONS

SINGLE FAMILY DETACHED - 788 LOTS
MULTIPLE FAMILY UNITS - 785 UNITS
(DUPLEX/TOWNHOME/MF)

* UNIT PROJECTIONS FOR SINGLE FAMILY DETACHED ARE CALCULATED BASED ON AN APPROXIMATED NET ACREAGE BASIS REMOVING LOCAL STREET ROWS. APPROXIMATE NET ACREAGE WAS CALCULATED USING A 0.75 COEFFICIENT (75%) OF THE GROSS ACREAGE PER RESIDENTIAL AREA AS ILLUSTRATED ON THIS GENERAL IMPLEMENTATION PLAN.

HONEYBEE TND-2
GENERAL IMPLEMENTATION PLAN

±275.3 ACRES OF LAND
prepared for

D-R HORTON DH NYSE
America's Builder

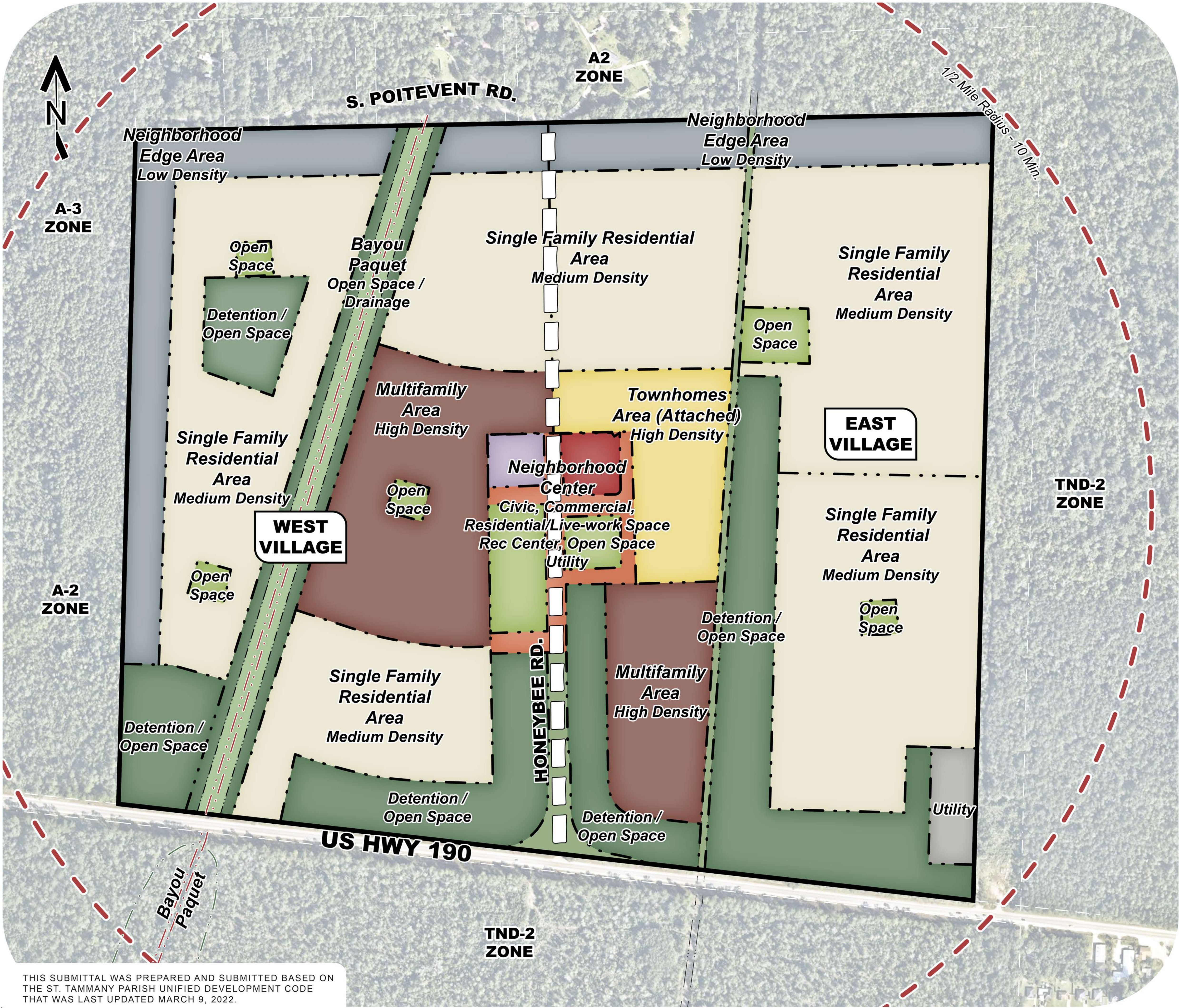
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Katy, Texas 77494
Tel: 281-810-1422

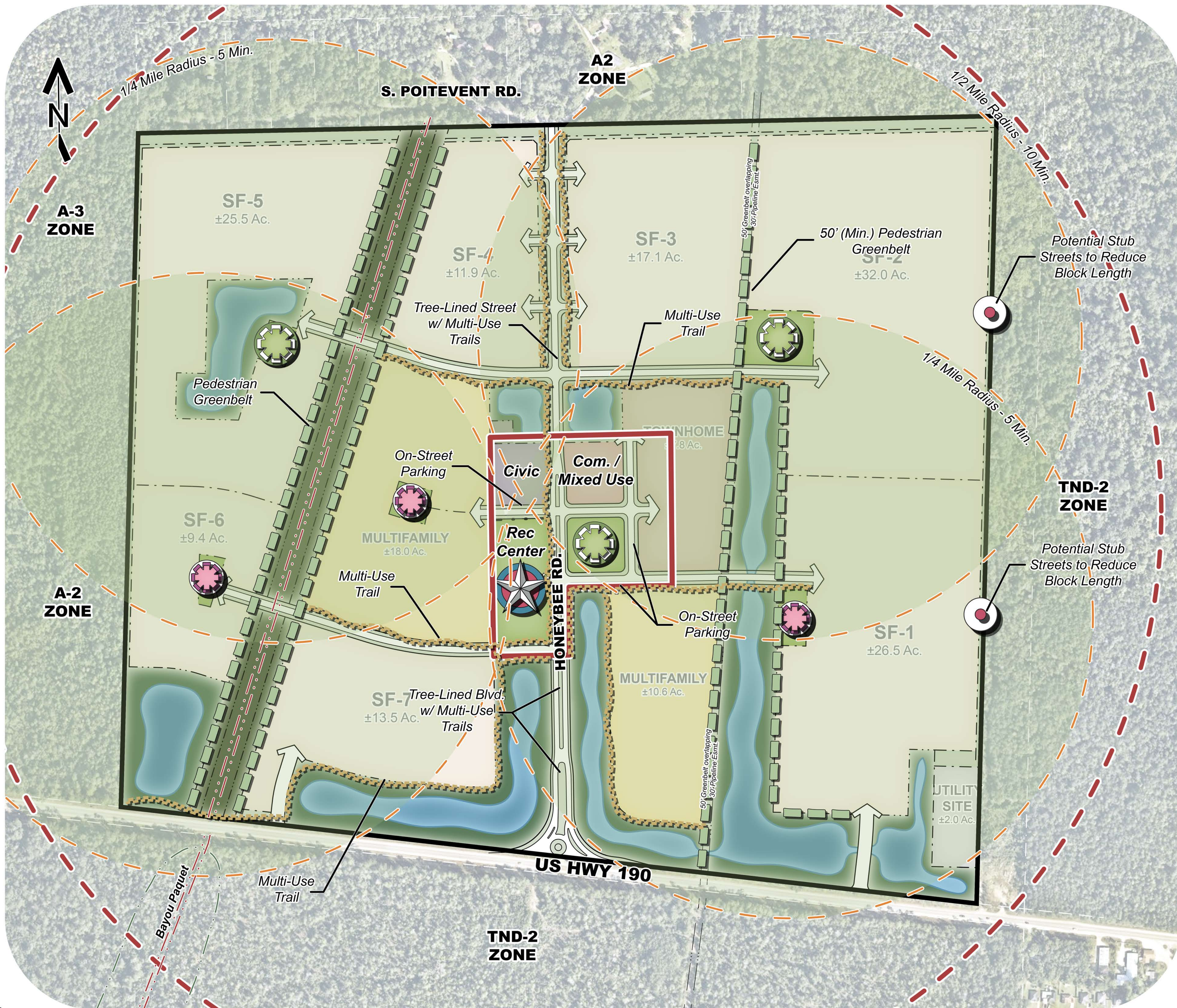
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JUNE 24, 2022

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THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE THAT WAS LAST UPDATED MARCH 9, 2022.



RECREATION CENTER - MAJOR PARK SPACE
MAY INCLUDE POOL, AMENITY CENTER,
PLAYGROUND, PAVILION, SPLASH PAD, ETC.



NEIGHBORHOOD PARK -
MAY INCLUDE PLAZA, GREAT LAWN,
PAVILION, TRAILS, PLAYGROUND, ETC.



POCKET PARK -
MAY INCLUDE PLAYGROUND, BENCHES,
PAVILION, TRAILS, ETC.

OPEN SPACE CALCULATIONS

±73.3 ACRES (26.6% OF SITE) OF COMMON OPEN SPACE
INCLUDING: POCKET PARKS, RECREATION CENTER, VILLAGE
SQUARE, BAYOU PAQUET (OUTSIDE THE PROPOSED 100'
SERVITUDE), AND LAKE/DETENTION AREAS.

A PEDESTRIAN GREENBELT IS PROPOSED OVER THE 30'
PIPELINE SERVITUDE EAST OF HONEYBEE ROAD, BUT IS
NOT CURRENTLY CALCULATED INTO THE COMMON OPEN
SPACE REQUIREMENT.

ALL PROPOSED MIXED RESIDENTIAL USES WILL BE WITHIN
1/2 MILE OR 15 MINUTE WALK OF COMMON OPEN SPACE

* ALL PARK AND OPEN SPACE IMPROVEMENTS ARE CONCEPTUAL
AT THIS TIME FOR PURPOSES OF THE GENERAL IMPLEMENTATION
PLAN AND ARE SUBJECT TO CHANGE. LOCATION AND AMENITIES/
IMPROVEMENTS WILL BE FURTHER DEVELOPED AND PROGRAMMED
AS THE DEVELOPMENT PROGRESSES.

THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON
THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE
THAT WAS LAST UPDATED MARCH 9, 2022.

