

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 6, 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, June 6, 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 MAY 2, 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. 2023-3296-ZC**
Existing Zoning: I-1 (Industrial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the north side of Poole Drive, west of North Colombia Street, being 1303 Poole Drive, Covington; S38, T6S, R11E; Ward 3, District 3

Acres: 1.31 acres
Petitioner: Nicolas and Kendal Reed Del Bianco
Owner: Nicolas and Kendal Reed Del Bianco
Council District: 3

- 2. 2023-3311-ZC**
Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: ED-1 (Primary Education District)
Location: Parcel located on the west side of Pearl Street, east side of Rebel Drive, north of Coral Avenue, being lots 5 & 6, Pearl Acres Subdivision, Slidell; S6, T9S, R15E; Ward 8, District 8

Acres: 1.99 acres
Petitioner: Jeff Schoen
Owner: ACT Management Co, Inc - Adam Thomas
Council District: 8

3. **2023-3321-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located east of LA Highway 437, south of Highway 1129, being 84516 Highway 437, Covington; S32, T4S, R11E; Ward 2, District 6

Acres: 6,400 sq. ft.
Petitioner: Jeff Schoen
Owner: Arthur J and Mabel Cowart
Council District: 6
4. **2023-3322-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District), MHO Manufactured Housing Overlay
Location: Parcel located on the south side of Bobby Jones Boulevard, west of Hillcrest Blvd being Lot 23 of Hillcrest Country Club Estates; S26 & S27, T6S, R12E; Ward 10, District 6

Acres: .49 acres
Petitioner: Dennis Drury
Owner: Dixon Yobanni Mateo Najera
Council District: 6
5. **2023-3323-ZC**
Existing Zoning: A-5 (Two Family Residential District)
Proposed Zoning: A-5 (Two Family Residential District), RO Rural Overlay
Location: Parcel located on the north side of Lakeview Drive, being 214 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

Acres: 11,400 sq. ft.
Petitioner: Derrick Vice
Owner: Derrick Vice
Council District: 13
6. **2023-3329-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-2 (Indoor Retail and Service District)
Location: Parcel located on the south side of US Highway 190, east of S Mill Road, being 29388 and 29408 US Highway 190, Lacombe; S32, T8S, R13E; Ward 7, District 7

Acres: 1.97 acres
Petitioner: Gary and Anna Kern
Owner: Anna Kern
Council District: 7
7. **2023-3330-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6

Acres: 1.64 acres
Petitioner: Robert A LaCroix
Owner: Judith LaCroix
Council District: 6
8. **2023-3332-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the north side of Hart Road, south of Jakes Road, Folsom; S18, T4S, R10E; Ward 2, District 3

Acres: 6 acres
Petitioner: Tammy Lange
Owner: Priscilla Thomas, Tammy Lange, Tony and Seretha Hart, Melanie Hart Reviere
Council District: 3

9. **2023-3334-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of LA Highway 25, being 83581 LA Highway 25, Folsom; S4, T5S, R10E; Ward 2, District 3

Acres: 1 acre
Petitioner: Garrett Acquistapace
Owner: John Doescher and Lauren and Garrett Aquistapace
Council District: 3

10. **2023-3337-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located on the northwest corner of Sisters Road & Carrol Road, being 35620 Sister Road, Slidell; S38, T9S, R14E; Ward 9, District 12

Acres: 1 acre
Petitioner: Glenford and Dianira Young
Owner: Glenford and Dianira Young
Council District: 12

11. **2023-3339-ZC**
Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES SEC. 125-95, 130-5, AND 130-1674 TO PROHIBIT THE LOCATION OF GREENSPACE AND/OR OPEN SPACE REQUIRED IN MAJOR RESIDENTIAL SUBDIVISIONS, INCLUDING PLANNED UNIT DEVELOPMENTS, SEPARATED FROM THE MAJOR DEVELOPMENT BY A STATE OR LOCAL ROADWAY WHICH IS NOT A PART OF THE PERMITTED DEVELOPMENT.

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MAY 2, 2023
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

ROLL CALL

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

Absent:

STAFF PRESENT: Ross Liner, Helen Lambert, Leslie DeLatte, Mitchell Kogan, Diana Velez and Emily Couvillion

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
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- **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 APRIL 4, 2023 MINUTES

Fitzmorris made a motion to approve second by Crawford

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

NAY:

ABSTAIN:

POSTPONING OF CASES:

ZONING CHANGE REQUEST CASES:

1. 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

POSTPONED FROM FEBRUARY 7, 2023 MEETING

Harold Burfict came to the podium

Crawford made a motion to deny, second by Seeger

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

NAY:

ABSTAIN:

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2. 2023-3225-ZC

Existing Zoning: PF-1 (Public Facilities District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the north side of Haas Road, east of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14
Acres: .87 acres
Petitioner: Fadeela Al-Hinai
Owner: Skip and Deana Stanley
Council District: 14

POSTPONED FROM APRIL 4, 2023 MEETING

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

YEA: Truxillo, Ress, McInnis, Doherty, Fitzmorris, Gaines, Crawford, Smail and Troncoso

NAY: Seeger and Hernandez

ABSTAIN:

3. 2023-3273-ZC

Text change: ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II -LAND DEVELOPMENT CODE, CHAPTER 130— UNIFIED DEVELOPMENT CODE, ARTICLE V - OVERLAYS, DIVISION 6 - PLANNED CORRIDOR DISTRICT, SECTIONS 130-1809 THROUGH 130-1814, TO ADD MILITARY ROAD (HIGHWAY 190) IN SLIDELL AS A PLANNED CORRIDOR DISTRICT. (WARD 8, DISTRICT 9.)

Hernandez made a motion to postpone for two months, second by Fitzmorris

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

NAY:

ABSTAIN:

4. 2023-3279-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the west side of South Tranquility Road, south of US Highway 190, being lot 11, Dixie Pines Subdivision, being 60121 South Tranquility Road, Lacombe; S34, T8S, R13E; Ward 9, District 11
Acres: 11,949 sq. ft.
Petitioner: William & Cara Pearson
Owner: William & Cara Pearson
Council District: 11

Will and Cara came to the podium

Derlene Fischer spoke in favor of this request

Lisa Ciuffi and Craig Firmin spoke against this request

Crawford made a motion to approve, second by Seeger

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Fitzmorris, Gaines and Crawford

NAY: Smail, Troncoso and Hernandez

ABSTAIN:

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- 5. 2023-3288-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 west side of Violet Street, south of Success Street, north of LA Highway 36, being lots 34 & 36, Square 13, West Abita Springs Subdivision, being 72361 Violet Street, Covington; S36, T6S, R11E; Ward 10, District 2
Acres: 5,000 sq. ft.
Petitioner: Patricia Bell
Owner: Dragonfly Enterprises INC – James Lindsay IV
Council District: 2

Jamie Lindsay come to the podium

Lakaisha Richardson spoke in favor of this request

Seeger made a motion to approve, second by Troncoso

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

- 6. 2023-3289-ZC (WITHDRAWN)**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Location: Parcel located on the west side of Airport Road, south of Belair Blvd, being 62269 Airport Road, Slidell; S19, T8S, R14E; Ward 9, District 11
Acres: 1.41 acres
Petitioner: Milton Shepard
Owner: Milton Shepard
Council District: 11
- 7. 2023-3295-ZC**
Existing Zoning: HC-3 (Highway Commercial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the west side of US Highway 11, north of Brown’s Village Road, Slidell; S26, T8S, R14E; Ward 9, District 11
Acres: 5.61 acres
Petitioner: Brown’s Village Plaza, LLC – James J. Morrison, Jr.
Owner: Brown’s Village Plaza, LLC – James J. Morrison, Jr.
Council District: 11

Vincent Wynn came to the podium

Fitzmorris made a motion to approve, second by Crawford

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

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MANDEVILLE, LOUISIANA**

8. 2023-3299-ZC

Text change: ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II -LAND DEVELOPMENT CODE, CHAPTER 130— UNIFIED DEVELOPMENT CODE, ARTICLE VII – MINIMUM STANDARDS FOR SPECIFIC USES, DIVISION 1 - (51) CONVENIENCE STORE (WITH GAS) a. TO LIMIT THE NUMBER OF FUEL PUMPING UNITS ACCORDING TO THE SQUARE FOOTAGE OF THE PARCEL.

Smail made a motion to approve, second by Truxillo

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

NAY: Hernandez

ABSTAIN:

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT



ZONING STAFF REPORT
2023-3296-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 Poole Drive, west of North Columbia Street, being 1303 Poole Drive, Covington. S38, TT6S, R11E; Ward 3, District 3 **Council District:** 3

Owner: Nicolas and Kendall Reed Del Bianco **Posted:** May 25, 2023

Applicant: Nicolas and Kendall Reed Del Bianco **Commission Hearing:** June 6, 2023

Size: 1.31 acres **Determination:** Approved, Denied, Postponed



Current Zoning
I-1 Industrial District
Requested Zoning
I-2 Industrial District
Future Land Use
Commercial
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone C
Critical Drainage:
No

FINDINGS

1. The applicant is requesting to rezone the 1.31-acre parcel from I-1 Industrial District to I-2 Industrial District. The property is located on the north side of Poole Drive, west of North Columbia Street, being 1303 Poole Drive, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-047	Unknown	M-1 Manufacturing
10-2234	M-1 Manufacturing	I-1 Industrial District

Site and Structure Provisions

3. The 1.31-acre property is zoned I-1 Industrial District and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Highway Commercial	HC-2 Highway Commercial District and Covington City Limits
South	Undeveloped	I-1 Industrial District
East	Undeveloped	I-1 Industrial District
West	Industrial	I-1 Industrial District

5. The subject property abuts undeveloped industrially-zoned parcels to the south and east, an undeveloped commercial property to the north, and a lumber yard / hardware store to the west.
6. The purpose of the existing I-1 Industrial District is to provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.



7. The purpose of the proposed I-2 Industrial District is to provide for the location of industrial uses of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

8. Table 3: Zoning Comparison

Zoning Comparison between I-1 & I-2 Industrial Districts		
Zoning Classification	Max Building Size	Allowable Uses:
Existing I-1 Industrial District	40,000 sq. ft.	Radio & television studios and broadcasting stations; Auto body shops; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office; Welding shops; Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium
Proposed I-2 Industrial District	200,000 sq. ft.	Any permitted use under an I-1 district; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery & Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture & Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork, wood & sheet metal product manufacturing; Television and radio broadcasting transmitters; Tool & Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.

9. The purpose of the applicant’s request is to allow for the construction a future countertop fabrication & installation facility. If approved, the site will be required to conform with all Parish parking, landscaping, and drainage requirements.

Consistency with New Directions 2040

Commercial areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

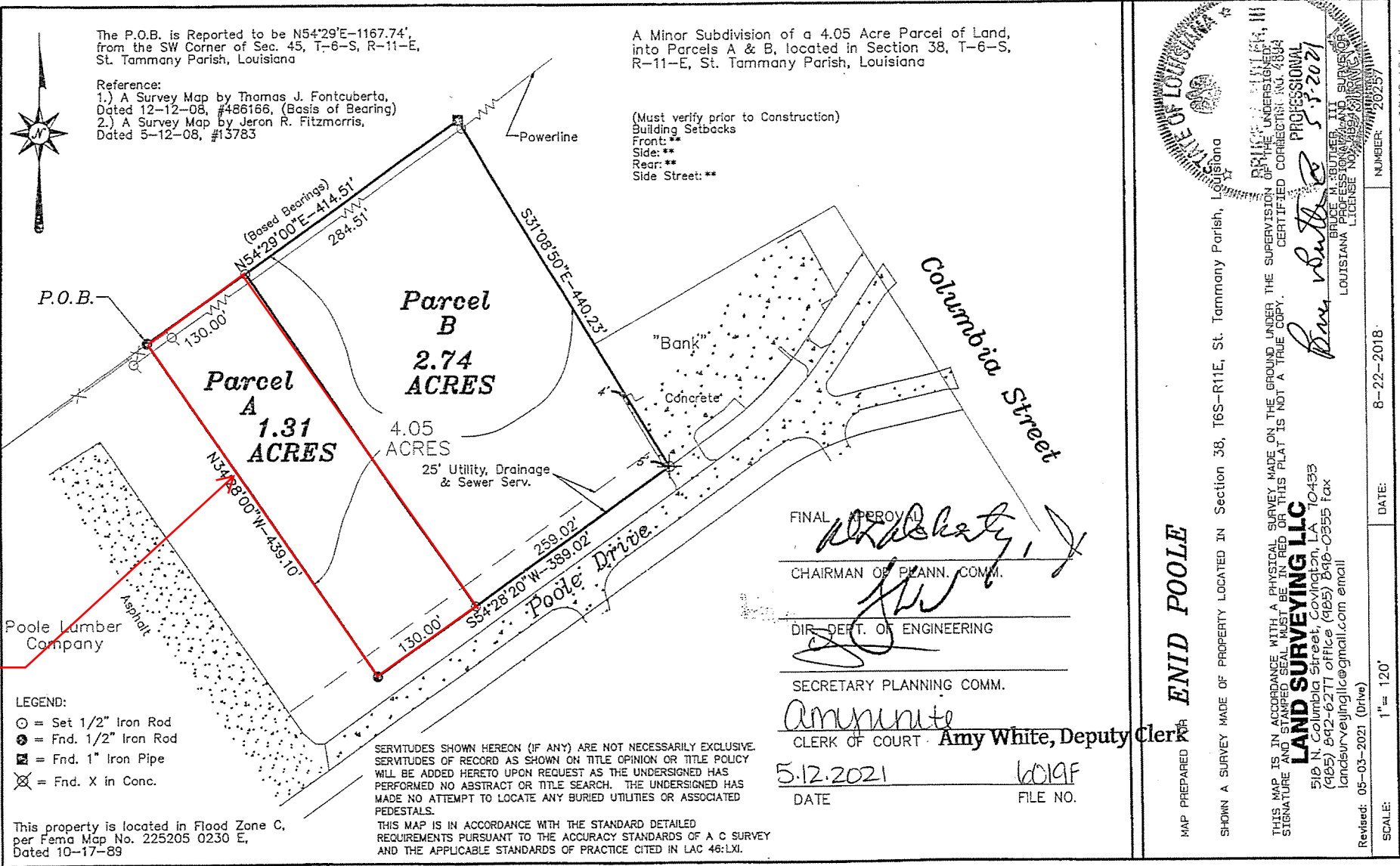
The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. 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.
- 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.



