

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 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, December 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 NOVEMBER 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. 2022-2990-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

POSTPONED FROM OCTOBER 4, 2022 MEETING

2. 2022-3096-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO Manufactured Housing Overlay
Location: Parcel located on the east side of Broom Road, north of Receiving Station Road, Slidell; S22, T8S, R14E; Ward 9, District 9
Acres: 2 acres
Petitioner: Marina Stevens
Owner: Cinthia Juarez Diaz
Council District: 9

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3. **2022-3098-ZC**

Existing Zoning: A-4 (Single-Family Residential District)

Proposed Zoning: A-4 (Single-Family Residential District) and MHO Manufactured Housing Overlay

Location: Parcel located on the north side of Eden Street and the east side of Spruce Street, being lots 1 & 2, Square 9, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2

Acres: .33 acres

Petitioner: Della Laurent and Adrian Laurent Sr.

Owner: Della Laurent and Adrian Laurent Sr.

Council District: 2
4. **2022-3106-ZC**

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-1 (Suburban District) and MHO Manufactured Housing Overlay

Location: Parcel located at the end of Family Court, east of Press Sharp Road, Bush; S60 and S50, T4S & T5S, R12E; Ward 2, District 6

Acres: 6.853 acres

Petitioner: Brittany Ruiz

Owner: Brittany Marie Fuzette Ruiz

Council District: 6
5. **2022-3110-ZC**

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-1 (Suburban District) and MHO Manufactured Housing Overlay

Location: Parcel located on the northeast side of Booth Road and Bessie Booth Road, Folsom; S27, T5S, R10E; Ward 2, District 3

Acres: 1 acre

Petitioner: Michael Allen

Owner: Deborah Allen

Council District: 3
6. **2022-3112-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 Riverbend Lane, west of Tantela Ranch Road, being Lot 17, Phases 2-A and 2-B, Tantela Ranch Estates Subdivision, Folsom; S4, T6S, R10E; Ward 1, District 3

Acres: 6 acres

Petitioner: Leslie Anne Mackenroth

Owner: Leslie Mackenroth

Council District: 3
7. **2022-3113-ZC**

Existing Zoning: HC-2 (Highway Commercial District)

Proposed Zoning: PBC-1 (Planned Business Center)

Location: Parcel located on the east and south sides of McKinney Road, north of US Highway 190, Slidell; S11, T9S, R14E; Ward 8, District 14

Acres: 11.3 acres

Petitioner: McKinney Development, LLC - Rachel Guarisco

Owner: McKinney Development, LLC - Rachel Guarisco

Council District: 14

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

1. **2022-3058-PR – USE: Tommy’s Carwash: New Construction**
CORRIDOR: Highway 21 Planned Corridor
ZONING: HC-2 (Highway Commercial District)
USE SIZE: 5,207 sq. ft.
PETITIONER: Jordan Williams
OWNER: Revive Holdings 21, LLC
LOCATION: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive; Covington S47, T7S, R11E, Ward 1, District 1

POSTPONED FROM NOVEMBER 2, 2022 MEETING

AGENDA
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- 2. **2022-3128-PR – USE: Magnolia Wellness Urgent Care**
CORRIDOR: Highway 21 Planned Corridor
ZONING: NC-4 (Neighborhood Institutional District)
USE SIZE: 2,400 sq. ft.
PETITIONER: Chris Combs
OWNER: Chris Combs Properties, LLC
LOCATION: Parcel located on the west side of LA Highway 21, north of Dummy Line Road,
Madisonville S41. T7S, R10E, Ward 1, District 1

NEW BUSINESS
OLD BUSINESS
ADJOURNMENT

**MINUTES OF THE
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MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Absent: Seeger

STAFF PRESENT: Ross Liner, Helen Lambert, Erin Cook, Mitchell Kogan, Leslie DeLatte and Emily Couvillion

CALL TO ORDER

ANNOUNCEMENTS

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INVOCATION Randolph

PLEDGE OF ALLEGIANCE Willie

APPROVAL OF THE OCTOBER 4, 2022 MINUTES

Randolph made a motion to approve second by Crawford

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

NAY:

ABSTAIN: Fitzmorris

POSTPONING OF CASES:

- 2. 2022-3058-PR – USE: Tommy’s Carwash: New Construction**
CORRIDOR: Highway 21 Planned Corridor
ZONING: HC-2 (Highway Commercial District)
USE SIZE: 5,207 sq. ft.
PETITIONER: Jordan Williams
OWNER: Revive Holdings 21, LLC
LOCATION: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive; Covington S47, T7S, R11E, Ward 1, District 1

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

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

NAY:

ABSTAIN:

ZONING CHANGE REQUEST CASES:

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

POSTPONED FROM JULY 5, 2022 MEETING

Jeff Schoen came to the podium

Kent Milson and Juan Serna spoke in favor of this request

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Lee Domanque, Mark Bryan and Donna McDonald spoke against this request

Smail made a motion to deny, second by Crawford

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

NAY:

ABSTAIN:

2. 2022-3005-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Location:	Parcel located on the south side of Louisiana Highway 22, east of Mitcham Road, north of Cialona Road, being Parcel A-2, Madisonville; S18, T7S, R10E; Ward 1, District 4
Acres:	2 acres
Petitioner:	Stephen M. Blanc Jr
Owner:	TNB Properties, LLC – Stephen M. Blanc Jr.
Council District:	4

Paul Mayronne came to the podium

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

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

NAY:

ABSTAIN:

3. 2022-3019-ZC

Text Change: Ordinance to amend the St. Tammany Parish Code of Ordinances, Part II-Land Development Code, Chapter 130-Unified Development Code, Article V-Overlays, Division 6-Planned Corridor District, Section 130-1814-Special Design Standards, to limit hours of operation for certain uses within the Highway 21 Planned Corridor (Ward 1, District 1).
(Dean) (Introduced 08/04/2022)

POSTPONED FROM OCTOBER 4, 2022 MEETING

Frank DiVittorro and Jordan Williams spoke against this request

Ress made a motion to deny, second by Truxillo

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

NAY:

ABSTAIN:

4. 2022-3046-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Location:	Parcel located on the south side of US Highway 90, west of Honey Island Marina Road, Slidell; S29, T9S, R16E; Ward 8, District 13
Acres:	5.5 acres
Petitioner:	Joe Strain
Owner:	46564 Highway 90, LLC – Joe Strain
Council District:	13

Joe Strain came to the podium

McInnis made a motion to deny

Fitzmorris then made a motion to approve, second by Smail

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

NAY: McInnis

ABSTAIN

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5. 2022-3061-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) and RO Rural Overlay
Location: Parcel located on the east side of Wildwood Drive, south of Tchefuncte Drive, being Lot 7-A, Square 6, River Forest Country Club Subdivision, Covington S36, T6S, R10E; Ward 1, District 3

Acres: .516 acres
Petitioner: Stephanie Jenkins Little
Owner: Stephanie Jenkins Little
Council District: 3

Stephanie Little came to the podium

Ronald Wainright and Jessica Losch spoke in favor of this request

Fitzmorris made a motion to approve, second by Truxillo

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

6. 2022-3068-ZC

Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of LA Highway 22, east of Belle Pointe Drive, west of Perrilloux Road, Madisonville; S16, T7S, R10E; Ward 1, District 1

Acres: 3.010 acres
Petitioner: Beau Bryant
Owner: Highway 22-Perrilloux, LLC – Beau Bryant
Council District: 1

Alison Bondurant came to the podium

Scott Davis, David Windom and Tony Jambon came to the podium

Truxillo made a motion to approve, second by Barcelona

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

7. 2022-3069-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Location: Parcel located on the east side of Cypress Drive, south of Lee Settlement Road, Folsom; S6, T5S, R10E; Ward 2, District 3

Acres: 5 acres
Petitioner: Elaine Khoury
Owner: Philip Khoury
Council District: 3

Elaine Khoury came to the podium
Ken Neal, Louise and Sam Jenkin and Melissa Naquin spoke against this request
Willie made a motion to deny, second by Crawford

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

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- 8. 2022-3072-ZC WITHDRAWN**
Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: MD-1 (Medical Residential District)
Location: Parcel located on the east side of LA Highway 22, east of Penns Chapel Road, Mandeville; S54, T7S, R11E; Ward 4, District 4

Acres: 1 acre
Petitioner: Gloria and Michael Storms
Owner: Jason Hemel
Council District: 4
- 9. 2022-3073-ZC**
Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of LA Highway 22, west of Kathman Drive, Madisonville; S18, T7S, R10E; Ward 1, District 1

Acres: .69 acres
Petitioner: Efrain Bermudez
Owner: Yireh Buildings, LLC – Efrain Bermudez
Council District: 1

Efrain Bermudez came to the podium
Brittany Robert spoke against this request

Fitzmorris made a motion to deny, second by Smail

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

- 10. ZC13-08-063**
Major Amendment to the River Chase RBCO Regional Business Center Overlay
Location: Parcel located on the east and west sides of E Brewster Road, south of Interstate 12, Covington; Sections 41, S46, & S47, Township 7S, Ranges 10E and 11E; Ward 1, District 1

Acres: 192.786 acres
Petitioner: Mark Salvetti
Owner: Maurmount Properties, LLC
Council District: 1

Mark Salvetti came to the podium

Fitzmorris made a motion to approve, second by Randolph

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

PLAN REVIEW CASES:

- 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
POSTPONED FROM OCTOBER 4, 2022 MEETING

Jeff Schoen came to the podium
Truxillo made a motion to approve with waivers, second by Crawford

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

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MANDEVILLE, LOUISIANA**

ABSTAIN:

- 3. 2022-3064-PR – USE: Take Five Carwash: New Construction**
CORRIDOR: Highway 21 Planned Corridor
ZONING: HC-2 (Highway Commercial District)
USE SIZE: 4,130 sq. ft.
PETITIONER: BSREP II Cypress TRS, LLC – Michael Blank
OWNER: BSREP II Cypress TRS, LLC – Michael Blank
LOCATION: Parcel located on the east side of LA Highway 21, north of Pinnacle Parkway;
 Covington S47, T7S, R11E, Ward 1, District 1
POSTPONED FROM OCTOBER 4, 2022 MEETING

Chris Davis came to the podium representing Mr. Blank
Smail made a motion to approve with the waiver, second boy Barcelona

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

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Fitzmorris made a motion to adjourn



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:** December 6, 2022

Size: 1.66 acres **Prior Determination:** Postponed until December 6, 2022 – October 4, 2022

Determination: Approved, Denied, Postponed



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

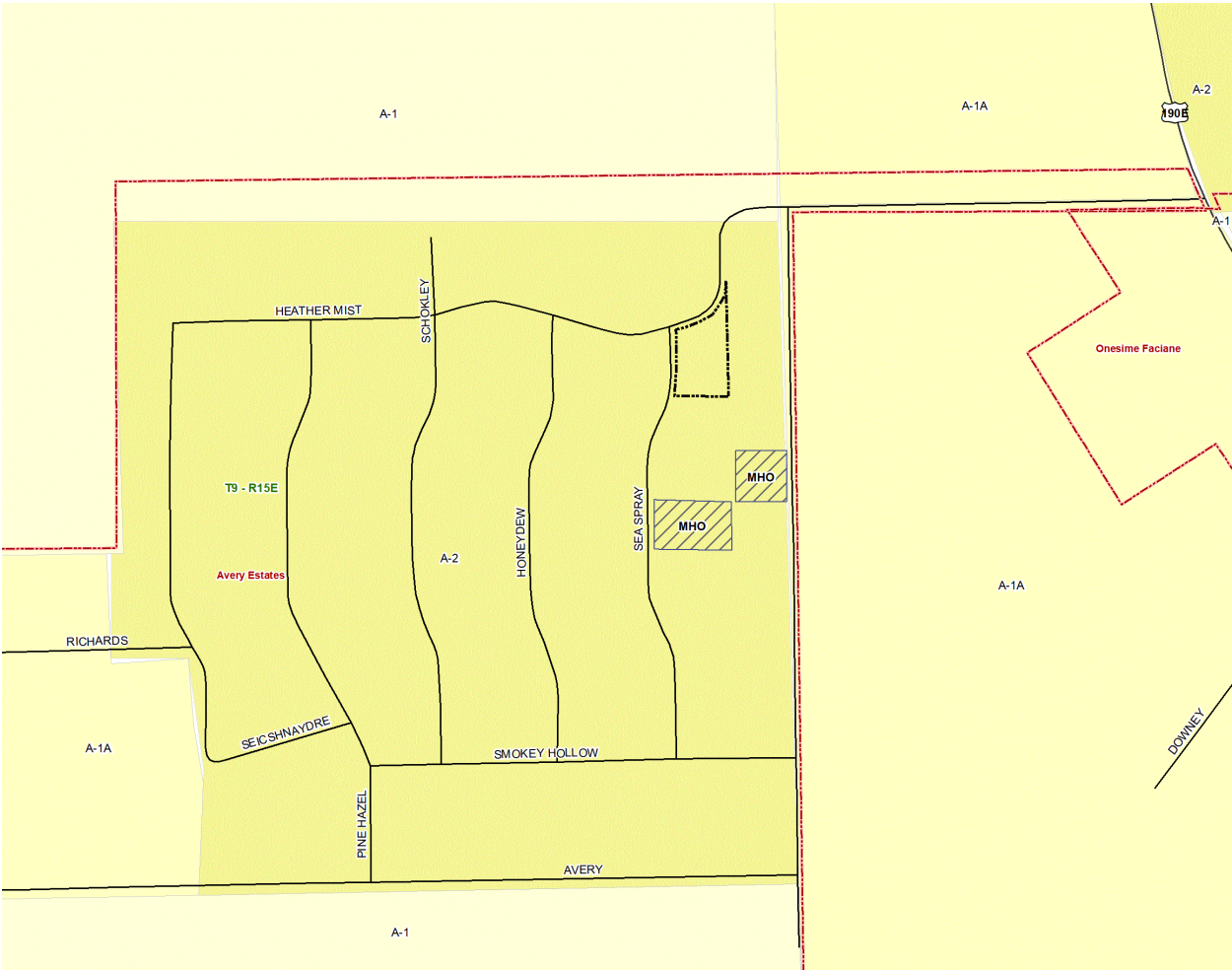
PLANNING & DEVELOPMENT
Ross Liner
Director

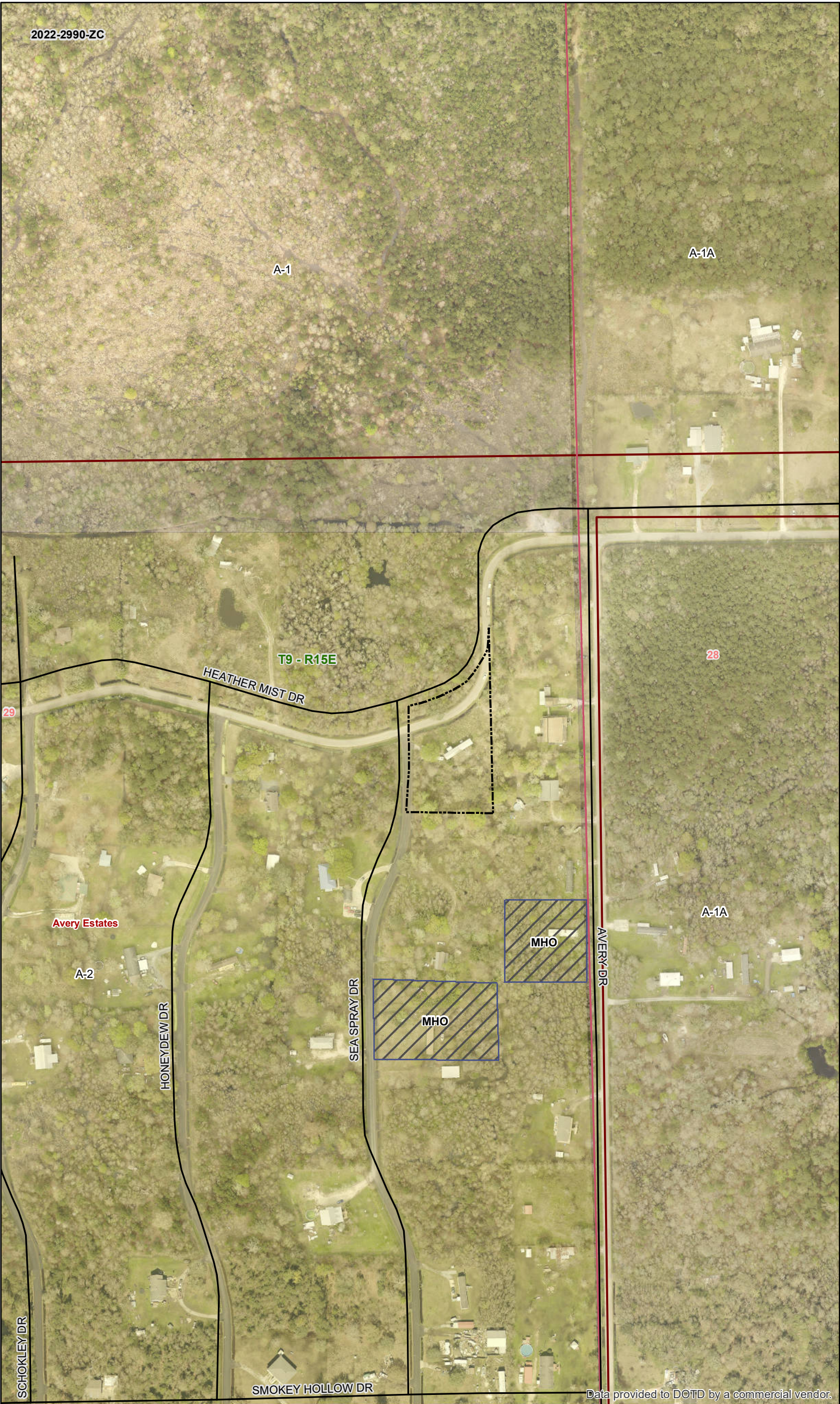
- 5. The Avery Estates Subdivision contains multiple manufactured homes that sit along properties in the area that are subject to legal non-conforming uses.
- 6. Lot 19 & lot 40 of the Avery Estates subdivision specifically (both directly south of the subject property) contain the MHO Manufactured Housing 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.



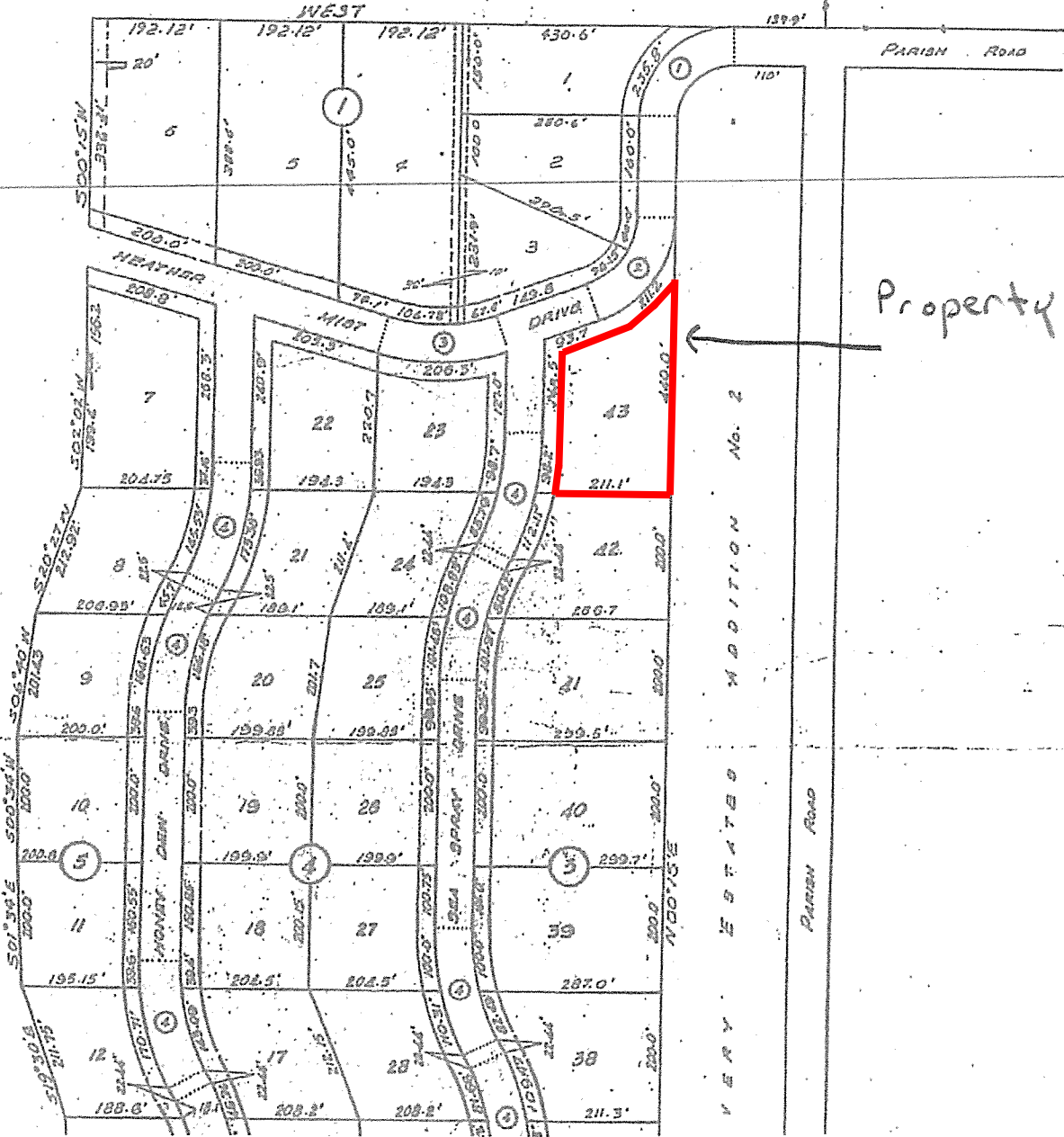


2022-2990-ZC

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
2022-3096-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 Broom Road, north of Receiving Station Road, Slidell; S22, T8S, R14E; Ward 9, District 9
Council District: 9
Owner: Cinthia Juarez Diaz
Posted: November 14, 2022
Applicant: Marina Stevens
Commission Hearing: December 6, 2022
Size: 2 acres
Determination: Approved, Denied, Postponed



Current Zoning

A-4 Single Family Residential District

Requested Zoning

A-4 Single Family Residential District
MHO Mobile Home Overlay District

Future Land Use

Rural & Agricultural

Flood Zone

Effective Flood Zone A10

Critical Drainage:

Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay. The site is located on the east Side of Broom Road, north of Receiving Station Road; Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-4 Single Family Residential District – Comprehensive Rezoning

2. The 2-acre parcel is currently developed with a stick-built home on site.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single Family Residential District A-2 Suburban District MHO Manufactured Housing Overlay
East	Residential	A-4 Single-Family Residential District MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District

4. The subject site is surrounded by undeveloped property zoned A-2 Suburban District and A-4 Single Family Residential District to the west, south, and east, and residentially developed property zoned A-4 Single Family Residential District to the north. In addition to these base zoning classifications, the property is surrounded by large sections of MHO Manufactured Housing Overlay to the east and the south, approved through the Comprehensive Rezoning (Council Ordinance No. 09-2087). This area includes developments/subdivisions such as Alton, West Alton, Eagle Lake Development, Belle Gardens, Morgan, W Addition to Morgan, and Browns Village Annex, all of which are zoned residential with MHO Manufactured Housing Overlay.