HONEYBEE TND-2 GENERAL IMPLEMENTATION PLAN

± 275.3 ACRES OF LAND

prepared for

D.R. HORTON DHI
Listed
NYSE
America's Builder

META
PLANNING + DESIGN

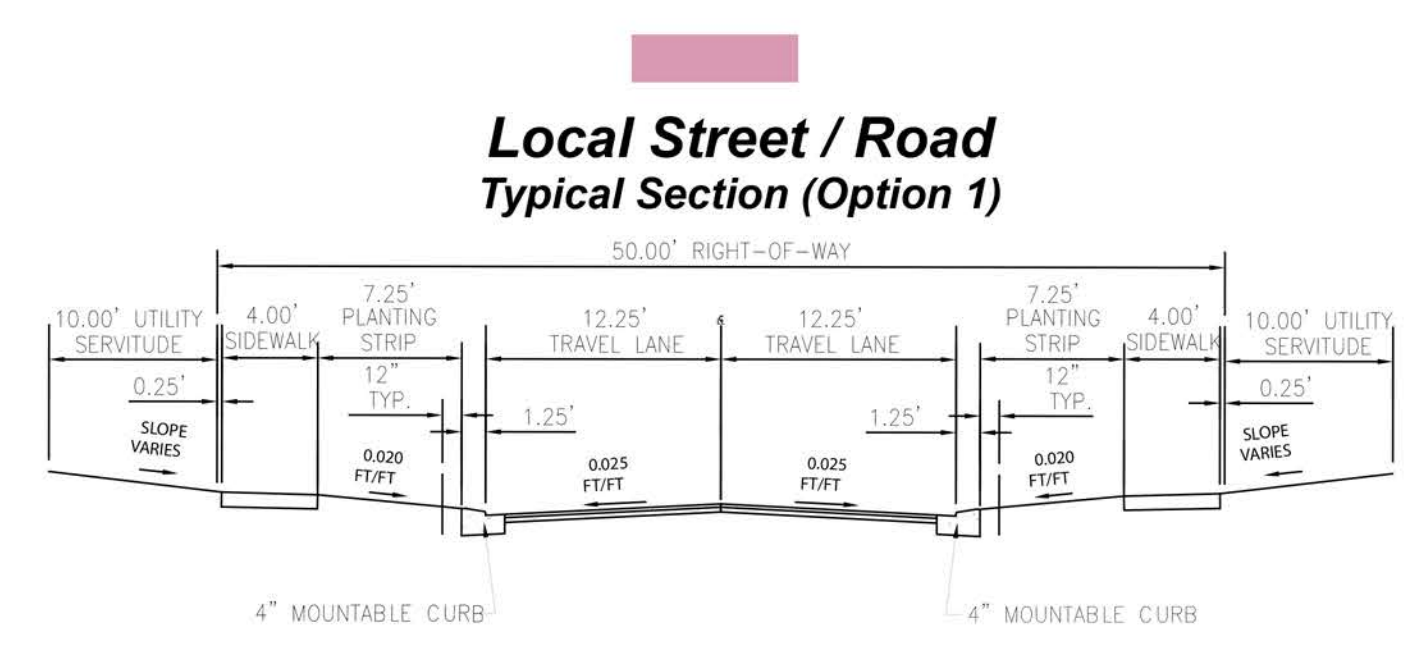
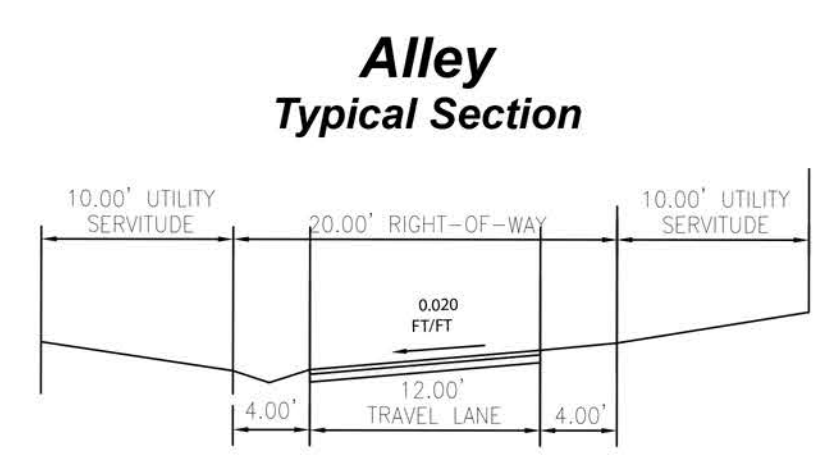
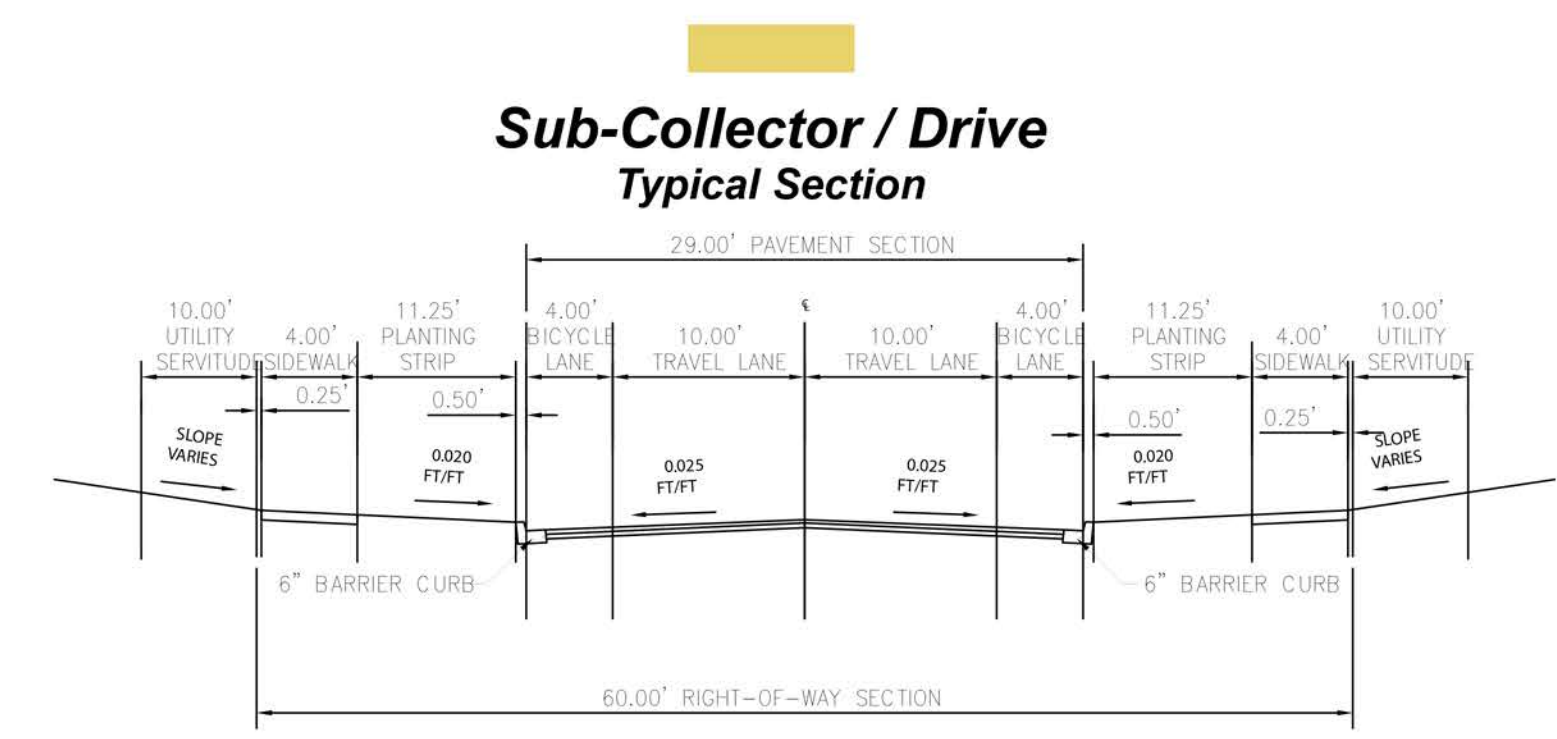
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Katy, Texas 77494
Tel: 281-810-1422

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- II - LOT AND BLOCK STANDARDS
- ALL BLOCK PERIMETER DEPTHS AND LENGTHS WILL BE PROVIDED WITH THE SPECIFIC IMPLEMENTATION PLAN UPON COMPLETION OF STREET AND LOT LAYOUT.
 - BLOCK LENGTHS WILL BE LESS THAN 2,000' IN PERIMETER AND WILL ALLOW FOR ROAD EXTENSIONS INTO FUTURE NEIGHBORHOODS WHERE APPLICABLE.
 - BLOCKS LONGER THAN 500' WILL BE TRAVERSED NEAR THE MIDPOINT OF THE BLOCK WITH A PEDESTRIAN RESERVE/PATH.

* ALL CROSS SECTIONS AND ROAD DESIGNATIONS ARE SUBJECT TO CHANGE PENDING FURTHER STUDY AS PART OF THE SPECIFIC IMPLEMENTATION PLAN AND ANY ADDITIONAL COMMENTS WHICH MAY COME AS PART OF TRAFFIC STUDY AND/OR PUBLIC AGENCY REVIEW.

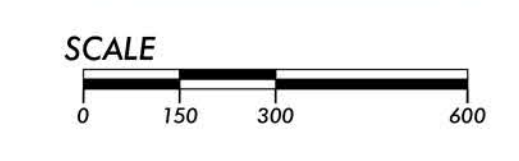
HONEYBEE TND-2 GENERAL IMPLEMENTATION PLAN

± 275.3 ACRES OF LAND
prepared for

D.R. HORTON DHI
America's Builder

META
PLANNING + DESIGN

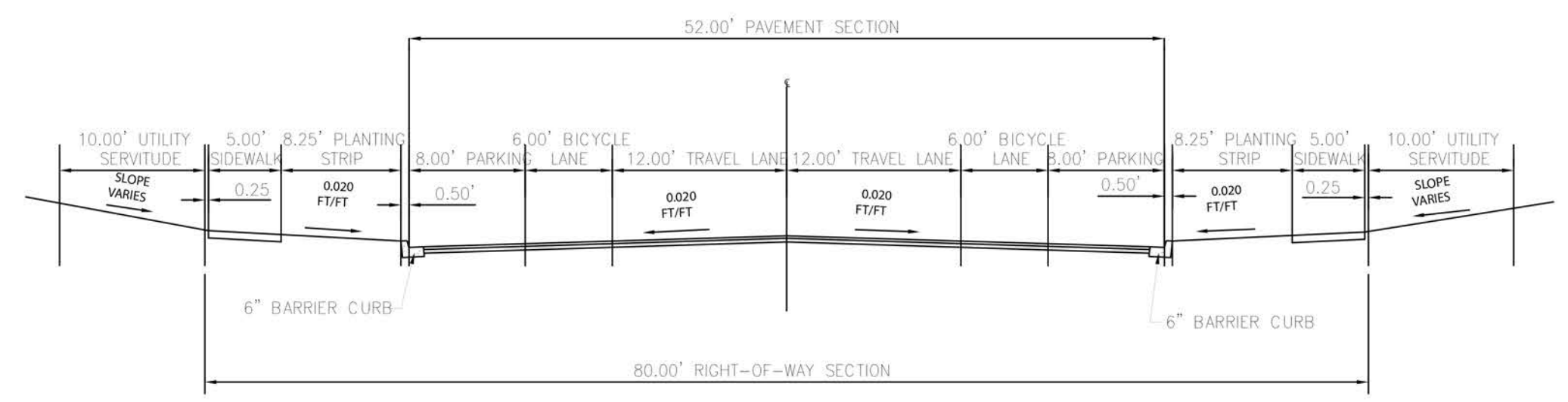
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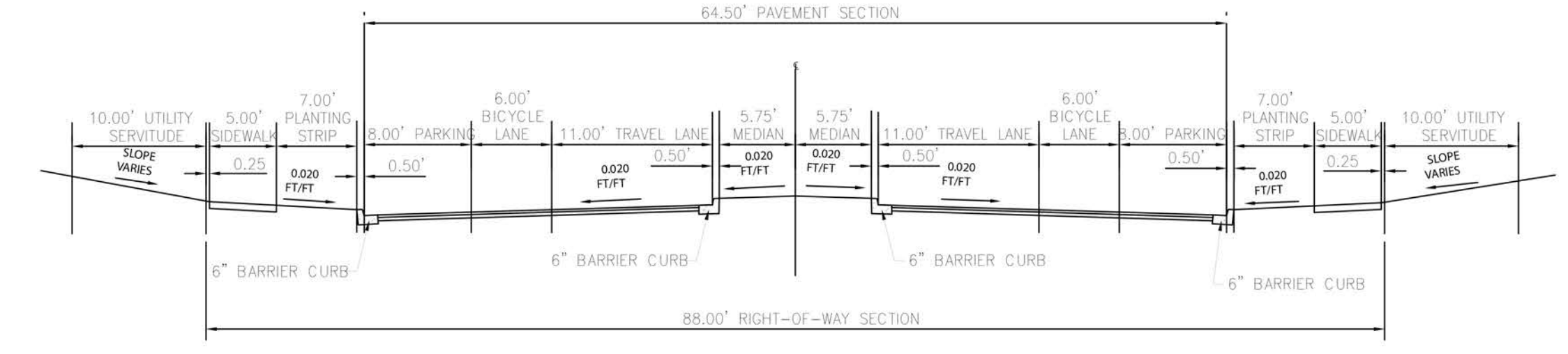
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Collector / Avenue
Typical Section (Option 1)



Collector / Avenue
Typical Section (Option 2)



THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE THAT WAS LAST UPDATED MARCH 9, 2022.



Duplex Facades



Louisiana East Farmhouse Facade Renderings



Multifamily Townhome Facades



ELEVATION FL
1/8" = 1'-0"



ELEVATION GL
1/8" = 1'-0"



ELEVATION FL
1/8" = 1'-0"



ELEVATION GL
1/8" = 1'-0"



ELEVATION FL
1/8" = 1'-0"



ELEVATION GL
1/8" = 1'-0"



ELEVATION FL
1/8" = 1'-0"



ELEVATION GL
1/8" = 1'-0"

* ALL RESIDENTIAL AND MULTIFAMILY FACADES ARE SAMPLE IMAGERY FROM OTHER CURRENT OR PREVIOUS DEVELOPMENTS WITHIN THE REGION BY THE DEVELOPER AND MAY NOT ILLUSTRATE THE EXACT FACADES AND/OR FLOOR PLANS ULTIMATELY USED FOR THIS DEVELOPMENT. A SIMILAR STYLE AND DESIGN ELEMENTS WILL BE UTILIZED TO THESE EXAMPLES AND WILL BE SUBMITTED FOR REVIEW AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS AS REQUIRED.

* THE COMMERCIAL, CIVIC AND OTHER MIXED USE LAND USES AND STRUCTURES WITHIN THE VILLAGE CENTER WILL UTILIZE SIMILAR DESIGN ELEMENTS TO THESE IMAGES AND THE SINGLE FAMILY DESIGNS TO ENSURE VISUAL COHESION AND BEING REPRESENTATIVE OF THE LOCATION AND REGION AS A WHOLE.

HONEYBEE TND-2 GENERAL IMPLEMENTATION PLAN

± 275.3 ACRES OF LAND
prepared for

D.R. HORTON DHI Limited NYSE
America's Builder

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
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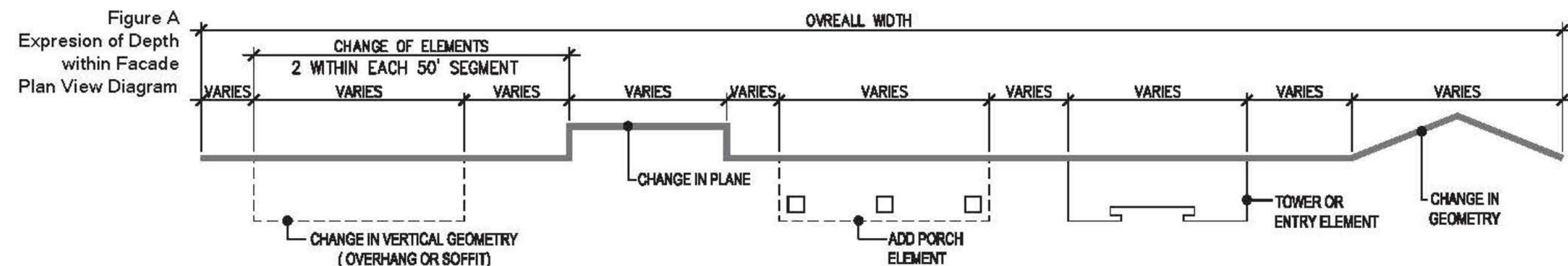
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Louisiana East Farmhouse Facades

