

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, AUGUST 1, 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, August 1st, 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 JULY 5, 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. 2023-3273-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.)

POSTPONED FROM THE MAY 2, 2023 AND JULY 5, 2023 MEETINGS

2. 2023-3394-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1 (Suburban District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the west side of LA Highway 25, north of Mocking Bird Hill Road, Franklinton S22, T4S, R10E; Ward 2, District 3
Acres:	4 acres
Petitioner:	Amy & Troy Wise
Owner:	Amy & Troy Wise
Council District:	3

3. 2023-3396-ZC

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES CHAPTER 130 – UNIFIED DEVELOPMENT CODE, DIVISION 31 – I-2 INDUSTRIAL DISTRICT SECTION. 130-1074 – PERMITTED USES: ADD (33). SALES AND REPAIR OF SEMI TRUCKS AND TRAILERS WHEN THE CRITERIA OF SECTION 130-2213 (4) & (21) ARE MEET AND AMEND SECTION 130.1076 (e) INCREASE MAXIMUM ALLOWABLE HEIGHT REGULATIONS.

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MANDEVILLE, LOUISIANA

- 4. 2023-3398-ZC**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the northeast corner of Coast Boulevard and Bosworth Avenue, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision Section A, Slidell S23, T9S, R14E; Ward 8, District 12

Acres: 28,125 sqft
Petitioner: Air Comfort Products, Inc. - Wilfred Lewis
Owner: Wilfred Lewis
Council District: 12
- 5. 2023-3415-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the east side of LA Highway 40, north of Wallace King Road, Bush S13, T5S, R11E; Ward 2, District 6

Acres: 5.74 acres
Petitioner: Terry Jenkins
Owner: Terry & Sandra Jenkins
Council District: 6
- 6. 2023-3427-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-1A (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the north side of Henriques Street, west of LA Highway 59, being Lots 10 & 11, Square 102, Wilsonville Subdivision, Abita Springs S24, T6S, R11E; Ward 10, District 2

Acres: 4,999.3 sqft
Petitioner: Britney Magee
Owner: Britney Magee
Council District: 2
- 7. 2023-3429-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the west side of LA Highway 437, east of Hulin Road, Covington S10, T6S, R11E; Ward 3, District 2

Acres: 1.29 acres
Petitioner: Loyann Jenkins
Owner: Loyann Jenkins
Council District: 2
- 8. 2023-3431-ZC**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: I-1 (Industrial District)
Location: Parcel located on the east side of E. Howze Beach Road, the north side of Paul Street, and on the west side of Albert Street, being lot 3-A, lots 5 thru 10, a portion of Lots 19-22, Square 11, Lake Gardens Subdivision, being 288 E. Howze Beach Road, Slidell S44, T9S, R14E; Ward 9, District 13

Acres: 1.383 acres
Petitioner: Carl Hodge
Owner: Carl Hodge, David D. Hodge, Daleen Ann Hodge Neal, Betty Jean Hodge, Sara Morgan
Council District: 13

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MANDEVILLE, LOUISIANA

9. 2023-3434-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of West Main Street, west of Transmitter Road, being Lot 335, Square 8 and Lots 258 & 187, Square 5, and a portion of the revoked Clesi Avenue, East Oaklawn Town Lots, Lacombe S33, T8S, R13E; Ward 7, District 7

Acres: .582 acres
Petitioner: Cindy Champagne
Owner: Cindy Champagne
Council District: 7

10. 2023-3437-ZC

Existing Zoning: I-1 (Industrial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the west side of Krentel Road, north of I-12, Lacombe S18, T8S, R13E; Ward 7, District 7

Acres: 25.087 acres
Petitioner: Cynthia R. Penton
Owner: Peter J. Penton
Council District: 7

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

1. 2023-3440-PR – USE: Dentist Office

CORRIDOR: Highway 21 Planned Corridor
ZONING: NC-4 (Neighborhood Institutional District)
USE SIZE: 6,900 sqft + 3,000 sqft
PETITIONER: Paul J. Mayronne
OWNER: Olivier Brasuell Properties, LLC – Brian Olivier & Todd Brasuell
LOCATION: Parcel located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JULY 5, 2023
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

ROLL CALL

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

Absent: None

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

CALL TO ORDER

ANNOUNCEMENTS

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- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

INVOCATION Seeger

PLEDGE OF ALLEGIANCE Crawford

APPROVAL OF THE MAY 2, 2023 MINUTES

Crawford made a motion to accept, second by Smail

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

NAY:

ABSTAIN:

POSTPONING OF CASES:

1. 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.)

POSTPONED FROM THE MAY 2, 2023 MEETING

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

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

NAY:

ABSTAIN:

2. 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

POSTPONED FROM THE JUNE 6, 2023 MEETING

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

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

NAY:

ABSTAIN:

**MINUTES OF THE
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MANDEVILLE, LOUISIANA**

ZONING CHANGE REQUEST CASES:

- 3. 2023-3352-ZC**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the west side of LA Highway 1077, south of Belington Avenue, Covington S11, T7S, R10E; Ward 1, District 1

Acres: .52 acres
Petitioner: Jeff Schoen
Owner: SILVERBACK HOLDINGS LLC
Council District: 1

Jeff Schoen representing Silverback, came to the podium

Truxillo made a motion to approved, second by Crawford

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

- 4. 2023-3361-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of Hill Road, south of Celia Brumfield Road; Folsom S4, T5S, R10E; Ward 2, District 3

Acres: 4 acres
Petitioner: Mary Ann Morris Perry
Owner: Mary Ann Morris Perry
Council District: 3

Mary Perry came to the podium

McInnis made a motion to approved, second by Seeger

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

- 5. 2023-3363-ZC**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Behrman Street, north of Coast Boulevard, Slidell; Ward 8, District 12

Acres: .14 acres
Petitioner: Rachel Villegas
Owner: Alfonso and Rachel Villegas
Council District: 12

Rachel Villegas came to the podium

Gaines made a motion to approved, second by Crawford

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

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6. 2023-3370-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-2 (Suburban District)
Location:	Parcel located on the north side of Million Dollar Road, west of Blaze Road, Folsom S28, T5S, R11E; Ward 2, District 6
Acres:	3.03 acres
Petitioner:	Linda Keating Fussell
Owner:	Linda Keating Fussell
Council District:	6

Linda and Glenn Fussell came to the podium

Alicia Hesson spoke in favor of this request

Randall Keating spoke against this request

Ms. Fussell amended her request to A1-A

Gaines made a motion to approve as amended, to A1-A, second by Truxillo

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

NAY:

ABSTAIN

7. 2023-3373-ZC

Existing Zoning:	A-4A (Single-Family Residential District)
Proposed Zoning:	A-4A (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the east side of Selbourn Street, north of Coast Boulevard, Slidell S23, T9S, R14E; Ward 8, District 12
Acres:	.43 acres
Petitioner:	Victor Wilks
Owner:	Shelly Jacques
Council District:	12

Victor Wilks came to the podium

Seeger made a motion to approve, second by Truxillo

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

NAY:

ABSTAIN:

8. 2023-3383-ZC

Existing Zoning:	NC-4 (Neighborhood Institutional District) and A-3 (Suburban District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Location:	Parcel located on the north side of US Highway 190, west of Brier Lake Drive, Lacombe S33, T8S, R13E; Ward 7, District 11
Acres:	5 acres
Petitioner:	Ryan Willhoft
Owner:	Marcel Morales
Council District:	11

Ryan and Angle Wilhoft came to the podium

Harold and Claire Melerine spoke against this request

Troncoso made a motion to approved, second boy Seeger

YEA:

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

ABSTAIN:

**MINUTES OF THE
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- 9. 2023-3385-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the southeast side of West Powerline Road, north of Radar Road, Pearl River S9, T8S, R14E; Ward 9, District 9

Acres: 5 acres
Petitioner: Karen Hess
Owner: Price Miller
Council District: 9

Karen Hess came to the podium

Justin Douglas spoke and submitted a letter of no objection to this request

Seeger made a motion to approve, second by McInnis

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

- 10. 2023-3388-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located at the end of Atwood Road, west of Louisiana Highway 1129, Covington S27, T5S, R11E; Ward 2, District 2

Acres: 1.585 acres
Petitioner: Kerrie Carroll
Owner: Christopher Carroll
Council District: 2

Kerrie Carroll came to the podium

Seeger made a motion to approve, second by Crawford

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

Truxillo made a motion to adjourn



ZONING STAFF REPORT
2023-3273-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: All lots with frontage along Military Road in Slidell between its intersection with Fremaux Avenue (US Highway 190 E) and its intersection with Interstate 59, Slidell; S17, S18, S19, S30, S31, S37, S38, T8, T9, R15; Ward 8, District 9

Ordinance Calendar No: 7173 **Council District:** 9

Previous Action: July 5, 2023 - Postponed **Posted:** June 16, 2023

Commission Hearing: August 1, 2023 **Determination:** Approved, Denied, Postponed



Ordinance to amend the St. Tammany Parish Code of Ordinances, Part II – Land Development Code

Chapter 130 – Unified Development Code, Article V – Overlays, Division 6 – Planned Corridor District, Sections 130-1809 through 130-1814, to add Military Road (Highway 190) in Slidell as a Planned Corridor District.

(Ward 8, District 9)

AMENDMENT OF REGULATIONS

Per Part II of the Unified Development Code, Chapter 130, Article 2, Division 2, amendments or changes to the development regulations or district map may be taken by action of the Parish Council through introduction of an ordinance or by adoption of a resolution or motion. **“No amendment, supplement or change of the development regulations shall become effective unless and until there shall have been held a public hearing in relations thereto before the zoning commission at which parties in interest and citizens shall have had an opportunity to be fully heard”.**

1. The St. Tammany Parish Council introduced Ordinance Calendar No. 7173 on January 5, 2023 to revise the Planned Corridor Overlay to include the above referenced section of Military Road.
2. **The St. Tammany Parish Council adopted Ordinance Calendar No. 7173 on February 2, 2023 (Council Series No. 23-5075) prior to a public hearing before the Zoning Commission “at which parties in interest and citizens shall have an opportunity to be fully heard” and therefore without adhering to Section 130-23 – Amendment of Regulations.**
3. The Planning Department has advertised the case to be heard in accordance with Sec. 130-55 – Notice Requirements and seeks to review and interpret the proposal brought forth by the Parish Council.
4. Case number 2023-3273-ZC was postponed at the May 2, 2023 Zoning Commission hearing until July 5, 2023 to allow staff time to study the corridor.

DIVISION 6 – PLANNED CORRIDOR DISTRICT OVERVIEW



ZONING STAFF REPORT
2023-3273-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

The purpose of the Planned Corridor District (PCO) is to protect the scenic benefits of specific corridors within the Parish. The PCO imposes minimum standards beyond what is required by the general commercial development obligations of the UDC such as signs and lighting, landscaping, parking, building heights and setbacks. This ordinance currently applies to all lots with frontage along Highway 21 between the Tchefuncte River and Highway 1077; and lots with frontage along the Tammany Trace, excepting single-family residential development. Development requests must be reviewed before the Zoning Commission prior to the issuance of any permits.

COMPLIANCE WITH THE ESTABLISHED OVERLAY DISTRICT

1. Existing development must comply with the PCO district regulations upon
 - a. Change of permitted use or occupancy that requires more parking
 - b. Vacancy longer than a 6-month period
 - c. Additions that add 50% or more to the size of the original development
 - d. Replacement of existing signs
2. New development

HIGHWAY 21 SPECIAL DESIGN STANDARDS

Per Sec. 130-1814, additional design standards for all properties which are required to be compliant with the Highway 21 Planned Corridor Overlay are as follows:

1. Off-street parking and loading requirements
 - a. The parking area shall be located no less than 50 feet from the property line nor shall it encroach on the required street planting area.
2. Street planting area requirements
 - 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.
 - 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.
 - c. Planting beds near signage and structures are recommended.
3. Buffer planting area requirements
 - a. A nonresidential property abutting a residential district shall have a minimum side yard and rear yard requirement of 30 feet.
4. Parking area requirements
 - a. The parking area shall be screened from view when the parking area is oriented to the side and/or the front of the structure to reduce visibility of the parking area from the highway using one of the following methods:
 - i. 70% obscuring screen of living material
 - ii. 100% sight obscuring screen six feet in height of non-living material
 - iii. Earth berm with a minimum height of three feet
 - b. Planting areas shall be a minimum of 10% of the paved parking area
5. Sign Regulations
 - a. Area and height provisions for ground signs
 - i. Single Occupancy
 1. Area allowed: 25 sq. ft.
 2. Height allowed: six feet
 - ii. Multiple Occupancy
 1. Area allowed: 50 sq. ft.
 2. Height allowed: eight feet
 - b. No internal illumination
 - c. White light only, no colored lighting
 - d. Spectrum colors only, no iridescent colors permitted
 - e. Personal identification signs with any dimensions exceeding 24 inches shall require an administrative permit. Such signs shall not exceed four square feet.
6. Setback requirements
 - a. Principal buildings – 100 feet from the property line
 - b. Accessory structures – 100 feet from the property line

ORDINANCE COUNCIL SERIES NO. 23-5075



ZONING STAFF REPORT
2023-3273-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

The St. Tammany Parish Council seeks to amend the Planned Corridor Overlay to add property with frontage along Military Road between its intersection with Fremaux Avenue (US Highway 190 E) and its intersection with Interstate 59, Slidell. This addition would impose further development regulations on all property except single-family residential listed as above in DIVISION 6 – PLANNED CORRIDOR DISTRICT OVERVIEW.

STAFF FINDINGS

In an effort to study corridor trends for the area, staff has analyzed the total number of properties along the suggested portion of Military Road. The proposed location for the extension of the PCO district is comprised of 188 lots which front Military Road, Slidell.¹ Of those, 56 lots are currently undeveloped and 28 have zoning classifications other than single-family residential and would therefore be required to abide by the PCO regulations as suggested.