ZONING STAFF REPORT
2022-3096-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

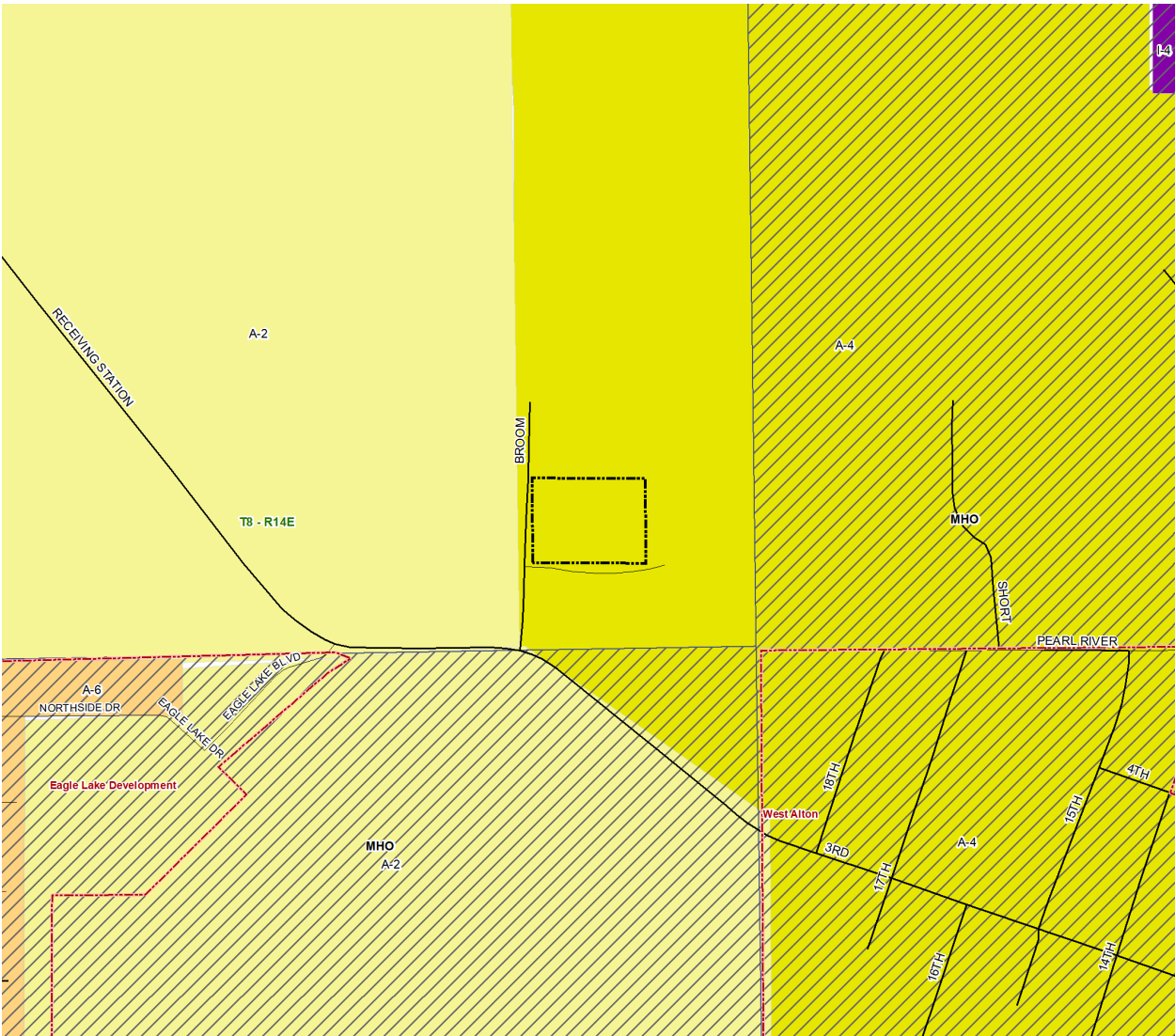
PLANNING & DEVELOPMENT
Ross Liner
Director

5. The site's current A-4 Single-Family Residential Zoning District designation allows for a density of 4 units per acre; however, the applicant's request is to be able to place a single mobile home on site in addition to the existing stick-built home.

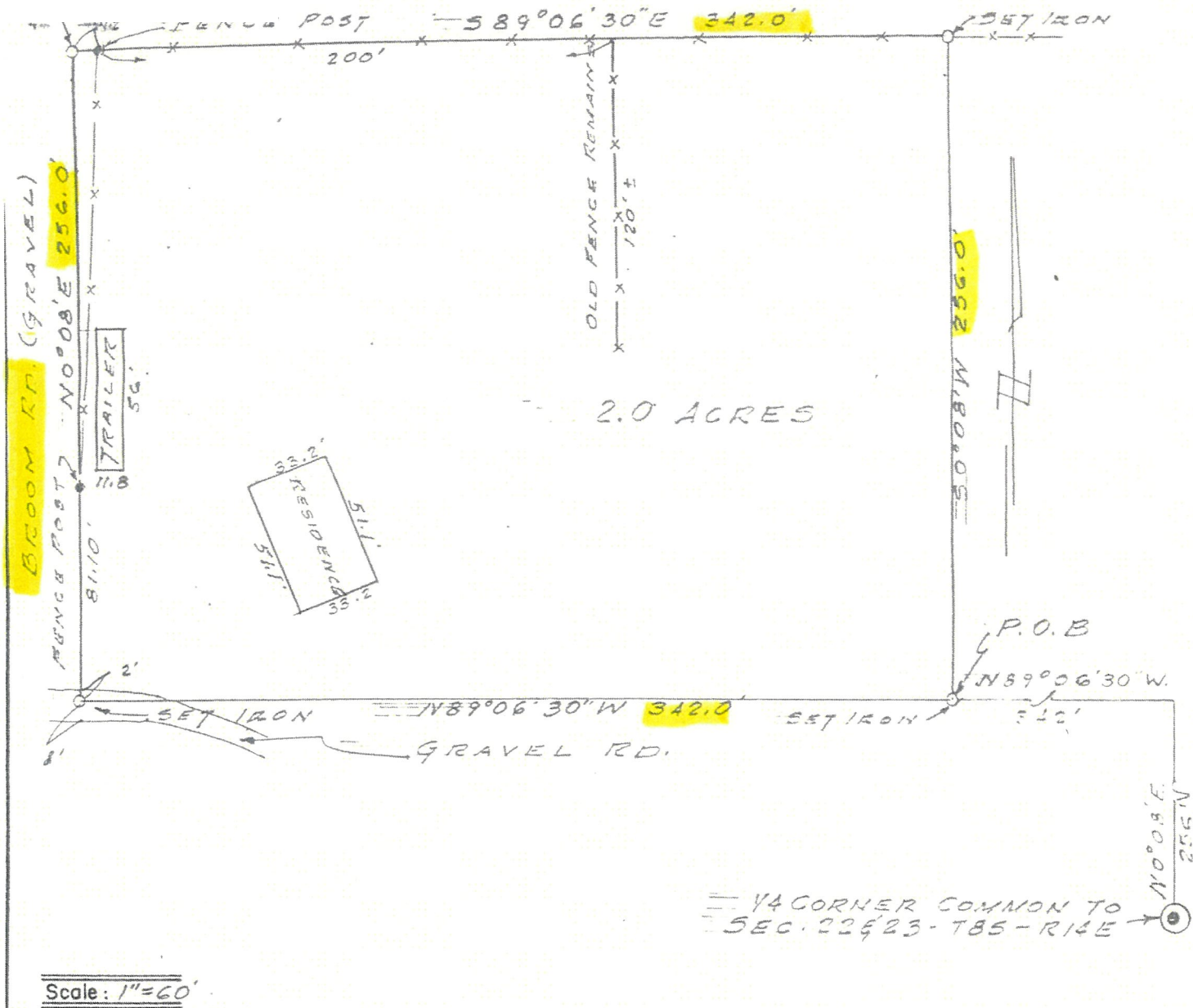
Consistency with New Directions 2040

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

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.







Survey Map

of

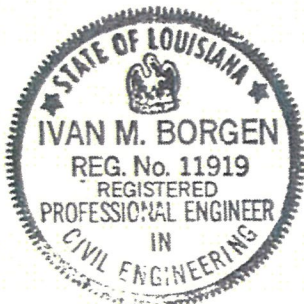
A CERTAIN PARCEL OF LAND SITUATED IN SEC. 22, T85 - R14E

in

St. Tammany Parish, Louisiana

for

DAUNETTE L. WILLIS



Survey Number: 24719
Date: AUG. 14, 1980
Revision:

This Survey is Certified
True and Correct by

Ivan M. Borgen
No. 686

DRAWN BY: J.M.C. CHK'D. BY: L.S.



ZONING STAFF REPORT
2022-3098-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 Eden Street and the east side of Spruce Street, being lots 1 & 2, Square 9, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2 **Council District:** 2

Owner: Della Laurent and Adrian Laurent Sr. **Posted:** November 21, 2022
Applicant: Della Laurent and Adrian Laurent Sr. **Commission Hearing:** December 6, 2022
Size: .33 acres **Determination:** Approved, Denied, Postponed



Current Zoning

A-4 Single Family Residential District

Requested Zoning

A-4 Single Family Residential District
MHO Mobile Home Overlay District

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Critical Drainage:

Findings

No

1. The petitioner is requesting to change the zoning classification from A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay. The site is located on the north side of Eden Street and the east side of Spruce Street, being lots 1 & 2, Square 9, Abita Nursery Subdivision.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	A-4 Single Family Residential District – Comprehensive Rezoning

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Commercial	I-2 Industrial District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

3. Lot 1 is currently developed with a legal non-conforming mobile home that is presently occupied. Lot 2 is currently undeveloped. If approved, the zoning change will allow for the placement of a new mobile home on Lot 2 and rezone Lot 1 with the appropriate zoning classification for the existing mobile home.



ZONING STAFF REPORT
2022-3098-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. Throughout the Abita Nursery subdivision and adjacent West Abita Springs, there are various parcels that have received the MHO Manufactured Housing Overlay zoning classification approval over the years. The following properties that have been granted approval for the overlay within the vicinity of the subject property are as follows:

Table 3: Surrounding MHO Rezoning Cases

Lot & Subdivision	Request	Ordinance
Lots 19 & 20 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 16-3522
Lot 16A (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3870
Lots 28, 30, 32, 34, 36 & 38 (West Abita Springs Subdivision, adjacent to subject property)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4076
Lots 16, 18 & 20 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4205
Lots 33, 35 & 37 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4771
Lots 1, 2, 3, 4, 5 & 6 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4349
Lots 1, 2, 3, 4, 5, 6, 7 & 8 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4632

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.

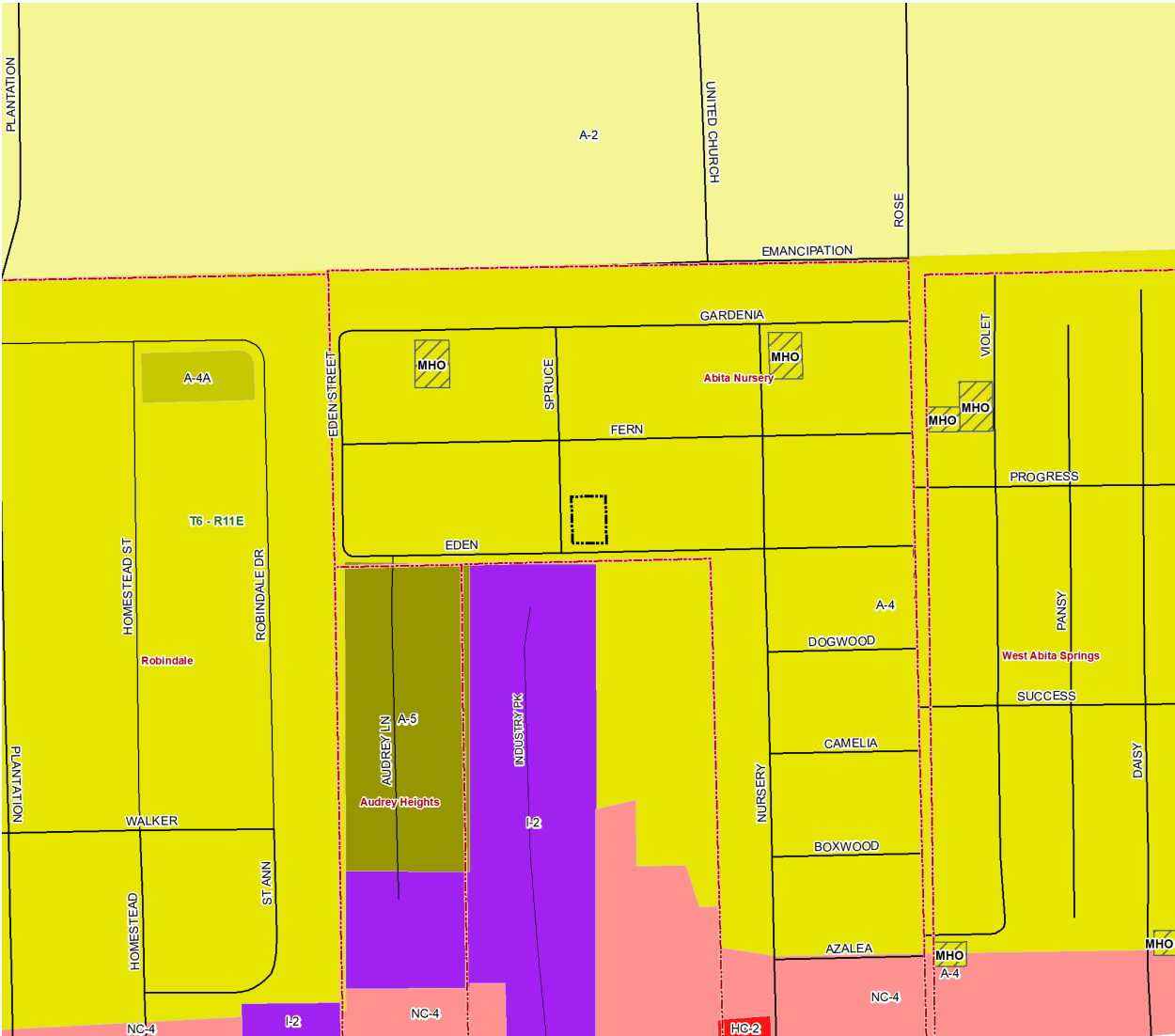
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - ii. Goal 1.8: A variety of safe, affordable,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

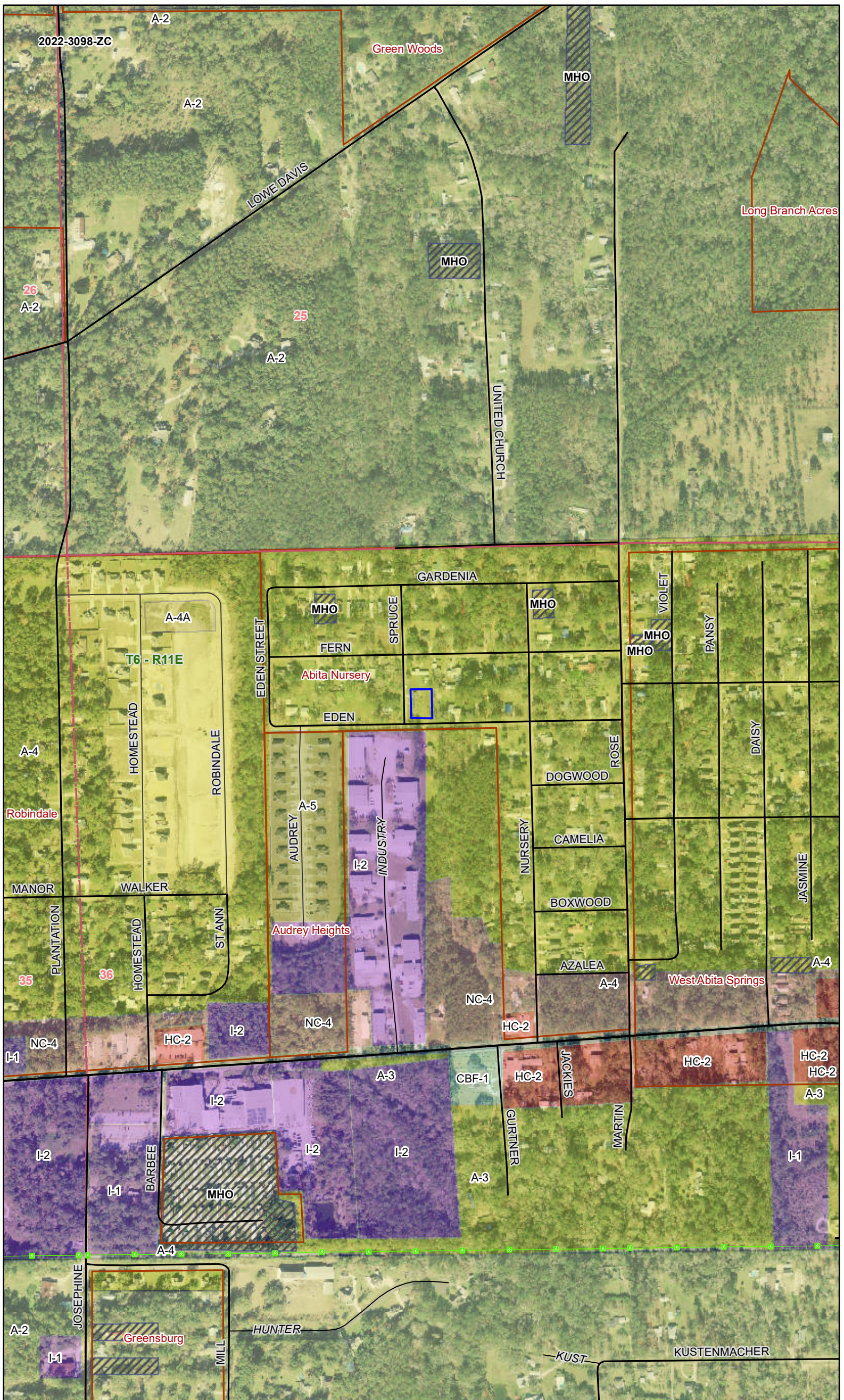


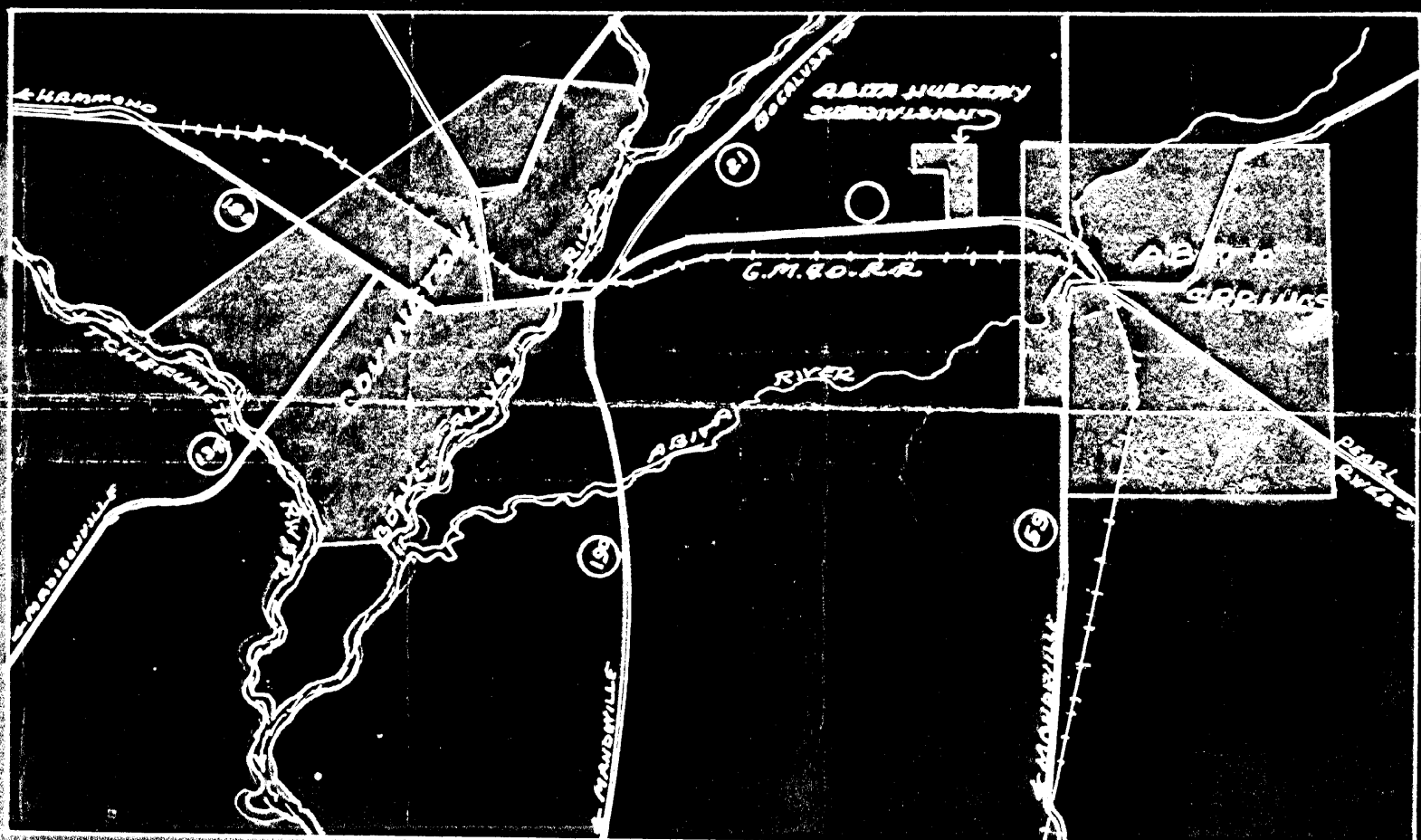
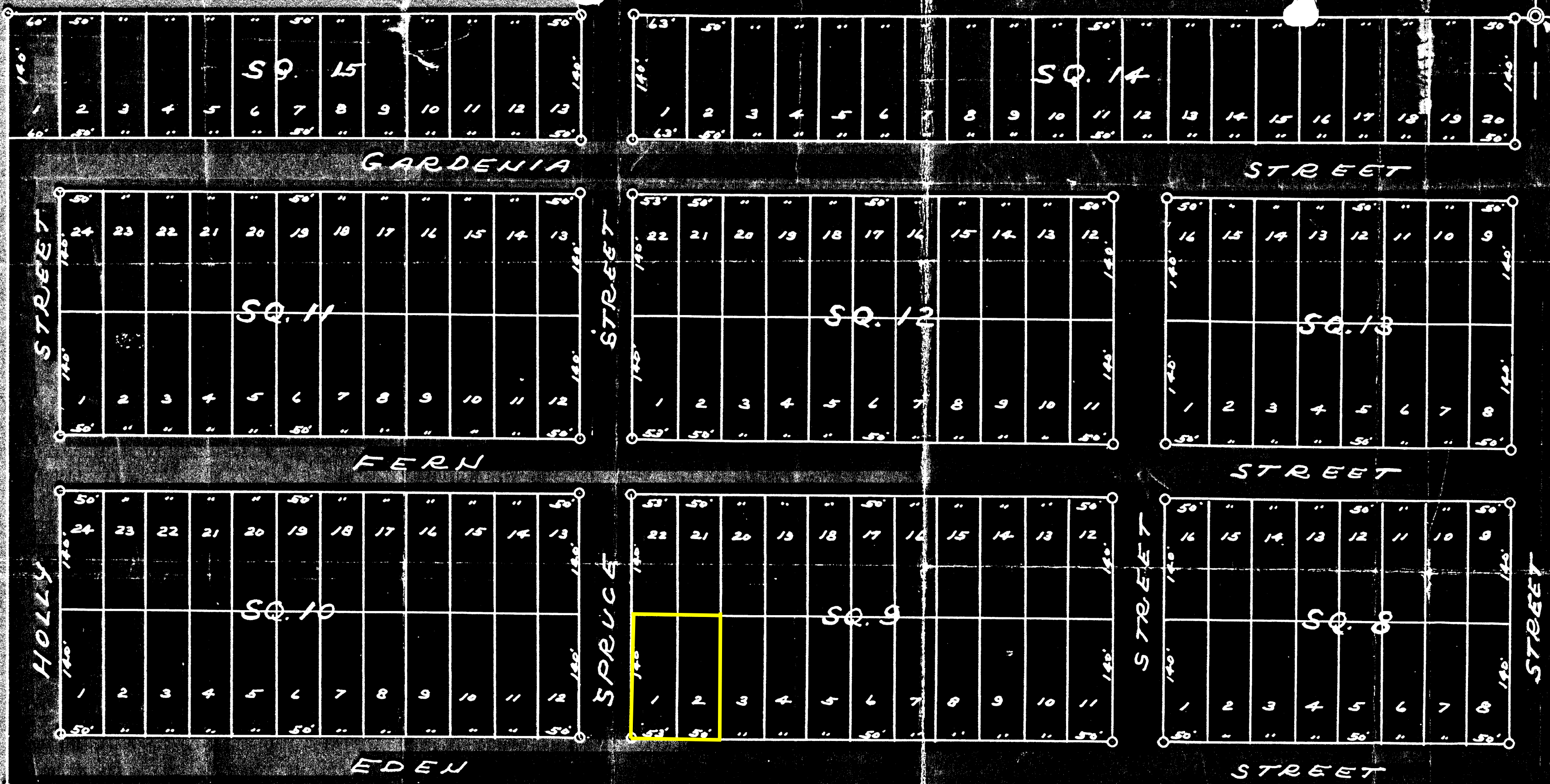
ZONING STAFF REPORT
2022-3098-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

