

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, SEPTEMBER 6, 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, September 6, 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 AUGUST 2, 2022 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2022-2777-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcels located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington; S42, T7S, R11E, Ward 3, District 5
Acres: .66 acres
Petitioner: Josie Adams
Owner: J&J Builders Northshore, Inc.
Council District: 5
POSTPONED FROM JULY 5, 2022 MEETING

2. 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
POSTPONED FROM JULY 5, 2022 MEETING

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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
POSTPONED FROM JULY 5, 2022 MEETING

4. 2022-2966-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 Chris Kennedy Road, east of Central Avenue; Pearl River; S33, T7S, R14E, Ward 6, District 11

Acres: 2.50 acres
Petitioner: James Ashley
Owner: James & Cara Ashley
Council District: 11

5. 2022-2975-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the east side of Gottschalk Road, south of Breen Road, north of US Highway 190, Covington; S18, T6S, R10E, Ward 1, District 3

Acres: 2.38 acres
Petitioner: Jaime L. Jenkins
Owner: Jaime L. Jenkins
Council District: 3

6. 2022-2977-ZC

Existing Zoning: A-3 (Suburban District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Location: Parcel located on the west side of U.S. Highway 190, south of Indian Village Road; Slidell; S20 & S21, T9S, R15E, Ward 8, District 13

Acres: 51.458 acres
Petitioner: Jeffrey Schoen
Owner: Northshore Mobile Home Park, LLC
Council District: 13

7. 2022-2989-ZC

TEXT CHANGE: ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE IV – ZONING DISTRICTS, DIVISION 11 – A-4A(D) SINGLE-FAMILY RESIDENTIAL DISTRICT, SEC. 130-531 – PURPOSE AND SEC. 130-534 – SITE AND STRUCTURE PROVISIONS; AS WELL AS DIVISION 12 – A-5(D) TWO-FAMILY RESIDENTIAL DISTRICT, SEC. 130-566 – PURPOSE AND SEC. 130-569 – SITE AND STRUCTURE PROVISIONS; AS WELL AS ARTICLE V – OVERLAYS, DIVISION 2 – PUD PLANNED UNIT DEVELOPMENT OVERLAY, SEC. 130-1673 – GENERAL STANDARDS AND CRITERIA; TO EXCLUDE A-4A AND A-5 ZONING DISTRICTS FROM ELIGIBILITY FOR A PUD PLANNED UNIT DEVELOPMENT OVERLAY.

8. 2022-2990-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located at the southeast intersection of Heathermist Drive, east of Sea Spray Drive; Slidell; S29, T9S, R15E, Ward 8, District 13

Acres: 1.66 acres
Petitioner: Helgin Gallardo
Owner: TRAMPROP INC-JP & WA LLC – James Lindsay
Council District: 13

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9. 2022-2996-ZC

Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Location: Parcel located on the east side of LA Highway 21, south of Dummyline Road; Madisonville; S41, T7S, R10E, Ward 1, District 1

Acres: 1.56 acres
Petitioner: Jeffrey Schoen
Owner: Ellison Holdings, LLC
Council District: 1
10. 2022-2997-ZC

TEXT CHANGE: ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE IV – ZONING DISTRICTS, DIVISION 49 – AML ADVANCED MANUFACTURING AND LOGISTICS DISTRICT, SEC. 130-1620 – PURPOSE, SEC. 130-1621– PERMITTED USES, SEC. 130-1622 – ADMINISTRATIVE PERMITS, AND SEC. 130-1623 – SITE AND STRUCTURE PROVISIONS, TO EXCLUDE CERTAIN USES IN AML ZONING DISTRICTS.
11. 2022-3000-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of Henderson Road, south of Gottschalk Road, Covington; S18, T6S, R10E, Ward 1, District 3

Acres: 3.05 acres
Petitioner: Kimberly Jarrell
Owner: Kimberly Jarrell
Council District: 3

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

1. 2022-3016-PR – USE: McDaniel Dermatology: New Construction

CORRIDOR: Highway 21 Planned Corridor
ZONING: NC-1 (Highway Commercial District)
USE SIZE: 7,606 sq. ft.
PETITIONER: Jones Fussell – Jeff Schoen
OWNER: Ellison Holdings, LLC
LOCATION: Parcel located on the east side of LA Highway 21, south of Dummyline Road; Madisonville, S41, T7S, R10E, Ward 1, District 1

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

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

ROLL CALL All were present

CALL TO ORDER

ANNOUNCEMENTS

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

INVOCATION Randolph

PLEDGE OF ALLEGIANCE Willie

APPROVAL OF THE JULY 5, 2022 MINUTES

Randolph made a motion to approve, second by Truxillo

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

NAY:

ABSTAIN:

POSTPONING OF CASES:

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

Jeff Schoen came to the podium

Seeger made a motion to postpone to October, second by Smail

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

NAY:

ABSTAIN

The motion to postpone carried

ZONING CHANGE REQUEST CASE:

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

Kathryn Nobles came to the podium

William Smith spoke against this request

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McInnis made a motion to approve, second by Seeger

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

NAY:

ABSTAIN

The motion to approve carried

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

Brenda Bertucci came to the podium

Barcelona made a motion to approve, second by Crawford

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

NAY:

ABSTAIN

The motion to approve carried

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

Jeff Rowell came to the podium

Truxillo made a motion to approve, second by Smail

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

NAY:

ABSTAIN:

The motion to approve carried.

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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

Daniel Wedig came to the podium

Crawford made a motion to approve, second by Fitzmorris

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

NAY:

ABSTAIN

The motion to approve carried

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

Kasey King came to the podium

Kari King spoke in favor of this request

Seeger made a motion to approve, second by Randolph

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

NAY:

ABSTAIN

The motion to approve carried

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

Jamie Lindsay and Alberto Matute came to the podium

Rose Schueler, Clifford Schueler and William Cloud spoke against this request

McInnis made a motion to deny, second by Seeger

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

- 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 |

Jeff Pittman came to the podium

Barcelona made a motion to approve, second by Fitzmorris

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

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Fitzmorris made a motion to adjourn



ZONING STAFF REPORT
2022-2777-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: Parcels located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington; S42, T7S, R11E, Ward 3, District 2
Council District: 5

Owner: J&J Builders Northshore, Inc. **Posted:** August 12, 2022

Applicant: Josie Adams **Commission Hearing:** September 6, 2022

Size: .66 acres **Determination:** Approved, Postponed, Denied



Current Zoning

A-2 Suburban District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Residential – Medium Intensity

Flood Zone

Preliminary: Flood Zone X

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
04-060	Unknown	LC Light Commercial
09-2116	LC Light Commercial	A-2 Suburban District – Comprehensive Rezoning

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	City of Covington
South	Educational	A-2 Suburban District
East	Commercial	HC-2 Highway Commercial District
West	Undeveloped	A-2 Suburban District

4. The subject property is currently undeveloped and abuts an educational learning facility to the south, undeveloped land to the west, and commercial uses to the north and the east. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre.
5. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses. It should be noted that the subject site is .66 acres and if rezoned, will be subject to the required landscaping, parking, and drainage regulations.
6. 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 and 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



ZONING STAFF REPORT
2022-2777-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

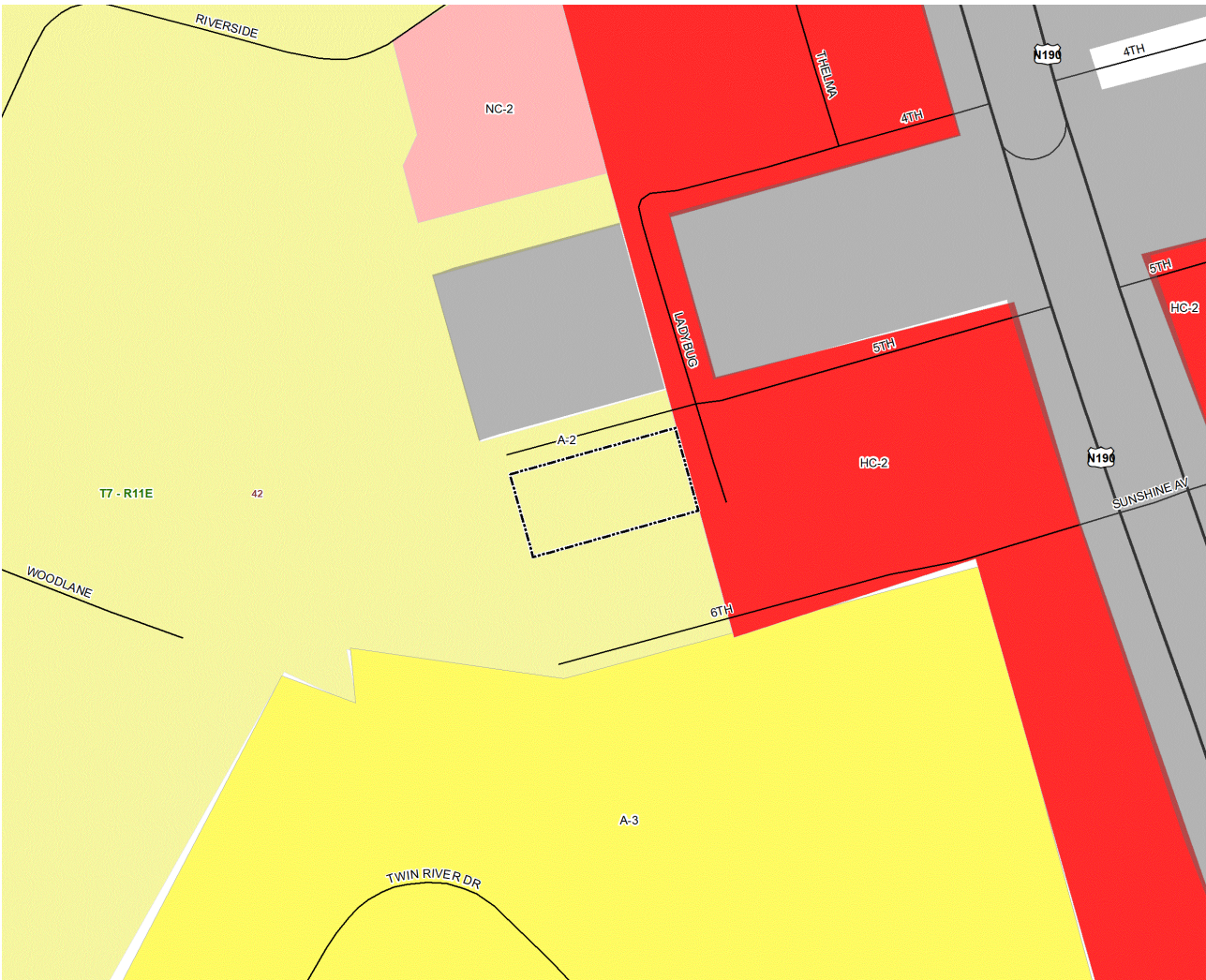
PLANNING & DEVELOPMENT
Ross Liner
Director

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.

Consistency with New Directions 2040

Residential – 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.

7. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.





2022-2777-ZC

HC-3

THELMA

N190

RIVERSIDE

HC-2

2021-2626-BOA

NC-2

4TH

A-2

5TH

LADYBUG

T7-R11E

42

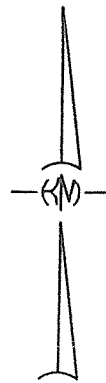
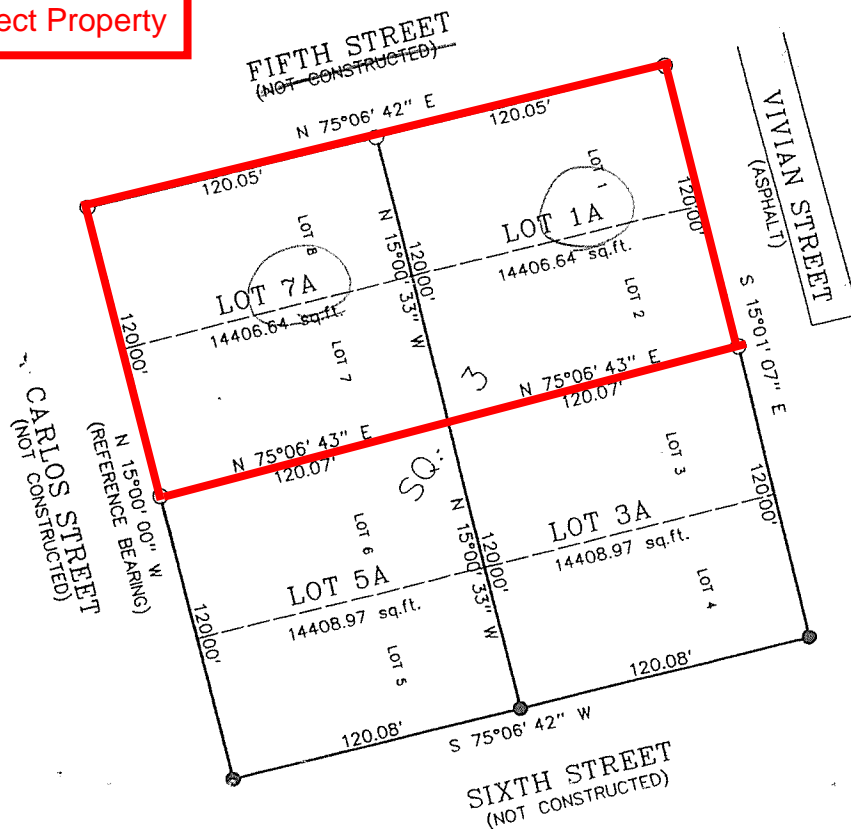
2022-2777-ZC

6TH

A-3

TWIN RIVER

Subject Property





SECRETARY PLANNING COMMISSION

PARISH ENGINEER

DATE FILED	FILE NO.
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CLERK OF COURT

-- LEGEND --

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

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

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



APPROVED: 6-21-04
KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

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

BOUNDARY SURVEY OF:

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

PREPARED FOR:

WEBBER LAND & DEVELOPMENT

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

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



ZONING STAFF REPORT
2022-2901-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 south side of Wilson Road, west of LA Highway 59, Covington; S25, T6S, R11E, Ward 10, District 2
Council District: 2

Owner: H&S Holdings, LLC
Posted: August 12, 2022

Applicant: Jeff Schoen
Commission Hearing: September 6, 2022

Size: .665 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Residential – Low Intensity

Flood Zone

Effective: Flood Zone A

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Wilson Road, west of LA Highway 59, Covington.
2. The subject property consists of two undeveloped lots of record: Lot 1-A-2 which is comprised of .329 acres and Lot 7-A which is comprised of .336 acres. Lot 1-A-2 is adjacent to an existing legal non-conforming mobile home to the west and Wilson Road is developed with existing stick built and other legal non-conforming mobile homes to the west. While there is no MHO Manufactured Housing overlay on the west side of LA Highway 59, there is a large tract of MHO Manufactured Housing Overlay along the east side of LA Highway 59. The eastern portion of LA Highway 59 was rezoned to MHO through the comprehensive rezoning of the “North East Study Area”, which took place in 2010 (as per Council Ordinance 10-2233).

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Rural	A-2 Suburban District – Comprehensive Rezoning

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1A Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District



ZONING STAFF REPORT
2022-2901-ZC

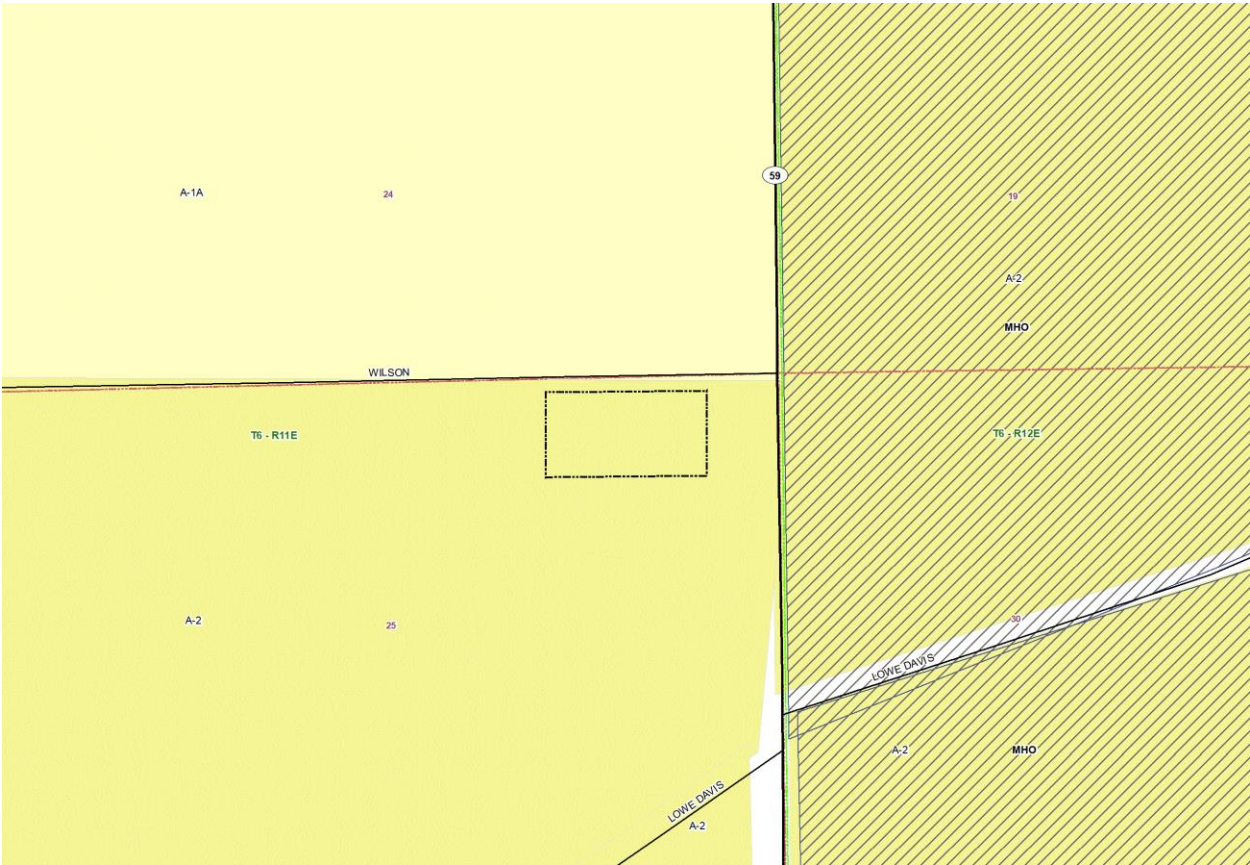
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

Residential – 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.