AVERAGE DEPTH AND BUILDING SETBACKS

Depth of Military Road Properties				
	Lots	Average	Median	Mode
Total Lots within Study Area	188	402 ft.	200 ft.	200 ft.
Undeveloped Lots	56	487 ft.	210 ft.	90 ft.
Single Family Residential Zoning	28	730 ft.	325 ft.	90 ft.
All Other Zoning	28	244 ft.	192 ft.	200 ft.

Of all undeveloped properties which have various zoning classifications including single-family, multi-family, and commercial, the average depth along the Military Road corridor being studied is 402 feet. This number includes 19 outlier properties that are 700 ft. deep or greater². To provide a clearer understanding of the depth of properties within this study area, staff has evaluated potential impacts of the PCO ordinance as proposed using the median depth of undeveloped properties which is 210 ft.

Front Setback of Developed Military Road Properties				
	Lots	Average	Median	Mode
Total Lots within Study Area	188	82 ft.	50 ft.	50 ft.
Developed Lots	132	113 ft.	60 ft.	50 ft.
Single Family Residential Zoning	36	179 ft.	167 ft.	170 ft.
All other Zoning	96	87 ft.	50 ft.	50 ft.

Of the 132 developed lots, 96 have zoning classifications other than single-family residential. Of these 96 lots, the average front building setback is 87 ft. This number includes 15 outlier properties which have building setbacks in excess of 150 ft. To provide a more comprehensive understanding of the established setbacks along Military Road, staff has evaluated potential impacts of the PCO ordinance as proposed using the median front setback of commercially developed properties which is 50 ft.

STAFF FINDINGS

- The median depth of all undeveloped properties which front Military Road and are within the study area is 210 ft.
- The median setback of all commercially developed properties which front Military Road and are within the study area is 50 ft.

These findings provide the nexus for staff recommendation to revise the proposed 100 ft. building setback to 50 ft. and the proposed street planting area requirement to a standard 30 ft. for all properties, regardless of depth. The suggested 50 ft. building setback will apply the intent of the special design standards established within the Planned Corridor ordinance to extend along the subject section of Military Road while considering the standard property size and existing building setbacks. The suggested 30 ft. standard street buffer will ensure the planted greenspace is consistent along the corridor while taking care not to push development further off of Military road where many deeper properties to the east appear to be wet due to their confluence with the Pearl River.

¹ This number excludes residential lots which are within a platted subdivision and therefore not regulated under the PCO ordinance.
² Properties which are split zoned with commercial and single-family residential were only measured for their commercial zoning depth along the Military Road.

Zoning Commission
July 5th, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3273-ZC



ZONING STAFF REPORT
2023-3273-ZC

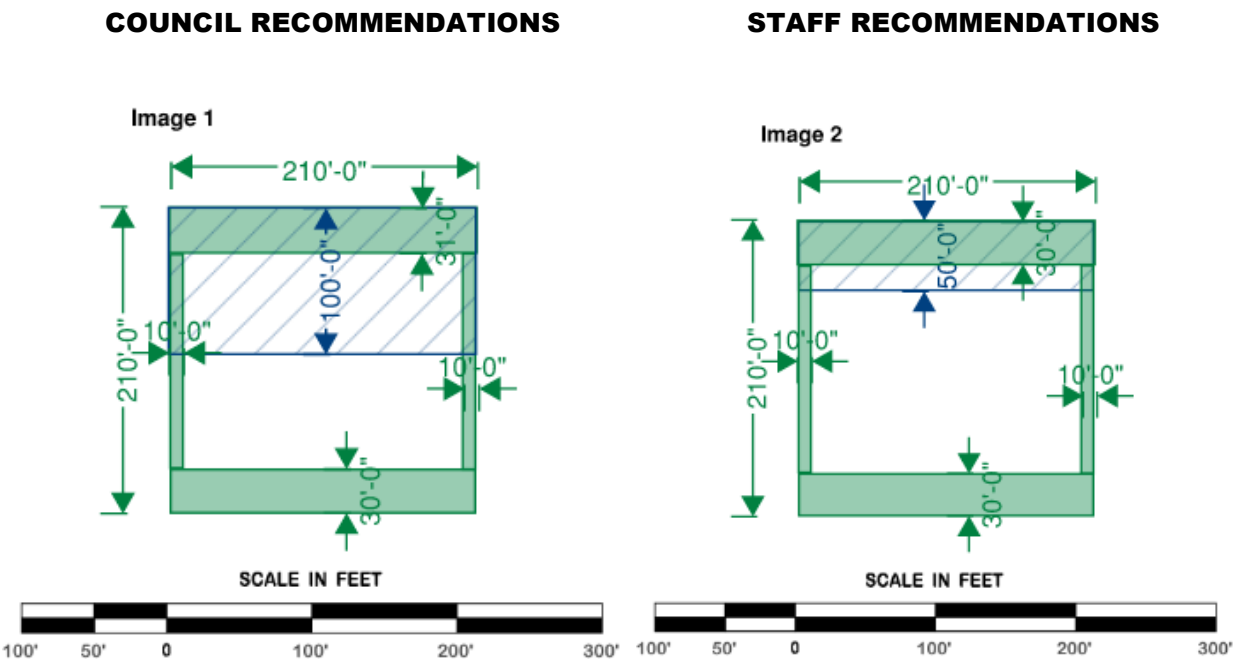
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

As an example, see the below illustration of a one-acre property using the median depth of 210 ft. found along the subject section of Military Road.

Image 1 shows a required street buffer of 31' and a required building setback of 100 ft. which would be applicable per the current proposed language of Council Ordinance No. 23-5075. **The application of a 100 ft. building setback would eliminate approximately 66% of the median property's one-acre lot size for development along the Military Road corridor³.**

As an alternative, Image 2 shows a standard street buffer of 30' and a required building setback of 50' as per staff recommendation. **The application of a 50 ft. building setback would eliminate approximately 44% of the median property's one-acre lot size for development along the Military Road corridor⁴.**



OTHER STAFF RECOMMENDATIONS

1. The fifth “whereas” statement within Ordinance Council Series No. 23-5075 references a moratorium which is not the subject of the ordinance. Staff recommends revision of this whereas statement to reference the PCO ordinance proposed.
2. Section 130-1815 – “Special Design Standard for the Tammany Trace Overlay” is not included within Ordinance Council Series No. 23-5075. Staff recommends its inclusion within the proposed ordinance to ensure this section is not excluded from the Planned Corridor Overlay ordinance.
3. Section 130-1809 – “Purpose” of the Planned Corridor Ordinance states that the application of the regulations should apply to all development, excepting single-family residential. This verbiage is not listed in Section 130-1811 – “Applicability”. Staff recommends Section 130-1811 be amended to reflect the actual applicability of the ordinance so that it is not only listed in the purpose statement of the overlay.
4. Per Sec. 130-1814 – “Special Design Standards”, a street planting area must 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. Properties which have existing trees within the street planting buffer are able to use tree credits to satisfy this requirement. However, properties which do not have existing trees must replant according to the PCO planting requirements which do not function and do not take the dimension of driveways into account.

As an example, see the below image labeled “PCO Planting Requirements” which shows a property with a 30 ft. street buffer meeting PCO planting requirements. This level of planting is not sustainable and therefore not beneficial to the canopy of the Planned Corridor. Staff recommends doubling the square footage for every Class A tree and Class B tree required which would increase

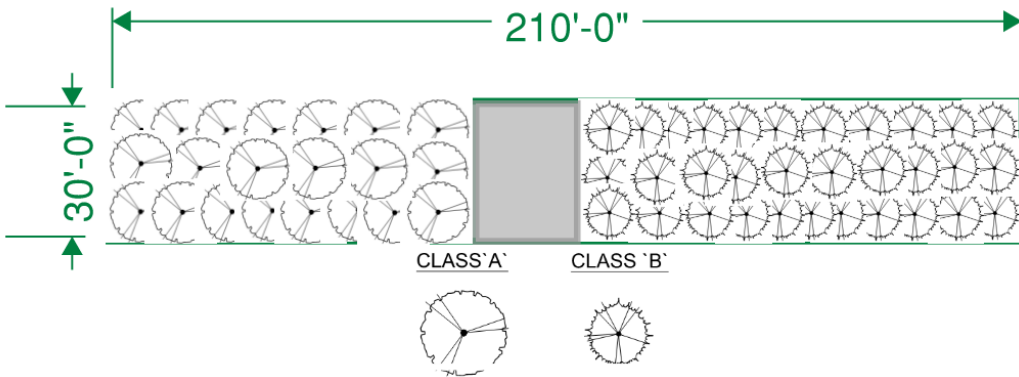
³ Images 1 and 2 show a 30 ft. rear yard buffer as required by the Planned Corridor when a lot abuts a single-family zoning classification.
⁴ Typical commercial setbacks and buffers of 25 ft. front, 10 ft. sides and rear would eliminate approximately 25% of the median property's one-acre lot size.



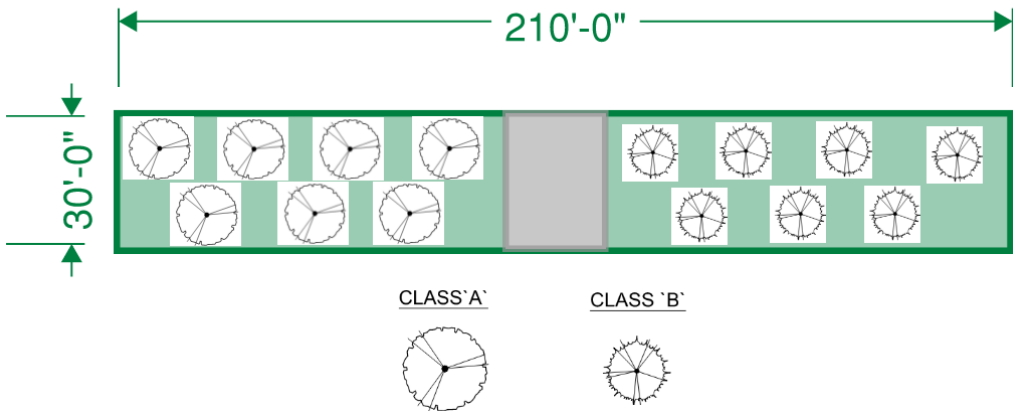
the number of plantings required from a typical commercial site while being sustainable and manageable for the property owner.

Street Buffer Planting Requirements			
	Highway 21 PCO Planting Requirements	Commercial Planting Requirements	Staff Recommended Planting Requirements
Code Requirements	1 Class A tree per every 300 sq. ft. of street buffer 1 Class B tree per every 200 sq. ft. of street buffer	1 Class A tree per every 30 linear ft. of street frontage 1 Class B tree per every 30 linear ft. of street frontage	1 Class A tree per every 600 sq. ft. of street buffer 1 Class B tree per every 400 sq. ft. of street buffer
# of Trees Required for a 210' x 30' Property	21 Class A Trees 32 Class B Trees	7 Class A Trees 7 Class B Trees	11 Class A Trees 16 Class B Trees

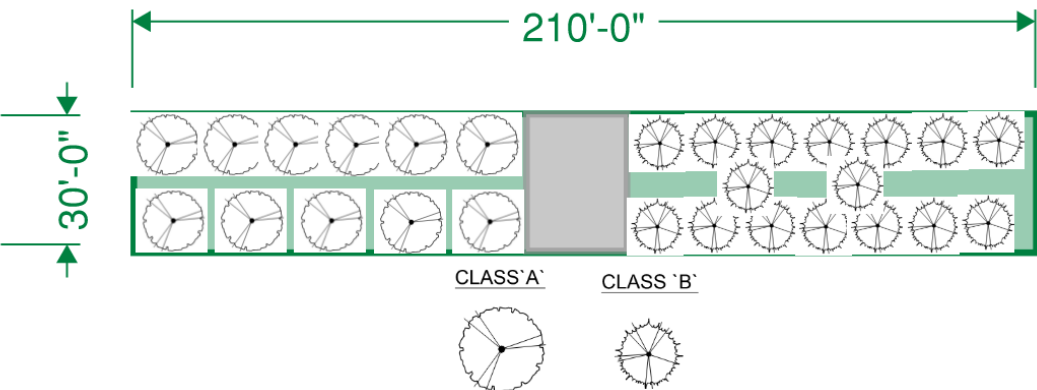
PCO Planting Requirements



Commercial Planting Requirements



Staff Recommended Planting Requirements





ZONING STAFF REPORT
2023-3273-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

NEW DIRECTIONS 2040 CLASSIFICATIONS ALONG MILITARY ROAD

- Rural/Agricultural
- Residential – Low Intensity
- Residential – Medium Intensity
- Residential – High Intensity
- Commercial
- Institutional
- Area of Special Flood Hazard (100-Year Floodplain)
- Coastal Conservation

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

- i. Goal 1.2: New development and redevelopment will be orderly, carefully planned, and predictable.
- ii. Goal 1.4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.
- iii. Strategy 3.2.2: Restrict development within proximity of critical and sensitive areas through appropriate designation of zoning

SUMMARY

- Ordinance Council Series No. 23-5075 was adopted at the February 2, 2023 Parish Council meeting prior to being heard by the Zoning Commission as required by Section 130-23 – Amendment of Regulations.
- Staff has analyzed the total number of properties along the suggested portion of Military Road in an effort to study the effects of rezoning the subject section with the Planned Corridor Overlay.
 - The median lot depth of undeveloped properties which front the study portion of Military Road is 210 feet and the median front yard setback for developed properties which are not zoned single-family residential is 50 feet.
 - Imposing the 100 ft. front building setback required within the current PCO ordinance would create significant development constraints to the median lot depth along Military Road and would likely create the need for several waiver requests in the future.
 - Imposing the variable street buffer requirements that are currently within the PCO ordinance would likely push development further off of Military road where many deeper properties to the east appear to be wet due to their confluence with the Pearl River.
 - Imposing the planting requirements that are currently within the PCO ordinance is not sustainable or manageable for property owners.

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7173

ORDINANCE COUNCIL SERIES NO. 23-5075

COUNCIL SPONSOR M. SMITH

PROVIDED BY: CIVIL DISTRICT ATTORNEY

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. TOLEDANO

ON THE 5th DAY OF JANUARY, 2023

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.)