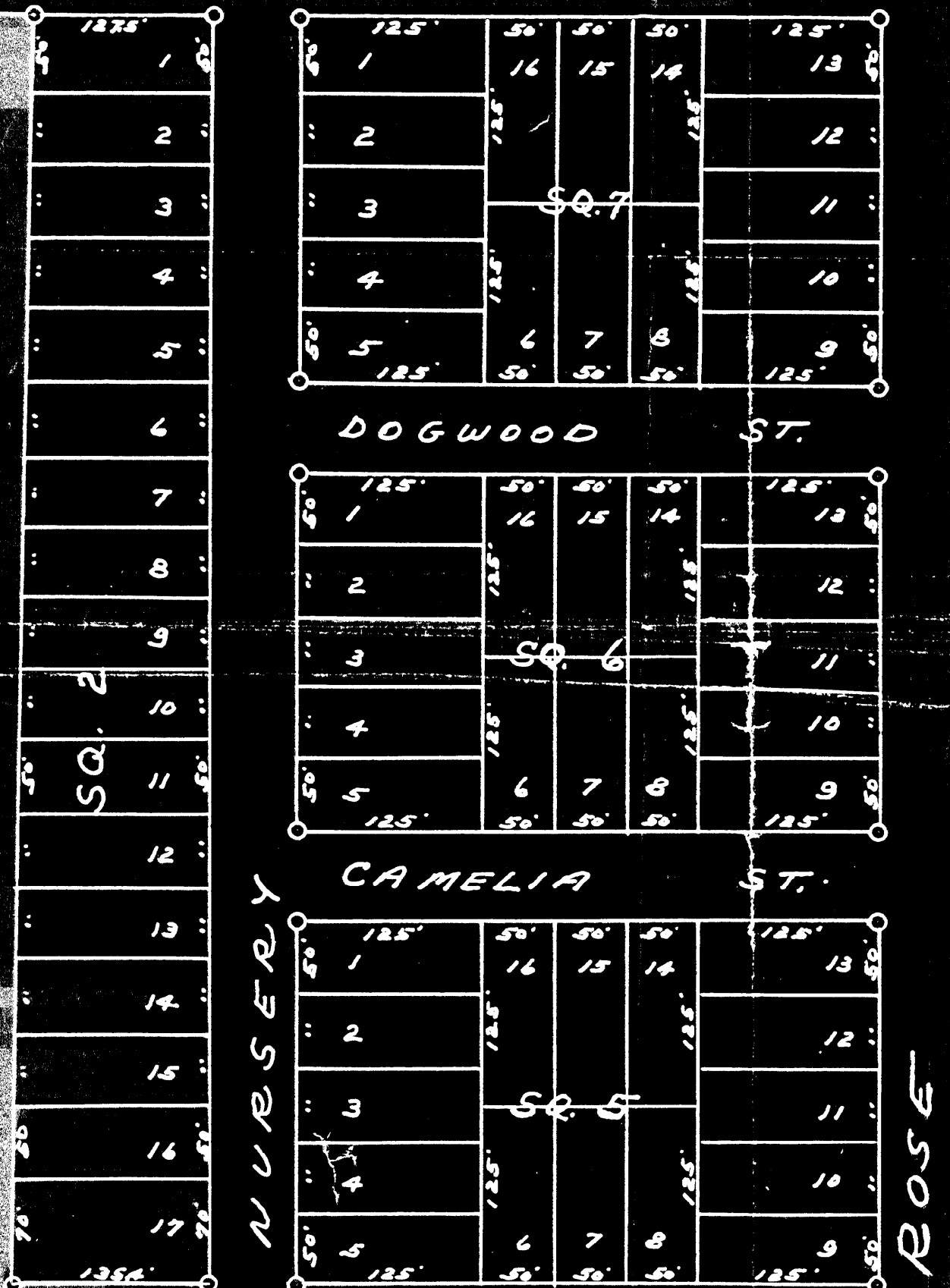
PLANNING & DEVELOPMENT
Ross Liner
Director







LOCATION MAP



MAP SHOWING

ABITA NURSERY SUBDIVISION

BEING A PART OF SECTION 36 TOWNSHIP 6 SOUTH
RANGE 11 EAST GREENSBURG DISTRICT, LOUISIANA.
JULIAN M. WILLIAMS - OWNER.
SCALE 1 INCH = 100 FEET
STREETS 60' WIDE - LOTS AS SHOWN
AREA IN STREETS - 13 ACRES
AREA IN LOTS - 43 ACRES

AUG. 16 - 1955

SURVEY BY

Russell P. Morgan
DEPUTY PARISH SURVEYOR

CONVINGTON, LA. Feb. 16, 1956

APPROVED

President, ST. TAMMANY PARISH
REGULATORY COMMITTEE

Surveyor, SUBDIVISION REGULATORY COMMITTEE



CONVINGTON-ABITA SPRINGS ROAD
STATE HIGHWAY NO. 36

CONVINGTON

ABITA SPRINGS



ZONING STAFF REPORT
2022-3106-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 end of Family Court, east of Press Sharp Road, Bush; S60 and S50, T4S & T5S, R12E; Ward 2, District 6 **Council District:** 6

Owner: Brittany Ruiz

Posted: November 17, 2022

Applicant: Brittany Marie Fuzette Ruiz

Commission Hearing: December 6, 2022

Size: 6.853 acres

Determination: Approved, Denied, Postponed



Current Zoning

A-1 Suburban District

Requested Zoning

A-1 Suburban District

MHO Mobile Home Overlay District

Future Land Use

Rural & Agriculture

Flood Zone

Effective Flood Zone C

Critical Drainage:

No

Findings

- 1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located at the end of Family Court, east of Press Sharp Road, Bush.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District – Comprehensive Rezoning

- 2. The subject property was part of a minor subdivision approved in 2021 (2021-2457-MSP) which created three separate parcels from a 21.641-acre tract of land; being Parcels A-1, A-2, and A-3. Parcel A-2 consists of 6.853 acres, located directly south of the subject Parcel A-3, which was rezoned to the MHO Manufactured Housing Overlay Designation per Council Ordinance 21-4679.

Compatibility or Suitability with Adjacent Area

- 3. 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 MHO Manufactured Housing Overlay
East	Undeveloped	A-1 Suburban District MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District

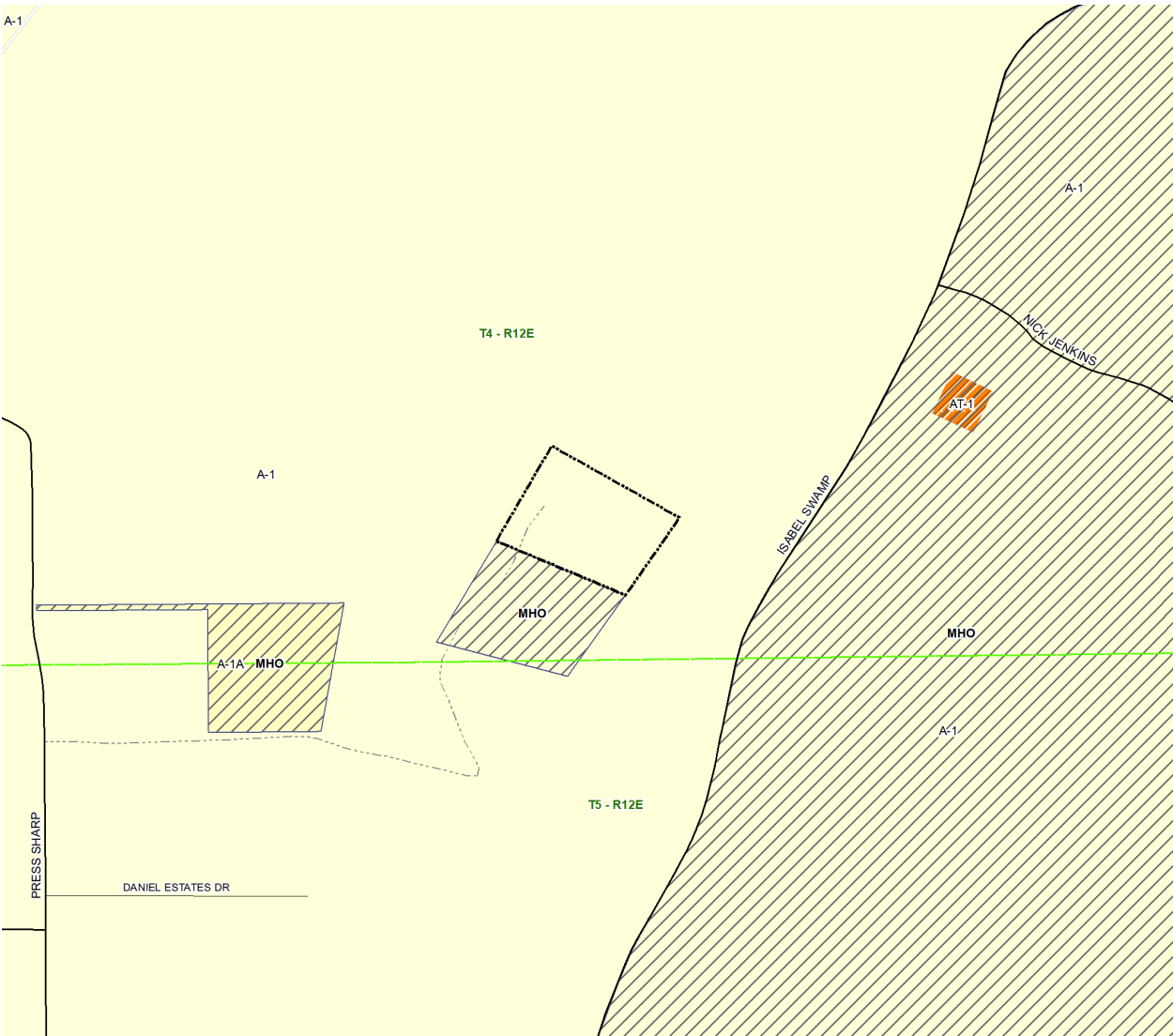
- 4. The subject site abuts properties that are zoned A-1 Suburban District on all sides. To the East of the subject property, there is a large portion of MHO Manufactured Housing Overlay that was approved through Council Ordinance 10-2233 due to comprehensive rezoning that was considered a part of the “North East Study Area.”
- 5. The A-1 Suburban District requires 5-acre parcel sizes and has an allowable density of 1 unit per every 5 acres. Due to the property being 6.853 acres, if rezoned the applicant would be permitted to place one mobile home on the site.



Consistency with New Directions 2040

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



A-1
2022-3106-ZC
42

43

T4 - R12E

60

A-1

NICK JENKINS

AT-1

A-1

MHO

A-1A MHO

FAMILY

51

DANIEL ESTATES

T5 - R12E

50

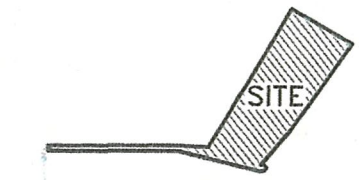
A-1

MHO

42

ISABEL SWAMP

A-1

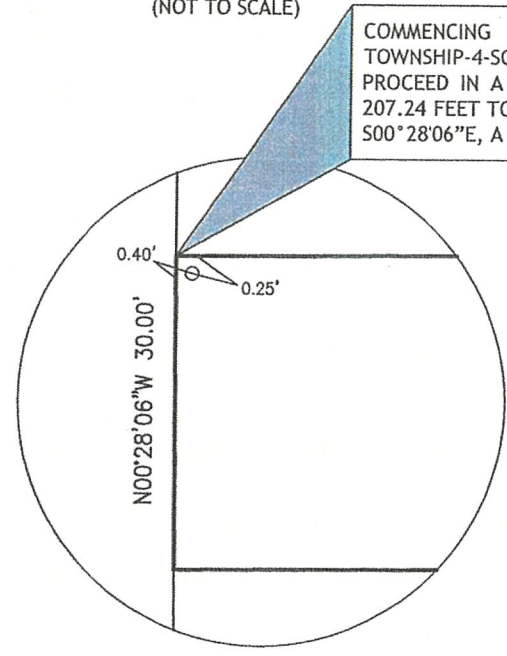


2022-3106-ZC

Subject Property

SERVITUDE LINE CHART					
	BEARING	DISTANCE		BEARING	DISTANCE
L1	N23°46'05"W	378.68'	L7	S45°36'52"W	221.98'
L2	N26°15'41"W	322.88'	L8	S26°15'41"E	300.58'
L3	N45°36'52"E	221.23'	L9	S23°46'05"E	456.15'
L4	N23°53'09"E	281.75'	L10	S86°48'07"W	53.28'
L5	S66°07'51"E	35.00'	L11	S72°45'07"E	347.18'
L6	S23°53'09"W	288.48'	L12	N76°48'16"E	61.68'

VICINITY MAP
(NOT TO SCALE)

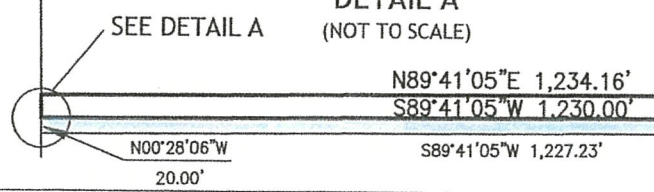


COMMENCING AT THE FIRST MILE POST WEST OF TOWNSHIP LINE BETWEEN TOWNSHIP-4-SOUTH, RANGE-12-EAST AND TOWNSHIP-5-SOUTH, RANGE-12-EAST, THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S89°41'05"W, A DISTANCE OF 207.24 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S00°28'06"E, A DISTANCE OF 331.35 FEET TO A POINT, THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 2202040010C, WITH A DATE OF APRIL 21, 1999 FOR COMMUNITY NUMBER 220204, ST. TAMMANY PARISH, STATE OF LOUISIANA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

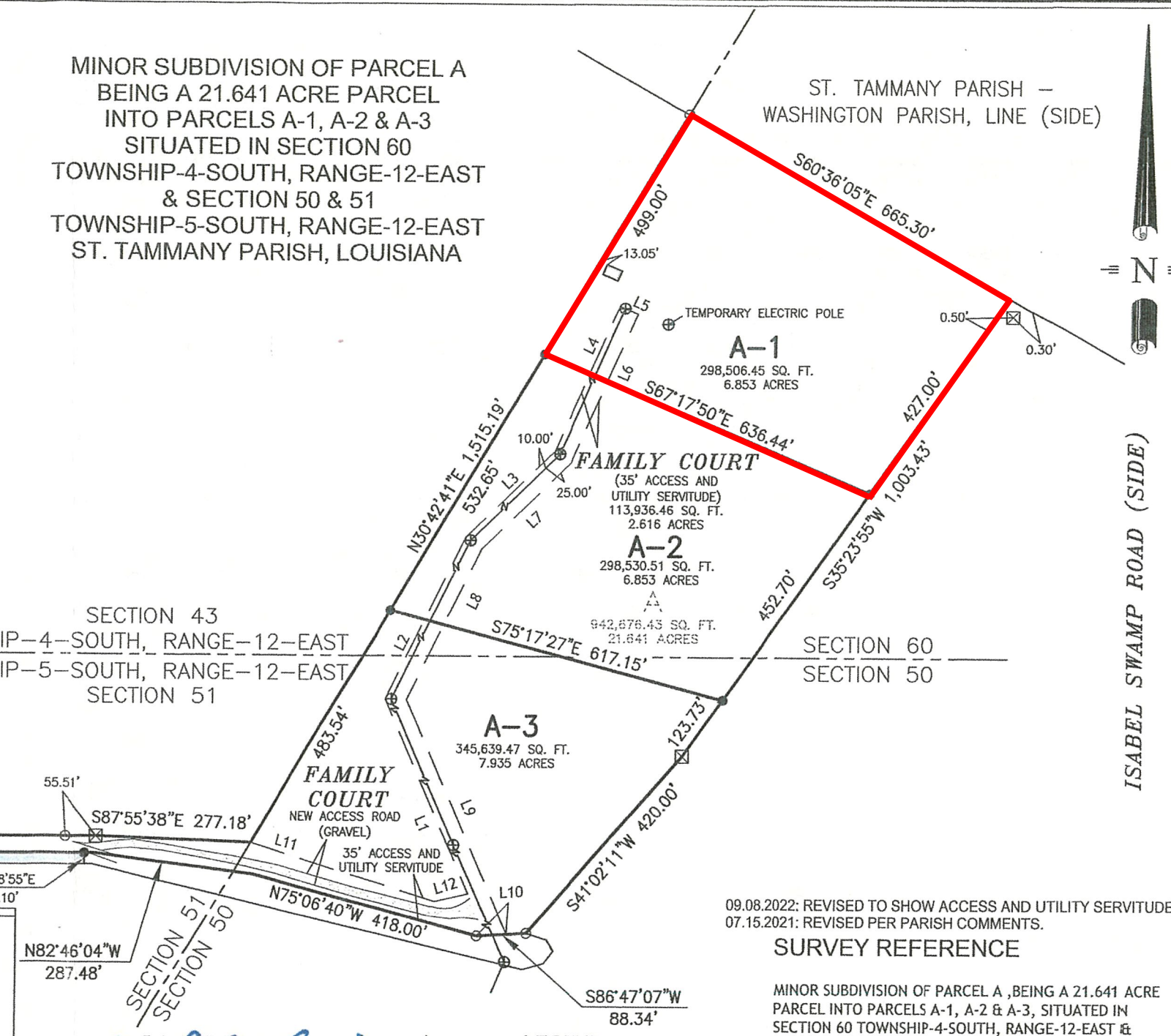
DETAIL A
(NOT TO SCALE)



MINOR SUBDIVISION OF PARCEL A
BEING A 21.641 ACRE PARCEL
INTO PARCELS A-1, A-2 & A-3
SITUATED IN SECTION 60
TOWNSHIP-4-SOUTH, RANGE-12-EAST
& SECTION 50 & 51
TOWNSHIP-5-SOUTH, RANGE-12-EAST
ST. TAMMANY PARISH, LOUISIANA

SECTION 43
TOWNSHIP-4-SOUTH, RANGE-12-EAST
TOWNSHIP-5-SOUTH, RANGE-12-EAST
SECTION 51

ST. TAMMANY PARISH -
WASHINGTON PARISH, LINE (SIDE)

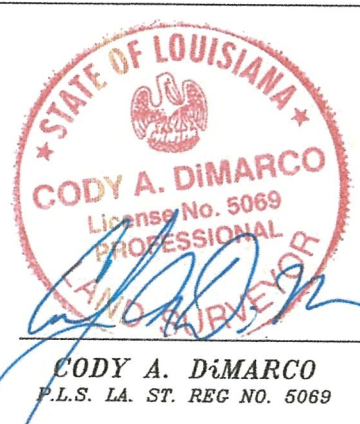


ISABEL SWAMP ROAD (SIDE)

MINOR SUBDIVISION OF PARCEL A
BEING A 21.641 ACRE PARCEL
INTO PARCELS A-1, A-2 & A-3
SITUATED IN SECTION 60
TOWNSHIP-4-SOUTH, RANGE-12-EAST
& SECTION 50 & 51
TOWNSHIP-5-SOUTH, RANGE-12-EAST
ST. TAMMANY PARISH, LOUISIANA



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200



CODY A. DiMARCO
P.L.S. LA. ST. REG NO. 5069

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF:

WILLIAM FUZETTE

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

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET
04-20-2022	1" = 250'	J.R.	C.A.D.	60353_RESUB	1 OF 2

LA HIGHWAY 40 (SIDE)

CHAIRMAN OF THE PLANNING COMMISSION
DIRECTOR DEPARTMENT OF ENGINEERS
SECRETARY PLANNING COMMISSION
CLERK OF COURT
MAP FILE NUMBER

DATE
9/20/22
DATE
DATE
DATE
DATE
DATE OF RECORDATION

Monique T Bringol, Deputy Clerk
09-22-2022

LEGEND

- CONCRETE MONUMENT
- 1/2" IRON ROD SET
- IRON ROD FOUND
- UTILITY POLE
- OVERHEAD UTILITY LINE
- 50' ROAD RIGHT OF WAY AND SERVITUDE OF PASSAGE PER INSTRUMENT #1808585
- GRAVEL ROAD

09.08.2022: REVISED TO SHOW ACCESS AND UTILITY SERVITUDE.
07.15.2021: REVISED PER PARISH COMMENTS.

SURVEY REFERENCE

MINOR SUBDIVISION OF PARCEL A, BEING A 21.641 ACRE PARCEL INTO PARCELS A-1, A-2 & A-3, SITUATED IN SECTION 60 TOWNSHIP-4-SOUTH, RANGE-12-EAST & SECTION 50 & 51 TOWNSHIP-5-SOUTH, RANGE-12-EAST BY CODY A. DiMARCO, P.L.S. DATED APRIL 20, 2021.

BASIS OF BEARING

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C4G NETWORK SOLUTION ON 04-20-2021 NAVD 88/NAD 83 GEOID 12A.

GENERAL SURVEY NOTES

- IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
- 35' ACCESS AND UTILITY SERVITUDE IS INCLUDED IN SQUARE FOOTAGE OF LOTS A-1, A-2 & A-3.

THE PARISH GOVERNING AUTHORITY ASSUMES NO RESPONSIBILITY FOR THE RELOCATION OF SEWER CONNECTIONS, FIRE HYDRANTS, UTILITY POLES OR CATCH BASINS AS A RESULT OF THIS SUBDIVISION.



ZONING STAFF REPORT
2022-3110-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 northeast side of Booth Road and Bessie Booth Road, Folsom; S27, T5S, R10E; Ward 2, District 3
Council District: 3
Owner: Deborah Allen
Posted: November 10, 2022
Applicant: Michael Allen
Commission Hearing: December 6, 2022
Size: 1 acre
Determination: Approved, Denied, Postponed



Current Zoning
A-1 Suburban District
Requested Zoning
A-1 Suburban District
MHO Mobile Home Overlay District
Future Land Use
Rural & Agriculture
Flood Zone
Effective Flood Zone C
Critical Drainage:
No

Findings

- 1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located on the northeast corner of Booth Road and Bessie Booth Road, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District – Comprehensive Rezoning

- 2. The 1 acre subject property is part of a larger 10-acre parcel that is currently developed with an existing stick-built home.

Compatibility or Suitability with Adjacent Area

- 3. Table 2: Surrounding Land Use and Zoning

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

- 4. The site is flanked by property zoned A-1 Suburban District on all sides, requiring 5-acre parcel sizes with a density of 1 unit per every 5 acres. If approved, the applicant could apply to place a mobile home on the 1-acre portion of the 10-acre parcel, bringing the site to the maximum two dwelling units permitted.
- 5. There is a separate 1-acre parcel that was rezoned to MHO Manufactured Housing Overlay in 2017 (Council Ordinance 17-3786) along the south side of Bessie Booth Road.