2023-3296-ZC

Subject Property





ZONING STAFF REPORT
2023-3311-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the west side of Pearl Street, east side of Rebel Drive, north of Coral Avenue, being lots 5 & 6, Pearl Acres Subdivision, Slidell. S6, T9S, R15E; Ward 8, District 8 **Council District:** 8

Owner: ACT Management Co, Inc - Adam Thomas **Posted:** May 11, 2023

Applicant: Jeff Schoen **Commission Hearing:** June 6, 2023

Size: 1.99 acres **Determination:** Approved, Denied, Postponed



Current Zoning
NC-1 Professional Office District
Requested Zoning
ED-1 Primary Education District
Future Land Use
Residential – High Intensity
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 1.99-acre parcel from NC-1 Professional Office District to ED-1 Primary Education District. The property is located on the west side of Pearl Street, east side of Rebel Drive, north of Coral Avenue, being lots 5 & 6, Pearl Acres Subdivision, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	A-3 Suburban District
12-2779	A-3 Suburban District	NC-1 Professional Office District

Site and Structure Provisions

3. The subject property is comprised of Lots 5 & 6 of the Pearl Acres Subdivision in Slidell. Lot 6 is currently developed with a single-family dwelling along with two accessory structures. Lot 5, however, is currently undeveloped and wooded.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Multi-Family Residential	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Educational	Slidell City Limits

5. The subject property abuts A-3 Suburban District zoning on the north, south, and east sides which allows for one single-family dwelling per every half-acre. The western portion of the property abuts Slidell City Limits and is developed with the Little Oak Middle School. The property was annexed into the City of Slidell (originally zoned ED-1 Primary Education District) in 2016 per Annexation Resolution SL2016-02.



ZONING STAFF REPORT
2023-3311-ZC

MICHAEL B. COOPER
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PLANNING & DEVELOPMENT
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Director

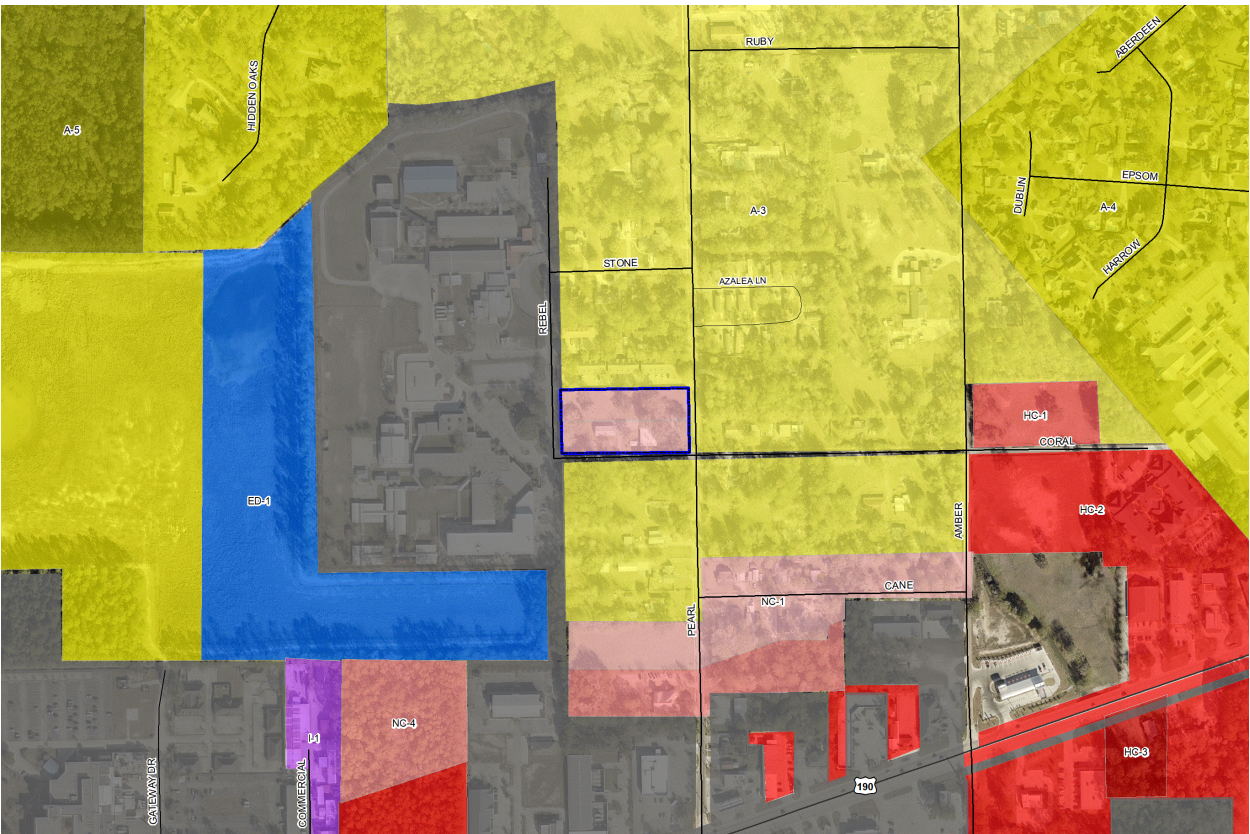
- 6. The purpose of the NC-1 Professional Office District is to allow for small professional offices in close proximity to residential developments to provide small-scale services to the residents of the neighborhood with minimal impact. The purpose of the ED-1 Primary Education District is to provide for the location of public or private schools that are generally served by buses or serve smaller student populations.
- 7. If approved, the applicant may apply to legally combine the two lots to allow for an educational facility on the site and will have to comply with all applicable Parish development requirements.

Consistency with New Directions 2040

Residential High Intensity neighborhoods are predominantly attached homes, such as townhouses, and multifamily developments, but may also include detached homes on very small lots and mobile home parks. These areas are appropriate to locate adjacent to or near Commercial and Institutional areas, and should not be located far from existing or planned urban infrastructure, including higher capacity roadways, central water and sewer, and job and activity centers.

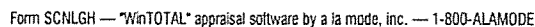
The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

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





Client	Adam Thomas/Act Management Co., Inc.						
Property Address	Lot 5 N Pearl Drive						
City	Slidell	County	Saint Tammany	State	LA	Zip Code	70461
Borrower	Adam Thomas						





ZONING STAFF REPORT
2023-3321-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 east of LA Highway 437, south of LA Highway 1129, being 84516 Highway 437, Covington. S32, T4S, R11E; Ward 2, District 6 **Council District:** 6

Owner: Arthur J and Mabel Cowart **Posted:** May 12, 2023

Applicant: Jeff Schoen **Commission Hearing:** June 6, 2023

Size: 6,400 sq. ft. **Determination:** Approved, Denied, Postponed



Current Zoning
A-1 Suburban District
Requested Zoning
PF-1 Public Facilities District
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone A
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 6,400 sq. ft. parcel from A-1 Suburban District to PF-1 Public Facilities District. The property is located east of LA Highway 437, south of Highway 1129, being 84516 Highway 437, Covington.

Zoning History

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

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

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

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

4. The subject property is surrounded by A-1 Suburban District zoning on all sides which consists of less populated areas where the character of the area should be preserved through low densities. The petitioned site is an 80x80 portion of a larger 21.12 acre-parcel currently zoned A-1 Suburban District, whose purpose is to provide a single-family residential environment at a low-density level. The subject property is currently occupied by a stick-built home that is situated approximately 275 feet northwest from the requested 80x80 portion of the rezoning request.
5. The requested PF-1 Public Facilities District allows for the location of governmental and other uses providing institutional uses to the public. The purpose of the request is so that the applicant may apply for building permits to allow for the construction of a new 205' cell tower for the area.



ZONING STAFF REPORT
2023-3321-ZC

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Consistency with New Directions 2040

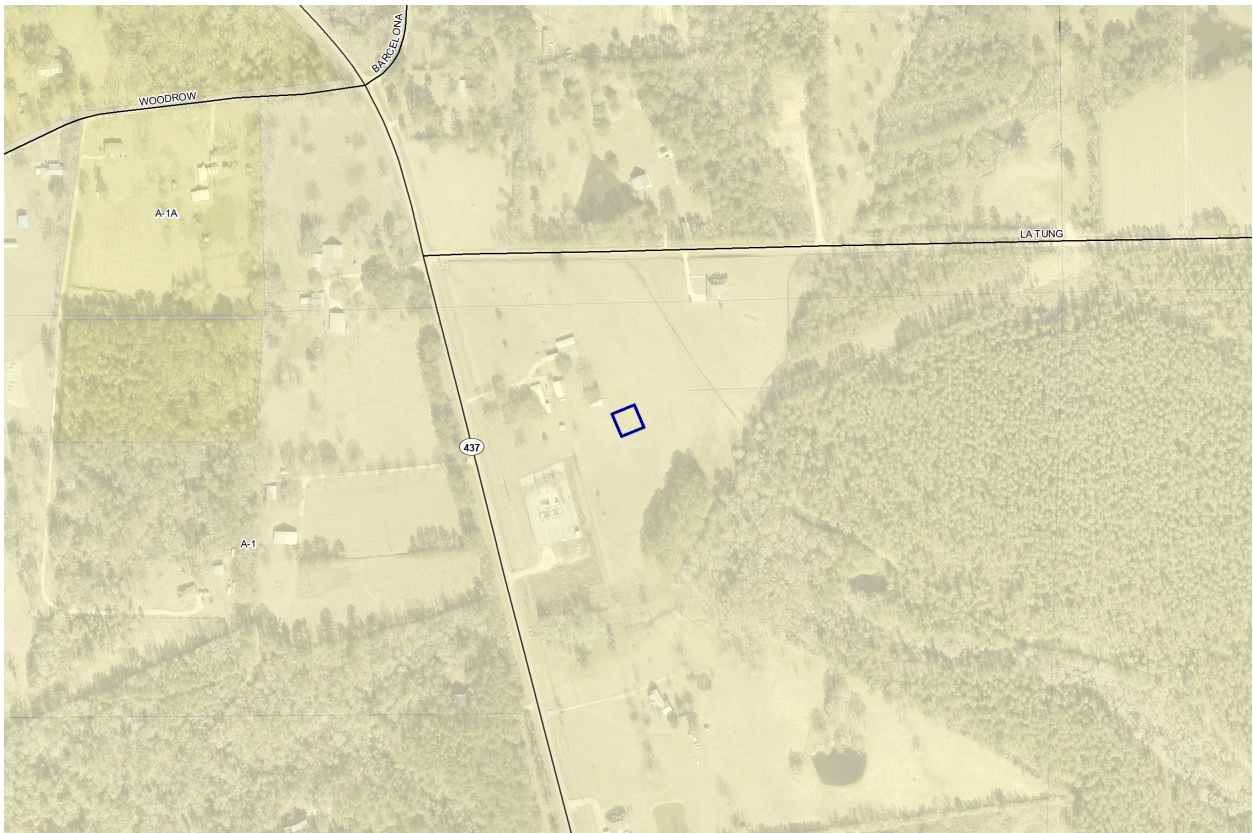
Rural and Agricultural areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural 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.

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.

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

- i. Goal 4.3: Neighborhoods throughout the Parish will share high access to quality public facilities and services, including schools, public safety facilities, recreation facilities, and libraries.







ZONING STAFF REPORT
2023-3322-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the south side of Bobby Jones Boulevard, west of Hillcrest Blvd being Lot 23, Sq.1, Hillcrest Country Club Estates. S26 & S27, T6S, R12E; Ward 10, District 6 **Council District:** 6

Owner: Dixon Yobanni Mateo Najera **Posted:** May 12, 2023

Applicant: Dennis Drury **Commission Hearing:** June 6, 2023

Size: .49 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-3 Suburban District
Requested Zoning
A-3 Suburban District
MHO Manufactured Housing Overlay
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone A2
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the .49 acres parcel from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The property is located on the south side of Bobby Jones Boulevard, west of Hillcrest Blvd being Lot 23, Sq. 1, of Hillcrest Country Club Estates.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown	A-3 Suburban District

Site and Structure Provisions

3. The subject property is identified as Lot 23, Sq. 1, Hillcrest Country Club Estates subdivision and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

5. The subject property abuts A-3 Suburban District zoning on all sides which allows for one single-family dwellings with one unit per every half-acre. The Hillcrest Country Club Estates subdivision is comprised of approximately 250 acres of land for single-family residential development (Figure 1).



ZONING STAFF REPORT
2023-3322-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

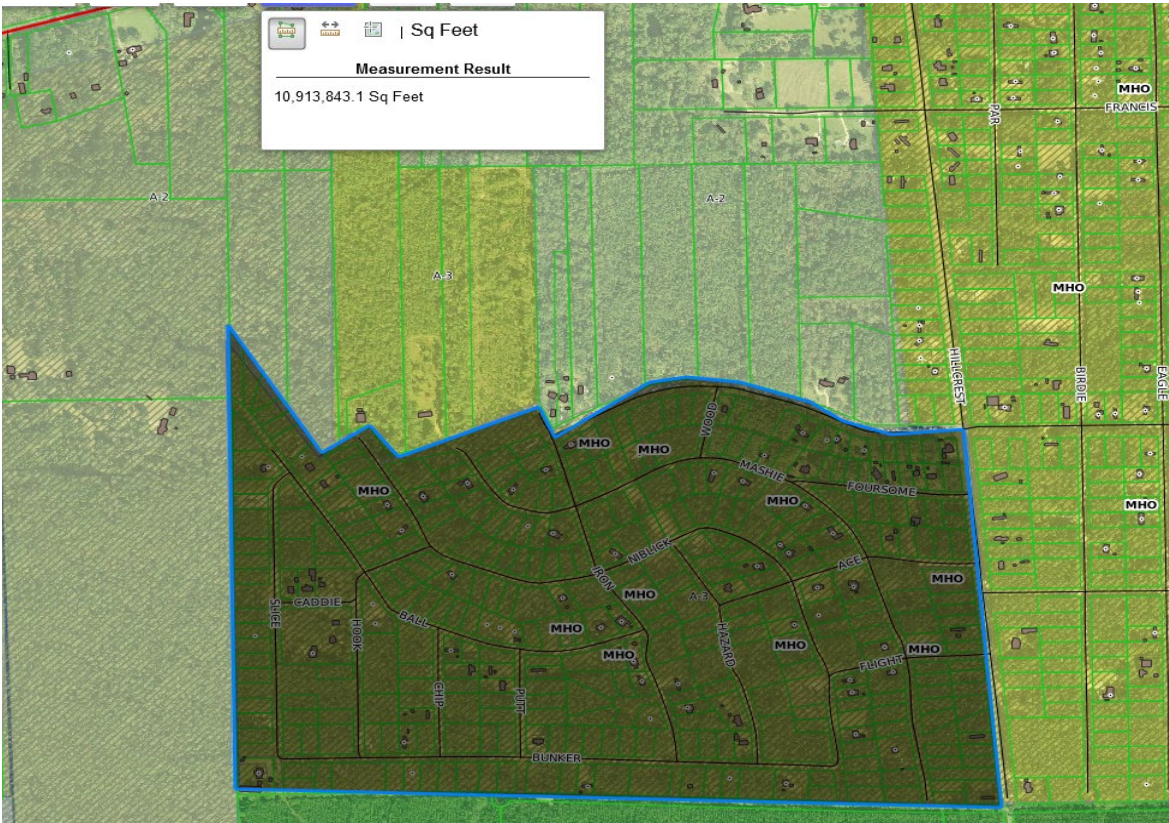


Figure 1: Approximate Measurement of Hillcrest Country Club Estates (Measuring 10,913,843 sqft, or 250 acres)

6. Of the 250 acres within the subdivision, approximately 235 are zoned for the MHO Manufactured Housing Overlay, leaving a 15-acre portion which does not have the overlay. This 15-acre area includes the subject lot (Figure 2). In addition, the adjacent Hillcrest Country Club Subdivision is also partially zoned for the MHO Manufactured Housing Overlay, consisting of roughly 420 acres of MHO zoning.