WHEREAS, St. Tammany Parish Code of Ordinance Sec. 130-1809, et seq., establishes a planned corridor district overlay for certain areas in unincorporated St. Tammany Parish to provide for the preservation of the certain existing special standards for all commercial development in the district to ensure continuous conformance to all applicable standards and the integrity of the district; and

WHEREAS, the planned corridor district overlay incorporates special design standards for new commercial development to maintain enhanced aesthetics, natural environment, traffic flow, and sensitivity to long-established residential neighborhoods abutting the planned corridor district; and

WHEREAS, there has been increased in development along Military Road in Slidell between its intersection with Fremaux Avenue (US Highway 190 E) and its intersection with Interstate 59; and

WHEREAS, adding this portion of Military Road in Slidell as a planned corridor district will protect the scenic benefits of the district and lessen the impact of development on existing adjacent land uses; and

WHEREAS, this moratorium will not affect the development of property for which issuance of permits for construction or placement of any building structures has already been approved prior to the adoption of this ordinance or permits for accessory structure building permits; and

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 V – Overlays, Division 6 – Planned Corridor District, Sections 130-1809 through 130-1814, be amended as follows:

DIVISION 6. PLANNED CORRIDOR DISTRICT

Sec. 130-1809. Purpose.

The purpose of the planned corridor district is to provide for the preservation of the certain existing special standards for all development, excepting single-family residential, along the Louisiana Highway 21 corridor, ~~and the Tammany Trace, and the Military Road corridor districts.~~ The permitted uses are determined by the underlying zoning classification upon which the overlay rests. Minimum standards such as signs and lighting, landscaping, parking, height and setbacks shall as set forth in the other provisions of this chapter, except that the special design standards set forth in this division shall be applicable if they are more restrictive than said minimum standards.

Sec. 130-1810. History.

The Highway 21 Planned Corridor (1989), ~~and the Tammany Trace, and the Military Road~~ Planned Corridor (2023) Overlay Districts were created for the protection of the scenic benefits of that corridor. With a revision to the general development regulations in 2002, a desire was expressed by the residents of these areas to maintain the high development standards in these corridors. A determination was made to consolidate these standards into the planned corridor district standards found in this division.

Sec. 130-1811. Applicability.

This division applies to all lots with frontage along Highway 21 between the Tchefuncte River and Highway 1077; and lots with frontage along the Tammany Trace; and, all lot with frontage along Military Road in Slidell between its intersection with Fremaux Avenue (US Highway 190 E) and its intersection with Interstate 59.

Sec. 130-1812. General standards.

The zoning commission shall have the authority to grant the plan review permit with the recommendations of the department of planning and development. The plan review permit will be processed in accordance with section 130-1813.

- (1) The zoning commission may attach such conditions on the plan review permit as are necessary to ensure the continuous conformance to all applicable standards and the integrity of the district.
- (2) The zoning commission may approve additional standards as may be recommended by the department of planning and development imposed in the public interest for signage, landscaping, parking, setbacks and fascia appearance standards in the overlay district.
- (3) Failure to observe the conditions of the commission imposed pursuant to the issuance of the plan review permit shall be deemed to be grounds for violation and subject to the revocation of the plan review permit.

Sec. 130-1813. Development review procedures.

- (a) *General review procedures.* Requests for development or redevelopment in the designated planned corridors shall be submitted to the parish department of planning and development. The requirement of a plan review shall be determined by the department of planning and development in accordance with subsection (c) of this section. The applicant shall submit fully detailed plans in accordance with subsection (e) of this section. When the subject property is located in the Louisiana Highway 21 corridor, ~~or along the Tammany Trace, or in the Military Road corridor,~~ the site plan submittal shall be required to undergo plan review with a public hearing before the zoning commission site plan review in accordance with these procedures. The final disposition of which shall be determined by the parish zoning commission. Variations in the planned corridor regulations may be granted by the zoning commission through the plan review process provided the following criteria are met:
 - (1) The granting of the variation is not inconsistent with the general provisions and intent of the planned corridor.
 - (2) Harmony and compatibility with adjacent land uses are not adversely affected.
 - (3) Special conditions and circumstances exist peculiar to land, structures or buildings which are not applicable to other land structures or buildings in the same district and which a site related hardship can be demonstrated.
- (b) *Determination.* After a decision is rendered by the zoning commission, the permit decision shall not become effective for ten days of the decision, during which time an appeal can be made in written form to the parish council through the department of planning and development. The procedure for appeals to the parish council is contained within this Code.
- (c) *Compliance with the established overlay district.*

- (1) *Existing development; conditions for compliance.* Development and structures existing prior to adoption of the planned corridor shall comply with the planned corridor district regulations and undergo plan review before the zoning commission in accordance with subsection (a) of this section when any of the following conditions are met:
 - a. *Change of permitted use or occupancy.* 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.
 - b. *Vacancy.* Any single use development that is vacant for a six-month period, or a multi-use site where 51 percent or more of the development is vacant for the same six-month period, shall comply with the planned corridor district regulations.
 - c. *Additions.* Any additions to the development or structures, including construction of parking lots, that adds 50 percent or more to the size of the original development shall comply with the planned corridor district regulations.
 - d. *Signs.* Signs existing at the time of the planned corridor designation shall comply with the planned corridor district regulations when there is a change in sign structure, support, or area. The replacement of the face or panels of all nonconforming signs shall be approved by the director of planning and development or designee without need for a public hearing so long as the area of the sign face is not increased, illumination is not added and/or the degree of nonconformance (i.e., height, setbacks) is not increased.
 - (2) *New development.* New development shall comply fully with the district regulations of the planned corridor. Plan review with public hearings is required before the zoning commission in accordance with subsection (a) of this section.
- (d) *Plan review procedures.*
- (1) *Pre-application conference.* Prior to the submission of an application for plan review in a planned corridor, a pre-application conference with a designated representative of the department of planning and development is required. The purpose of the pre-application conference is to thoroughly discuss the proposal and to bring the petition in conformity with the planned corridor district regulations.
 - (2) *Application.* An application for plan review in a planned corridor shall be filed with the department of planning and development and shall contain the following information:
 - a. Interest and ownership. The petitioner's and the property owner's name, address, phone number, and signatures.
 - b. Zoning classification.
 - c. Legal description.
 - d. Fees. Fees for site plan review shall be as required by chapter 2, article XVII.
 - e. Site plan. A site plan shall be submitted in accordance with subsection (e) of this section.
 - f. Additional information. The zoning commission may require additional material such as plans, maps, studies and reports which may be needed in order to make the necessary findings and determinations that the applicable parish standards and guidelines have been achieved.
- (e) *Site plan submittal.*
- (1) *Procedure.* Prior to issuance of a building permit, a site plan for the proposal shall be submitted to the department of planning and development as specified in subsection (a) of this section for review and determination.
 - (2) *Site plan requirements.* Drawing submissions shall be required to be 24 inches by 36 inches or smaller. If the applicant fails to submit such drawings, additional fees may be

required. The following minimum information shall be submitted to the department of planning and development in the form of a site plan:

- a. The title of the project and the names of the project planner and developer.
- b. Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed development shall be included.
- c. All existing physical features such as existing streets, buildings, watercourses, easements, parking spaces, service bays and loading areas, sidewalks, and signs.
- d. Boundaries of the property involved.
- e. Parking layout indicating the number of required and proposed parking spaces, the location of ingress, egress and access streets, and the location of pedestrian and vehicular ways; circulation element indicating the movement of pedestrians, goods and vehicles.
- f. A landscape plan of the site showing the type, size and number of plants; location of existing trees to be preserved; the location and dimensions of proposed planting beds, barrier curbs, sight triangles, fences, buffers and screening; elevations of all fences and type of materials to be used; and total square footage of landscaping.
- g. Tabulation of the maximum square footage of each use.
- h. The proposed height and setback of any building or structure.
- i. Fascia treatment of the buildings or structures including elevations, and type of materials.
- j. The location, dimensions, area, type of materials and elevations of all signs and support structures.
- k. Location of trash disposal system and details of screening, including type, height and elevation of dumpster and fence.
- l. Lighting plan of the site showing location, number, type, height and materials of fixtures.
- m. Illustrative approved drainage plan by the department of engineering.
- n. If the proposed development is to be constructed in phases, indicate proposed development scheduling in detail including:
 1. The approximate date when construction of each phase of the project can be expected to begin.
 2. The order in which the phases of the project will be built.
 3. The infrastructure and on-site improvements that will be included in each phase delineated for the development, including but not limited to service areas, access drives, parking, landscaping, buildings and other structures.
 4. If no phasing schedule is provided at the time of application, the project shall be completed as a single unit, or has to go through another site plan review when any changes are proposed.

Sec. 130-1814. Special design standards.

The minimum standards for the Highway 21 and Military Road planned corridor overlays will be the same as the standards for all commercial development unless otherwise stated below:

(1) Site and structure provisions.

- a. Minimum lot area.
- b. Minimum area regulations.
- c. Height regulations.
- d. Off-street parking and loading requirements. The parking area shall be located no less than 50 feet from the property line nor shall it encroach on the required street planting area.
- e. Landscaping regulations. Landscape regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

1. *Planting requirements.*

(i) *Street planting area requirements.*

- 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.
- B. The street planting area shall contain a minimum of one Class A tree per every 300 square feet of the street planting area and one Class B tree per every 200 square feet of the street planting area.
- C. Planting beds near signage and structures are recommended.
- D. Grass or groundcover are recommended for areas without trees.

(ii) *Buffer planting area requirements.* A nonresidential property abutting a residential district shall have a minimum side yard and rear yard requirement of 30 feet.

(iii) *Parking area requirements.*

- A. The parking area shall be screened from view when the parking area is oriented to the side and/or the front of the structure to reduce visibility of the parking area from the highway using one of the following methods:
 - i. 70 percent sight obscuring screen of living material.
 - ii. 100 percent sight obscuring screen six feet in height of non-living material.
 - iii. Earth berm with a minimum height of three feet.
- B. Planting areas shall be a minimum of ten percent of the paved parking area.

2. *Protection of landscape areas.* The placement of barrier curbs or wheel stops to protect landscape areas from vehicular damage shall be required.

f. Sign regulations. Sign regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

1. Area and height provisions for ground signs.

(i) *Single occupancy.*

- A. Area allowed: 25 square feet.
- B. Height allowed: six feet.

(ii) *Multiple occupancy.*

- A. Area allowed: 50 square feet.
- B. Height allowed: eight feet.

2. No internal illumination.

3. White light only, no colored lighting.

4. Spectrum colors only, no iridescent colors permitted.

5. Personal identification signs with any dimensions exceeding 24 inches shall require an administrative permit. Such signs shall not exceed four square feet.

g. Lighting requirements.

h. Utility requirements.

- i. Setback requirements. For lots with frontage along Highway 21 or Military Road only, the following setback requirements shall be applied:
1. Principal buildings: 100 feet from the property line.
 2. Accessory structures: 100 feet from the property line.

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 immediately upon final adoption.

MOVED FOR ADOPTION BY: MR. SMITH

SECONDED BY: MR. LAUGHLIN

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

YEAS: DEAN, FITZGERALD, CAZAUBON, LORINO, TOLEDANO, TANNER, DAVIS, CANULETTE, SMITH, O'BRIEN, LAUGHLIN, BINDER, AIREY, RANDOLPH (14)

NAYS: (0)

ABSTAIN: (0)

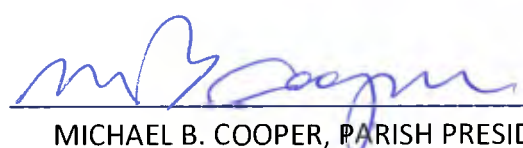
ABSENT: (0)

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 2nd DAY OF FEBRUARY, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-5075.


JACOB "JAKE" A AIREY, COUNCIL CHAIRMAN

ATTEST:


KATRINA L. BUCKLEY, COUNCIL CLERK


MICHAEL B. COOPER, PARISH PRESIDENT

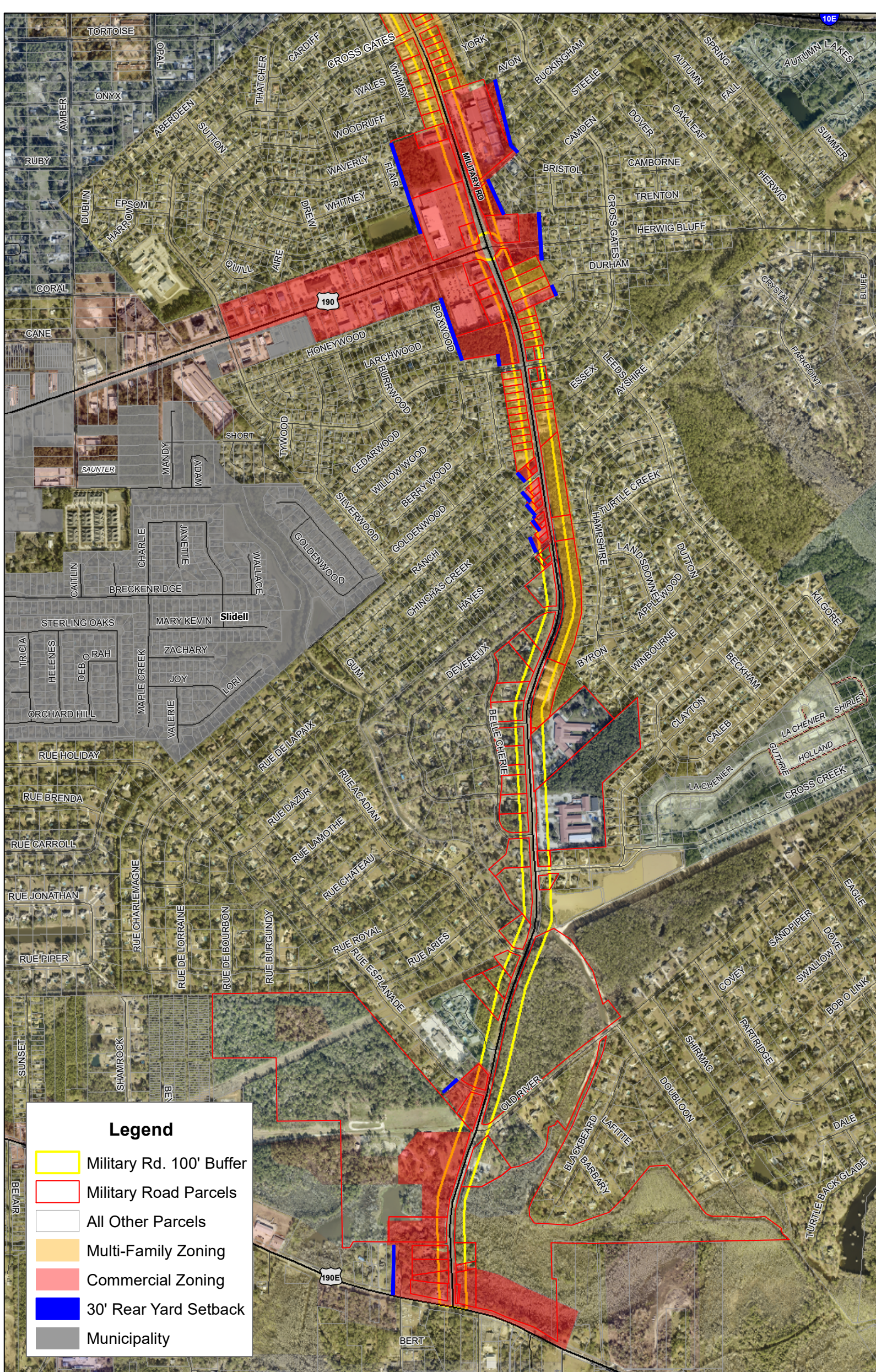
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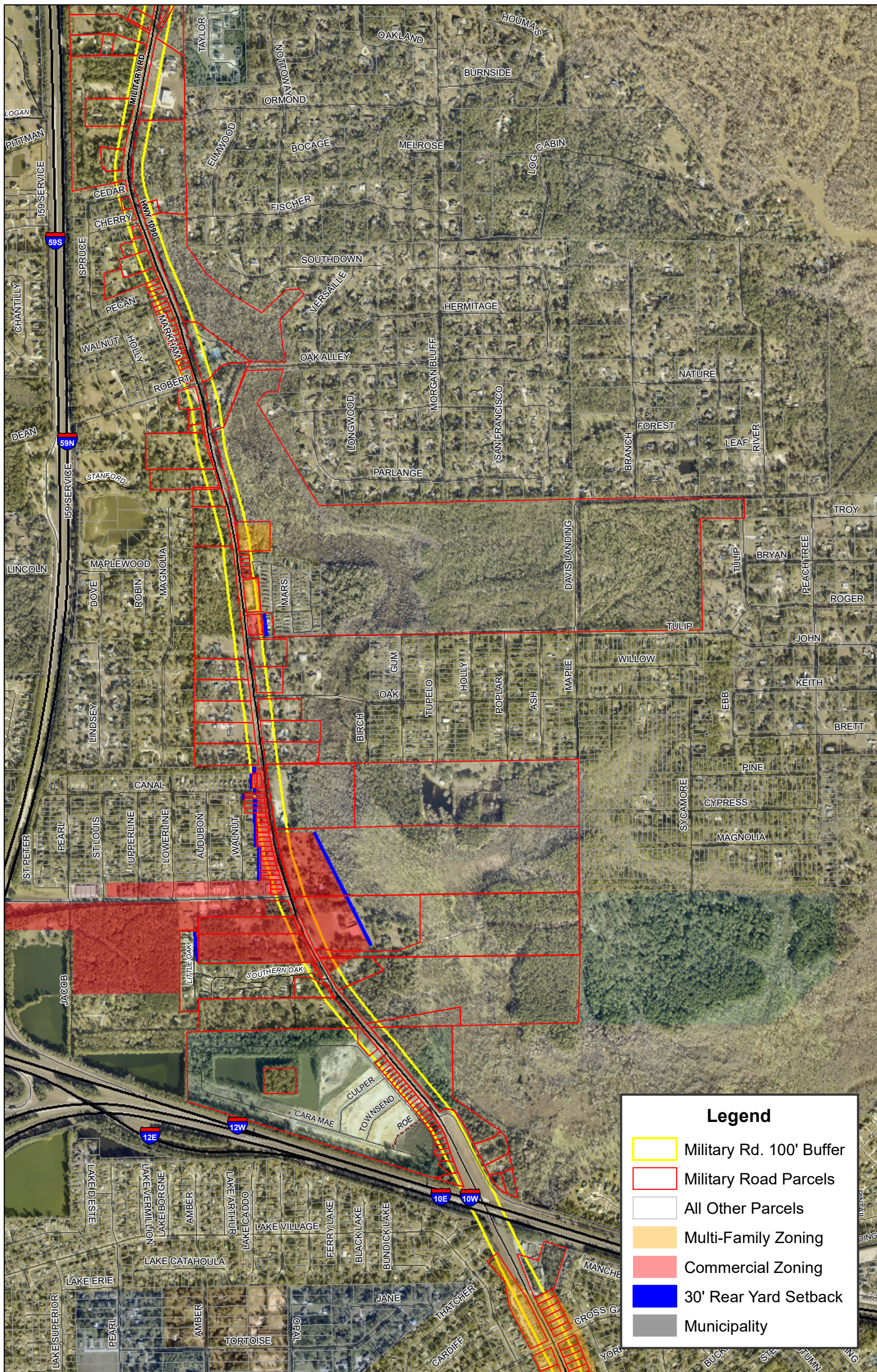
Published Introduction: DECEMBER 28, 2022

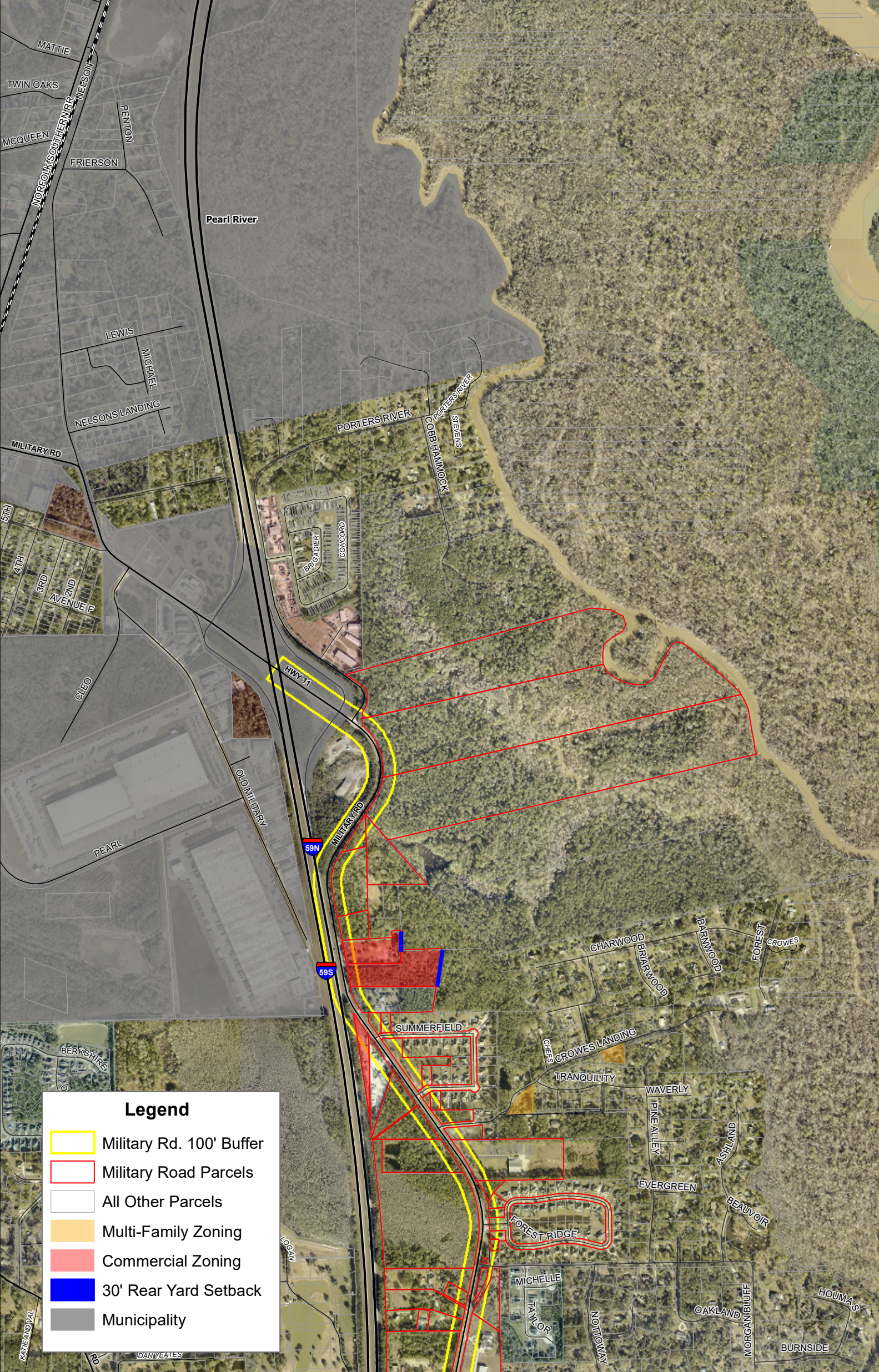
Published Adoption: February 22, 2023

Delivered to Parish President: February 9, 2023 at 11:00am








Returned to Council Clerk: February 13, 2023 at 9:35am







Legend

-  Military Rd. 100' Buffer
-  Military Road Parcels
-  All Other Parcels
-  Multi-Family Zoning
-  Commercial Zoning
-  30' Rear Yard Setback
-  Municipality



ZONING STAFF REPORT
2023-3394-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, north of Mocking Bird Hill Road, Franklinton;
Ward 2, District 3 **Council District:** 3

Owner: Amy & Troy Wise **Posted:** July 12, 2023

Applicant: Amy & Troy Wise **Commission Hearing:** August 1, 2023

Size: 4 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-1 Suburban District
Requested Zoning
A-1 Suburban District and MHO
Manufactured Housing Overlay
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone A
Preliminary Flood Zone A
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 4-acre parcel from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay. The property is located on the west side of LA Highway 25, north of Mocking Bird Hill Road, Franklinton.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District, RO Rural Overlay

Site and Structure Provisions

2. The subject property is currently developed with a stick-built home and an attached carport per the survey provided by the applicant.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East (Across LA Highway 25)	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay

4. The subject property is surrounded by A-1 Suburban District zoning classifications. Properties to the north, east, and west are undeveloped. In addition, there is a single-family residence to the south.



ZONING STAFF REPORT
2023-3394-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 5. The existing A-1 Suburban District zoning designation calls for 5-acre parcel sizes and allows for a density of 1 dwelling unit per every 5 acres. Because the subject property is 4 acres and does not meet the minimum parcel size of the A-1 Suburban District, the property is considered to be a lot of record as per Sec. 130-2191. As such, the proposed manufactured home will either have to replace the existing structure on-site, or be used as an accessory guest home not to exceed 999 sqft of living space.
- 6. This property is located on north of the Urban Growth Boundary Line along LA Highway 25. During the Parish’s 2010 Comprehensive rezoning, a Manufactured Housing Overlay was applied with a 1,000-foot setback on either side of LA Highway 25 (Ordinance 10-2234). This area is considered to be part of the “North-East Study Area” as part of the comprehensive rezoning. This property is located within the 1,000 setbacks, just outside of the Manufactured Housing Overlay.

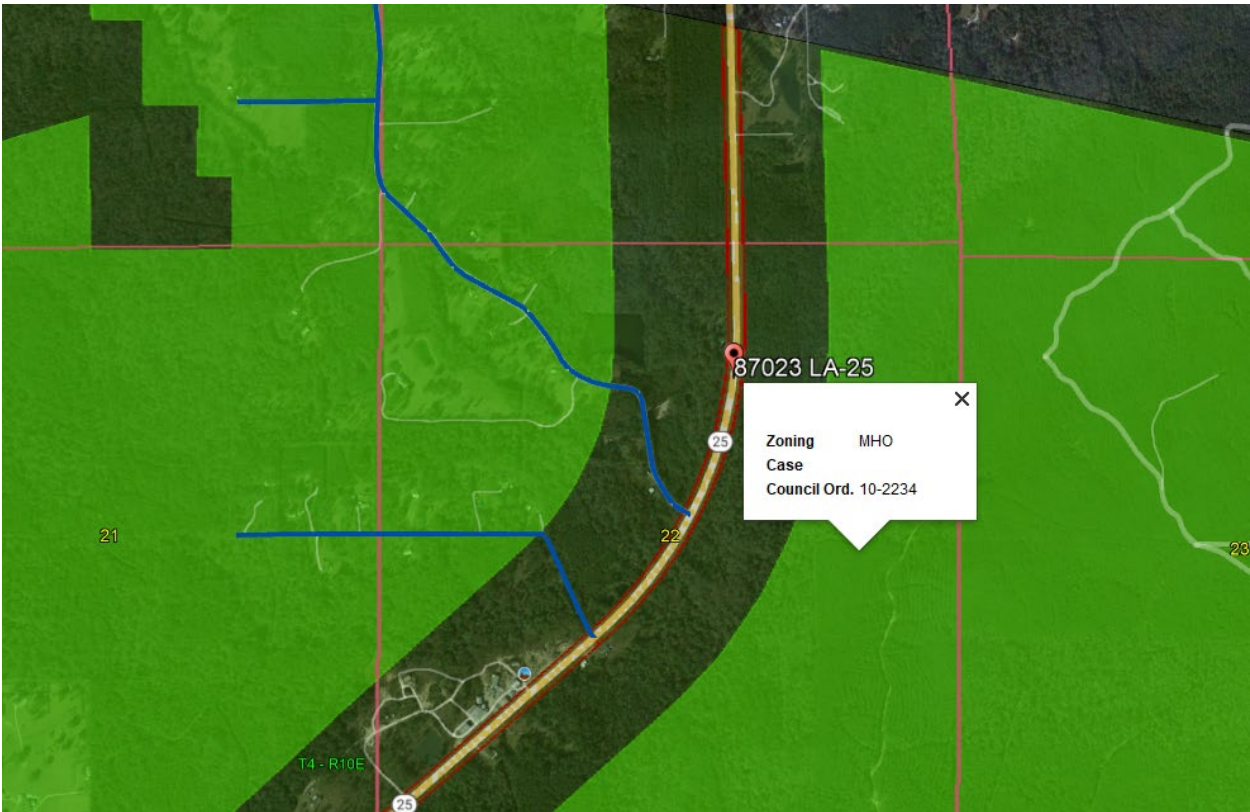


Figure 1: MHO Manufactured Housing Overlay in surrounding area

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:

