

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MARCH 7, 2023
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, February 7, 2023

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 FEBRUARY 7, 2023 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. 2022-3163-ZC

Existing Zoning:	A-4 (Single-Family Residential District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Location:	Parcels located on the north side of Haas Road, the west side of 3rd Street, the south side of 2nd Avenue, and the east side of the unopened row of 4th Street; Slidell; S23, T8S, R14E; Ward 8, District 14
Acres:	1.544 acres
Petitioner:	Chris Pomes
Owner:	Pomes Seafood, LLC – Chris Pomes
Council District:	14

POSTPONED FROM THE FEBRUARY 7, 2023 MEETING

2. 2022-3204-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1A (Suburban District)
Location:	Parcel located on the east side of Magee Road, north of Hwy 40, Folsom; S11, T5S, R10E, Ward 2, District 3
Acres:	6.91 acres
Petitioner:	William Ruiz & Gregory Johnson
Owner:	William Ruiz, Kanitta Ruiz, Gregory Johnson, Kerri Johnson
Council District:	3

3. 2023-3219-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-3 (Suburban District)
Location:	Parcel located on the southeast corner of Oaklawn Drive and Mistletoe Drive, Covington; S50, T7S, R11E; Ward 1, District 1
Acres:	1.61 acres
Petitioner:	John and Suzanne Graham
Owner:	John and Suzanne Graham
Council District:	1

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4. 2023-3223-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-3 (Suburban District)

ED-1 (Primary Education District)

Parcel located on the east side of North Pearl Drive, north of Onyx Avenue, south of Tortoise Street, and west of Amber Street; Pearl River; S6, T9S, R15E; Ward 8, District 8

1 acre

Nancy Morrison

Nancy Morrison and Earl Morrison

8
5. 2023-3225-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

PF-1 (Public Facilities District)

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

Parcel located on the north side of Haas Road, east of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14

.87 acres

Fadeela Al-Hinai

Skip and Deana Stanley

14
6. 2023-3231-ZC

An Ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-897 relative to permitted uses in the HC-1 Highway Commercial District to add a new permitted use “Drive-in restaurants” and Section 130-2213 relative to the addition of Minimum Standards for a “Drive-in restaurant” allowable in the HC-1 Highway Commercial District.
7. 2023-3232-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-1 (Suburban District)

A-2 (Suburban District)

Parcel located on the northeast side of LA Highway 1091, south of Cornibe Road, being 62532 LA Highway 1091, Pearl River; S24, T8S, R14E; Ward 8, District 9

2.364 acres

Thomas Smith

John Smith Family, LLC

9

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

1. 2023-3234-PR – USE: Monarch Wellness Center

CORRIDOR: Highway 21 Planned Corridor

ZONING:

USE SIZE:

PETITIONER:

OWNER:

LOCATION:

NC-4 (Neighborhood Institutional District)

2,400 sq. ft.

Chris Combs

Chris Combs Properties, LLC

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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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso

Absent: McInnis

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

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 Seeger

PLEDGE OF ALLEGIANCE Fitzmorris

APPROVAL OF THE JANUARY 3, 2023 MINUTES

Crawford made a motion to approve second by Smail

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso

NAY:

ABSTAIN:

POSTPONING OF CASES

3. 2022-3153-ZC

Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the northwest corner of LA Highway 22 and Belle
Pointe Drive, Madisonville; S16, T7S, R10E; Ward 1, District 1

Acres: .633 acres
Petitioner: Duane and Connie Superneau
Owner: Duane and Connie Superneau
Council District: 1

POSTPONED FROM THE JANUARY 3, 2023 MEETING

Truxillo made a motion to postpone indefinitely, second by Seeger

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso

NAY:

ABSTAIN:

4. 2022-3163-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcels located on the north side of Haas Road, the west side of 3rd
Street, the south side of 2nd Avenue, and the east side of the unopened
row of 4th Street; Slidell; S23, T8S, R14E; Ward 8, District 14

Acres: 1.544 acres
Petitioner: Chris Pomes
Owner: Pomes Seafood, LLC – Chris Pomes
Council District: 14

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

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso

NAY:

ABSTAIN:

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9. 2022-3189-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of Shady Lane and east side of Carroll Road, Slidell; S4, T9S, R14E; Ward 9, District 14

Acres: .464 acres
Petitioner: Harold Burfict
Owner: Harold Burfict
Council District: 14

Truxillo made a motion to postpone indefinitely, second by Smail

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso

NAY:

ABSTAIN:

ZONING CHANGE REQUEST CASES

1. 2022-3104-ZC

Existing Zoning: A-2 (Suburban District), NC-2 (Indoor Retail and Service District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2

Acres: 3.37 acres
Petitioner: Michael Combel
Owner: Michael Combel
Council District: 2

POSTPONED FROM THE JANUARY 3, 2023 MEETING

Michael Combel came to the podium and amended his request to NC-2

Fitzmorris made a motion to approve as amended, second by Smail

2. 2022-3118-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: I-1 (Industrial District)
Location: Parcel located on the south side of LA Highway 22, east of Mitcham Road, Mandeville; S18, T7S, R10E; Ward 1, District 4

Acres: 2.047 acres
Petitioner: Jonathan and Caitlyn Pizzitola
Owner: Jonathan and Caitlyn Pizzitola
Council District: 4

POSTPONED FROM THE JANUARY 3, 2023 MEETING

Caitlyn Pizzitola came to the podium and amended her request to HC-2

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

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso

NAY:

ABSTAIN:

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5. 2022-3171-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel located on the west side of Christa Drive, south of US Highway 190, Slidell; S40 & S41, T8S, R13E; Ward 9, District 11
Acres: 1.23 acres
Petitioner: Jeffrey and Jacqueline Laporte
Owner: Jeffrey and Jacqueline Laporte
Council District: 11

Jeff Laporte came to the podium
Lee Domangue and Terri Stevens spoke against this request

Troncoso made a motion to deny, second by Smail

YEA: Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso
NAY: Seeger and Truxillo
ABSTAIN:

Jeff Schoen asked that we hear case 2022-3172 and 2022-3173 together

6. 2022-3172-ZC

Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: NC-4 (Neighborhood Intuition District)
Location: Parcel located on the north side of Three Rivers Road, west of Bravo Street, Covington; S48, T7S, R11E; Ward 3, District 5
Acres: 1.538 acres
Petitioner: Jones Fussell – Jeff Schoen
Owner: Bevolo Gas & Electric Lights, LLC – Chris Bevolo
Council District: 5

Jeff Schoen came to the podium

Seeger made a motion to approve, second by Crawford

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso
NAY:
ABSTAIN:

7. 2022-3173-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the north side of Three Rivers Road, west of Bravo Street, Covington; S48, T7S, R11E; Ward 3, District 5
Acres: 1.535 acres
Petitioner: Jones Fussell – Jeff Schoen
Owner: Bevolo Gas & Electric Lights, LLC – Chris Bevolo
Council District: 5

Fitzmorris made a motion to approve, second by Truxillo

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso
NAY:
ABSTAIN:

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8. 2022-3187-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Chinchas Creek, east of Gum Street, Slidell; S37, T9S, R15E; Ward 8, District 13
Acres: .27 acres
Petitioner: Miguel and Ana Martinez
Owner: Miguel and Ana Martinez
Council District: 13

Miquel Martinez came to the podium

Seeger made a motion to approve, second by Truxillo

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso

NAY:

ABSTAIN:

10. 2022-3192-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the east side of LA Highway 1077, north of Faust Road, Covington; S3, T7S, R10E; Ward 1, District 1
Acres: 3.303 acres
Petitioner: Josh Ballard
Owner: Jim Ballard
Council District: 1

Liz Lambert came to the podium representing Mr. Ballard

Eddie Powell spoke as the Engineer for the project

Fitzmorris made a motion to approve, second by Seeger

YEA: Seeger, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso

NAY: Truxillo

ABSTAIN:

1. 2022-3196-ZC

Existing Zoning: NC-2 (Indoor Retail and Service District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Location: Parcel located on the west side of Airport Road, south of Redwood Street, Slidell; S30, T8S, R14E; Ward 9, District 11
Acres: 2.98 acres
Petitioner: Dorsey Development DG, LLC – Ed Voltolina
Owner: Louis Nunes, Jr.
Council District: 11

Ed Voltolina came to the podium

Sue Rountree, Catherine and Steve Sellers, Terri Stevens, Lee Domangue, Kirk Drumm and Donna McDonald spoke against this request

Seeger made a motion to deny, second by Crawford

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail and Troncoso

NAY:

ABSTAIN

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

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Truxillo made a motion to adjourn

DRAFT



ZONING STAFF REPORT
2022-3163-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcels located on the north side of Haas Road, the west side of 3rd Street, the south side of 2nd Avenue, and the east side of the unopened row of 4th Street; Slidell; S23, T8S, R14E; Ward 8, District 14
Council District: 14

Owner: Chris Pomes
Posted: February 17, 2023
Applicant: Pomes Seafood, LLC – Chris Pomes
Commission Hearing: March 7, 2023
Size: 1.544 acres
Prior Determination: February 7, 2023 - Postponed



Current Zoning

A-4 Single-Family Residential District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Residential: Medium Intensity

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage: Yes

FINDINGS

1. The 1.544-acre property consists of 13 vacant lots within the Alton Subdivision presently zoned A-4 Single-Family Residential District.

Zoning History

2. The subject property is currently known as Square 48, Alton Subdivision, as listed on the attached recorded plat. The lots on this property have never been developed since the subdivision was established.
3. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SA Suburban Agriculture
09-2117	SA Suburban Agriculture	A-4 Single-Family Residential District

Site and Structure Provisions

4. Table 2: Dimensional Standards

Zoning	Density	Lot Width
A-4 Single-Family Residential District	4 dwelling units per acre	90 ft.
HC-2 Highway Commercial District	Max. building size of 40,000 sqft	Minimum lot size of 20,000 sqft

5. The HC-2 Highway Commercial District requires a minimum buildable area of 20,000 square feet in order to accommodate all requirements of the district including landscaping, parking, and drainage.
6. The site presently consists of 1.544 acres split between multiple lots of record. As such, the applicant will also have to apply for the minor resubdivision of lots 1-13 in order to create a single development site to develop the property.



Compatibility or Suitability with Adjacent Area

7. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Industrial	I-1 Industrial District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District

8. The subject property abuts residential property on to the north, east and west (Developed portion of Alton Subdivision across Highway 11), as well as an industrial complex/shipping facility to the south.
9. Per the petitioner’s application, the request of the zoning change is to be able to obtain permits to construct a commercial trucking company on the site. If approved for the rezoning, the applicant will have to comply with all landscaping, drainage, signage, parking requirements and all other applicable Parish regulations for commercially-zoned property.

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 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

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

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



ZONING STAFF REPORT
2022-3163-ZC

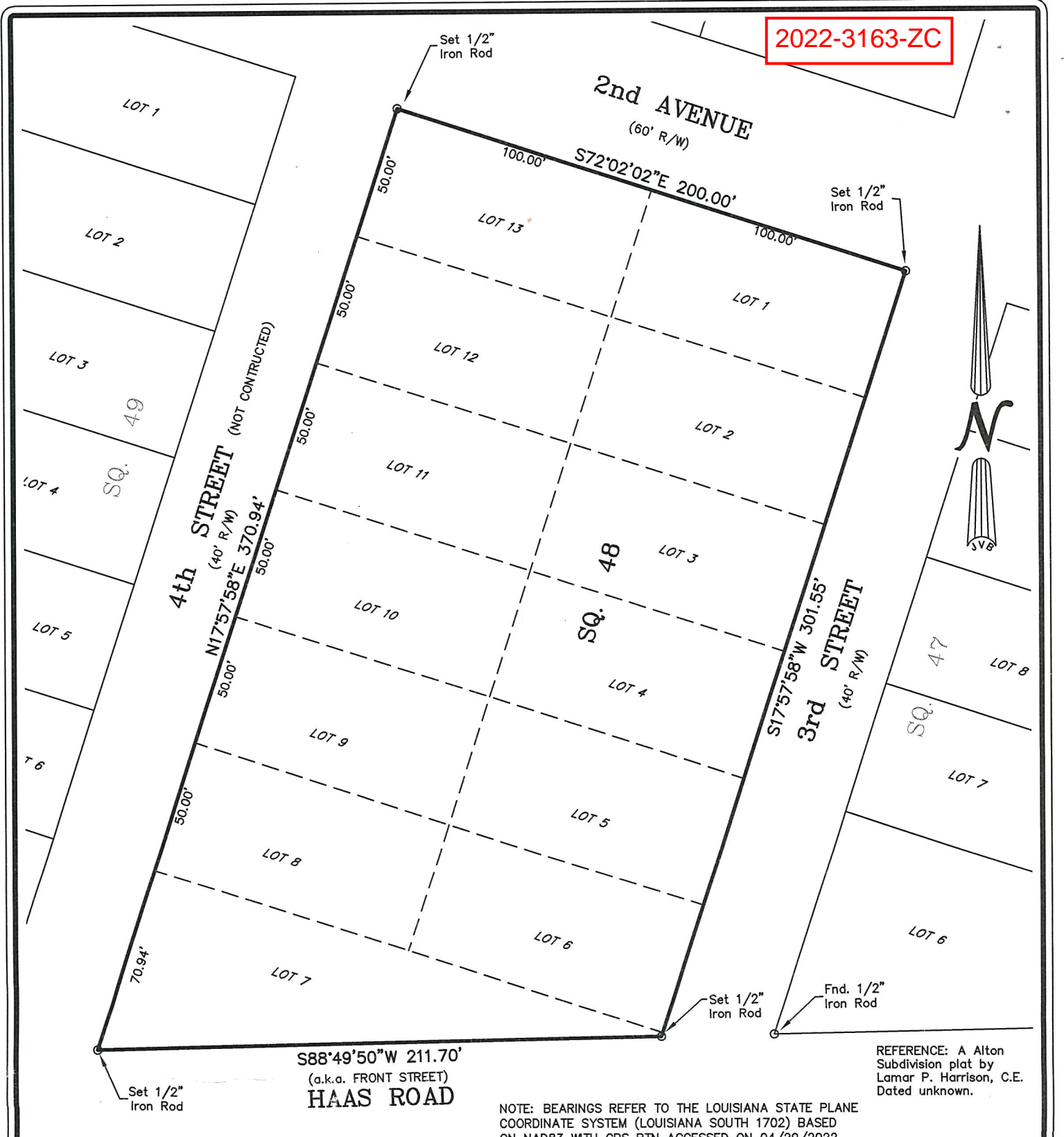
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





2022-3163-ZC



REFERENCE: A Alton
Subdivision plat by
Lamar P. Harrison, C.E.
Dated unknown.

NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE
COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED
ON NAD83 WITH GPS RTN ACCESSED ON 04/29/2022.

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 INCH = 50 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: HAAS ROAD

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

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

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

F.I.R.M. No. 225205 0410 D
F.I.R.M. Date 04/21/1999
ZN: A B.F.E. 24'
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20220177
DATE:
04/29/2022

J.V. Burkes & Associates, Inc.

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

DRAWN BY: VLL
CHECKED BY: DJP
SCALE: 1" = 50'

A SURVEY PLAT OF
LOTS 1 THRU 13, SQ. 48,
TOWN OF ALTON IN
SECTION 23, T-8-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: CHRIS POMES



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



ZONING STAFF REPORT
2022-3204-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 Magee Road, north of LA Highway 40, Folsom; S11, T5S, R10E, Ward 2, District 3
Council District: 3

Owner: William Ruiz, Kanitta Ruiz, Gregory Johnson, Kerri Johnson **Posted:** February 24, 2023

Applicant: William Ruiz & Gregory Johnson **Commission Hearing:** March 7, 2023

Size: 6.91 acres **Determination:** Approved, Denied, Postponed



Current Zoning

A-1 Suburban District

Requested Zoning

A-1A Suburban District

Future Land Use

Rural/Agricultural

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The site is located on the east side of Magee Road, north of LA Highway 40, 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 known as Parcel D which was created through the minor subdivision process via Case No. 2022-3071-MSA.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

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

4. The objective of the A-1 Suburban District is to provide a low density single-family residential environment on parcel sizes a minimum of 5 acres. The objective of the A-1A Suburban District is to provide a low density single-family residential environment on parcel sizes a minimum of 3 acres.

If rezoned to A-1A Suburban District as requested, the applicant could petition to place a total of 2 residential dwellings on the property or subdivide the 6-acre parcel into 2-three-acre parcels.



ZONING STAFF REPORT
2022-3204-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density	Allowable Uses	Purpose
A-1 Suburban District (Existing)	1 unit per every 5 acres	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment at a low-density level. The A-1(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
A-1A Suburban District (Proposed)	1 unit per every 3 acres	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-1A(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.