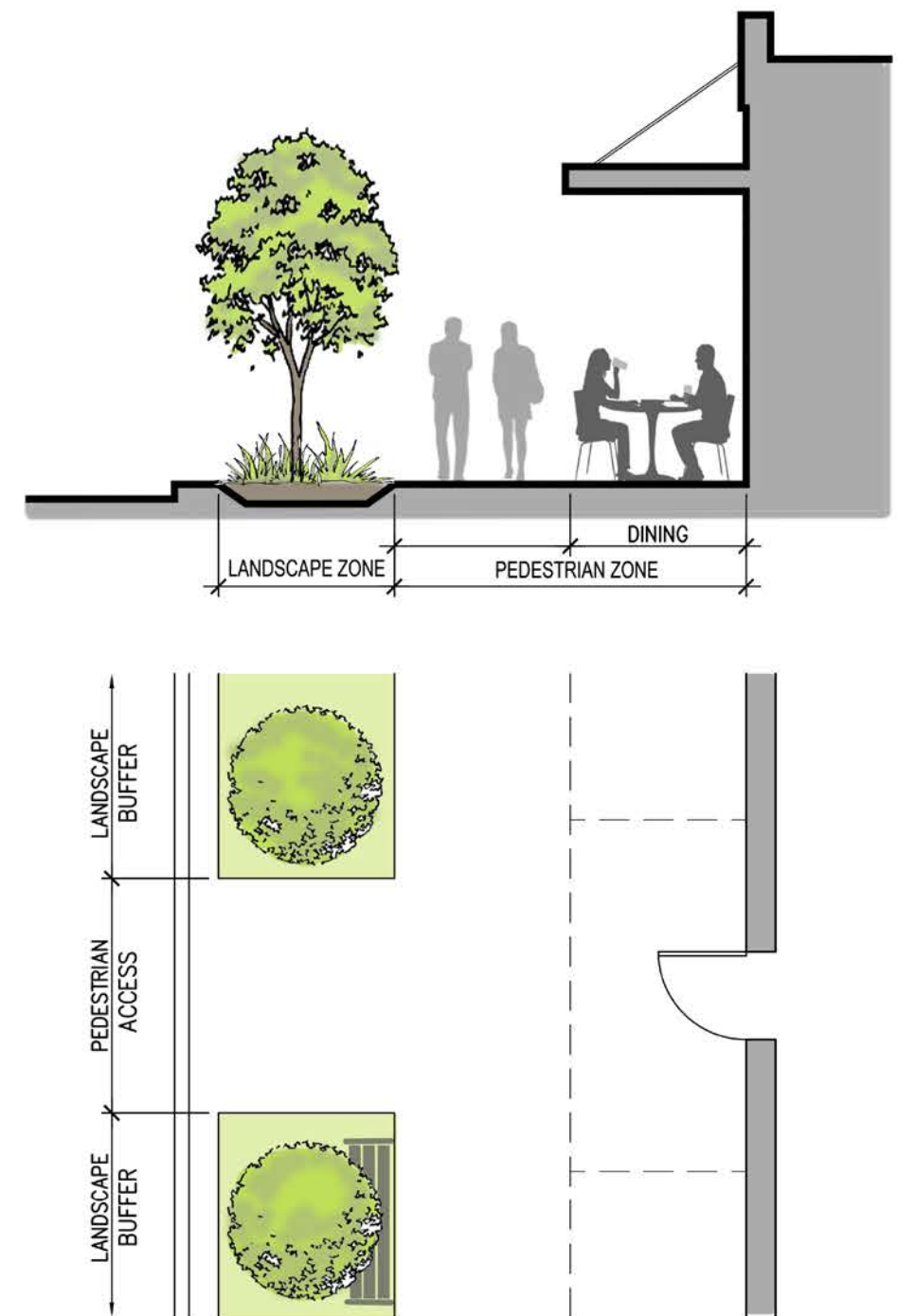
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Sample Facade Articulation Treatments



Mixed Materials and Facade Articulation



Retail Facade Treatments & Pedestrian Zone



Outdoor Lighting at Entries and along Paths



On-Street Parking



Parking in Rear / Removed from Major View Corridors

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HONEYBEE TND-2 **GENERAL IMPLEMENTATION PLAN**

± 275.3 ACRES OF LAND
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D-R HORTON DHI
America's Builder NYSE

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MTA-21052
 JUNE 24, 2022

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THIS SUBMITTAL WAS PREPARED AND SUBMITTED BASED ON THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE THAT WAS LAST UPDATED MARCH 9, 2022.

St. Tammany Parish Panning & Zoning Commission



TND General Implementation Plan Submittal Checklist

Project Name: Honeybee TND-2 Project

Date Submitted: 3/25/2022

Consultant: META Planning & Design/Duplantis Design Group

The following information is required on all TND General Implementation Plan Submittals.

I. Existing Site Conditions Map: This map or series of maps shall be drawn to a scale determined by the Planning Department Staff and shall indicate:

- ☒ Title of the TND and name of developer _____
- ☒ North arrow, graphic scale, and date _____
- ☒ Vicinity map (this may be shown on the cover sheet) _____
- ☒ A general location quadrangle map encompassing a one (1) mile radius showing the relationship of the site to such external facilities as highways, shopping areas, and cultural complexes _____
- ☒ Boundary lines and existing improvements _____
 - ☒ 1. All existing streets and buildings _____
 - ☒ 2. Existing and proposed major streets _____
 - ☒ 3. Water courses _____
 - ☒ 4. Easements _____
 - ☒ 5. Section lines _____
 - ☒ 6. Any unique physical features within the proposed project _____
- ☒ Existing topography (latest U.S. Department of the Interior Geological Survey seven and one half minute series, reproduced to scale of other use data will be acceptable) _____
 - ☒ 1. Flood Zone designation and delineate on map if more than one zone applies _____
 - ☒ 2. 100 Year Base Flood Elevation (if not in flood zone, list the nearest adjacent) _____
 - ☒ 3. Inundation (if available) N/A _____
 - ☒ 4. Additionally a statement shall be lettered on the Concept Plan setting forth these facts. _____
- ☒ The location and size (as appropriate) of all existing drainage, water, sewer, and other utility provisions _____
- ☒ Land Characteristics (pasture, woodland, etc.) _____
- ☒ The location and function of all other existing public facilities, which would serve the site such as schools, parks (within a one (1) mile radius), and fire stations. Notation of this information is acceptable. _____
- ☒ An aerial photograph to a scale of 1 inch equals 200 feet taken within twenty-four (24) months of the application _____
- ☒ Existing contours shown at a maximum contour interval of one (1) feet (Latest LIDAR is acceptable) _____

II. General Implementation Plan: This plan shall be prepared at the same scale as the above existing site conditions map and shall indicate:

- ☒ A general plan for the use of all lands within the proposed TND. Such plans shall indicate the general function and extent of all components or units of the General Implementation Plan, including the following: _____
 - ☒ 1. Specify the types of area/district within the TND _____
 - ☒ a. Neighborhood Center or Town Center/Village Center (required) _____
 - ☒ b. Mixed Residential Area (required) _____
 - ☒ c. Neighborhood Edge Area _____
 - ☒ d. Civic Spaces _____
 - ☒ e. Common Open Space _____



- ☒ 2. Indicate on plans low, medium, and high density residential areas _____
- ☒ 3. Indicate the proposed density for each category _____
- ☒ 4. Indicate office, commercial and industrial uses (indicate proposed intensity (square footage per acre) of all nonresidential uses) _____
- ☒ 5. Indicate Common Open Space Provisions. Common Open Spaces must satisfy the following minimum criteria (minimum twenty (20%) percent of gross acreage of the TND District) _____
 - ☒ a. Total Common Open Space is minimum twenty (20%) percent of gross acreage of the TND District _____
 - ☒ b. At least twenty-five (25%) percent of the Common Open Space must be dedicated to the public as parkland _____
 - ☒ c. Ninety (90%) percent of the lots within the areas devoted to mixed residential uses shall be within ½ mile or a 15 minute walk from Common Open Space _____
 - ☒ d. Common Open Space must satisfy Sec. 130-1512 requirements. _____
- ☒ Development Units (Single-family detached dwellings shall account for at least fifty (50%) of the total number of residential units within the TND district. Two-family units, Townhomes, and multi-family units shall comprise less than fifty (50%) of units within the TND district _____
 - 1. In areas devoted to mixed residential uses:
 - ☒ a. Maximum number of single-family attached and detached units is 5 – 8± dwelling units per net acre _____
 - ☒ b. Maximum number of multi-family units is 8 - 40 dwelling units per net acre _____
 - ☒ c. The number of secondary dwelling units shall not be comprised of more than ten (10%) percent of the total number of single-family attached and detached units _____
 - 2. In areas devoted as mixed areas:
 - ☒ a. Maximum number of single-family attached and detached units is 5-8 dwelling units per net acre plus an additional number of units not to exceed ten (10%) percent _____
 - ☒ b. Maximum number of multi-family units is 8 - 40 dwelling units per net acre plus an additional number of units not to exceed ten (10%) percent _____
 - ☒ c. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under Sec. 130-1512 as long as the total number of dwelling units is not increased by more than 10 units or ten (10%) percent, whichever is greater. _____
 - ☒ d. The total ground floor area of nonresidential development uses, including off-street parking areas, shall not exceed twenty-five (25%) percent of the TND District. _____
- ☒ Indicate current zoning of adjacent properties on all plan sheets _____
- ☒ Indicate the proposed methods for handling offsite storm water and the proposed outfall locations _____
- ☒ If this development is to be built in Phases than, delineate the boundaries. All data that is required for the project, as a whole, is required for each Phase. _____
- ☒ Lot and Block Standards
 - ☒ 1. Block's Perimeter depths and lengths _____
 - ☒ 2. Block lengths are less than 2000 ft in perimeter _____
 - ☒ 3. Blocks longer than 500 ft are traversed near the midpoint by a pedestrian path _____
 - ☒ 4. Lot widths _____
 - ☒ 5. Front building Setbacks for Mixed Used Areas (no minimum) _____
 - ☒ 6. Front Building Setbacks for Mixed-Residential Uses _____
 - ☒ a. 0-25 ft for Single-family detached _____
 - ☒ b. 0-15 ft for Single-Family attached and multifamily _____
 - ☒ 7. Rear Building Setbacks for the principle building on lots devoted to single-family detached residences is greater than thirty (30) feet from the rear lot line _____



- ☒ 8. Reciprocal access easement and pedestrian access to the rear yard for zero (0) lot-line single-family dwellings _____
- ☒ A separate sketch plan for pedestrians and vehicular circulation showing/noting:
- ☒ 1. the general locations and rights-of-way, widths and the general design capacity of the system as well as access points to the major thoroughfare _____
 - ☒ 2. the preservation and enhancement of any existing pedestrian routes _____
 - ☒ 3. that all streets, except for alleys, are bordered by sidewalks on both sides _____
 - ☒ 4. that in residential areas, all dwelling entrances are connected to the adjacent public sidewalk with clear and well-lighted sidewalks _____
 - ☒ 5. the sidewalks are separated at least seven (7') feet from the curb _____
 - ☒ 6. that in mixed-use areas, clear and well-lighted walkways connect building entrances to the adjacent public sidewalk and associated parking areas _____
 - ☒ 7. that intersections of sidewalks with thoroughfares are well lit and clearly marked with contrasting paving materials at the edges or with striping _____
 - ☒ 8. that bicycle circulation is accommodated on streets and/or dedicated bicycle paths _____
 - ☒ 9. the provisions for minimizing conflicts with pedestrians and bicycles _____
 - ☒ 10. thoroughfares and utilities in TND Districts are connected to existing thoroughfares and utilities, or dead-end as stubs that are intended for connection to future thoroughfares _____
 - ☒ 11. the longest distance for a resident to an existing or proposed commercial, civic, or open open space area (should be approximately ½ mile or a 15 minute walk) _____
 - ☒ 12. Where public transit service is available or planned, convenient Access to Transit Stops shall be provided. Where transit shelters are provided, they shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted. _____
- ☒ Notes to be placed on the plans
- ☒ All utilities are placed underground and/or shall run within Alley Easements _____
 - ☒ Conditions, covenants, and restrictions for all the property within a TND District must be filed in the Parish records by the Owner before a Lot is sold and/or a Building permit is issued. _____
 - ☒ In addition to other terms and conditions acceptable to the applicant, the conditions, covenants, and restrictions must create one (1) or more property owners Associations with mandatory membership for each property Owner, governed by Articles of Incorporation and Bylaws, which shall:
 - a. be organized by the applicant and operated with a financial subsidy from the applicant before the sale of any Lots within the TND District;
 - b. provide for the conditions and timing of transferring control of the Association from the applicant to the property Owners;
 - c. be responsible for maintenance of insurance and taxes on all Common Open Space, enforceable by liens placed on the Association by the Parish, as provided in the Association Bylaws;
 - d. at all times, cause all Owners to have Access to the Common Open Space within the TND District;
 - e. establish architectural standards that are in conformity with the requirements of this ordinance which shall be subject to review and approval by the Board of Directors of the Association or the Architectural Control Committee, as described below;
 - f. create an Architectural Control Committee to review Development for compliance with the architectural standards, to issue certificates of approval, and to review and approve the Development's architect, designer, and/or other professionals contributing to the Development;
 - g. provide for the ownership, Development, management, and maintenance of private open space (except plazas owned by individual property Owners), community parking facilities, community meeting hall, and other common areas;

- h. provide for a maintenance program for all property within the TND, including landscaping and Trees within the streetscape;
- i. require the collection of assessments from members in an amount sufficient to pay for its functions; and
- j. be effective for a term of not less than fifty (50) years.

III. General Description:

- ☒ A general description of the proposed TND shall include the following: _____
- ☒ 1. The total acreage involved in the project. _____
- ☒ 2. The number of acres devoted to the various categories of land use shown on the General Implementation Plan, percentage of total acreage represented by each category of use and component of development, plus an itemized list of uses proposed for each of the components which shall be the range of uses permitted for that section of the TND. This may be satisfied by a reference to all authorized uses within an existing zoning classification. _____
- ☒ 3. Number of buildings _____
- ☒ 4. The total number of residential units proposed for the project _____
- ☒ 5. Density (residential units) _____
- ☒ 6. The total square footage of office/commercial/industrial buildings proposed for the project _____
- ☒ 7. Front, rear, and side building setbacks _____
- ☒ 8. Minimum lot sizes _____
- ☒ 9. State if this development is to be built in phases. If so, then provide all of the required data (items 1-8) for each phase. _____
- ☒ 10. Architectural Drawings or renderings that address and/or satisfy the following:
 - ☒ a. Historic or architecturally significant existing structures are protected from demolition or encroachment by incompatible structures for landscape development _____
 - ☒ b. New structures in single-family residential are no more than three (3) stories _____
 - ☒ c. New structures in commercial, multi family residential or mixed use are no more than five (5) stories _____
 - ☒ d. Entries, facades, windows, doors, and roofs _____
 - ☒ 1. The architectural features, materials, and the articulation of a facade of a Building shall be continued on all sides visible from a public Thoroughfare. _____
 - ☒ 2. The front facade of the Principal Building on any Lot in a TND District shall face onto a public Thoroughfare. _____
 - ☒ 3. The front facade shall not be oriented to face directly toward a parking Lot. _____
 - ☒ 4. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences. _____
 - ☒ 5. For commercial Buildings, a minimum of fifty (50%) percent of the front facade on the ground floor shall be glass (transparent), including window or door openings allowing views into and out of the interior. _____
 - ☒ 6. New Structures on opposite sides of the same Thoroughfare should follow similar design guidelines. This provision shall not apply to Buildings bordering civic Uses _____
 - ☒ 7. Building and parking placement within the Neighborhood Center, or Town Center, should be arranged to create appropriately scaled continuous Building facades with as few non-pedestrian oriented breaks as possible. _____
 - ☒ 8. Building wall materials may be combined on each facade only horizontally, with the heavier generally below the lighter. _____
 - ☒ 9. Walls along Thoroughfares shall be made of brick, or block and stucco, or other material to match the facade of the Principal Building. _____