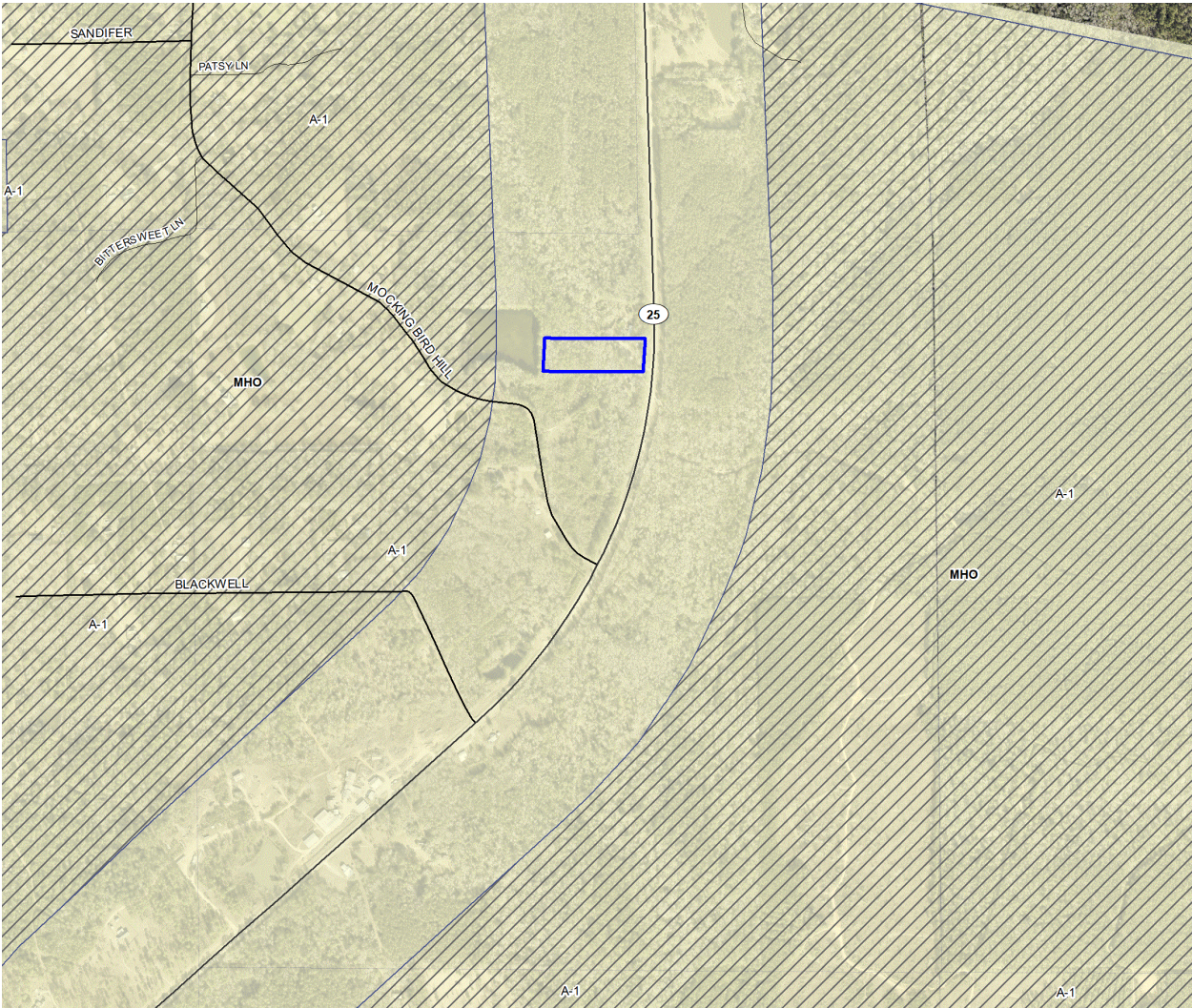
- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

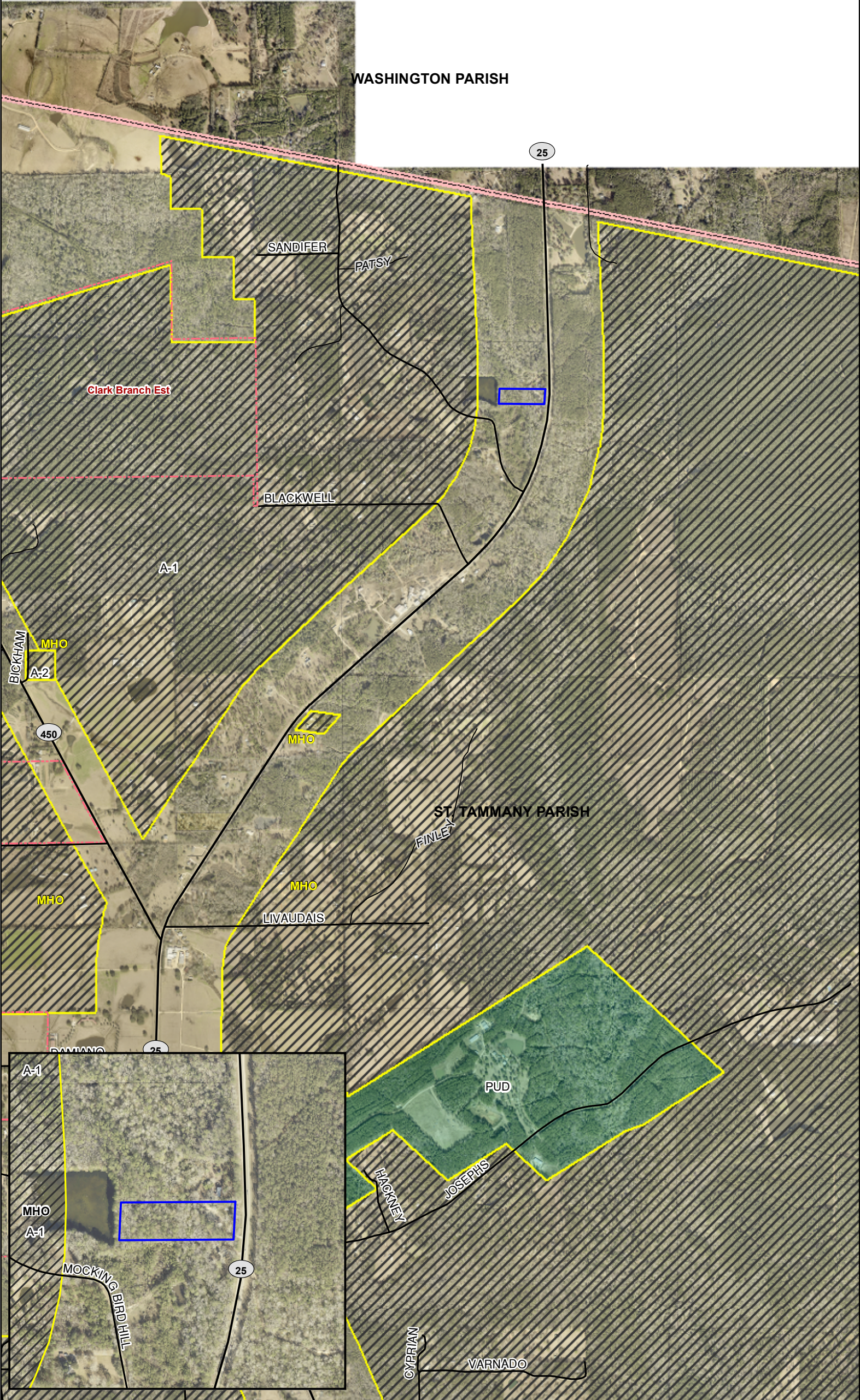


ZONING STAFF REPORT
2023-3394-ZC

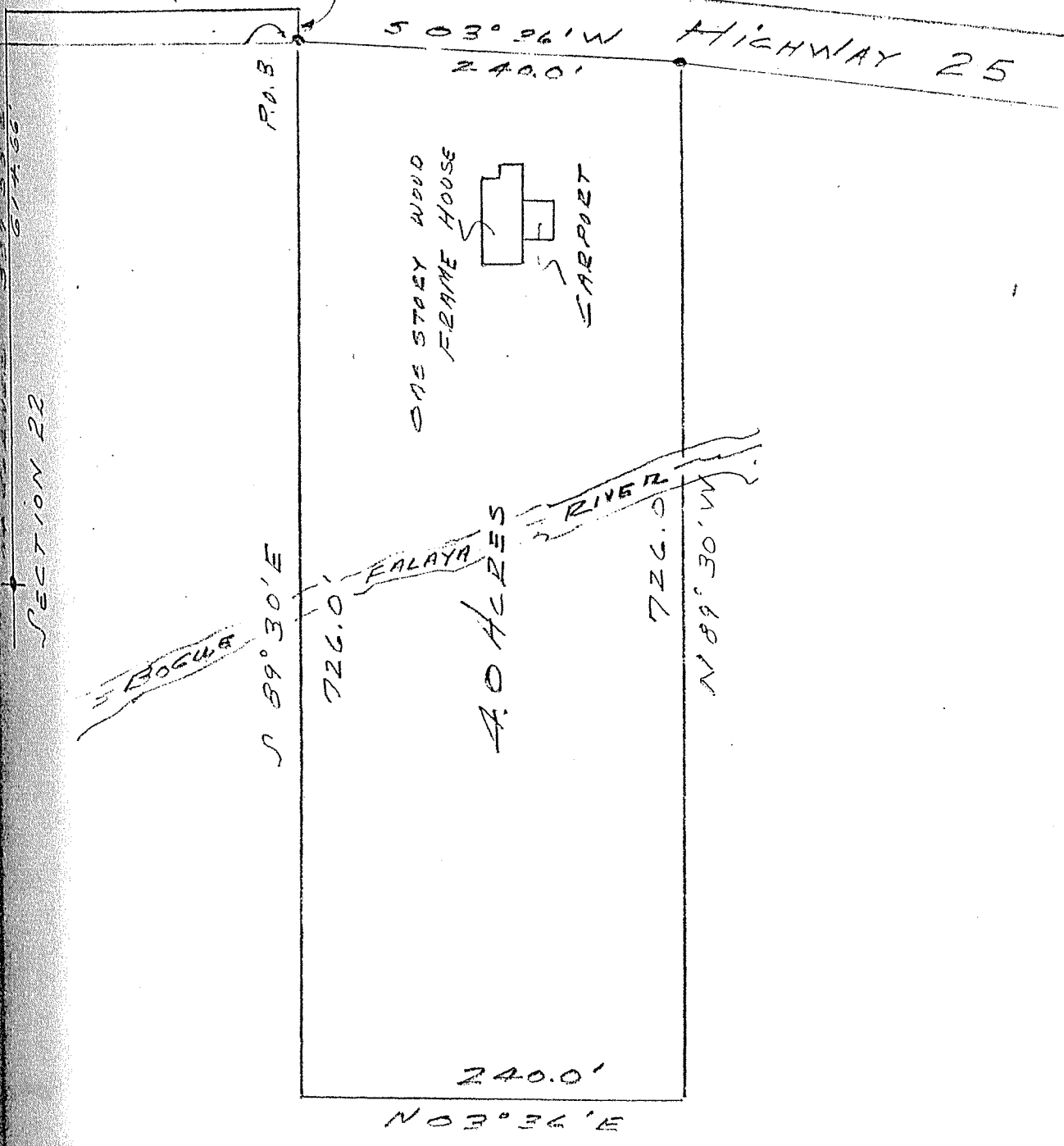
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



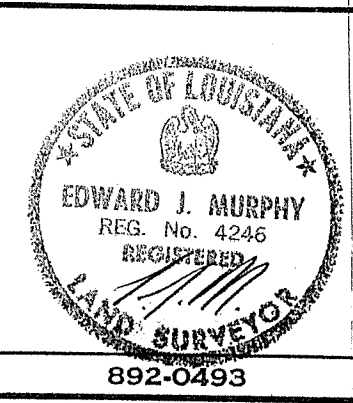


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ED. MURPHY, SURVEYOR

PREPARED FOR:	MARY GAUTTSO
PROPERTY SURVEYED:	4.0 acres, Section 22, Township 4
	South, Range 10 East, St. Tammany Parish,
	Louisiana.
August 3, 1978	SCALE: NO:
308 SOUTH JAHNCKE AVE., COVINGTON, LA.	