Consistency with New Directions 2040

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

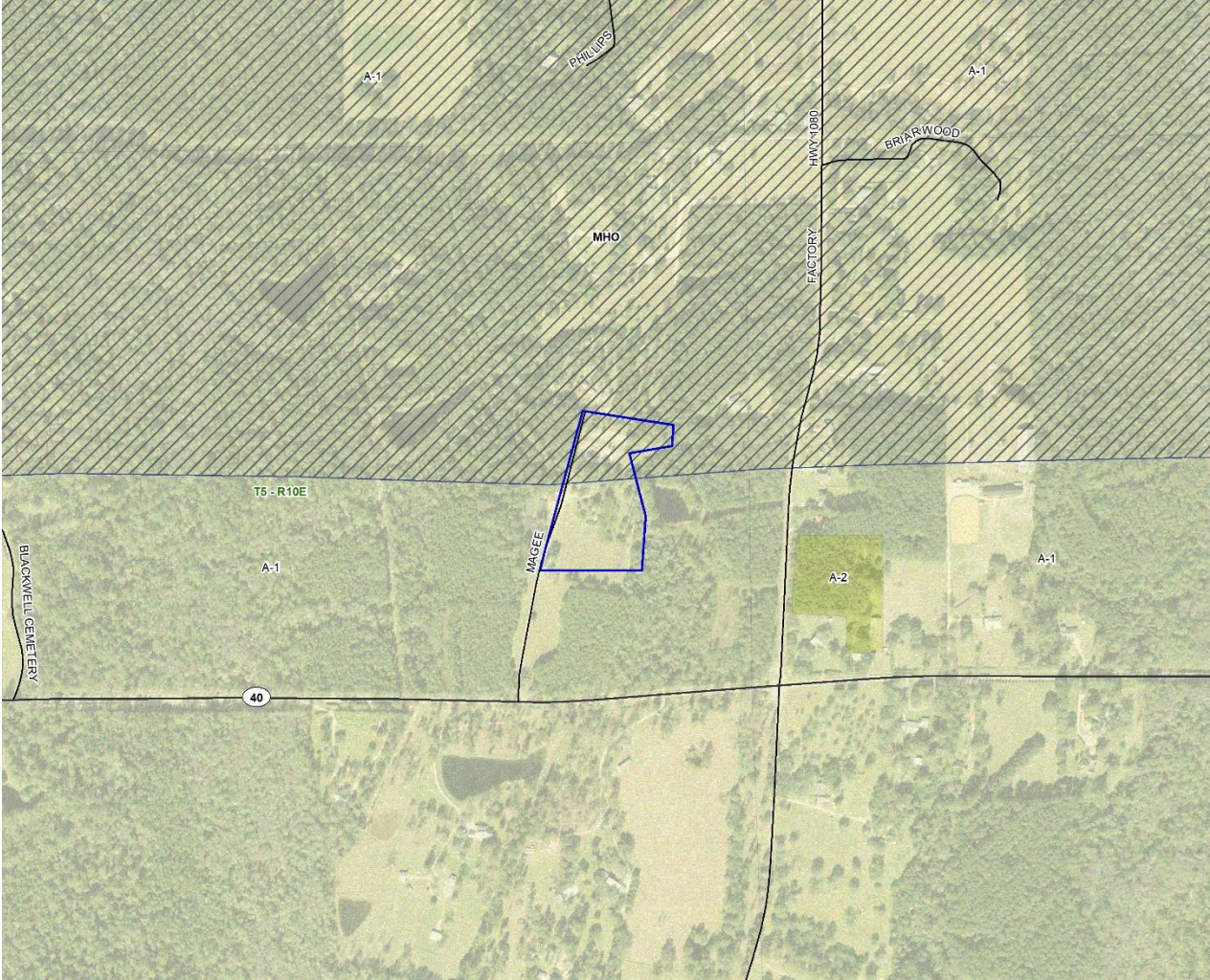
- 1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - ii. Goal 1.3: The character of existing residential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



ZONING STAFF REPORT
2022-3204-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

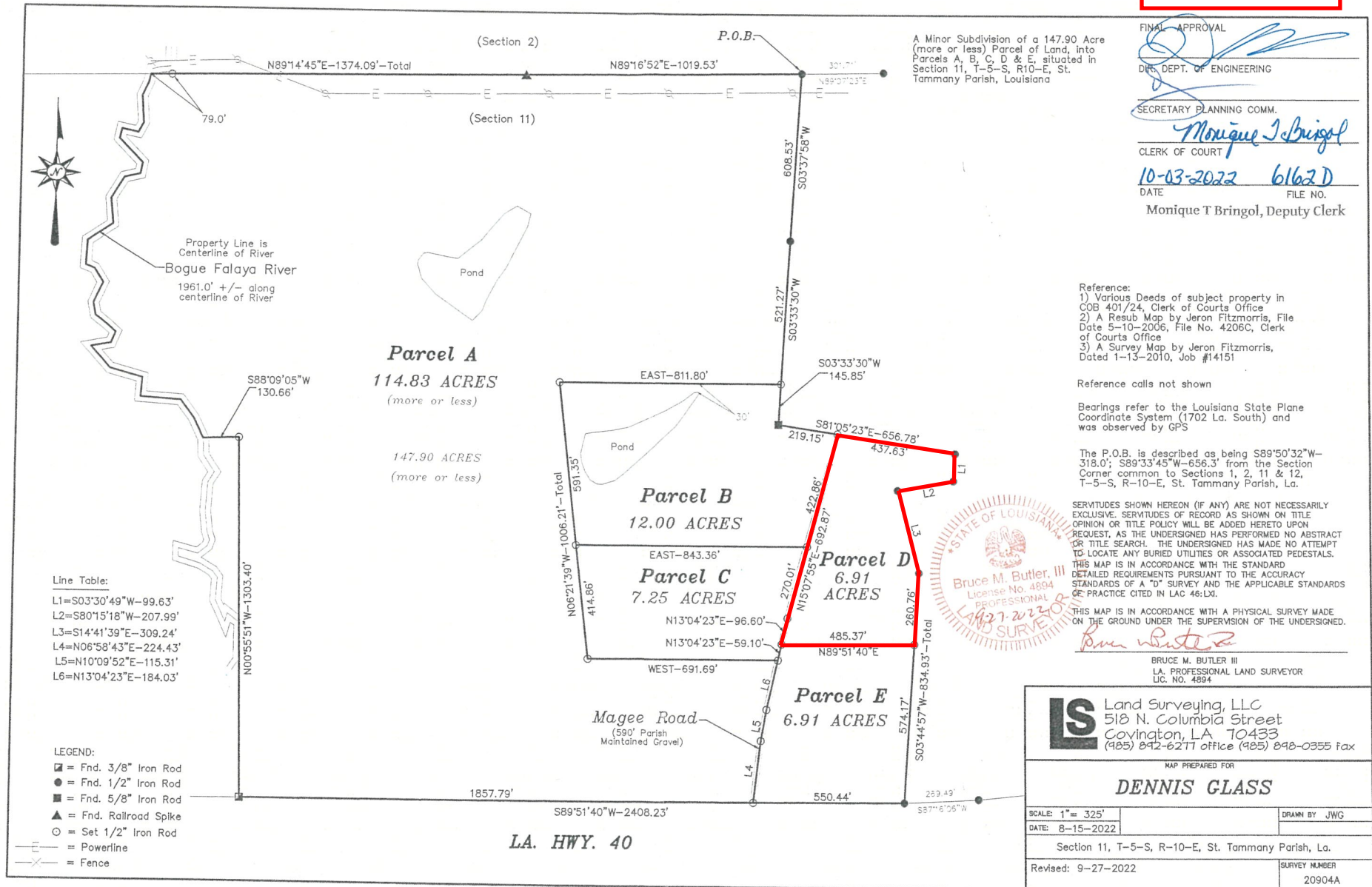
PLANNING & DEVELOPMENT
Ross Liner
Director





2023-3204-ZC

Subject Property





ZONING STAFF REPORT
2023-3223-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 North Pearl Drive, north of Onyx Avenue, south of Tortoise Street, and west of Amber Street; Pearl River; S6, T9S, R15E; Ward 8, District 8 **Council District:** 8

Owner: Nancy Morrison and Earl Morrison **Posted:** February 17, 2023

Applicant: Nancy Morrison **Commission Hearing:** March 7, 2023

Size: 1-acre **Determination:** Approved, Denied, Postponed



Current Zoning

A-3 Suburban District

Requested Zoning

ED-1 Primary Education District

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone B

Preliminary Flood Zone A

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-3 Suburban District to ED-1 Primary Education District. The site is located east side of North Pearl Drive, north of Onyx Avenue, south of Tortoise Street, and west of Amber Street, Pearl River.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	A-3 Suburban District – Comprehensive Rezoning

2. The subject property is known as Lot 4, Square 7, Pearl Acres Subdivision and has been zoned A-3 Suburban District, which allows single-family residential uses since the Parish’s 2009-2010 Comprehensive Rezoning.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

4. The site is currently developed with an existing daycare center which has been in existence since 1984 and subsequently increased in size as per a conditional use permit approved in 1993 (CP93-11-086). Daycare centers are not a permitted use under the site’s existing A-3 Suburban District zoning classification. Because of this, the subject daycare is considered legal-nonconforming¹ and is subject to specific use regulations including but not limited to intensification, expansions, and alterations.
5. The objective of the request is to allow the existing daycare to come into compliance with the correct zoning classification which will also allow them to expand their operations outside of the perimeters of the nonconforming regulations. A change in zoning will provide for the location of public or private

¹ Nonconforming use means a use which lawfully occupied a building or land at the time of adoption of the ordinance from which these regulations are derived and which does not conform with the use regulations of the district in which it is located.



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schools that are generally served by smaller student populations on a property that has traditionally been used as a daycare center.

6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
A-3 Suburban District (Existing)	1 unit per every half acre	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The A-3(D) district is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers.
ED-1 Primary Education District (Proposed)	10,000 sq. ft. max building size Not to exceed 50 % of the total area of the lot while adhering to the required parking and landscape requirements.	Elementary or middle schools, public or private; Institution of fine arts; Adult secondary education classes; Daycare, nursery school, preschool, kindergarten, and karate/dance/gymnastics schools limited with a total building size to 10,000 sq. ft. in area	The purpose of the ED-1 Primary Education District is to provide for the location of public or private schools that are generally served by buses or serve smaller student populations.

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.

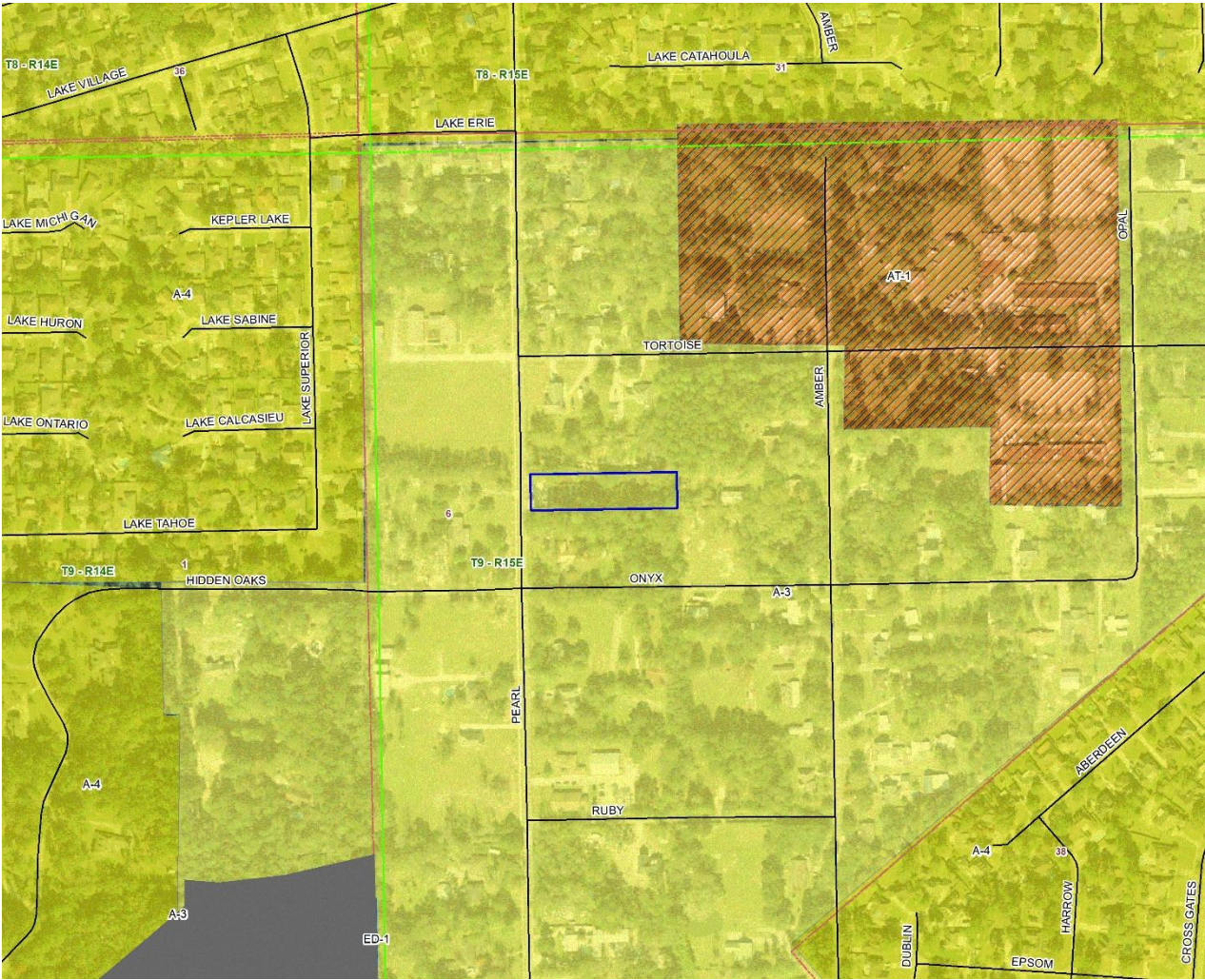
- The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - Strategy 1:9:3: Encourage redevelopment and adaptive reuse of existing or vacant buildings.
 - Strategy 1:5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
 - 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
2023-3223-ZC

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2023-3223-ZC

LAKE RAMSEY

LAKE VERMILLION

LAKE BORGNE

AMBER

LAKE ARTHUR

LAKE CADDO

LAKE CATATOULA

LAKE ERIE

LAKE VILLAGE

LAKE SABINE

LAKE SUPERIOR

LAKE CALCASIEU

LAKE TAHOE

HIDDEN OAKS

ONYX

RUBY

PEARL

STONE

AZALEA

MHO

CORAL-3

DUBLIN

EPSOM

HARROW

ABERDEEN

T8 - R14E

T8 - R15E

T9 - R14E

T9 - R15E

ED-1

NC-1

HC-1

HC-2

A-4

A-3

AT-1

1

36

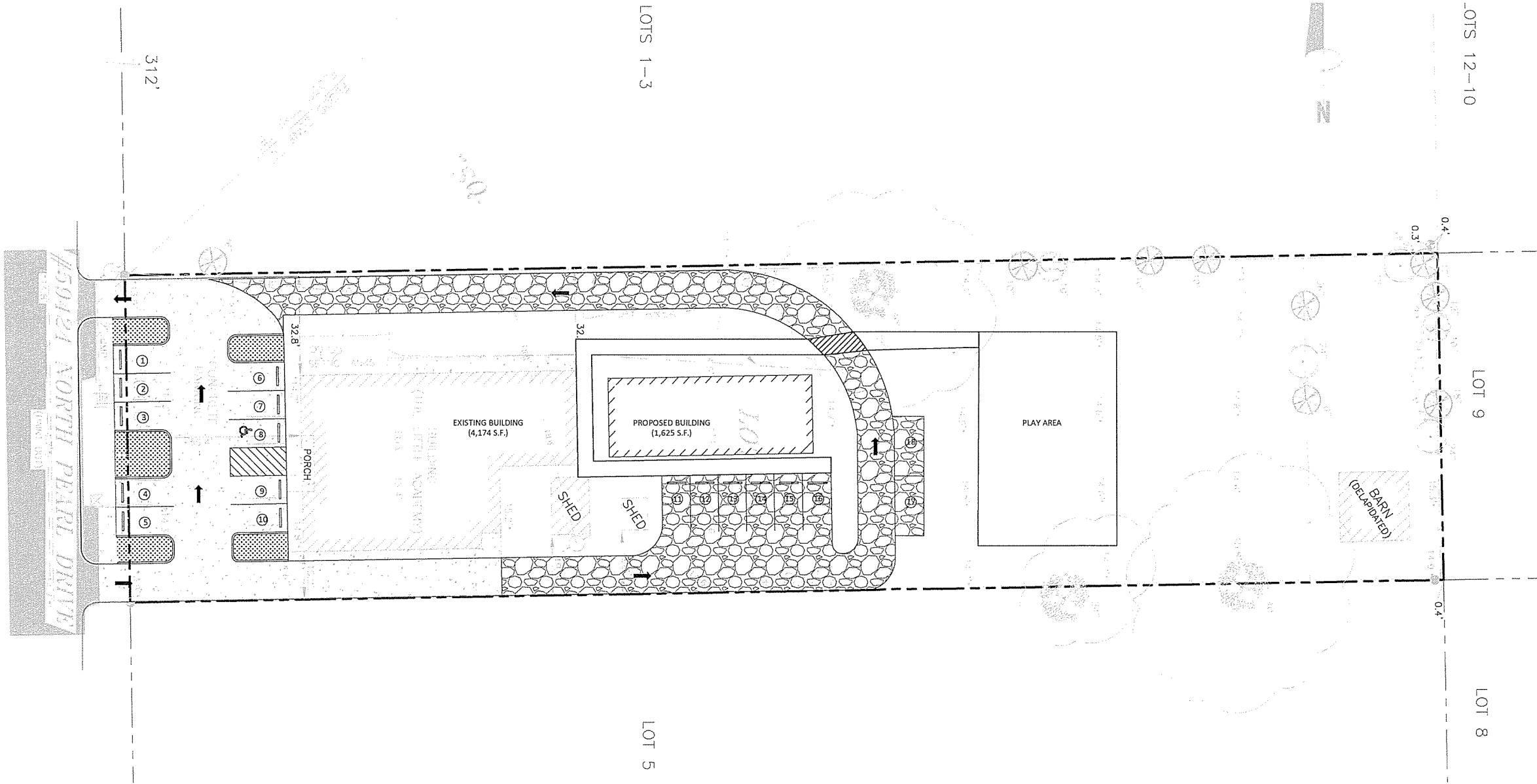
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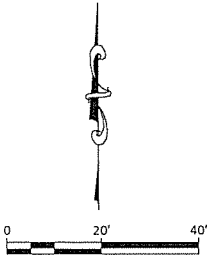
38

REBEL

2023-3223-ZC



PARKING CALCULATIONS	
EDUCATIONAL AND RELATED USES:	
DAY CARE CENTER	
MINIMUM OF 5 SPACES PLUS 2 FOR EVERY 3 EMPLOYEES (STAFF 18)	
HANDICAP PARKING SPACES REQ'D (1/25 SPACES)	1 (INCLUDED IN REQ'D SPACES)
PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	18 SPACES



22098-PL-SET-UP 1.dwg

DESIGNED BY: JEP

SCALE: (22244) 1" = 20'

DRAWN BY: NBZ

SCALE: (11417) 1" = 40'

CHECKED BY: JEP

DATE: 12.14.22

JOB NO. 22098

LITTLE ACADEMY OF SLIDELL
SCHOOL BUILDING ADDITION
59424 NORTH PEARL DRIVE
PEARL RIVER, LA 70452

SITE PLAN LAYOUT 1

NO.	DATE	REVISIONS	APP'D

PRELIMINARY DOCUMENTS

THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT. THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JAMES E. POWELL, JR., P.E. LA-31063

Kyle Associates, LLC

Planning, Engineering, and Landscape Architecture

638 Village Lane N. • Mandeville, LA 70471 • 985-777-9377

C1.0

SHEET NO.