5. 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.
 - b. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



A-1A

24

19

A-2
MHO

WILSON RD

T6 - R11E

A-2

T6 - R12E

A-2

25

LOWE DAVIS RD

30

A-2
MHO

RANGE LINE RD

A-2

Subject Property

(Asphalt)

Wilson Road

(formerly Huddleston Road)



La. Hwy. 59

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE _____

FILE NO.

Reference:

- 1) A Survey Map of Lot 1-A, Date Filed 8-19-2003, File No. 3125 B, Clerk of Courts Office, (Based Bearings)
- 2) A Survey Map of Portion of Canti Street to be Revoked, in Inst. #1382044, Clerk of Courts Office
- 3) Recorded Plat of Nathanville S/D, Map File No. 199B Clerk of Courts Office

LEGEND:

● = Fnd. 1/2" Iron Rod
■ = Fnd. Conc. Hwy. Mon.
○ = Set 1/2" Iron Rod

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAC 45:1X1.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

BRUCE M. BUTLER III
L.A. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

H & S HOLDINGS, LLC

SCALE: 1" = 30'

DATE: 8-21-2019

DRAWN BY JWG

LOCATED IN NATHANVILLE SUBDIVISION, ST. TAMMANY PARISH, LA.

Revised: 10-25-2019 (Map No.)

DRAWN NUMBER
19479



ZONING STAFF REPORT
2022-2914-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 Sharp Road, west of Parc Place, and east of Westwood Drive; Mandeville; S39, T7S, R11E, Ward 4, District 5
Council District: 5

Owner: St. Michael’s Church of Mandeville
Posted: August 16, 2022

Applicant: Robert Beazley
Commission Hearing: September 6, 2022

Size: 11.96 acres
Determination: Approved, Postponed, Denied



Current Zoning

- A-1 Suburban District
- A-2 Suburban District

Requested Zoning

NC-4 Neighborhood Institutional District

Future Land Use

Residential – Low Intensity

Flood Zone

Preliminary: Flood Zone X

Critical Drainage: No

FINDINGS

1. The subject property is currently developed with the St. Michael’s Episcopal Church that is split zoned both A-1 Suburban District and A-2 Suburban District and is considered a legal non-conforming use¹.
2. *Compatibility or Suitability with Adjacent Area*

Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District and PUD (Brentwood Estates)

The site is flanked by residential development zoned A-2 Suburban District and PUD Planned Unit Development Overlay to the north and west, residential development zoned A-2 Suburban District to the east, and residential development zoned A-3 Suburban District to the south. The purpose of the existing A-1 and A-2 Suburban Districts is to provide for single-family residential environments on large five acre to one acre lot sizes. The purpose of the requested NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time.

3. Permitted uses within the NC-4 Neighborhood Institutional District include the following: All uses permitted in the NC-1, NC-2, and NC-3 Districts; Dance studios, Music studios, Aerobic/weight loss studios, Educational learning centers, Churches, temples, synagogues, and mosques, Religious educational facilities, Clubs and lodges, Fraternal and religious institutions, Child day care centers, and Nursery schools.

¹ Legal Nonconforming means a building or a structure or portion thereof lawfully existing at the time of adoption of the ordinance from which these regulations are derived, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located.



ZONING STAFF REPORT
2022-2914-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. A change in zoning will allow the applicant to obtain building permits to expand their facility that would be deemed appropriate under the NC-4 Zoning classification. If approved, any new structures under the NC-4 zoning classification will be required to comply with all commercial landscaping, parking, and drainage regulations.

Zoning History

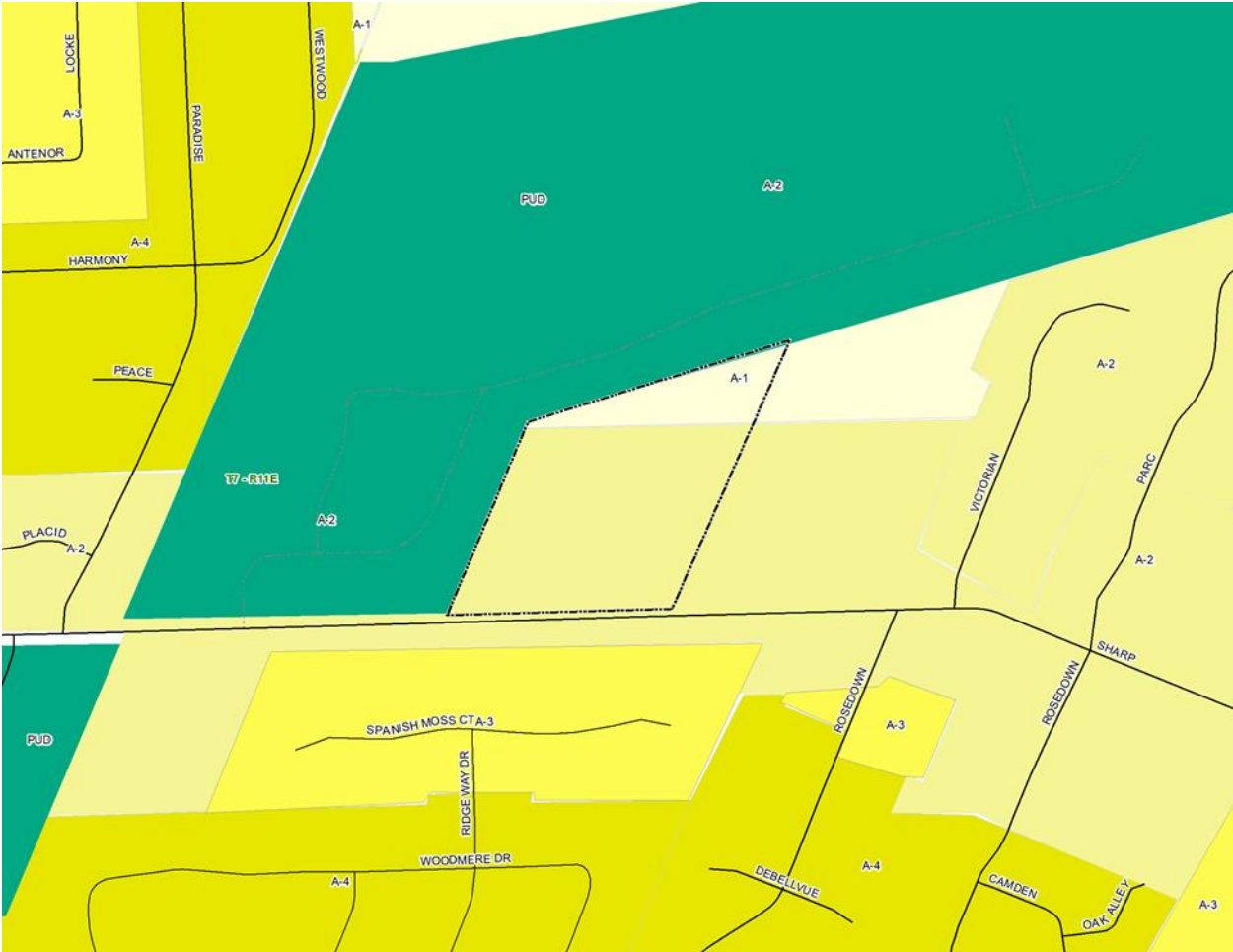
5. Table 1: Zoning history of Subject Lot(s)

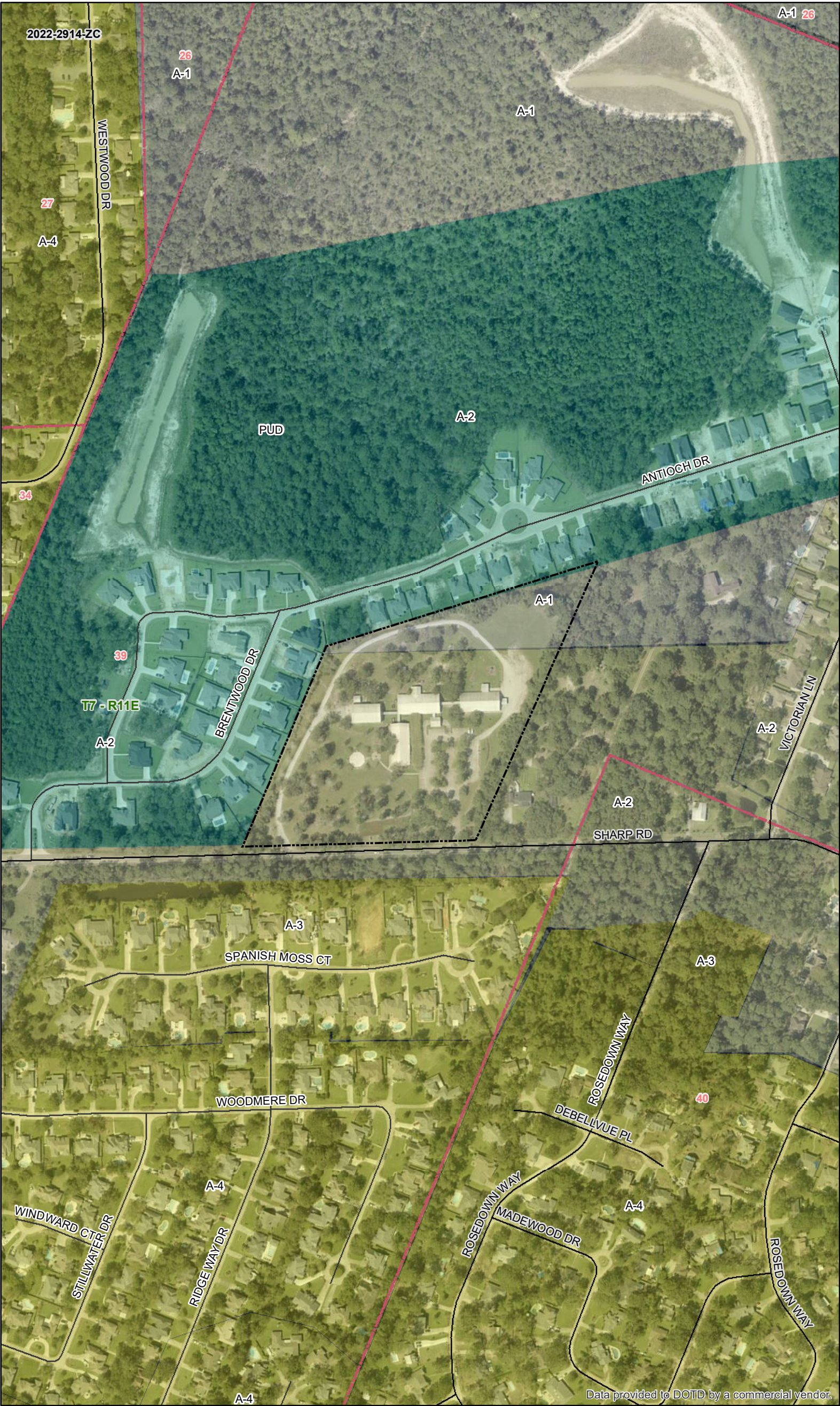
Ordinance	Prior Classification	Amended Classification
73-004	R-Rural	A-1 Suburban District
09-2116	A-1 Suburban District	A-2 Suburban District

Consistency with New Directions 2040

Medium Intensity: 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.

6. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. 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.
 - ii. Goal 5:1 – The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.







VICINITY MAP 1" = 2000'

LEGEND (N.T.S.)

- FOUND 1/2" IRON PIPE (ON AS SHOWN)
- SET 1/2" IRON ROD (ON AS SHOWN)
- ✕ AIR CONDITION UNIT
- ✕ CEMORY SUPPORT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- GUY ANCHOR
- GRATE INLET
- LIGHT POLE
- MAILBOX
- POST
- POWER POLE
- POWER VAULT
- SET 1/2" IRON ROD (ON AS SHOWN)
- ✕ CEMORY SUPPORT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- GUY ANCHOR
- GRATE INLET
- LIGHT POLE
- MAILBOX
- POST
- POWER POLE
- POWER VAULT
- SET 1/2" IRON ROD (ON AS SHOWN)
- ✕ CEMORY SUPPORT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- GUY ANCHOR
- GRATE INLET
- LIGHT POLE
- MAILBOX
- POST
- POWER POLE
- POWER VAULT

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GENERAL NOTES:

THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT.

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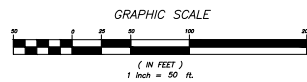
THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT.

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MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF
A 11.97 ACRES TRACT
ST. MICHAEL'S EPISCOPAL CHURCH
4499 SHARP RD.
LOCATED IN
SECTION 39, T-7-S, R-11-E
GREENSBURG LAND DISTRICT,
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LA
FOR
GREENLEAF LAWSON ARCHITECTS



CERTIFICATION:
I CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE
FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS
EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED.

TODD A. HARRIS, P.L.S.
LA LICENSE NO. 5049

05/23/22
DATE

BOUNDARY & TOPOGRAPHIC SURVEY OF 11.97 ACRES - ST. MICHAEL'S EPISCOPAL CHURCH IN ST. TAMMANY PARISH FOR GREENLEAF LAWSON ARCHITECTS		SHEET NUMBER	1 of 2
PROJECT	221847	DATE	05/23/22
CLIENT	ST. MICHAEL'S EPISCOPAL CHURCH	SCALE	1" = 50'
DRAWN	SR	BY	SR
CHECKED	SR	DATE	05/23/22
APPROVED	SR	DATE	05/23/22
REVISION			
NO.	DATE	DESCRIPTION	



ZONING STAFF REPORT
2022-2966-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 south side of Chris Kennedy Road, east of Central Avenue; Pearl River; S33, T7S, R14E, Ward 6, District 11
Council District: 11

Owner: James and Cara Ashley
Posted: August 11, 2022

Applicant: James Ashley
Commission Hearing: September 6, 2022

Size: 2.50 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Residential – Low Intensity

Flood Zone

Preliminary: Flood Zone AE

Critical Drainage: Yes

FINDINGS

1. The 2.5-acre parcel is currently developed with a mobile home which sits along Chris Kennedy Road located on lot 6 of the Chris Kennedy Subdivision.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2020	NA	A-2 Suburban District

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. Of the 45 existing lots within the Chris Kennedy Subdivision, 32 currently have the MHO Manufactured Housing Overlay. This property was rezoned per Council Ordinance No. 10-2349.

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 & MHO Manufactured Housing Overlay
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District