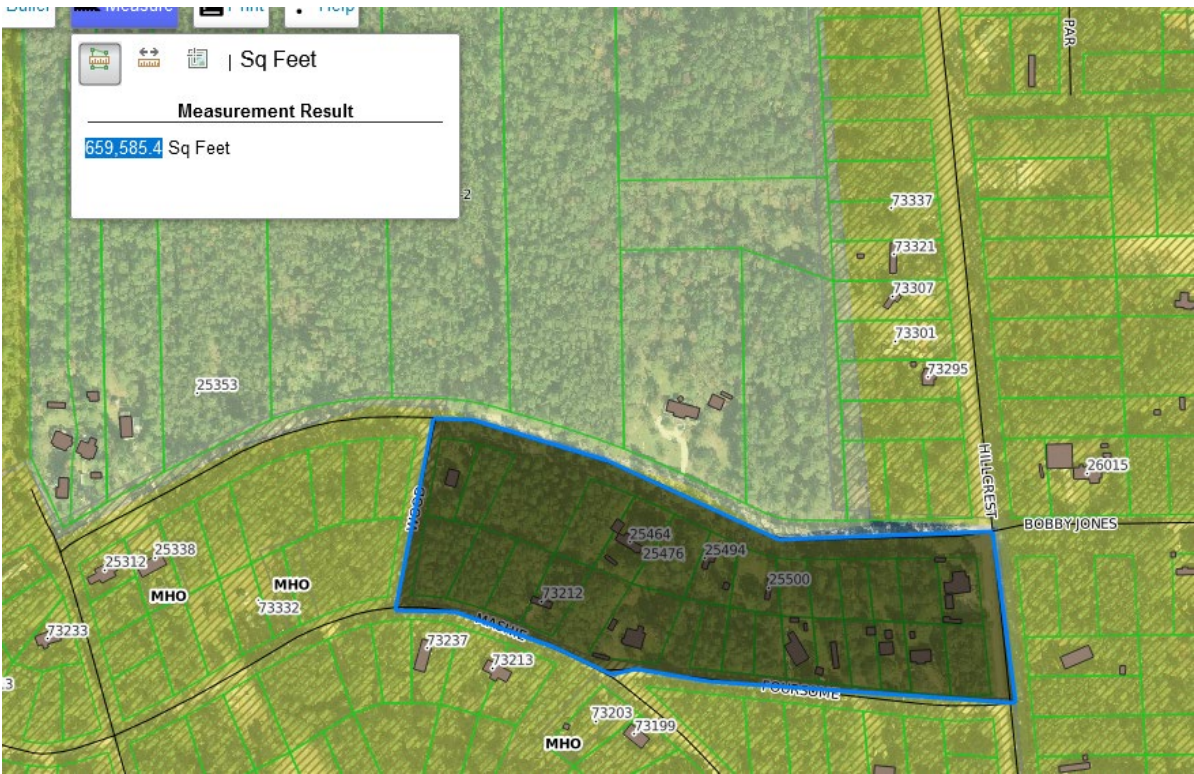


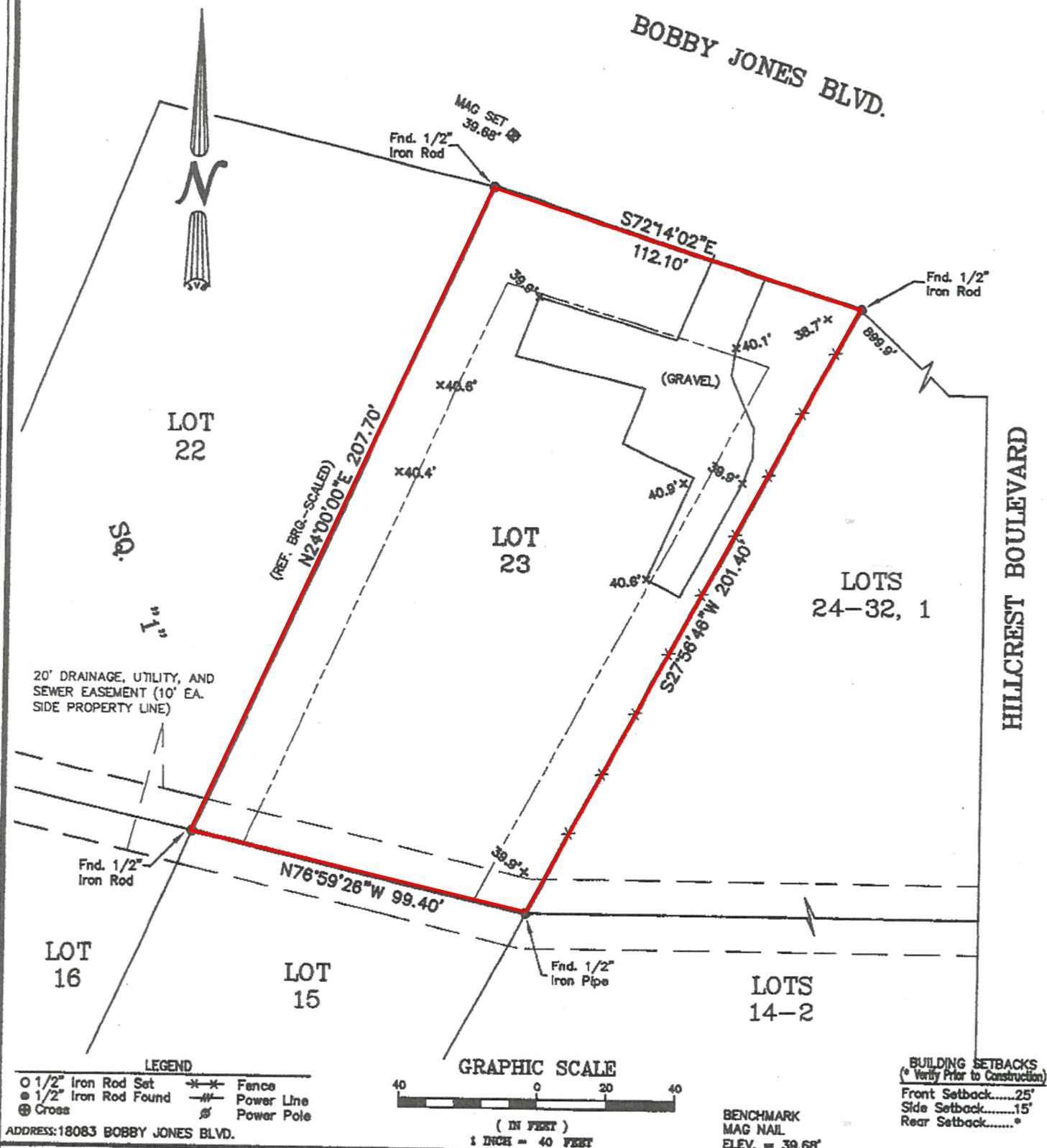
Figure 2: Approximate Measurement of a portion of Hillcrest Country Club Estates WITHOUT MHO Manufactured Housing Overlay (Measuring 659,585 sqft, or 15 acres)

7. If approved, the applicant will be able to apply for building permits to place a mobile home on the site.

[illegible]

REFERENCE: HILLCREST COUNTRY CLUB ESTATES,
ADD. 2 Subdivision Plat by ROBERT A. BERLIN;.
Dated 10/24/2022 FILE # 28C.

2023-3322-ZC



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 0275C
F.I.R.M. Date 10/17/1989
Z.N. A2 B.F.E. 41.5
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20220641
DATE:
12/06/2022

J.V. Burkes & Associates, Inc.

SURVEYING

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

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

DRAWN BY:
VLL
CHECKED BY:
JDL

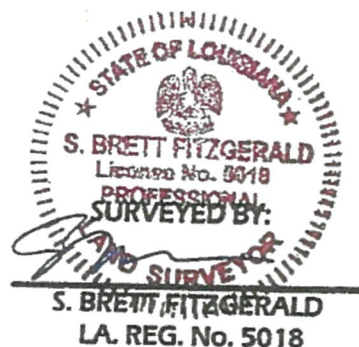
SCALE:
1" = 40'



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

**A SURVEY PLAT OF
LOT 23, SQ. 1, HILLCREST COUNTRY
CLUB ESTATES, ADD. 2, IN
SECTION 26 & 27, T-6-S, R-12-E, GDL,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: DIXON MATEO





ZONING STAFF REPORT
2023-3323-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 Lakeview Drive, Lot 47, Eden Isles Subdivision, Unit No. 2, Slidell. S32, T9S, R14E; Ward 9, District 13
Council District: 13

Owner: Derrick Vice
Posted: May 11, 2023

Applicant: Derrick Vice
Commission Hearing: June 6, 2023

Size: 11,400 sq. ft.
Determination: Approved, Denied, Postponed



Current Zoning
A-5 Two Family Residential District
Requested Zoning
A-5 Two Family Residential District
RO Rural Overlay
Future Land Use
Residential – Medium Intensity
Flood Zone
Effective Flood Zone V15
Preliminary Flood Zone VE
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 11,400 sq. ft. parcel from A-5 Two Family Residential District to A-5 Two Family Residential District and RO Rural Overlay. The property located on the north side of Lakeview Drive, being 214 Lakeview Drive, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	A-6 Multi-Family Residential District
22-4766	A-6 Multi-Family Residential	A-5 Two-Family Residential District

Site and Structure Provisions

3. The subject property is identified as Lot 47 of the Eden Isles Subdivision and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	Clipper Estates PUD
South	Undeveloped/Lake Pontchartrain	A-4A Single-Family Residential District
East	Undeveloped	A-5 Two-Family Residential District
West	Residential (Duplex)	A-5 Two Family Residential District

5. The property abuts residential zoning classifications with a duplex to the west, and undeveloped residential classifications on the north, south, and east. There is a variety of dwellings within the vicinity of the site, notably a mix of single-family dwellings and duplexes throughout Lakeview Drive.



ZONING STAFF REPORT
2023-3323-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

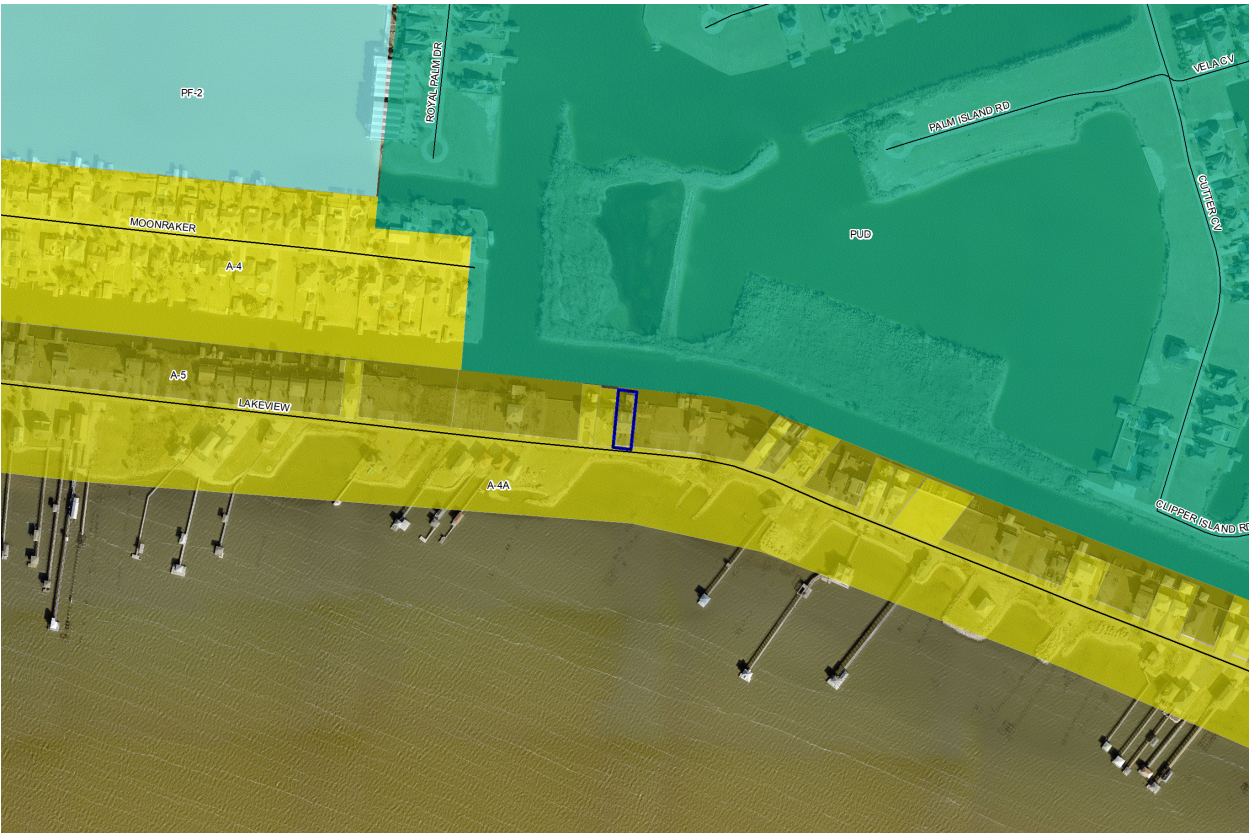
6. The purpose of the requested RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. Uses include farming and any other agricultural use as defined in section 130-5, agricultural buildings, limited commercial and industrial uses supporting the agricultural production limited to buildings no larger than 5,000 sq. ft., wholesale/retail greenhouses and nurseries, roadside farm stands, Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than ten percent of the property. In addition, the RO Rural Overlay designation also allows for the application of a short-term rental.
7. Per the petitioner’s application, if approved, the request for RO Rural Overlay would be to construct either a single-family or two-family dwelling and apply for a Short-Term Rental permit.