ZONING STAFF REPORT
2022-3225-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 Haas Road, east of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14
Council District: 14

Owner: Skip and Deana Stanley
Posted: February 17, 2023

Applicant: Fadeela Al-Hinai
Commission Hearing: March 7, 2023

Size: .87 acres
Determination: Approved, Denied, Postponed

Current Zoning

PF-1 Public Facilities District

Requested Zoning

A-4 Single-Family Residential District

MHO Manufactured Housing Overlay

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage: Yes



Findings

1. The petitioner is requesting to change the zoning classification from PF-1 Public Facilities District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the north side of Haas Road, east of US Highway 11, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	PF-1 Planned Facilities District – Comprehensive Rezoning

2. The subject property, known as Lots 1, 2, 3, 4, 5, and 6, Square 45, Town of Alton Subdivision was zoned PF-1 Planned Facilities District, which allows the location of governmental and other uses providing institutional uses to the public since the Parish’s 2009-2010 Comprehensive Rezoning.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	PF-1 Planned Facilities District
South	Residential	Planned Unit Development - Ashton Parc
East	Retention Pond	PF-1 Planned Facilities District
West	Undeveloped and Residential	PF-1 Planned Facilities District

4. The subject property is currently undeveloped and is surrounded by other undeveloped property to the north and east, undeveloped property and residential uses to the west, and the existing Ashton Parc Planned Unit Development to the south.
5. The site is the subject of a 2020 after the fact fill and land clearing violation in which the applicant clear cut the property and brought fill into a critical drainage area without permits (MPN # 2020-CE-19035 & 2020-CE-19039).
6. The objective of the request is to allow the owner to construct single-family residential dwellings on the site and clear up the existing land clearing violation. If rezoned, the owner must comply with all fill requirements for the Parish including providing an engineered fill plan detailing how much fill was brought onto the property in 2020 and any mitigation efforts consistent with the site’s no net fill requirements. A change in zoning will allow the owner to apply for building permits to construct three single-family dwellings on the site, if compliant with the appropriate setbacks.



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Ross Liner
Director

7. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
PF-1 Public Facilities District	The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50% of the total area of the lot.	Post office; Funerary parlor, cemeteries; Passengers transportation terminals; Churches, temples and synagogues greater than 10,000 square feet; Government offices; Government maintenance facilities; Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only)	To provide for the location of governmental and other uses providing institutional uses to the public.
A-4 Single-Family Residential District (Proposed)	1 unit per every quarter acre	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this district.

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.

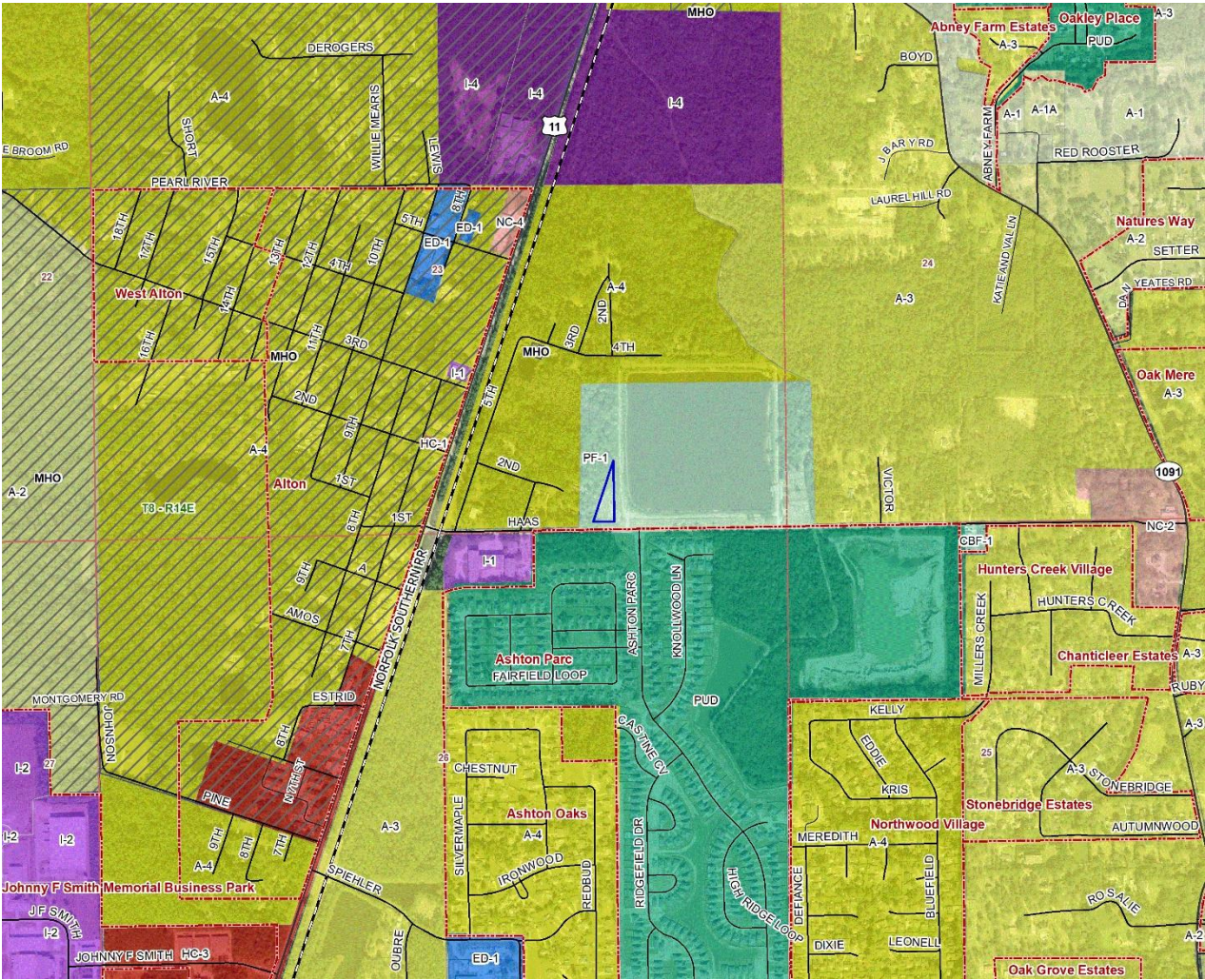
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Strategy 1:9:2: Encourage infill development on vacant lots in existing neighborhoods.
 - ii. Strategy 1:5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



ZONING STAFF REPORT
2022-3225-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2023-3225-ZC



APPROVED:

SECRETARY OF PLANNING COMMISSION _____ DATE _____

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT
DATE

DATE FILED _____ FILE NO. _____

TOTAL AREA:38,269.79 SQ. FT. OR 0.879 ACRES

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

GRAPHIC SCALE

(IN FEET)

1 INCH = 80 FEET

ADDRESS: HAAS ROAD (a.k.a FRONT ROAD)

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

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

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

F.I.R.M. No. 225205 0410 D
F.I.R.M. Date 04/21/1999
ZN: A B.F.E. 24'
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20200591

DATE: 10/14/2020

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

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

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

REVISÉ:

**A RESUBDIVISION MAP OF
LOTS 1, 2, 3, 4, 5, & 6, INTO
LOT 6A, SQ. 45, TOWN OF ALTON
IN SEC. 23, T-8-S, R-14-E,
GLD, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: SKIP STANLEY

DRAWN BY: VLL	CHECKED BY: JDL
------------------	--------------------

SCALE:
1" = 60'

SURVEYED BY:

SEAN M. BURKES
REG. NO. 27852
LA REG. No. 27852

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: _____ PROVIDED BY: Planning & Development

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2023

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE IV – ZONING DISTRICTS, DIVISION 24 – HC-1 HIGHWAY COMMERCIAL DISTRICT, SECTION 130-898 – ADMINISTRATIVE PERMITS AND ARTICLE VII – MINIMUM STANDARDS FOR SPECIFIC USES, DIVISION 1 – GENERALLY, SECTION 130-2213 – MINIMUM STANDARDS, TO ADD CERTAIN USES RELATIVE TO DRIVE-IN RESTAURANTS. (2023-3231-ZC)

WHEREAS, St. Tammany Parish has seen an increased interest in the development of drive-in restaurant uses proposed in the HC-1 Highway Commercial District; and,

WHEREAS, the HC-1 Highway Commercial District does not allow for drive-in restaurant uses although the purpose of the HC-1 Highway Commercial District is to provide for the location of limited-scale highway commercial uses, generally located along arterials designed to provide services to a portion of the Parish; and

WHEREAS, in an effort to decrease requests for rezoning property along arterials to HC-2 Highway Commercial District for the specific implementation of drive-in restaurant uses, the amendment of the HC-1 Highway Commercial District Administrative Permits and the associated Minimum Standards will allow the desire to place drive-in restaurants within the HC-1 Highway Commercial District with the site specific protections necessary to safeguard traffic and pedestrian concerns.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130 – Unified Development Code, Article IV – Zoning Districts, Division 24 – HC-1 Highway Commercial District, Section 130-898 – Administrative Permits and Article VII – Minimum Standards for Specific Uses, Division 1 – Generally, Section 130-2213 – Minimum Standards, be amended as follows:

Sec. 130-898 – Administrative Permits

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

- (1) Snowball stands between April 1 and September 30.
- (2) Christmas tree sales between November 1 and January 1.
- (3) Seasonal seafood peddlers using temporary structures provided that the use is temporary and valid for a period not greater than six months.
- (4) Seasonal produce stands, provided that the use is temporary and valid for a period not greater than six months.
- (5) Fireworks sales (where allowed).

(6) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.

(7) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.

(8) Mobile food trucks when meeting the minimum standards for specific uses outlined in [section 130-2213](#).

(9) Short term rentals.

(10) Drive-in Restaurant

Sec. 130-2213 – Minimum Standards

(60) Drive-In Restaurants in HC-1 zoning classification:

a. Site must have direct access to a highway functional classification system of minor arterial or greater.

b. A site plan shall be submitted to the department of planning and development prior to issuance of a building permit. This plan shall indicate, at a minimum:

1. Location of all structures on site including proposed structures.
2. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
3. Approved landscape plan.
4. Approved lighting plan.
5. Approved Traffic Impact Study

c. Where drive-through windows are used, automobile stacking areas shall be set back a minimum of ten feet from the property line and five feet from on-site automobile parking areas. The stacking area shall be so located as not to cause patrons parking on site to move through the area to get from their cars to the restaurant entrance unless a delineated striped access is provided.

d. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.

e. Additional information shall be submitted as determined by the department of planning and development.

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

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

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

MOVED FOR ADOPTION BY: _____SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____ DAY OF _____, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-_____.

JACOB “JAKE” AIREY, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: _____, 2023

Published Adoption: _____, 2023

Delivered to Parish President: _____, 2023 at _____

Returned to Council Clerk: _____, 2023 at _____



ZONING STAFF REPORT
2023-3232-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

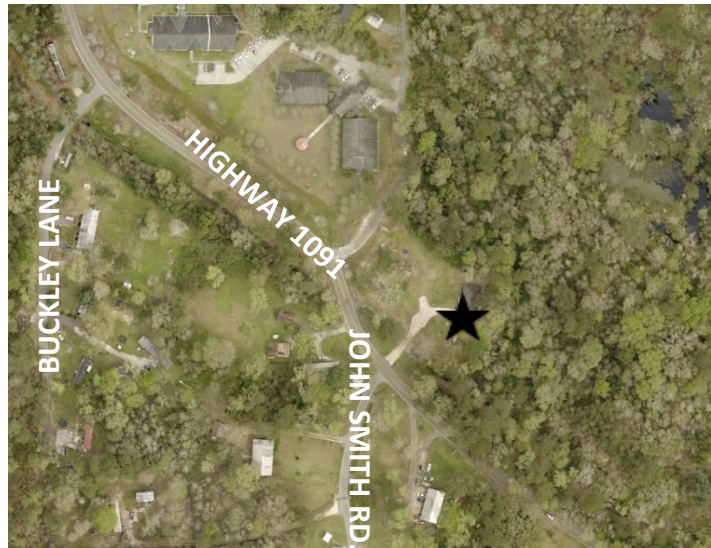
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the northeast side of LA Highway 1091, south of Cornibe Road, being 62532 LA Highway 1091, Pearl River; S24, T8S, R14E; Ward 8, District 9 **Council District:** 9

Owner: John Smith Family, LLC **Posted:** February 17, 2023

Applicant: Thomas Smith **Commission Hearing:** March 7, 2023

Size: 2.364 acres **Determination:** Approved, Denied, Postponed



Current Zoning

A-1 Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone AE

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located on the northeast side of LA Highway 1091, south of Cornibe Road, Pearl River.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	N/A	Suburban Agriculture
09-2117	Suburban Agriculture	A-1 Suburban District

2. The subject property consists of 2.364 acres which was rezoned from Suburban Agriculture to A-1 Suburban District during the 2009-2010 Comprehensive Rezoning.

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-3 Suburban District
East	Undeveloped	A-1 Suburban District
West	Multi-Family Residential	MD-1 Medical Residential District

4. The subject property is currently developed with one single-family dwelling and is surrounded by undeveloped property to the north and the east, residentially zoned and developed property to the south, and multi-family residential dwellings zoned MD-1 to the west.
5. The purpose of the site's existing A-1 Suburban District zoning is to provide single-family residential environments on parcels with a minimum lot size of five acres. The purpose of the requested A-2 Suburban District is to provide a single-family residential environment on parcels with a minimum lot size of one acre. The subject property currently does not meet the property's A-1 Suburban District 5-acre lot size minimum and a change in zoning would bring the property into compliance with the correct zoning district classification.



ZONING STAFF REPORT
2023-3232-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
A-1 Suburban District (Existing)	1 unit per every 5 acres	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment at a low-density level. The A-1(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
A-2 Suburban District (Proposed)	1 unit per every acre	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-2(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.

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 1:5: Adequate infrastructure and utilities will be available in areas permitted for new development.
 - ii. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - iii. Strategy 1:9:3: Encourage redevelopment and adaptive reuse of existing or vacant buildings.



ZONING STAFF REPORT
2023-3232-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





NORTH

This Survey is Certified
True and Correct By
JOHN E. BONNEAU
REG. No. 4423
REGISTERED
PROFESSIONAL
John E. Bonneau, V.E.T.
Professional Land Surveyor
Registration No. 4423



ZONING STAFF REPORT
2023-3234-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: Monarch 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 **Posted:** February 17, 2023
Commission Hearing: March 7, 2023 **Prior Determination:** Denied - December 6, 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 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. The applicant submitted for a Highway 21 Plan Review in 2022 under case number 2022-3128-PR which was denied at the December 6, 2022 Zoning Commission hearing. The applicant has submitted the current application with revisions to the site plan, the landscape plan, and the drainage study to be reconsidered.

4. 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



ZONING STAFF REPORT
2023-3234-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

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, therefore reducing the total plantings required to 13 Class A trees and 35 Class B trees.**
 - **The landscape plan provided is proposing to plant 2 additional Class A trees and 4 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 31 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.
 - **Existing conditions on the site provide 5 parking spaces which are located along the southern side of the building façade and currently back into the Dummyline right-of-way. While the previous site and landscape plan for the property (Case No. 2022-3128-PR) was proposing to maintain this existing parking configuration, the applicant has submitted new documents for review which are proposing the removal of the five existing parking spaces along Dummyline in order to provide the required 20 ft. street planting buffer and a more appropriate on-site circulation pattern.**
4. Per Sec. 130-1976(c), for street frontages of 200 linear feet but less than 600 linear feet, no more than four one-way driveways, a minimum of 12 feet in width and a maximum of 15 feet in width, or two two-way driveways, a minimum of 24 feet in width and a maximum of 35 feet in width are permitted.
 - **The current configuration of the property shows an existing 20' gravel driveway servicing the residential dwelling to the west of the site, an existing 24' concrete driveway servicing two parking spaces under an existing carport towards the eastern end of the site, and a proposed 24' concrete driveway to service the new proposed parking lot. This proposal exceeds the number of driveways which are permitted through a street planting buffer and will therefore incur a waiver request to the number of two-way-driveways allowable on a site. Staff recommends the applicant**



ZONING STAFF REPORT
2023-3234-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

revise the plans to show the current driveway to the east of the site and the proposed parking lot driveway be connected and therefore reduced to 1-way driveway widths.

5. 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, an existing 24" Pine, and two existing 6" Black Gums for a total of 9 tree credits. The landscape plan proposes to plant 6 additional Class A Live Oak trees and 3 additional Class B Iron Wood trees, therefore meeting the requirements of the street planting area.**

Western Rear Yard Landscape Buffer

6. 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 the required number of trees by planting 6 new Ironwoods, therefore increasing the buffer between the adjacent residential zoning district and the existing commercial site.**

Northern Side Yard Landscape Buffer

7. 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

8. 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 by the Department of Engineering in accordance with Sec. 115-111. Comments were sent to the applicant on February 10, 2023 and no revisions have been received as of February 28, 2023.**
 - 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 other than two proposed flood lights. Comments requiring the applicant ensure the flood lights are not directed toward residential buildings on adjacent property were sent on February 10, 2023 and no revisions have been received as of February 28, 2023.**

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



ZONING STAFF REPORT
2023-3234-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.