ZONING STAFF REPORT
2022-2966-ZC

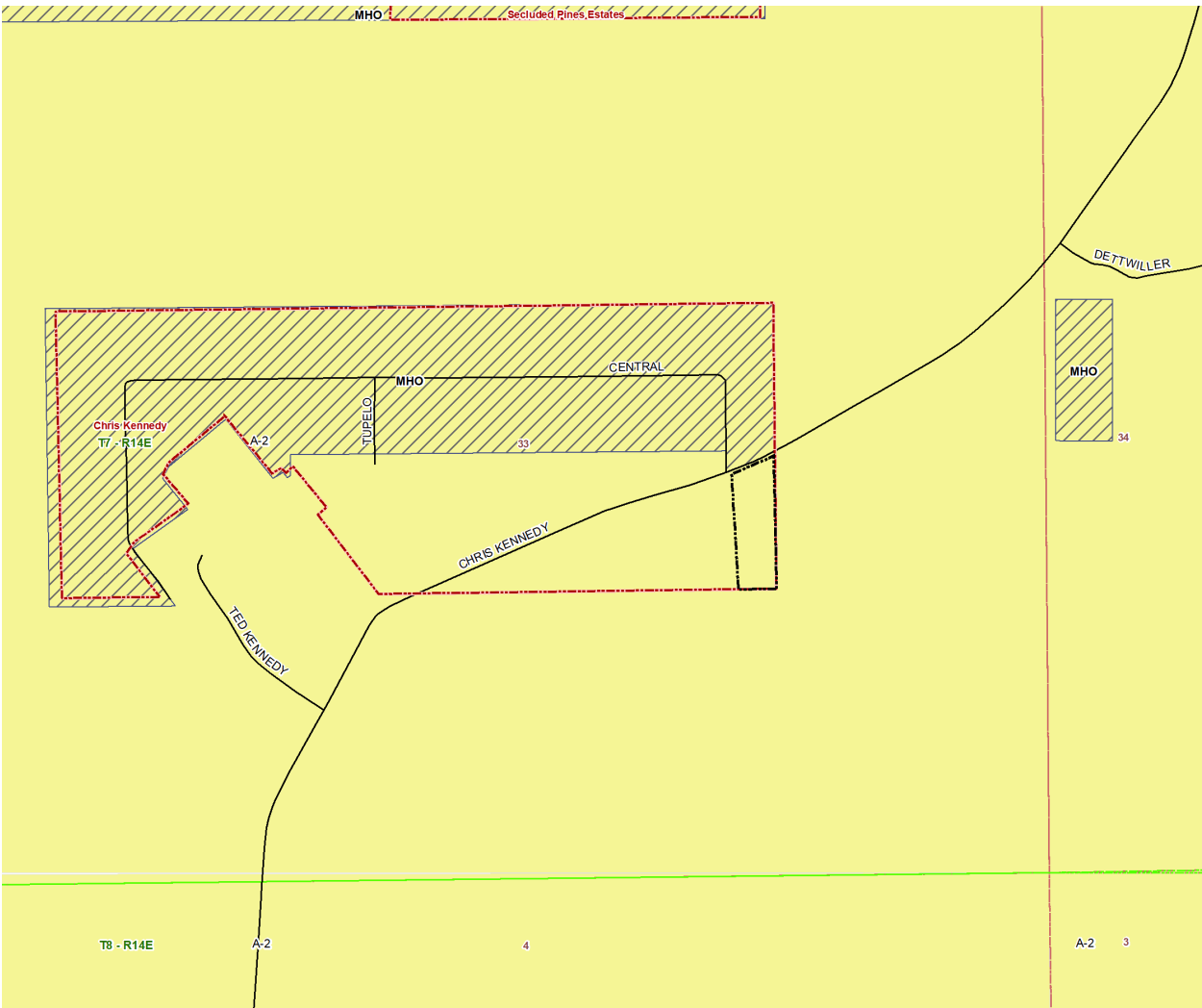
MICHAEL B. COOPER
PARISH PRESIDENT

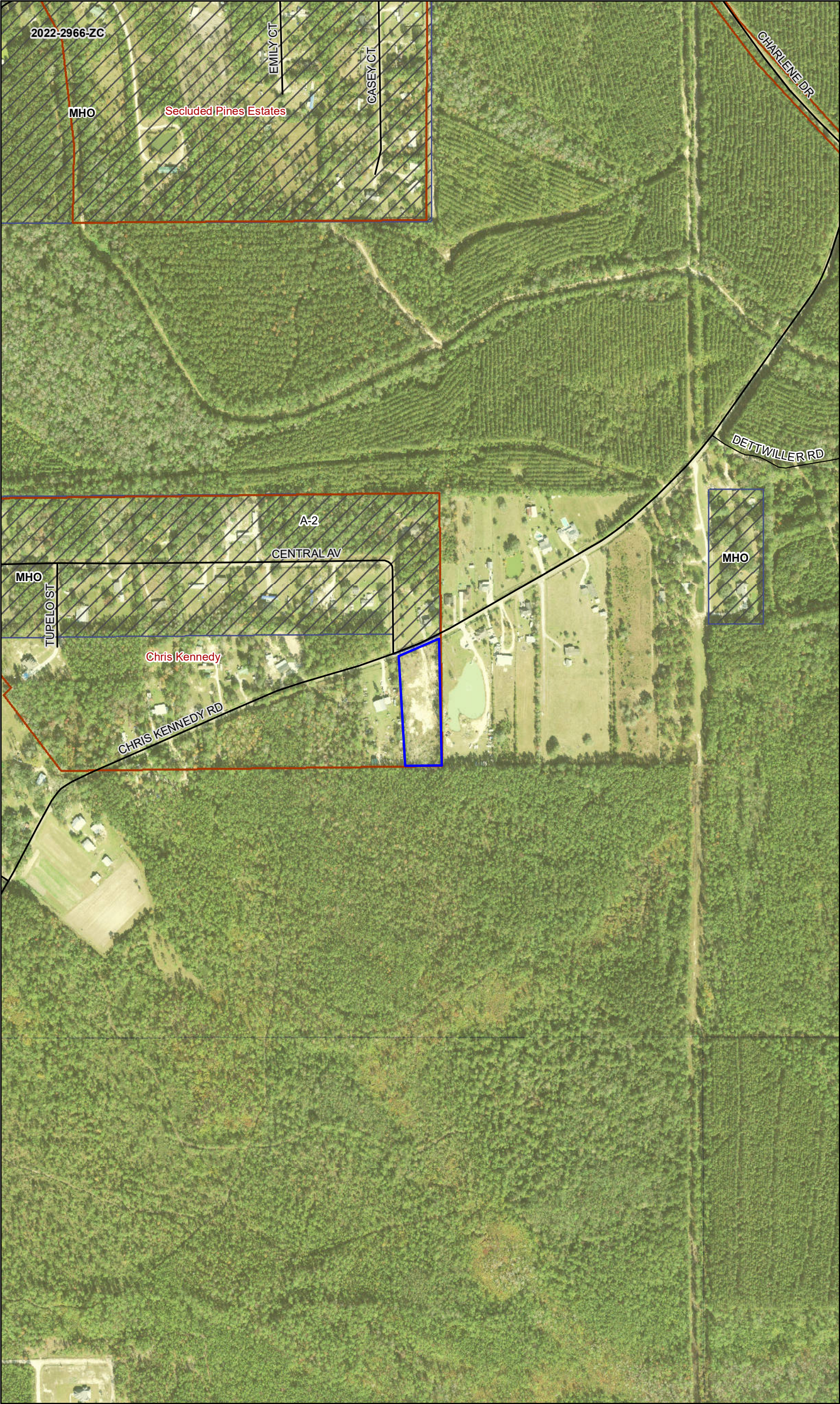
PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

Residential – Low Intensity: 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.

- 1. 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.





2022-2966-ZC

MHO

Secluded Pines Estates

EMILY CT

CASEY CT

CHARLENE DR

DETTWILLER RD

A-2

CENTRAL AV

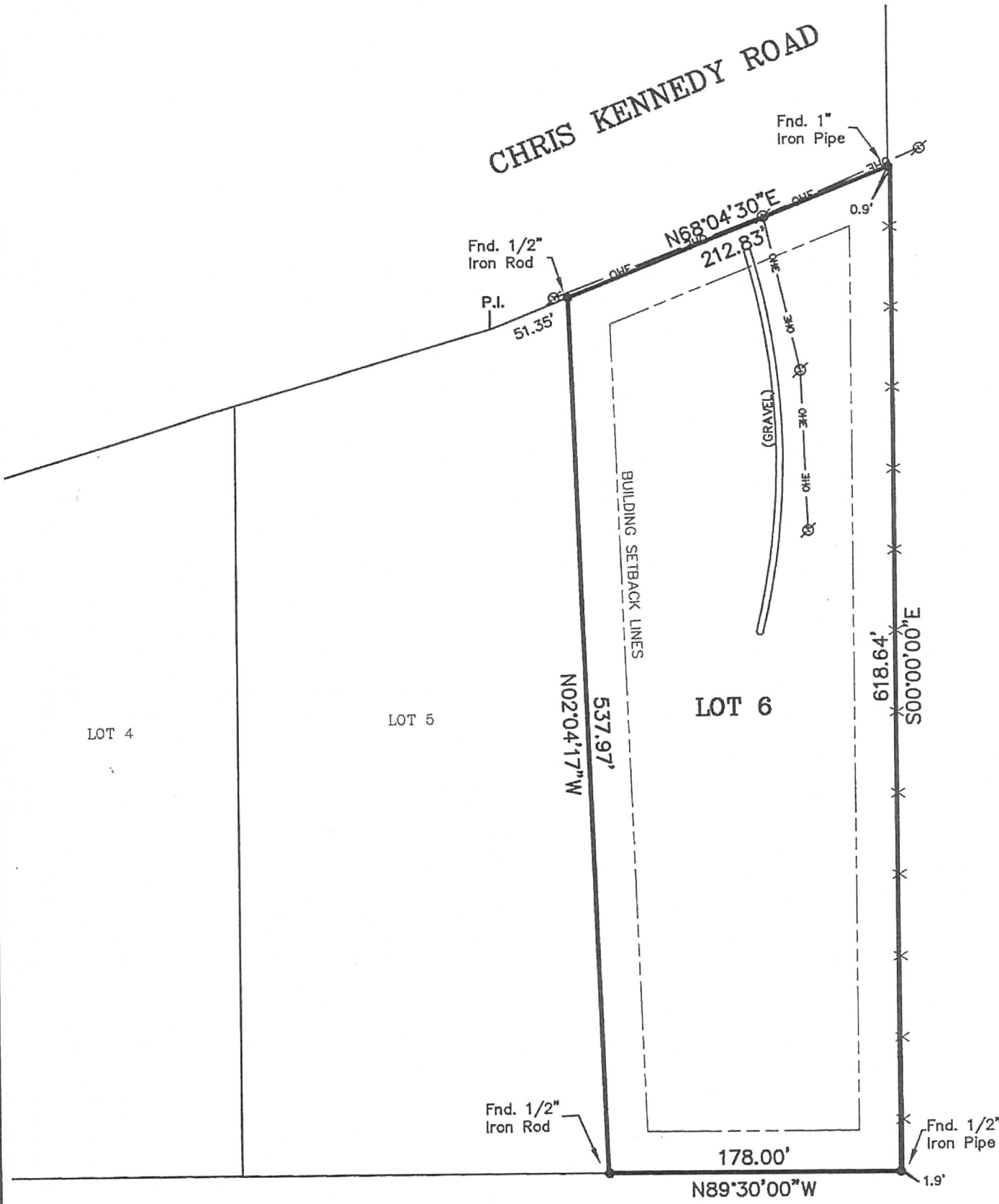
MHO

TUPALO ST

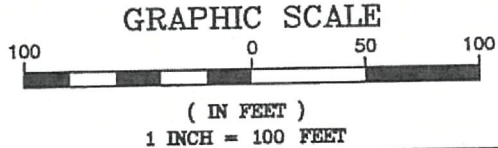
Chris Kennedy

CHRIS KENNEDY RD

MHO



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



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....25'
Side Setback.....25'
Rear Setback.....25'

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

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS 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. 225205 0300 C
F.I.R.M. Date 10/17/1989
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20210040

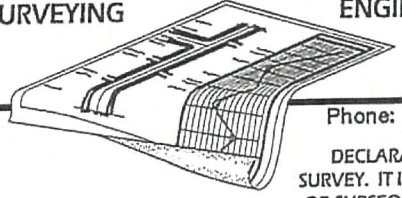
DATE:
03/11/2021

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL
CHECKED BY: JDL

SCALE:
1" = 100'



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

**A SURVEY MAP OF
LOT 6, CHRIS KENNEDY SUBDIVISION
IN SECTION 33, T-7-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: JAMES ASHLEY

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



ZONING STAFF REPORT
2022-2975-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 east side of Gottschalk Road, south of Breen Road, north of US Highway 190, Covington; S18, T6S, R10E, Ward 1, District 3
Council District: 3

Owner: Jamie L. Jenkins
Posted: August 12, 2022

Applicant: Jamie L. Jenkins
Commission Hearing: September 6, 2022

Size: 2.38 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-1 Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Residential – Low Intensity

Flood Zone

Effective: Flood Zone A

Critical Drainage: Yes

Findings

1. The subject property is currently developed with an existing single-family residence. The site consists of 2.38 acres and is located on the east side of Gottschalk Road, south of Breen Road, and north of US Highway 190, Covington.
2. The site’s existing A-1 Suburban District requires five-acre parcel sizes. The requested A-2 Suburban District requires one-acre parcel sizes. If approved, the applicant will meet the qualifications to apply for a minor subdivision to subdivide the property or for the construction of an additional stick-built home.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-1 Suburban District

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

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

5. The property is surrounded on all sides by undeveloped property and property developed with residential dwellings that conform to the A-1 Suburban District designation. Further south of Gottschalk Road, there is a 4.28-acre parcel that was rezoned to A-2 Suburban District per Ord. No. 16-3462.



ZONING STAFF REPORT
2022-2975-ZC

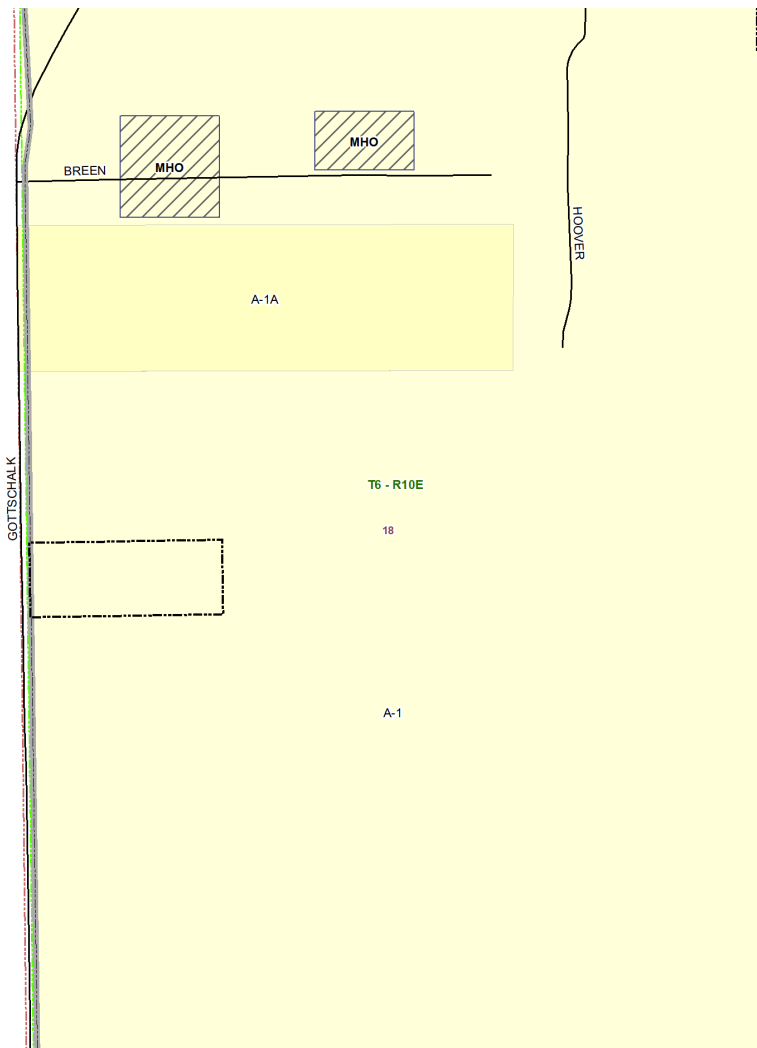
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

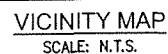
Consistency with New Directions 2040

Residential – Low Intensity: 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.

- 1. 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.

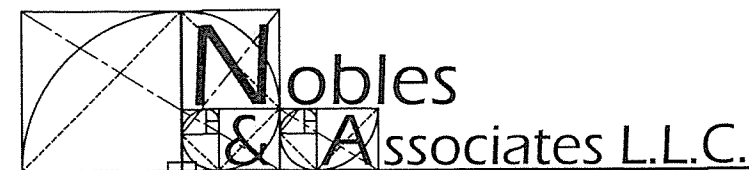






SOUTHEAST 1/4
SECTION 13
T-6-S, R-9-E

SOUTHWEST 1/4
SECTION 18
T-6-S, R-10-E

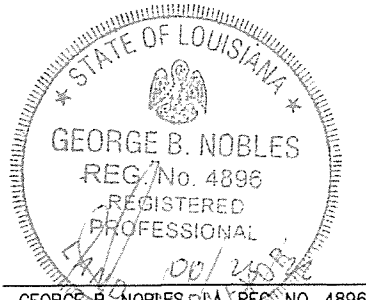


Professional Engineers, Land Surveyors & Designers

562 Columbia St. Bogalusa, LA. 70427 Phone: 985-732-0380 Fax: 985-732-0322
800 Mariner's Plaza Suite 808 Mandeville, LA. 70448 Phone: 985-727-7221 Fax: 985-727-7231

PLAT PREPARED FOR: JAIME JENKINS
SHOWING A SURVEY OF: PARCEL A (5.06 ACRES), PARCEL B (6.47 ACRES), PARCEL C (6.02 ACRES), &
PARCEL D (2.38 ACRES) LOCATED IN SECTION 18, TOWNSHIP 06 SOUTH, RANGE 10 EAST, ST. HELENA
MERIDIAN. ST. TAMMANY PARISH, LOUISIANA.

DATE:	06/23/2022	REVISED:	-----	CPN:	2252050125C	BASE FLOOD:	-----
DRAWN BY:	SWL	JOB NO.	3711	FIRM DATE:	10/17/1989	SCALE:	1" = 100'
CHECKED BY:	GBN	SHEET SIZE:	11x17	FIRM ZONE:	A	DATE OF FIELD SURVEY:	06/07/2022



GEORGE B. NOBLES P.L.A. REG. NO. 4896
PROFESSIONAL LAND SURVEYOR LOUISIANA
RED STAMP SIGNIFIES CORRECT PLAT

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND
BY ME OR THOSE UNDER MY DIRECTION, IN ACCORDANCE WITH THE
REVISED MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR
A CLASS C SURVEY

1. NO ATTEMPT HAS BEEN MADE BY NOBLES AND ASSOCIATES, LLC TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, RESTRICTIONS OR BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
2. GOVERNING AUTHORITY SHOULD BE CONSULTED FOR SETBACK, SERVITUDE REQUIREMENTS, AND PUBLIC DEDICATION OF PRIVATE ROADS.
3. ADJOINING PROPERTY OWNERS PROVIDED BY PARISH TAX ASSESSOR'S OFFICE.
4. SEE REFERENCES FOR PARENT TRACT INFORMATION.
5. BEARINGS ARE BASED ON R.T.K. OBSERVATION UTILIZING LEICA SMARTNET - GEOID 18, LA S 1702. NAD83(2011). REF. STN. 2235.