- ☒ 10. Windows shall use clear glass panels. _____
- ☒ 11. All openings including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion. _____
- ☒ 12. Openings above the first Story shall not exceed fifty (50%) percent of the total Building wall area, with each façade being calculated independently. _____
- ☒ 13. The facades on retail frontages shall be detailed as storefronts and glazed no less than fifty (50%) percent of the sidewalk-level Story. _____
- ☒ 14. Doors and windows that operate as sliders are prohibited along frontages. _____
- ☒ 15. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches may be attached sheds with slopes no less than 2:12. _____
- ☒ 16. Flat roofs shall be enclosed by parapets a minimum of forty-two (42") inches high, or as required to conceal mechanical equipment to the satisfaction of the Developer, Board or Directors and Architectural Control Committee. _____
- ☒ A statement indicating whether streets or roads (and pedestrian ways as appropriate) are proposed for public ownership and maintenance and whether approval is sought as part of the General Implementation Plan for private roads, if any, within the TND. _____
- ☒ A statement indicating what proposed arrangements are made with the appropriate agencies for the provision of needed utilities to and within the TND, including, if appropriate, water supply, treatment and distribution where on site treatment is proposed; storm drainage collection and disposal; electric power, gas, sewage collection, treatment and disposal where on-site treatment is proposed: and communications (telephone, cable television) _____

IV. Submittal:

- ☒ Plat (Ten (10) full scale prints, one (1) 11" x 17" reduced print), and one (1) 11" x 17" reduced print submitted in electronic form (.pdf file) _____
- ☒ Adjoining Property Owners Form (electronic). The subdivider must submit, in electronic format, a copy of the list indicating the names of the adjacent property owners, addresses and lot and square numbers as shown in the parish assessor's records. At least fourteen (14) days prior to review and determination by the Commissions, all Abutting property Owners shall be notified by regular mail by the Zoning Official of the Traditional Neighborhood Development and given an opportunity to submit written comments. Notice shall also be published in a newspaper of regular and general circulation in St Tammany Parish at least ten (10) days prior to the review. _____
- ☒ Review Fees as required by the subdivision ordinance and/or the development code _____
- ☒ Checklist that is fully completed and signed and dated by the Surveyor, Engineer, or Architect _____
- ☒ Legal Description of Site. This description shall be prepared by a land surveyor and shall be accompanied by a map showing bearings and dimensions at a suitable scale as determined by the Planning Commission Staff for reproduction, advertising and public hearing. _____
- ☐ Drainage Impact Study-Drainage Impact Analyses in accordance with the current Drainage Impact Policy. The requirements for the drainage impact study will be determined by the Engineering Department at the Pre-Application Conference. The applicant should indicate on a map the methods proposed for handling offsite discharge of storm water. _____
- ☐ Traffic impact study of the TND project on the surrounding area. The requirements for the traffic study and the intersections that are to be analyzed will be determined by the Engineering Department at the Pre-Application Conference. _____

Elizabeth Sonoy

HONEYBEE HOLDINGS, LLC

7283 WOODSTOCK DR.
BATON ROUGE, LA 70809

April 5, 2022

To Whom It May Concern:

Please allow this letter to serve as the statement required by St. Tammany Parish Ordinance Section 130-1517. Honeybee Holdings, LLC has sufficient funds to complete the public improvements shown on the conceptual plan provided.

If you have any further questions or need additional information, please don't hesitate to contact me. I can be reached at 225-326-4689.

Sincerely,



George "Adam" Kurz

June 24, 2022

Mr. Ross Liner
Ms. Helen Lambert
Ms. Erin Cook
Department of Planning and Development
PO Box 628
Covington, Louisiana 70434

RE: Honeybee TND-2 General Implementation Plan

Dear Commission Members,

Our firm, META Planning + Design, on behalf of our client, DR Horton, would like to submit this letter as supplement to the current proposed Honeybee TND-2 General Implementation Plan before you for your review and comment. Our intention with this letter is to provide some insight into the design and thought processes which have formulated the basis for the plan you have before you.

In reviewing the Parish's TND-2 ordinance, many of the design principles and elements that are fundamental in traditional neighborhood developments are echoed in those regulations. Our intention is to implement a high-level framework with this Honeybee TND-2 General Implementation Plan in order to guide its future development in line with the required ordinance as well as trying to encapsulate as many of those TND principles that make places like Seaside, Celebration, Daybreak and the other traditional neighborhood developments around the nation special and outstanding in their regions.

Counter to the typical urban sprawl that has spread around major urban areas in decades past, these smart growth principles that drive such TND projects, infill developments and other new urbanist type developments have a focus on increased density and should offer a wide variety of housing options. It does not take long to find countless articles published by ULI or within any of the planning related journals or magazines that tout the necessity and overall benefits these smart growth principles will play in current and future developments. These two elements play hand in hand to help with one of the major issues in new development today with housing affordability. Rising land prices and overall development costs contribute to higher home prices or rents for the homebuyer or renter usually and having a development with a TND focus allows some abatement in that regard in being allowed to create more lots or units in a similar area when compared to a more typical suburban development and is assisted by a range of housing products within a TND project.

Housing

A major goal in most successful TND developments is to provide a variety of housing options that would fit with the various and appeal to all or most of the various life stages of the future residents. The more product types available

within a development allow greater choice and opportunity for the future homebuyer or renters and helps to appeal to a greater spectrum of the overall market. The overall product types for this Honeybee development are still in development at this time, but our anticipation is the products would include some mix of multifamily apartments, townhomes, duplexes, live-work units, and a variety of detached single family home options within 40', 50' and 60' lots. Our assumption is a minimum of 10-15 different housing options when considering multiple home plans, facades and material/finish choices for the detached homes coupled with several different layouts and bedroom options in the multifamily and smaller for sale products within the project. The goal is to be able to provide housing options at multiple price points in order to meet the needs for anyone in their respective life stage. This generally helps with the overall lot absorption in order to get more people in homes quicker, along with contributing to a greater diversity and opportunity for a project such as this one to develop into a community of its own. That is one of the major elements within a TND-styled project that is often overlooked or is more difficult to grasp from a quick glance.

Open Space

The focus on walkability and interconnected open spaces are two of the major calling cards for most TND developments across the nation. Within Honeybee, we have planned some typical amenities and open space you would find in most new residential developments but also to include smaller open spaces or plazas within the more residential sections of the development to have their own more inclusive open space area outside what would be provided in the village center portion of the development that would look and feel more public. In addition to the required common open space through the ordinance, we are looking to utilize some of the existing features present on the property including a portion of Bayou Paquet and a pipeline servitude to provide more pedestrian/bicycle circulation and greenbelts to connect the smaller neighborhoods and other parks/open spaces as the project progresses through its development.

Civic & Placemaking

The challenge is to combine the above features along with other TND elements in order to create the opportunity to develop a community within the development. We see it a lot in many of our master planned communities that the ones which seem to succeed better for the residents are those which generate within itself that sense of community as opposed to those that lack those efforts. That is not necessarily something we can design for as it is ultimately up to the future residents of the development, but we can provide for the opportunity to do so and is something essential tied into the Village Center concept as has been presented on this plan. The Village Center is central to the development and will house many of the integral elements that can make this development into a community. Within the code we are required certain land uses for this type of area, but it is the mixture of these land uses and the interactions and spaces that are created within it that can become the focus of the community. Having this village center at the core of the development provides equal access for all residents and both literally and figuratively becomes the epicenter for this project where there can be any number of events, socials or other similar activities you would find in a small town.

Scale

Truth be told, we have had some difficulties and challenges in other projects integrating TND type developments. Often, that problem comes from an economy of scale and how large of an area, product diversity and other factors to create an effective traditional neighborhood styled development. A TND project does not work well in 20-30 acres or other similarly sized pods, which is where we have run into problems before trying to make a TND section work into a larger master planned community. With Honeybee, we do not have that problem. It is adequately sized to be able to support and integrate that range of housing and rental options along with some commercial and civic uses to function as a village center as opposed to a "town center" which would be more typical with a development in the 1,000 acre or greater

range. While it may not be large enough to support a major grocery store or similar commercial uses, Honeybee can serve as one piece of the puzzle to integrate with other future TND-2 projects that may develop on the neighboring properties. In comparison, Seaside in Florida is approximately 80 acres, but it took multiple TND communities to develop in conjunction with Seaside before they reached a critical mass in which a grocery store came into those collective communities. Honeybee is not of a great enough size to accomplish that feat on its own, but the effort should be to create a series of these independent village centers and as each develops the commercial or other non-residential uses should look to fill in what the needs of the residents and the developing community as a whole lack at that time as possible.

Those future integrations and linkages are key for this project and others which may spring up around it similar to the need for interconnecting the trails and open spaces within this development and that creation of a sense of community and connectivity. It all goes back to the different levels of scale and how all the parts of the development mesh together. There are a lot of elements which are still to be worked out in order to meet these goals, but that is our overall intent with this Honeybee General Implementation Plan and future Specific Implementation Plan for this project. The parts highlighted in this letter are meant to provide some insight into our general thought processes at this stage of the project, most of which are not as easily presented within the plans and tables presented on the submitted sheets and exhibits.

Sincerely,

A handwritten signature in dark ink, appearing to be 'KM', followed by a long horizontal line extending to the right.

Kent Milson, AICP



ZONING STAFF REPORT
2022-2910-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

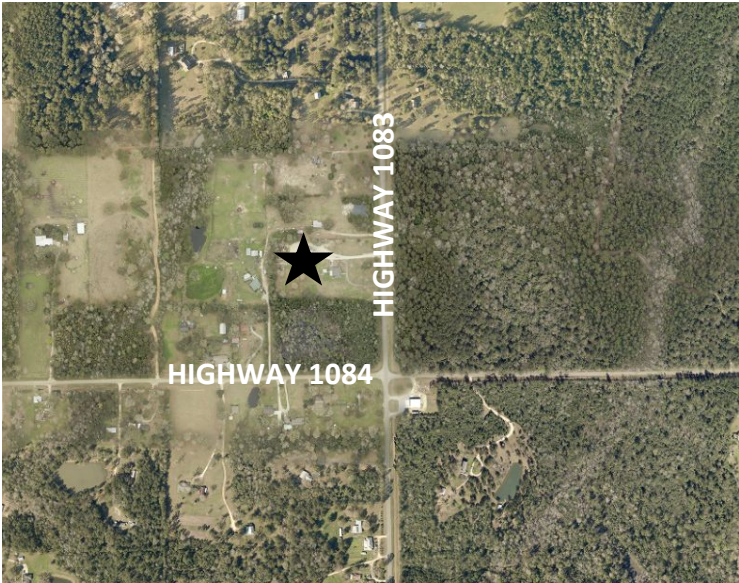
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of LA Highway 1083, north of LA Highway 1084, being 76055 LA Highway 1083; Covington; S8, T6S, R12E, Ward 10, District 6 **Posted:** July 20, 2022

Owner: Gerald Bertucci **Council District:** 6

Applicant: Brenda Bertucci **Commission Hearing:** August 2, 2022

Size: 1.89 acres **Determination:** Approved, Postponed, Denied



Current Zoning

A-1A Suburban District

Requested Zoning

A-1A Single-Family Residential District
MHO Manufactured Housing Overlay

Future Land Use

Rural/Agricultural

FINDINGS

1. The 1.89-acre subject property is currently developed with an existing stick-built home with two previously functioning mobile homes that no longer have power in the rear of the parcel.
2. While the current A-1A Suburban District zoning classification does not support the existence of the two nonconforming mobile homes, one of the existing mobile homes in the rear qualify to be “accessory guest-house” as they are under 1,000 square feet, and are in the rear of the main residence of the property.
3. The reason for the request is to allow for the electricity to be turned on to one of the two mobile homes and allow the applicant to use the mobile home as guest homes which fall under Accessory Building Standards in the St. Tammany Parish Code of Ordinances (Sec. 130-412. - Permitted uses).

Zoning History

4. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2233	SA	A-1A Suburban District

Site and Structure Provisions

5. While the site’s current residence is considered a legal non-conforming use due to the lot being zoned A-1A (minimum 3-acre parcel size), the requested change would be acceptable under current ordinance as the two mobile homes in the rear of the property would each be 1,000 square feet or under.



Compatibility or Suitability with Adjacent Area

6. Table 3: Surrounding Land Use and Zoning

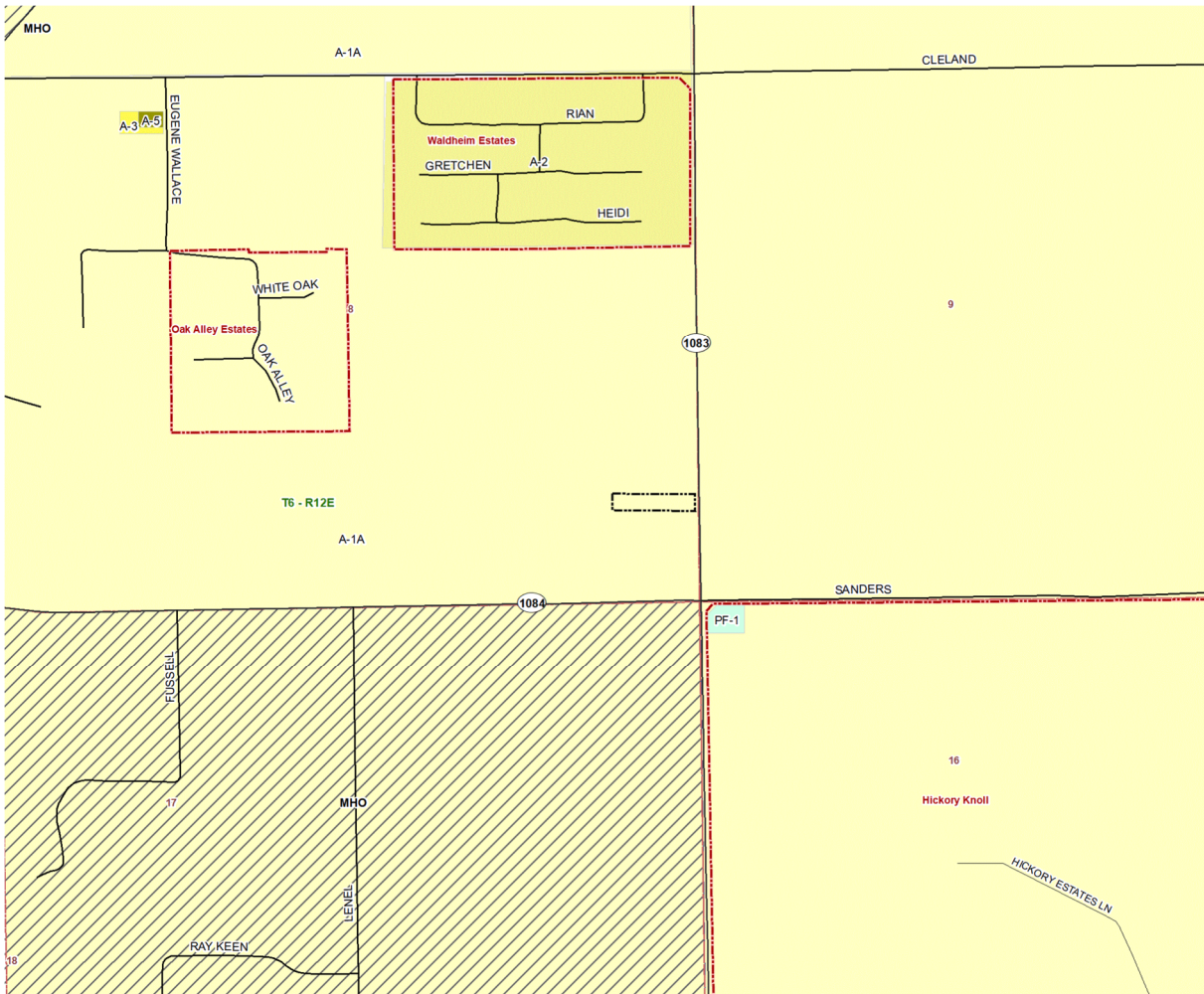
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1A Suburban District
South	Undeveloped	A-1A Suburban District
East	Undeveloped	A-1A Suburban District
West	Residential	A-1A Suburban District