ZONING STAFF REPORT
2023-3396-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

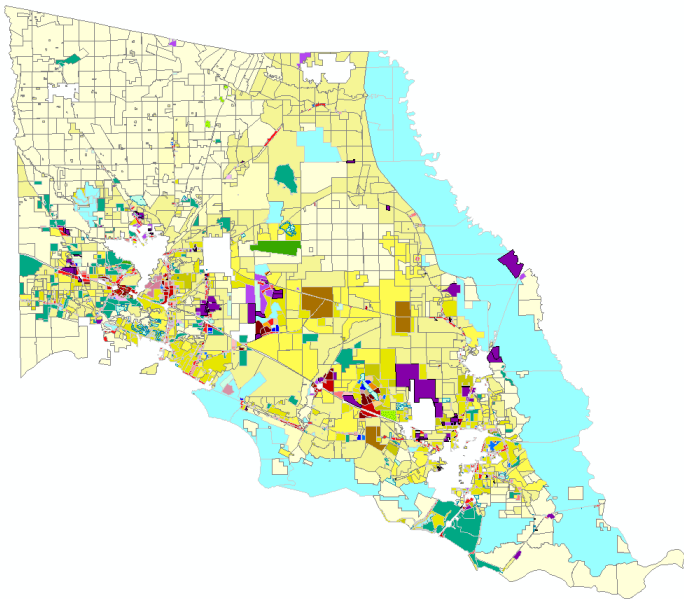
985-898-2529	21454 Koop Drive, Suite 1B, Mandeville, LA 70471	stpgov.org/planning
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Location: Parish Wide – Property zoned I-2 Industrial Zoned District

Ordinance Calendar No:

Commission Hearing: August 1, 2023

Determination: Approved, Denied, Postponed



An Ordinance to amend the St. Tammany Parish Code of Ordinances Part II Land Development Code, Chapter 130 – Unified Development Code, Division 31 – I-2 Industrial District Section 130-1074 – Permitted Uses: ADD (33). Sales and repair of semi-trucks and trailers when the Criteria of Section 130-2213(4) and (21) are met, and amend Section 130-1076 (e) Increase maximum allowable height regulations.

Division 31 – I-2 Industrial District: History

Division 31 – I-2 Industrial District was created and adopted as part of the Unified Development Code in 2007 (Ord. No. 07-1548). The I-2 Industrial Zoning District was previously titled M-2 Industrial District under the previous Land Use Regulation Code, Ordinance No. 523 which allowed a very similar list of permitted uses and set the maximum building height at 45 feet above the natural grade of the property at the location of the structure or base flood elevation.

Division 31 – I-2 Industrial District, Sec. 130-1073. - Purpose.

The purpose of the 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.

Section 130-2213 – Minimum Standards

Section 130-2213(4) *Automobile service stations.*

- a. The following uses shall not be performed in conjunction with any automobile service station:
- 1.Outdoor repairs, including changing of oil and lubrication of automobiles;
 - 2.Outdoor painting and body work on automobiles;
 3. The outdoor storage of wrecked or abandoned vehicles. If an operable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked motor vehicles each of which having a valid state registration, current safety inspection certificate, and documentary record of pending repairs or other disposition. All vehicles shall be screened from public view by a 100 percent, six-foot non-living or 70 percent living screen. Objects shall be stored at a minimum of five feet from this screen;



ZONING STAFF REPORT
2023-3396-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. Sale of two or more automobiles, trailers, trucks, tractors, boats, or any other similar commodity;
 5. Outdoor storage of automotive parts;
 6. Bulk plants.
- b. The minimum lot size for an automobile service station, or any facility with retail gasoline sales, shall be 20,000 square feet. Twenty percent of each site must be landscaped open space.
- c. A site plan must be approved by the zoning commission prior to issuance of a building permit. At a minimum, this plan must illustrate the following:
1. Location of the main structure and secondary structures;
 2. Location of storage tanks;
 3. Proposed traffic movements and points of ingress and egress;
 4. Approved landscape plan;
 5. Location and coverage of lighting, location and design of signage, and finishes and colors to be used on all surfaces.
- d. If the service station provides minor repairs, a minimum of six parking spaces shall be provided.

Section 130-2213(21) New and used car lots.

- a. A site plan of the use must be approved by the department of planning and development. At a minimum, this plan shall include the following information:
1. Location of all structures on the site.
 2. Proposed traffic movements and point of ingress and egress, including parking and sight triangles.
 3. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces
 4. Pedestrian access to adjacent sites.
 5. Approved landscape plan.
 6. Approved layout of parking area for vehicles for sale and/or lease.
 7. Any additional information as determined by the department of planning and development.
- b. A minimum of six parking spaces shall be provided in addition to any other applicable requirements.
- c. A minimum lot area of 20,000 square feet shall be required.

STAFF FINDINGS

- Staff has determined that the intensification of industrial development within St. Tammany Parish has made it necessary to increase the allowable building height of structures within the I-2 Industrial District to allow for more storage and/or to operate larger and taller equipment in an indoor environment. The proposed text change takes into consideration the proximity of industrial uses



ZONING STAFF REPORT
2023-3396-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

abutting residential development, and requires a 100-foot setback from residentially zoned property for any buildings which exceed 35 feet in height.

- Staff has determined that the increase in delivery truck and semi-truck traffic along the I-12 Corridor and within St. Tammany Parish has given rise to sales and repair of semi-trucks and trailer uses and therefore should be listed as an allowable use under the I-2 Industrial District. The use will allow for the sales and repair of semi-trucks and trailers to be developed on larger parcels of land which are zoned for heavy industrial uses as well as accommodating the storage of semi-trucks and trailers for display and vehicles awaiting repairs. Uses must adhere to Section 130-2213(4) and Section 130-2213(21).

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: _____ PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 7 DAY OF SEPTEMBER, 2023

An Ordinance to amend the St. Tammany Parish Code of Ordinances Chapter 130 – Unified Development Code, Division 31 – Part II – Land Development Code: I-2 Industrial District, Section 130-1074 – Permitted Uses: ADD (33) Sales and repair of semi-trucks and trailers when the criteria of section 130-2213 (4) & (21) are met and amend Section 130-1076 (e) Increase maximum allowable height regulations.

WHEREAS, the I-2 Industrial District’s purpose 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; and

WHEREAS, the St. Tammany Parish Department of Planning and Development has seen an increase in the number of requests for facilities pertaining to the sale and repair of semi-trucks and trailers; and

WHEREAS, the list of permitted uses under the I-2 Industrial District does not allow the construction of said facilities; and

WHEREAS, in addition, the maximum height regulations of the I-2 Industrial District do not accommodate the type(s) of developments that can and will occur on sites with the respective zoning;

WHEREAS, the Department of Planning and Development recommend the following amendments to the Unified Development Code of St. Tammany Parish;

Sec. 130-1074 – Permitted Uses (1) Any permitted use under an I-1 district; (2) Book binderies; (3) Cellophane products manufacturing; (4) Cleaning and dyeing works; (5) Confectionery Manufacturing; (6) Dairy products manufacturing; (7) Electrical parts, assembly and manufacturing; (8) Fiber products and manufacturing; (9) Fruit or vegetable canneries; (10) Furniture Manufacturing (11) Garment manufacturing; (12) Foundry casting and extruding mills of lightweight nonferrous metal; (13) Millwork, wood & (14) sheet metal product manufacturing; (15) Television and radio broadcasting transmitters; (16) Tool Manufacturing (17) Toy manufacturing; (18) Well drilling services; (19) Public utility facilities; (20) Outdoor storage yards that occupy greater than ten percent of the area of the developed site; (21) Beverage distilling; (22) Food products manufacturing; (23) Glass products manufacturing; (24) (24) Paint manufacturing and treatment; (25) Pharmaceutical manufacturing; (26) Shop fabricating and repair; (27) Structural fabrication (steel and concrete); (28) Tire retreading, recapping or rebuilding; (29) General, multi-use office buildings of 40,000 square feet of gross floor area or less; (30) Indoor recreational facilities including a restaurant without lounge; (31) Portable storage containers use for storage; (32) Air curtain incinerator. (33) Sales and repair of semi-trucks and trailers.

Sec. 130-1076. – Site and Structure Provisions

(a) Maximum building size. The maximum building size in the I-2 district shall be 200,000 square feet.

(b) Minimum lot area. No new lot shall be created that is less than 20,000 square feet in area.

(c) Minimum area regulations.

(1) Minimum lot width. For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet. (2) Street planting areas. All areas along the street or road which a property abuts shall comply with the standards of [section 130-1976](#).

(3) Side and rear planting areas. All areas located along the side and rear interior property lines shall comply with [section 130-1977](#). (4) Transitional yard. Where an I-2 district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:

a. Where lots in an I-2 district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

b. In an I-2 district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

c. In an I-2 district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

d. In an I-2 district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

(d) Maximum lot coverage. The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

(e) Height regulations. ~~No building or dwelling for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in [chapter 115](#), article II, whichever is higher.~~ (1) No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher. (2) In no case shall any building or dwelling for residential or business purposes exceed 60 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.

(f) Design criteria. (1) Landscaping. All landscaping shall be in compliance with article VI, division 2, of this chapter. (2) Signage. All signage shall be in compliance with article VI, division 3, of this chapter. (3) Lighting. All site lighting shall be in compliance with article VI, division 4, of this chapter. (4) Parking/loading. All parking and loading will be in compliance with article VI, division 8, of this chapter.

ORDINANCE CALENDAR NUMBER: _____

ORDINANCE COUNCIL SERIES NO. _____

PAGE 3 OF 4

REPEAL: ALL ordinances or part of ordinances 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 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 _____

Administrative Comment

September 7, 2023

Planning & Development

An Ordinance to amend the St. Tammany Parish Code of Ordinances Chapter 130 – Unified Development Code, Division 31 – Part II – Land Development Code: I-2 Industrial District, Section 130-1074 – Permitted Uses: ADD (33) Sales and repair of semi-trucks and trailers when the criteria of section 130-2213 (4) & (21) are met and amend Section 130-1076 (e) Increase maximum allowable height regulations.



ZONING STAFF REPORT
2023-3398-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 corner of Coast Boulevard and Bosworth Street, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision Section A, Slidell; S23, T9S, R14E; Ward 8, District 12
Council District: 12

Owner: Wilfred Lewis
Posted: July 18, 2023

Applicant: Air Comfort Products, Inc. - Wilfred Lewis
Commission Hearing: August 1, 2023

Size: 28,125 sqft
Determination: Approved, Denied, Postponed



Current Zoning
A-4A Single Family Residential
Requested Zoning
HC-2 Highway Commercial District
Future Land Use
Residential – Medium Intensity
Flood Zone
Effective Flood Zone A6
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 28,125 sqft parcel from A-4A Single Family Residential to HC-2 Highway Commercial District. The property is located on the northeast corner of Coast Boulevard and Bosworth Street, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision Section A, Slidell.

Zoning History

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

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

Site and Structure Provisions

2. The subject property is currently undeveloped and consists of Lots 22-28, Square 6 of the Central Park Subdivision, each measuring 25' in width.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4A Single-Family Residential District
South (across Coast Blvd)	Commercial (Office Warehouse)	HC-2 Highway Commercial District
East	Undeveloped	A-4A Single-Family Residential District
West	Undeveloped	A-4A Single-Family Residential District



ZONING STAFF REPORT
2023-3398-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The subject property abuts undeveloped property zoned A-4A Single-Family Residential District zoning to the north, east, and west, and an office warehouse for a restoration company across Coast Boulevard to the south.
5. If approved for the requested zoning change, the applicant will need to apply for a minor resubdivision that combines the substandard lots of record into one contiguous parcel that meets the minimum lot size requirement of the HC-2 Highway Commercial District of 20,000 sqft. Per a site plan provided by the applicant, it appears that the proposed parcel would exceed the minimum requirement and measures approximately 28,000sqft.
6. If approved to the HC-2 Highway Commercial District, the applicant may construct any of the following uses on-site:

All uses permitted in the HC-1 Highway Commercial District and: Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post-delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Portable containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

7. Any future construction for commercial purposes on the site will have to meet current Parish parking, drainage, and landscaping requirements.

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 consistent with the following goals, policies, and strategies of the Comprehensive Plan:

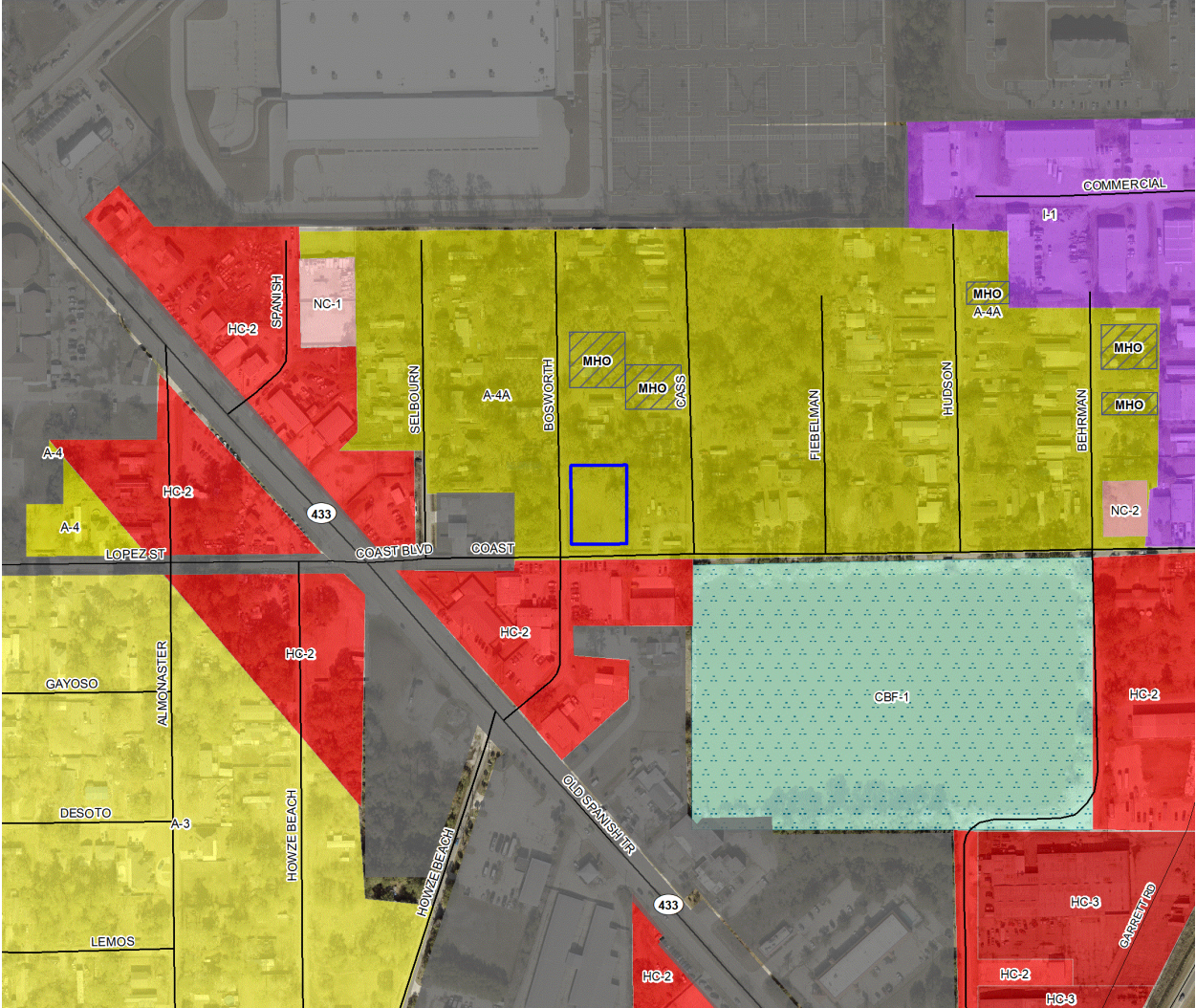
- i. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



ZONING STAFF REPORT
2023-3398-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director







BOSWORTH AVENUE

NORTH 225.00'

175.00'

25.00'

25.00'

LOT
24

LOT
25

LOT
26

LOT
27

LOT
28

25.00'

25.00'

25.00'

25.00'

25.00'

WEST 125.00'

COAST BOULEVARD

LOT
20

LOT
21

EAST 125.00'

LOT
22

LOT
23

LOT
33

LOT
34

LOT
35

LOT
36

175.00'

SOUTH 225.00'

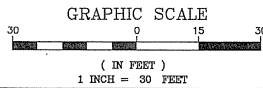
LOT
29

LOT
30

LOT
31

"6"
SQ.