CURROW

A-2

NC-4

T7-R10E 41

PUD

DUMMY LINE

BRADY ISLAND

HC-1

NC-1

ED-1

21

A-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

[Signature]
DIR. DEPT. OF ENGINEERING

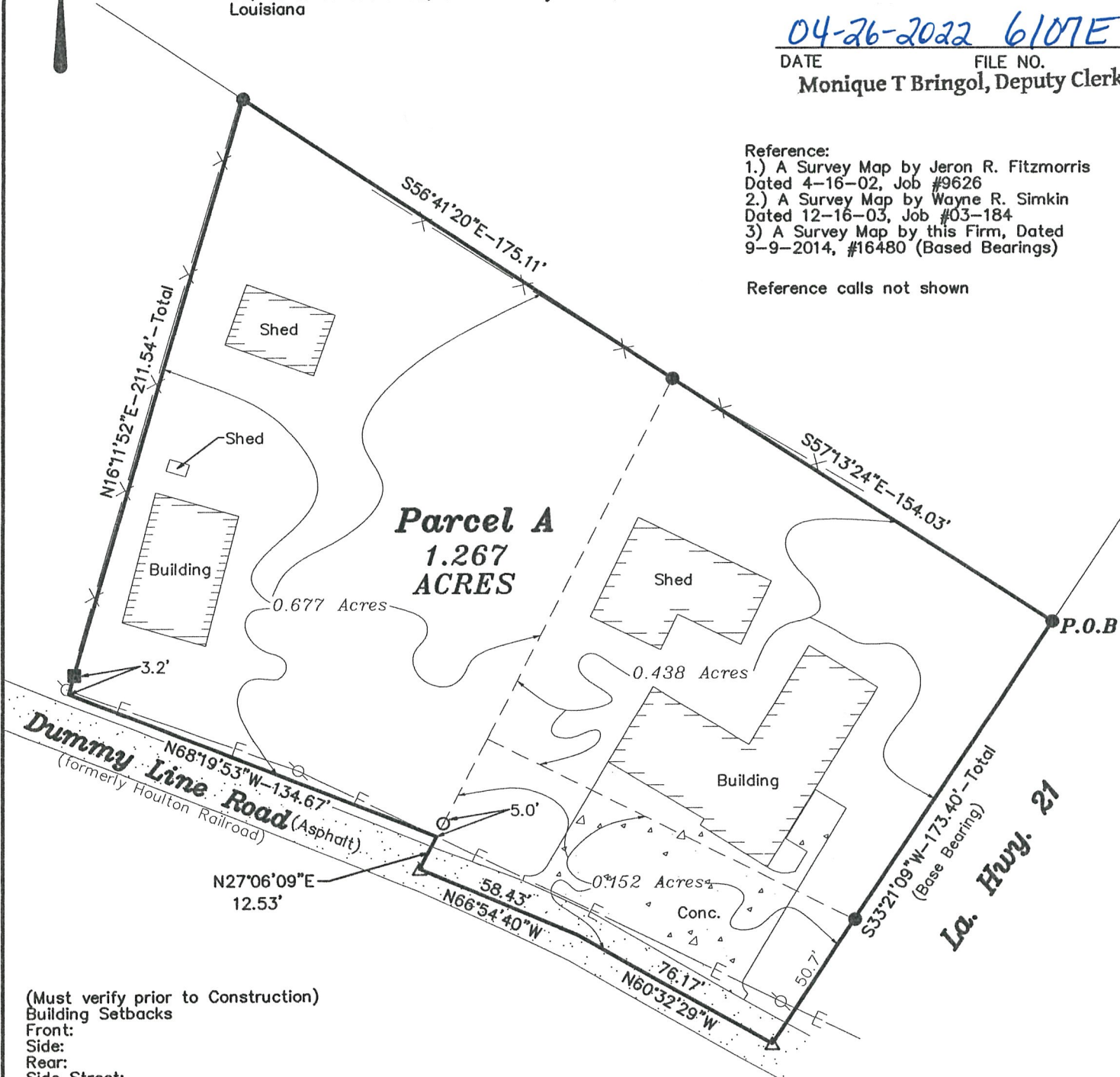
SECRETARY PLANNING COMM.

Monique T. Bringol
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 PEDESTALS.

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

LEGEND:

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

MAP PREPARED FOR **CM COMBS PROPERTIES**

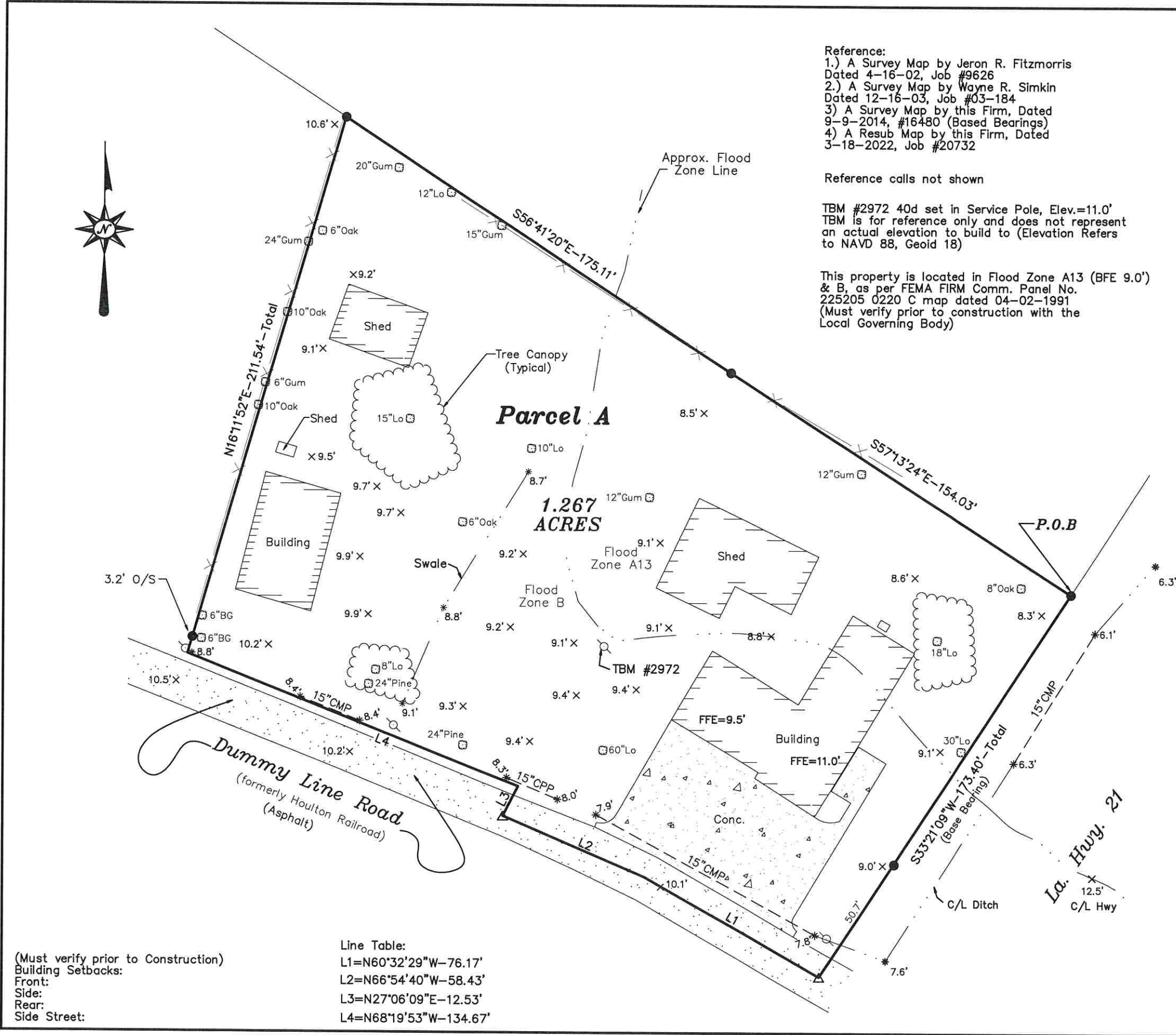
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 41, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

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

STATE OF LOUISIANA
BRUCE M. BUTLER, III
4894
PROFESSIONAL
3-27-2022
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1"= 50'	DATE: 3-18-2022	NUMBER: 20732
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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)
4.) A Resub Map by this Firm, Dated
3-18-2022, Job #20732

Reference calls not shown

TBM #2972 40d set in Service Pole, Elev.=11.0'
TBM is for reference only and does not represent
an actual elevation to build to (Elevation Refers
to NAVD 88, Geoid 18)

This property is located in Flood Zone A13 (BFE 9.0')
& B, as per FEMA FIRM Comm. Panel No.
225205 0220 C map dated 04-02-1991
(Must verify prior to construction with the
Local Governing Body)

There is an overhead powerline running along
the Southerly boundary line of subject property
(Dummy Line Road)

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

LEGEND:

- = Fnd. 3/4" Iron Pipe
- = Set 1/2" Iron Rod
- △ = Set Mag Nail
- x = Elevation
- * = Elevation (invert of culvert)
- ☉ = Tree
- BG = Black Gum
- Lo = Live Oak
- ⚡ = Power Pole
- X— = Fence

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

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

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

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

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

MAP PREPARED FOR

CM COMBS PROPERTIES

SCALE: 1"= 40'	DRAWN BY JWG
DATE: 4-22-2022	
SECTION 41, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA	
SURVEY NUMBER	
20732A	

PLANT SCHEDULE

Common Name	Scientific Name	QTY	SIZE	CALIPER	NOTES
Dahoon Holly (Class B)	Ilex cassine	4	8'-10' Tall	1.5" Min.	S.T.
Greybeard (Class B)	Chionanthus virginicus	5	8'-10' Tall	1.5" Min.	M.T.
Ironwood (Class B)	Carpinus caroliniana	26	8'-10' Tall	1.5" Min.	S.T.
Live Oak (Class A)	Quercus virginiana	16	10'-12' Tall	2.5" Min.	S.T.
Agapanthus 'Lily of the Nile'		30		3 Gal.	
Azalea 'Pride of Mobile'	Azalea 'Pride of Mobile'	73	2' Tall	3 Gal.	
Banana Shrub	Michelia figo	1	4' Tall	7 Gal.	
Frostproof Gardenia	Gardenia jasminoides 'Frostproof'	43	2' Tall	3 Gal.	
Hydrangea 'Endless Summer'	Hydrangea macrophylla 'Balmer'	4	2' Tall	3 Gal.	
'Limelight' Hydrangea	Hydrangea paniculata 'Limelight'	16	2' Tall	3 Gal.	
Pink Muhly Grass	Muhlenbergia capillaris	25	2' Tall	3 Gal.	
Shi Shi Camellia	Camellia sasanqua 'Shishi Gashira'	27	2' Tall	3 Gal.	
Sweet Olive	Osmanthus fragrans	6	2' Tall	3 Gal.	
Seasonal Color	To Be Determined	360	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

Proposed Greenspace: 51% of the Existing Paved Parking Area= 1,949 sq. ft./ 3,770 sq. ft.
49% of the Proposed Limestone Parking Lot= 1,949 sq. ft./ 3934 sq. ft.
25% of Both Existing and Proposed Parking Lots= 1,949 / 7,704 sq. ft.
(10% Ratio Required)

Landscape Provided:

16 Class A Trees Provided
35 Class B Trees Provided
225 Shrubs Provided
1,949 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:

0 Class A Trees Provided
6 Class B Trees Provided

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

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 36 Additional Class B Trees
17 Shrubs Required

Landscape Provided:

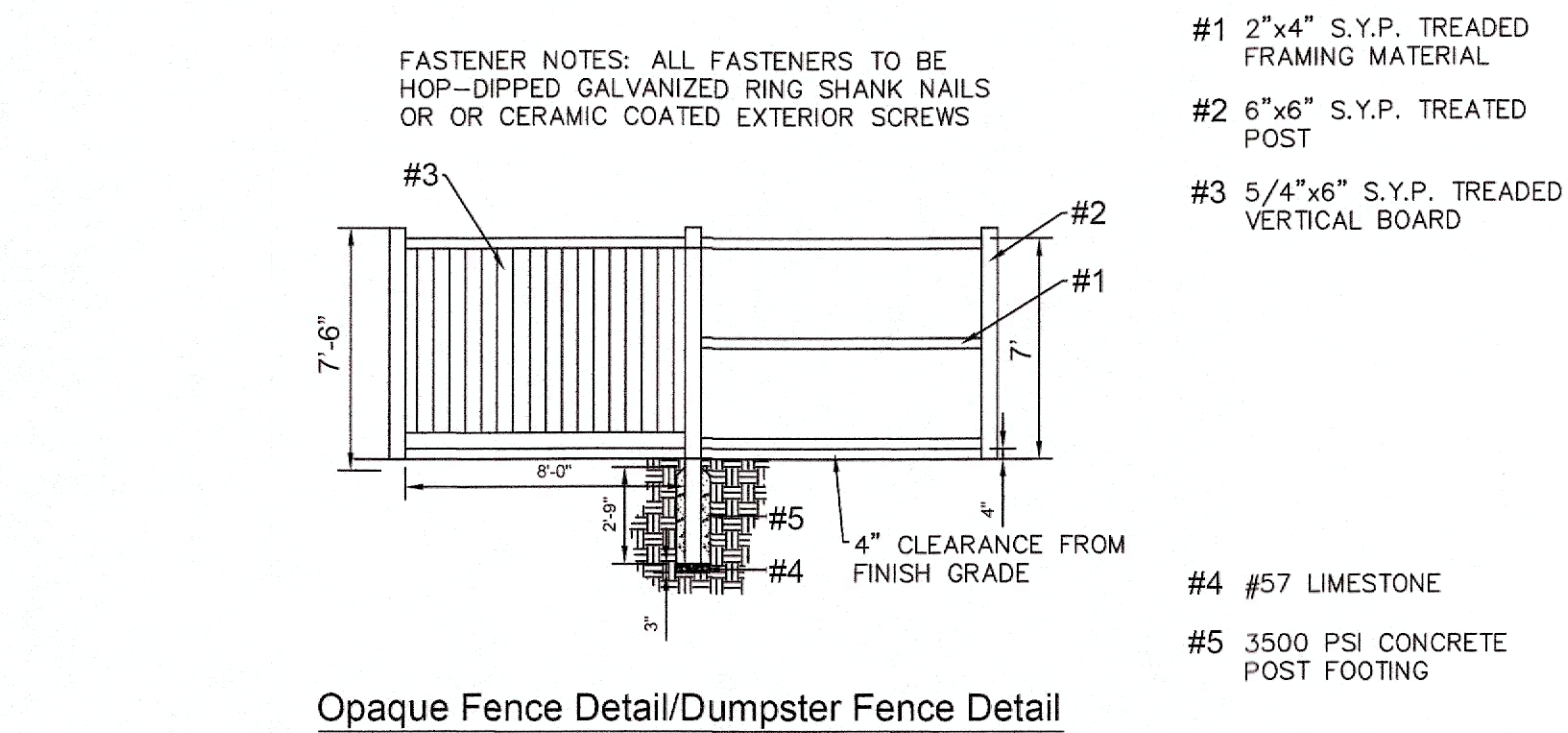
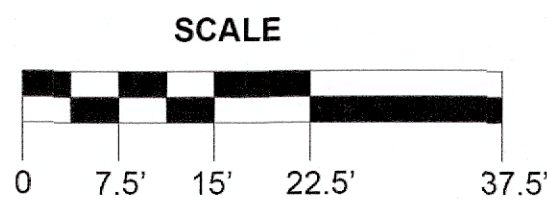
2 Class A Trees Provided
4 Class B Trees Provided
96 Shrubs Provided

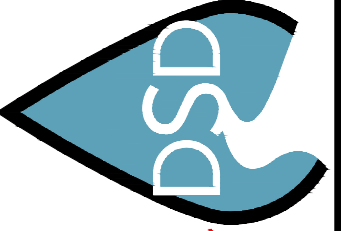
South Buffer:

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:

6 Class A Trees Provided
5 Class B Trees Provided
44 Shrubs Provided





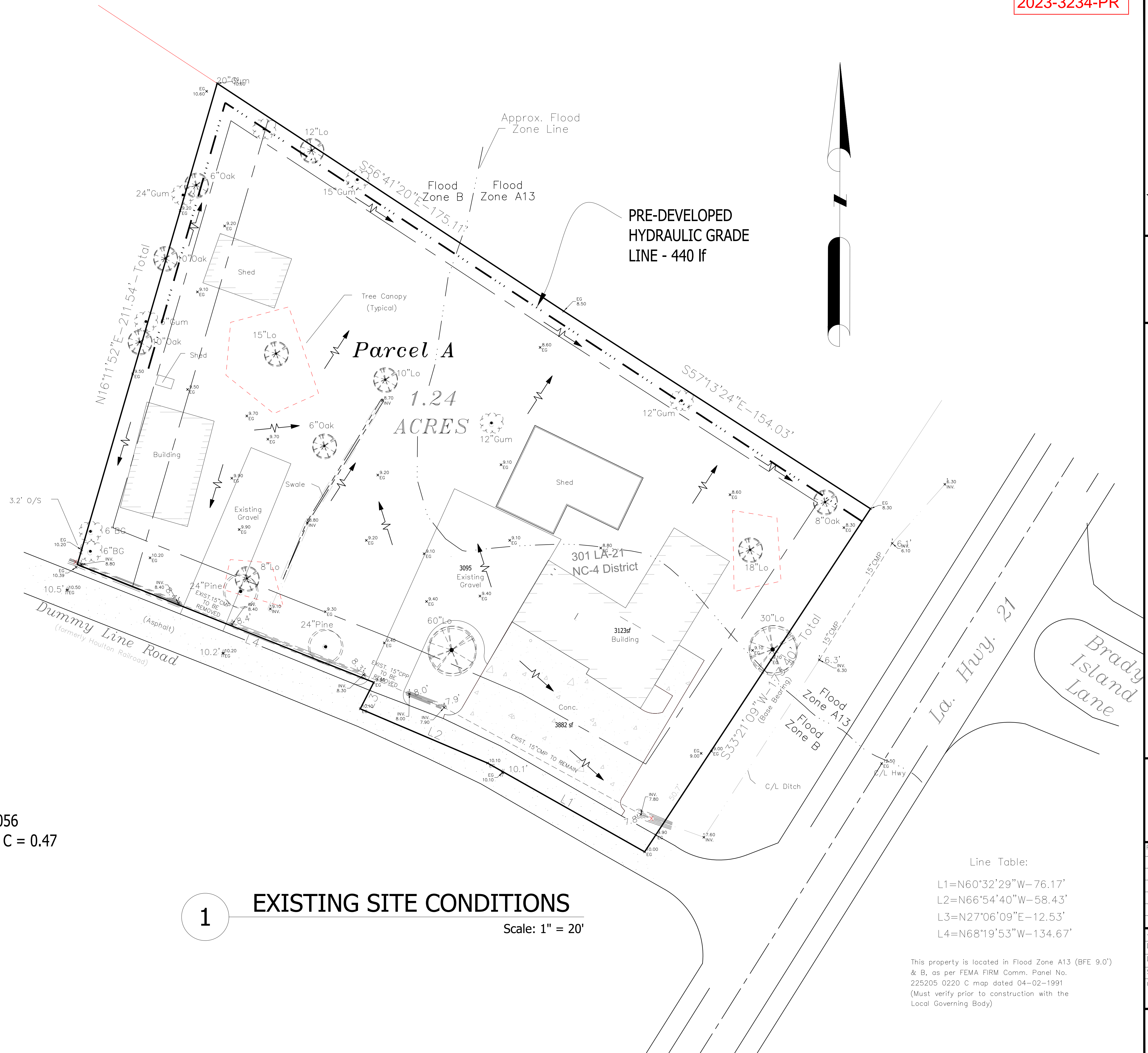
CLIENT: MONARCH WELLNESS
PROJECT DESCRIPTION:
PROPOSED SITE PLAN FOR PARCEL A,
IN SECTION 41, T-7-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA

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REVISION NO:	
△	
△	
△	
△	
△	

JOB NO: 14-316
DATE: 01/23/2022
DRAWN BY: CAD
SCALE: AS SHOWN
COMPUTER FILE:

SHEET
C-1



TOTAL AREA = 54,056 S.F. (1.24 ACRES)
BUILDINGS = 4,477 S.F. x 1.00 = 4,477
CONCRETE = 3,882 S.F. x 0.95 = 3,687
GRAVEL = 4,528 S.F. x 0.75 = 3,396
SHEDS = 2,305 S.F. x 1.00 = 2,305
GREENSPACE = 38,864 S.F. x 0.30 = 11,659