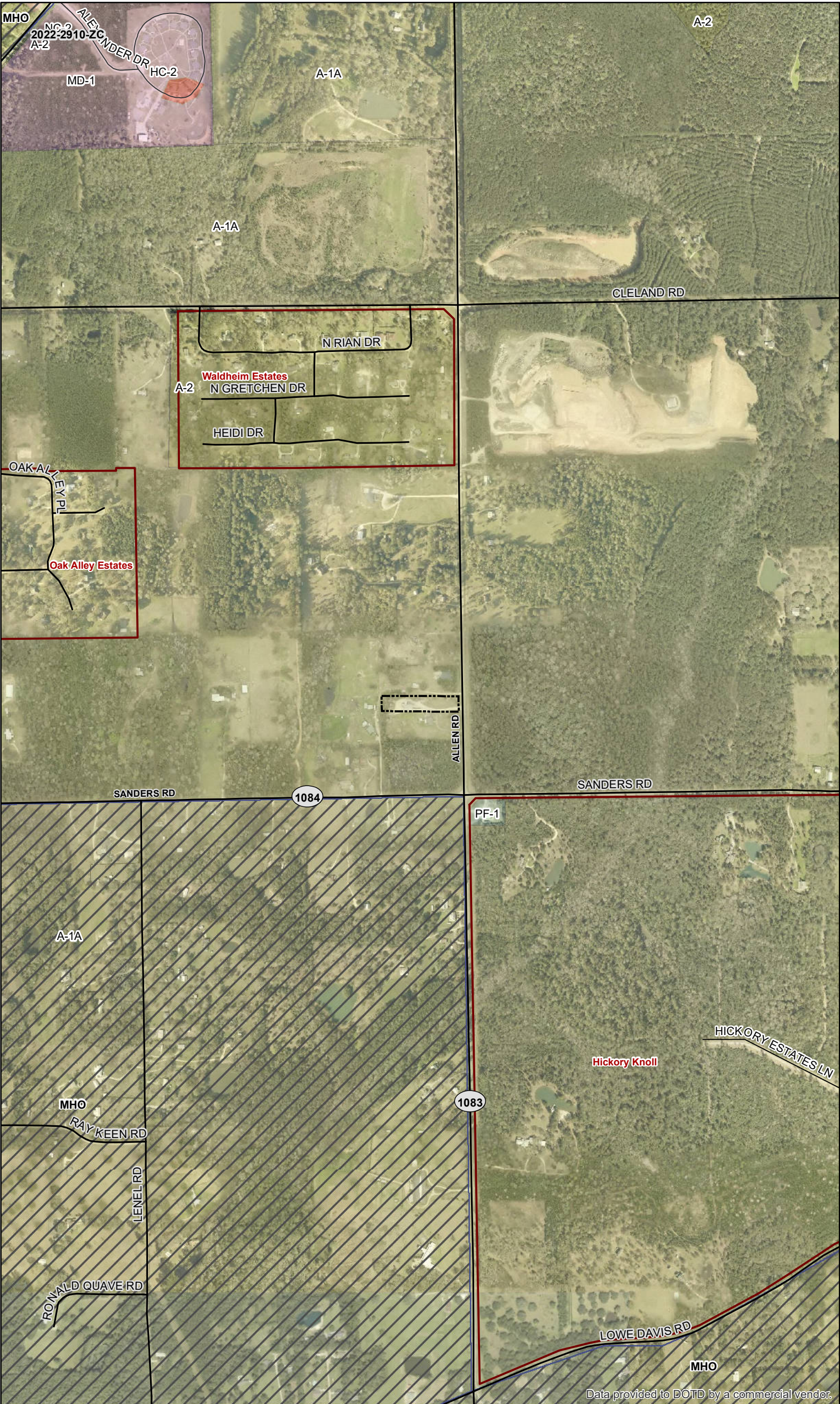
7. The subject site is surrounded on all sides by properties that were zoned A-1A Suburban District during the 2010 Comprehensive Rezoning (Ordinance No. 10-2233). South of this property across from Highway 1084 lies a large portion of A-1A Suburban District Zoning and MHO Manufactured Housing Overlay that was also rezoned during the same 2010 Comprehensive Rezoning.

Consistency with New Directions 2040

Rural/Agricultural: Areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

8. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.







ZONING STAFF REPORT
2022-2927-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of Tenth Street, south of Harrison Avenue, and north of Webster Street; Covington; S11, T7S, R11E; Ward 3 District 2
Posted: July 20, 2022

Owner: Jeff Rowell
Council District: 2

Applicant: Jeff Rowell
Commission Hearing: August 2, 2022

Size: .30 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-4A Single-Family Residential District

Requested Zoning

A-4A Single-Family Residential District
MHO Manufactured Housing Overlay

Future Land Use

Rural/Agricultural

FINDINGS

1. The .3-acre parcel is currently developed with a mobile home which sits along 10th Street located on lots 6, 8, 10, 12, and 14, Square 44, Tammany Hills Subdivision.
2. Per Sec. 130-161, the existing mobile home on the property is considered a non-conforming use and the property owner must obtain a rezoning to MHO Manufactured Housing Overlay to allow for the reconnection of electricity. The reason for the request is for the applicant to be granted an electrical permit to turn the power back on to the existing mobile home.
3. There are multiple mobile homes along this area of Tammany Hills, most notably along the adjacent 11th Street in which there are two mobile homes which directly abuts the subject property. In addition, there is a mix of mobile homes and stick-built homes along the adjacent 10th Street.

Zoning History

4. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-015	SA	A-2 Suburban District
09-2116	A-2 Suburban District	A-4A Single-Family Residential District

Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4A Single-Family Residential District
South	Residential	A-4A Single-Family Residential District
East	Residential	A-4A Single-Family Residential District
West	Residential	A-4A Single-Family Residential District



ZONING STAFF REPORT
2022-2927-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

6. The subject site is surrounded on all sides by property that was rezoned to A-4A Single-Family Residential District during the 2009 Comprehensive Rezoning (Ordinance No. 09-2116).

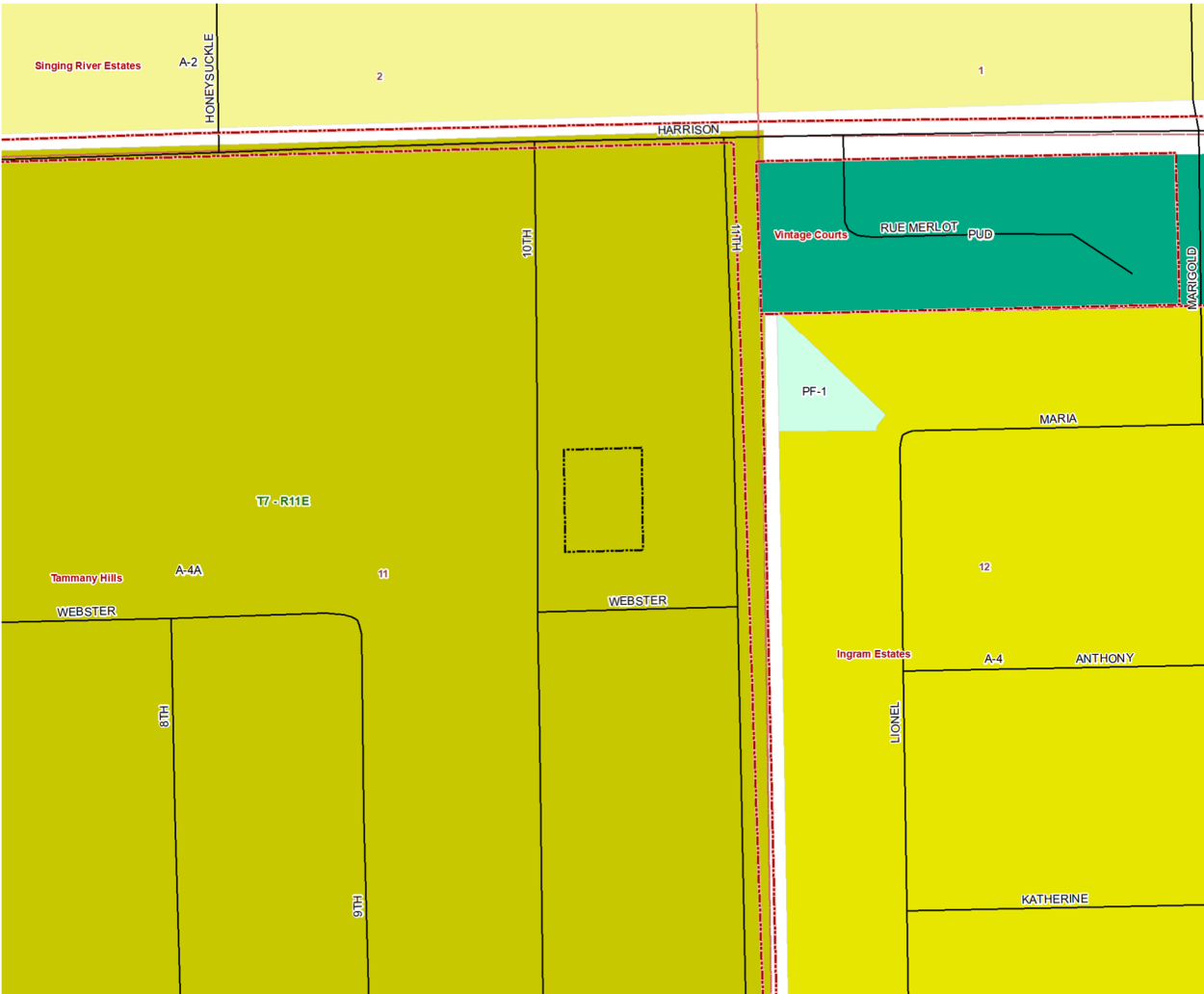
Site and Structure Provisions

7. The site currently sits on five lots of record within the Tammany Hills Subdivision, and while no resubdivision process is required due to the current structure being legal non-conforming, the applicant will have to go through said process if they choose to obtain a building permit for a new mobile home or stick-built structure in order to meet the minimum lot size for the A-4A Single-Family Residential District zoning.

Consistency with New Directions 2040

Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

8. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.





2022-2927-ZC

Singing River Estates

A-2

HARRISON AV

RUE MERLOT

PUD

Vintage Courts

Vintage Courts

MARGOLD DR

MARIA AV

A-4A

T7 -R11E

WEBSTER ST

WEBSTER ST

PF-1

ANTHONY AV

KATHERINE AV

Ingram Estates

YVONNE AV

DANA AV

RYAN AV

7TH ST

8TH ST

HENRY CLAY AV

8TH ST

9TH ST

10TH ST

11TH ST

Tammany Hills

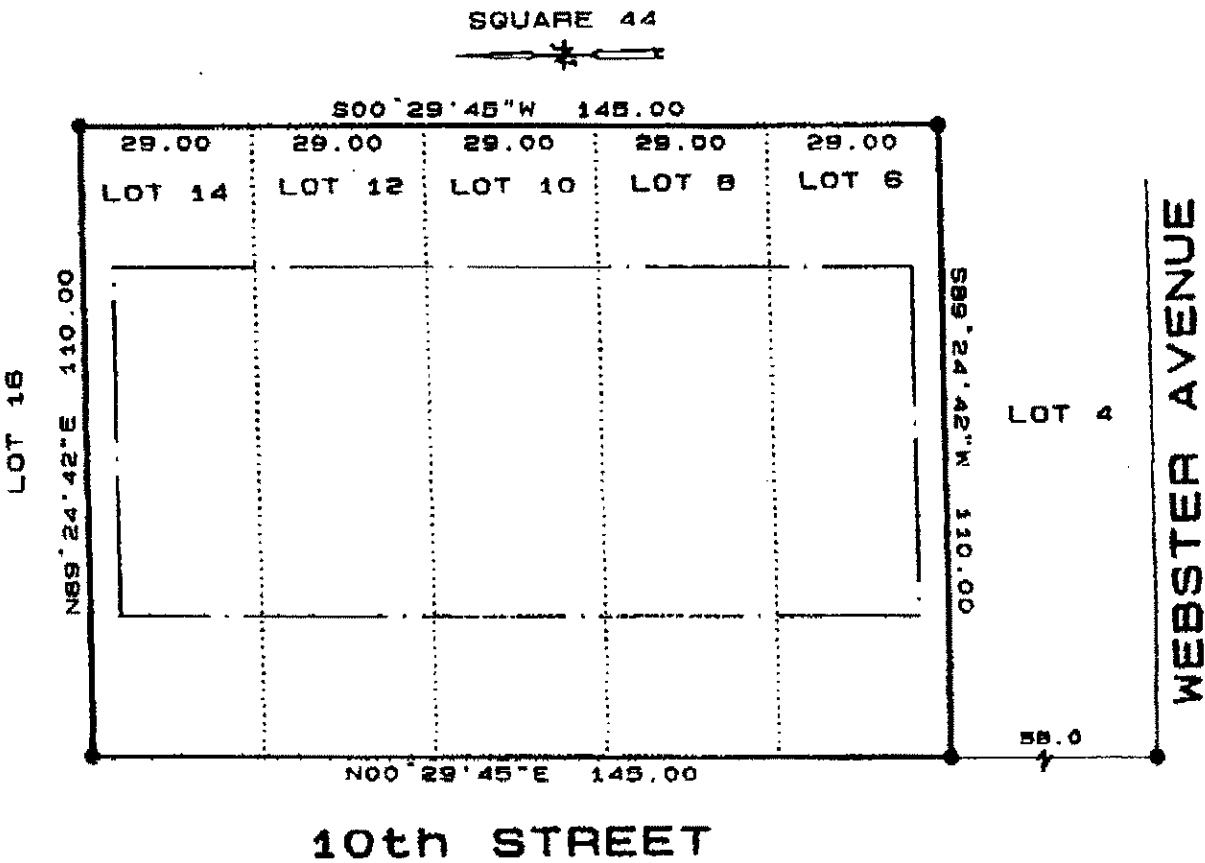
LIONEL CT

A-4

LEGAL DESCRIPTION:

LOTS 6, 8, 10, 12, and 14, SQUARE 44, TAMMANY HILLS SUBDIVISION, according to the plat thereof as recorded in Map File No. E-1309, Clerk of Court, St. Tammany Parish, Louisiana.