ZONING STAFF REPORT
2022-3110-ZC

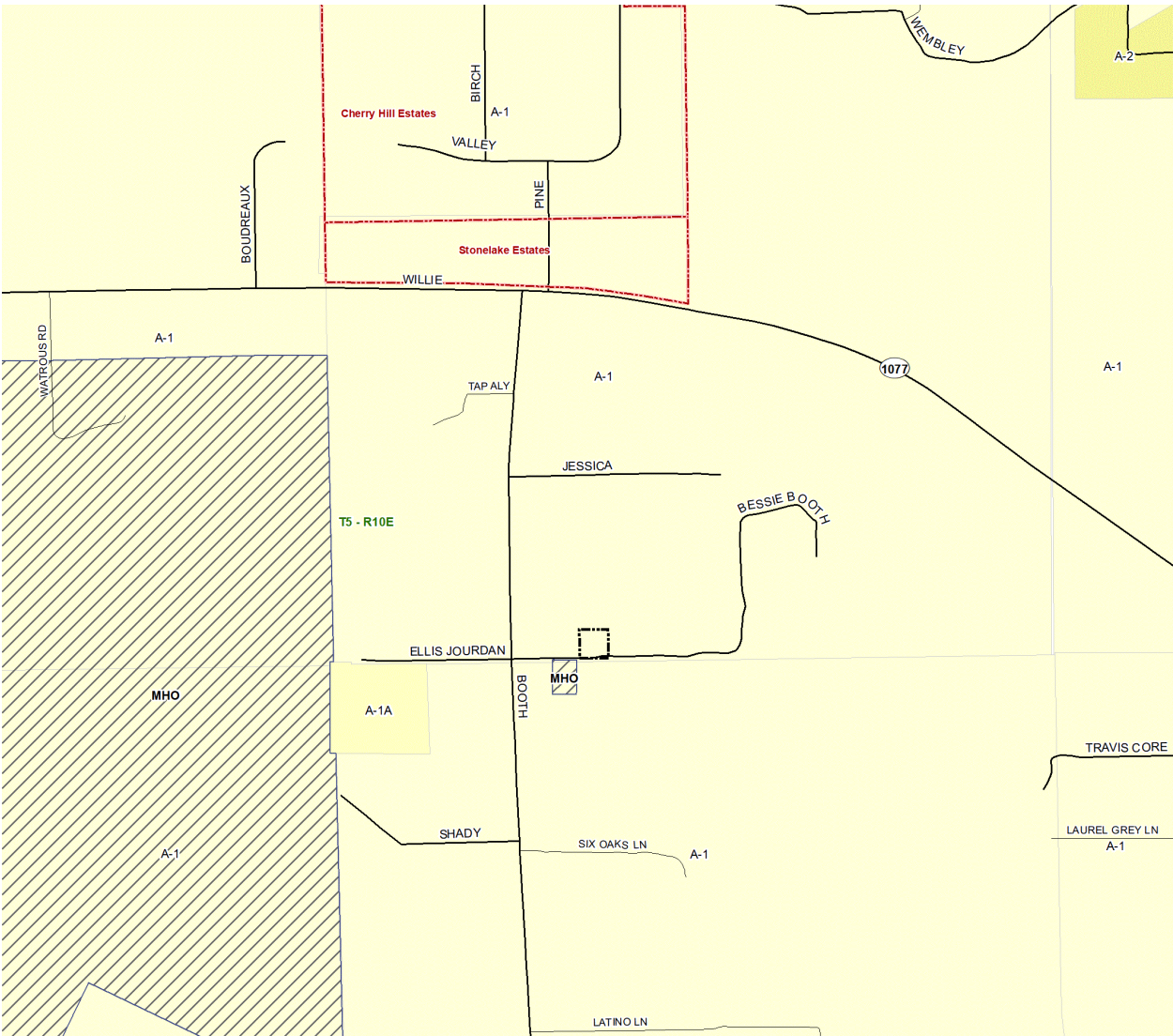
MICHAEL B. COOPER
PARISH PRESIDENT

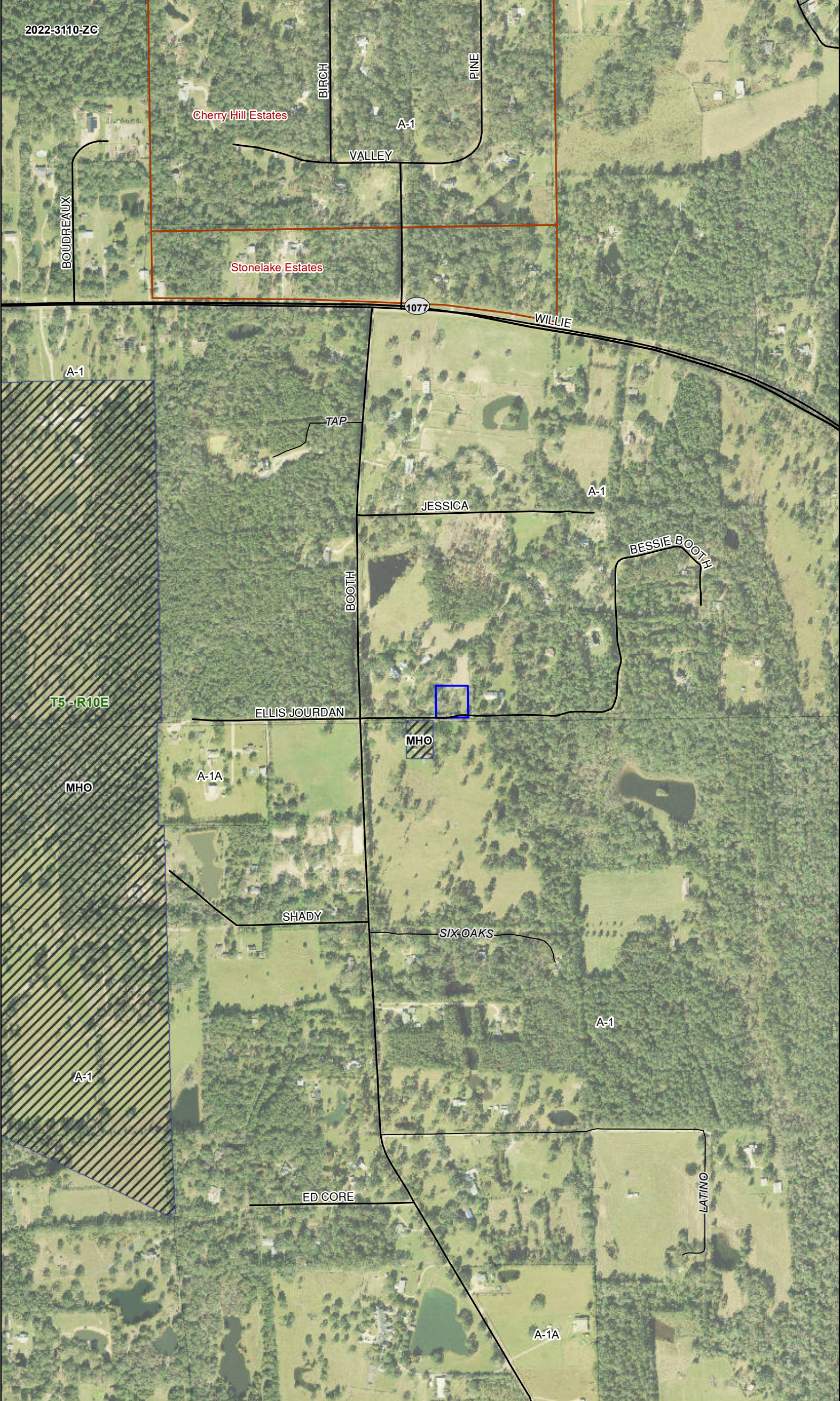
PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

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





2022-3110-ZC

Subject Property



*THIS MAP IS FOR REZONING ONLY.

A Sketch Map for Rezoning of a 10.00
Acre Parcel of Land, into a 9.00 & 1.00
Acre Parcel of Land

Reference: A Survey Map of subject property by
Jeron Fitzmorris, Dated 8-8-1991, #5499, for
Charles R. Allen

The P.O.B. is S89°50'W-605.34' from the 1/4
Corner common to Sections 27 & 34, T-5-S,
R-10-E, St. Tammany Parish, Louisiana

BOOTH ROAD

N01°14'00"W-630.00'

N89°50'00"E-691.55'

9.00 ACRES

(10.00 Acres)

421.30'

S01°14'00"E-630.00'-Total

S89°50'00"W-208.70'

S01°14'00"E-208.70'

1.00
ACRE

208.70'

482.85'

208.70'

S89°50'00"W-691.55'-Total

BESSIE BOOTH RD.

P.O.B.

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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY
SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

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

MAP PREPARED FOR **DEBORAH ALLEN**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 27, T-5-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS NOT 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
Butler, III
License No. 4894
PROFESSIONAL
10-12-2022

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

1" = 110'

DATE:

10-12-2022

NUMBER:

20990



ZONING STAFF REPORT
2022-3112-ZC

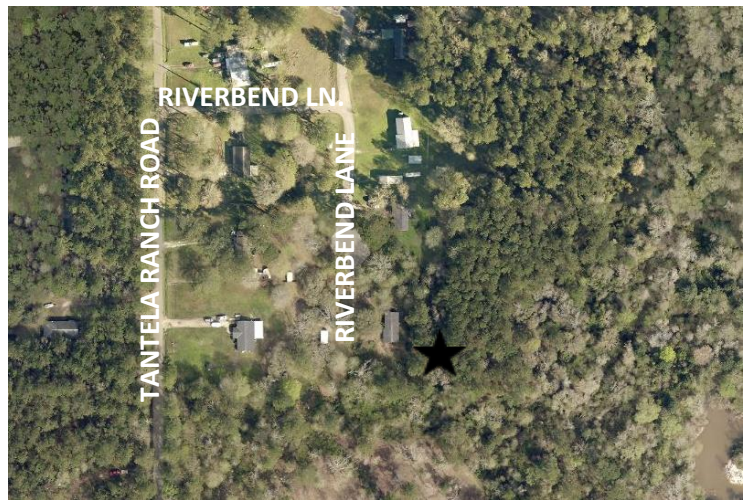
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: located on the west side of Riverbend Lane, west of Tantela Ranch Road, being Lot 17, Phases 2-A and 2-B, Tantela Ranch Estates Subdivision, Folsom; S4, T6S, R10E; Ward 1, District 3
Council District: 3

Owner: Leslie Anne Mackenroth **Posted:** November 10, 2022
Applicant: Leslie Mackenroth **Commission Hearing:** December 6, 2022
Size: 6 acres **Determination:** Approved, Denied, Postponed



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District
MHO Mobile Home Overlay District

Future Land Use

Rural & Agriculture

Flood Zone

Effective Flood Zone A4

Critical Drainage:

Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Riverbend Lane, west of Tantela Ranch Road, being Lot 17, Phases 2-A and 2-B, Tantela Ranch Estates Subdivision, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District – Comprehensive Rezoning

2. The subject property is a vacant 6-acre parcel in the Tantela Ranch Estates Subdivision, Phases 2-A & 2-B. There are approximately 3 existing stick-built homes within this subdivision (per the latest available Google Earth aerial: November 2019).

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

4. The entire Tantela Ranch Subdivision is zoned A-2 Suburban District and is surrounded by properties zoned A-1 Suburban District on all sides.
5. The A-2 Suburban District has a lot size requirement of 1 acre providing a density of 1 residential unit per acre. If approved, the applicant will be permitted to apply for a maximum of 6 dwelling units on the subject property, with three being mobile homes.
6. The purpose of the request is to allow for the placement of a mobile home on the property.



ZONING STAFF REPORT
2022-3112-ZC

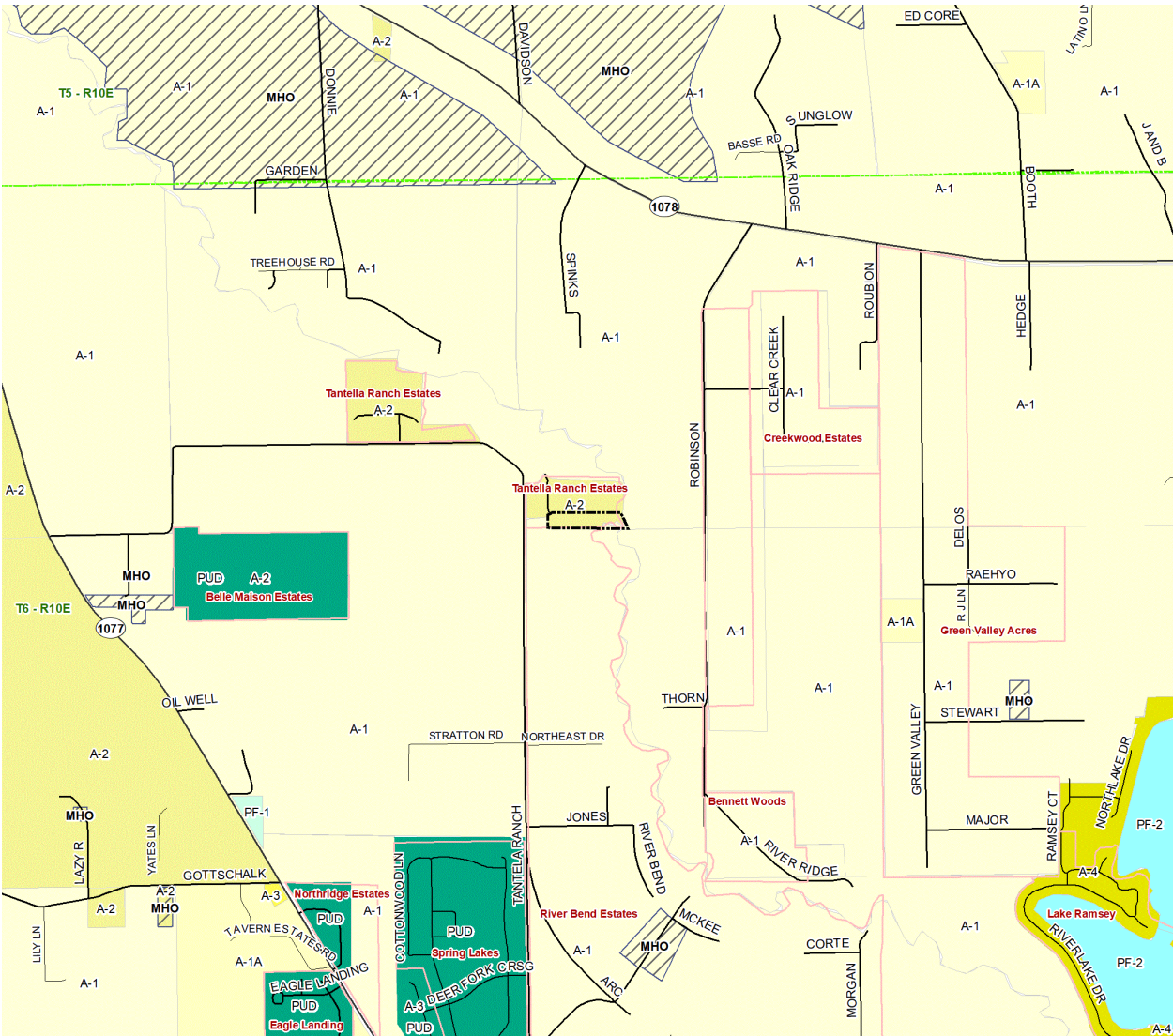
MICHAEL B. COOPER
PARISH PRESIDENT

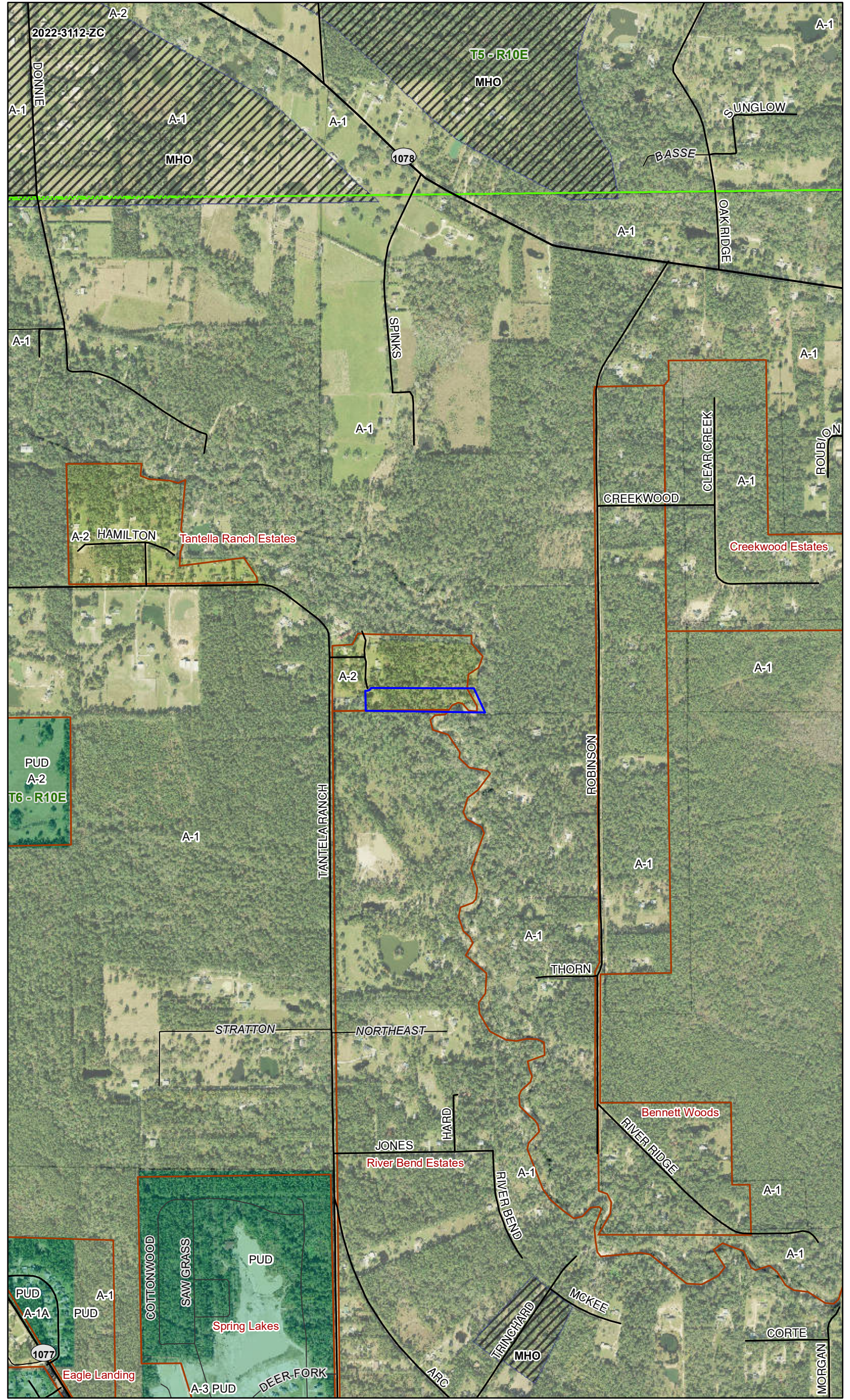
PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

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





ESTATES

2-B

10-E

2022-3112-ZC

Subject Property

A certain parcel of ground situated in Section 4, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

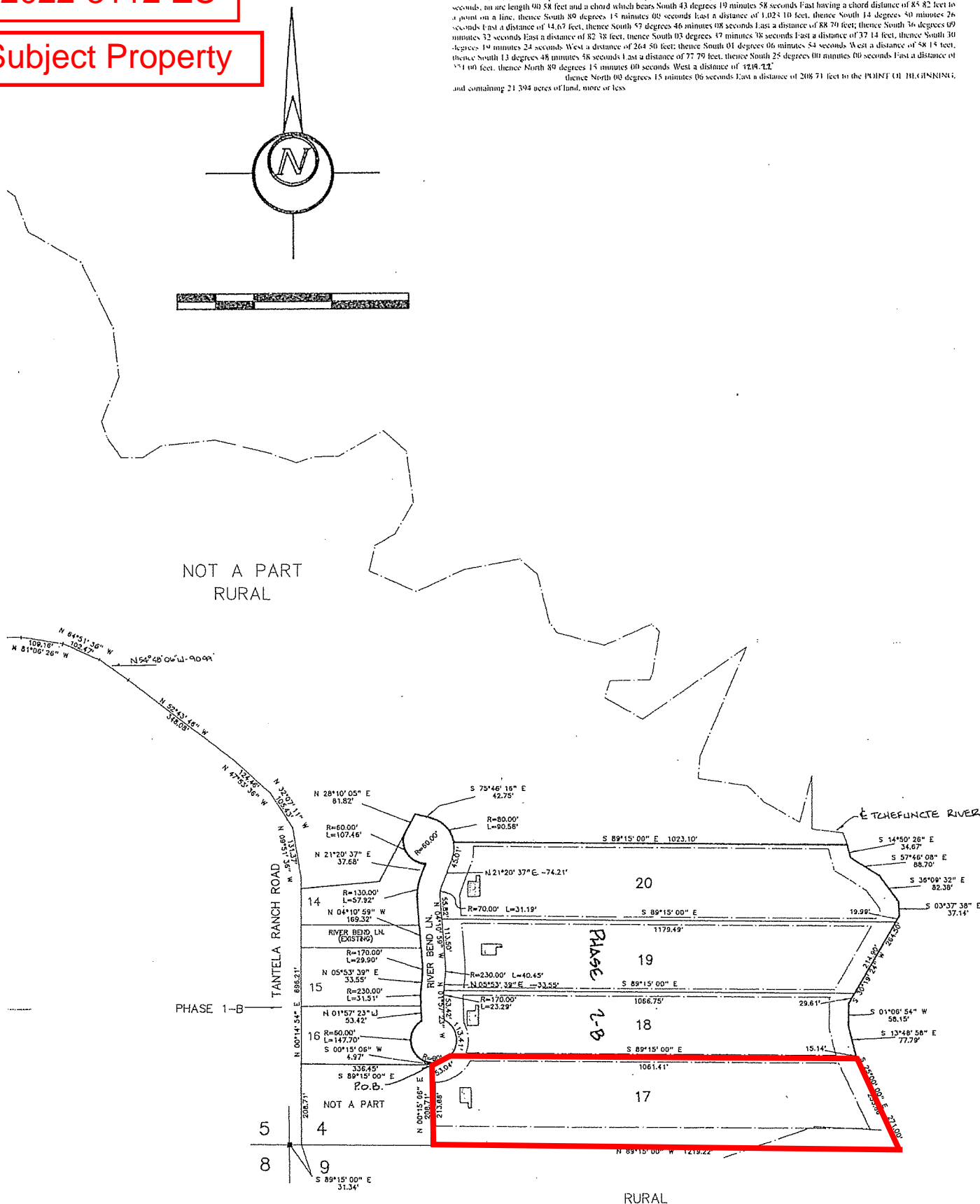
From the Section corner common to Sections 4, 5, 8 and 9, T-6-S, R-10-E, run South 89 degrees 15 minutes 00 seconds East a distance of 31.34 feet; thence North 00 degrees 14 minutes 54 seconds East a distance of 2.98 71 feet; thence South 89 degrees 15 minutes East a distance of 336.45 feet to the POINT OF BEGINNING.

distance 00:35:48.100. **POINT 04 OF BEGINNING:** run North 00 degrees 15 minutes 00 seconds East a distance of 497 feet to a point on a curve; then along a curve to the right having a radius of 60.00 feet a delta of 141 degrees 02 minutes 49 seconds, an arc length 147.70 feet and a chord which bears North 12 degrees 28 minutes 47 seconds West having a chord distance of 113.15 feet to a point on a line, thence North 01 degrees 57 minutes 23 seconds West a distance of 53.42 feet to a point of curve; thence along a curve to the right having a radius of 2310.00 feet a delta of 107 degrees 51 minutes 02 seconds, an arc length 115.51 feet and a chord which bears North 01 degrees 58 minutes 08 seconds East having a chord distance of 31.49 feet to a point of tangency, thence North 05 degrees 53 minutes 30 seconds East a distance of 35.55 feet to a point of curve; thence along a curve to the left having a radius of 170.00 feet a delta of 10 degrees 04 minutes 38 seconds, an arc length 29.90 feet and a chord which bears North 00 degrees 51 minutes 20 seconds East having a chord distance of 29.86 feet to a point of tangency, thence North 04 degrees 10 minutes 59 seconds West a distance of 169.32 feet to a point of curve; thence along a curve to the right having a radius of 130.00 feet a delta of 25 degrees 31 minutes 36 seconds, an arc length 62.02 feet and a chord which bears North 08 degrees 11 minutes 50 seconds East having a chord distance of 31.02 feet to a point of tangency, thence North 21 degrees 20 minutes 37 seconds East a distance of 27.68 feet to a point on a curve; thence along a curve to the right having a radius of 60.00 feet a delta of 102 degrees 36 minutes 55 seconds, an arc length 107.46 feet and a chord which bears North 36 degrees 56 minutes 46 seconds West having a chord distance of 93.66 feet to a point on a line, thence North 28 degrees 10 minutes 05 seconds East a distance of 61.82 feet, thence South 75 degrees 46 minutes 12 seconds East a distance of 42.75 feet to a point of curve; thence along a curve to the right having a radius of 80.00 feet a delta of 64 degrees 52 minutes 35 seconds, an arc length 90.58 feet and a chord which bears South 43 degrees 19 minutes 58 seconds East having a chord distance of 85.82 feet to a point on a line, thence South 89 degrees 15 minutes 00 seconds East a distance of 1.028 feet, thence South 14 degrees 50 minutes 26 seconds East a distance of 14.67 feet, thence South 57 degrees 46 minutes 08 seconds East a distance of 88.79 feet, thence South 36 degrees 46 minutes 32 seconds East a distance of 82.38 feet, thence South 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet, thence South 01 degrees 48 minutes 38 seconds East a distance of 88.15 feet, thence North 13 degrees 48 minutes 38 seconds East a distance of 77.79 feet, thence South 25 degrees 00 minutes 00 seconds East a distance of 33.10 feet, thence North 49 degrees 13 minutes 00 seconds West a distance of 319.14 feet.