Consistency with New Directions 2040

Residential 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 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.



2023-3323-ZC

ROYAL PALM

PUD

PUD

MOONRAKER

A-4

A-5

A-5

A-4A

A-4A

LAKEVIEW

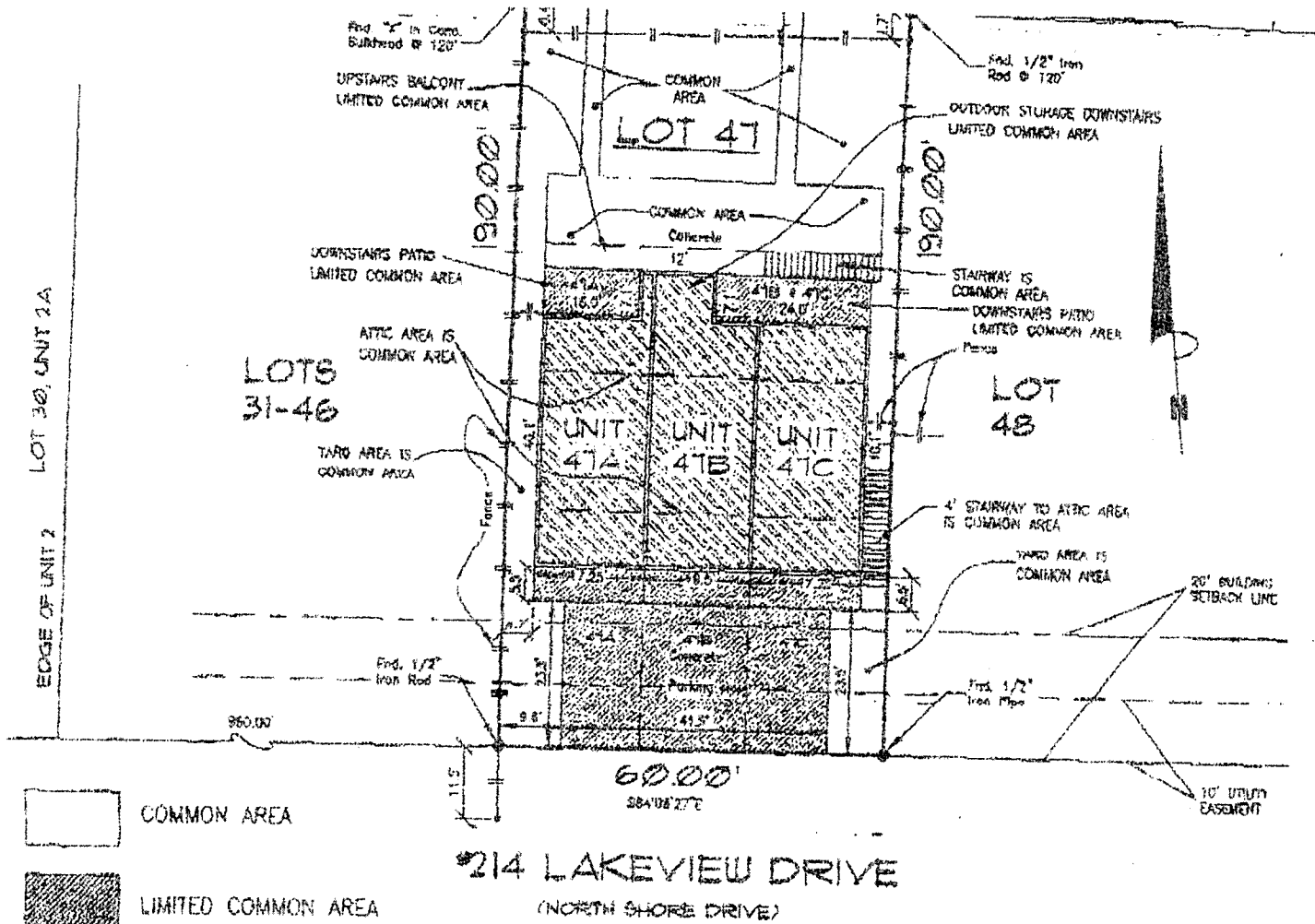
A-4A

A-5

A-4A

A-5

A-4A



COMMON AREA

LIMITED COMMON AREA

THE "UNIT"

Notarized, for identification with an Act of Deposit and Act of Correction passed before me, Notary, this 28th day of July, 2000.

Donell M. Williams Donell M. Williams, N.P.

5 IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

WITNESSES:
BY: IAN M. BORGES FOR JOHN CALZADA, SURVEY NO. 76 DATED JUNE 18, 1977, REVISED SEPT. 13, 1980.

"This is to certify that I have consulted the Federal Emergency Management Agency Flood Hazard Boundary Maps and found property described is located in Flood Zone (A). A Base Flood Elevation of _____ in accordance with community Panel No. _____.
red:

SURVEY MAP OF
214 LAKEVIEW DRIVE, A CONDO LOCATED ON
LOT 47, EDEN ISLES SUBDIVISION, UNIT NO. 2

St. Tammany Parish, Louisiana
for

PAB LAND DEVELOPMENT COMPANY, L.C.



ZONING STAFF REPORT
2023-3329-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the south side of US Highway 190, east of S Mill Road, being 29388 and 29408 US Highway 190, Lacombe; S32, T8S, R13E; Ward 7, District 7 **Council District:** 7

Owner: Gary & Anna Kern **Posted:** May 11, 2023

Applicant: Anna Kern **Commission Hearing:** June 6, 2023

Size: 1.97 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-3 Suburban District
Requested Zoning
NC-2 Indoor Retail and Service District
Future Land Use
Residential – Low Intensity
Flood Zone
Effective Flood Zone A2
Preliminary Flood Zone X
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 1.97-acre parcel from A-3 Suburban District to NC-2 Indoor Retail and Service District. The property is located on the south side of US Highway 190, east of S Mill Road, being 29388 and 29408 US Highway 190, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-3 Suburban District

Site and Structure Provisions

3. Per the petitioner's application, the subject property is currently developed with an existing plant nursery/garden center that was originally approved as a conditional use permit.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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



ZONING STAFF REPORT
2023-3329-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

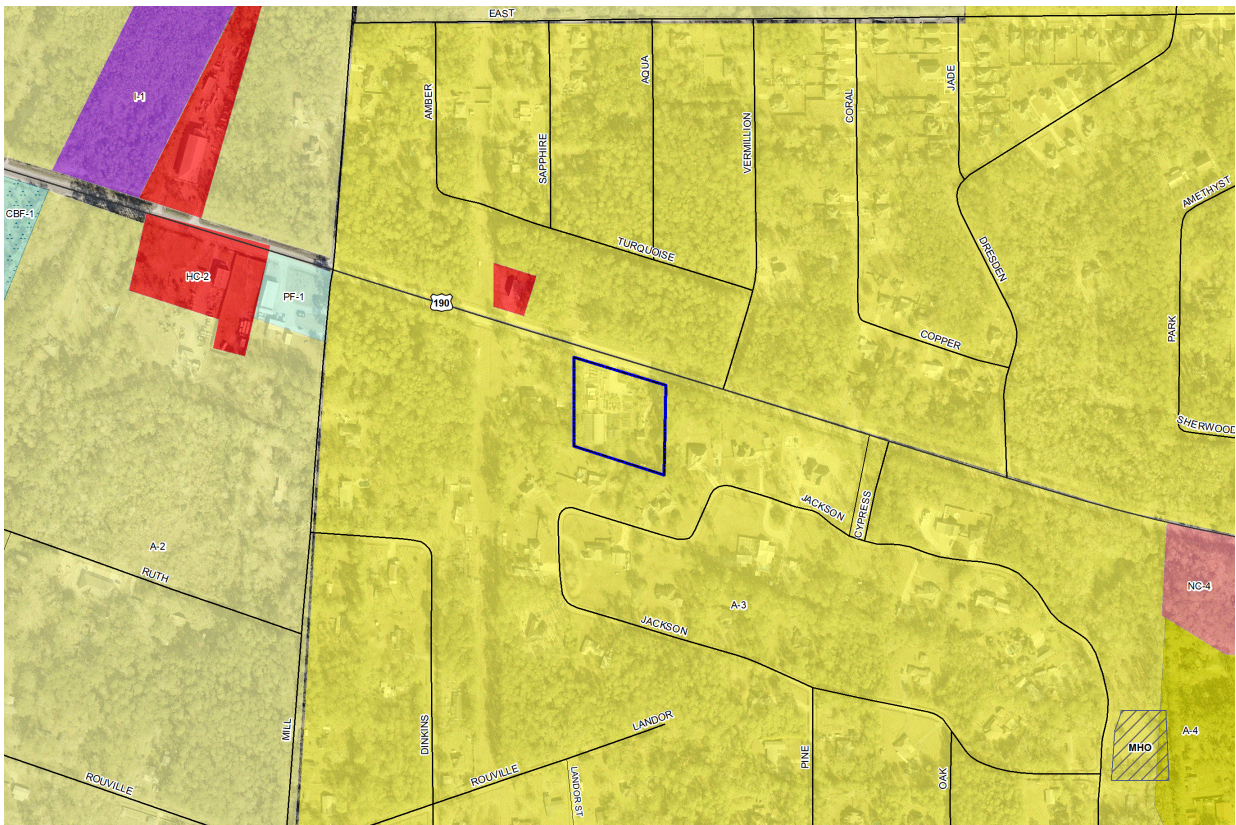
5. The subject property abuts A-3 Suburban District zoning on all sides which allows for one single-family dwelling every half-acre. The purpose of the requested NC-2 Indoor Retail & Service District is to provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.
6. If approved to the NC-2 Indoor Retail & Service District, any future construction for commercial purposes on the site will have to meet current Parish parking, drainage, and landscaping requirements. The objective of the request is to bring the existing use into compliance with the appropriate zoning designation.

Consistency with New Directions 2040

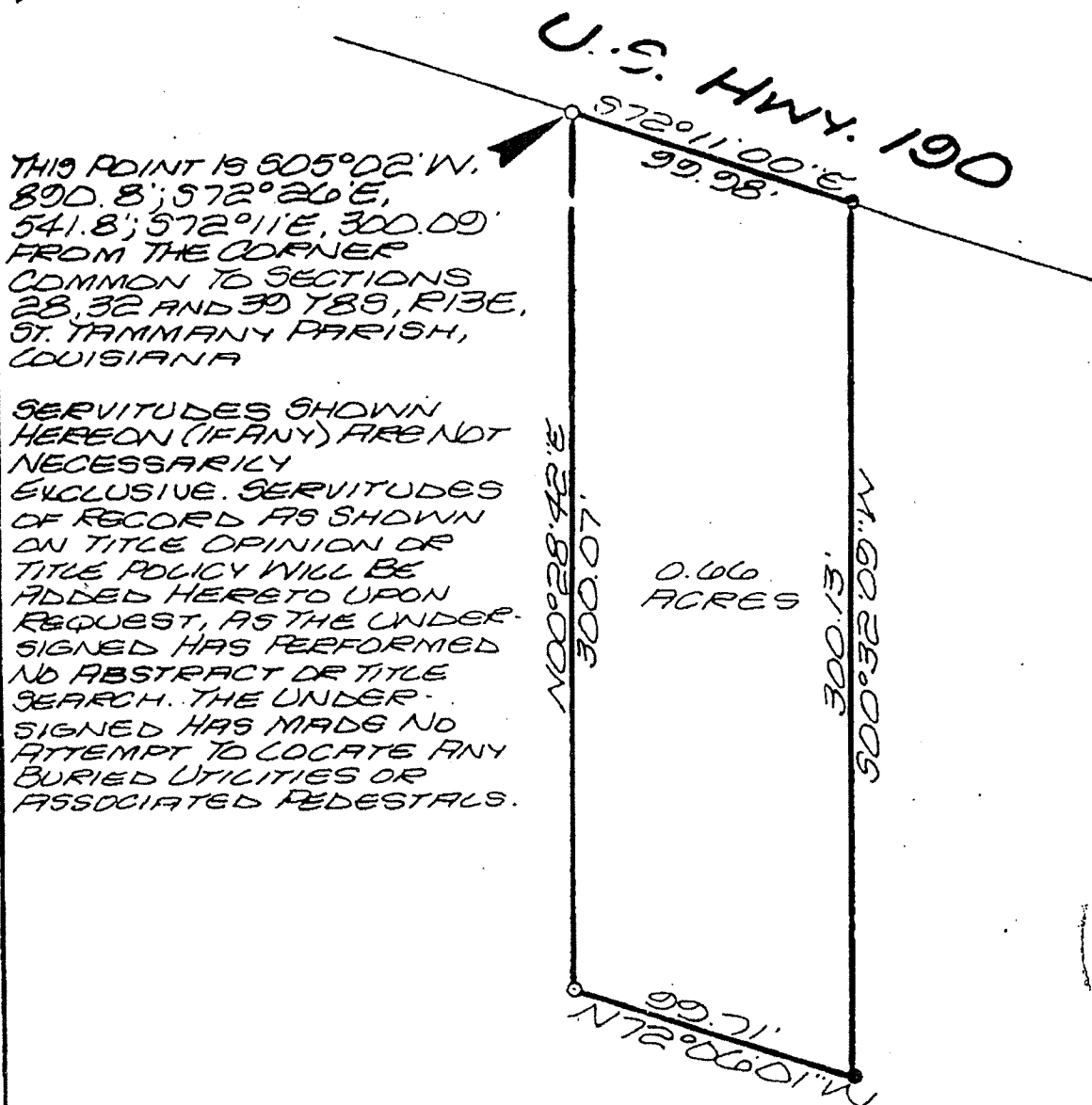
Residential Low Intensity Neighborhoods Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern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

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

- i. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
- ii. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.