2022-2927-ZC



CERTIFIED TO:
SOUTHERN MANUFACTURED HOMES, INC.

LEGEND:
O SET 1/2" IRON ROD
X FOUND 1/2" IRON ROD
X FOUND OLD WOOD
--- FENCE ---
--- BEARINGS ---
--- SETBACK LINES ---
FRONT 25 SIDES 5
REAR 25 STREET

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

CLASS/TYPE	"C"	CPN: ZEB205 230 C
BOUNDARY	18 FEB 87	FIRM DATE: 17 OCT 88
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOR:
AS-BUILT		REVISED:
JOB NO.	5267	SCALE: 1 inch = 30 ft

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the the Minimum Standards Detailing Requirements for ALTA / ASCE Land Title Surveying, and the applicable standards of practice stated in the L.S. Signature must be in RED and dated the day designed for this plat to be certified correct.

BRUCE W. POPE, R.
REG. No. 4672
REGISTERED
PROFESSIONAL SURVEYOR

WILSON-POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO. 388
1880 BURGESS DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 835-5501 FAX: (504) 835-5526



ZONING STAFF REPORT
2022-2937-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north and south sides of Wallace Road, east of Galatas Road; Madisonville; S44, T7S, R10E; Ward 1, District 4
Posted: July 20, 2022

Owner: Daniel Wedig, Audrey Wedig, Keith Wedig,
Richard Wedig, Robert Wedig, Jr., Patricia Wedig Glass
Council District: 4

Applicant: Daniel Wedig
Commission Hearing: August 2, 2022

Size: 1.32 acres
Determination: Approved, Postponed, Denied



Current Zoning
A-2 Suburban District

Requested Zoning
A-3 Suburban District

Future Land Use
Medium Intensity

FINDINGS

- 1. The subject property is a 1.32-acre parcel located on the north and south sides of Wallace Road. The southern portion of Wallace Road is currently developed with a stick-built home which is zoned A-3 Suburban District. The northern portion of Wallace Road is currently developed with a mobile home which is zoned A-2 Suburban District. Per Sec. 130-161, this existing mobile home is considered a legal nonconforming use and is permitted within the current A-2 Suburban District zoning classification provided the electricity does not get turned off for a period of more than six months.
- 2. The purpose of the request is to correct the currently split zoned property and comprehensively zone all portions of the property to A-3 Suburban District to accommodate a future minor subdivision.

Zoning History

3. Table 1: Zoning History of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2216	SA	A-2 Suburban District
09-2116	SA	A-3 Suburban District

Site and Structure Provisions

4. Table 2: Dimensional Standards

Zoning	Density	Lot Width
A-2 Suburban District	1 unit per acre	150 ft.
A-3 Suburban District	2 units per acre	100 ft.



Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

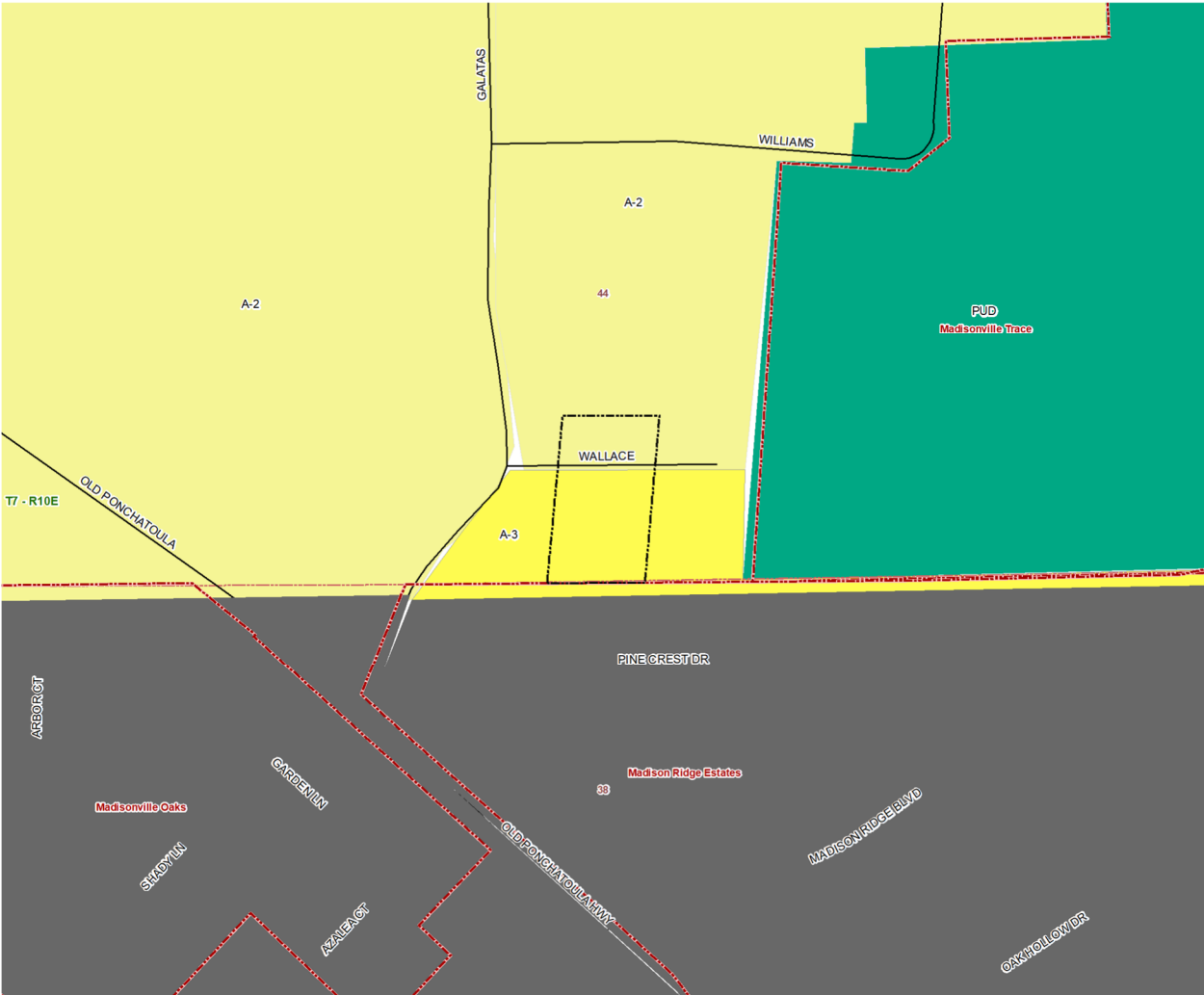
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	City Limits	City of Madisonville
East	Residential	A-2 and A-3 Suburban District
West	Undeveloped	A-2 and A-3 Suburban District

Consistency with New Directions 2040

Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Area of Special Flood Hazard (100-Year Floodplain): Any developed permitted in the Parish’s “area of special flood hazard” shall be “low-impact”, employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.

6. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved





2022-2937-ZC

LEGEND

- = 1-1/2" IRON PIPE FOUND
● = 3/4" IRON PIPE FOUND
⊗ = 1/2" IRON ROD FOUND
⊗ = 1/2" IRON ROD SET
-X- = FENCE

REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
N04°44'38"E
(per Reference Survey)



GALATAS ROAD (ASPHALT)



ⓑ

S89°15'30"E
177.21'

PARCEL A
0.485 ACRE



22.9'

N04°44'38"E 119.80'

1.0'

WALLACE ROAD (GRAVEL)

N89°18'40"W 176.86'

S89°18'40"E 176.86'

ZONE A13

ZONE C

FLOOD ZONE TRANSITION LINE

26.4'



PARCEL B
0.796 ACRE

N04°44'38"E 198.96'

S04°54'54"W 194.91'

1.0'

POB

176.62'

S89°21'43"W

WEST 182.95'

THIS CORNER is reported to be West 3459.0'
from the SE Corner of Section 44, T7S, R10E.

NOTES:

1. This property is located in Flood Zones A13 & C, per F.E.M.A. Map No. 225205 0220 C, dated April 2, 1991.
2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

REFERENCE SURVEY:

Survey for Robert R. & Audrey Wedig by John G. Cummings, Surveyor, dated May 2, 2007, Job No. 07071.

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
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

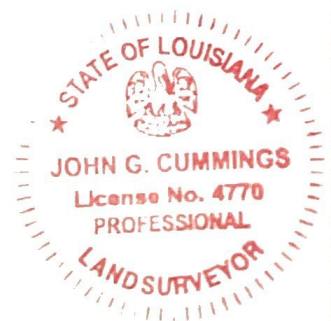
COVINGTON, LA 70433

PLAT PREPARED FOR: **Robert & Audrey Wedig**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 1.281 ACRES INTO PARCELS A & B, LOCATED IN SECTION 44, TOWNSHIP 7 SOUTH, RANGE 10 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. 07071-RSB2

DATE: 9/1/2020

REVISED:



ZONING STAFF REPORT
2022-2946-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the northwest side of Pine Knoll Drive, east of LA Highway 40; Covington; S26, T5S, R11E; Ward 2 District 2
Posted: July 20, 2022
Owner: Kasey King
Council District: 2
Applicant: Kasey King
Commission Hearing: August 2, 2022
Size: .977 acres
Determination: Approved, Postponed, Denied



Current Zoning
A-2 Suburban District
Requested Zoning
A-4 Single-Family Residential District
Future Land Use
Rural/Agricultural

FINDINGS

1. The subject property is a .977-acre vacant parcel that sits near the end of Pine Knoll Drive in Covington. The current zoning for this and surrounding properties is A-2 Suburban District which allows one unit per acre.
2. The requested A-4 Single-Family Residential District zoning allows a density of four (4) units per acre with a minimum lot size of 12,500 square feet. Because of this standard and based on the current lot size of 42,558.12 square feet, if approved the applicant can apply for building permits to place two residences on the subject lot or subdivide the parcel into two lots of record.

Zoning History

3. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	SA	A-2 Suburban District

Site and Structure Provisions

4. Table 2: Dimensional Standards

Zoning	Density	Lot Width
A-2 Suburban District	1 unit per acre	150 ft.
A-4 Single-Family Residential District	4 units per acre	90 ft.

Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District



ZONING STAFF REPORT
2022-2946-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

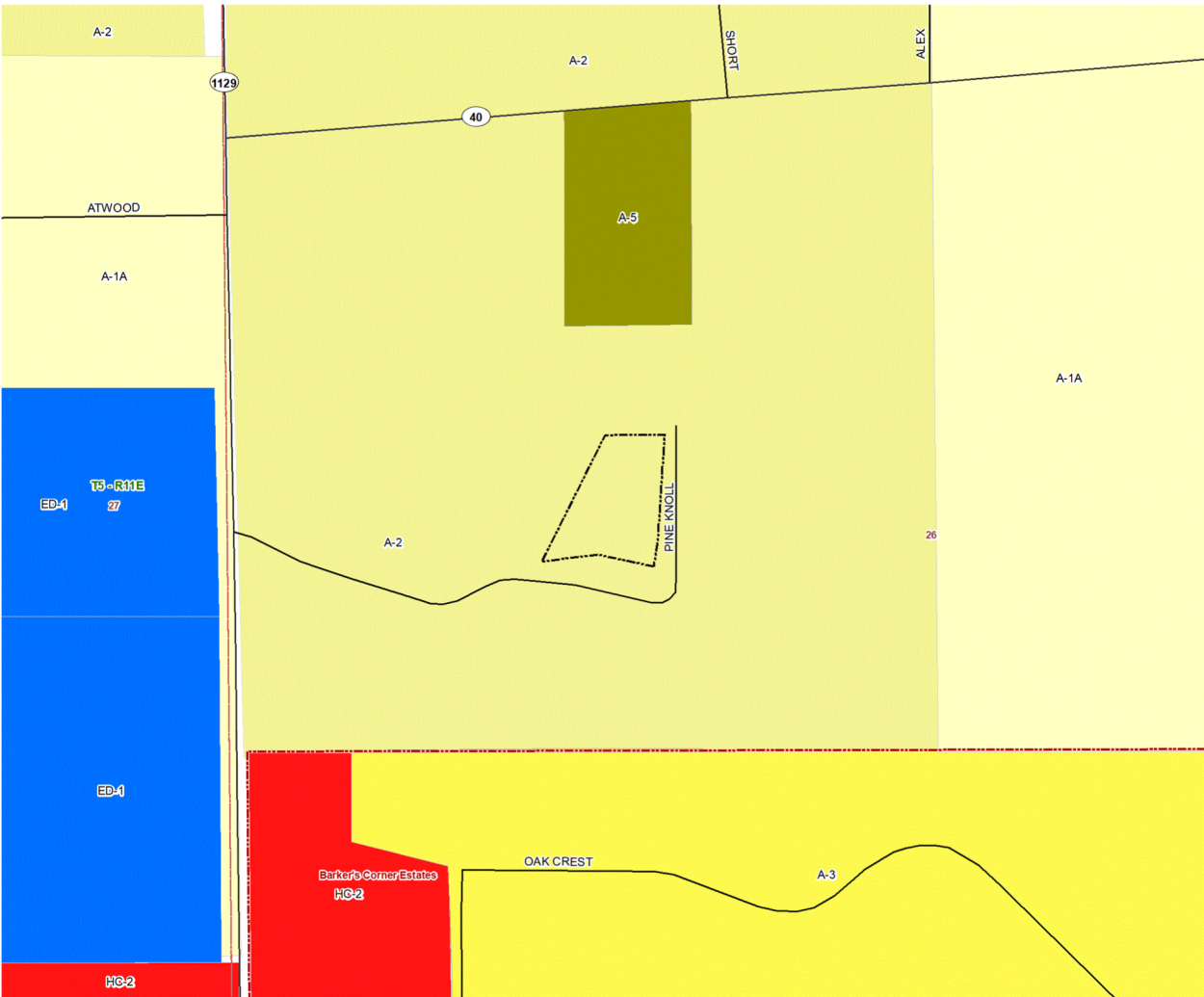
PLANNING DEPARTMENT
Ross Liner
Director

Consistency with New Directions 2040

Rural/Agricultural: Areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

- 6. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

- 7. The proposed zoning change is not consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.