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RURAL

NOTES

1. ALL LOT CORNERS TO BE MARKED WITH 1/2" IRON RODS
2. BENCHMARK NAIL IN POWER POLE ELEV. 53.72
3. PHASE 2-A IS LOCATED IN FLOOD ZONE A-1
RE: F.I.R.M. PANEL NO. 225705 0125 C REV. 10-17-89
PHASE 2-B IS LOCATED IN FLOOD ZONE A-4
RE: F.I.R.M. PANEL NO. 225705 0125 C REV. 10-17-89

TA

RFV

MARK



ZONING STAFF REPORT
2022-3113-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 and south sides of McKinney Road, north of US Highway 190, Slidell; S11, T9S, R14E; Ward 8, District 14

Commission Hearing: December 6, 2022

Owner: McKinney Development, LLC - Rachel Guarisco

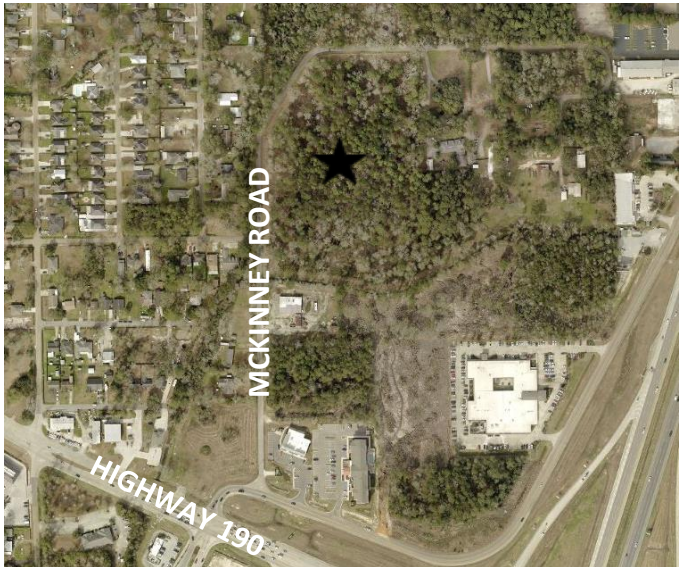
Posted: November 10, 2022

Applicant: McKinney Development, LLC - Rachel Guarisco

Council District: 14

Size: 11.3 acres

Determination: Approved, Denied, Postponed



Current Zoning

HC-2 Highway Commercial District

Requested Zoning

PBC-1 Planned Business Campus

Future Land Use

Residential: Medium Intensity

Flood Zone

Effective Flood Zone C

Critical Drainage:

Yes

Findings

1. The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to PBC-1 Planned Business Campus. The site is located on the east and south sides of McKinney Road, north of US Highway 190, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	C-2 Commercial
09-2117	C-2 Commercial	HC-2 Highway Commercial District

2. The subject property is an 11.3-acre parcel that was zoned C-2 Commercial through Police Jury ordinance 86-051A and subsequently amended to HC-2 Highway Commercial District through the 2009 comprehensive rezoning ordinance.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	NC-4 Neighborhood Institutional District
South	Commercial	Slidell City Limits: C-4 Highway Commercial
East	Residential	A-4 Single-Family Residential District (Pine Shadows Subdivision)
West	Commercial	HC-2 Highway Commercial District RO Rural Overlay



ZONING STAFF REPORT
2022-3113-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The purpose of the requested PBC-1 Planned Business Campus District is to allow for the location of office space and supporting high-density residential uses in a campus like setting. The subject site is adjacent to undeveloped land that is zoned NC-4 Neighborhood Institutional District to the North, a commercial development within Slidell City Limits to the South and East (not in city limits) and abuts Pine Shadows Subdivision, which is zoned A-4 Single-Family Residential, to the West.
5. The site's existing HC-2 Highway Commercial District is comparatively more intense than those uses permitted within the proposed PBC-1 Planned Business Campus, as the former is more focused on office and residential infrastructure, whereas the HC-2 allows intense retail, office and service uses.
6. Noticeable site and structure provision differences between the HC-2 Highway Commercial District and the requested PBC-1 Planned Business Campus District include the allowable building size per each zoning classification. The HC-2 Highway Commercial District allows for a maximum building size of 40,000 square ft, whereas the PBC-1 Planned Business Campus allows for a maximum floor area ratio (FAR) of 3.0. The FAR is calculated by the acreage of the site x 3.0, divided by 50% as all principle structures & accessories cannot exceed this % of the lot size. In the case of this particular site, the FAR would be (11.3 acres) x (3.0 Floor Area Ratio) ÷ 50%, which calculates to a maximum allowable building size of 738,342 square feet.

7. Table 3: Zoning Comparisons

Zoning	Floor Area Ratio	Max Density/Lot Coverage	Max Height	Permitted Uses	Purpose
HC-2 Highway Commercial District (Existing)	N/A	<p>The maximum building size in the HC-2 district shall be 40,000 square feet.</p> <p>Max Lot Coverage: Not to exceed 50% of the total area of the lot</p>	<p>Within 100 ft of residentially-zoned property, max height of 35.</p> <p>Past 100ft from residentially-zoned property – 60 ft</p>	<p>Mid-rise office and residential buildings; Hotels, motels, and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding Restaurants; Mixed use centers</p>	<p>The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.</p> <p>The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types. In no case shall the PBC-1 district be less than ten acres in area.</p>
PBC-1 (Proposed)	<p>FAR = 3*</p> <p>738,342 sq. ft. of all principal and</p>	<p>Max Density: N/A</p> <p>Max Lot Coverage: Not to exceed 50% of the total area of the lot</p>	75 ft.	See item 8 below:	<p>The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.</p>



ZONING STAFF REPORT
2022-3113-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

	accessory buildings				The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types. In no case shall the PBC-1 district be less than ten acres in area.
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8. 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 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.

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.

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

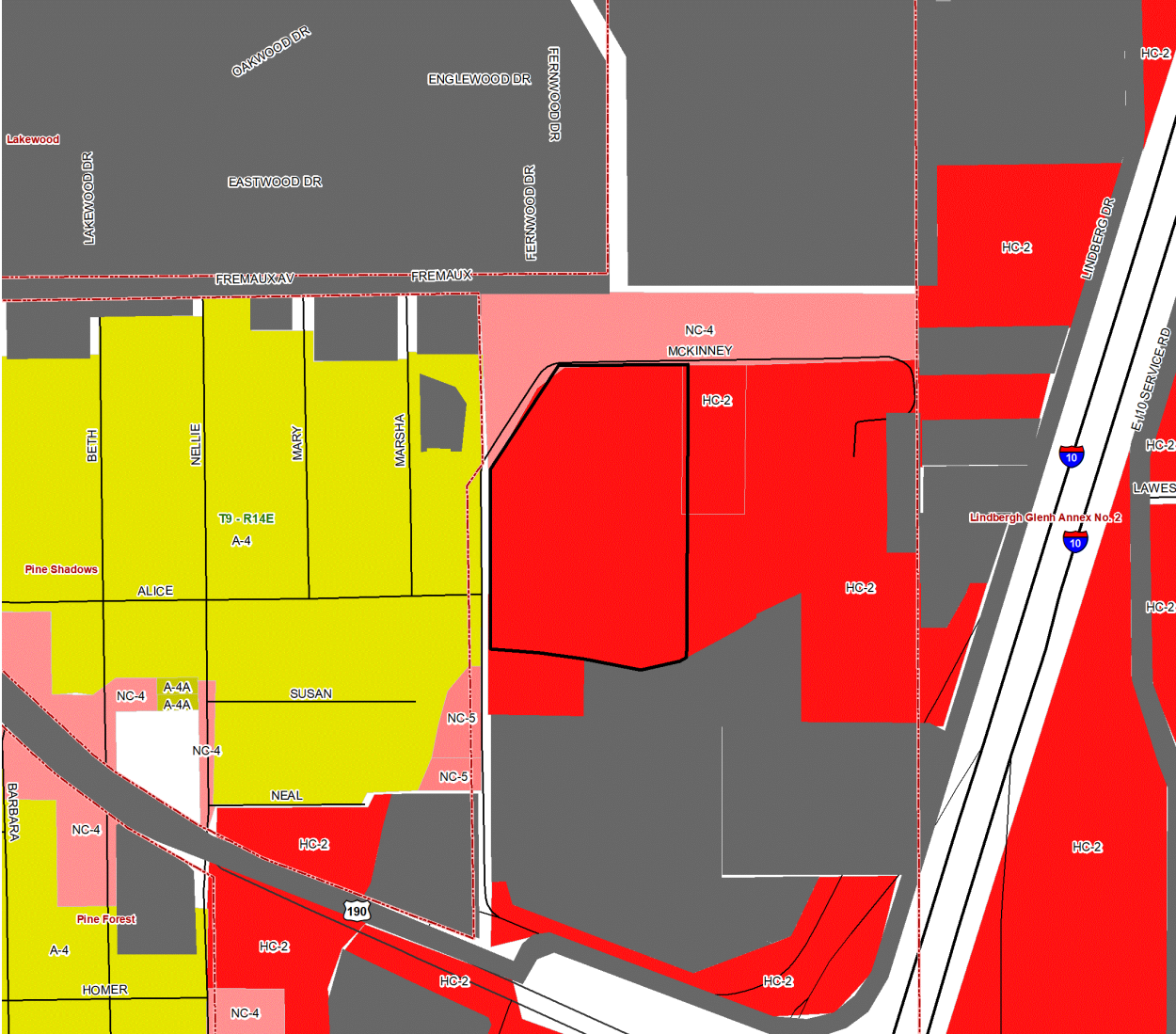
- i. Strategy 1:3:1 Locate manufacturing and logistics area and other high intensity land uses at appropriate distances from Residential Neighborhoods, Conservation Area, and sensitive ecological areas to create a gradual transition zone to minimize negative impacts.

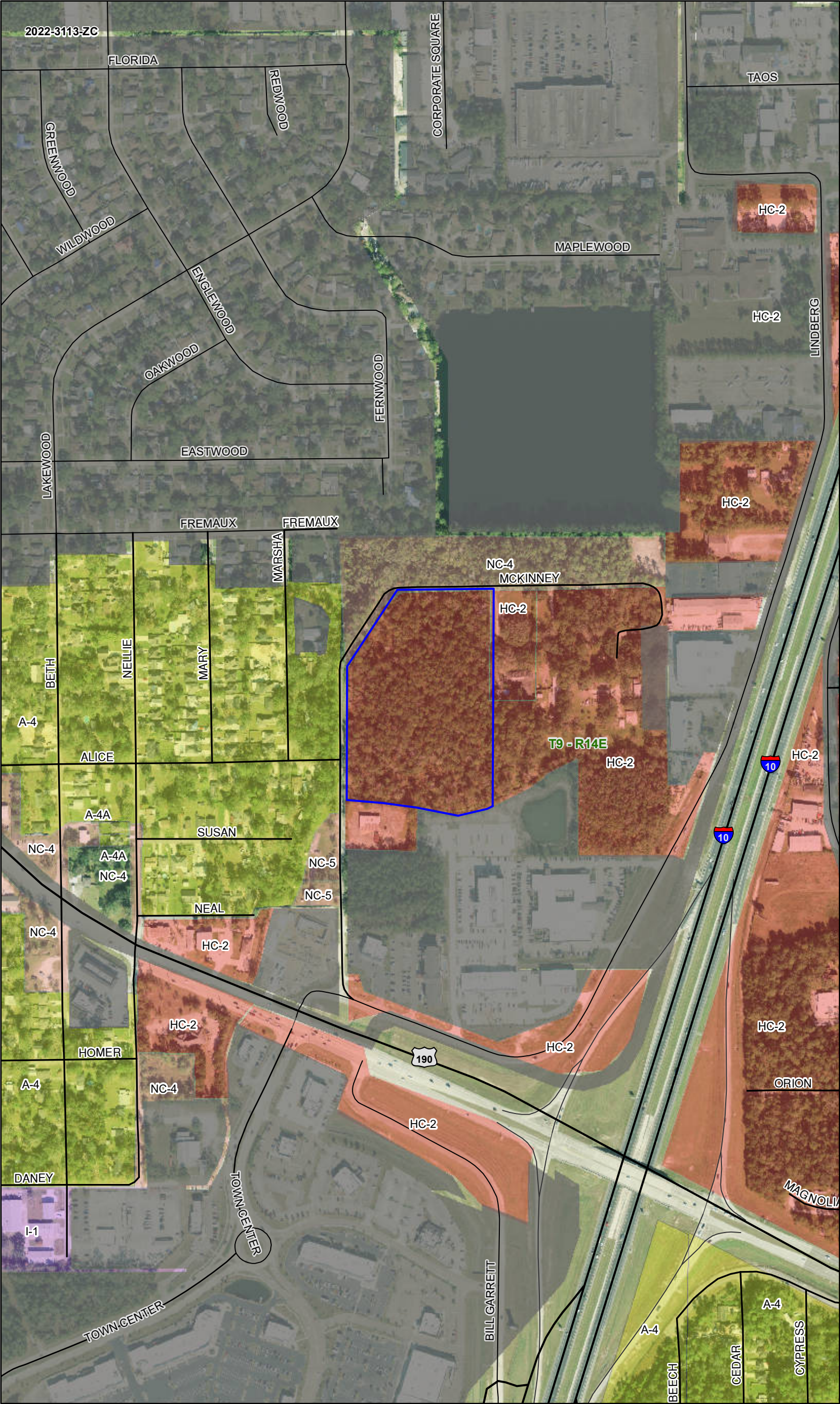


ZONING STAFF REPORT
2022-3113-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





Subject Property



ZONING STAFF REPORT
2022-3058-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: Tommy’s Carwash: New Construction **Gross Area Lot Size:** 1.32 acres
Previous/Current Use: Gas Station **Use Size:** 5,207 sq. ft.
Owner: Revive Holdings 21, LLC **Council District:** 1
Applicant: Jordan Williams **Prior Determination:** Postponed - October 4, 2022
Commission Hearing: December 6, 2022 **Prior Determination:** Postponed – November 2, 2022
Posted: November 21, 2022 **Determination:** Approved, Denied, Postponed
Location: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive; Covington S47, T7S, R11E, Ward 1, District 1



Current Zoning
HC-2 Highway Commercial District
Planned Corridor Overlay
Highway 21 Planned Corridor
Future Land Use
Commercial
Flood Zone
Preliminary: Flood Zone X
Effective Flood Zone C
Critical Drainage: No

Site Information:

1. The petitioned property consists of a total of 1.32 acres which is located on the east side of Highway 21, south of Hyacinth Drive, Covington. The property is currently developed with a non-operational Chevron gas station including an existing building, carwash, and gas station canopy.
2. The applicant is currently proposing to demolish the existing building, carwash, and gas station canopy and construct a new 5,207 sq. ft. carwash facility.
3. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial - Retail	HC-2 Highway Commercial District
South	Commercial – Gas Station	HC-2 Highway Commercial District
East	Residential	A-2 Suburban District
West	Commercial - Retail	HC-2 Highway Commercial District

Per Table 1 above, the subject site is within the Highway 21 Planned Corridor district and abuts an existing residential subdivision known as Flowers Estates to the east and several existing commercial uses to the north, south, and west.



ZONING STAFF REPORT
2022-3058-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Findings:

The applicant has submitted a survey, a site plan, and a landscape plan which provides the limits of work for the proposed carwash. 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:

Highway 21 Street Buffer

1. Per Sec. 130-1814(1)(e)(1)(i)(B), the street planting area shall contain a minimum of one Class A tree per every 300 sq. ft. of the street planting area and one Class B tree per every 200 sq. ft. of the street planting area.
 - **The property is 170 ft. wide and is required 44 ft. of landscaped tree buffer requiring 25 Class A trees and 37 Class B trees.**
 - **The proposed LS-1 and LS-2 landscape plans shows 6 Class A and 6 and therefore the applicant is requesting a waiver to the required number of trees within the Highway 21 Street Planting buffer.**
 - **Staff recognizes there are two existing 14'-15' concrete drives on the site which could prohibit the planting of the required number of Class A and Class B trees. The applicant has submitted a request to DOTD to keep these driveways as they are today. However, if the request is denied and DOTD requires the applicant modify the plan to show a singular two way entrance, this will provide more planting area for the applicant to provide the required number of Class A and B trees.**

Northern Side Yard Buffer

2. Per Sec. 130-1977(b) buffer planting area width shall be a minimum of ten feet.
 - **The current site plan and landscape plan show an existing 7.5 ft. side yard setback along the northern side property line. The applicant is requesting a waiver to the Side Yard Planting Area regulations to maintain the existing 7.5 ft. side yard buffer area.**

Southern Side Yard Buffer

3. Per Sec. 130-1977(b) buffer planting area width shall be a minimum of ten feet.
 - **The current site plan and landscape plan show an existing 8.2 ft. side yard setback along the southern side property line. The applicant is requesting a waiver to the Side Yard Planting Area regulations to maintain the existing 8.2 ft. side yard buffer area.**

Additional Regulations

4. 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 has provided a hydrological analysis in accordance with Sec. 115-111. This document has been reviewed by the Department of Engineering and sent back to the applicant with required revisions on November 17, 2022.**
 - **Per Sec. 130-1975, there is no significant soil disturbance or more than 1" of fill permitted within the required buffers. The current proposed 2 ft. swale in the northern side yard buffer will impede on the existing tree roots and required plantings and is therefore not permitted. The applicant must revise the drainage plan to reflect these requirements.**
 - b. 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 has revised Sheet LS-2 to reflect this requirement under the Begonia Street side landscaping calculations.**
5. 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 has provided an interior calculation of the parking area of 10.8% which is consistent with the requirements listed above.**
6. A lighting plan in accordance with Chapter 130, Article VI, Division 4.



ZONING STAFF REPORT
2022-3058-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- **The applicant has submitted a photometric plan which appears to meet the requirements listed by ordinance.**

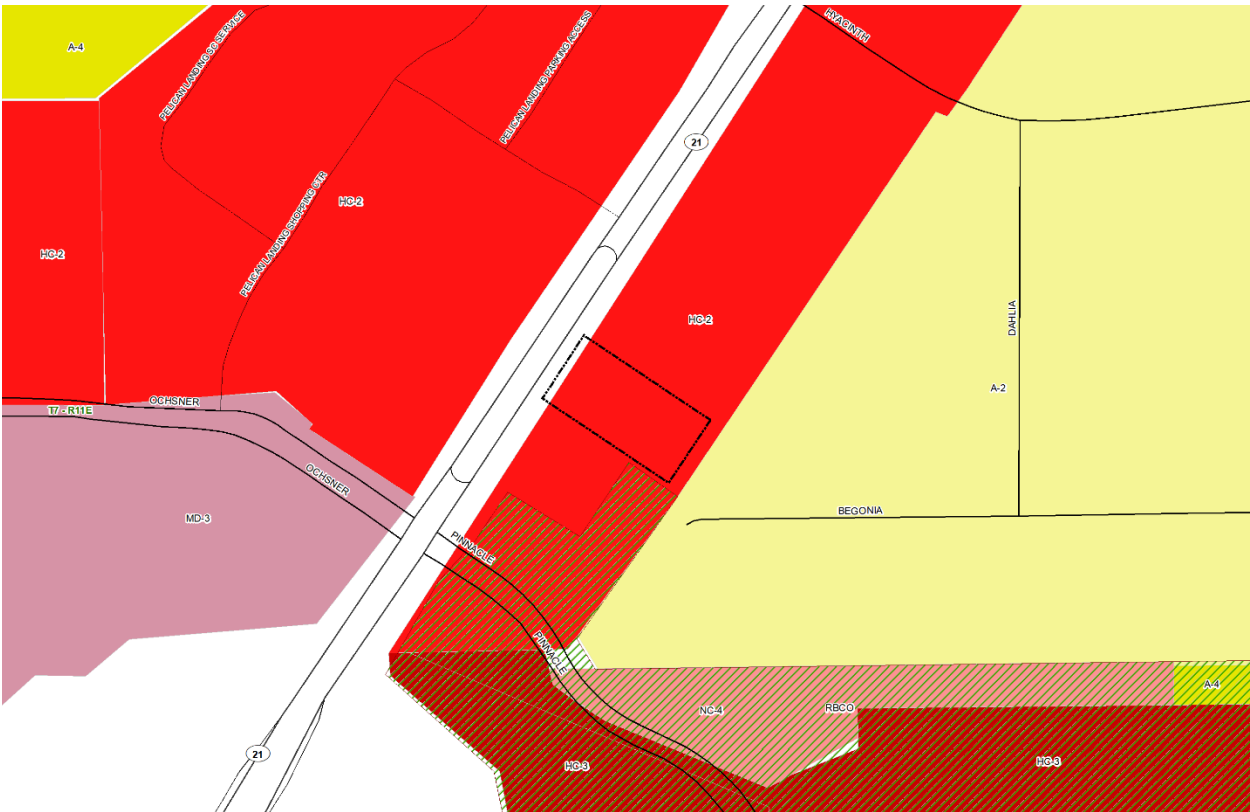
Informational Items:

1. The applicant must provide a LADOTD driveway permit or written verification that a driveway permit is not required at the permitting phase.
2. The applicant must provide utilities and civil plans to avoid conflicts with existing and proposed trees per code.
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. Strategy 1:9:3 Encourage redevelopment and adaptive reuse of existing, vacant buildings.
 - ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.
 - 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.