- $1/2"$ REBAR SET
- $1"$ IRON PIPE FOUND

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM
 STANDARD DETAILED REQUIREMENTS PURSUANT
 TO THE ACCURACY STANDARDS OF A D SURVEY
 AND THE APPLICABLE STANDARDS OF
 PRACTICE CITED IN LAC 40:001.

MAP PREPARED FOR

PEGGY A. CHILDS

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 32 TOWNSHIP 8 SOUTH,
 RANGE 13 EAST, 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.

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

LOUISIANA REGISTERED LAND SURVEYOR

SCALE: $1"=60'$

DATE: MARCH 20, 2001

NUMBER: 9199



ZONING STAFF REPORT
2023-3330-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 Fussell Road, east of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6
Council District: 6

Owner: Judith LaCroix
Posted: May 12, 2023

Applicant: Robert A LaCroix
Commission Hearing: June 6, 2023

Size: 1.64 acres
Determination: Approved, Denied, Postponed



Current Zoning
A-1 Suburban District
Requested Zoning
A-2 Suburban District
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone A
Preliminary Flood Zone X
Critical Drainage:
No

FINDINGS

1. The applicant is requesting to rezone the 1.64 acres parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington.

Zoning History

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

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

Site and Structure Provisions

3. The subject property is a 1.64-acre portion of a larger 20.53-acre parcel of land which is primarily wooded and developed with a duplex.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

5. The subject property abuts rural land primarily zoned A-1 Suburban District on all sides, except to the east where it abuts A-1A Suburban District zoning.
6. The existing A-1 Suburban District requires a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and a minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.



ZONING STAFF REPORT
2023-3330-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

7. If approved, the applicant can apply for a minor subdivision of the 20.53-acre parcel and create a legal 1.64-acre lot of record.

Consistency with New Directions 2040

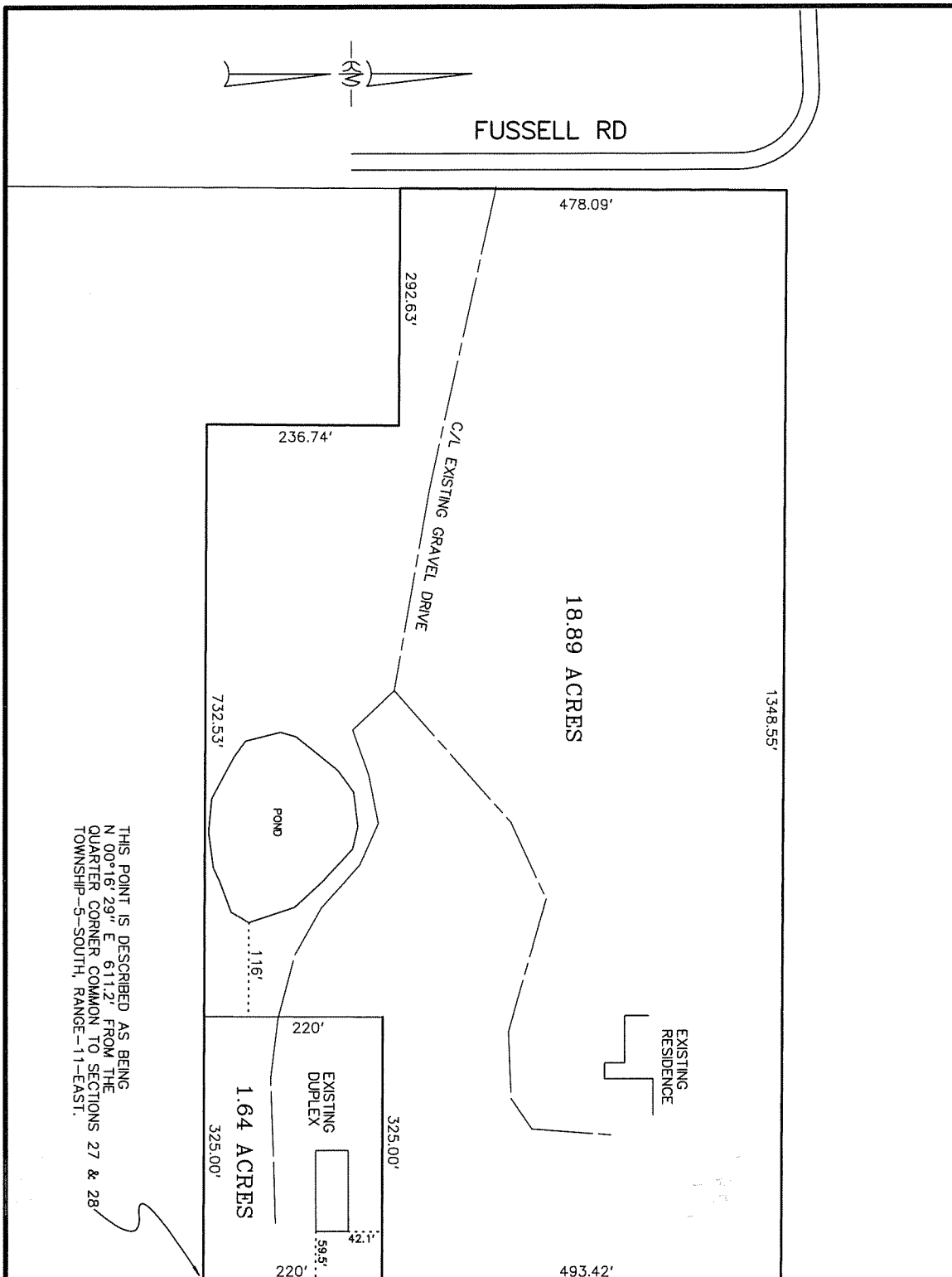
Rural and Agricultural areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural 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.

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

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







2023-3330-ZC

SKETCH OF PROPOSED ZONING CHANGE

1.64 ACRES IN SECTION 28
TOWNSHIP-5-SOUTH, RANGE-11-EAST,
G.L.D., ST. TAMMANY PARISH, LA.

SCALE:	1" = 150'	DATE:	04-14-23
DRAWN:	DRJ	JOB NO.:	23-064
REVISED:			

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



ZONING STAFF REPORT
2023-3332-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 Hart Road, south of Jakes Road, Folsom; S18, T4S, R10E; Ward 2, District 3
Council District: 3

Owner: Priscilla Thomas, Tammy Lange, Tony and Seretha Hart, Melanie Hart Reviere

Applicant: Tammy Lange
Posted: May 22, 2023

Commission Hearing: June 6, 2023

Size: 6 acres
Determination: Approved, Denied, Postponed



Current Zoning
A-1 Suburban District
Requested Zoning
A-2 Suburban District
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage:
No

FINDINGS

1. The applicant is requesting to rezone a 6-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the north side of Hart Road, south of Jakes Road, Folsom.

Zoning History

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

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

Site and Structure Provisions

3. The subject property is comprised of a 6-acre parcel which is currently developed with two manufactured homes.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

5. The site abuts A-1 Suburban District zoning to the south, east and west. To the north sits a 2.64-acre parcel that was zoned A-2 Suburban District through St. Tammany Council Ord. 13-2952.
6. The existing A-1 Suburban District calls for a minimum of a 5-acre parcel size with an allowable density of 1 unit per every 5 acres with a minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.



ZONING STAFF REPORT
2023-3332-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

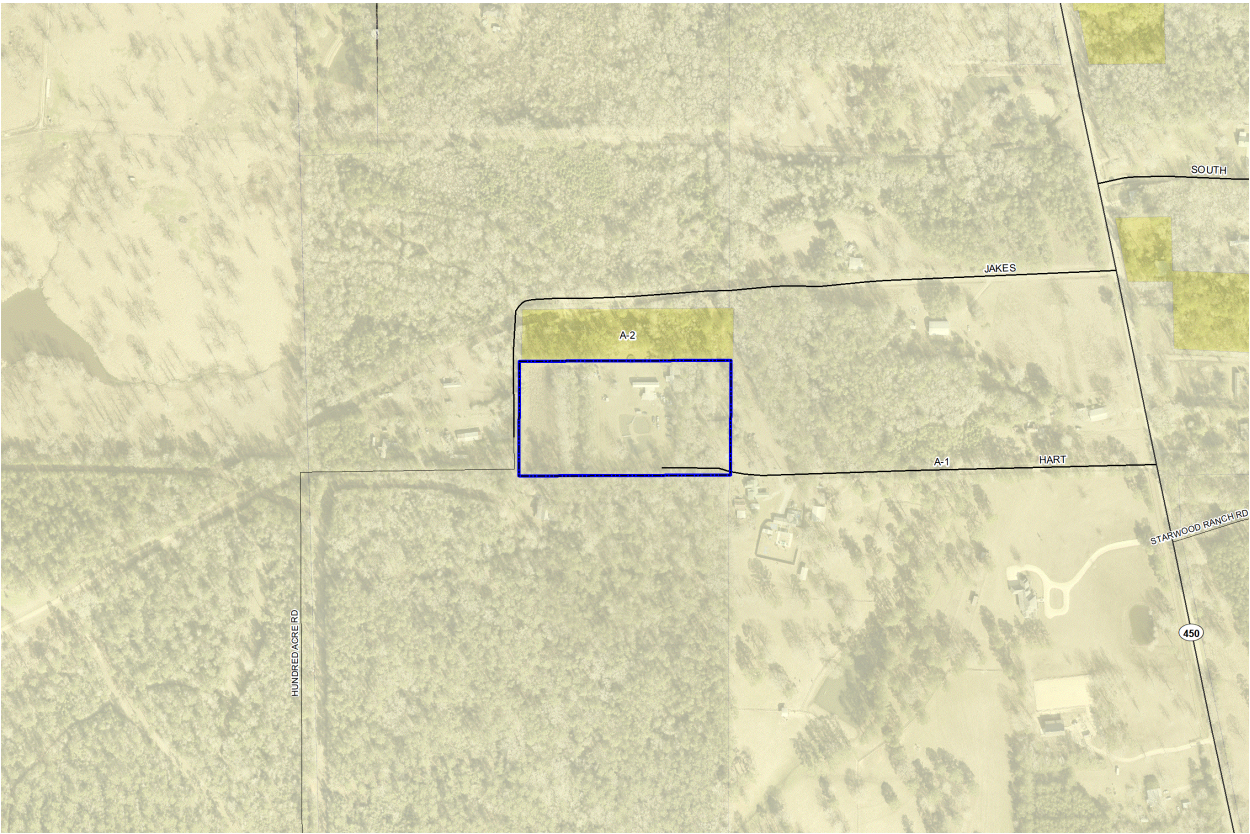
7. If approved, the applicant can apply for a minor subdivision to change the property boundaries of the 6 acres into a variety of configurations. The applicant’s request is to create three 2-acre parcels from the original 6 acres.

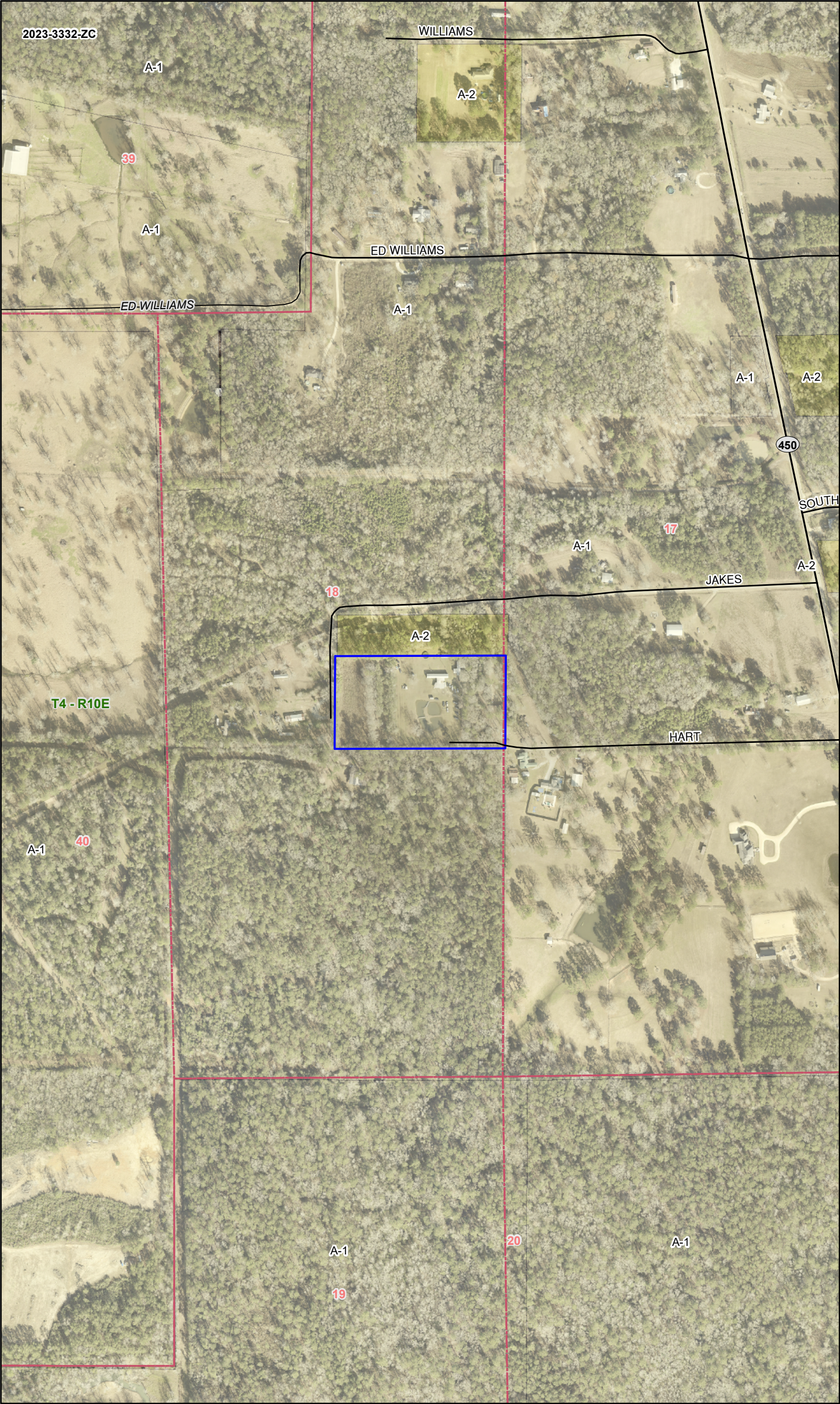
Consistency with New Directions 2040

Rural and 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.