2023-3398-ZC



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

ADDRESS: COAST BOULEVARD

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. 22505 0440 D
F.I.R.M. Date 04/21/1999
ZN: AS B.F.E. 9'
* Verify prior to construction with
Local Governing Body.

DRAWING NO.

20180677

DATE:

10/11/2018

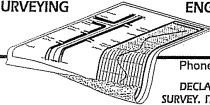
REVISED:

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL



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

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

DRAWN BY:
KAR

CHECKED BY:
JDL

SCALE:

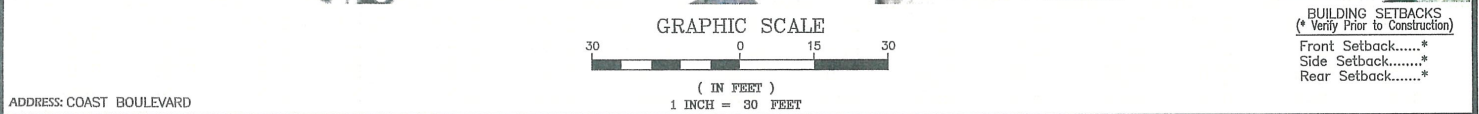
1" = 30'

A REZONING MAP OF
LOTS 22 THRU 28, SQUARE 6, CENTRAL PARK, SECTION A
FROM ZONE A-4A TO ZONE HC-2
LOCATED IN SECTION 23, T-9-S, R-14-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: WILFRED LEWIS

SURVEYED BY:

SEAN M. BURKES
LA REG. No. 4785



ADDRESS: COAST BOULEVARD

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. 22505 0440.D
F.I.R.M. Date 04/21/1999
ZN: A5 B.F.E. 9'
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20180677	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: KAR	CHECKED BY: SMB
DATE: 10/11/2018		SCALE: 1" = 30'	

REVISED:

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 SITE PLAN MAP OF
LOTS 22 THRU 28, SQUARE 6, CENTRAL PARK, SECTION A
LOCATED IN SECTION 23, T-9-S, R-14-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: WILFRED LEWIS

SURVEYED BY:

SEAN M. BURKES
LA REG. No. 4785



ZONING STAFF REPORT
2023-3415-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the east side of LA Highway 40, north of Wallace King Road, Bush S13, T5S, R11E; Ward 2, District 6
Council District: 6

Owner: Terry & Sandra Jenkins
Posted: July 21, 2023

Applicant: Terry Jenkins
Commission Hearing: August 1, 2023

Size: 5.74 acres
Determination: Approved, Denied, Postponed



Current Zoning
A-1A 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 the 5.74 acres parcel from A-1A Suburban District to A-2 Suburban District. The property is located on the east side of LA Highway 40, north of Wallace King Road, Bush

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
Unknown	Unknown	A-1 Suburban District
10-2370	A-1 Suburban District	A-1A Suburban District

2. This 5.74-acre parcel was previously subdivided from an 8.74-acre parcel, which had been rezoned from A-1 to A-1A in 2009 (Case No. ZC-10-09-109, Ord. 10-2370) to allow for the reconfiguration of the property.

Site and Structure Provisions

3. The subject property is currently developed with a single story raised house per the applicant's survey.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

5. The subject property abuts residential property zoned A-1 Suburban District to the south, east and west



ZONING STAFF REPORT
2023-3415-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

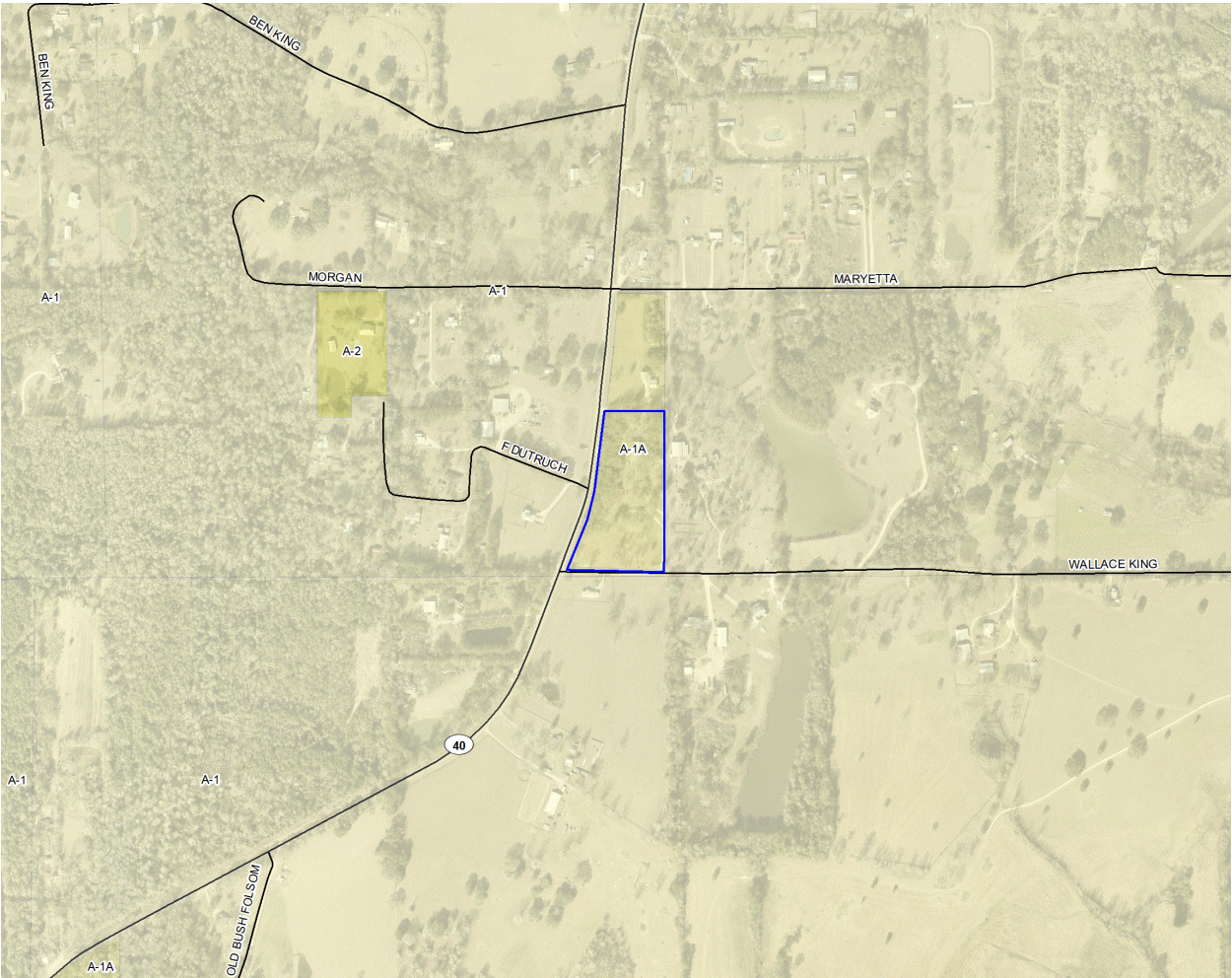
6. The existing A-1A Suburban District requires a minimum 3-acre parcel size with an allowable density of 1 unit per every 3 acres and a minimum parcel width of 200ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.
7. If approved, the applicant will be able to apply to subdivide their parcel into lots with a minimum 1-acre parcel size and 150 feet of road frontage.

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.



2023-3415-ZC

BIRTRUE

A-1

BEN KING

13

BUSH FOLSOM RD

MORGAN

MARYETTA

A-2

T5 - R11E

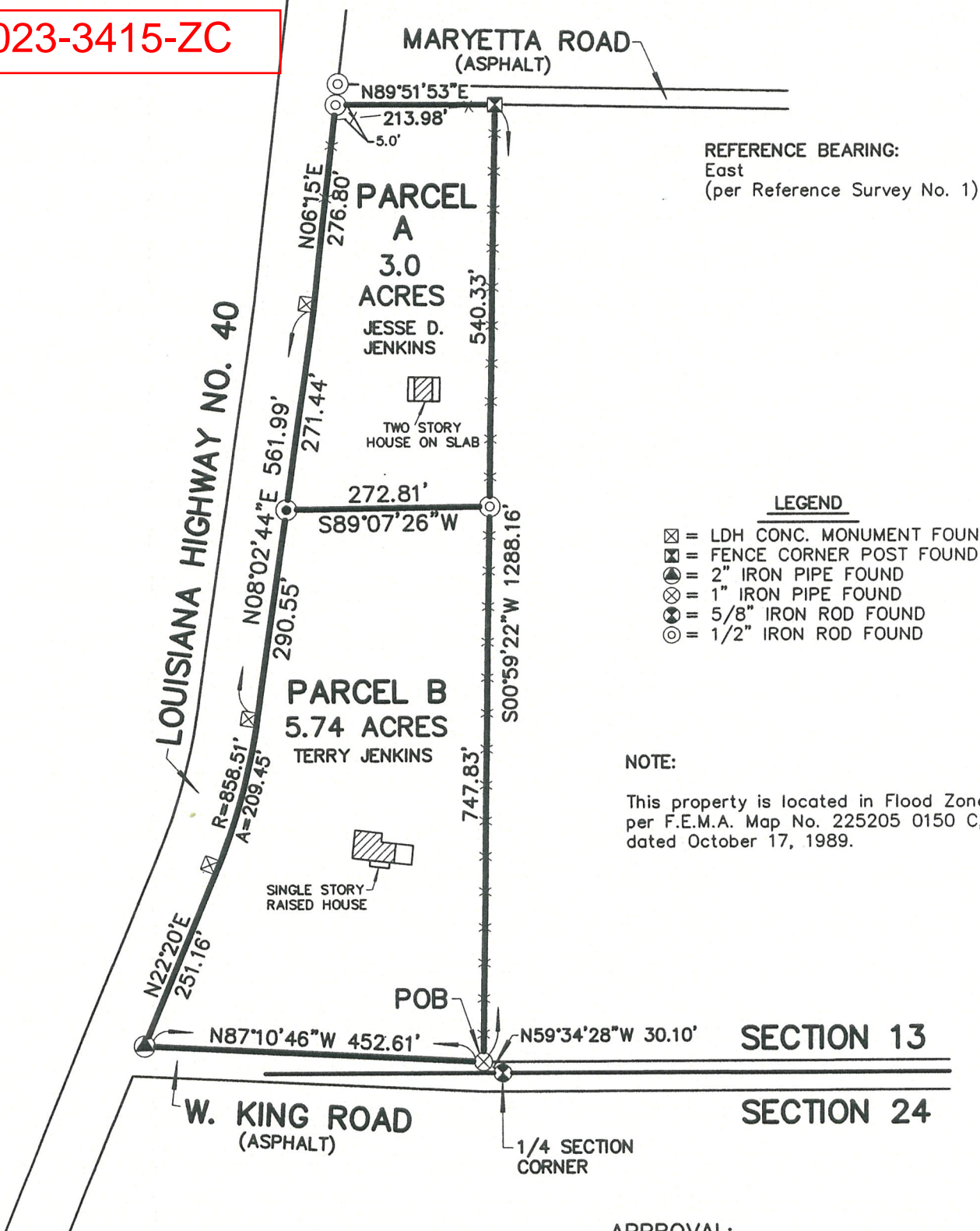
FDUTRUCH

A-1A

WALLACE KING

24

2023-3415-ZC



REFERENCE SURVEY:

Survey for Terry Jenkins by John G. Cummings, Surveyor, dated June 25, 1999, Job No. 98108.

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.