HC-2

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PELICAN LANDING PARKING ACCESS

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STYLER ST

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47
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MD-3

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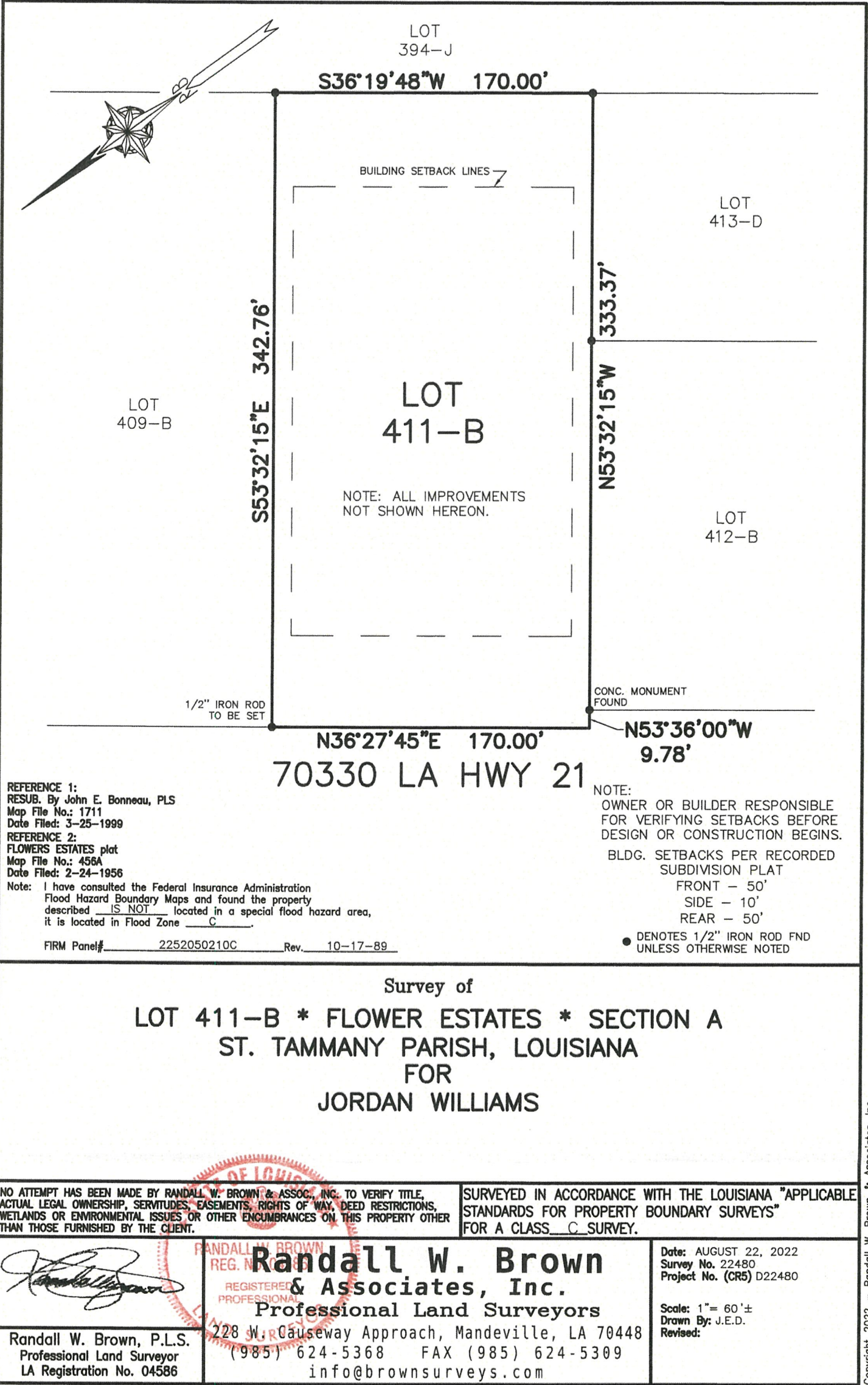
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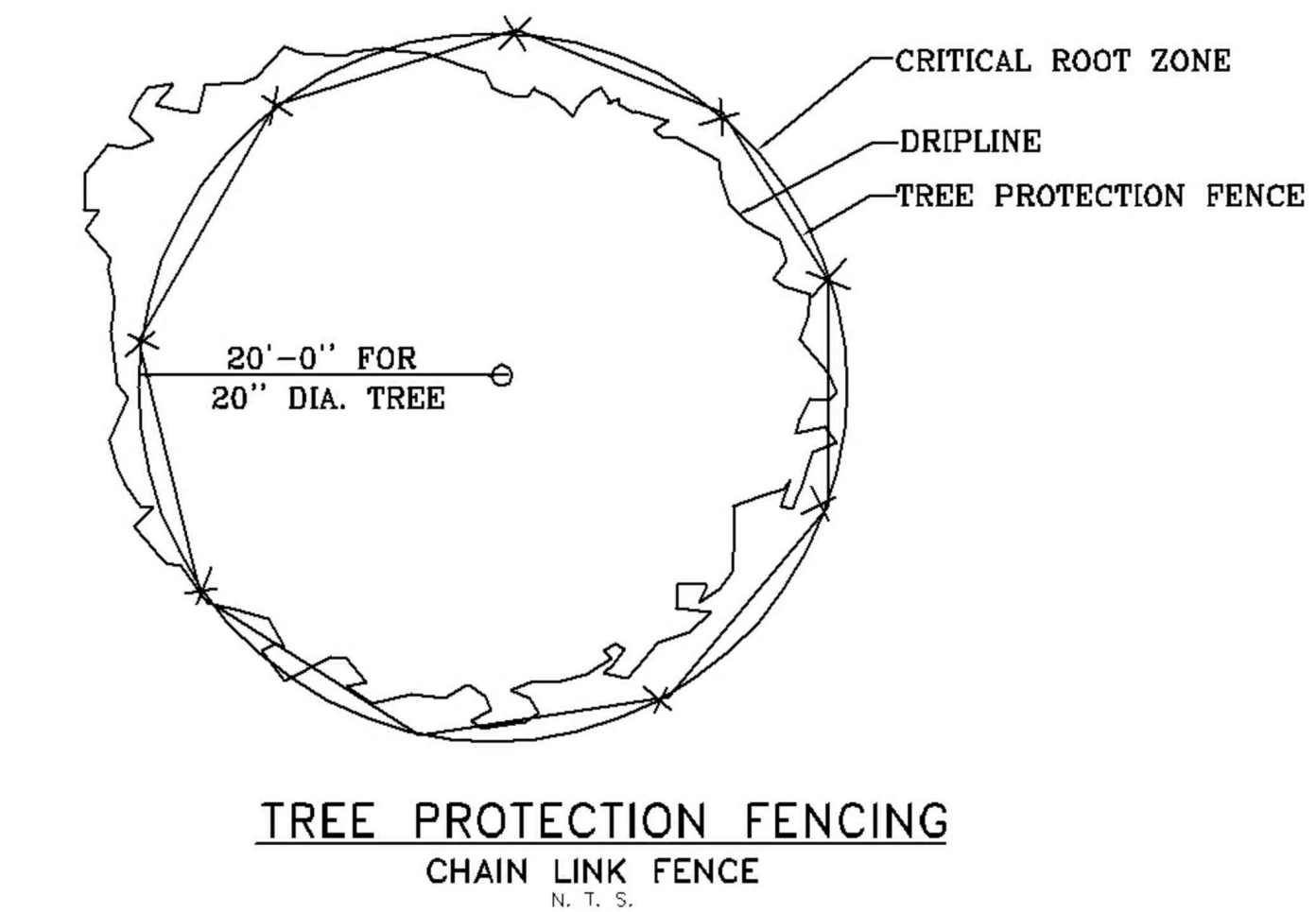
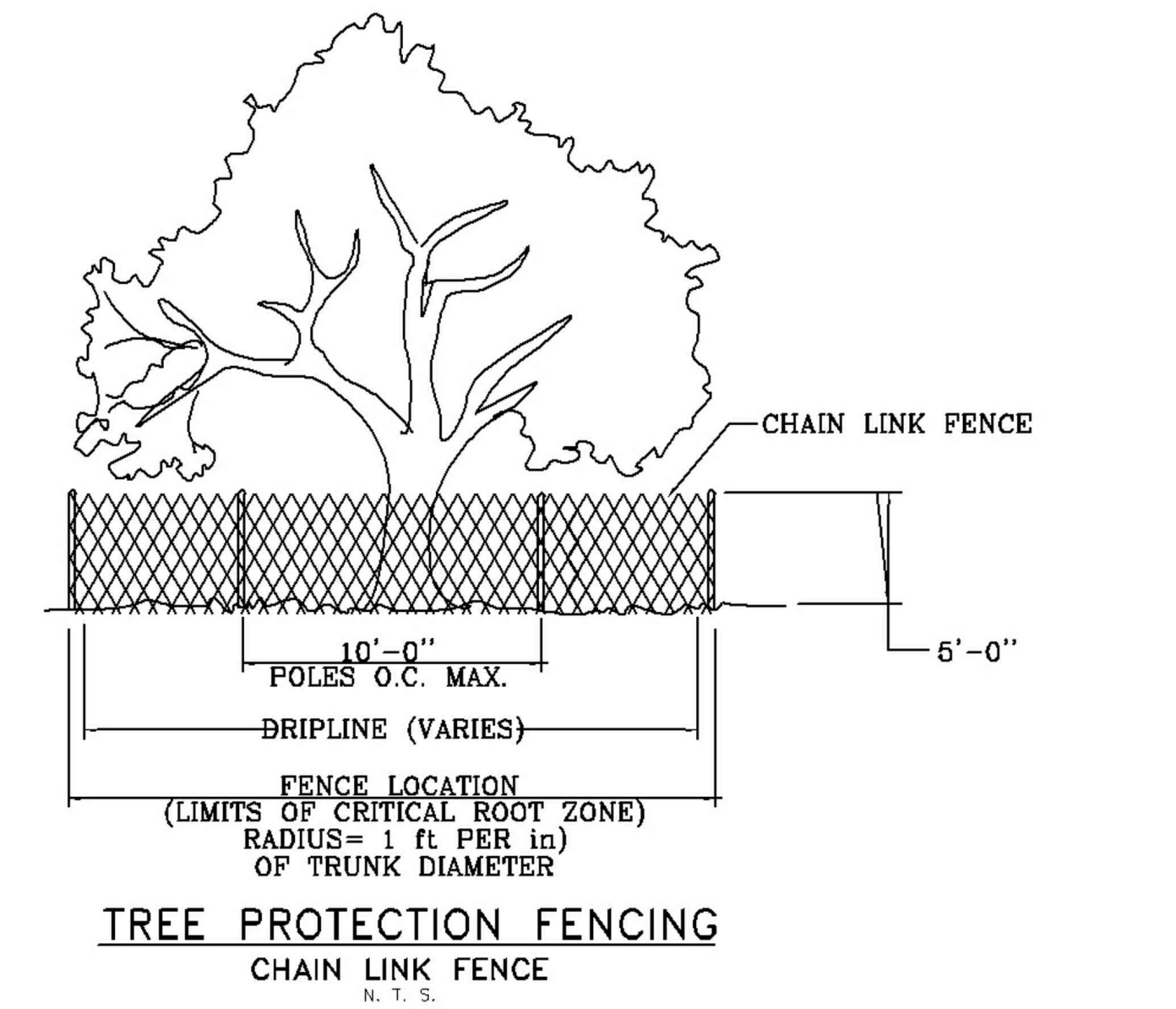
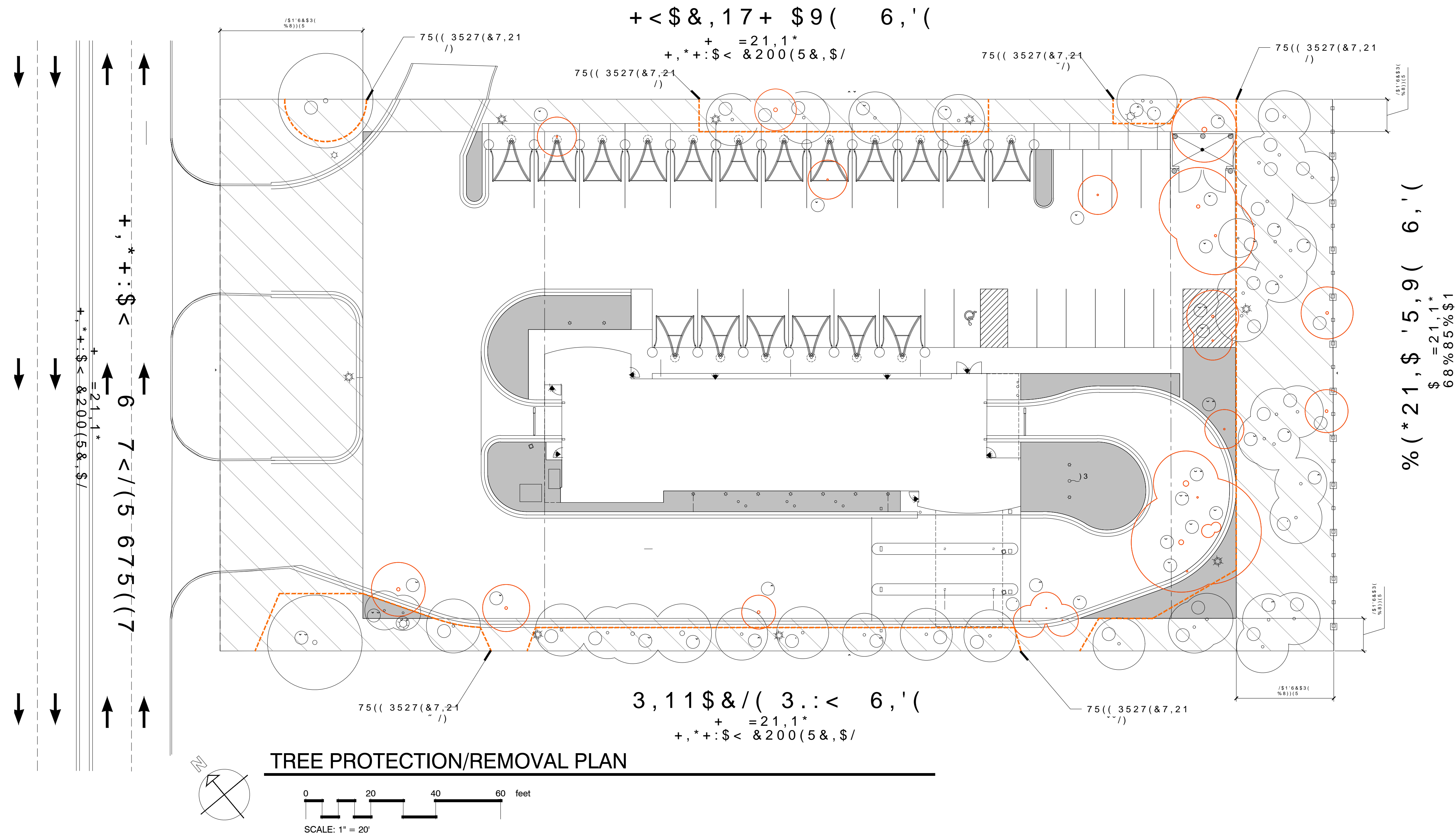
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HIGHWAY 21 (S. TYLER STREET)



- A. MAINTENANCE: The Owner or his agent shall be responsible for the maintenance and repair of all landscaping materials and barriers as may be required by the provisions of this Section.
1. Planting Beds shall be mulched to prevent weed growth and maintain soil moisture.
 2. Plant Materials shall be pruned as required to maintain good health and character.
 3. Turf areas shall be mowed periodically.
 4. All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas.
 5. The Owner of the Property shall be responsible for the provision of adequate water, fertilizer and nutrients to the required plant materials.
- B. REPLACEMENT: Subject to the provisions of Section 7.0105.E entitled, "Replacement of Preserved Trees that Die", trees and plants that die must be replaced within six (6) months of the death of the tree or plant with trees or plants that meet the requirements of Section 7.01. Barriers and curbs that are damaged or destroyed beyond repair shall be replaced within six (6) months after the damage or destruction.

LANDSCAPE CALCULATIONS

HIGHWAY 21 ROW - (S. TYLER STREET)

44' WIDE LANDSCAPE BUFFER REQUIRED (44' WIDE BUFFER PROVIDED)

170 LF * 44 = 7,480 / 300 = 25 CLASS A	6 TOTAL TREE CREDIT
170 LF * 44 = 7,480 / 200 = 37 CLASS B	8 CLASS B TREES PROVIDED
17 REQUIRED SHRUBS	+/-350 PROVIDED SHRUBS
	TREE VARIANCE REQUIRED

HYACINTH AVE. STREET (SIDE)

10' WIDE LANDSCAPE BUFFER REQUIRED (526.21SF ENCROACHMENT INTO SIDE BUFFER)

342.76 LF / 30 = 11.42 12 CLASS A AND 12 CLASS B REQUIRED
18 EXISTING TREE CREDIT
6 CLASS B PROVIDED BUFFER VARIANCE REQUIRED

BEGONIA STREET (SIDE)

30' WIDE LANDSCAPE BUFFER REQUIRED (30' WIDE BUFFER PROVIDED)

170 LF / 30 = 5.6 6 CLASS A AND 6 CLASS B REQUIRED
49 EXISTING TREE CREDIT
NO ADDITIONAL TREES PROVIDED
7' OPAQUE FENCE WITH BAMBOO SCREEN PROVIDED

PINNACLE PKWY (SIDE)

10' WIDE LANDSCAPE BUFFER REQUIRED (528.19 SF ENCROACHMENT INTO SIDE BUFFER)

333.37 LF / 30 = 11.11 12 CLASS A AND 12 CLASS B REQUIRED
33 EXISTING TREE CREDIT
NO ADDITIONAL TREES PROVIDED BUFFER VARIANCE REQUIRED

INTERIOR TREES

1 CLASS A TREE PER LANDSCAPE ISLAND (3) CLASS A TREES PROVIDED
11 PARKING SPACES PROPOSED

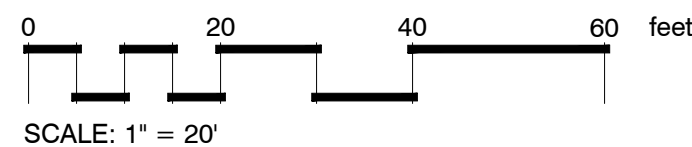
58,302SF TOTAL PROPERTY

-17,957SF TOTAL BUFFERS
-5,210SF TOTAL BUILDING
-35,135SF TOTAL VUA X 10% = 3,514 SF REQUIRED
3,796 SF PROVIDED 10.8% PROVIDED

MITIGATED TREES

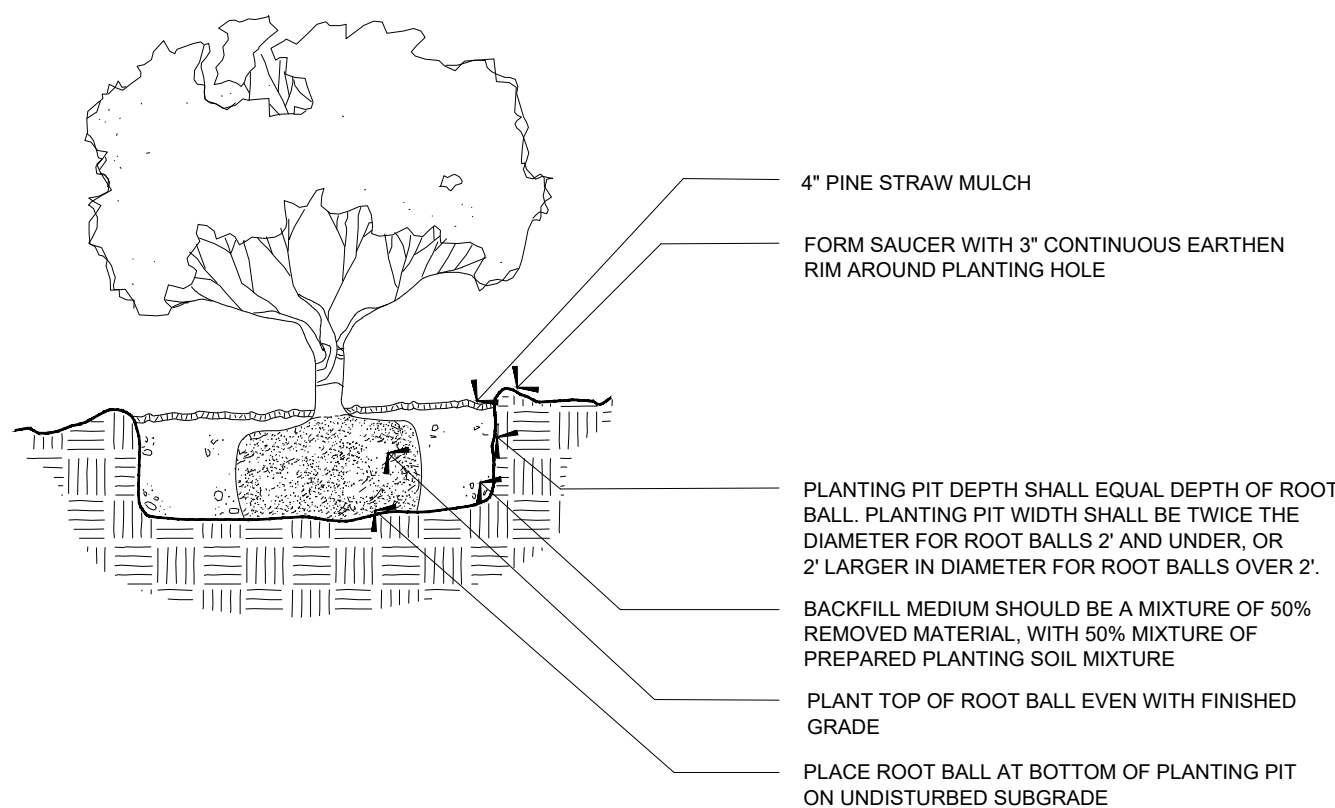
REPLACE REMOVED PROTECTED TREES
20" CALIPER INCHES TO BE REMOVED AND MITIGATED ON SITE

(5) 4" CALIPER CYPRESS TREES TO BE PROVIDED

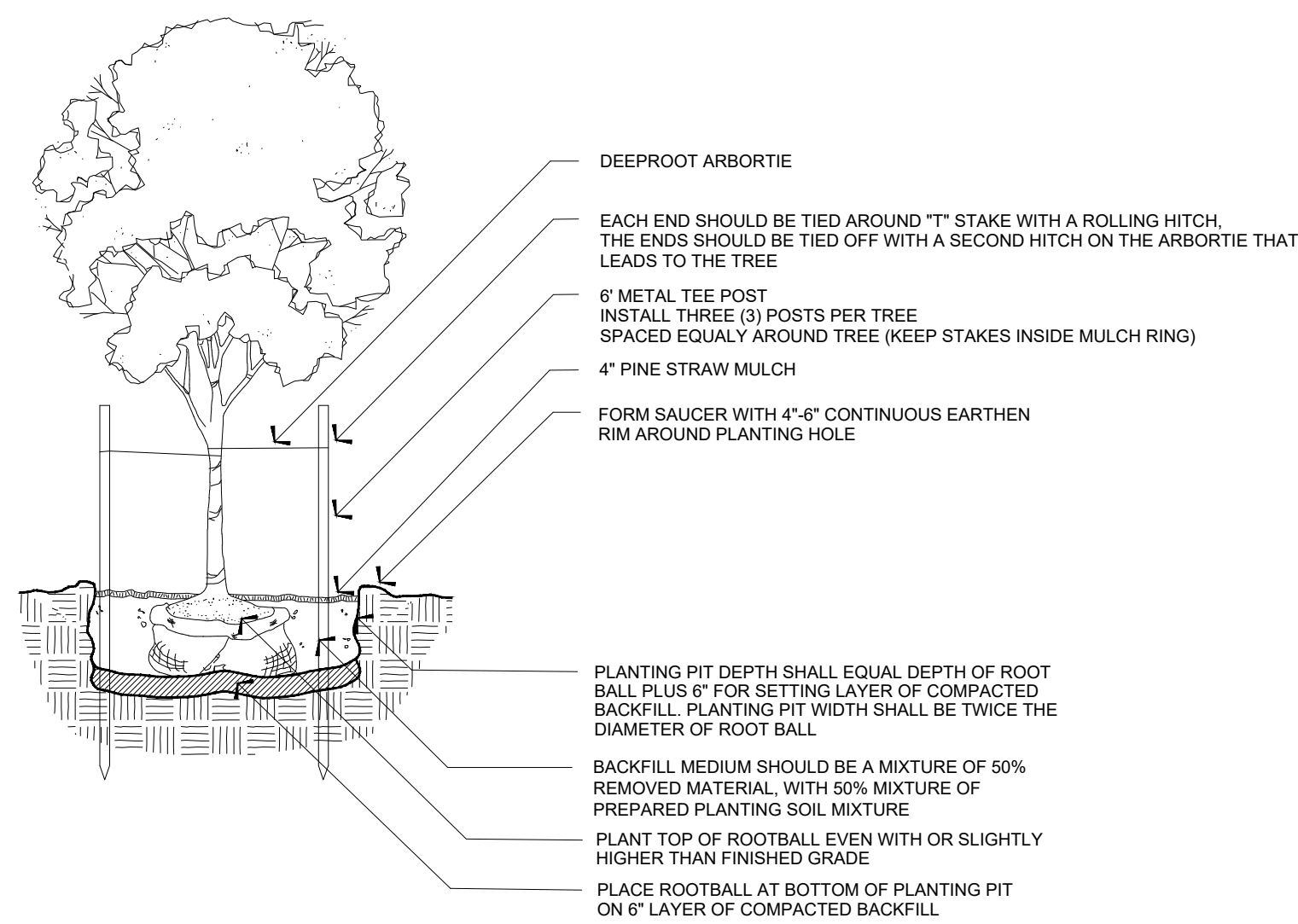


PARKING CALCULATION

OF EMPLOYEES (4) + (6 X BAY CAPACITY(3)) = 22
INCLUDING VACUUM STALLS, WE CURRENTLY HAVE 30 SPACES







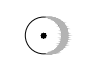








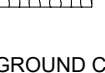
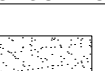


1	SHRUB PLANTING DETAIL
LS-1	N.T.S.



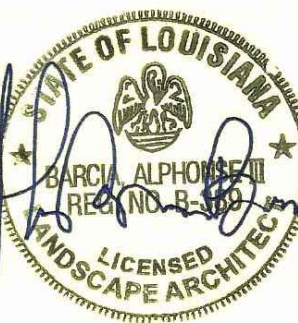
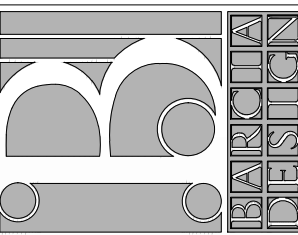
2	TREE PLANTING DETAIL
LS-1	N.T.S.