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.





2023-3332-ZC

WILLIAMS

A-1

A-2

39

A-1

ED-WILLIAMS

ED WILLIAMS

A-1

A-1

A-2

450

SOUTH

17

A-1

JAKES

A-2

18

A-2

T4 - R10E

HART

A-1

40

20

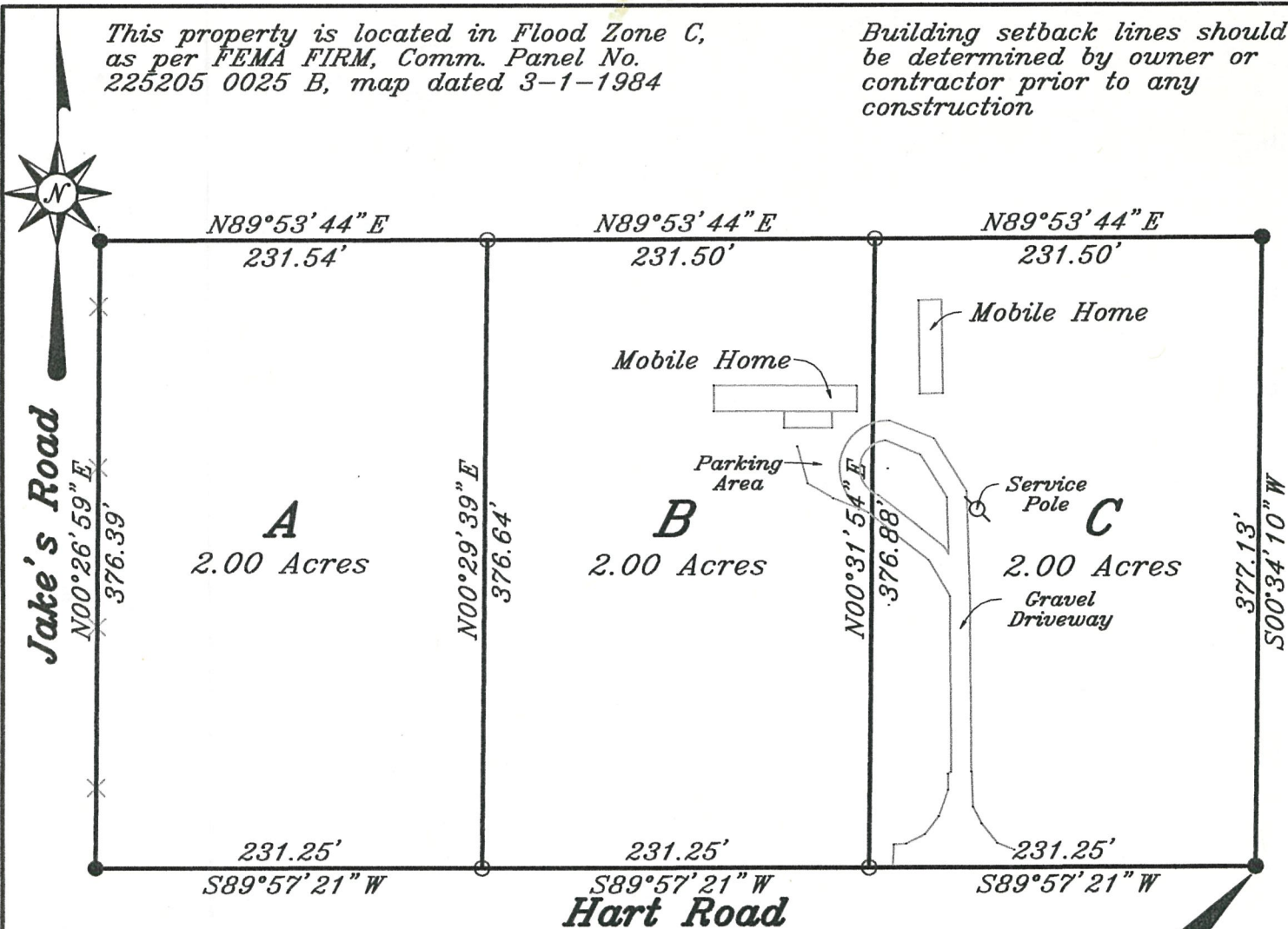
A-1

A-1

19

This property is located in Flood Zone C,
as per FEMA FIRM, Comm. Panel No.
225205 0025 B, map dated 3-1-1984

Building setback lines should
be determined by owner or
contractor prior to any
construction



- 1/2" Rebar Set
- 3/4" Iron Pipe Found

This point is N00°35'48"E,
1329.80' from the Section
Corner common to Sections
17, 18, 19 & 20 T4S, R10E,
St. Tammany Parish,
Louisiana

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 MINIMUM STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

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

RESUBDIVISION MAP
OF PROPERTY LOCATED
IN SECTION 18 TOWNSHIP
4 SOUTH, RANGE 10 EAST
INTO PARCELS A, B AND C,
ST. TAMMANY PARISH,
LOUISIANA FOR TAIL MADGE
HART, ET AL


FINAL APPROVAL

DIR. DEPT OF ENGINEERING

SECRETARY PLANNING COMM.
FILED FOR RECORD

CLERK OF COURT

DATE FILE NO.


J.A. REGISTERED LAND SURVEYOR
REG. NO. 3403
LS LAND SURVEYING, INC.
COVINGTON, LA.



ZONING STAFF REPORT
2023-3334-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

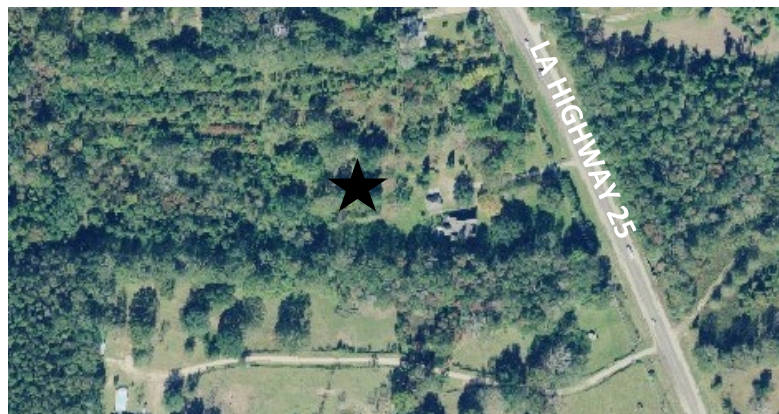
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of LA Highway 25, being 83581 LA Highway 25, Folsom; S4, T5S, R10E; Ward 2, District 3
Council District: 3

Owner: Kathryn and John Doescher, Garrett Acquistapace
Posted: May 22, 2023

Applicant: Garrett Acquistapace
Commission Hearing: June 6, 2023

Size: 1 acre
Determination: Approved, Denied, Postponed



Current Zoning
A-1 Suburban District
Requested Zoning
A-2 Suburban District
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone A
Preliminary Flood Zone X
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 1-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the west side of LA Highway 25, being 83581 LA Highway 25, Folsom.

Zoning History

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

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

Site and Structure Provisions

3. The subject property is one acre in size and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

5. The site abuts A-1 Suburban District zoning to the south, east and west. To the north sits an additional 1-acre parcel that was zoned A-2 Suburban District through St. Tammany Council Ord. 22-4845. This parcel was created through a minor subdivision (2022-2995-MSA) that followed the approval of the rezoning. However, the additional acre of the two-acre parcel was never rezoned, which now prohibits any additional subdivision to be filed for the site as it currently does not meet the zoning requirements of the A-1 Suburban District.



ZONING STAFF REPORT
2023-3334-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

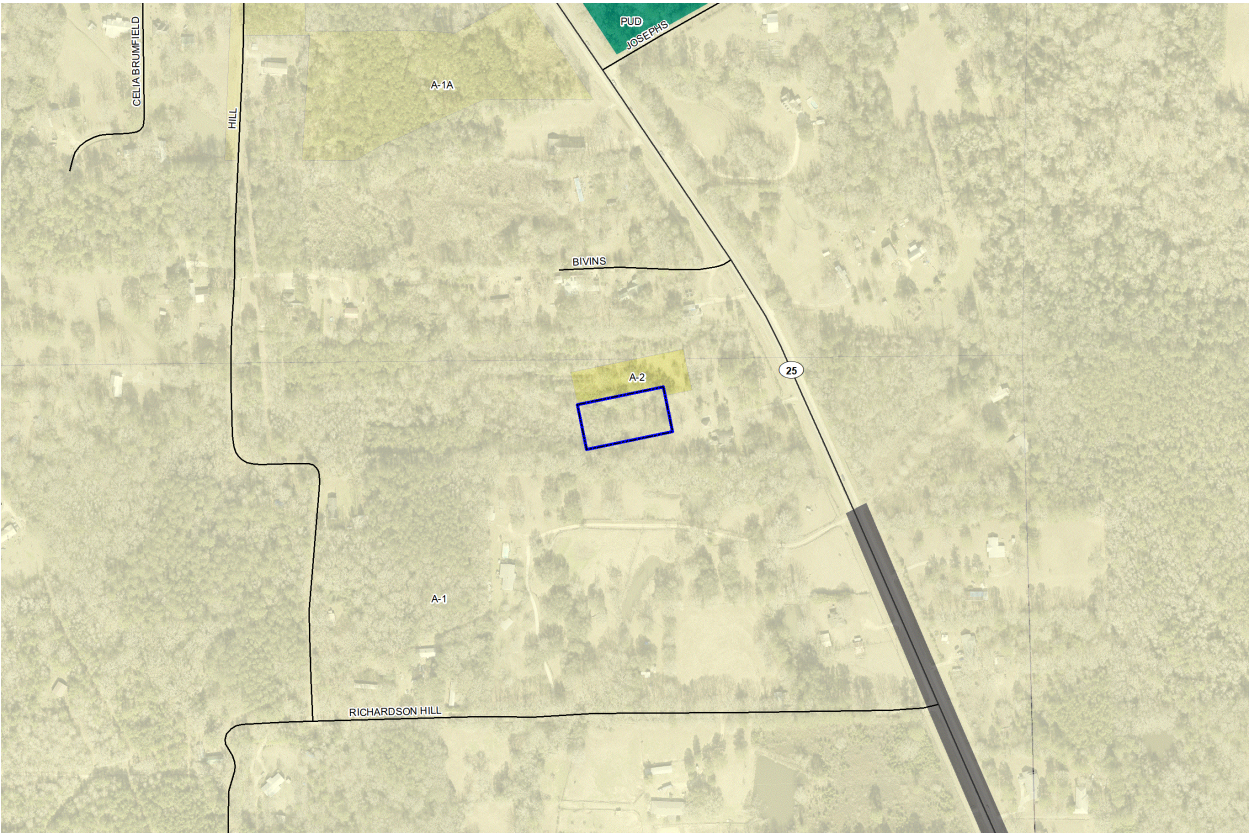
6. The existing A-1 Suburban District calls for a minimum of a 5-acre parcel size with an allowable density of 1 unit per every 5 acres with a minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.

Consistency with New Directions 2040

Rural and 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.

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

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



2023-3334-ZC

PUD

A-1A

T4 - R10E

33

A-1

BIVINS

25

25

A-2

T5 - R10E

4

A-1

RICHARDSON HILL

LEGEND

- = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- ⊠ = POWERPOLE
- RS = REFERENCE SURVEY
- X- = FENCE

BENCHMARK = 60D NAIL SET IN THE SOUTH FACE OF A POWERPOLE 4.10 FEET ABOVE GRADE. ELEVATION = 134.0 FEET.

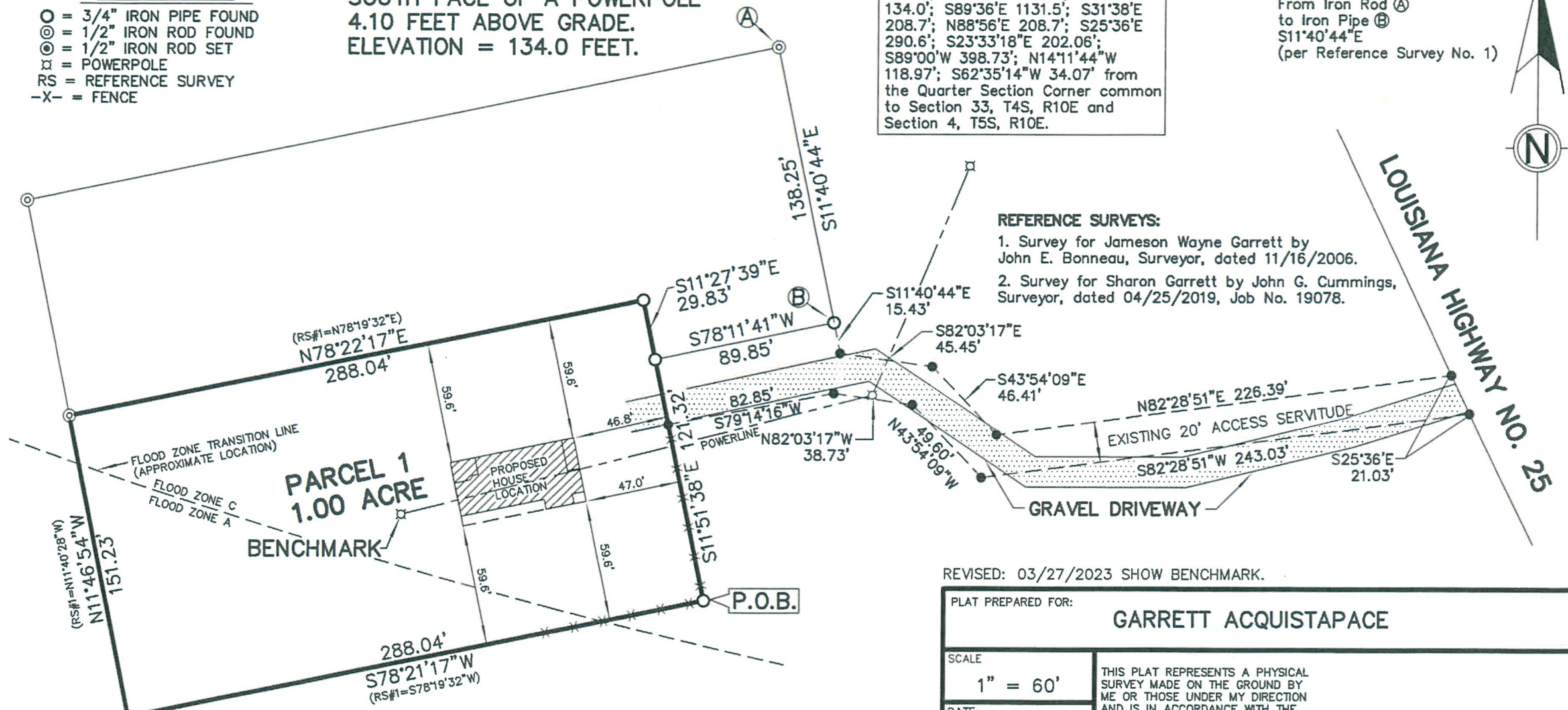
P.O.B. is reported to be N57°30'E 162.4'; N00°14'W 208.9'; N89°11'E 134.0'; S89°36'E 1131.5'; S31°38'E 208.7'; N88°56'E 208.7'; S25°36'E 290.6'; S23°33'18"E 202.06'; S89°00'W 398.73'; N14°11'44"W 118.97'; S62°35'14"W 34.07' from the Quarter Section Corner common to Section 33, T4S, R10E and Section 4, T5S, R10E.