2022-2946-ZC

A-1A

A-2

LEER RD

A-2

BUSH FOLSOM RD

SHORT RD

ALEX RD

A-5

A-1A

A-1A

ED-1

27

A-2

26
T5-R11E

PINE KNOLL DR

ED-1

OAK CREST DR

A-3

Barker's Corner Estates
BARKER BLVD

HC-2

HC-2

40

A-6

2022-2946-ZC

A Lot Line Adjustment Survey of Lot 5, a 30' Road & a 0.119 Acre Parcel of Land Into Lot 5-A, Section 26, T-5-S, R-11-E, St. Tammany Parish, La.

The P.O.B. is reported to be East-1109.5; South-527.5'; N89°25'W-277.0'; N89°25'W-206.8'; S25°25'W-262.5'; N89°40'E-196.7' from the 1/4 corner common to Sections 26 & 27, T5S-R11E, St. Tammany Parish, La.

Filed for record:

Clerk of Court

DateFile No.

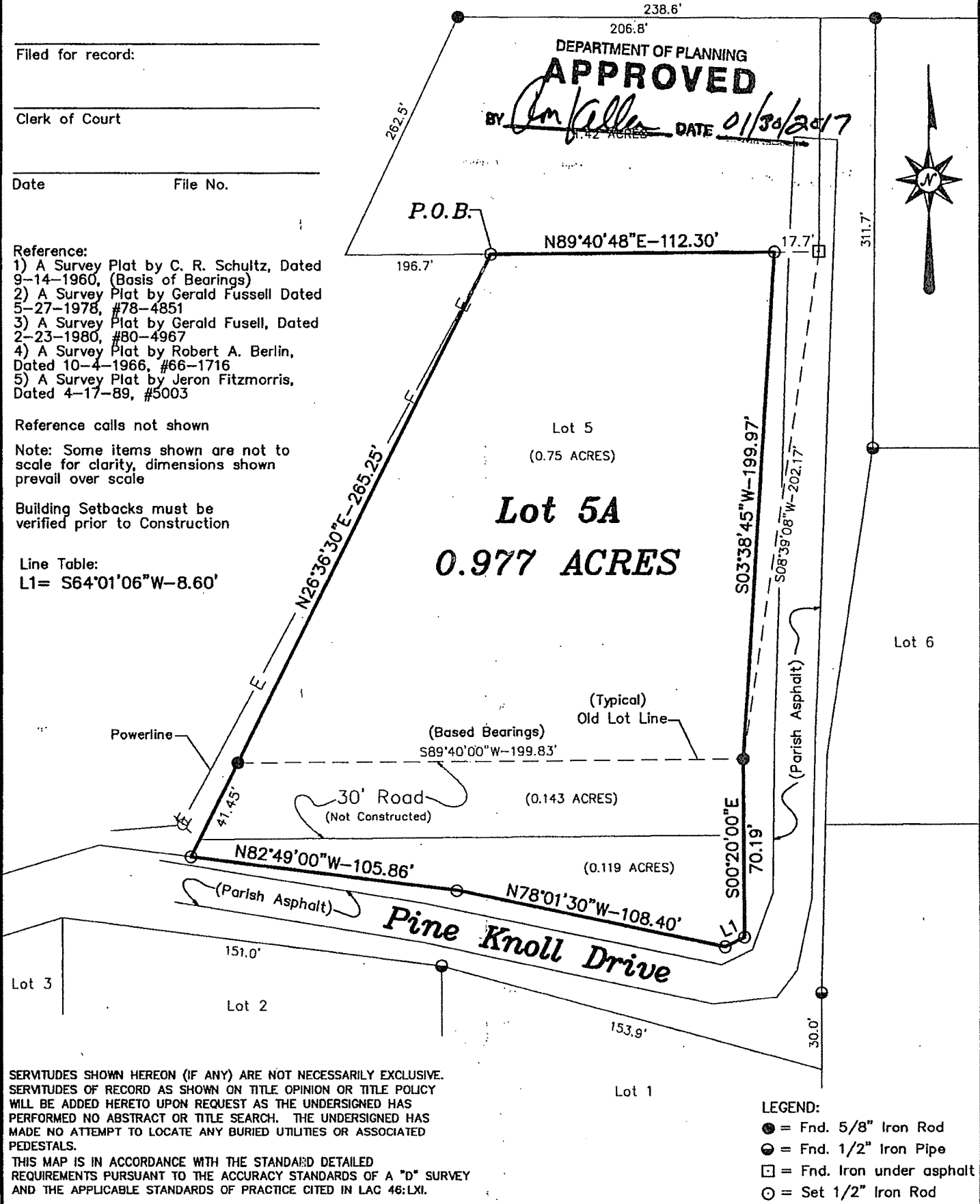
- Reference:
- 1) A Survey Plat by C. R. Schultz, Dated 9-14-1960, (Basis of Bearings)
 - 2) A Survey Plat by Gerald Fussell Dated 5-27-1978, #78-4851
 - 3) A Survey Plat by Gerald Fusell, Dated 2-23-1980, #80-4967
 - 4) A Survey Plat by Robert A. Berlin, Dated 10-4-1966, #66-1716
 - 5) A Survey Plat by Jeron Fitzmorris, Dated 4-17-89, #5003

Reference calls not shown

Note: Some items shown are not to scale for clarity, dimensions shown prevail over scale

Building Setbacks must be verified prior to Construction

Line Table:
L1= S64°01'06"W-8.60'



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **KASEY KING**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 5, A 30' ROAD & A 0.119 ACRE PARCEL OF LAND, SECTION 26, T-5-S, R-11-E, ST. TAMMANY PARISH, LA.

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

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
landsur@bellsouth.net email

STATE OF LOUISIANA
BRUCE M. BUTLER, III
License No. 4894
CERTIFIED CORRESPONDENT
PROFESSIONAL
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1"= 50'

DATE: 01-17-2017

NUMBER: 17860



ZONING STAFF REPORT
2022-2950-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Beach Drive, north of Ozone Street, Slidell; S44, T9S, R14E; Ward 9 District 12
Posted: July 19, 2022

Owner: Alberto Matute
Council District: 12

Applicant: Tamprop Inc.; JP &KP WA, LLC
Commission Hearing: August 2, 2022

Dragonfly Enterprises Inc. - James Lindsay
Determination: Approved, Postponed, Denied

Size: .35 acres



Current Zoning

A-3 Suburban District

Requested Zoning

A-3 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Medium Intensity

Area of Special Flood Hazard

(100-Year Floodplain)

Growth Management Area

FINDINGS

1. 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.
2. Based on the most current and available data, the residential structure count for the neighborhood includes approximately 30 mobile homes and 5 stick-built homes (Google Earth, January, 2019). This information does not account for potential vacant structures.
3. A change in zoning will allow the applicant to apply for a building permit for the placement of a new mobile home.

Zoning History

4. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
84-134B	NA	SA
09-2117	SA	A-3 Suburban District

Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-3 Suburban District
South	Mobile Home	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-3 Suburban District



ZONING STAFF REPORT
2022-2950-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

Surrounding Zoning Requests

6. Table 4: Surrounding Zoning Requests

Case	Request	ZC Decision	Council Decision
2020-1768-ZC	From A-3 to A-3 & MHO	Denial – March 3, 2020	Concur with Denial – C-6283
2021-2368-ZC	From A-3 to A-3 & MHO	Denial – July 6, 2021	Removed from 9/5/2021 Agenda
2022-2725-ZC	From A-3 to A-3 & MHO	Denial – May 3, 2022	To be heard 9/4/2022 Council

7. Table 5: Conditional Use Permits within the Howze Beach Subdivision

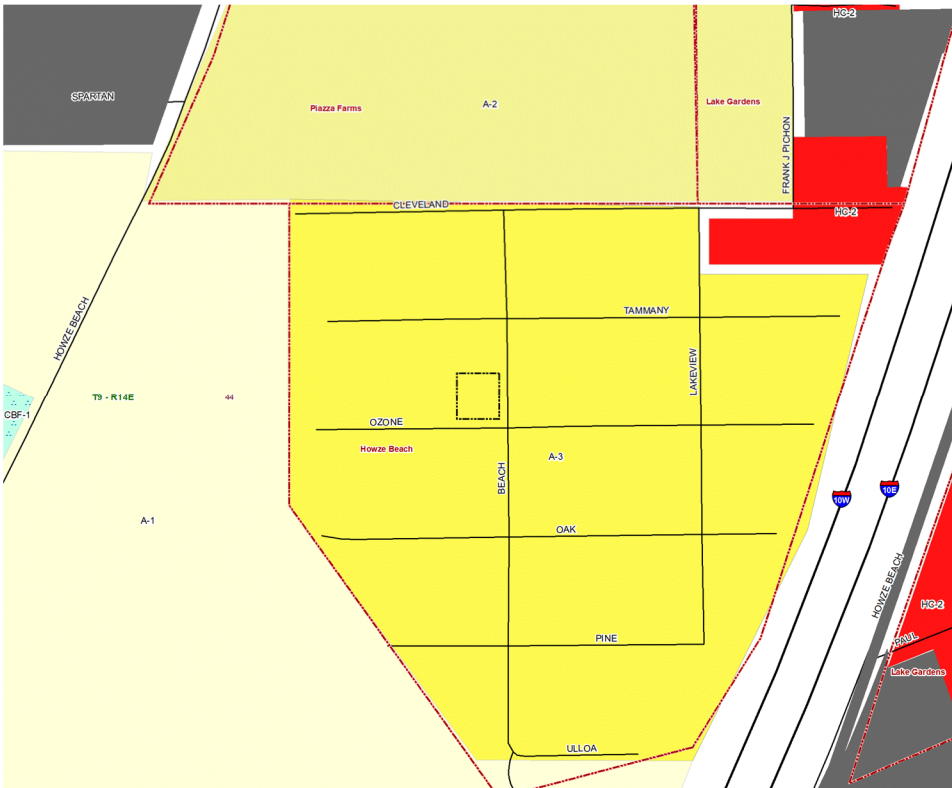
Conditional Use Permits	Request	Zoning Commission Decision
CP06-11-195	Mobile Home w/ Setback Variances	5/1/2007 - APPROVED
CP08-02-027	Mobile Home	2/6/2008 - APPROVED
CP07-06-088	Mobile Home	6/5/2007 - APPROVED
CP08-03-035	Mobile Home	3/20/2008 – WITHDRAWN
CP08-08-138	Mobile Home	8/5/2008 - APPROVED
CP08-08-140	Mobile Home	8/5/2008 - APPROVED
CP08-08-141	Mobile Home	8/5/2008 - APPROVED
CP08-11-178	Mobile Home	11/5/2008 - APPROVED
CP09-03-027	Mobile Home	3/3/2009 - APPROVED

Consistency with New Directions 2040

Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Area of Special Flood Hazard (100-Year Floodplain): Any developed permitted in the Parish’s “area of special flood hazard” shall be “low-impact”, employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.

8. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



A-2

Piazza Farms

HC-2

LUCILLE ST

Lake Gardens

FRANK J PICHON DR

CLEVELAND ST

HC-2

TAMMANY ST

44

OZONE ST

A-3

Howze Beach

BEACH DR

T9 - R14E

LAKEVIEW DR

OAK ST

PINE DR

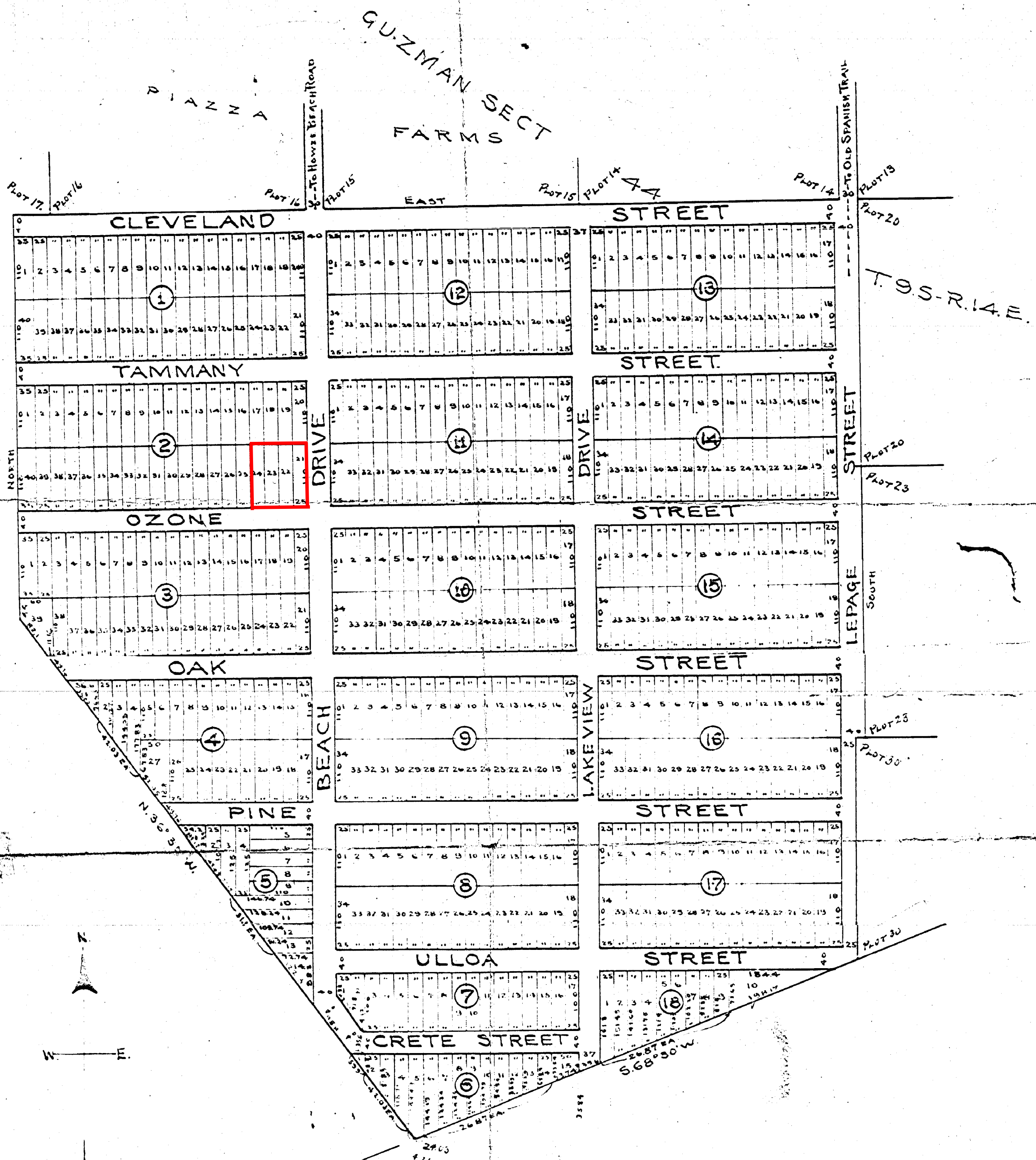
ULLOAST

A-1

E HOWZE BEACH RD

HC-2

Lake Gardens



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.O.S.-R.I.A.E.