PLANT SCHEDULE

CLASS 'B'	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	IX	2	Ilex x 'Magdland' / Oakland™ Holly	30 Gal. Full to the Ground	1 1/2" Cal.	8'-10' ht.
	IE	12	Ilex x attenuata 'Eagleston' / Eagleston Holly	Gallon or B&B	1.5" Cal.	8'-10' ht.
CLASS 'A'	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	UB	3	Ulmus parvifolia 'UPMTF' / Bosque® Lacebark Elm	Gallon or B&B	2.50" Cal.	10' - 12' ht.
MITIGATED TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	TD	5	Taxodium distichum / Bald Cypress	Gallon or B&B	4" Cal.	14' - 16' ht.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	AA	33	Agapanthus africanus / African Lily	1-Gal.	Full Pots	
	BA	22	Bambusa multiplex 'Alphonse Karr' / Alphonse Karr Hedge Bamboo	B&B	4' Tall Clumping	
	BW	349	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	1-Gal.	Full Pots	
	BW2	18	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	7-Gal.	2' Topiary Globe	
	CG	27	Camellia sasanqua 'Shishi Gashira' / Shishi Gashira Camellia	7-Gal.	18"ht. 18"spd.	
	PM	30	Podocarpus macrophyllus / Japanese Yew	3-Gal.	18" Min. Ht.	
	RG	17	Rhododendron indicum 'George L. Taber' / George L. Taber Indica Azalea	3-Gal.	2' ht. at the time of planting	
	RF	22	Rhododendron obtusum 'Fashion' / Fashion Azalea	3-Gal.	18"ht. 18"spd.	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	RI	34	Rosa x 'Meijocosa' TM / Pink Drift Groundcover Rose	3-Gal.		36" o.c.
	RR	54	Rosa x 'Radwhite' TM / White Knock Out Rose	3-Gal.		42" o.c.
	SA	508	Seasonal Color / Annuals	To be selected	Full Pots	10" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	
	SOD	10,411 sf	Cynodon dactylon / Bermuda Grass	Squares or Mini Rolls	Class 'A'	
	MULCH	3,229 sf	Existing Buffer (Woods) / Pine Straw Mulch	SF	3" Depth	

ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.

562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARIADDESIGNS@GMAIL.COM
(985) 960-0429



10/25/2022

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECT AND MAY BE USED ONLY ON THE PROJECT NAMED HEREIN. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ANY USE IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT STATUTES.

Tommy's Car Wash
70330 Highway 21 (S. Tyler Street)
St. Tammany Parish, LA.

Sheet Title: Landscape Plan

OB No.

CALE: AS SHOW

RAWN BY: AB3

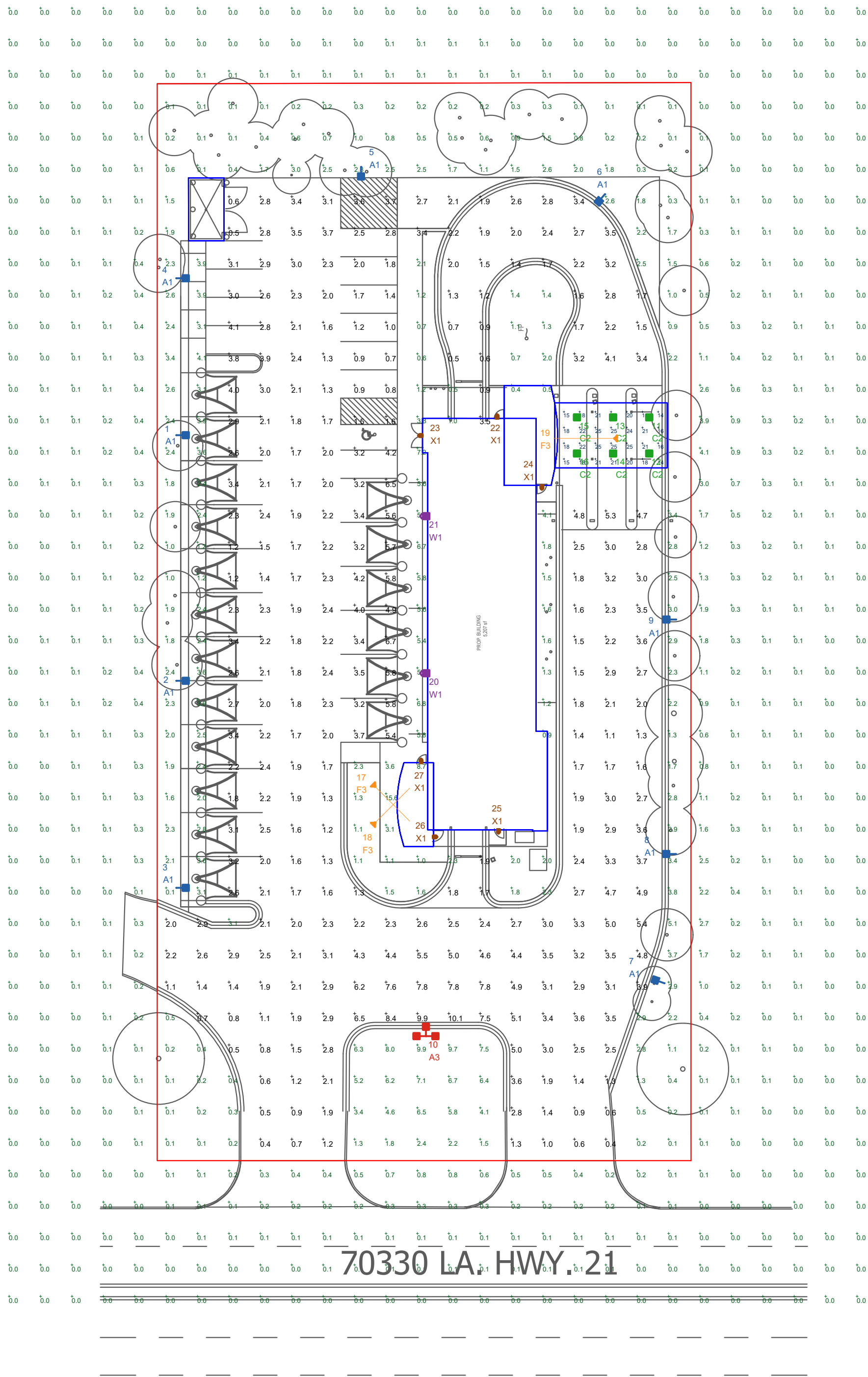
SHEET:

LS-2

EV.

DATE: OCTOBER 25TH 2022

IF DRAWING IS NOT 24" X 36" SCALE ACCORDINGLY



NOTE:
- ALL AREA LIGHTS ON NEW 17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS
REGULATED BY LOCAL ORDINANCES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	19.89	25	14	1.42	1.79
PAVED	2.67	10.1	0.4	6.68	25.25
UNDEFINED	0.70	15.6	0.0	N.A.	N.A.



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A1	20
2	A1	20
3	A1	20
4	A1	20
5	A1	20
6	A1	20
7	A1	20
8	A1	20
9	A1	20
10	A3	20
11	C2	15
12	C2	15
13	C2	15
14	C2	15
15	C2	15
16	C2	15
17	F3	1
18	F3	1
19	F3	15
20	W1	15
21	W1	15
22	X1	9
23	X1	9
24	X1	9
25	X1	9
26	X1	9
27	X1	9

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	9	A1	SINGLE	8574	1.010	B1-U0-G2	72	648	Cree Inc	OSQM-B-11L-57K7-4M-XX-NM-XX-Q9 + OSQ-BLSMF
	1	A3	3 @ 90°	11174	1.010	B2-U0-G2	72	216	Cree Inc	OSQM-B-11L-57K7-4M-UL-NM-XX
	6	C2	SINGLE	5249	1.010	B2-U0-G1	45	270	CREE, INC.	CAN-304-SL-XX-04-E-UL-XX-350-57K
	3	F3	SINGLE	3048	1.010	B2-U0-G0	25	75	CREE, INC.	FLD-EDG-N6-AA-02-E-UL-XX-350-57K
	2	W1	SINGLE	11259	1.010	B3-U0-G3	134	268	CREE, INC.	SEC-EDG-4M-WM-06-E-UL-XX-700-57K-DIM
	6	X1	SINGLE	1530	1.000	N.A.	15.8	94.8	BARRON LGHTING GROUP	SLW-15-4K-XX-EM (BY OTHERS)



AREA





CANOPY



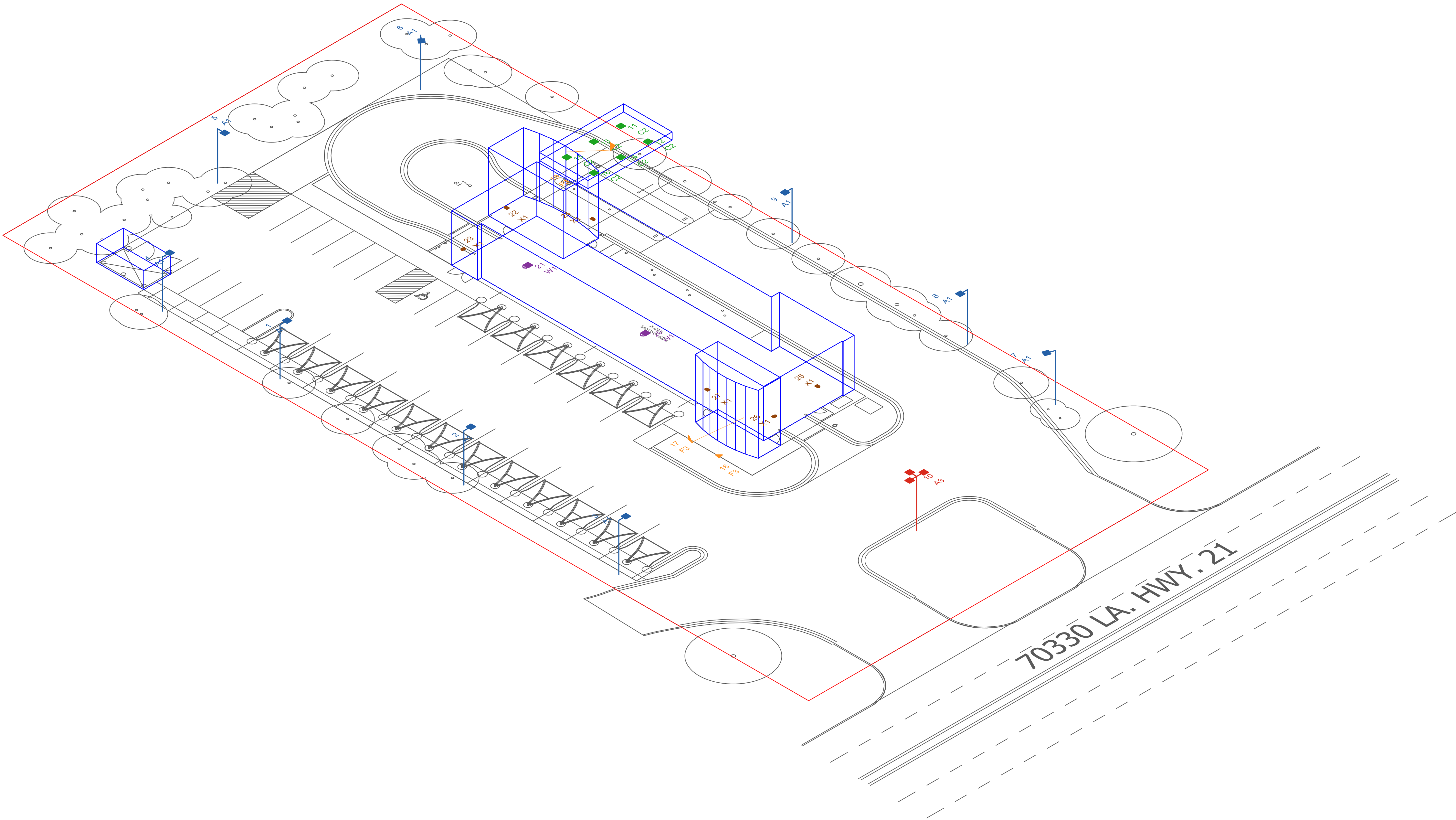
FLOOD

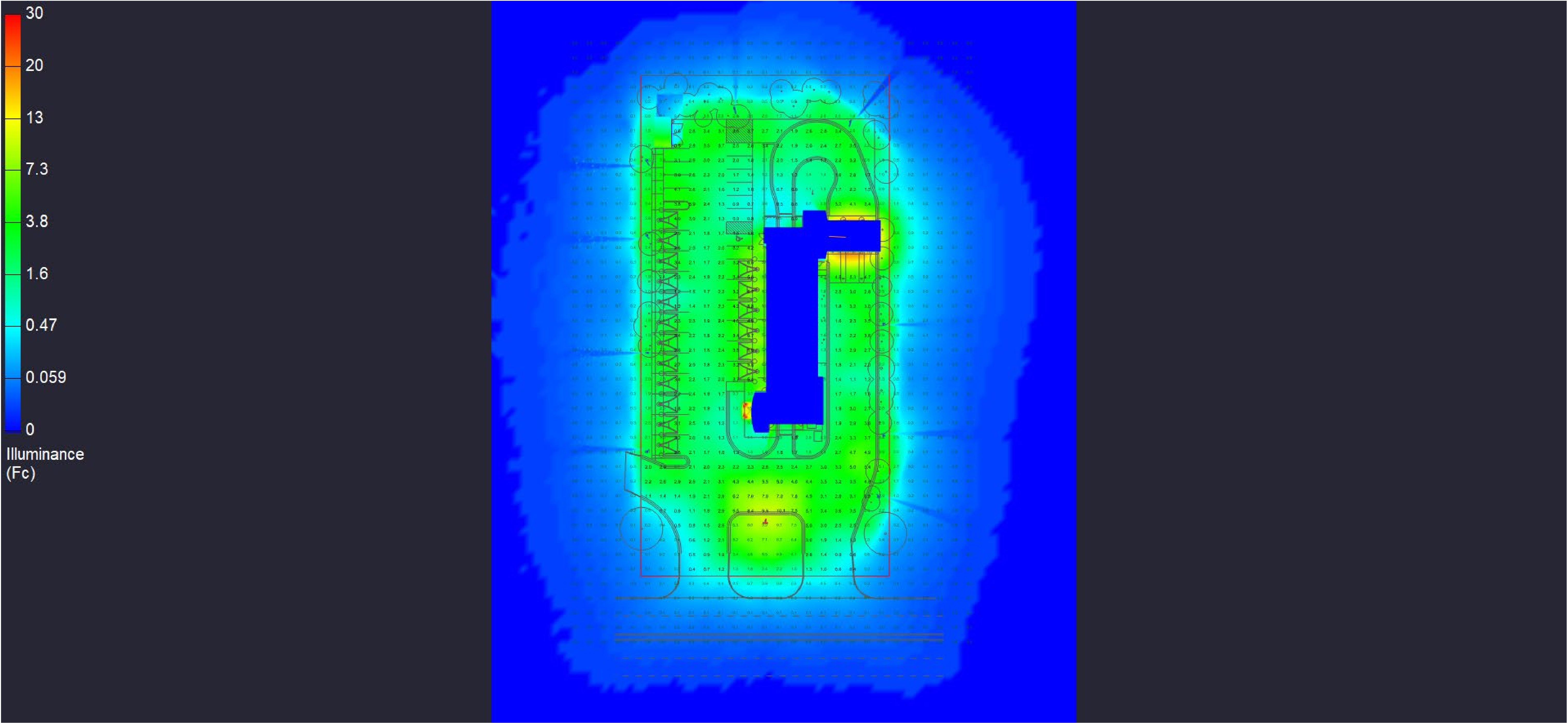


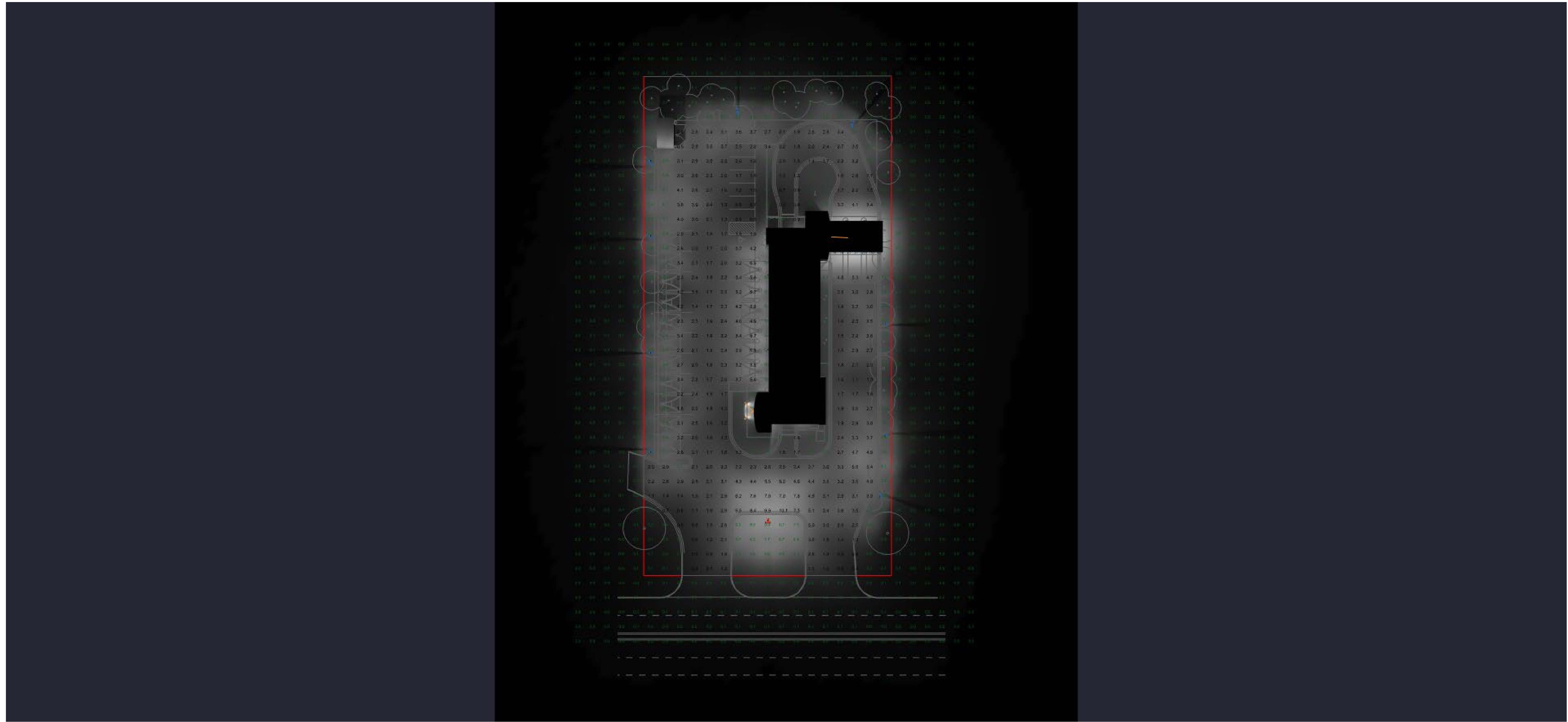
WALL MOUNTED



2022-3058-PR









ZONING STAFF REPORT
2022-3128-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: Magnolia Wellness Urgent Care: Change of Use **Gross Area Lot Size:** 1.267 acres
Previous/Current Use: Office **Use Size:** 2,400 sq. ft.
Owner: Chris Combs Properties, LLC **Council District:** 1
Applicant: Chris Combs **Determination:** Approved, Denied, Postponed
Commission Hearing: December 6, 2022 **Posted:** November 21, 2022

Location: Parcel located on the west side of LA Highway 21, north of Dummy Line Road, Madisonville S41. T7S, R10E, Ward 1, District 1



Current Zoning

NC-4 Neighborhood Institutional District

Planned Corridor Overlay

Highway 21 Planned Corridor

Future Land Use

Commercial & Institutional

Flood Zone

Preliminary: Flood Zone X
Effective Flood Zone A13

Critical Drainage: Yes

Site Information:

1. The petitioned property consists of a total of 1.267 acres which is located on the west side of LA Highway 21, north of Dummyline Road, Madisonville. The property is currently developed with an existing 2,400 sq. ft. office building, a single-family residence, and two accessory sheds.
2. The applicant is currently proposing to renovate the 2,400 sq. ft. office building to accommodate a new proposed urgent care. Per Sec. 130-1813(c)(1)(a), “structures utilized by a single business which are not a part of a development with multiple land uses such as a shopping center, and which structures were in existence prior to the adoption of the planned corridor, shall comply with the planned corridor district regulations upon change of permitted use or a change of occupancy that would require an increase in the number of parking and loading spaces needed to service the structure”.

3. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	United Methodist Church	NC-4 Neighborhood Institutional District
South	Undeveloped	NC-1 Professional Office District
East	Residential	PUD – Planned Unit Development: Brady Island
West	Undeveloped & Residential	A-2 Suburban District

Per Table 1 above, the subject site is within the Highway 21 Planned Corridor district and abuts an existing church to the north, undeveloped property and existing residential uses to the west, undeveloped property zoned NC-1 to the south, and is across Highway 21 from the existing Brady Island PUD to the east.