REFERENCE BEARING:
From Iron Rod (A) to Iron Pipe (B) S11°40'44"E (per Reference Survey No. 1)



REFERENCE SURVEYS:

1. Survey for Jameson Wayne Garrett by John E. Bonneau, Surveyor, dated 11/16/2006.
2. Survey for Sharon Garrett by John G. Cummings, Surveyor, dated 04/25/2019, Job No. 19078.



- NOTES:
1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.
 2. Building Setback Line must be determined by the Governing Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REVISED: 03/27/2023 SHOW BENCHMARK.

PLAT PREPARED FOR:	
GARRETT ACQUISTAPACE	
SCALE	THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.
1" = 60'	
DATE:	PROFESSIONAL LAND SURVEYOR
02/07/2023	
SURVEY OF A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.	
JOHN G. CUMMINGS & ASSOCIATES	
PROFESSIONAL LAND SURVEYORS	
(985) 892-1549	JOB NO.
503 N. JEFFERSON AVE.	23020
COVINGTON, LA 70433	



ZONING STAFF REPORT
2023-3337-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 northwest corner of Sister Road & Carrol Road, being 35620 Sister Road, Slidell; S38, T9S, R14E; Ward 9, District 12
Council District: 12

Owner: Glenford and Dianira Young
Posted: May 11, 2023

Applicant: Glenford and Dianira Young
Commission Hearing: June 6, 2023

Size: 1 acre
Determination: Approved, Denied, Postponed



Current Zoning
A-3 Suburban
Requested Zoning
HC-1 Highway Commercial District
Future Land Use
Coastal Conservation
Flood Zone
Effective Flood Zone A7
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

The applicant is requesting to rezone the 1-acre parcel from A-3 Suburban to HC-1 Highway Commercial District. The property is located on the northwest corner of Sisters Road & Carrol Road, being 35620 Sister Road, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	A-3 Suburban District

Site and Structure Provisions

2. Per the petitioner’s application, the subject property is developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

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

4. The subject property abuts A-3 Suburban District zoning on all sides which allows for one single-family dwellings with one unit per every half-acre. The purpose of the HC-1 Highway Commercial District is to provide for the location of limited-scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.



ZONING STAFF REPORT
2023-3337-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

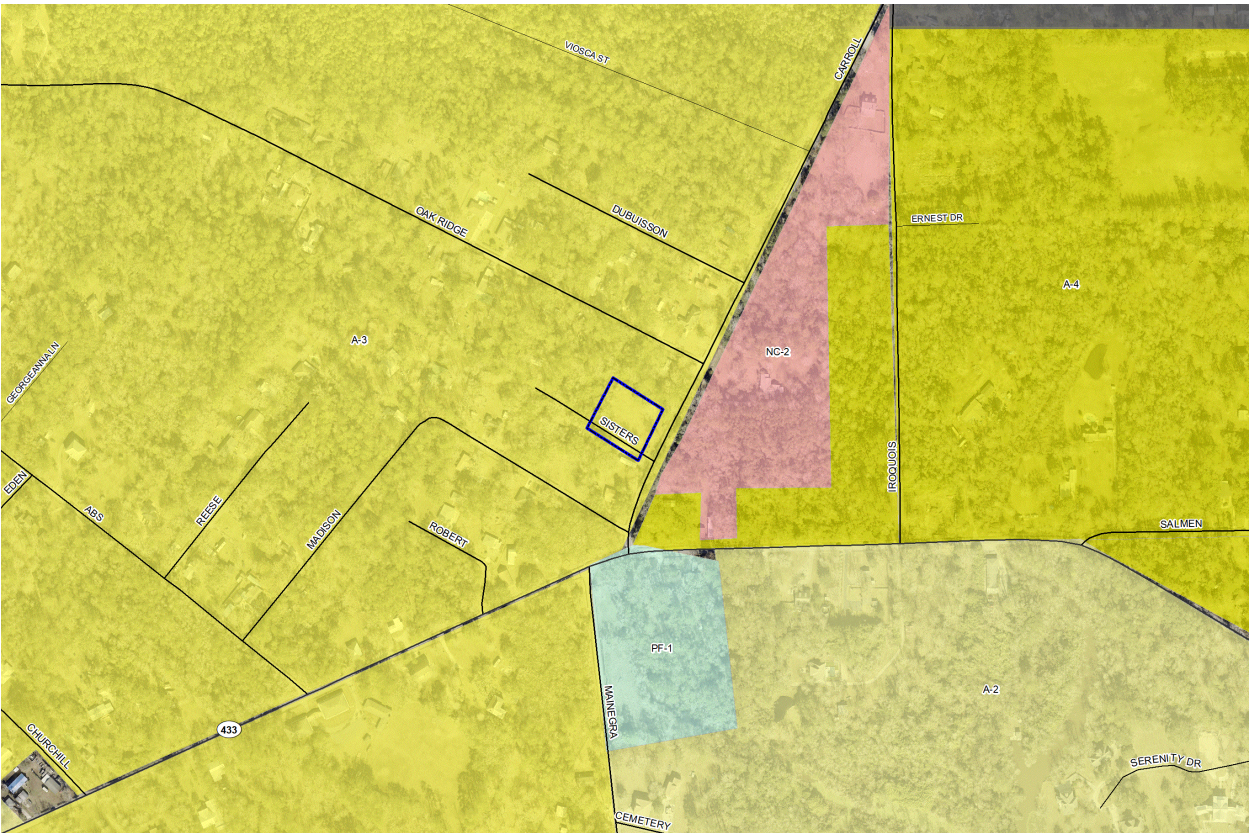
5. The minimum size for new lots within the HC-1 Highway Commercial District is 20,000 square feet with a maximum building size of 20,000 square feet. Per the petitioner's application, if approved, the site is proposed to be developed with an appliance warehouse and will be subject to all applicable Parish drainage, parking, and landscaping regulations, as well as all minimum standards associated with a retail warehouse.

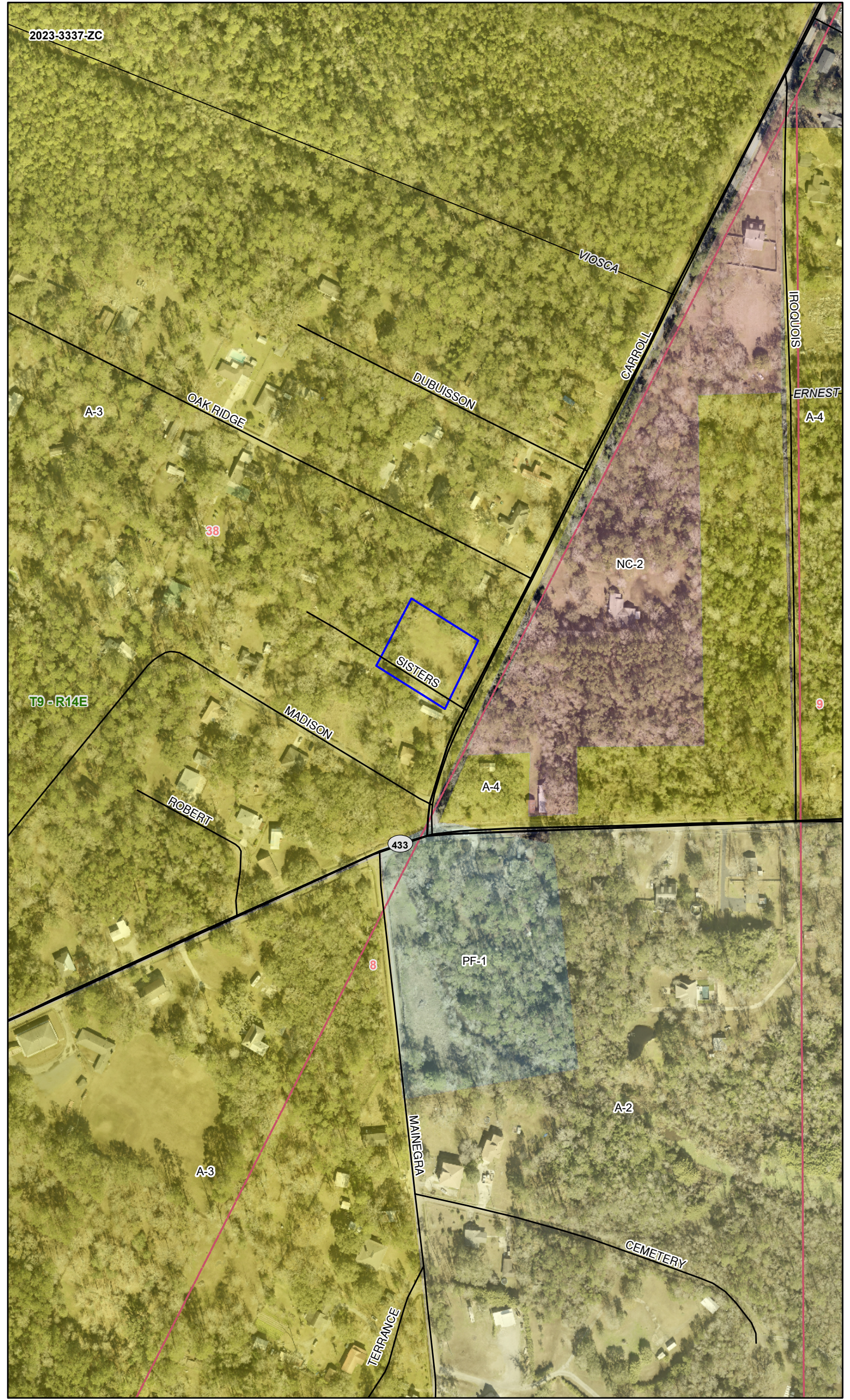
Consistency with New Directions 2040

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

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.5: Adequate infrastructure and utilities will be available in areas permitted for new development.