MONUMENT A
SPC LA S NORTHING: 738,994.13 FT
SPC LA S EASTING: 3,624,347.63 FT
CONVERGENCE: (+00° 32' 43.91")
CORRECTIONAL FACTOR: 0.99996786
COMBINED FACTOR: 0.99997208

MONUMENT B
SPC LA S NORTHING: 739,005.98 FT
SPC LA S EASTING: 3,625,015.81 FT
CONVERGENCE: (+00° 32' 47.73")
CORRECTIONAL FACTOR: 0.99996787
COMBINED FACTOR: 0.99997209

_____	P.O.B.	POINT OF BEGINNING
⊙		MONUMENT FOUND
⊕		MONUMENT SET
—x—x—		BARB WIRE FENCE
- - - - -		SERVITUDE LINES
_____		ADJACENT PROP. LINES
=====		BOUNDARY LINES
_____		R.O.W. LINES
.....		SECTION LINES

REFERENCES:

- SURVEY FOR MARGARET LAWRENCE BY ROBERT BARRILLEAUX, PLS, DATED 4/22/1986 INSTR. NO 622525.
- SURVEY FOR MARGARET LAWRENCE BY JOHN BONNEAU & ASSOC., INC., DATED 05/13/2004 INSTR. NO 1435490.
- SURVEY FOR WILLIAM BLOECHER BY LAND SURVEYING, LLC, DATED 06/19/2017 MAP NO 5660B.



ZONING STAFF REPORT
2022-2977-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 U.S. Highway 190, south of Indian Village Road; Slidell; S20 & S21, T9S, R15E, Ward 8, District 13 **Council District:** 13

Owner: Northshore Mobile Home Park, LLC **Posted:** August 11, 2022

Applicant: Jeffrey Schoen **Commission Hearing:** September 6, 2022

Size: 51.458 acres **Determination:** Approved, Postponed, Denied



Current Zoning

A-3 Suburban District

NC-4 Neighborhood Institutional District

Requested Zoning

NC-6 Public, Cultural, and Recreational District

Future Land Use

Residential – Low Intensity

Flood Zone

Preliminary: Flood Zone AE

Critical Drainage: Yes

FINDINGS

1. The 51.38-acre subject property is an existing undeveloped subdivision known as the *Northshore Mobile Home Community* which was approved to become a 250-site mobile home park in 1985 on the west side of U.S. Highway 190, south of Indian Village Road, Slidell. The mobile homes have since been removed from the site and a majority of the subdivision’s infrastructure still remains.
2. 49.95 acres of the site is currently zoned A-3 Suburban District which allows single-family residential dwellings at a density of 2 units per acre. The remaining 1.52 acres of the site is zoned NC-4 Neighborhood Institutional District which is to provide for the location of uses which allow service at the neighborhood level.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
N/A	SA Suburban Agriculture	MH Mobile Home District
07-077	MH Mobile Home District	PUD Planned Unit Development
09-2117	PUD Planned Unit Development	A-3 Suburban District

The subject property was initially rezoned to MH Mobile Home Park and was approved to be developed with a 250-lot mobile home park. A considerable portion of the mobile home park was damaged during Hurricane Katrina and the mobile homes were removed from the site. The site was later the subject of a rezoning request to PUD Planned Unit Development to create a 175-lot residential subdivision. The Acadian Walk Planned Unit Development was approved under case No. ZC07-12-077 and obtained Preliminary approval at the August 12, 2008 Planning Commission hearing. No further action was ever taken for the creation of the PUD and the property was rezoned to A-3 Suburban District in 2009.

4. The reason for the rezoning request to NC-6 Public, Cultural, and Recreational District is to allow for a Recreational Vehicle Park and Camping Ground. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: All uses permitted in the NC-5 District; Golf course and practice ranges; Community centers; Parks and playgrounds; Sports or gymnasiums; Athletic fields; Convention and conference centers; Marinas; Recreational Vehicle Parks.



Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	Enchanted Acres PUD
South	Undeveloped	A-1 Suburban District
East	Industrial	A-3 Suburban District
West	Undeveloped	A-3 Suburban District A-1 Suburban District

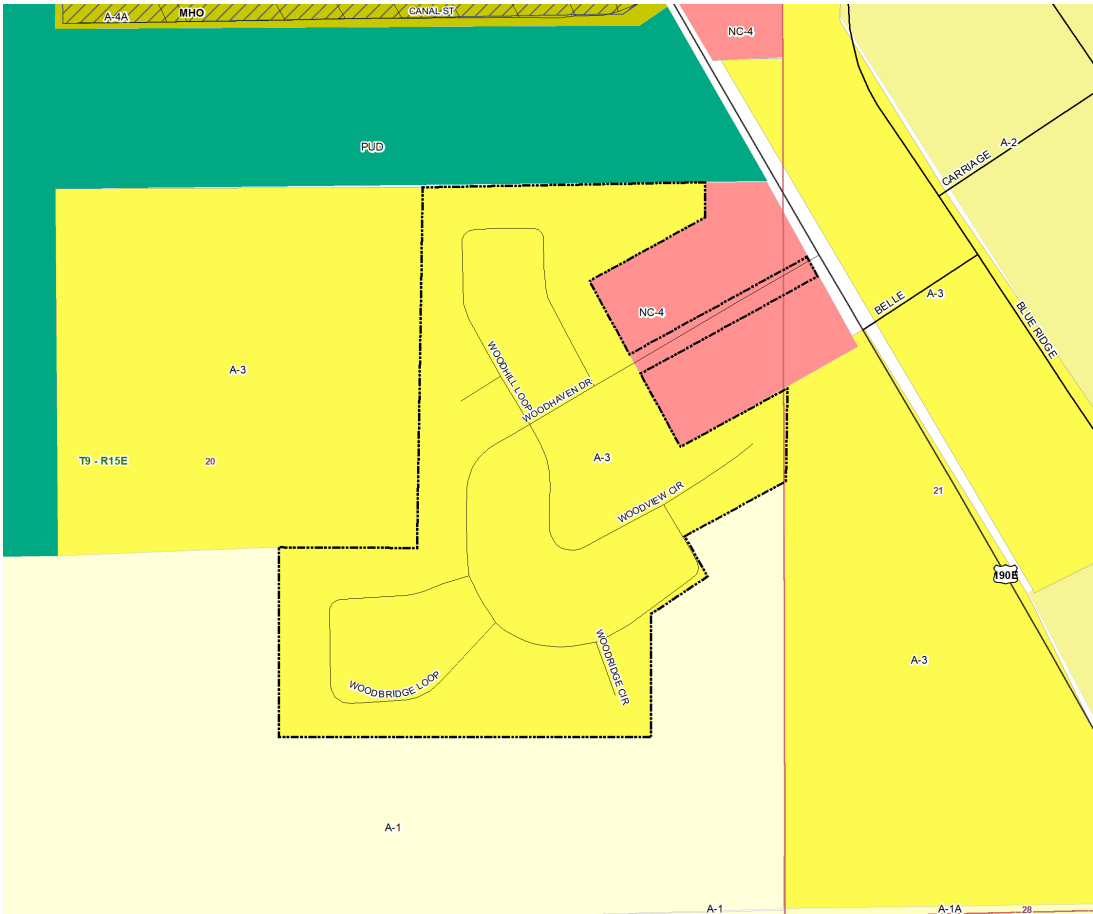
The subject site is flanked on all sides by undeveloped property and a legal non-conforming outdoor storage use to the east. While the boundary of the site abuts U.S. Highway 190, the developable portion of the site is about 700 feet from the Highway.

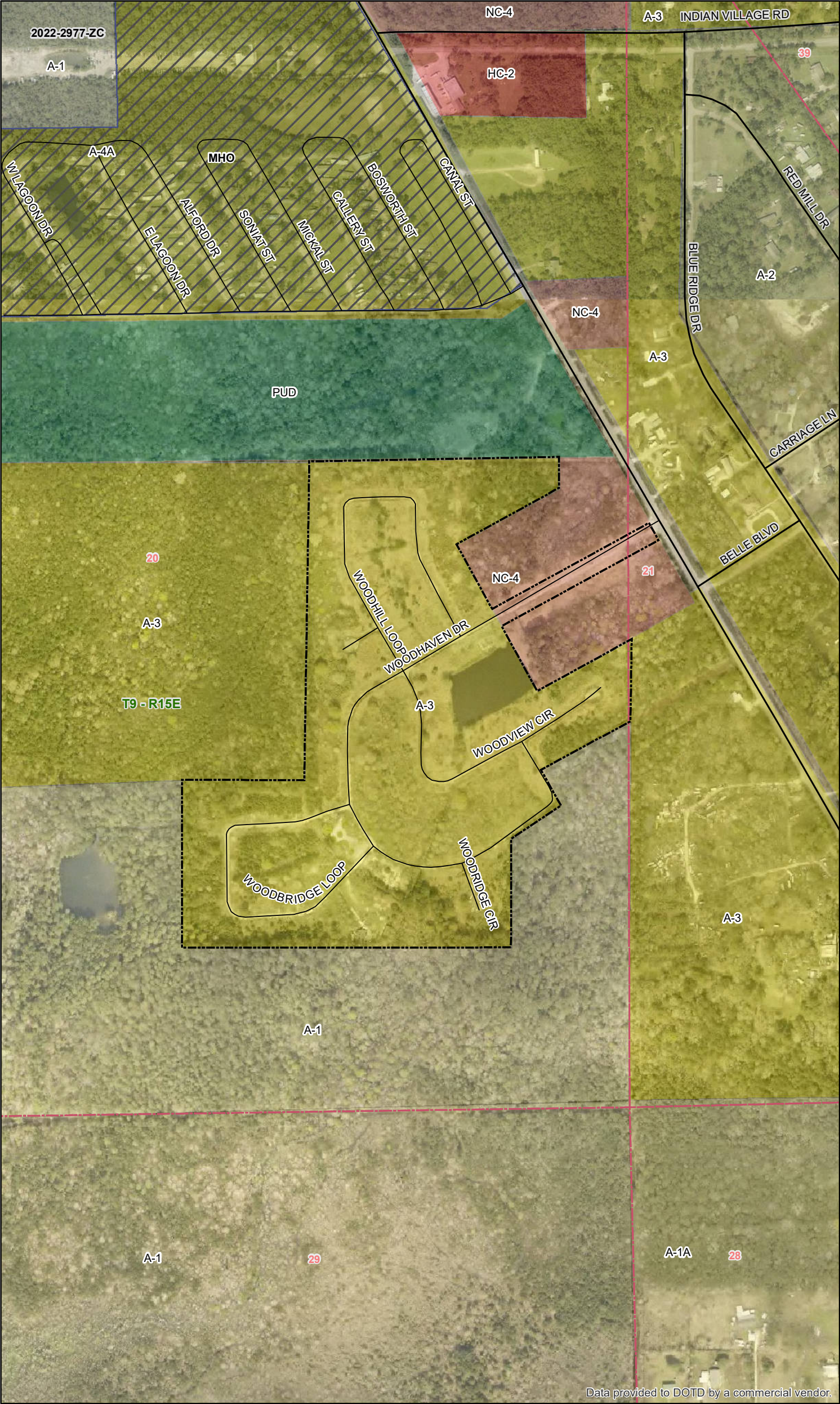
6. If approved, the applicant must apply for a Major Resubdivision to reorient the existing platted mobile home park sites and improve the property to meet all minimum standards of a Recreational Vehicle Park and Camping Ground Subdivision subject to Sec. 125-222.

Consistency with New Directions 2040

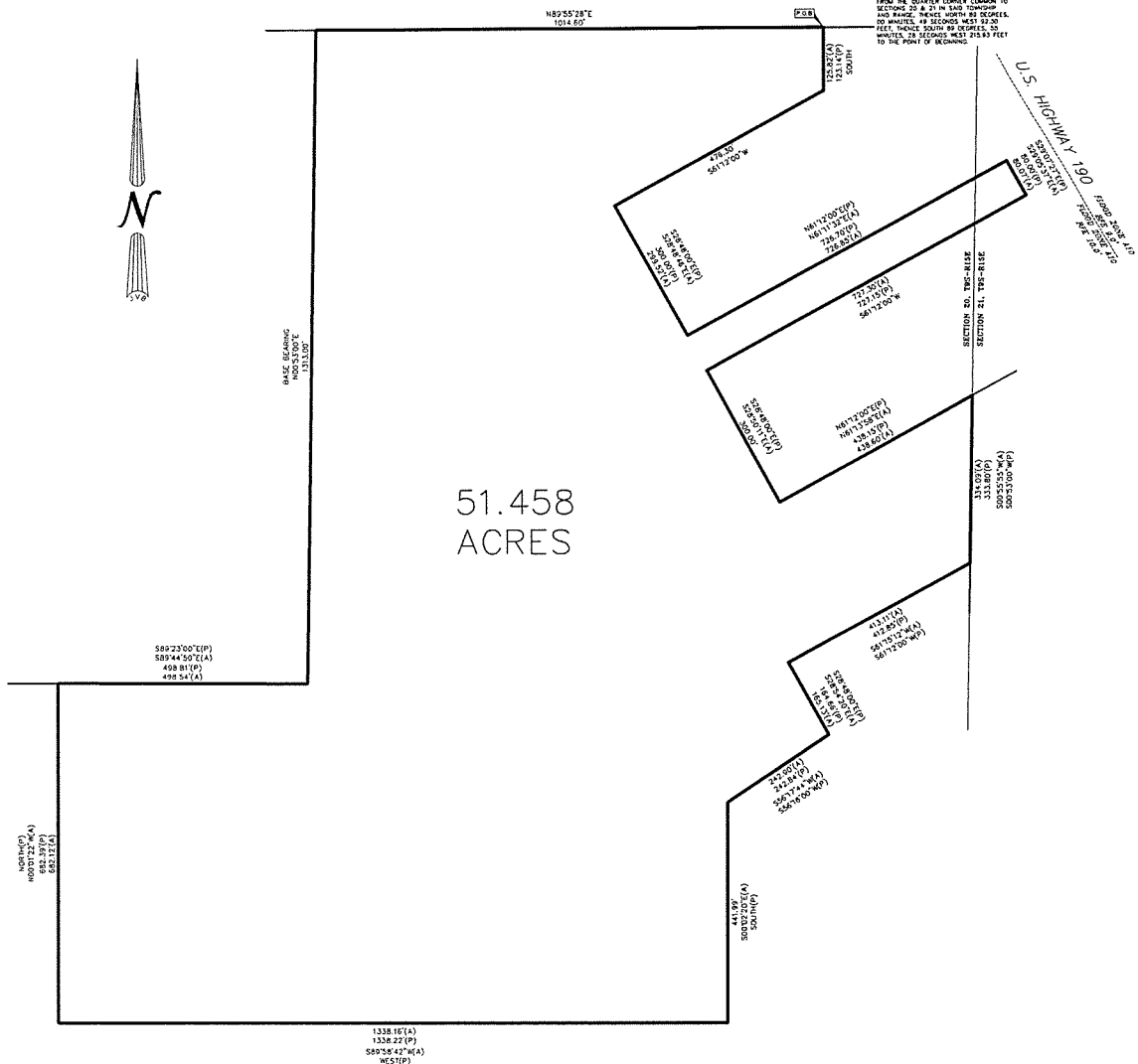
Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes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

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 1:5: Adequate infrastructure and utilities will be available in areas permitted for new development.
 - ii. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors
 - iii. Goal 1:9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties
 - iv. Strategy 1:9:2: Encourage infill development on vacant lots in existing neighborhoods





2022-2977-ZC



DRAWING NO.
20220236-LG

DATE:
07.07.2022

REVISED:

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

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.

DRAWN BY:
RMK

CHECKED BY:
SMB

SCALE:
1" = 240'

**SKETCH MAP OF
A 51.458 ACRE TRACT OF LAND
SITUATED IN SECTIONS 20 & 21, T-9-S, R-15-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: ROBERT NEILL

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7013AA ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO PROVIDED BY: CIVIL DA OFFICE
INTRODUCED BY: MR. LORINO SECONDED BY: MR. DAVIS
ON THE 7TH DAY OF JULY, 2022

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE IV – ZONING DISTRICTS, DIVISION 11 – A-4A(D) SINGLE-FAMILY RESIDENTIAL DISTRICT, SEC. 130-531 – PURPOSE AND SEC. 130-534 – SITE AND STRUCTURE PROVISIONS; AS WELL AS DIVISION 12 – A-5(D) TWO-FAMILY RESIDENTIAL DISTRICT, SEC. 130-566 – PURPOSE AND SEC. 130-569 – SITE AND STRUCTURE PROVISIONS; AS WELL AS ARTICLE V – OVERLAYS, DIVISION 2 – PUD PLANNED UNIT DEVELOPMENT OVERLAY, SEC. 130-1673 – GENERAL STANDARDS AND CRITERIA; TO EXCLUDE A-4A AND A-5 ZONING DISTRICTS FROM ELIGIBILITY FOR A PUD PLANNED UNIT DEVELOPMENT OVERLAY.

WHEREAS, the St. Tammany Parish Council established a committee to propose forward-thinking, simple solutions to ensure smart and sustainable development in St. Tammany Parish; and,

WHEREAS, high density single-family residential developments with PUD overlays have been expanding in the parish and are straining the parish’s current transportation, drainage, and utility infrastructure; and,

WHEREAS, the zoning districts which allow the highest single-family density are the A-4A (six units per acre) and A-5 (eight units per acre) zoning districts; and,

WHEREAS, allowing a PUD overlay with an A-4A or A-5 zoning district further increases the potential density of such developments;

WHEREAS, at their June 6, 2022 meeting, the Simple Solutions Committee approved a recommendation to exclude the A-4A and A-5 zoning districts from eligibility for a PUD overlay; and,

WHEREAS, in order to support sustainable growth in St. Tammany Parish, and without hampering less dense single-family and affordable multifamily developments, the Simple Solutions Committee urges the Council to consider and adopt the proposed amendment to Sec. 130-1673 of the Unified Development Code.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130- Unified Development Code, Article IV – Zoning Districts, Division 11 – A-4A(D) Single-Family Residential District, Sec. 130-531 – Purpose, and Sec. 130-534 – Site and Structure Provisions, be amended as follows:

Sec. 130-531. Purpose.