25,524/54,056
WEIGHTED C = 0.47

HYDRAULIC LENGTH = 440 lf
CHANGE IN ELEV. = 1.2 ft
 T_c = 23.2 min.
 Q_{pre} = 3.48 cfs

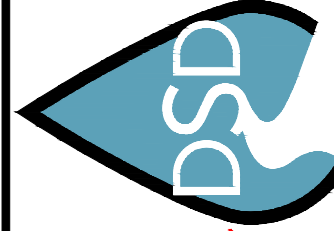
1 EXISTING SITE CONDITIONS

Scale: 1" = 20'

Line Table:

L1=N60°32'29"W-76.17'
L2=N66°54'40"W-58.43'
L3=N27°06'09"E-12.53'
L4=N68°19'53"W-134.67'

This property is located in Flood Zone A13 (BFE 9.0')
& B, as per FEMA FIRM Comm. Panel No.
225205 0220 C map dated 04-02-1991
(Must verify prior to construction with the
Local Governing Body)



CLIENT: MONARCH WELLNESS

PROJECT DESCRIPTION:

PROPOSED SITE PLAN FOR PARCEL A,
IN SECTION 41, T-7-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA

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REVISION NO:

△	
△	
△	
△	
△	

JOB NO: 14-316

DATE: 01/23/2022

DRAWN BY: CAD

SCALE: AS SHOWN

COMPUTER FILE:

SHEET

C-2

POST DEVELOPED

TOTAL AREA	=	54,056 S.F. (1.24 ACRES)
BUILDINGS	=	4,582 S.F. x 1.00 = 4,582
CONCRETE	=	2,311 S.F. x 0.95 = 2,195
GRAVEL	=	5,098 S.F. x 0.75 = 3,824
SHEDS	=	2,305 S.F. x 1.00 = 2,305
GREENSPACE	=	39,760 S.F. x 0.30 = 11,928

24,834/54,056
WEIGHTED C = 0.46

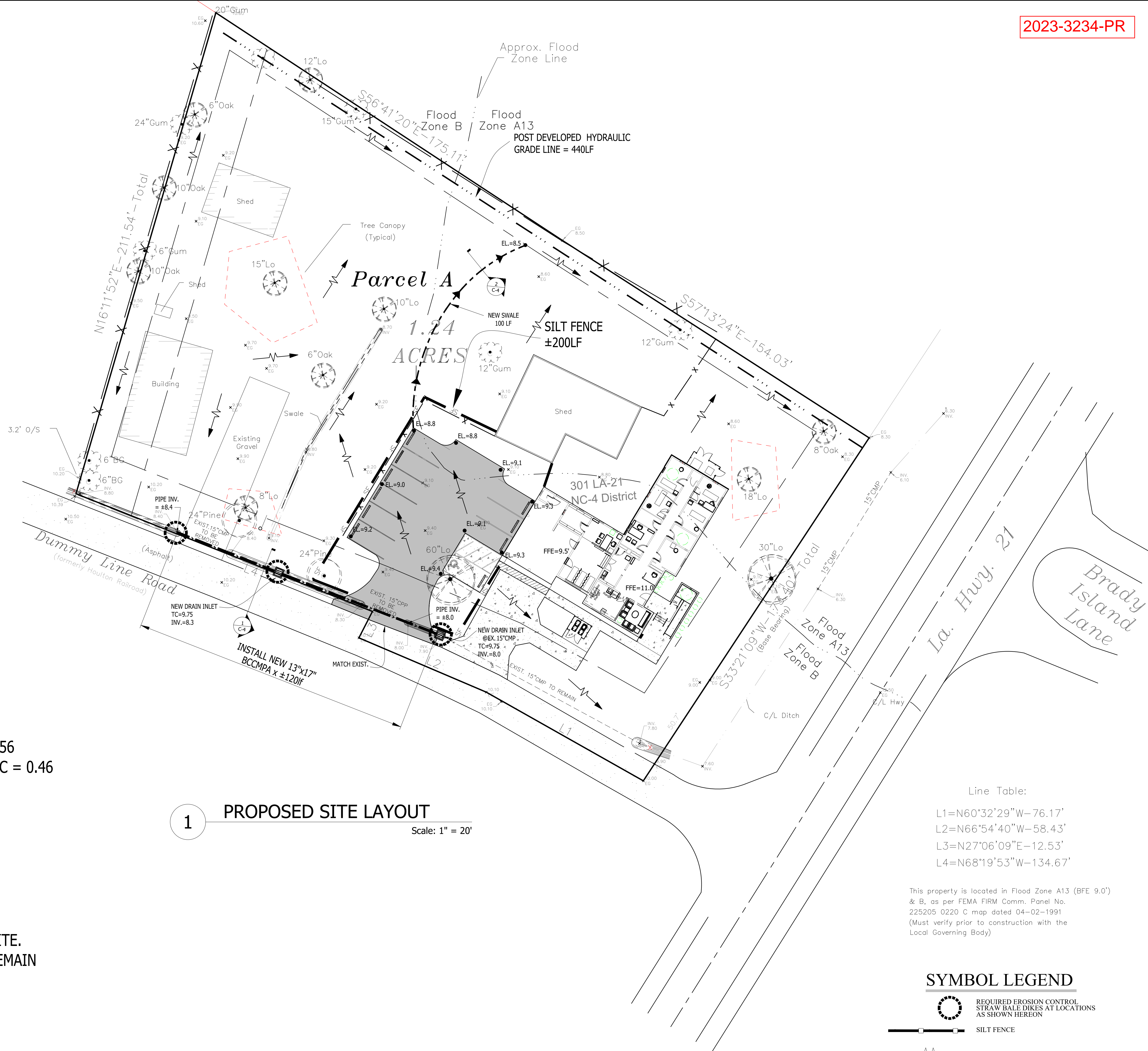
T_c	=	23.8 min
L	=	440 ft
Δ	=	1.2 ft
Q_{post}	=	3.32 cfs

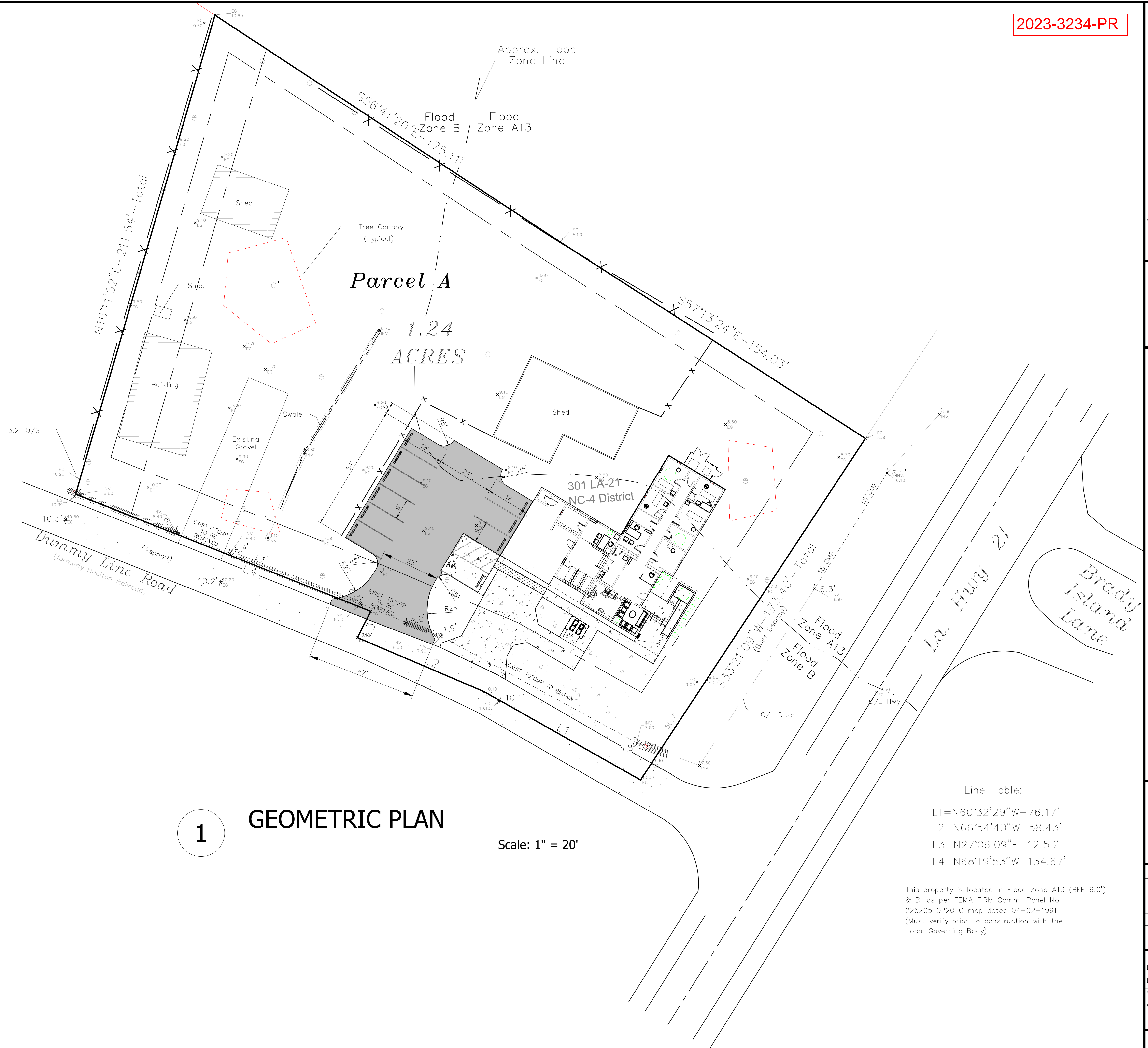
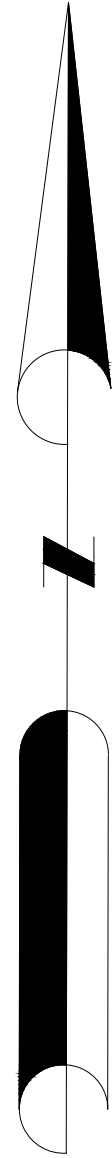
NOTE:

- NO ADDITIONAL FILL TO BE PLACED ON SITE.
- ALL EXISTING DRAINAGE PATTERNS TO REMAIN

1 PROPOSED SITE LAYOUT

Scale: 1" = 20'





1

GEOMETRIC PLAN

Scale: 1" = 20'

Line Table:

- L1=N60°32'29"W-76.17'
- L2=N66°54'40"W-58.43'
- L3=N27°06'09"E-12.53'
- L4=N68°19'53"W-134.67'

This property is located in Flood Zone A13 (BFE 9.0') & B, as per FEMA FIRM Comm. Panel No. 225205 0220 C map dated 04-02-1991 (Must verify prior to construction with the Local Governing Body)

2023-3234-PR

DEEP SOUTH DESIGN GROUP

Civil/Environmental Engineering Firm

P.O. Box 1122 | Madisonville, LA, 70447

Ph: 985-705-4696

CLIENT: CM COMBS PROPERTIES

PROJECT DESCRIPTION: PROPOSED SITE PLAN FOR PARCEL A, 1.267 ACRES IN SECTION 41, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

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REVISION NO:

JOB NO: 14-316

DATE: 01/23/2022

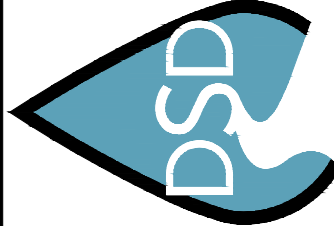
DRAWN BY: CAD

SCALE: AS SHOWN

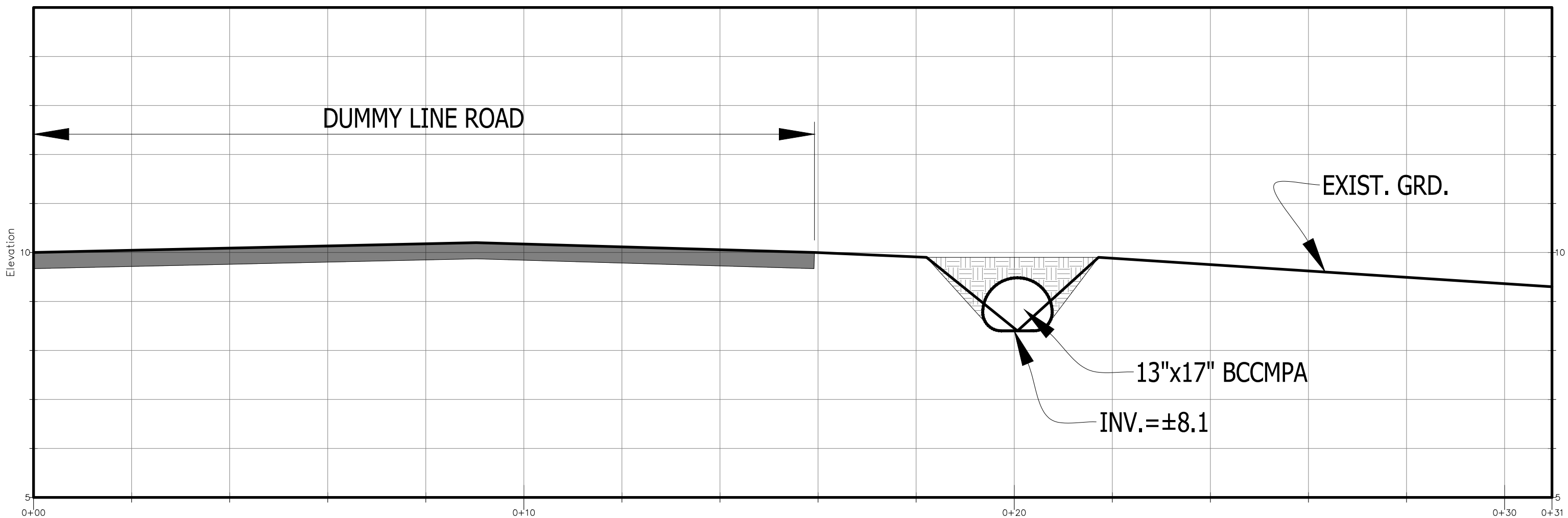
COMPUTER FILE:

SHEET

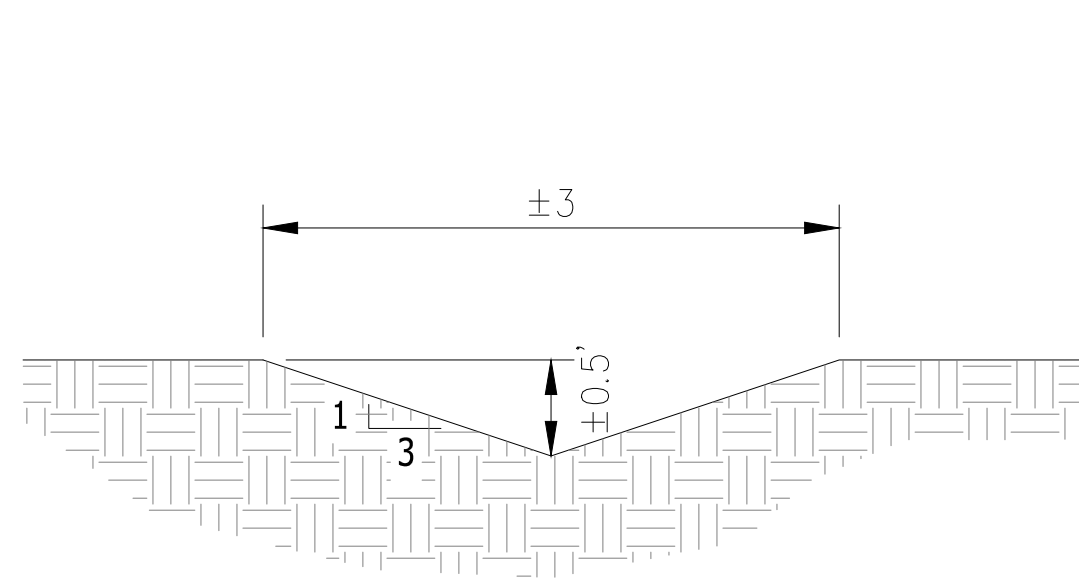
C-3



△	
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1 SECTION VIEW
Scale: 1" = 2'



2 SECTION VIEW
Scale: 1" = 2'

SUBGRADE PREPARATION:

THE PARKING AREA SHALL BE STRIPPED OF ALL TOPSOIL WITH ORGANICS AND OTHER DELETERIOUS MATERIALS. THE TOPSOIL IN THIS AREA IS GENERALLY UNDERLAIN BY MOISTURE SENSITIVE SILTY SOILS. THESE NEAR SURFACE SILTY DEPOSITS SHALL BE EXAMINED AT THE TIME OF CONSTRUCTION SINCE THEY TEND TO LOSE THEIR SUPPORT CAPABILITIES IF THEY BECOME WET. CONSEQUENTLY, DEPENDING ON THE SITE CONDITION AT THE TIME OF CONSTRUCTION, THE MOISTURE SENSITIVE SOILS MAY HAVE TO BE UNDERCUT AND REPLACED WITH COMPACTED STRUCTURAL FILL.

ONCE THE PARKING AREA IS STRIPPED AND UNDERCUT TO THE REQUIRED SUBGRADE ELEVATION, THE SUBGRADE SHALL BE PROOFROLLED USING A SINGLE OR A TANDUM AXLE DUMP TRUCK OR SIMILAR HEAVILY LOADED RUBBER Tired VEHICLE WEIGHING ABOUT 20 TONS. SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH COMPACTED STRUCTURAL FILL, DISKED OPEN TO DRY OR TREATED TO FORM A STABLE NON-YIELDING SUBGRADE PRIOR TO FILL PLACEMENT. PROOFROLLING THE SUBGRADE SHALL BE DONE PRIOR TO PROCEEDING WITH FILL PLACEMENT. THE SUBGRADE SHALL BE PROTECTED AND COVERED WITH FILL AS SOON AS POSSIBLE. SHOULD THE SUBGRADE BE EXPOSED TO EXCESSIVE AMOUNTS OF PRECIPITATION, RE-APPROVAL OF THE SUBGRADE WILL BE REQUIRED.