T9 - R14E

A-3

OAK RIDGE

38

DUBUISSON

VIOSCA

CARROLL

IROQUOIS

ERNEST

A-4

NC-2

SISTERS

MADISON

A-4

9

ROBERT

433

PF-1

8

A-2

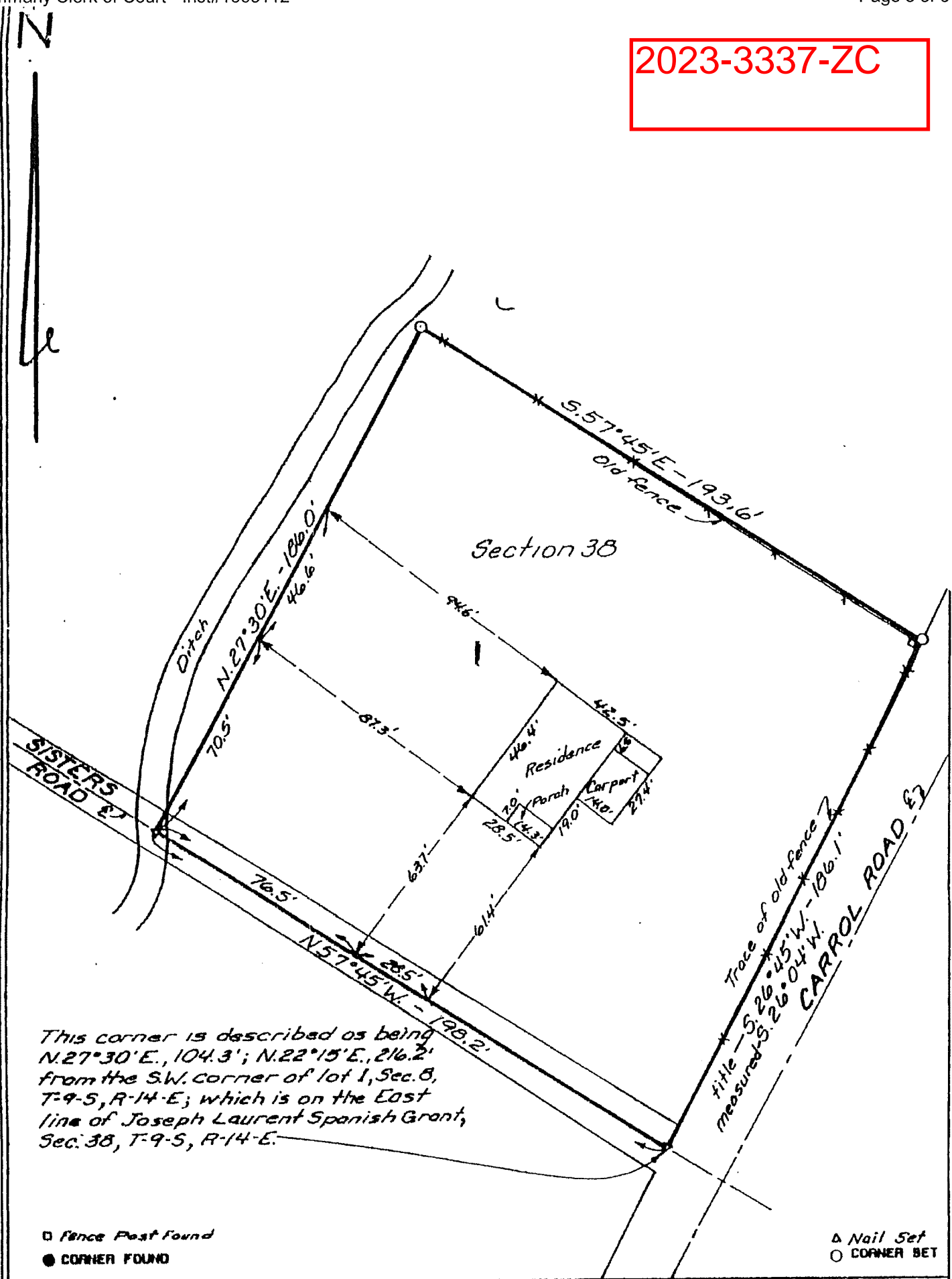
A-3

MAINEGRA

CEMETERY

TERRANCE

2023-3337-ZC



SCALE: 1"=40' DATE: July 12, 1984 REVISED AUGUST 23, 1984 RA

PREPARED FOR THE EXCLUSIVE USE OF
EARL DUCREE

TOWNSHIP 9 SOUTH RANGE 14 EAST ST. HELENA MERIDIAN LA

THIS PLAT IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER DIRECT SUPERVISION OF THE UNDERSIGNED. SIGNATURE MUST BE IN RED AND SEAL EMBOSSED ON THIS PLAT IS NOT A TRUE COPY. REPRODUCTION AND THE USE OF ANY PART OF THIS PLAT IS INVALID WITHOUT THE AUTHORIZATION OF THE UNDERSIGNED.

Ned R. Wilson

NED R. WILSON & ASSOC. INC.
LAND SURVEYING & CIVIL ENGINEERING
P.O. BOX 1287 MANDEVILLE LOUISIANA 70448

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7239

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: MR. SMITH

PROVIDED BY: COUNCIL STAFF

INTRODUCED BY: MR. SMITH

SECONDED BY: MR. DAVIS

ON THE 6TH DAY OF APRIL, 2023

AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES SEC. 125-95, 130-5, AND 130-1674 TO PROHIBIT THE LOCATION OF GREENSPACE AND/OR OPEN SPACE REQUIRED IN MAJOR RESIDENTIAL SUBDIVISIONS, INCLUDING PLANNED UNIT DEVELOPMENTS, SEPARATED FROM THE MAJOR DEVELOPMENT BY A STATE OR LOCAL ROADWAY WHICH IS NOT A PART OF THE PERMITTED DEVELOPMENT. (2023-3339-ZC)

WHEREAS, it is necessary to amend the St. Tammany Parish Code of Ordinances Sections 125-95, 130-5, and 130-1674 to protect the health, safety and welfare of citizens; and

WHEREAS, it is further necessary to amend said sections of the Parish Code of ordinances to address the location of greenspace and open space in major residential subdivisions in order to prohibit the location of such greenspace or open space across a major local roadway, state roadway or federally maintained roadway as part of the major subdivision.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Code of Ordinances shall be amended as follows:

Sec. 125-95. Greenspace requirements.

- (a) The developer of each subdivision with more than 25 lots shall set aside land within their development for the use of the residents for recreational purposes. Said land shall be exclusive of green belts, reserved easements or servitude and golf courses.

(b) Subdivisions with more than 25 lots shall provide greenspace area at a ratio of not less than 580 square feet per residential lot. Greenspace shall be contiguous to the approved development and shall not be separated from the development by any major local roadway, state roadway or federally maintained roadway.

* * *

Sec. 130-5. Definitions.

* * *

Open space means an unoccupied space open to the sky on the same lot with the building, or, in the case of a PUD overlay, land and/or water area retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state. Open space shall be contiguous to the approved development and shall not be separated from the development by any major local roadway, state roadway or federally maintained roadway.

* * *

Sec. 130-1674. Plan Approval.

* * *

- (8) Maximum total land area, minimum public and private open space, streets, off-street parking and loading areas. Breakdown by percent of total land area devoted to each use such as:
- a. Residential uses.
 - b. Commercial/institutional uses limited to those permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, MD-1, and ED-1 districts or any uses permitted in the underlying zoning district.
 - c. Open space (as defined in section 130-5).
 - 1. A minimum of 25 percent of open space is required for all PUDs.
 - 2. In no case shall required open space along the existing road frontage be less than one-quarter acre in area and less than 100 feet in width.
 - 3. In no case shall required open space along other boundary lines (without road frontage) be less than one-quarter acre in area and less than 50 feet in width.
 - 4. No more than 50 percent of the required open space shall be satisfied using limited use land (herein defined). Limited use land shall mean land which is inundated by water for a period of greater than four months within each calendar year. Two acres of limited use land are required to satisfy one acre of required open space.
 - 5. Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
 - 6. Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.
 - 7. Open space in a residential PUD shall be contiguous to the approved development and shall not be separated from the development by any major local, state or federally maintained roadway.

* * *

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 4TH DAY OF MAY, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-_____.

JAKE AIREY, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MARCH 29, 2023
Published Adoption: _____, 2023
Delivered to Parish President: _____, 2023 at _____
Returned to Council Clerk: _____, 2023 at _____

Staff Comment

Amendments to relevant portions of the uniform development code to address the location of greenspace and open space in major residential subdivisions. The intent is to prohibit the location of such required greenspace or open space across from a major local roadway, state roadway or federally maintained roadway as part of permitting the major subdivision.

Sec. 130-1674. Plan approval.

- (a) *Conceptual plan.* Prior to submitting a PUD rezoning petition, an informal pre-application conference with designated staff from the parish department of planning and development shall be required. The purpose of this conference shall be to discuss PUD parameters and to bring the overall petition as nearly as possible into conformity with parish regulations. Following the PUD pre-application conference, a conceptual plan shall be submitted with the rezoning application. This plan shall provide the following information:
- (1) The title of the project and the names of the project planner and developer.
 - (2) A legal description of the property including township, section and range.
 - (3) Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed PUD shall be designated. This plat shall include all existing physical features such as existing streets, buildings, watercourses, easements, soil conditions, vegetative cover and topography.
 - (4) Net density shall be set based upon the underlying zoning classification utilizing one of the following options:
 - a. The number of lots/units may be established in accordance with the maximum net density of the underlying zoning classification as applied to the following formula:
$$\text{Total area} \times 0.75 = \text{_____} \times \text{maximum net density} = \text{_____} \text{ lots (units)}$$
 - b. The number of lots/units may be established by a yield plan consisting of conventional street layouts including but not limited to basic topography, soil conditions, drainage, vegetative cover, locations of wetlands, and 100-year floodplains. Said yield plan shall be based upon the standards of the underlying zoning district and comply with all meet all applicable development standards.
 - c. Pending the comprehensive rezoning review of unincorporated St. Tammany Parish, the zoning commission shall have the authority to establish appropriate density levels for all properties zoned R Rural and SA Suburban Agricultural at the time of the PUD request. Once the area in which the subject property is located has undergone a comprehensive rezoning review the standards of the newly adopted zoning classification shall govern, in accordance with article IV of this chapter.
 - (5) Site information including the following criteria shall be provided:
 - a. Boundaries of the property involved;
 - b. Average size and maximum number of lots;
 - c. Parcels or sites to be developed or occupied by buildings;
 - d. The general location and maximum amount of area to be developed for parking;
 - e. The general location of areas to be devoted to open space, including those areas to be dedicated or conveyed for parks, playgrounds or school sites;
 - f. Public buildings and other common use areas;
 - g. The approximate location of ingress, egress and access streets;
 - h. The approximate location of pedestrian and vehicular ways;
 - i. The extent of landscaping and planting;
 - j. Location and/or source of water and sewer facilities; and
 - k. Front, side and rear yard setback lines.
 - (6) Tabulation of the maximum square footage of each use.
 - (7) The proposed maximum height of any building or structure.
 - (8) Maximum total land area, minimum public and private open space, streets, off-street parking and loading areas. Breakdown by percent of total land area devoted to each use such as:
 - a. Residential uses.
 - b. Commercial/institutional uses limited to those permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, MD-1, and ED-1 districts or any uses permitted in the underlying zoning district.
 - c. Open space (as defined in section 130-5).
 - 1. A minimum of 25 percent of open space is required for all PUDs.
 - 2. In no case shall required open space along the existing road frontage be less than one-quarter acre in area and less than 100 feet in width.

-
3. In no case shall required open space along other boundary lines (without road frontage) be less than one-quarter acre in area and less than 50 feet in width.
 4. No more than 50 percent of the required open space shall be satisfied using limited use land (herein defined). Limited use land shall mean land which is inundated by water for a period of greater than four months within each calendar year. Two acres of limited use land are required to satisfy one acre of required open space.
 5. Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
 6. Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.
 7. Open space in a residential PUD shall be contiguous to the approved development and shall not be separated from the development by any major local, state or federally maintained roadway.
- d. Access parking and loading areas
 - e. Location of the existing and proposed easements to the extent they are reasonably ascertainable with the understanding that the future easements may be needed based on more complete engineering studies.
- (9) Restrictive covenants including the assurance of maintenance of common areas and the continued protection of the PUD. The department of planning and development must review and approve the restrictive covenants prior to recordation thereof with the clerk of court.
 - (10) Circulation element indicating the proposed principal movement of vehicles, goods and pedestrians.
 - (11) Environmental assessment data form (signed and dated).
 - (12) Initial wetland delineation as determined by a qualified wetlands consultant.
 - (13) Flood zone demarcation lines (indicate FIRM map and panel number).
 - (14) Documents indicating ultimate disposal of surface drainage.
 - (15) The zoning commission or the parish council may require additional material such as plans, maps, aerial photographs, studies and reports, including hydrological analysis and traffic impact analysis, which may be needed in order to make the necessary findings and determinations that the applicable parish standards and guidelines have been achieved. Hydrological analysis shall be required in critical drainage areas.
- (b) *Formal review.* The planning staff shall hold a formal review of the PUD submission two weeks prior to the public hearing by the zoning commission and note areas of concern to the applicant in writing within one week of the review. The purpose of this review is to provide constructive feedback to the developer on compliance with the PUD requirements.
 - (c) *Public hearing.* The zoning commission shall hold the formal public hearing on the zoning overlay request and forward a recommendation to approve or deny the PUD to the parish council after the required public hearing. The zoning commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters including:
 - (1) The tract for the proposed PUD is suitable in terms of its relationships to the parish comprehensive plan and that the areas surrounding the proposed PUD can continue to be developed in coordination and substantial compatibility with the PUD proposed.
 - (2) That the desirable modifications of general zoning regulations as applied to the particular case, justify such modifications of regulations and at least an equivalent degree the regulations modified, based on the design and amenities incorporated in the site development plant.
 - (3) That increased open space over conventional development is provided for the occupants of the proposed PUD and the general public, and desirable natural features indigenous to the site in accordance with the open space parameters as follows:
 - a. Open spaces shall be required within the PUD and should be devoted to active and/or passive recreational purposes.
 - b. Protects all floodplains and wetlands in accordance with parish regulations pertaining to fill.
 - c. Preserves and maintain to the extent possible mature woodlands and buffers.
 - d. Protects rural roadside character and improves public safety by minimizing development fronting and accessing directly onto the public road.
 - e. Provides for pedestrian circulation between properties and features of the site and continuity of open spaces where possible.
 - (4) Internal planned unit development parameters:

-
- a. The density of the proposal shall not exceed the density permitted in accordance with the requirements of article IV of this chapter.
 - b. Every dwelling unit or other use within the PUD shall have direct access to a public or private street via pedestrian ways, courts or other access related easements. It should not be construed that access for permitted uses must front on a dedicated street.
 - c. If lots and or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required, except as approved as part of the individual PUD proposal.
- (5) Central sewerage and water systems shall be provided to all uses within this overlay. Septic tanks and individual water wells are prohibited in PUD developments.
- (d) *Binding nature of approval for PUD.* All terms, conditions, safeguards, and stipulations made at the time of approval for PUD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, or safeguards shall constitute a violation of these zoning regulations.
- (1) Tentative-preliminary-final development plans. Plans for development of land approved for PUD shall be processed in accordance with the procedures established by chapter 125, pertaining to subdivisions. The PUD approval may be substituted for the tentative plat approval required by said chapter 125 only when all tentative approval requirements as set forth in chapter 125 have been satisfied and when the department of planning and development designates in writing that PUD overlay approval shall be substituted for tentative subdivision review by the planning commission.
 - (2) Final development plan. After approval of the conceptual development plan by the parish council the applicant shall submit a final plan to the department of planning and development indicating all terms, conditions, safeguards and stipulations required by the zoning commission and the parish council.
 - (3) Review and approval of a PUD overlay is a multi-step process, requiring zoning commission and planning commission approval (except in those cases where minor subdivision approval is authorized, or an exemption applies). Approval of a PUD overlay does not change the underlying zoning classification of the property until approval of the preliminary plat. PUD overlay approvals that have been granted approval by the parish council, after consideration by the zoning commission, shall remain in effect for a period of not more than two years from the date of approval by the parish council, unless a portion or phase of the proposed development has been granted preliminary plat approval by the planning commission in accordance with chapter 125, pertaining to subdivisions.
 - (4) If no portion or phase of the original PUD, which has been granted zoning approval by the parish council, is granted preliminary approval within two years of the date of the parish council's original approval of the PUD, the owner/developer shall be required to submit an application for a new PUD overlay review and approval by the zoning commission and parish council, and pay all applicable fees.

(Code 1998, app. C, § 6.0103; Ord. No. 07-1548, § 6.0103, 5-3-2007; Ord. No. 14-3241, 11-6-2014; Ord. No. 21-4557, 6-3-2021)