The A-4A(D) Single-Family Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain and utility uses. All strictly commercial uses are prohibited in the A-4A(D) Single-Family Residential District. ~~Planned unit development overlays may be used in the A-4A(D) Single Family Residential District.~~

Sec. 130-534. Site and structure provisions.

- (a) *Maximum density/minimum lot area.*
 - (1) *Residential uses.* The maximum net density permitted on shall be six units per acre.

- (2) *Nonresidential uses.* The lot area of each zoning lot shall not be less than 40,000 square feet, except that public utility facilities may be located on lots of lesser area with administrative approval.
- (3) *Open space.* A minimum of 25 percent of the gross area of each tract of land in a single-family cluster development (zero lot line) must be reserved and dedicated for public or common use. Improved drainage facilities, lakes, streets and other impermeable surfaced areas and any other unusable land may not be included in determining the required open space for the development.
- (b) *Minimum area regulations.*
- (1) *Minimum lot width.* The width of each zoning lot shall not be less than 60 feet. ~~There shall be no minimum lot width in the A-4A(D) district if the standards of the planned unit development overlay are met.~~
- (2) *Front yard.* Front building lines shall conform to the average building lines established in a developed block; in all cases, this front building line shall be set back a minimum of 30 feet from the front property line.
- (3) *Side yard.* There shall be two side yards, one on each side of the building, having a minimum width 7½ feet each, plus one additional foot for each one foot in building height over 20 feet above base flood elevation. Side yard setbacks of five feet may be authorized when the department of engineering has determined that drainage impacts have been adequately addressed, based on review and approval of a drainage plan for developments or the proposed installation of subsurface drainage, in lieu of drainage swales, on an individual lot that would otherwise be required to have 7½-foot setbacks. For single-family cluster developments (zero lot line) there shall be at least one side yard, having a minimum width of 25 feet, plus one additional foot for each foot in building height over 20 feet above base flood elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than 20 feet.
- (4) *Rear yard.*
- a. *Standard requirement.* There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot for every one foot in building height over 20 feet above base flood elevation.
- b. *Special requirement.*
1. Lakeview Drive, Slidell. Except as provided in subsection (b)(4)b.2 of this section, all properties fronting the south side of Lakeview Drive shall adhere to the standard rear yard requirements and, in addition, shall not extend the distance of the primary structure on the property more than 135 feet lakeward of the front property line adjacent to the Lakeview Drive right-of-way.
 2. All properties with road frontage along Lakeview Drive where any portion of said frontage is within 700 feet of the eastern right-of-way of U.S. Highway 11 may have a primary structure located beyond the setback provided for in subsection (b)(4)b.1 of this section, except that no primary structure shall be located more than 350 feet from the front property line.
- (c) *Maximum lot coverage.*
- (1) *Residential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. For single-family cluster developments, (zero lot line), the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 70 percent of the total area of the lot.
- (2) *Nonresidential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 40 percent of the total area of the lot.
- (d) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (e) *Off-street parking and loading requirements.* Off-street parking and loading shall be provided as put forth in article VI, division 8, of this chapter.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130- Unified Development Code, Article IV – Zoning Districts, Division 12 – A-5(D) Two-Family Residential District, Sec. 130-566 – Purpose, and Sec. 130-569 – Site and Structure Provisions, be amended as follows:

Sec. 130-566. Purpose.

The A-5(D) district is intended to provide a greater density of residential use by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. This district is to primarily be located in a GMA and be characterized by central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes. To protect the intention of the district, permitted activities are limited to residential dwellings of one or two units and utility uses. All strictly commercial uses are prohibited in the A-5(D) district. ~~Planned unit development overlays may be used in the A-5(D) Suburban District.~~

Sec. 130-569. Site and structure provisions.(a) *Maximum density/minimum lot area.*

- (1) *Residential uses.* The maximum net density permitted on shall be eight dwelling units per acre.
- (2) *Nonresidential uses.* The lot area of each zoning lot shall not be less than 40,000 square feet, except that public utility facilities may be located on lots of lesser area with administrative approval.

(b) *Minimum area regulations.*

- (1) *Minimum lot width.* The width of each zoning lot shall not be less than 75 feet. ~~There shall be no minimum lot width in the A-5(D) district if the standards of the planned unit development overlay are met~~
- (2) *Front yard.* Front building lines shall conform to the average building lines established in a developed block, in all cases, this front building line shall be set back a minimum of 40 feet from the property line.
- (3) *Side yard.* There shall be two side yards, one on each side of the building, having a minimum width of ten feet each, plus one additional foot for each foot in building height over 20 feet above base flood elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than ten feet.
- (4) *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot for every one foot in building height over 20 feet above base flood elevation.

(c) *Maximum lot coverage.*

- (1) *Residential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot.
- (2) *Nonresidential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 40 percent of the total area of the lot.

(d) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.(e) *Off-street parking and loading requirements.* Off-street parking and loading shall be provided as put forth in article VI, division 8, of this chapter.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130- Unified Development Code, Article V – PUD Planned Unit Development Overlay, Sec. 130-1673 – General Standards and Criteria, be amended as follows:

Sec. 130-1673. General standards and criteria.

In order for the zoning commission and parish council to make competent and definitive decisions concerning a planned unit development's proper makeup, the following general standards and criteria shall be applicable:

- (1) *Physical characteristics of the site.* The site shall be ten or more acres in size and suitable for development in the manner proposed without hazard to persons or property adjacent to the site, in conformance with the standards and parameters established in this division.
- (2) *Relation to major transit routes.* PUDs shall be properly located with respect to interstate, major highways and major arterial streets so as not to create major shifts of traffic generation to intermediate collectors and/or minor streets.
- (3) *Mixed-use PUD.* PUDs may incorporate nonresidential uses subject to the following criteria:

- a. If the underlying zoning classification is residential in nature, the nonresidential uses are limited to those permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, MD-1, and ED-1 districts.
- b. If the underlying zoning classification is any other classification, the underlying classification controls the permitted land uses.

(4) Exclusions. PUD overlays shall not be allowed in A-4A or A-5 districts.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall be effective upon adoption and signature of the Council Chairman and Parish President

MOVED FOR ADOPTION BY: _____SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____DAY OF _____, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JUNE 29, 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____



ZONING STAFF REPORT
2022-2990-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 at the southeast intersection of Heathermist Drive, east of Sea Spray Drive; Slidell; S29, T9S, R15E, Ward 8, District 13
Council District: 13

Owner: TRAMPROP INC-JP & WA LLC – James Lindsay
Posted: August 11, 2022

Applicant: Helgin Gallardo
Commission Hearing: September 6, 2022

Size: 1.66 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Mobile Home Overlay District

Future Land Use

Coastal Conservation Area

Flood Zone

Preliminary: AE-14

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located at the southeast intersection of Heathermist Drive, east of Sea Spray Drive; Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Rural	SA Suburban Agriculture
09-2117	SA Suburban Agriculture	A-2 Suburban District – Comprehensive Rezoning

2. The 1.66-acre parcel is currently developed with a mobile home located on lot 43 in the Avery Estates Subdivision.
3. 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 or to obtain a building permit to place a new mobile home on the property.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	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
2022-2990-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

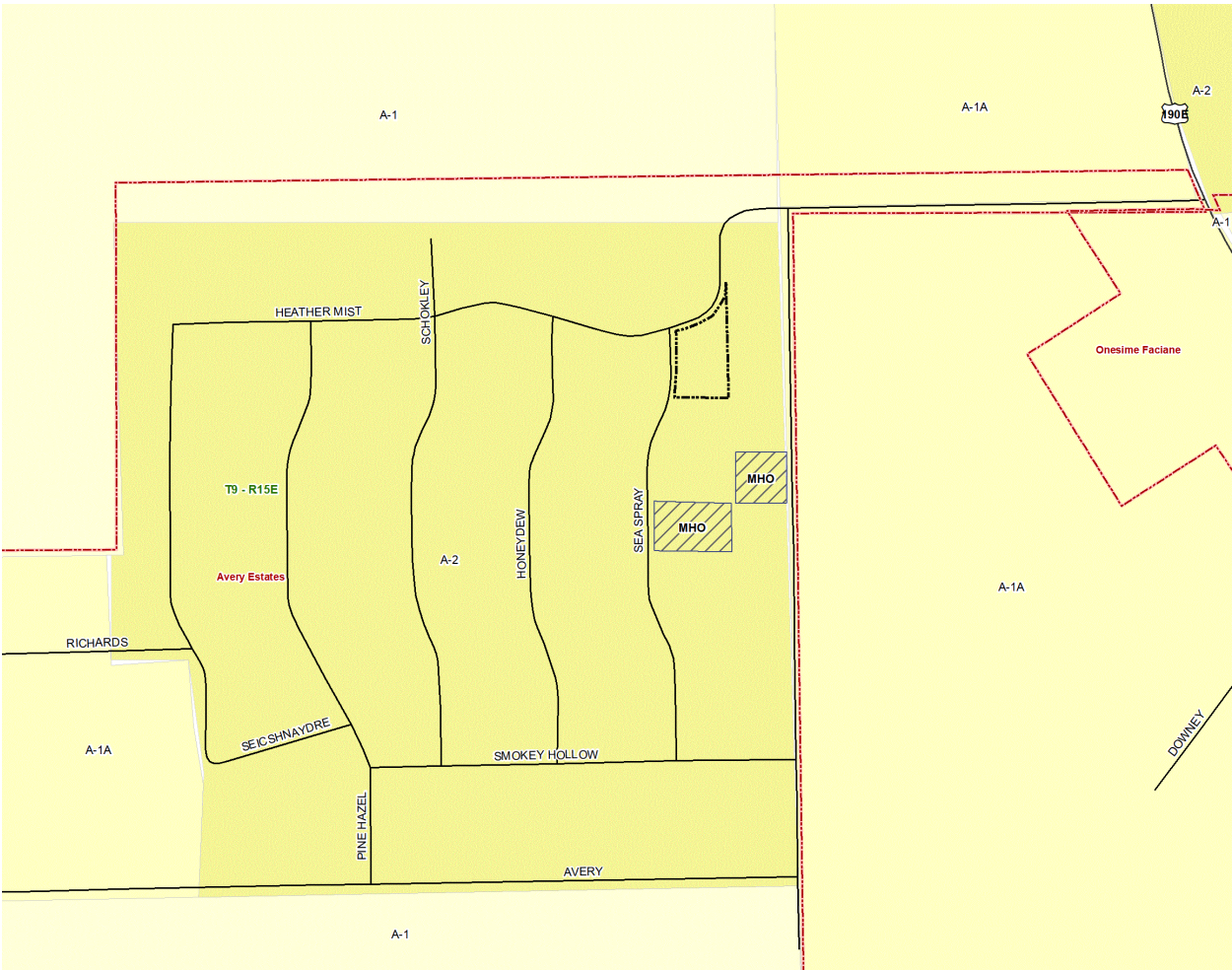
PLANNING & DEVELOPMENT
Ross Liner
Director

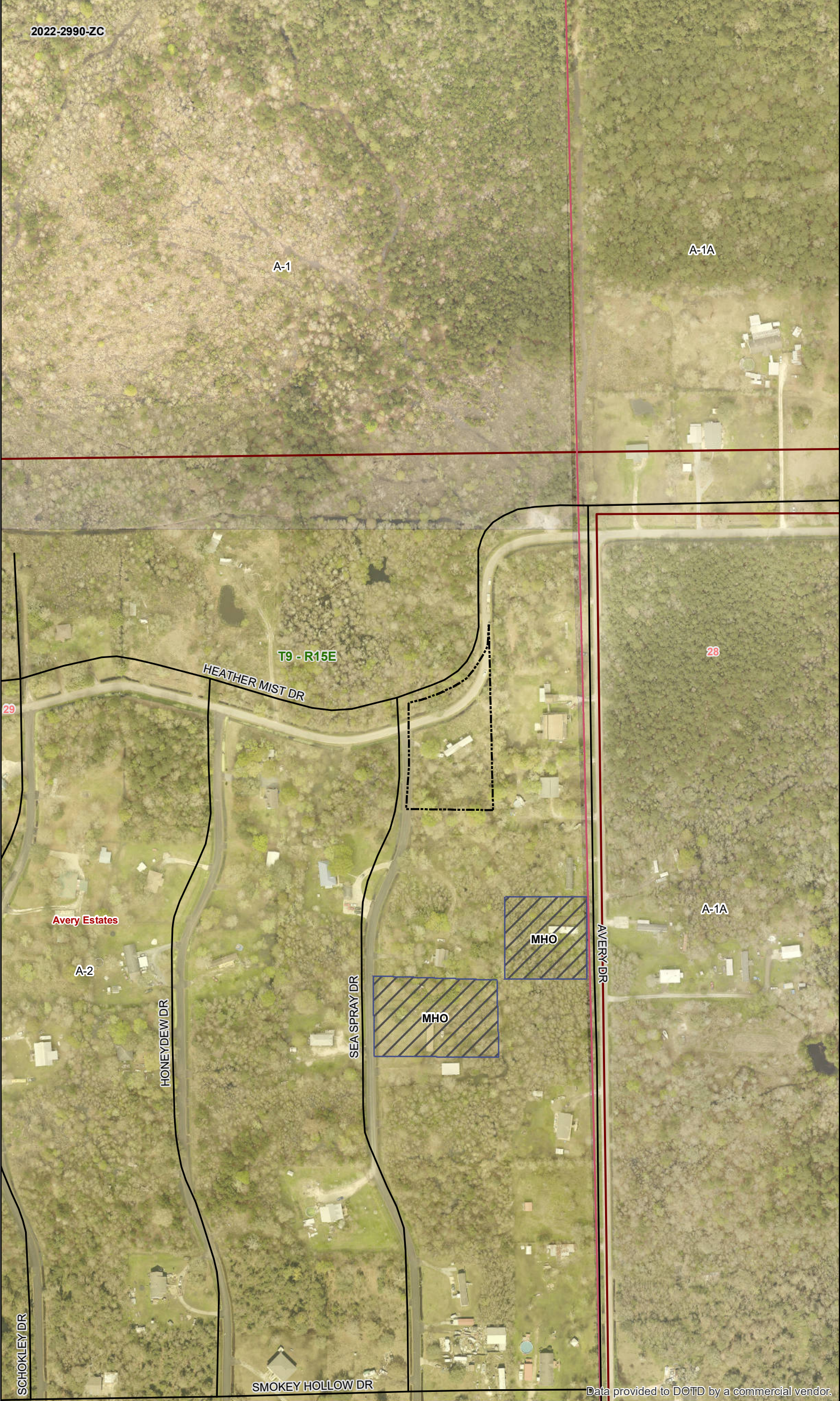
- 5. Avery Estates Subdivision contains multiple manufactured homes that sit along properties in the area that are subject to legal non-conforming uses.
- 6. Lot 19 & lot 40 of the Avery Estates subdivision specifically (both directly south of the subject property) contain the MHO Manufactured Housing Overlay that were approved by Parish Council just two years apart from one another. Lot 40 was approved as per ordinance 14-3104, and lot 19 the same as per 15-3332.

Consistency with New Directions 2040

Coastal Conservation: areas that are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

- 1. The proposed zoning change is 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 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



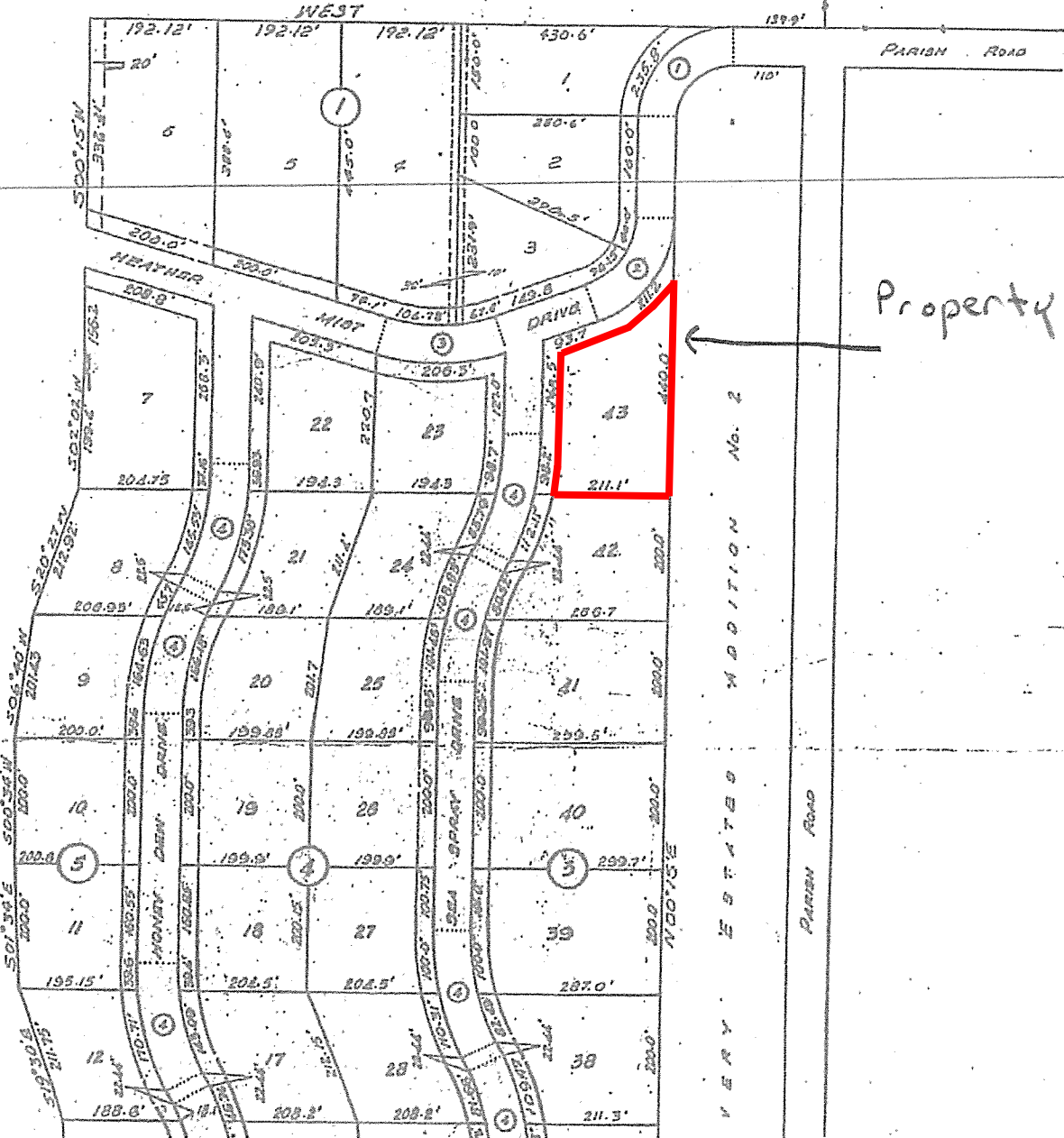


2022-2990-ZC

Subject Property

No.	A	B	C	Lc	R
1	89°45'	47°43.58'	120.05'	188.82'	120.53'
2	69°45'	39°55.93'	100.00'	174.67'	143.48'
3	36°23'	18°49.72'	100.00'	193.23'	304.30'
4	26°34'	13°31.60'	100.00'	196.40'	423.58'