FILL:

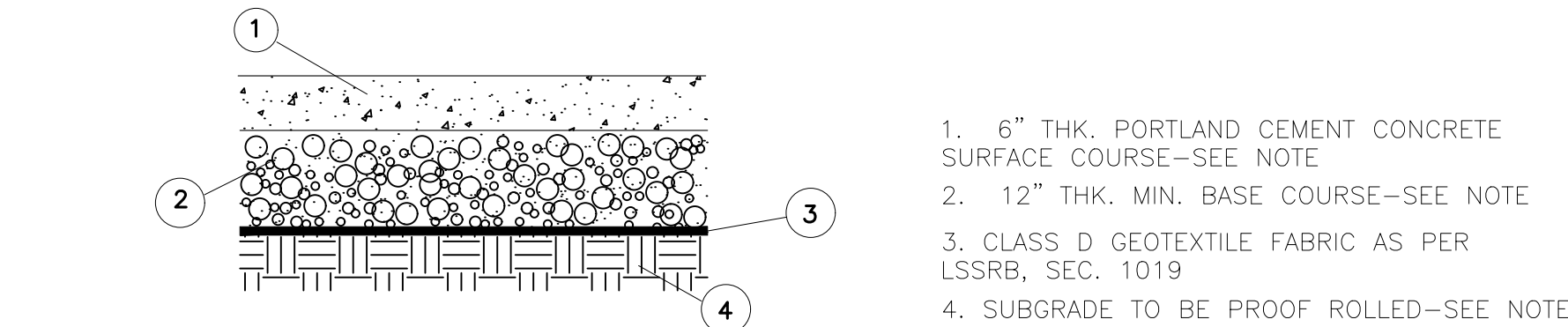
FILL PLACED SHALL CONSIST OF SANDY CLAYS, CLAYEY OR SILTY SANDS FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS. THE FILL SHALL HAVE A MAXIMUM LIQUID LIMIT OF 40 AND A PLASTICITY INDEX LESS THAN 18 PERCENT. THE STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8 INCHES OF LOOSE MATERIALS AND SHALL BE COMPACTED WITHIN 1 PERCENTAGE POINT BELOW TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. THE FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE FILL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (ASHTO T-99). EACH LIFT OF FILL SHALL BE TESTED BY THE TESTING LABORATORY AND APPROVED PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. THE EDGE OF THE FILL SHALL EXTEND AT LEAST 2 FEET BEYOND THE EDGE OF THE CURB. FIELD DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM D2922.

BASE COURSE:

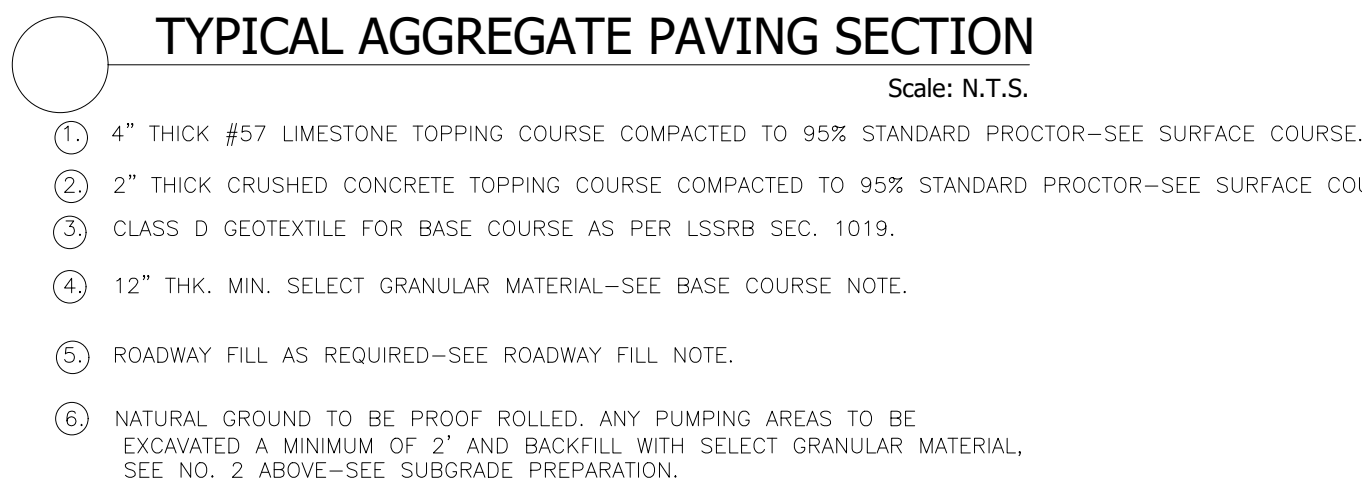
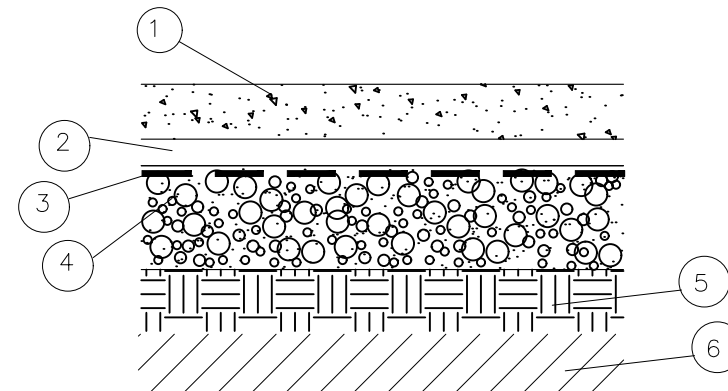
THE ROADWAY BASE SHALL CONSIST OF A-3 SAND MATERIAL MEETING THE REQUIREMENTS OF THE LATEST EDITION OF LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRB). THE BASE SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D698 (ASHTO T-99). FIELD DENSITY TESTS SHALL BE CONDUCTED ON THE BASE MATERIAL IN ACCORDANCE WITH ASTM D2922 AT 500 FOOT INTERVALS ALONG THE ROADWAY ALIGNMENT. IN ADDITION, DEPTH CHECKS SHALL BE CONDUCTED AT THE DENSITY TEST LOCATIONS TO VERIFY COMPLIANCE WITH THE PAVEMENT DESIGN AND PARISH REQUIREMENTS.

SURFACE COURSE:

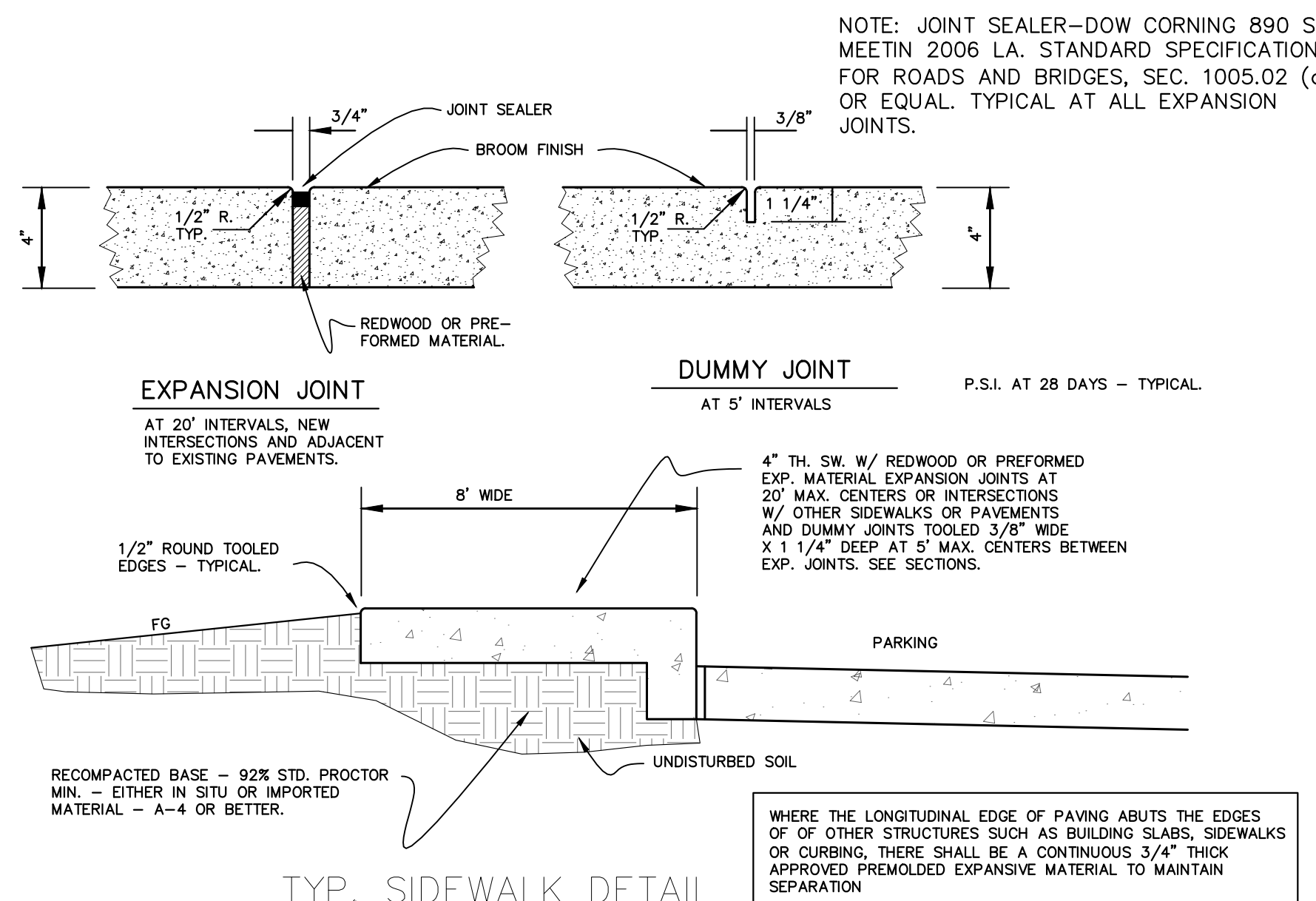
THE AGGREGATE BASE SHALL CONSIST OF CLASS II BASE INCLUDING #57 Limestone OR CRUSHED CONCRETE MEETING THE REQUIREMENTS OF THE LATEST EDITION OF LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRB). SECTION 1003.30, THE AGGREGATE BASE SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE AGGREGATE'S MAXIMUM DRY DENSITY DETERMINED BY ASTM D698 (ASHTO T-99). FIELD DENSITY TESTS SHALL BE CONDUCTED ON THE BASE MATERIAL IN ACCORDANCE WITH ASTM D2922. IN ADDITION, DEPTH CHECKS SHALL BE CONDUCTED AT THE DENSITY TEST LOCATIONS TO VERIFY COMPLIANCE WITH THE PAVEMENT DESIGN.



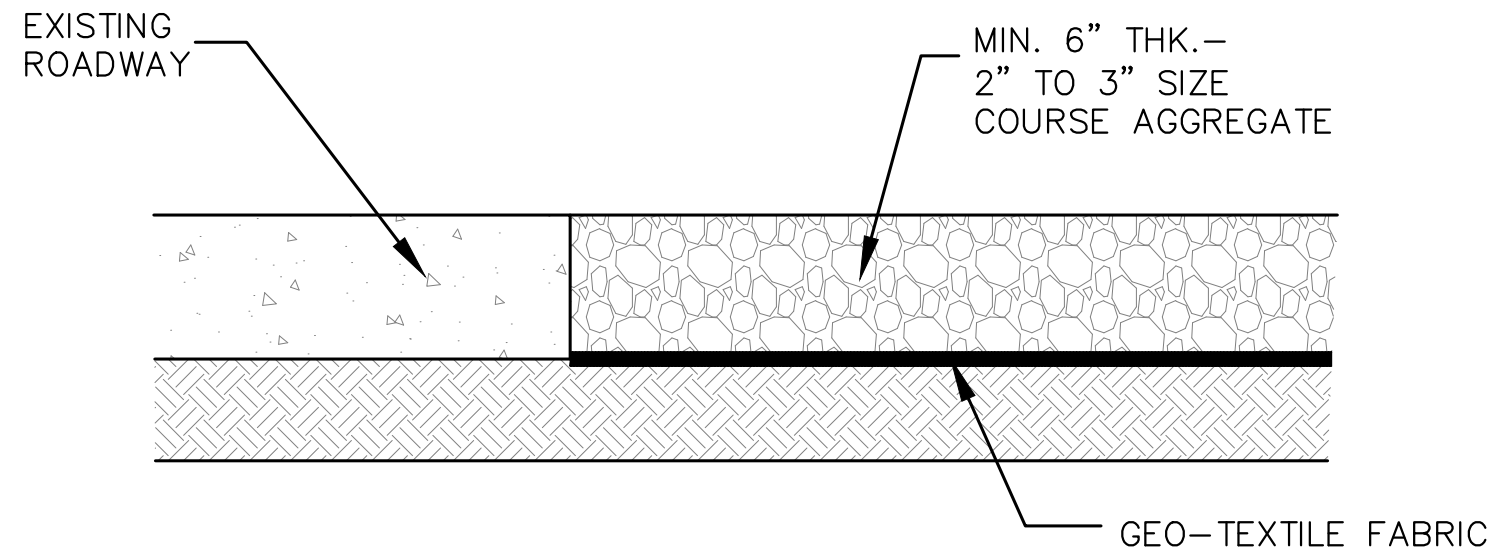
TYPICAL CONCRETE PAVING SECTION
Scale: N.T.S.



TYPICAL AGGREGATE PAVING SECTION
Scale: N.T.S.



TYP. SIDEWALK DETAIL
NOT TO SCALE

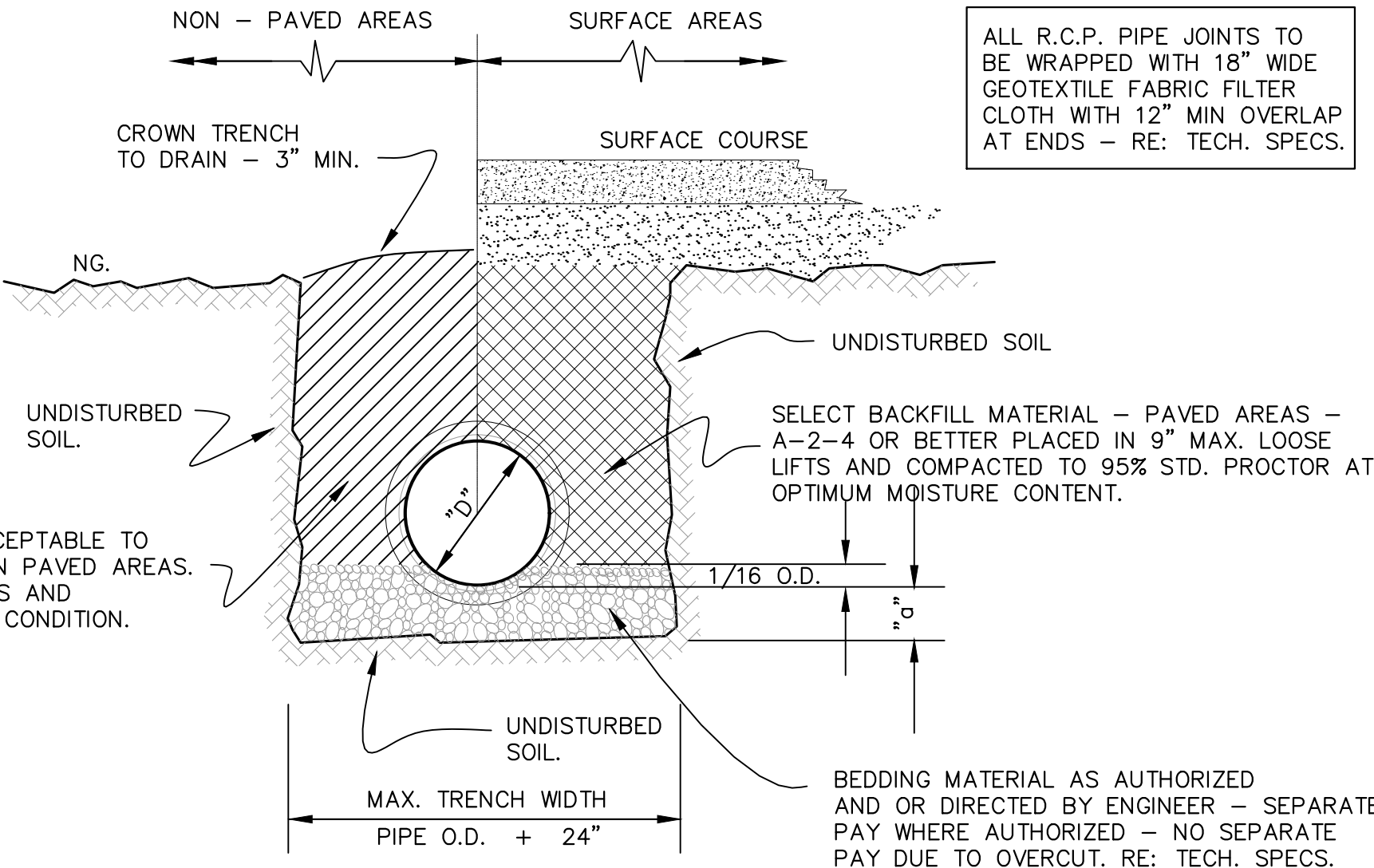


STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

TABLE OF BEDDING DEPTH BELOW PIPE	
"D"	"a"
27" AND SMALLER	4"
30" to 60"	6"
66" AND LARGER	8"

LEGEND:
O.D. = OUTSIDE DIAMETER OF CONDUIT
"a" = BEDDING BELOW PIPE
"D" = CONDUIT INSIDE DIAMETER

NATIVE MATERIAL BACKFILL ACCEPTABLE TO ENGINEER MAY BE USED IN NON PAVED AREAS. PLACE IN 12" MAX. LOOSE LIFTS AND RECOMPACTED TO 95% IN SITU CONDITION.



DRAINAGE TRENCH BEDDING AND BACKFILL DETAIL
NOT TO SCALE

CONCRETE SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI IN 28 DAYS.

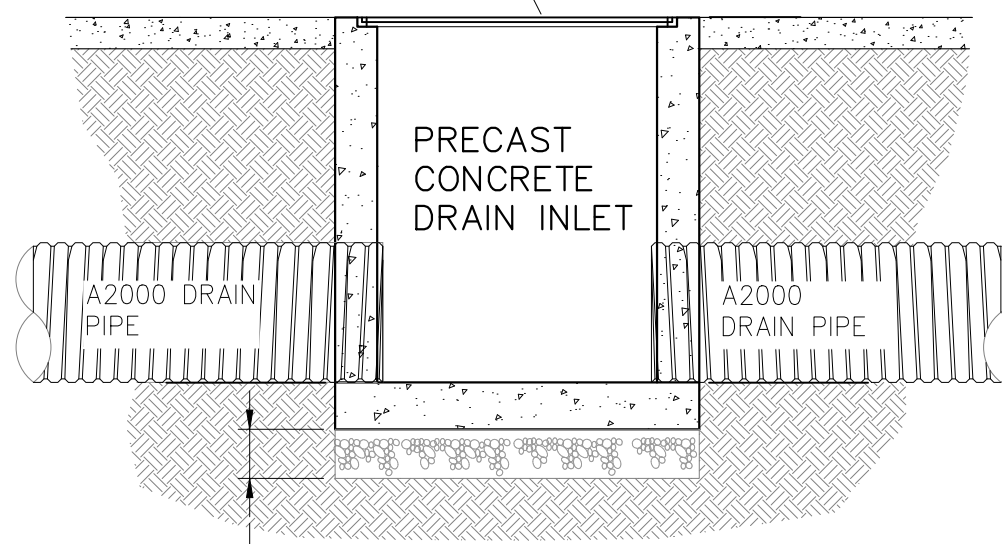
REINFORCING STEEL TO MEET ASTM A615 GRADE 60.