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. Hatcher, Sur.
SLIDELL, LA.

REGISTERED IN RECORDS WITH LOUISIANA L.S.

NOTE:

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

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



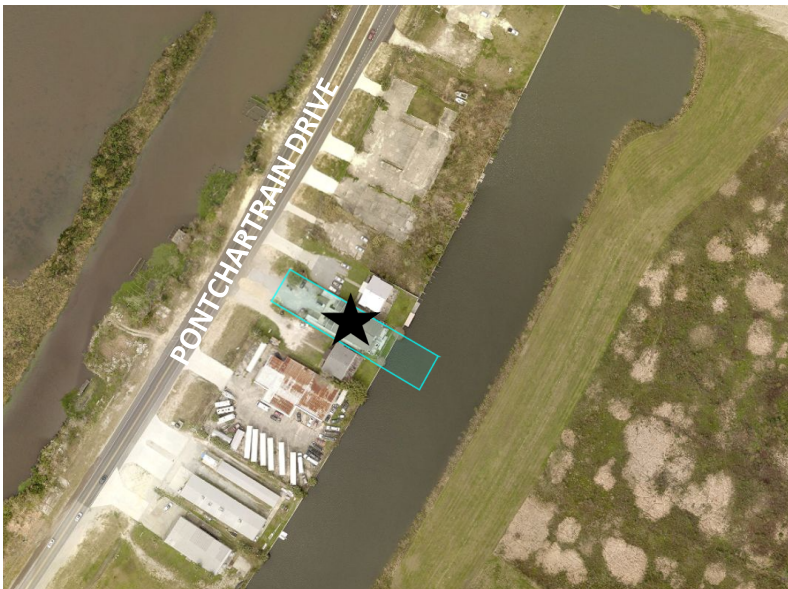
ZONING STAFF REPORT
2022-2951-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of US Highway 11, south of Oak Harbor Boulevard; Slidell; S44, T9S, R14E; Ward 9, District 12 **Posted:** July 20, 2022
Owner: Jeffrey Pittman **Council District:** 12
Applicant: Branchwood Developments, LLC **Commission Hearing:** August 2, 2022
Size: .39 acres **Determination:** Approved, Postponed, Denied



Current Zoning

A-6 Multi-Family Residential

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Medium Intensity
Area of Special Flood Hazard
(100-Year Floodplain)
Planned Roadway Projects

FINDINGS

- 1. The subject property is a .39-acre parcel that is currently occupied by a 4-unit multi-family structure which is a permitted use within the property’s current A-6 Multi-Family Residential Zoning District.
- 2. The existing fourplex is currently operated as a long-term rental, which includes rentals for longer than 30 days. The reason for the request is to allow the property owner to apply for a permit to operate a short-term rental from the subject property.
- 3. A change in zoning will allow the applicant to operate any of the following permitted commercial uses:
All uses permitted in the HC-1 Highway Commercial District; Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

Zoning History

4. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-001A	NA	A-6 Multi-Family Residential
09-2117	A-2 Suburban District	A-6 Multi-Family Residential



Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

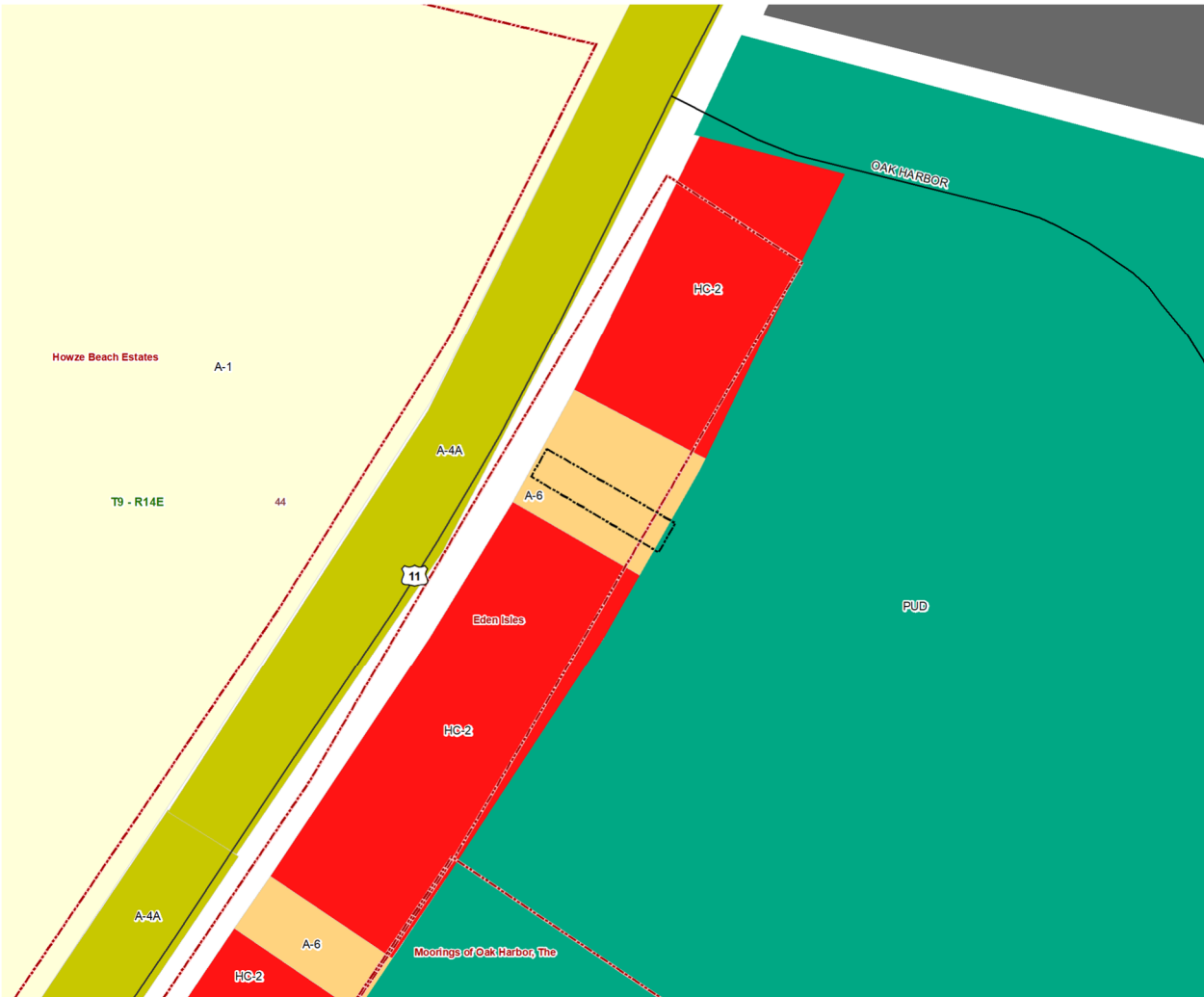
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential/Commercial	HC-2 Highway Commercial District
South	Residential/Commercial	HC-2 Highway Commercial District
East	Greenspace	Mariner's Cove PUD
West	Undeveloped	A-4A Single-Family Residential District

Consistency with New Directions 2040

Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Area of Special Flood Hazard (100-Year Floodplain): Any developed permitted in the Parish’s “area of special flood hazard” shall be “low-impact”, employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.

6. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 1.1: Our land use, land development, and land redevelopment decision making, policies, and process will be fair, transparent, and accessible to all Parish stakeholders.
 - ii. Goal 1.2: New Development and redevelopment will be orderly, carefully planned, and predictable.



A-1

A-4A

HC-2

A-6

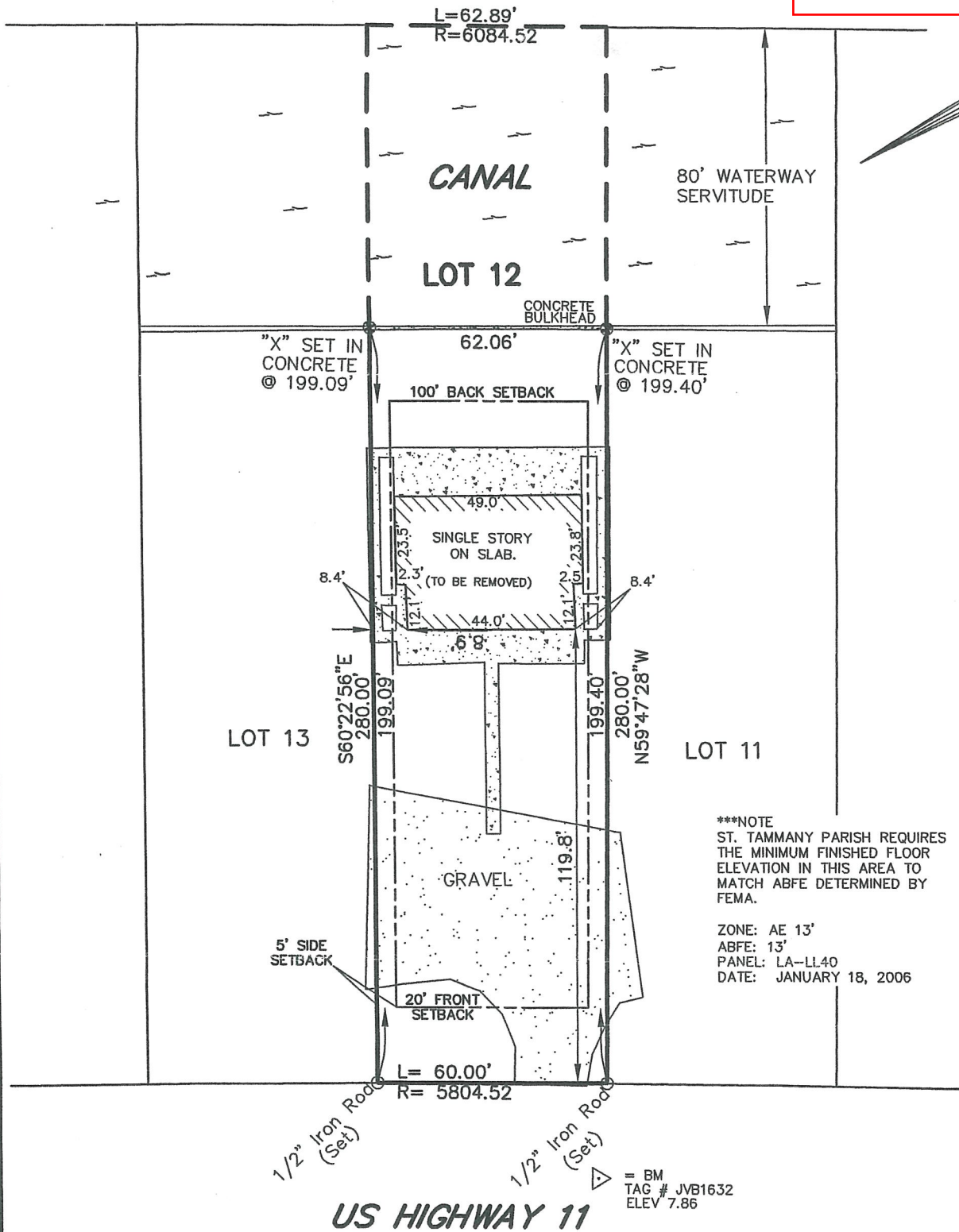
T9 - R14E
44

11

HC-2

PUD

2022-2951-ZC



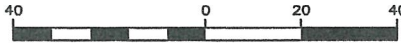
***NOTE
ST. TAMMANY PARISH REQUIRES
THE MINIMUM FINISHED FLOOR
ELEVATION IN THIS AREA TO
MATCH ABFE DETERMINED BY
FEMA.

ZONE: AE 13'
ABFE: 13'
PANEL: LA-LL40
DATE: JANUARY 18, 2006

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FEET

BENCHMARK IS IN THE
EDGE OF ASPHALT IN THE
MIDDLE OF DRIVEWAY.
TAG # JVB1632
ELEV. = 7.86'

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....20'
Side Setback.....5'
Rear Setback.....100'

ADDRESS: 4424 PONT CHARTRAIN DRIVE

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 "MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS" FOR A CLASS C SURVEY.
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS
NOTED OTHERWISE.

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

F.I.R.M. No. 225 205 0535 D
F.I.R.M. Date 4/2/1992
ZN: A10 B.F.E. 12'
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20080907

DATE:
07/07/2008

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

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

DRAWN BY: **ACE** CHECKED BY: **SMB**

SCALE:
1" = 40'

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800
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.

SURVEY OF LOT 12, UNIT 1,
EDEN ISLES SUBDIVISION,
NEAR THE CITY OF SLIDELL,
SECTION 44, T-9-S, R-14-E,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: **ERNIE ANDERSON**

STATE OF LOUISIANA
SEAN M. BURKES
REGISTERED
SURVEYOR
LA REG. No. 4785