Number of lots 43





ZONING STAFF REPORT
2022-2996-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 east side of LA Highway 21, south of Dummyline Road; Madisonville; S41, T7S, R10E, Ward 1, District 1
Council District: 1

Owner: Ellison Holdings, LLC
Posted: August 12, 2022

Applicant: Jeffrey Schoen
Commission Hearing: September 6, 2022

Size: 1.56 acres
Determination: Approved, Postponed, Denied



Current Zoning

NC-1 Professional Office District

Requested Zoning

NC-4 Neighborhood Institutional District

Future Land Use

Commercial

Flood Zone

Preliminary: Flood Zone AE10

Critical Drainage: Yes

Findings

1. The subject site consists of a total of 1.56 acres of a 3.847 acre property which is located on the east side of Highway 21, south of Dummy Line Road, Madisonville. The applicant has expressed intent to apply for a minor subdivision of the subject property to create two lots from the existing 3.847 acres. The petitioned property which is the subject of the current application for a new dermatology clinic is comprised of 1.56 acres and the remaining acreage is to consist of 2.29 acres of undeveloped property in the rear.
2. Because the new proposed development is located along LA Highway 21 the applicant is required to submit for Planned Corridor Review before the Zoning Commission. This concurrent request has been advertised to be heard on the September 6, 2022 Zoning Commission agenda (case No. 2022-3016-PR). The reason for the request is to allow for the construction of a 7,606 sq. ft. building to accommodate the dermatology practice.

Zoning History

3. The subject property was zoned SA Suburban Agriculture and amended to A-1 Suburban District by Council Ordinance in 1988. The property was again rezoned to NC-1 Professional Office District in 2013.
4. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-1019	SA Suburban Agriculture	A-1 Suburban District
13-3023	A-1 Suburban District	NC-1 Professional Office District

Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Animal Hospital Undeveloped	NC-1 Professional Office District A-3 Suburban District
East	Undeveloped	NC-1 Professional Office District
West	Residential Office Use	NC-5 Retail and Service District NC-1 Professional Office District



ZONING STAFF REPORT
2022-2996-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

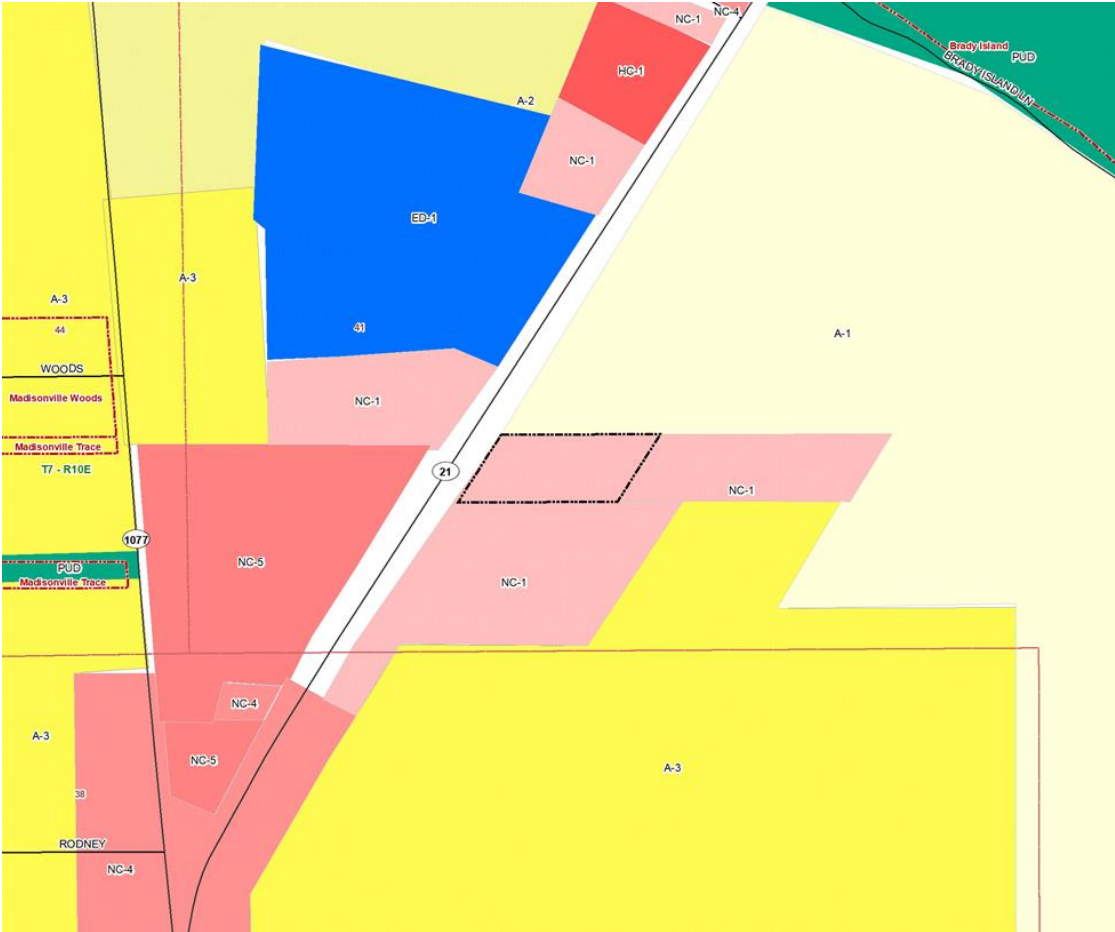
6. The subject property abuts undeveloped land zoned A-1 Suburban District to the north, undeveloped land zoned NC-1 Professional Office District to the east, an existing animal hospital zoned NC-1 Professional Office District and undeveloped land zoned A-3 Suburban District to the south, and residential development zoned NC-5 and existing office development zoned NC-1 to the west.
7. The purpose of the property's current zoning designation is to provide for the location of small professional offices in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact. The purpose of the property's requested zoning designation is to provide neighborhood level services which could result in a large influx of customers or clientele at a specific time.

A change in zoning will allow the applicant to operate any of the following permitted commercial uses: All uses permitted in the NC-3 District; Dance studios; Music studios; Gyms; Educational learning centers; Churches, temples, synagogues, and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child day care centers; Nursery schools.

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.

8. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- a. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.
 - b. Strategy 5:1:1 Reserve land fronting existing, undeveloped corridors for commercial uses.
 - c. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.



2022-2996-ZC

A-2

NC-4

NC-4

DUMMY LINE RD

PUD

NC-1

HC-1

NC-1

ED-1

A-1

A-3

41

44

NC-1

T7 - R10E

NC-5

21

COVINGTON HWY

NC-1

NC-4

NC-5

38

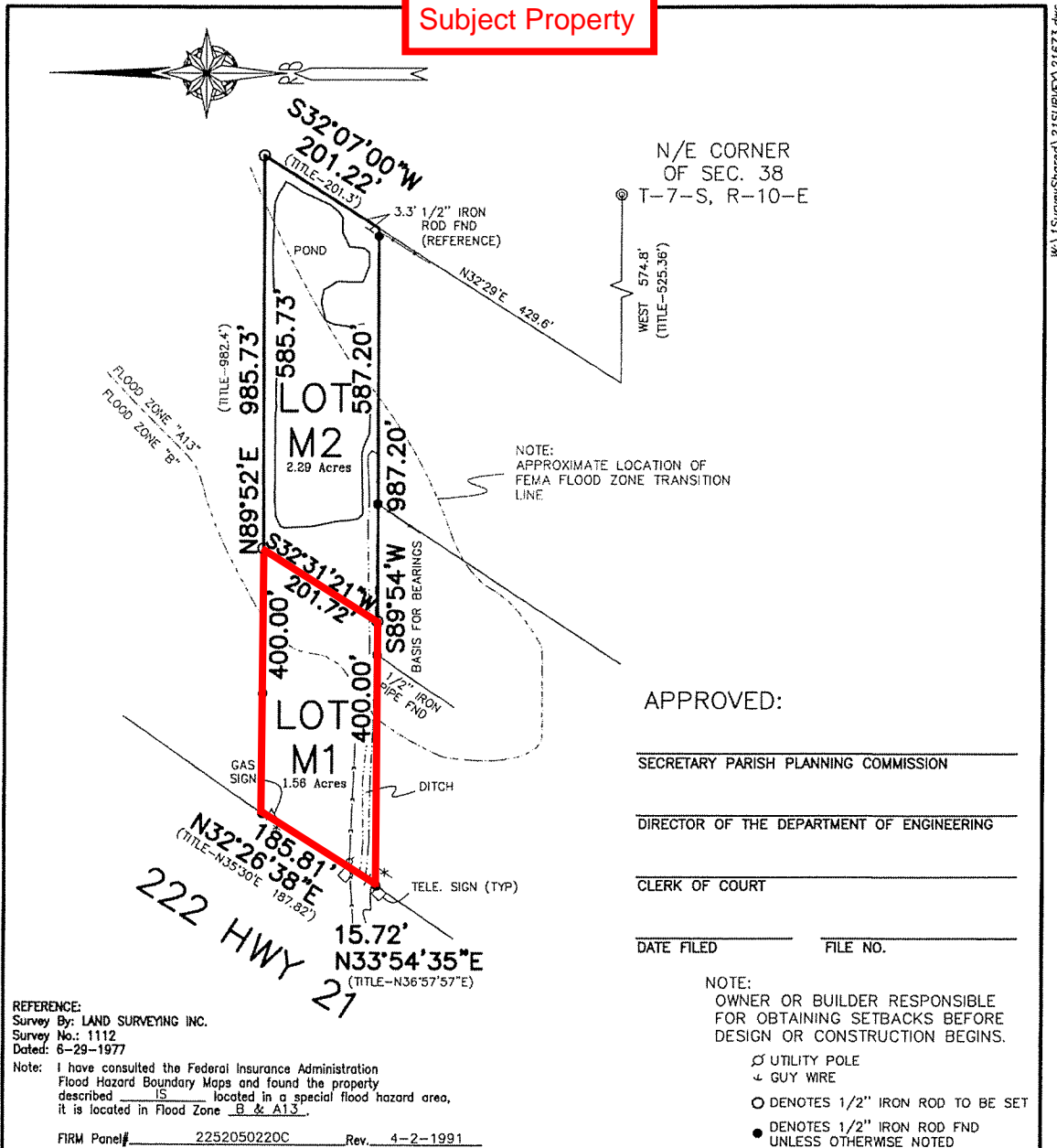
NC-4

A-3

Data provided to DOTD by a commercial vendor.

Data provided to DOTD by a commercial vendor.

Subject Property



RESUBDIVISION OF
A 3.847 ACRE PARCEL SITUATED IN
SECTION 41, T-7-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS M1 & M2

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

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

DRAFT
ONLY

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

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

Date: JUNE 8, 2022
Survey No. 21673
Project No. (CR5) A21673.TXT

Scale: 1" = 200' ±
Drawn By: RJB
Revised:

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7046AA ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: AIREY PROVIDED BY: CIVIL DA OFFICE
INTRODUCED BY: MR. AIREY SECONDED BY: MR. DAVIS
ON THE 7TH DAY OF JULY, 2022

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE IV – ZONING DISTRICTS, DIVISION 49 – AML ADVANCED MANUFACTURING AND LOGISTICS DISTRICT, SEC. 130-1620 – PURPOSE, SEC. 130-1621 – PERMITTED USES, **SEC. 130-1622 – ADMINISTRATIVE PERMITS, AND SEC. 130-1623 – SITE AND STRUCTURE PROVISIONS**, TO EXCLUDE CERTAIN USES IN AML ZONING DISTRICTS.

WHEREAS, St. Tammany Parish has seen increased interest in the development of Advanced Manufacturing and Logistics operations in the unincorporated parish; and,

WHEREAS, AML zoning districts currently allow certain uses that may create excessive environmental impacts, including: food products processing and manufacturing; furniture manufacturing; and, glass, plastic and paint manufacturing; and,

WHEREAS, the purpose of AML zoning districts should be clarified to define “advanced manufacturing” as manufacturing that **limits harmful air emissions**; and,

WHEREAS, the amendment to the AML zoning district balances the desire to bring additional manufacturing and logistics jobs to St. Tammany Parish with the environmental protections necessary to safeguard the air and water quality of the parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130 – Unified Development Code, Article IV – Zoning Districts, Division 49 – AML Advanced Manufacturing and Logistics District, Sec. 130-1620 – Purpose, Sec. 130-1621 – Permitted Uses, **Sec. 130-1622 – Administrative Permits, and Sec. 130-1623 – Site and Structure Provisions**, be amended as follows:

Sec. 130-1620. - Purpose.

The purpose of the AML Advanced Manufacturing and Logistics District is to provide for the location of very large scale facilities for the research and development, advanced manufacturing and transportation/logistics industries. Such facilities should be located in close proximity to major transportation routes, with the ideal location allowing for multi-modal opportunities. Advanced manufacturing shall mean manufacturing that does not **create air pollution and other harmful environmental impacts**.

Sec. 130-1621. - Permitted uses.

Use by right subject to any minimum standards as listed in section 130-2213:

- (1) Aeronautics and aerospace research, development and manufacturing.
- (2) Automotive research, development and manufacturing.
- (3) Computer, electrical and electronics research, development and manufacturing.
- (4) Data centers and data warehousing.
- (5) Distribution and warehousing facilities.
- (6) Durable goods manufacturing.
- ~~(7) Food products processing and manufacturing.~~
- ~~(8) Furniture manufacturing.~~

(97) Garment manufacturing.

(408) Glass, plastic and paint research; and development ~~and manufacturing~~.

(449) Hydraulics and robotics research, development and manufacturing.

(4210) Pharmaceutical and medical research, development and manufacturing.

(4311) Software development and programming.

(4412) Scientific research and development services.

(4513) General offices and services which provide support to any of the permitted uses.

Sec. 130-1622. Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) Public utility surface structures.
- (2) Electrical substations.
- (3) Telephone relay facilities.
- (4) Utility substations.
- (5) Wastewater treatment facilities.
- (6) Utility distribution systems.
- (7) Potable water pumping stations.
- (8) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.
- (9) Food products processing and manufacturing.
- (10) Furniture manufacturing.
- (11) Any use that requires a Clean Air Act Title V Permit for air emissions.

Sec. 130-1623. Site and structure provisions.

- (a) *Maximum building size.* The maximum building ~~size~~ footprint in the AML district shall be 1,000,000 square feet.
 - (1) *Building footprint* means the area contained within the exterior walls of the ground floor. It does not include detached structures; covered or uncovered carports, patios, porches, decks, or balconies; cantilevered covers, projections; or ramps and stairways required for access.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
 - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where an AML district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an AML district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In an AML district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard

- shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
- c. In an AML district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In an AML district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 100 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (f) *Design criteria.*
- (1) *Landscaping.* All landscaping shall be in compliance with article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
 - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE
PARISH COUNCIL ON THE ____ DAY OF _____, 2022 ; AND BECOMES ORDINANCE
COUNCIL SERIES NO _____.