PRECAST STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH AASHTO HS-20-44 LOADING, ASTM C 857-87 AND ACI 318 WHERE APPLICABLE.

JOINTS TO BE SEALED WITH A FLEXIBLE PLASTIC GASKET MATERIAL.

REINFORCING DETAILS:
2"x8" W5/W3 (.252/195) WELDED WIRE FABRIC USED FOR REINFORCING THROUGHOUT. IN ADDITION TO WELDED WIRE FABRIC, #4 L-BARS PLACED ON 8" CENTERS, EACH PENETRATING 12" INTO BASE SLAB AND EXTENDING UP THE FULL VERTICAL HEIGHT OF THE SIDEWALLS.

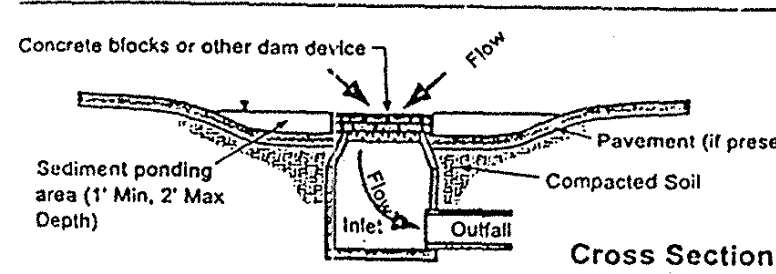
EAST JORDAN IRON WORKS,
H-20 RATED, V-5724
FRAME & GRATE OR EQUAL



MIN. 12" OF #57 Limestone
OR AS REQ'D. BASED ON
SUITABLE SOIL CONDITIONS

3 TYPICAL DRAIN INLET DETAIL - CB-01
Scale: N.T.S.

Inlet Protection



DESCRIPTION
Inlet protection consists of a variety of methods of intercepting sediment at low point inlets through the use of stone, filter fabric and other materials. This is normally located at the inlet, providing either detention or filtration to reduce sediment and floatable materials in storm water.

PRIMARY USE
Inlet protection is normally used as a secondary defense in site erosion control. It is normally used in new developments that include new inlets or roads with new curb inlets or during major repairs to existing roadways. Inlet protection has limited use in developed areas due to the potential for flooding, traffic safety and pedestrian safety and maintenance problems. Inlet protection can reduce sediment in storm sewer system by serving as a back up system to onsite controls or by reducing sediment loads from controls with limited effectiveness such as straw bale dikes.

APPLICATIONS
Different variations are used for different conditions as follows:

Filter barrier protection (similar to a silt fence barrier around the inlet) is appropriate when the drainage area is less than one acre and the basin slope is less than five (5) percent. This type of protection is not applicable in paved areas. (See details, Section 9) Block and gravel (crushed stone, recycled concrete is also appropriate) protection is used when flows exceed 0.5 cfs, and it is necessary to allow for overtopping to prevent flooding (See sketch at top of fact sheet). Wire mesh and gravel protection (crushed stone, recycled concrete is also appropriate) is used when flows exceed 0.5 cfs, and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets (See details Section 9).

Excavated impoundment protection around a drop inlet may be used for protection against sediment entering a storm drain system. With this method, it is necessary to install weep holes to allow the impoundment to drain completely. The impoundment shall be sized such that the volume of excavation that be equal to 1800 to 3600 cubic feet per acre of contributing drainage area entering the inlet for full effectiveness. Smaller volumes can be used for reduced effectiveness.

DESIGN CRITERIA

Filter fabric protection shall be designed and maintained in a manner similar to silt fence. Maximum depth of flow shall be eight (8) inches or less depending on vehicular and pedestrian traffic. Positive drainage is critical in the design of inlet protection. If overflow is not provided for at the inlet, flows which exceed the capacity of the inlet protection system shall be routed through established swales, ditches or other watercourses to minimize damage due to ponding and to provide for public safety.

LIMITATIONS

Ponding will occur at the inlet with possible flooding as a result.

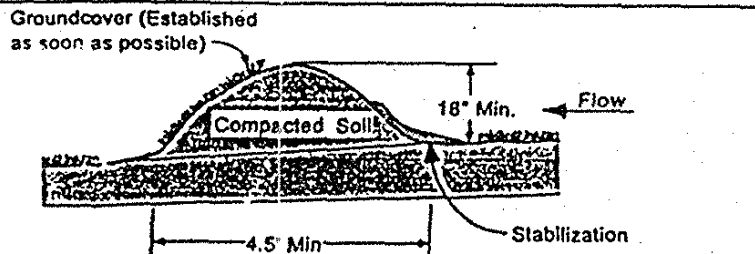
Inlet protection is only viable at low point inlets. Inlets which are on a slope cannot be effectively protected because stormwater will bypass the inlet and continue downstream, causing an overload condition at inlets beyond.

MAINTENANCE REQUIREMENTS

Inspections should be made on a weekly basis, especially after large (> 0.5 inches) storm events. When silt fence is used and the fabric becomes clogged, it should be cleaned or if necessary, replaced. Also, sediment should be removed when it reaches approximately one-half the height of the fence. If a ramp is used, sediment should be removed when the volume of the basin is reduced by 50%.

For systems using stone filters, when the stone filter becomes clogged with sediment, the stones must be pulled away from the inlet and cleaned or replaced. Since cleaning of gravel at a construction site may be difficult, an alternative approach would be to use the doped stone as fill material and put new stone around the inlet.

Diversion Dike



DESCRIPTION
A diversion dike is a compacted soil mound which redirects runoff to a desired location. The dike is typically stabilized with natural grass for low velocities or with stone or erosion control mats for higher velocities.

PRIMARY USE
The diversion dike is normally used to intercept offsite flow upstream of the construction area and direct flow around the disturbed soils. It can also be used downstream of the construction area to direct flow into a sediment reduction device such as a sediment basin or protected inlet. The diversion dike serves the same purpose and, based on the topography of the site, can be used in combination with an interceptor swale.

APPLICATIONS
By intercepting runoff before it has the chance to cause erosion, diversion dikes are very effective in reducing erosion at a reasonable cost. They are applicable to a large variety of projects including site developments and linear projects such as roadways and pipeline construction. Diversion dikes are normally used as perimeter controls for construction sites with large amounts of offsite flow from neighboring properties. Used in combination with swales, the diversion dike can be quickly installed with a minimum of equipment and cost, using the swale excavation as the dike. No sediment removal technique is required if the dike is properly stabilized and the runoff is intercepted prior to construction disturbed areas.

Limitations
By intercepting runoff in structural controls can be realized by using diversion dikes to direct sheet flow to a central area such as a sediment basin or other sediment reduction structure if the runoff crosses disturbed areas.

DESIGN CRITERIA

- The maximum contributing drainage area should be 10 acres or less depending on site conditions.
- Maximum depth of flow at the dike shall be 1 foot for 2 year design storm.
- The maximum width of the flow at the dike shall be 20 feet.
- Side slopes of the diversion dike shall be 3:1 or flatter.
- Minimum width of the embankment at the top shall be 2 feet.
- Minimum embankment height shall be 18 inches as measured from the top of slope on the upgrade side of the berm.
- For velocities less than 6 feet per second, the minimum stabilization for the dike and adjacent flow areas is grass, erosion control mats or mulch. For velocities greater than 6 feet per second, some stabilization or high velocity erosion control mats should be used. Velocities greater than 8 feet per second must be approved by the local jurisdiction.
- The dike shall remain in place until all disturbed areas which are protected by the dike are permanently stabilized unless other controls are put into place to protect the disturbed area.
- Flow line at dike shall have a positive grade to drain to a controlled outlet.

LIMITATIONS

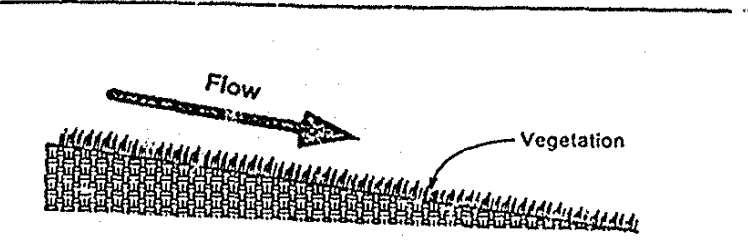
Compacted earth dikes require stabilization immediately upon placement so as not to contribute to the problem they are addressing.

The diversion dikes can be a hindrance to construction equipment moving on the site, therefore their locations must be carefully planned prior to installation.

MAINTENANCE REQUIREMENTS

Dikes must be inspected on a weekly basis and after each significant (>0.5 inch) rainfall to determine if silt is building up behind the dike, or if erosion is occurring on the face of the dike. Silt shall be removed in a timely manner. If erosion is occurring on the face of the dike, the slope of the face shall either be stabilized through mulch or seeding or the slopes of the face shall be reduced.

Vegetation



DESCRIPTION
Vegetation, as a Best Management Practice, is the sowing of annual grasses, small grains or legumes to provide interim and permanent vegetative stabilization for disturbed areas. Unless otherwise specified, Bermuda Grass is to be used for permanent seeding. Temporary stabilization may be achieved during winter by seeding with Rye Grass.

PRIMARY USE
Vegetation is used as a temporary or permanent stabilization technique for areas disturbed by construction but not protected by pavement, building or other structures. As a temporary control, vegetation is used to stabilize stockpiles and barren areas which are inactive for long periods of time. As a permanent control, grasses and other vegetation provide good protection for the soil along with some filtering for overland runoff. Subjected to acceptable runoff velocities, vegetation can provide a good method of permanent storm water management as well as a visual amenity to the site.

Other BMPs may be required to assist in the establishment of vegetation. These other techniques include erosion control matting, swales and dikes to direct flow around newly seeded areas and proper grading to limit runoff velocities during construction.

APPLICATIONS
Vegetative techniques can and should apply to every construction project with few exceptions. Vegetation effectively reduces erosion in swales, stockpiles, berms, mounds to medium slopes and along roadways. Vegetative strips can provide some protection when used as a perimeter control for utility and site development construction.

In many cases, the initial cost of temporary seeding may be high compared to tarps or covers for stockpiles or other barren areas subject to erosion yet inactive. This initial cost should be weighed with the amount of time the area is to remain inactive, since maintenance cost for vegetated areas is much less than most structural controls.

DESIGN CRITERIA

Surface Preparation
Intim or final grading must be completed prior to seeding, minimizing all steep slopes.

- Install all necessary erosion structures such as dikes, swales, diversions, etc. prior to seeding.
- Groove or furrow slopes steeper than 3:1 on the contour line before seeding.
- Provide 4-6 inches of topsoil over unstable soils.
- Seed-bed should be well pulverized, loose and uniform.

Plant Selection, Fertilization and Seeding

- Use only high quality, USDA certified seed.
- For permanent vegetative cover during the period from March to August (inclusive) use hulled Bermuda Grass applied at 10 - 12 pounds per acre.
- For permanent vegetative cover during the period from September to February (inclusive) use unhulled Bermuda Grass applied at 15- 20 pounds per acre.
- For temporary stabilization on disturbed areas or stockpiles, use Rye Grass seed applied at 40 - 50 pounds per acre.
- Fertilizer shall be applied according to the manufacturer's recommendation with proper spreader equipment. Typical application rate for 10-10-10 grade fertilizer is 700-1000 pounds per acre. DO NOT OVER APPLY FERTILIZER.
- If hydro-seeding is used, do not mix seed and fertilizer more than 30 minutes before application.
- Evenly apply seed using cyclone seeder, seed drill, outdrigger or hydroseeder.
- Provide adequate water to aid in establishment of vegetation.
- Use appropriate mulching techniques where necessary.

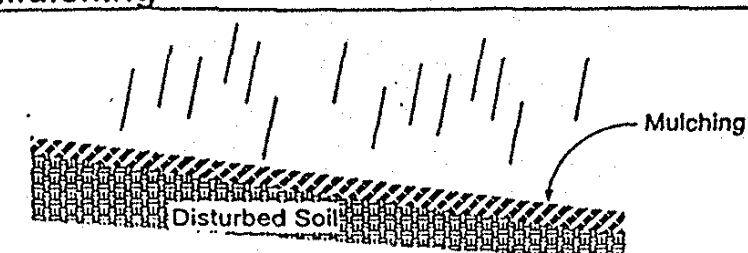
LIMITATIONS

Vegetation is not appropriate for areas subjected to heavy pedestrian or vehicular traffic. As a temporary technique, vegetation may be costly when compared to other techniques. Vegetation is not appropriate for rock, gravel or coarse grained soils unless 4 to 6 inches of topsoil is applied.

MAINTENANCE REQUIREMENTS

Protect newly seeded areas from excessive runoff and traffic until vegetation is established (mulching may be necessary). A watering and fertilizing schedule will be required as per the SWPPP to assist in the establishment of the vegetation.

Mulching



DESCRIPTION
Mulching is the application of a layer of chopped straw, hay or other material which is spread uniformly over barren areas to reduce the effects of erosion from rainfall. Types of mulch include organic materials, straw, wood chips, bark or other fibers. Mulch also comes in prepackaged forms, using straw, hay or other material with organic and inorganic binding systems.

PRIMARY USE
Mulch is used to temporarily and/or permanently stabilize clear or freshly seeded areas. It protects the soil from erosion and moisture loss by lessening the effects of wind, water, and sunlight. It also decreases the velocity of sheet flow, thereby reducing the volume of sediment-laden water flow leaving the mulched area.

APPLICATIONS
Mulch may be used on any construction related disturbed area for surface protection including:

- Freshly seeded or planted areas.
- Areas at risk due to the time period being unsuitable for growing vegetation.
- Areas that are not conducive to seeding or planting.

DESIGN CRITERIA

Several manufacturers provide an organic mulch with an attached netting to simplify installation. Installation should adhere to manufacturer's specifications and requirements.

- Choice of mulch depends largely on slope, climate, and soil type in addition to availability of different materials. Straw and hay are the recommended choices due to their availability and biodegradability.
- Mulch should be applied in an even and uniform manner where concentrated water flow is negligible.
- Application of straw or hay mulch should be approximately 2 tons dry per acre spread uniformly across the disturbed area. Other material should be applied such that 25% of the soil is visible through the mulch.
- For areas using straw mulch and the slope is greater than 3-5%, anchoring of the mulch with a Krimper Tool is required.

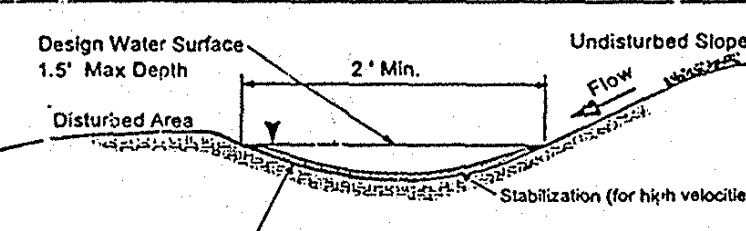
LIMITATIONS

Mulches are subject to removal by wind or water under various climatic conditions. Mulches lower the soil temperature which may result in longer seed germination periods.

MAINTENANCE REQUIREMENTS

Mulched areas must be inspected on a weekly basis, and after significant (>0.5 inch) rainfall, for thin or bare spots caused by natural decomposition or weather related events. Mulch in high traffic areas should be replaced on a regular basis to maintain uniform protection.

Interceptor Swale



DESCRIPTION
An interceptor swale is a small v-shaped or parabolic channel which collects runoff and directs it to a desired location. It can either have a natural grass lining or depending on slope and design velocity, a protective lining of erosion matting, stone or concrete.

PRIMARY USE
The interceptor swale can either be used to direct sediment laden flow from disturbed areas into a controlled outlet or to direct 'clean' runoff around disturbed areas. Since the swale is easy to install during early grading operations, it can serve as the first line of defense in reducing runoff across disturbed areas. As a method of reducing runoff across the disturbed construction area, it reduces the requirements of structural measures to capture sediment from runoff since the flow is reduced. By intercepting sediment laden flow downstream of the disturbed area, runoff can be directed into a sediment basin or other BMP for sedimentation as opposed to long runs of silt fence, straw bales or other filtration method.

Based on site topography, swales can be effectively used in combination with diversion dikes.

APPLICATIONS

Common applications for interceptor swales include roadway projects, site development projects with substantial offsite flow impacting the site and sites with a large area(s) of disturbance. It can be used in conjunction with diversion dikes to intercept flows. Temporary swales can be used throughout the project to direct flows away from staging, storage and fueling areas along with specific areas of construction. Note that runoff which crosses disturbed areas or is directed into unstabilized swales must be routed into a treatment BMP such as a sediment basin.

Grass lined swales are an effective permanent stabilization technique. The grass effectively filters both sediment and other pollutants while reducing velocity.

DESIGN CRITERIA

- Maximum depth of flow in the swale shall be 1.5 feet based on a 2 year design storm peak flow. Positive overflow must be provided to accommodate larger storms.
- Side slopes of the swale shall be 3:1 or flatter.
- Minimum design channel freeboard shall be 6 inches.
- The minimum required channel stabilization for grades less than 2 percent and velocities less than 6 feet per second may be grass, erosion control mats or mulching. For grades in excess of 2 percent, or velocities exceeding 6 feet per second, stabilization in the form of rip rap velocity erosion mats, a three inch layer of crushed stone or rip rap is required. Velocities greater than 8 feet per second will require approval by the PROGRAM MANAGER.
- Check dams can be used to reduce velocities in steep swales. See check dam BMP fact sheet for design criteria.
- Interceptor swales must be designed for flow capacity based on Manning's Equation to ensure a proper channel section. Alternate channel sections may be used when properly designed and accepted.
- Consideration must be given to the possible impact that any swale may have on upstream or downstream conditions.
- Swales must maintain positive grade to an acceptable outlet.

LIMITATIONS

Interceptor swales must be stabilized quickly upon excavation so as not to contribute to the erosion problem they are addressing.