ZONING STAFF REPORT
2022-3128-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Findings:

The applicant has submitted a boundary survey and tree survey, a site plan and landscape plan, and a drainage study for the proposed development. Staff has reviewed the application and offers the following comments:

Highway 21 Street Buffer

1. Per Sec. 130-1814(1)(e)(1)(i)(A), the street planting area shall be a minimum of 25 feet in depth. For lots greater than 150 feet in depth, the street planting area shall include one additional foot for every ten feet in depth.
 - **The average depth of the subject property is 299 ft. which suggests that per the above regulation, this property is required a 40 ft. street buffer along Highway 21. A portion of the existing building and walkway pavement currently encroaches into the required 40 ft. street buffer. This is an existing situation.**
2. Per Sec. 130-1814(1)(e)(1)(i)(B), the street planting area shall contain a minimum of one Class A tree per every 300 sq. ft. of the street planting area and one Class B tree per every 200 sq. ft. of the street planting area.
 - **The property is 173 ft. wide and is required a 40 ft. landscaped tree buffer along Highway 21, necessitating 23 Class A trees and 35 Class B trees.**
 - **The proposed landscape plans show an existing 8" oak, an existing 18" live oak, and an existing 30" live oak within the Highway 21 street buffer. This provides the applicant a total of 10 tree credits and they are proposing to plant 2 additional Class A trees and 6 additional Class B trees. Therefore, the applicant is requesting a waiver to the required number of trees within the Highway 21 Street Planting buffer for the following: 11 Class A trees and 29 Class B trees.**
 - **Staff recognizes a portion of the existing building and an existing concrete pathway from the parking lot to the front door of the establishment impedes upon the required 40' street buffer, therefore eliminating plantable area. Staff also recognizes the existing large oak trees within the street buffer also impede the plantable area. The landscape plan submitted shows an abundance of trees proposed within the buildable area of the site that are not required, therefore mitigating the reduction of required Class A and Class B trees in the Highway 21 street buffer.**

Southern Dummyline Road Buffer

3. Per Sec. 130-1976(a)(2), if a property abuts two or more streets or roads, the street planting area shall be 20 ft. on a property with a depth of less than 300 ft.
 - **The landscape plan shows a portion of the Dummy Line Road buffer meeting the 20 ft. width requirement. However, this 20 ft. buffer stops approximately 136 ft. from the Dummyline Road/Highway 21 intersection to account for the existing paving and 5 parking spaces for the site. This configuration requires traffic circulation to back directly into the Dummyline Road right of way, requiring a waiver to maintain. If the Zoning Commission chooses to eliminate this parking and require the applicant to add the five additional spaces in the new proposed parking area, it will be subject to the applicant submitting a new landscape plan which meets the buffer and landscape requirements of Section 130-1976.**
4. Per Sec. 130-1976, a street planting area is required to provide 1 Class A tree, 1 Class B tree, and 1 shrub per 30 linear feet of street buffer.
 - **The Dummyline Road right of way requires 9 Class A trees, 9 Class B trees, and 27 shrubs. The proposed landscape plan shows an existing 8" Live Oak and an existing 24" Pine. These existing trees provide a total of 7 tree credits. The landscape plan proposes to plant 2 additional Class A trees and 5 additional Class B trees. Therefore, the applicant is requesting a waiver to the required number of tress within the Dummyline Street Planting buffer for the following: 1 Class A tree and 5 Class B trees.**
 - **Staff recognizes there is an existing parking area and driveway located within the required buffer, eliminating a portion of plantable area. The landscape plan submitted shows an abundance of trees proposed within the buildable area and an abundance of trees along the western buffer of the site in an effort to mitigate the reduction of required plantings.**



ZONING STAFF REPORT
2022-3128-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Western Rear Yard Landscape Buffer

5. Per Sec. 130-1814(1)(e)(1)(ii), a non-residential property abutting a residential district shall have a minimum side yard and rear yard requirement of 30 feet.
 - **The western boundary of the property abuts a residential district, therefore requiring a 30 ft. rear yard buffer. This portion of the property is currently developed with an existing house and shed which encroaches upon the 30 ft. buffer. Although this area is outside of the scope of work as indicated by the "limit of work" line, the applicant is proposing to exceed required plantings to mitigate the reduction of the required Class A and Class B trees in the Dummyline Road street buffer.**

Northern Side Yard Landscape Buffer

6. Per Sec. 130-1977, the landscape plan must provide a 10 ft. side yard buffer with 11 Class A trees and 11 Class B trees.
 - The landscape plan submitted shows a 10 ft. side yard buffer with 11 tree credits and 11 additional Class B trees, therefore meeting the ordinance.

Additional Regulations

7. 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 has provided a hydrological analysis which has been reviewed and preliminarily approved by the Department of Engineering in accordance with Sec. 115-111.**
 - b. A lighting plan in accordance with Chapter 130, Article VI, Division 4.
 - **The applicant has not submitted a photometric plan and the site plan does not show the indication of any new outdoor lighting.**

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. The applicant must provide utilities and civil plans to avoid conflicts with existing and proposed trees per code.
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

Institutional: areas provide adequate space in central, accessible areas for provision of public and public-serving facilities and services, such as large health care facilities, higher education campuses, and large fire and police stations

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. Strategy 1:9:3 Encourage redevelopment and adaptive reuse of existing, vacant buildings.
 - ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.
 - 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.



ZONING STAFF REPORT
2022-3128-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2022-3128-PR

SURROW

PUD

A-2

NC-4

PUD
A-2

PUD

T7 - R10E

41

A-2

NC-4

DUMMY LINE

NC-1

HC-1

NC-1

ED-1

A-1

BRADY ISLAND

21

NC-1



A Minor Subdivision of a 0.677, 0.438
& 0.152 Acre Parcel of Land, into
Parcel A, situated in Section 41,
T-7-S, R-10-E, St. Tammany Parish,
Louisiana

POB is reported to be N26°55'E, 2614.3';
S86°19'44"E, 254.01'; S83°18'51"E, 176.29';
S81°44'55"E, 134.43'; S20°11'21"W, 76.53';
S33°32'07"W, 400.01'; S32°38'18"W, 125.56'
from the Section Corner common to Sections
38, 41 & 44 T7S R10E, St. Tammany Parish,
Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

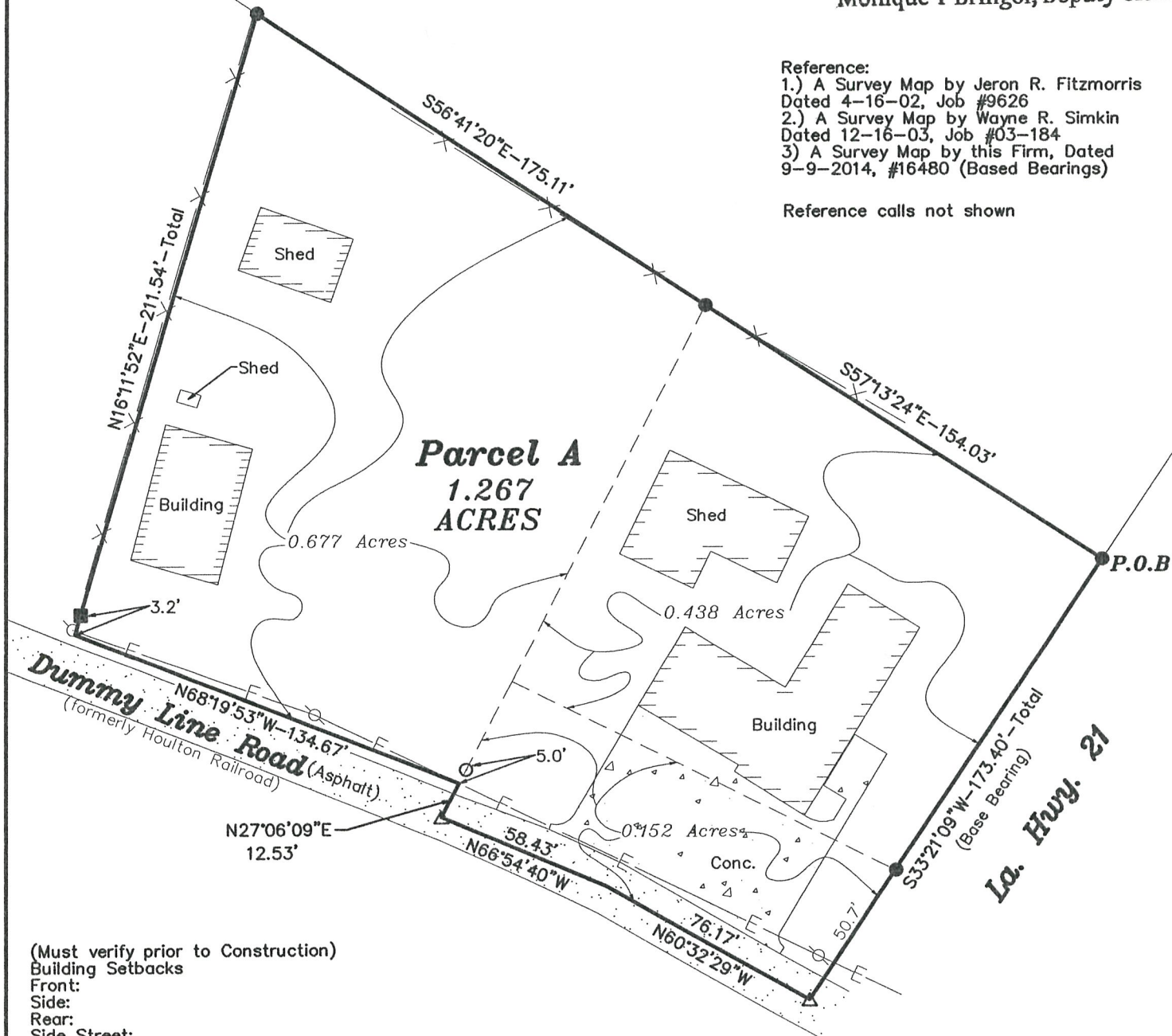
04-26-2022 6107E

DATE FILE NO.
Monique T Bringol, Deputy Clerk

Reference:

- 1.) A Survey Map by Jeron R. Fitzmorris
Dated 4-16-02, Job #9626
- 2.) A Survey Map by Wayne R. Simkin
Dated 12-16-03, Job #03-184
- 3) A Survey Map by this Firm, Dated
9-9-2014, #16480 (Based Bearings)

Reference calls not shown



(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 PFD/STALS.

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

LEGEND:

- = Fnd. 3/4" Iron Pipe
 ○ = Set 1/2" Iron Rod
 △ = Set Mag Nail
 —X— = Fence
 —F— = Powerline

MAP PREPARED FOR **CM COMBS PROPERTIES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 41, T-7-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

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 50'

DATE: 3-18-2022

NUMBER: 20732

PLANT SCHEDULE					
Common Name	Scientific Name	QTY	SIZE	CALIPER	NOTES
Dahoon Holly (Class B)	Ilex cassine	7	8'-10' Tall	1.5" Min.	S.T.
Greybeard (Class B)	Chionanthus virginicus	7	8'-10' Tall	1.5" Min.	M.T.
Ironwood (Class B)	Carpinus caroliniana	27	8'-10' Tall	1.5" Min.	S.T.
Willow Oak (Class A)	Quercus phellos	14	10'-12' Tall	2.5" Min.	S.T.
Agapanthus 'Lily of the Nile'		32		3 Gal.	
Azalea 'Pride of Mobile'	Azalea 'Pride of Mobile'	61	2' Tall	3 Gal.	
Banana Shrub	Michelia figo	1	4' Tall	7 Gal.	
'Frostproof' Gardenia	Gardenia jasminoides 'Frostproof'	21	2' Tall	3 Gal.	
Hydrangea 'Endless Summer'	Hydrangea macrophylla 'Bailmer'	4	2' Tall	3 Gal.	
'Limelight' Hydrangea	Hydrangea paniculata 'Limelight'	10	2' Tall	3 Gal.	
Pink Muhly Grass	Muhlenbergia capillaris	29	2' Tall	3 Gal.	
Shi Shi Camellia	Camellia sasanqua 'Shishi Gashira'	62	2' Tall	3 Gal.	
Seasonal Color	To Be Determined	216	4' Pots	6" O.C.	

All areas disturbed during development will be sodded

Parking Calculations:

Future Medical Office- 2,400 sq. ft. = 12 Spaces Required (1 space per 200 sq. ft.)
12 Spaces Provided + 1 ADA Space Provided

Landscape Provided:

17 Class A Trees Provided
38 Class B Trees Provided
436 Shrubs Provided
1,564 sq. ft. of Greenspace Provided

West Buffer:

Landscape Required:
Length= 211.54' Width= 30'
1 Class A Trees per 30'
1 Class B Trees per 30'
Credits: 15 Credits

Landscape Provided:

1 Class A Tree Provided
7 Class B Trees Provided

#1 2"x4" S.Y.P. TREADED FRAMING MATERIAL

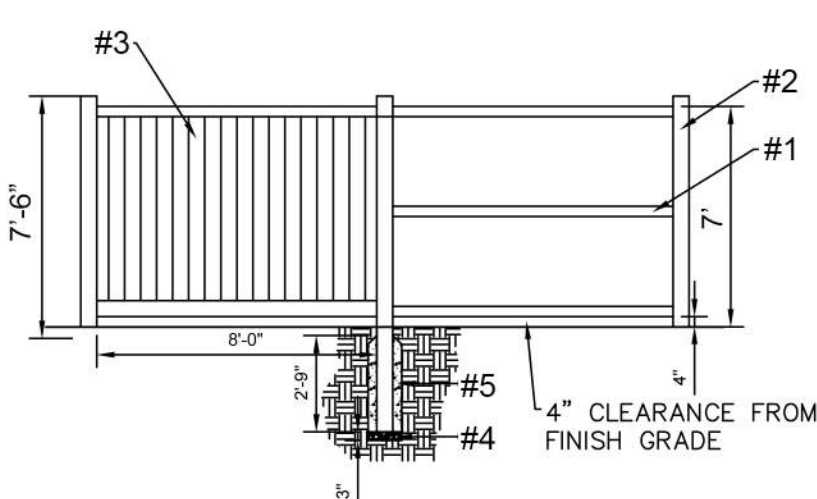
#2 6"x6" S.Y.P. TREADED POST

#3 5/4"x6" S.Y.P. TREADED VERTICAL BOARD

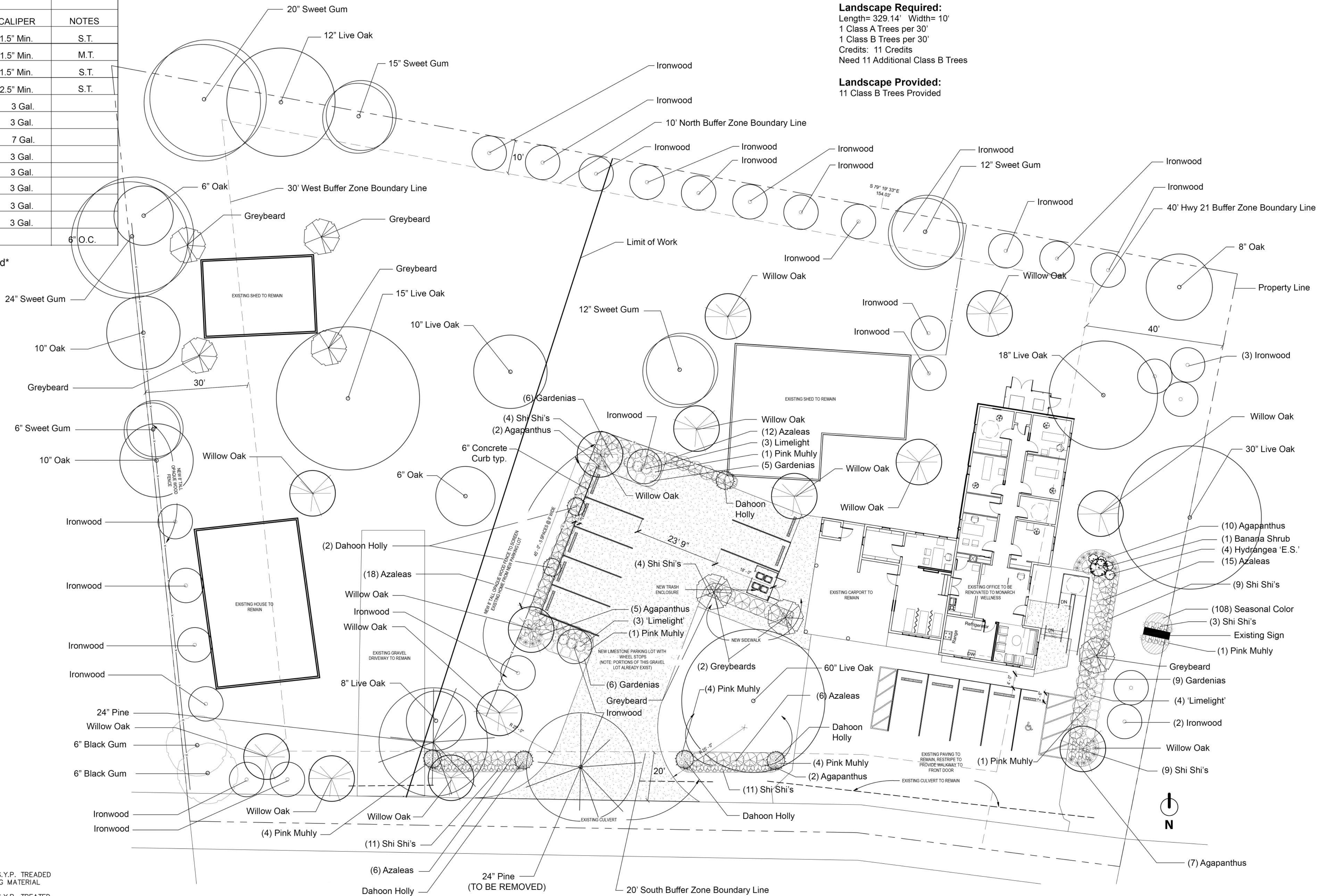
#4 #57 LIMESTONE

#5 3500 PSI CONCRETE POST FOOTING

FASTENER NOTES: ALL FASTENERS TO BE HOP-DIPPED GALVANIZED RING SHANK NAILS OR CERAMIC COATED EXTERIOR SCREWS



Opaque Fence Detail/Dumpster Fence Detail



North Buffer:

Landscape Required:
Length= 329.14' Width= 10'
1 Class A Trees per 30'
1 Class B Trees per 30'
Credits: 11 Credits
Need 11 Additional Class B Trees

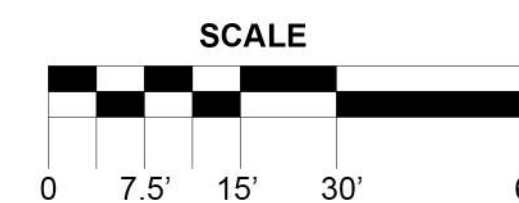
Landscape Provided:
11 Class B Trees Provided

South Buffer:

Landscape Required:
Length= 269.27' Width= 20'
1 Class A Trees per 25'
1 Class B Trees per 25'
1 Shrub per 10'
Credits: 7 Credits
Need 3 Additional Class A Trees
Need 10 Additional Class B Trees
Need 27 Shrubs

Landscape Provided:

2 Class A Trees Provided
5 Class B Trees Provided
58 shrubs provided
















East Buffer (Hwy 21):

Landscape Required:
Length= 173' Width= 40'
1 Class A Trees per 300 sq. ft.
1 Class B Trees per 200 sq. ft.
Credits: 10 Credits
Need 23 Additional Class A Trees
Need 35 Additional Class B Trees
17 Shrubs Required

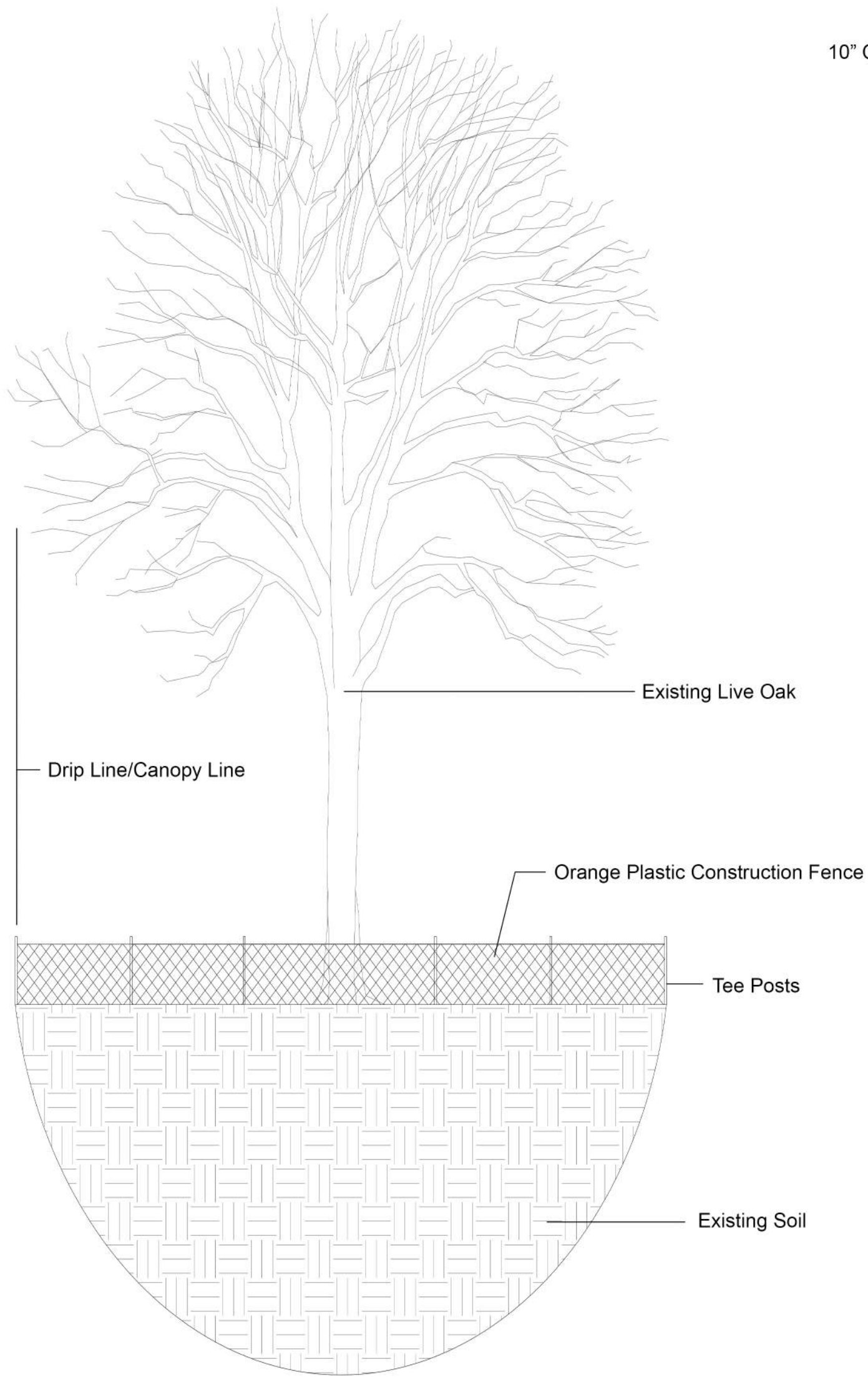
Landscape Provided:

2 Class A Trees Provided
6 Class B Trees Provided
83 Shrubs Provided

PLANT SCHEDULE

Common Name	Scientific Name	QTY	SIZE	CALIPER	NOTES
 Dahoon Holly (Class B)	Ilex cassine	7	8'-10' Tall	1.5" Min.	S.T.
 Greybeard (Class B)	Chionanthus virginicus	7	8'-10' Tall	1.5" Min.	M.T.
 Ironwood (Class B)	Carpinus caroliniana	24	8'-10' Tall	1.5" Min.	S.T.
 Willow Oak (Class A)	Quercus phellos	14	10'-12' Tall	2.5" Min.	S.T.
 Agapanthus 'Lily of the Nile'		32		3 Gal.	
 Azalea 'Pride of Mobile'	Azalea 'Pride of Mobile'	61	2' Tall	3 Gal.	
 Banana Shrub	Michelia figo	1	4' Tall	7 Gal.	
 'Frostproof' Gardenia	Gardenia jasminoides 'Frostproof'	21	2' Tall	3 Gal.	
 Hydrangea 'Endless Summer'	Hydrangea macrophylla 'Bailmer'	4	2' Tall	3 Gal.	
 'Limelight' Hydrangea	Hydrangea paniculata 'Limelight'	10	2' Tall	3 Gal.	
 Pink Muhly Grass	Muhlenbergia capillaris	29	2' Tall	3 Gal.	
 Shi Shi Camellia	Camellia sasanqua 'Shishi Gashira'	62	2' Tall	3 Gal.	
 Seasonal Color	To Be Determined	216	4" Pots	6" O.C.	

All areas disturbed during development will be sodded



Tree Protection Detail