JERRY BINDER , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JUNE 29, 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____



ZONING STAFF REPORT
2022-3000-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

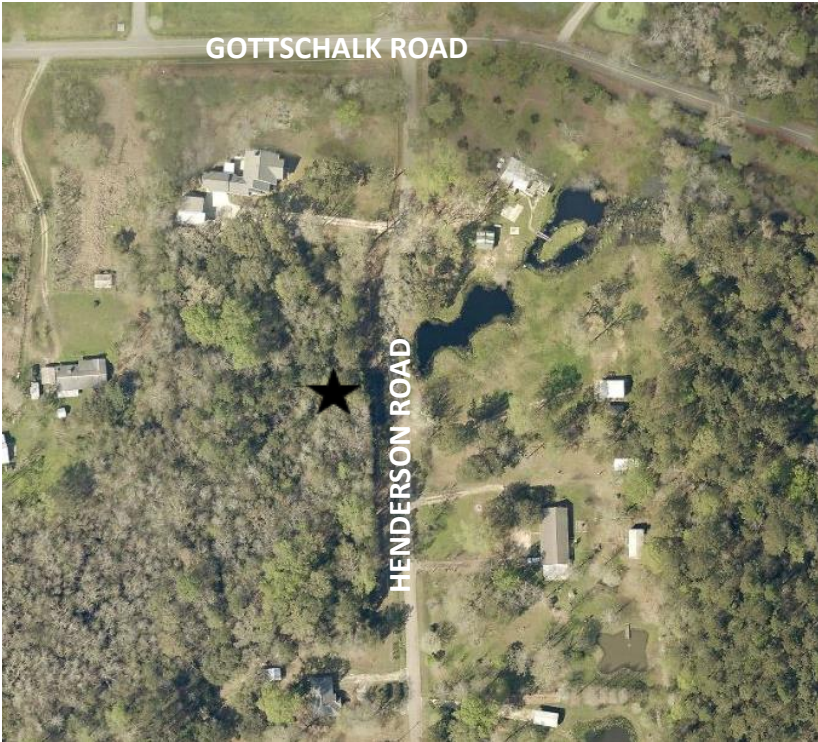
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Henderson Road, south of Gottschalk Road, Covington; S18, T6S, R10E, Ward 1, District 3
Council District: 3

Owner: Kimberly Jarrell
Posted: August 12, 2022

Applicant: Kimberly Jarrell
Commission Hearing: September 6, 2022

Size: 3.05 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-1 Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Residential – Low Intensity

Flood Zone 2 Acre Property

Preliminary: Flood Zone A

Critical Drainage: Yes

Flood Zone 1.05 Acre Property

Preliminary: Flood Zone X

Critical Drainage: No

Findings

1. The petitioned property consists of two sites; one of which is comprised of two acres which is situated roughly 400 feet from the intersection of Gottschalk Road and Henderson Road and the other which is comprised of 1.05 acres and is situated roughly 1,000 feet from the same intersection. Together, the two parcels total 3.05 acres.
2. The site's existing A-1 Suburban District requires five-acre parcel sizes. The requested A-2 Suburban District requires one-acre parcel sizes. Due to the nature of the request and the orientation of the parcels, if approved, the applicant will meet the qualifications to apply for a minor subdivision to subdivide the 2-acre property and to establish a legal lot of record through the same process for the one acre property.

Zoning History

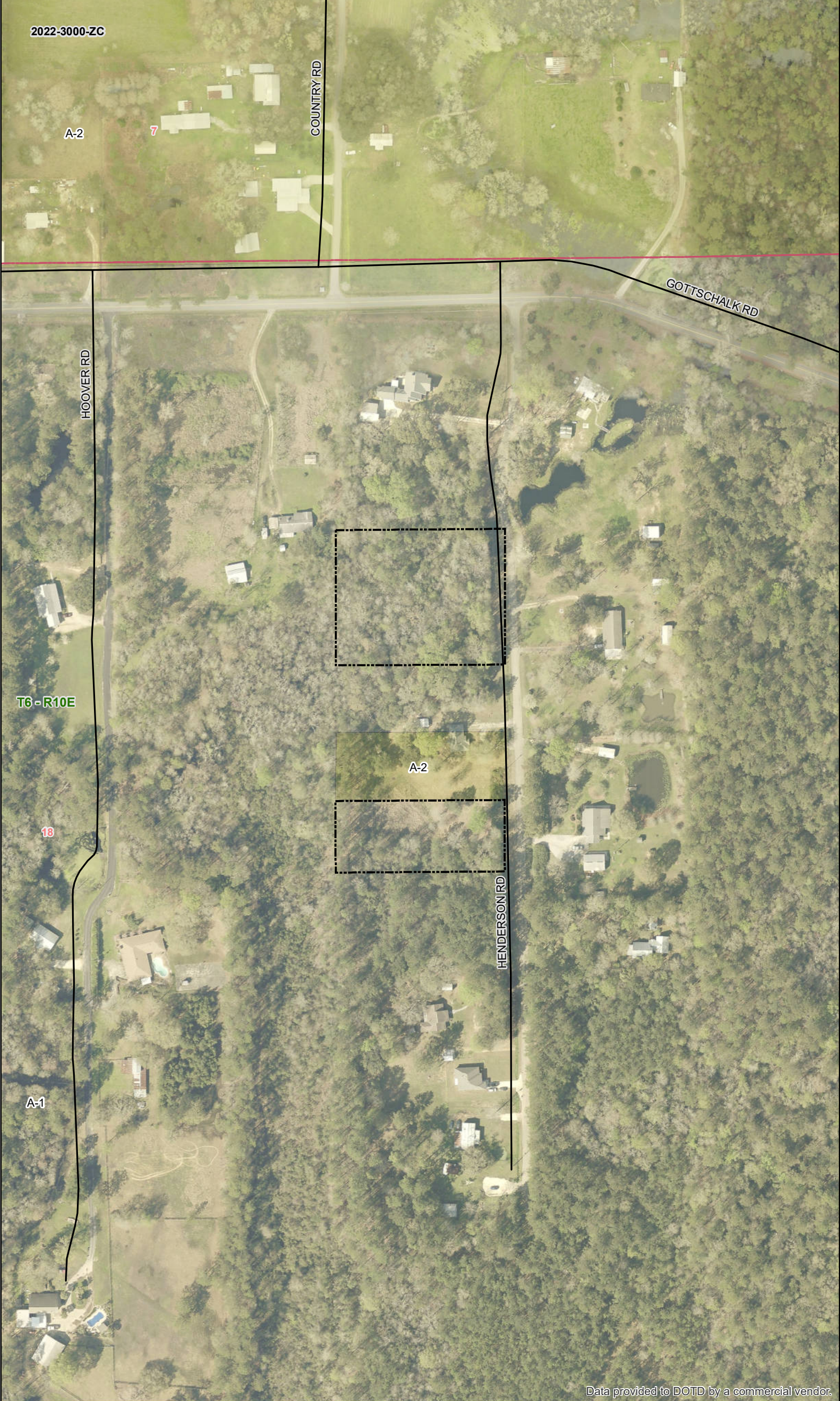
3. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-1 Suburban District

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning for the Two Acre Property

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



2022-3000-ZC

Laprop, Inc.
Inst. #2274838

P.O.B. "1"

N89°34'20"E-330.00'-Total

30.0'

2.00 ACRES

N00°00'57"E-263.72'-Total

21.4'

S89°45'00"W-330.00'-Total
(Base Bearing)

31.5'

132.7'

Kimberly E. Jarrell
Inst. #1109838

132.0'

Jordan T. Jarrell
Inst. #1830342

N89°38'40"E-330.00'-Total

29.8'

1.05 ACRES

N00°02'00"E-139.53'-Total

30.0'

S89°36'17"W-330.00'-Total

Amanda Dormoy
Inst. #2068852

P.O.B. "2"

S00°00'52"W-264.74'

Henderson Road
(Asphalt) (60' R/W)

Reference:

- 1) A Survey Map by Lowell E. Cummings Dated 7-14-1971, for Thomas M. Brown
- 2) A Survey Map by H.C. Sanders, Dated 11-22-1976, #ST-76-374
- 3) A Survey Map by John Cummings, Dated 4-18-2001, #0211A
- 4) A Survey Map by Kelly McHugh, Dated 7-14-1998, #98-210
- 5) A Survey Map by Jeron Fitzmorris, Dated 5-10-1985, in Inst. #583408 Clerks Office
- 6) A Survey Map by Jeron Fitzmorris, Dated 6-29-1982, in Inst. #493720 Clerks Office (Based Bearings)
- 7) A Survey Map by Jeron Fitzmorris, Dated 11-29-2001, #9492

Reference calls not shown

P.O.B. "1" is described as being S89°51'41"W-330.31'; S00°23'12"W-527.05' from the 1/4 Section Corner common to Sections 7 & 18, T-6-S, R-10-E, St. Tammany Parish, La. (as per Ref 7)

P.O.B. "2" is described as being S31°51'00"W-631.76'; S00°22'00"W-660.00' from the 1/4 Section Corner common to Sections 7 & 18, T-6-S, R-10-E, St. Tammany Parish, La. (as per Ref 6)

Note: Powerlines along Henderson Road are not shown

LEGEND:

- = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = Fnd. Old Wood Stob

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

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 48:LXI.

MAP PREPARED FOR **KIMBERLY JARRELL**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 18, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com

CERTIFIED CORRECT

Bruce M. Butler, III 2-10-2022
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1"= 100'

DATE: 12-20-2021

NUMBER: 20624



ZONING STAFF REPORT
2022-3016-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Proposed Use: McDaniel Dermatology: New Construction **Gross Area Lot Size:** 1.56 acres
Previous/Current Use: Undeveloped land **Use Size:** 7,606 sq. ft.
Owner: Ellison Holdings, LLC **Council District:** 1
Applicant: Jones Fussell - Jeff Schoen **Posted:** August 12, 2022
Commission Hearing: September 6, 2022 **Determination:** Approved, Postponed, Denied
Location: Parcel located on the east side of LA Highway 21, south of Dummyline Road; Madisonville, S41, T7S, R10E, Ward 1, District 1



Current Zoning
NC-1 Professional Office District
Planned Corridor Overlay
Highway 21 Planned Corridor
Future Land Use
Commercial
Flood Zone
Preliminary: Flood Zone AE10
Critical Drainage: Yes

Site Information:

1. The petitioned property consists of a total of 1.56 acres of a total 3.847-acre site which is located on the east side of Highway 21, south of Dummy Line Road, Madisonville. The applicant has expressed intent to apply for a minor subdivision of the subject property to create two lots from the existing 3.847 acres.
2. The applicant has a concurrent request to rezone the subject property from NC-1 Professional Office District to NC-4 Neighborhood Institutional District. This case has been advertised to be heard on the September 6, 2022 Zoning Commission agenda (case No. 2022-2996-ZC). The reason for the request is to allow for the construction of a 7,606 sq. ft. building to accommodate the dermatology practice.

3. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Animal Hospital Undeveloped	NC-1 Professional Office District A-3 Suburban District
East	Undeveloped	NC-1 Professional Office District
West	Residential Office Use	NC-5 Retail and Service District NC-1 Professional Office District



ZONING STAFF REPORT
2022-3016-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Findings:

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

1. Per Sec. 130-1814(1)(e)(1)(i), principal buildings must be set back 100 feet from the property line.
 - **The proposed dermatology clinic is encroaching within the 100 ft. required front yard setback by roughly 33 feet and will therefore require a waiver by the Zoning Commission.**
2. Per Sec. 130-1813(e)(2), the applicant must submit the following documentation:
 - a. An illustrative approved drainage plan by the Department of Engineering.
 - **The applicant must provide a hydrological analysis in accordance with Sec. 115-111.**
 - b. A landscape plan of the site showing the type, size, and number of plants; location of existing trees to be preserved; the location and dimensions of planting bends, barrier curbs, sight triangles, fences, buffers, and screening; elevations of all fences and type of materials to be used; and the total square footage of landscaping.
 - **The applicant must submit a tree survey noting the existing tree locations, caliper, and species within all required buffers.**
 - **The applicant must indicate which trees are proposed to be removed and show protection details.**
 - **The applicant must note required Class A tree caliper and species, Class B caliper and species, and shrub caliper and species within all required buffers.**
 - **The applicant must provide curbing detail with a permanently anchored material at least six inches in height.**
 - c. The applicant must provide the parking layout indicating the number of required and proposed parking spaces, the location of ingress, egress, and street access, and the location of pedestrian and vehicular ways; circulation element indicating the movement of pedestrians, goods and vehicles.
 - **The applicant must indicate parking counts of the number of required and proposed parking spaces. Commercial medical uses incur a parking calculation of 1:200 sq. ft. of building. The total 7,606 sq. ft. of proposed clinic space will require 38 parking spaces.**
 - d. The location of trash disposal system and details of screening, including type, height and elevation of dumpster and fence.
 - **All dumpsters must be screened on all sides with a minimum seven-foot-high opaque fence of wood or masonry. The applicant must revise plans to reflect this requirement.**
3. Per Sec. 130-1814(1)(e)(1)(iii)(B), planting areas shall be a minimum of ten percent of the paved parking area.
 - **The applicant must clarify an existing note of the landscape plans which refers to a planting area of 24% to ensure the above referenced section is met.**

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

1. **The applicant must revise the landscape plan to include the caliper and species of all existing trees within the buffer.**
2. **The applicant must submit a tree survey to clarify that no live oaks or cypress exist outside of the buffers on site.**
3. **The applicant must provide utilities and civil plans to avoid conflicts with existing and proposed trees per code.**
4. **The applicant must provide a paving plan and provide cross sections on the grading plan to ensure no fill or grading is taking place within the required buffers.**
5. **The applicant must show a 5 ft. flat area around all areas of the proposed detention pond and must ensure all plans match.**

Staff recommends postponement of the project subject to all applicable staff comments in order to all the applicant time to provide all required documentation.



ZONING STAFF REPORT
2022-3016-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

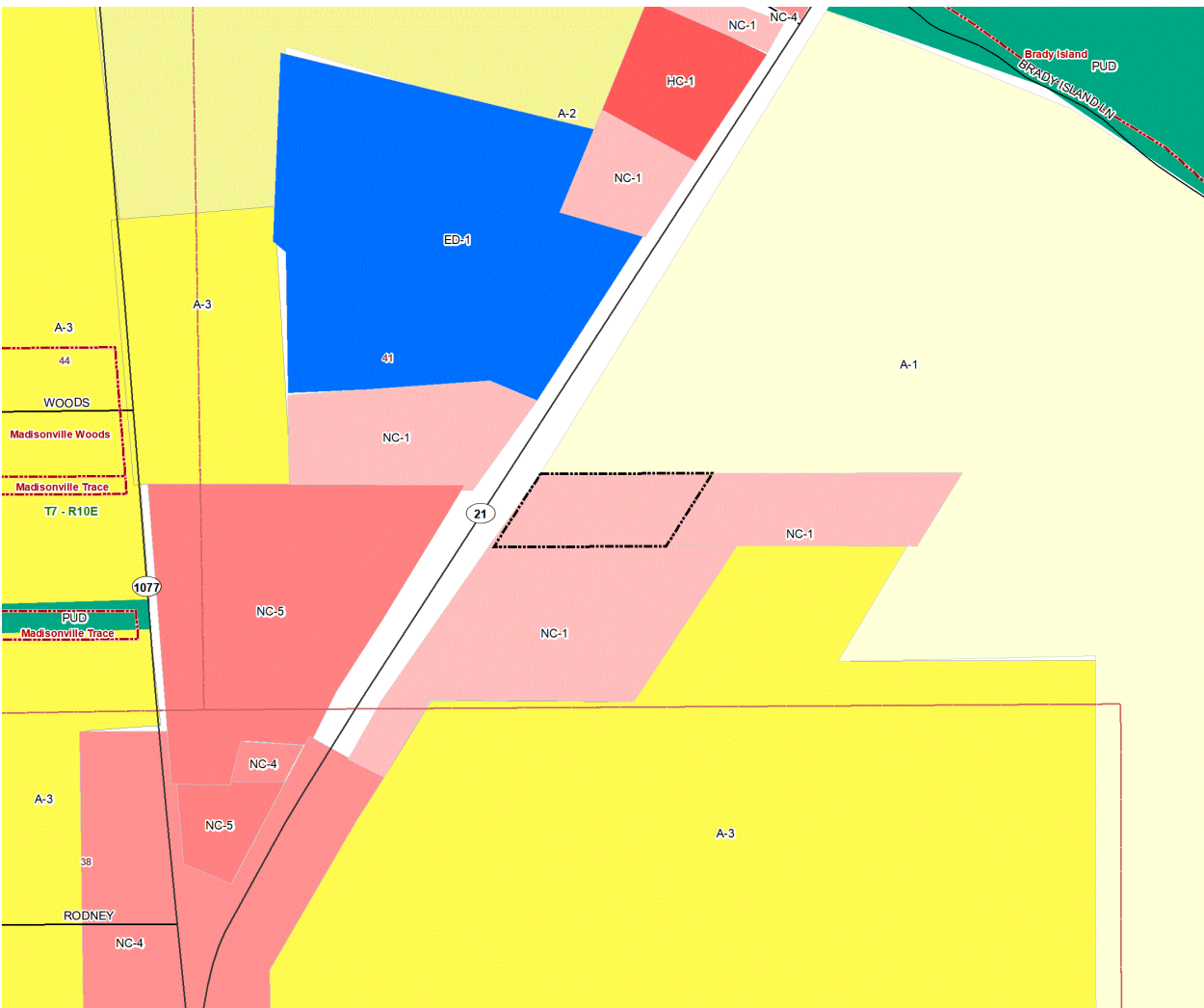
Informational Items:

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

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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.
 - ii. Strategy 5:1:1 Reserve land fronting existing, undeveloped corridors for commercial uses.
 - iii. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.