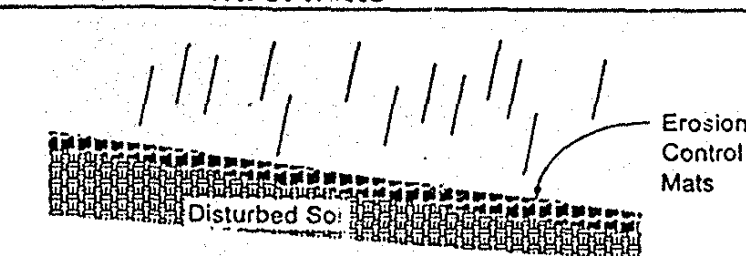
Swales may be unsuitable to the site conditions (too flat or steep).

Limited flow capacity for temporary swales. For permanent swales, the 1.5 feet maximum depth can be increased as long provisions for public safety are implemented.

MAINTENANCE REQUIREMENTS

Inspection must be made weekly and after each significant (0.5" or greater) rain event to locate and repair any damage to the channel or to clear debris or other obstructions so as not to diminish flow capacity. Damage from storms or normal construction activities such as dirt runs or disturbance of swale stabilization shall be repaired as soon as practical.

Erosion Control Mats



DESCRIPTION
An erosion control mat (ECM) is a geomembrane or biodegradable fabric placed over disturbed areas to limit the effects of erosion due to rainfall impact and runoff across barren soil. Erosion control mats are manufactured by a wide variety of vendors addressing a wide variety of synthetic such as vegetation establishment, protection from heavy rainfall, and high velocity flow. Types of matting include organic (jute, straw) and synthetics (plastic and glass fiber) materials.

PRIMARY USE

Mats can provide both temporary and/or permanent stabilization for disturbed soil or barren areas. It is used for difficult to stabilize areas such as steep slopes, temporary or permanent drainage swales, embankments or high traffic (pedestrian) areas. Some mats are reusable, reducing the initial cost of the installation.

APPLICATIONS

Mats can be used on any construction related disturbed area, but are particularly effective for erosion control on the face of the dike, the slope of the dike, and on short, steep slopes (such as stream banks) where erosion is high and growth of vegetation is slow.

DESIGN CRITERIA

A mat may be used by itself or in combination with netting or other anchors to simplify installation. Choice of matting depends largely on slope, climate, soil type, and durability. Mats are usually installed according to the manufacturer's recommended guidelines. After appropriate installation, the matting should be checked for: uniform contact with the soil; security of the top joint; and fastness of the staples with the ground.

Manufacturers information will verify acceptable applications for a particular product.

LIMITATIONS

Although matting is highly effective in controlling erosion, it may be less cost-effective than other BMPs for erosion control and it may require a contractor with considerable mat installation experience for installation.

MAINTENANCE REQUIREMENTS

Matted areas must be inspected on a weekly basis, and after significant (>0.5 inch) rainfall, for bare spots caused by weather related events. Missing or loosened matting must be replaced or re-anchored.

SEDIMENTATION PLAN REQUIREMENTS

1. THE OWNER, BUILDER OR DEVELOPER OF A CONSTRUCTION PROJECT SHALL CAUSE THE PLACEMENT OF A REQUIRED SEDIMENT CONTROL MEASURE FOR ALL SIDE SLOPE AND DOWN SLOPE BOUNDARIES OF A CONSTRUCTION AREA, UNLESS A SEDIMENTATION BASIN DESIGNED TO ACCOMMODATE 3600 CUBIC FEET OF WATER AND SEDIMENT FOR EACH ACRE OF DISTURBED PROPERTY IS PROVIDED.

2. THE OWNER, BUILDER OR DEVELOPER WILL FURTHER CAUSE THE PLACEMENT OF SAID SEDIMENT CONTROL MEASURE AROUND ALL DRAINAGE STRUCTURE INLETS WHICH FLOW INTO A PUBLIC DRAINAGE SYSTEM OR A DRAINAGE SYSTEM WHICH IS INTENDED TO BE DEDICATED TO THE PUBLIC.

3. THE FOLLOWING MEASURES ARE SEDIMENT RETENTION MEASURES SUBJECT TO REVIEW AND APPROVAL OF EACH APPLICATION BASED UPON THE CHARACTERISTICS OF THE WORK AND SITE BEING PERMITTED. A DETAILED DESCRIPTION OF THE APPLICATION, DESIGN CRITERIA AND LIMITATIONS OF EACH IS OUTLINED HEREON.

- A. MULCHING
- B. EROSION CONTROL MATS
- C. VEGETATION
- D. SILT FENCING
- E. STRAW BALE DIKES
- F. DIVERSION DIKES
- G. INTERCEPTOR SWALES
- H. INLET PROTECTION
- I. ANY OTHER FUNCTIONALLY EQUIVALENT SEDIMENT CONTROL TECHNOLOGY OR METHOD DEEMED APPROPRIATE BY THE DIRECTOR OF THE DEPARTMENT OF ENGINEERING.

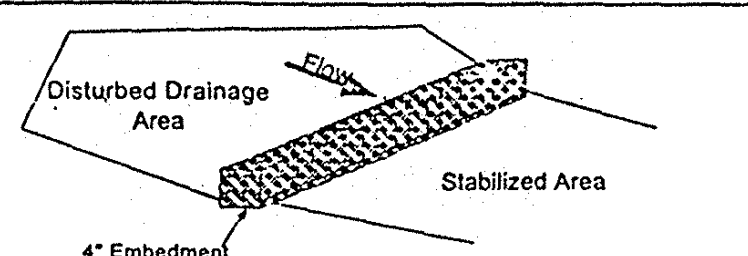
4. A BLANKET PERMIT MAY BE ISSUED FOR LARGE SCALE DEVELOPMENTS WHEN THE DEVELOPER PROVIDES THE REQUIRED SEDIMENT CONTROL MEASURES FOR THE DEVELOPMENT AS A WHOLE. THE APPROPRIATENESS OF THESE MEASURES WILL BE DETERMINED BY THE DIRECTOR OF THE DEPARTMENT OF ENGINEERING.

5. PROVISION OF SEDIMENT RETENTION MEASURES ON SITE DOES NOT RELEASE THE BUILDER/DEVELOPER FROM RESPONSIBILITIES AS OUTLINED IN SECTION 40-071.01 OF CHAPTER 7 OF THE ST. TAMMANY PARISH CODE OF ORDINANCES SHOULD THE RETENTION MEASURES FAIL TO REDUCE SEDIMENT RUNOFF. THE DIRECTOR OF THE DEPARTMENT OF ENGINEERING MAY RELEASE THE BUILDER/DEVELOPER FROM THE PROVISIONS OF THIS SECTION IF IT IS DETERMINED THAT THE FAILURE OF SEDIMENT CONTROL MEASURES IS NOT ATTRIBUTABLE TO FAULTY INSTALLATION OR MAINTENANCE OF THE REQUIRED RETENTION MEASURES.

6. IT IS MANDATORY FOR THE CONTRACTOR TO EMPLOY THE APPROPRIATE METHOD AS SHOWN HEREON TO ENSURE EROSION CONTROL DURING ALL PHASE OF CONSTRUCTION.

7. THE METHOD IS TO BE APPROVED PRIOR TO ITS IMPLEMENTATION BY THE DIRECTOR OF THE DEPARTMENT OF ENGINEERING AND THE PROJECT ENGINEER.

Straw Bale Dike



DESCRIPTION
A straw bale dike is a temporary barrier constructed of straw bales anchored with wood posts, that is used to intercept sediment-laden runoff generated by small disturbed areas. The straw bales can serve as both a filtration device and a dam/dike device to treat and redirect flow. Bales can consist of hay or straw in which straw is defined as best quality straw from wheat, oats or barley, free of weed and grass seed and may be defined as straw which includes weed and grass seed.

PRIMARY USE
A straw bale dike is used to trap sediment-laden storm runoff from small drainage areas with relatively level grades, allowing for reduction of velocity thereby causing sediment to settle out.

APPLICATIONS

Straw bale dikes are used to treat flow after it leaves a disturbed area on a relatively small (<1 acre) site. Due to the limited life of the straw bale, it is cost effective for small projects of a short duration. The limited weight and strength of the straw bale makes it suitable for small, flat (< 2 percent slope) contributing drainage areas. Due to the problems with straw degradation and the lack of uniform quality in straw bales, their use is discouraged except for small residential applications.

Straw bales can also be used to check dams (see Check Dam BMP S-7) for small watercourses such as interceptor swales and borrow ditches. Due to the problems in securely anchoring the bales, only small watercourses can effectively use straw bale check dams.

DESIGN CRITERIA

- Straw bale dikes are to be constructed along a line of constant elevation (along a contour line) where possible.
- Straw bale dikes are suitable only for treating sheet flows across grades of 2% or flatter.
- Maximum contributing drainage area shall be 0.25 acre per 100 linear feet of dike.
- Maximum distance of flow to dike should be 100 feet or less.
- Dimensions for individual bales shall be 30 inches minimum length, 18 inches minimum height, 24 inches minimum width and shall weigh no less than 50 pounds when dry.
- Each straw bale shall be placed into an excavated trench having a depth of 4 inches and a width just wide enough to accommodate the bales themselves.
- Straw bales shall be installed in such a way that there is no space between bales prevent seepage.
- Individual bales shall be held in place by at least two wood stakes driven a minimum distance of 6 inches below the 4" excavated trench to undisturbed ground, with the first stake driven at an angle toward the previously installed bale.
- The ends of the dike shall be turned up to prevent bypass of stormwater.
- Place bales on sides such that bindings are not buried.

LIMITATIONS

Due to a short effective life caused by biological decomposition, straw bales must be replaced after a period of no more than 3 months. During the wet and warm seasons, however, they must be replaced more frequently as is determined by periodic inspections for structural integrity.

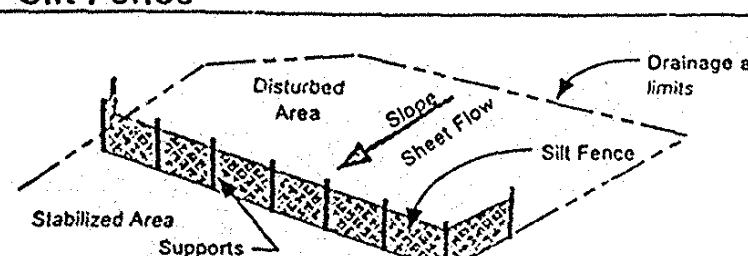
Straw bale dikes are not recommended for use with concentrated flows of any kind except for small check flows in which they can serve as a check dam.

The effectiveness of straw bales in reducing sediment is very limited. Improperly maintained, straw bales can have a negative impact on the water quality of the runoff.

MAINTENANCE REQUIREMENTS

Straw bales shall be replaced if there are signs of degradation such as straw located downstream from the bales, structural deficiencies due to rotting straw in the bale or other signs of deterioration. Sediment should be removed from behind the bales when it reaches a depth of approximately 6 inches.

Silt Fence



DESCRIPTION
A silt fence consists of geotextile fabric supported by poultry netting or other backing attached between either wooden or metal posts with the lower edge of the fabric securely embedded in the soil. The fence is typically located downstream of disturbed areas to intercept runoff in the form of sheet flow. Silt fence provides both filtration and time for sedimentation to reduce sediment and it reduces the velocity of the runoff. Properly designed silt fence is economical since it can be re-located during construction and re-used on other projects.

PRIMARY USE

Silt fence is normally used as perimeter control located downstream of disturbed areas. It is only feasible for non-concentrated, sheet flow conditions.

APPLICATIONS

Silt fence is an economical means to treat overland, non-concentrated flows for all types of projects. Silt fences are used as perimeter control devices for both site developments and linear (roadway) type projects. They are most effective with coarse to silt soil types. Due to the potential of clogging, silt fence should not be used with clay soil types.

In order to reduce the length of silt fence, it should be placed adjacent to the down slope side of the construction activities.

DESIGN CRITERIA

- Fences are to be constructed along a line of constant elevation (along a contour line) where possible.
- Maximum slope adjacent to the fence is 1:1.
- Maximum distance of flow to silt fence should be 200 feet or less.
- Maximum concentrated flow to silt fence shall be 1 CFS per 20 feet of fence.
- If 50% or less of soil, by weight, passes the U.S. Standard sieve No. 200, select the equivalent opening size (E.O.S.) to retain 85% of the soil.
- Minimum equivalent opening size shall be 70 (#70 sieve).
- Minimum equivalent opening size shall be 100 (#100 sieve).
- If 85% or more of soil, by weight, passes the U.S. Standard sieve No. 200, silt fences shall not be used due to potential clogging.
- Sufficient room for the operation of sediment removal equipment shall be provided between the silt fence and other obstructions in order to properly maintain the fence.
- The ends of the fence shall be turned upstream to prevent bypass of stormwater.

LIMITATIONS

Minor ponding will likely occur at the upstream side of the silt fence resulting in minor localized flooding.

Fences which are constructed in swales, or low areas subject to concentrated flow may be overtopped resulting in failure of the filter fence. Silt fences subject to areas of concentrated flow (waterways with flows > 1 cfs) are not acceptable.

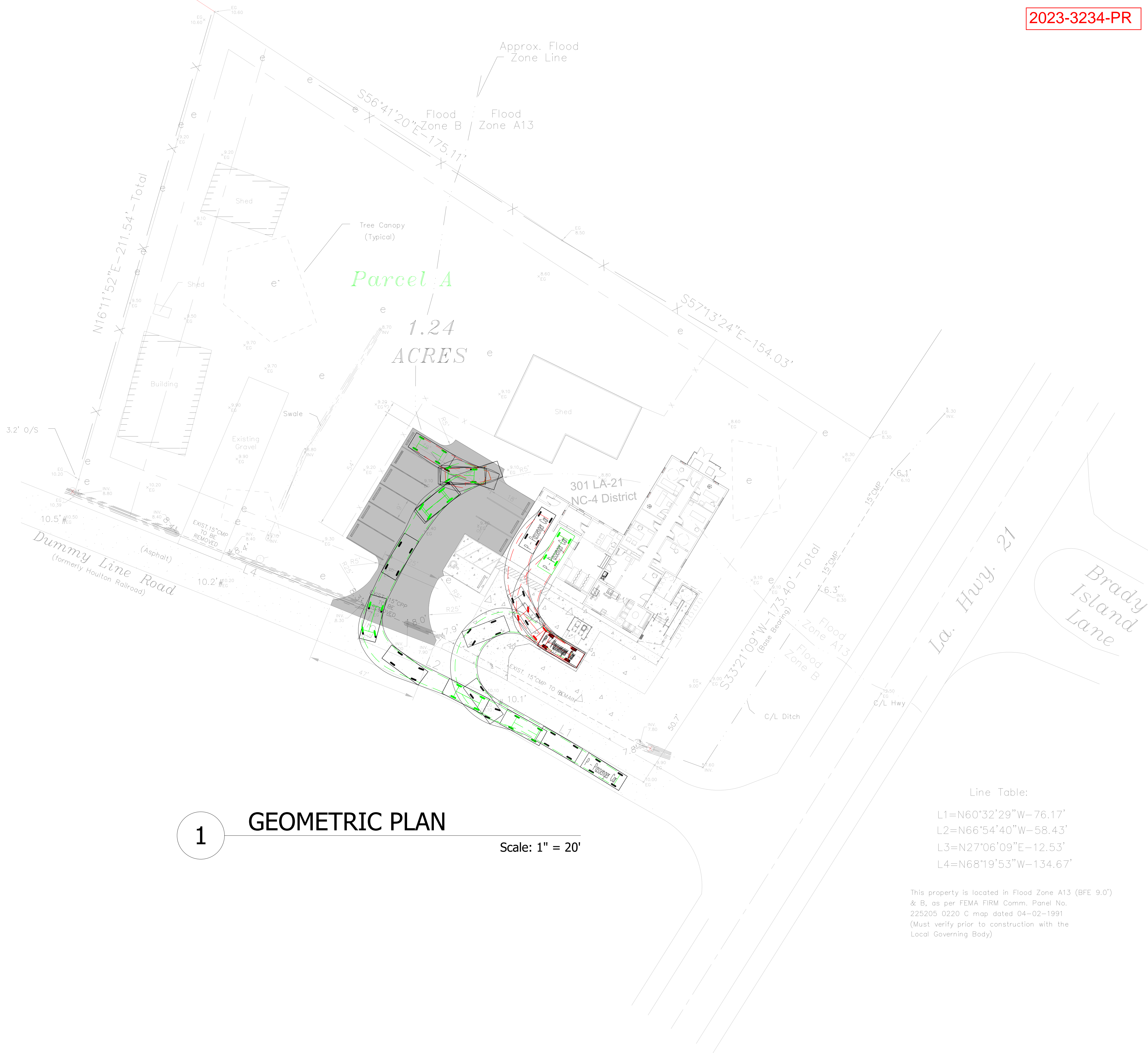
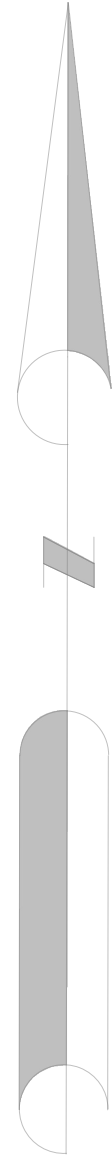
Silt fence can interfere with construction operations, therefore planning of access routes onto the site is critical.

Silt fence can fail structurally under heavy storm flows, creating maintenance problems and reducing the effectiveness of the system.

MAINTENANCE REQUIREMENTS

Inspections should be made on a weekly basis, especially after large storm events. If the fabric becomes clogged, it should be cleaned or if necessary, replaced.

Sediment should be removed when it reaches approximately one-half the height of the fence.



1 GEOMETRIC PLAN

Scale: 1" = 20'

Line Table:

- L1=N60°32'29"W-76.17'
- L2=N66°54'40"W-58.43'
- L3=N27°06'09"E-12.53'
- L4=N68°19'53"W-134.67'

This property is located in Flood Zone A13 (BFE 9.0') & B, as per FEMA FIRM Comm. Panel No. 225205 0220 C map dated 04-02-1991 (Must verify prior to construction with the Local Governing Body)

DEEP SOUTH DESIGN GROUP

Civil/Environmental Engineering Firm

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Ph: 985-705-4696

DSD

CLIENT: CM COMBS PROPERTIES

PROJECT DESCRIPTION: PROPOSED SITE PLAN FOR PARCEL A, 1.267 ACRES IN SECTION 41, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

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JOB NO: 14-316

DATE: 01/23/2022

DRAWN BY: CAD

SCALE: AS SHOWN

COMPUTER FILE:

SHEET

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