A-2

HC-1

ED-1

A-1

21

COVINGTON HWY

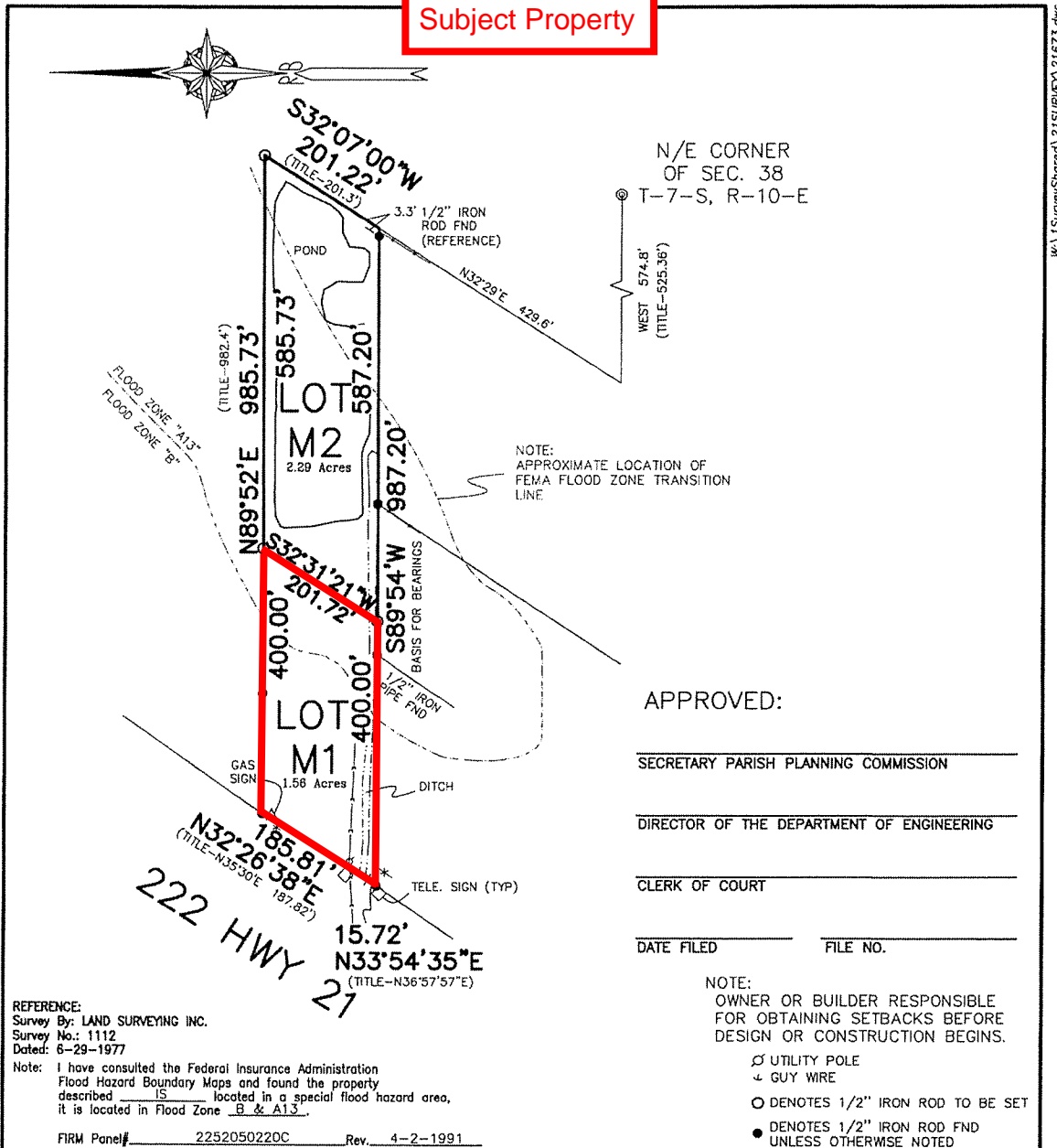
NC-5

NC-1

NC-4

A-3

Subject Property



RESUBDIVISION OF
A 3.847 ACRE PARCEL SITUATED IN
SECTION 41, T-7-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS M1 & M2

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

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

DRAFT
ONLY

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

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

Date: JUNE 8, 2022
Survey No. 21673
Project No. (CR5) A21673.TXT

Scale: 1" = 200' ±
Drawn By: RJB
Revised:

LANDSCAPE LEGEND:

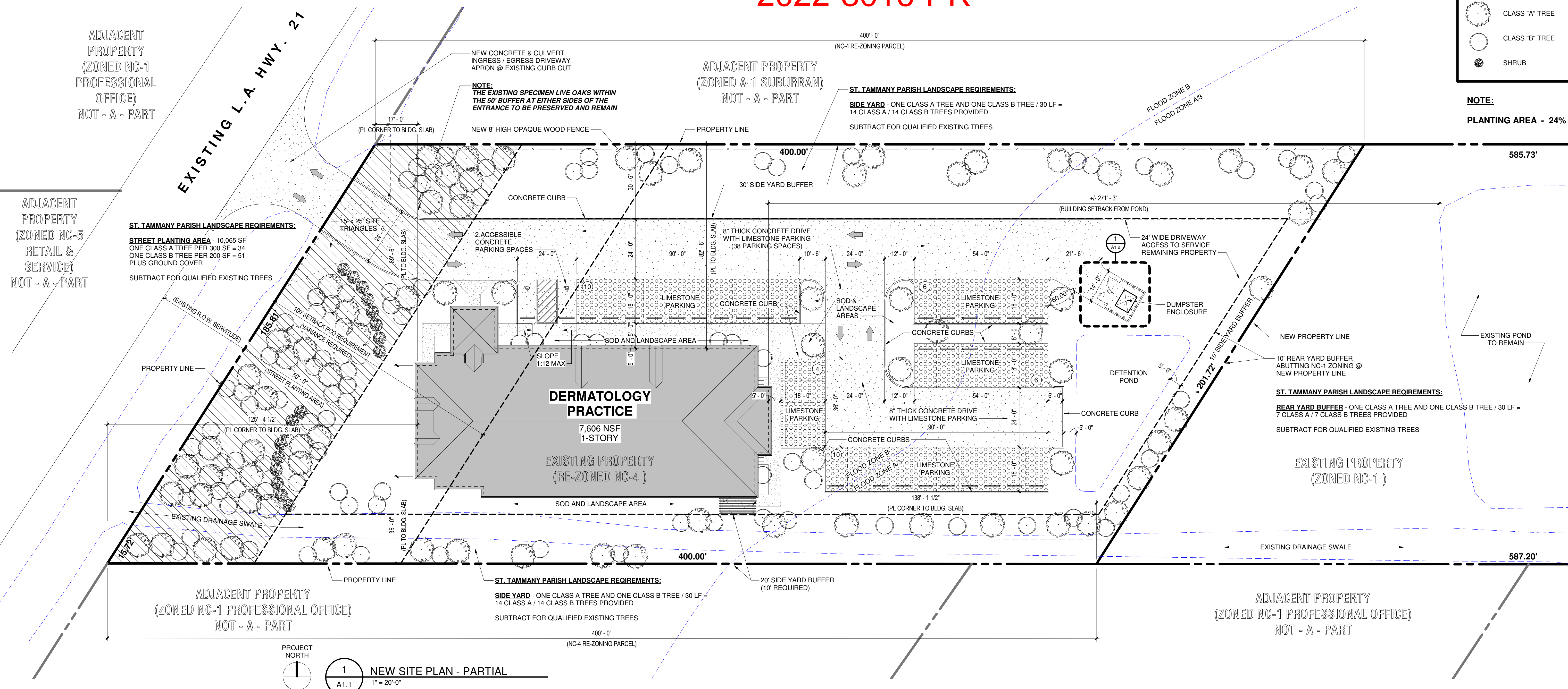
	CLASS "A" TREE
	CLASS "B" TREE
	SHRUB

NOTE:
PLANTING AREA - 24%

architecture
planning
interior design
sustainable design
consulting

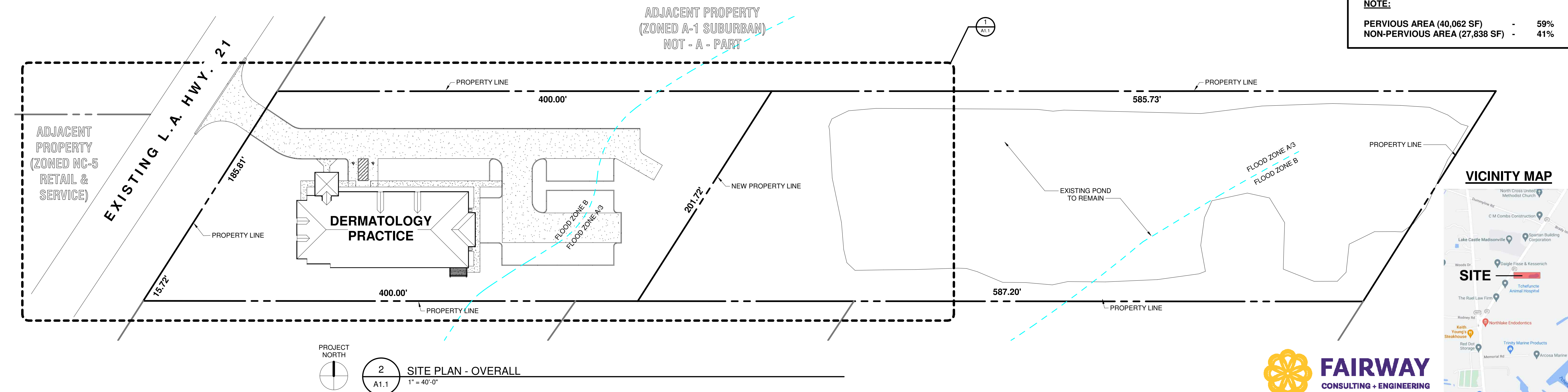
fl+WB
architects
a professional corporation in continuous practice since 1981

1404 GREENGATE DRIVE, SUITE 101
COVINGTON, LA 70433
866-893-4100

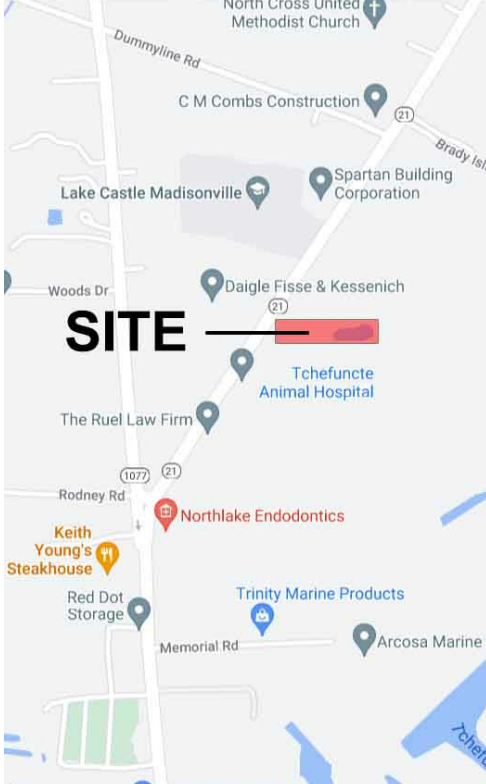


NOTE:

PERVIOUS AREA (40,062 SF)	-	59%
NON-PERVIOUS AREA (27,838 SF)	-	41%



VICINITY MAP



DATE	
ISSUE	

McDANIEL
DERMATOLOGY PRACTICE

222 HIGHWAY 21
MADISONVILLE, LA

CONSTRUCTION DOCUMENT

Date
08 AUG. 22

Owner/Developer:
Ellison Holdings, LLC

Designer:
FLWB Architects, APC
1404 Greengate Drive, Suite 101
Covington, LA 70433

Fairway Consulting & Engineering
403 N. Jefferson Ave.
Covington, LA 70433

SITE PLAN

Job No. 221057.01

Drawn by
MAH

Checked by
KJW

A1.1
Sheet No.

2022-3016-PR

CUT / FILL REPORT			
BFE	CUT	FILL	NET (CUT)
66.67 CU YDS	66.67 CU YDS	61.90 CU YDS	4.77 CU YDS

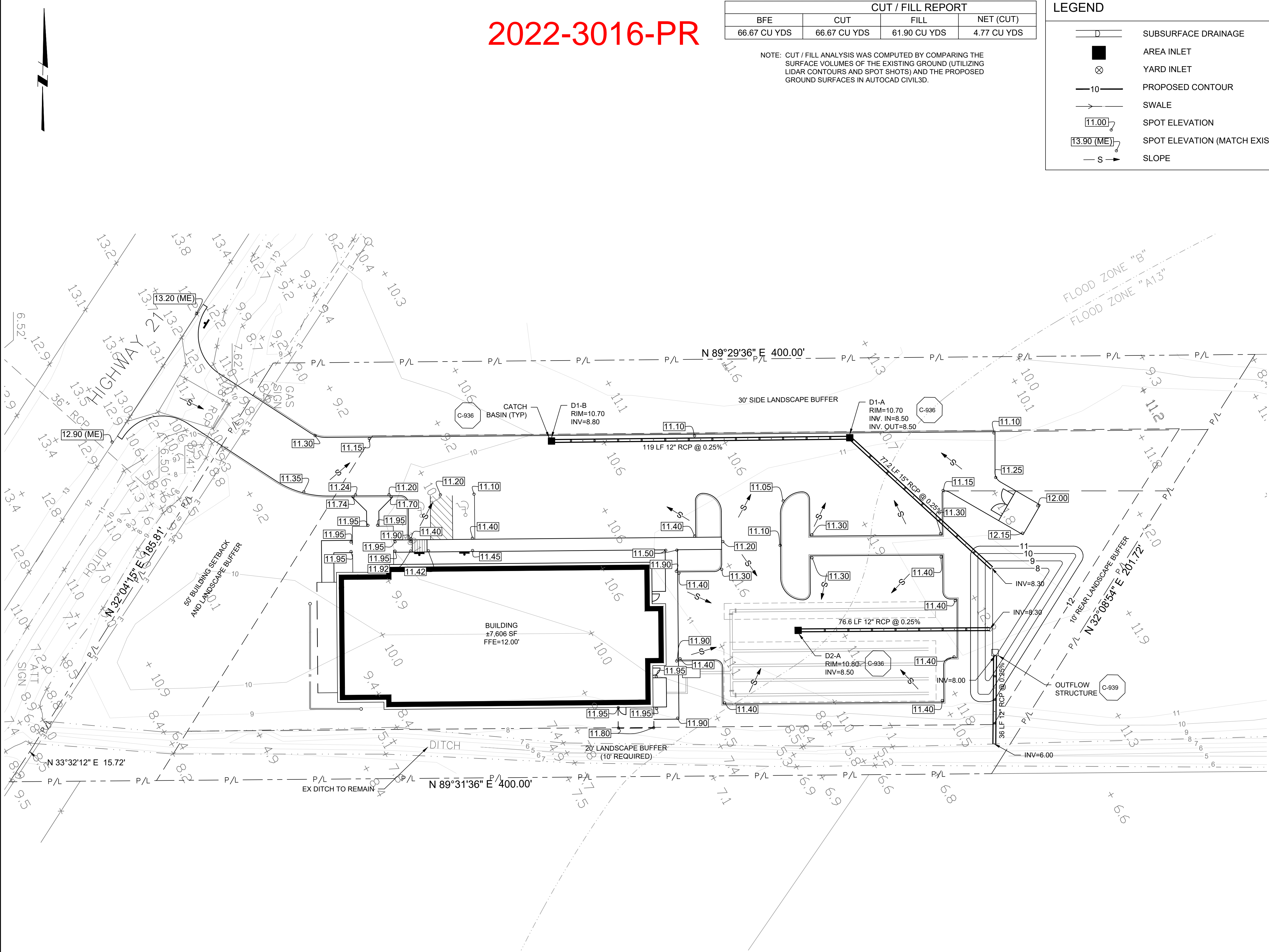
NOTE: CUT / FILL ANALYSIS WAS COMPUTED BY COMPARING THE SURFACE VOLUMES OF THE EXISTING GROUND (UTILIZING LIDAR CONTOURS AND SPOT SHOTS) AND THE PROPOSED GROUND SURFACES IN AUTOCAD CIVIL3D.

LEGEND	
	SUBSURFACE DRAINAGE
	AREA INLET
	YARD INLET
	PROPOSED CONTOUR
	SWALE
	SPOT ELEVATION
	SPOT ELEVATION (MATCH EXISTING)
	SLOPE

- GRADING NOTES
- TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY RANDALL W. BROWN & ASSOCIATES, INC. DATED JULY 17, 2020. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW.
 - EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE REQUIRED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM DRAINAGE STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
 - CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SITE PREPARATION NOTES.
 - CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER & TELEPHONE SERVICE TO THE BUILDING.
 - CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SOD, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 - CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
 - CONSTRUCTION TRAFFIC OVER THE COMPLETED SUBGRADE SHALL BE AVOIDED. THE SITE SHALL ALSO BE GRADED TO PREVENT PONDING OF SURFACE WATER ON THE PREPARED SUBGRADE OR IN EXCAVATIONS.
 - CONTRACTOR TO COORDINATE BENCHMARK LOCATION AND ELEVATION WITH SURVEYOR. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83(GEOD12A).

- STORM DRAINAGE NOTES
- ALL PIPES ENTERING STORM DRAINAGE STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
 - ALL PIPES & STRUCTURES ON STREET RIGHT-OF-WAY SHALL BE PER LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS.
 - ALL "PVC" STORM DRAINAGE PIPE SHOWN ON THE PLANS SHALL BE POLYVINYL CHLORIDE PIPE OR HIGH DENSITY POLYETHYLENE PIPE (HDPE OR CPE).
 - REFERENCE DETAIL SHEETS FOR CONSTRUCTION DETAILS.
 - PRIOR TO ORDERING STORM DRAIN STRUCTURES CONTRACTOR SHALL VERIFY EXISTING INVERT AND AND PIPE TYPE/SIZE AT TIE IN POINTS AND NOTIFY CIVIL ENGINEER OF ANY DEVIATIONS FROM WHAT IS SHOWN ON PLANS.

- SITE PREPARATION NOTES
- THE EARTHWORK EFFORTS SHALL BE MONITORED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. MONITORING SHALL INCLUDE DOCUMENTATION OF ADEQUATE REMOVAL OF VEGETATION AND TOPSOIL, PROOFROLLING, AND MITIGATION OF AREAS DELINEATED BY THE PROOFROLL TO REQUIRE MITIGATION.



REV	DATE	BY	DESCRIPTION
0	8/05/2022	JAC	PERMIT SET

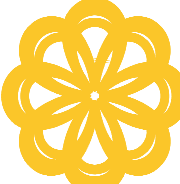
SCALE
1" = 20'

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED	M LOKER
DRAWN	D JENKINS
CHECKED	D SILBERNAGEL

PERMIT DELIVERABLE - AUGUST 2022

THESE DRAWINGS ARE FOR PERMITTING PURPOSES.



FAIRWAY
CONSULTING + ENGINEERING

MCDANIEL DERMATOLOGY
CLINIC

GRADING PLAN

MADISONVILLE, LA
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SHEET

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