APPROVAL:

A RESUBDIVISION OF 8.74 ACRES OF LAND INTO PARCELS A & B, LOCATED IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

5002 F
FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Terry Jenkins**

SHOWING A SURVEY OF: A RESUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 99108F-1A

DATE: 6-15-2010

REVISED: SHOWING IMPROVEMENTS 7-19-2011



ZONING STAFF REPORT
2023-3427-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 Henriques Street, west of LA Highway 59, being Lots 10 & 11, Square 102, Wilsonville Subdivision, Abita Springs S24, T6S, R11E; Ward 10, District 2
Council District: 2

Owner: Britney Magee
Posted: July 21, 2023

Applicant: Britney Magee
Commission Hearing: August 1, 2023

Size: 4,999.3 sqft
Determination: Approved, Denied, Postponed



Current Zoning
A-1A Suburban District
Requested Zoning
A-1A Suburban District and MHO
Manufactured Home Overlay
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 the 4,999.3 sqft parcel from A-1A Suburban District to A-1A Suburban District and MHO Manufactured Home Overlay. The property is located on the north side of Henriques Street, west of LA Highway 59, being Lots 10 & 11, Square 102, Wilsonville Subdivision, Abita Springs

Zoning History

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

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

Site and Structure Provisions

3. Per the petitioner’s application, the subject property 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-1A Suburban District, RO Rural Overlay
South	Residential	A-1A Suburban District, RO Rural Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
West	Residential	A-1A Suburban District, RO Rural Overlay



ZONING STAFF REPORT
2023-3427-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 5. The subject property abuts three legal non-conforming mobile homes immediately to the north, south, and west. Immediately to the east across Highway 59/Range Line Road is a Manufactured Housing Overlay that was created during the Parish’s 2010 Comprehensive rezoning (Council Ordinance 10-2233). This area is considered to be part of the “North-East Study Area” as part of the comprehensive rezoning.
- 6. The existing A-1A Suburban District zoning designation calls for 3-acre parcel sizes and allows for a density of 1 dwelling unit per every 3 acres. However, the subject property was originally platted in the Wilsonville subdivision and therefore does not meet the A-1A Suburban District site and structure provisions. Lots 10 and 11 are considered to be substandard lots of record and as such the applicant is also in the process of applying for a minor resubdivision to create one buildable lot of record.
- 7. The site is located along Henriques Street, which is approximately 900 feet long and has five legal-nonconforming manufactured homes currently built. Two properties at the end of Henriques Street were respectively rezoned to obtain the MHO Manufactured Housing Overlay Classification in 2022 (Council Ordinance 22-4976) (Figure 1).

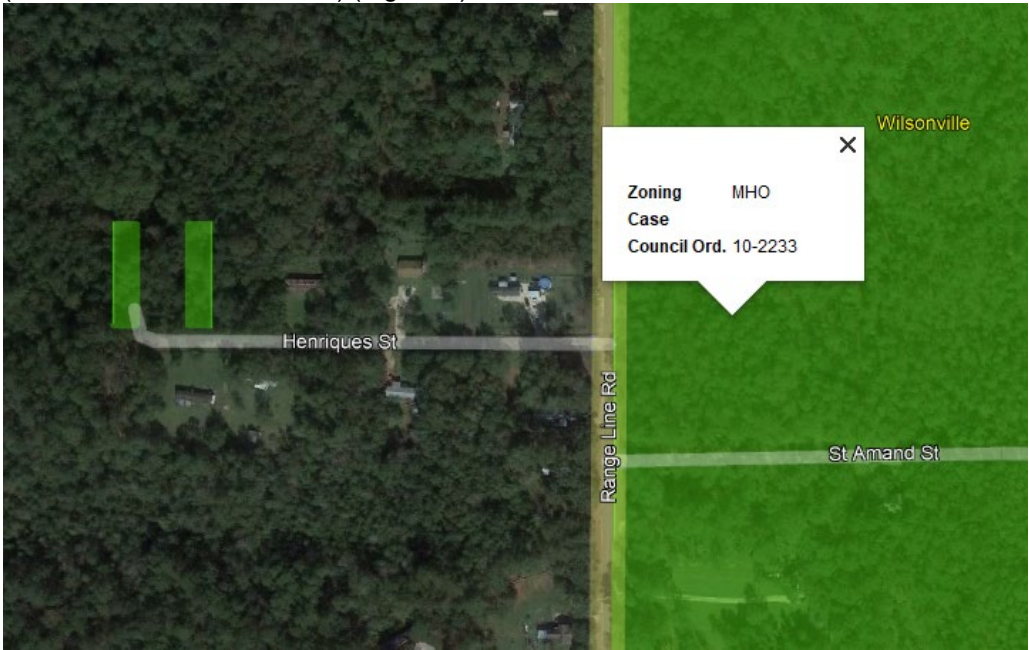


Figure 1

- 8. If approved, the applicant could apply for building permits to place a mobile home on the property.

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.



ZONING STAFF REPORT
2023-3427-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2023-3427-ZC



SQUARE 115

HENRIQUES STREET
(ASPHALT)

ESPLANADE AVENUE (SIDE)

5-A

SQUARE 102

LOUISIANA STATE HIGHWAY # 59
(ASPHALT)

LEGEND

⊙ = 1/2" IRON ROD FOUND

● = 1/2" IRON ROD SET

ST. AMAND STREET
(NOT CONSTRUCTED)

APPROVAL:

INTERIOR ANGLE CORNERS

1: 90°56'47"
2: 89°03'13"
3: 90°56'47"
4: 89°03'13"

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED	FILE NO.
------------	----------

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.

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C,
PER F.E.M.A. MAP NO. 225205 0150 C,
DATED: OCTOBER 17, 1989.

2. BUILDING SETBACK LINES MUST BE VERIFIED BY THE ST. TAMMANY PARISH PLANNING DEPARTMENT.

3. FIELDWORK DONE OF 09/04/2020.

REFERENCE SURVEY:

SURVEY FOR CONNIE LOYD BY JOHN G. CUMMINGS, PLS.
DATED: 11-09-2000

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **BRITNEY MAGEE**

SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 10 & 11 INTO LOT 10A,
SQUARE 102, WILSONVILLE SUBDIVISION,
ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

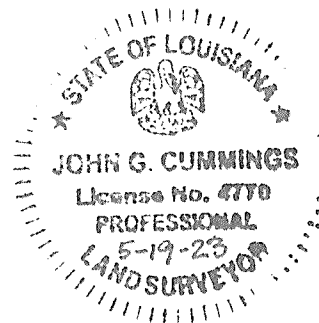
PROFESSIONAL LAND SURVEYOR

SCALE: 1' = 50'

JOB NO. 20210-RESUB

DATE: 09/22/2020

REVISED: SHOWING SIGNATURE LINES
FOR RESUBDIVISION 05/19/2023.





ZONING STAFF REPORT
2023-3429-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 437, east of Hulin Road, Covington S10, T6S, R11E; Ward 3, District 2
Council District: 2

Owner: Loyann Jenkins
Posted: July 21, 2023

Applicant: Loyann Jenkins
Commission Hearing: August 1, 2023

Size: 1.29 acres
Determination: Approved, Denied, Postponed



Current Zoning
A-1 Suburban District
Requested Zoning
A-1 Suburban District and MHO
Manufactured Home Overlay
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 the 1.29-acre parcel from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay. The property is located on the west side of LA Highway 437, east of Hulin Road, Covington

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agricultural District
10-2234	SA Suburban Agricultural District	A-1 Suburban District

Site and Structure Provisions

3. Per the petitioner’s application, the subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-2 Highway Commercial District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay
East	Residential and Commercial	A-1 Suburban District, NC-4 Neighborhood Institutional, RO Rural Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay

5. The subject property abuts primarily undeveloped residentially-zoned lots, with an undeveloped lot zoned for commercial uses to the north.



ZONING STAFF REPORT
2023-3429-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

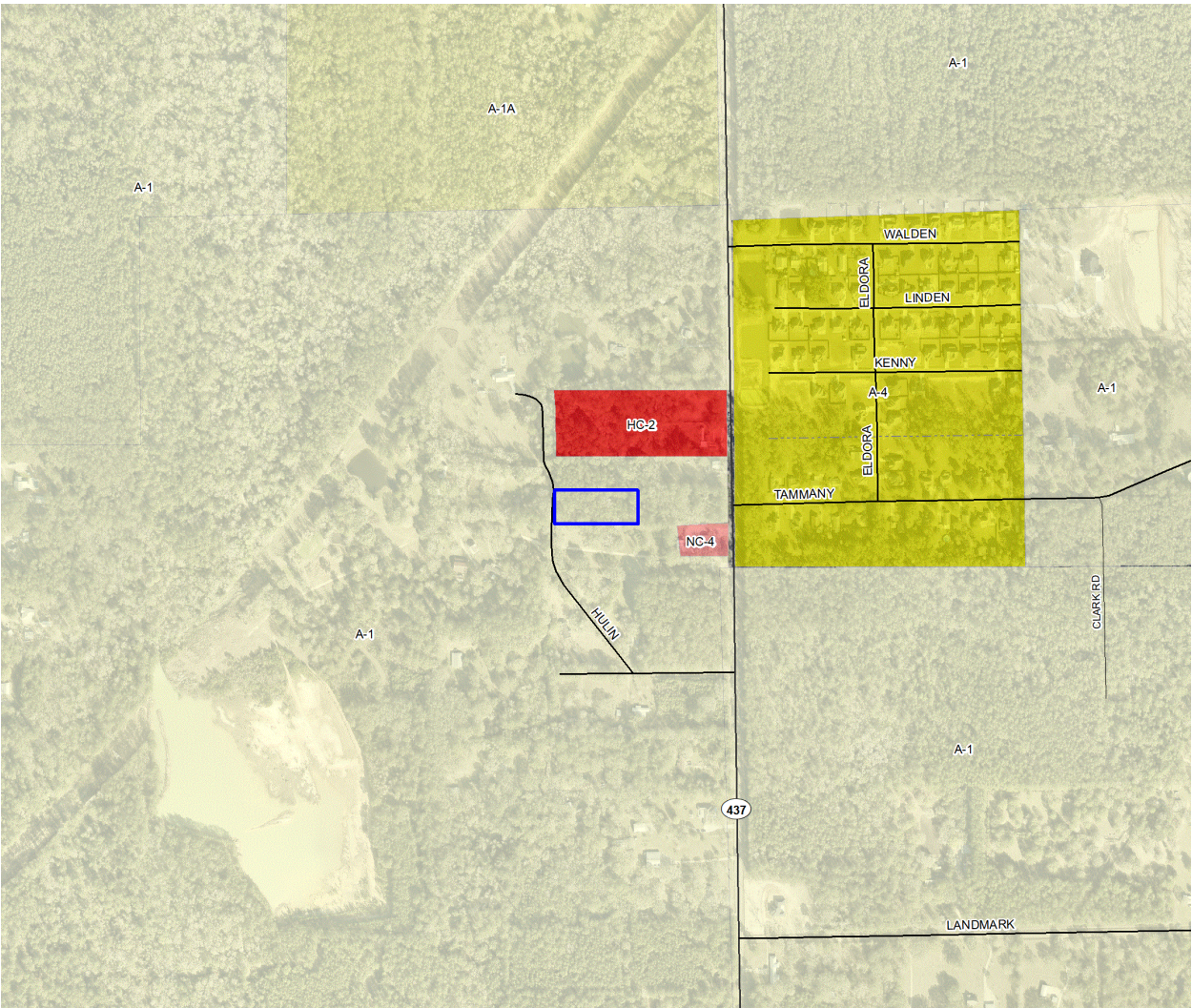
- 6. This property is located along Hulin Road, which has a combination of stick built and manufactured homes. There are two manufactured homes within a 300-foot vicinity to the subject property. The manufactured homes in question are considered legal non-conforming structures as per Sec. 130-161.
- 7. If approved, the applicant could apply for building permits to place a single manufactured home on the property.

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.





ZONING STAFF REPORT
2023-3431-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 E. Howze Beach Road, the north side of Paul Street, and on the west side of Albert Street, being lot 3-A, lots 5 thru 10, a portion of Lots 19-22, Square 11, Lake Gardens Subdivision, being 288 E. Howze Beach Road, Slidell S44, T9S, R14E; Ward 9, District 13

Council District: 13

Owner(s): Carl Hodge, David D. Hodge, Daleen Ann Hodge Neal, Betty Jean Hodge, Sara Morgan

Posted: July 19, 2023

Applicant: Carl Hodge

Commission Hearing: August 1, 2023

Size: 1.383 acres

Determination: Approved, Postponed, Denied



Current Zoning

HC-2 Highway Commercial District

Requested Zoning

I-1 Industrial District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone A10

Preliminary Flood Zone AE

Critical Drainage:

Yes

Findings

1. The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to I-1 Industrial District. The site is located on the east side of E. Howze Beach Road, the north side of Paul Street, and on the west side of Albert Street, being lot 3-A, lots 5 thru 10, a portion of Lots 19-22, Square 11, Lake Gardens Subdivision, being 288 E. Howze Beach Road, Slidell

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
84-129A	Unknown	C-2 Commercial
09-2117	C-2 Commercial	HC-2 Highway Commercial District

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Interstate 10 Right-of-Way	Interstate 10
South	Commercial (Car Dealership)	HC-2 Highway Commercial District
East	Residential	HC-2 Highway Commercial District
West	Interstate 10	Interstate 10

3. The subject property consists of 1.383 acres which consists of Lots 3-A, 1-10, a portion of Lots 19-22, Square 11 of the Lake Gardens Subdivision. The site abuts Interstate 10 to the north and west, a car dealership zoned HC-2 Highway Commercial District to the south, and a residence zoned HC-2 Highway Commercial District to the east.



ZONING STAFF REPORT
2023-3431-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The site is currently cleared and undeveloped. From approximately 1998 (or prior) to 2017, the property was used as an uncompliant outdoor storage yard which is not permitted in the HC-2 Highway Commercial District.
5. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. The purpose of the requested 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.
6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
HC-2 Highway Commercial District (Existing)	<p>The maximum building size in the HC-2 District shall be 40,000 sq. ft.</p> <p>The maximum lot coverage shall not exceed 50% of the total area of the lot.</p>	All uses permitted in the HC-1 Highway Commercial District and: Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post-delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Portable containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.	To provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
I-1 Industrial District (Proposed)	<p>Maximum building size shall be 40,000 sq. ft.</p> <p>The maximum lot coverage shall not exceed 50% of the total area of the lot.</p>	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	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.

7. The purpose of the applicant's request is to apply for building permits for the construction of an outdoor storage facility.
8. If approved, the applicant will have to comply with all applicable Parish requirements pertaining to parking, landscaping and drainage, as well as all stipulations regarding outdoor storage.



ZONING STAFF REPORT
2023-3431-ZC

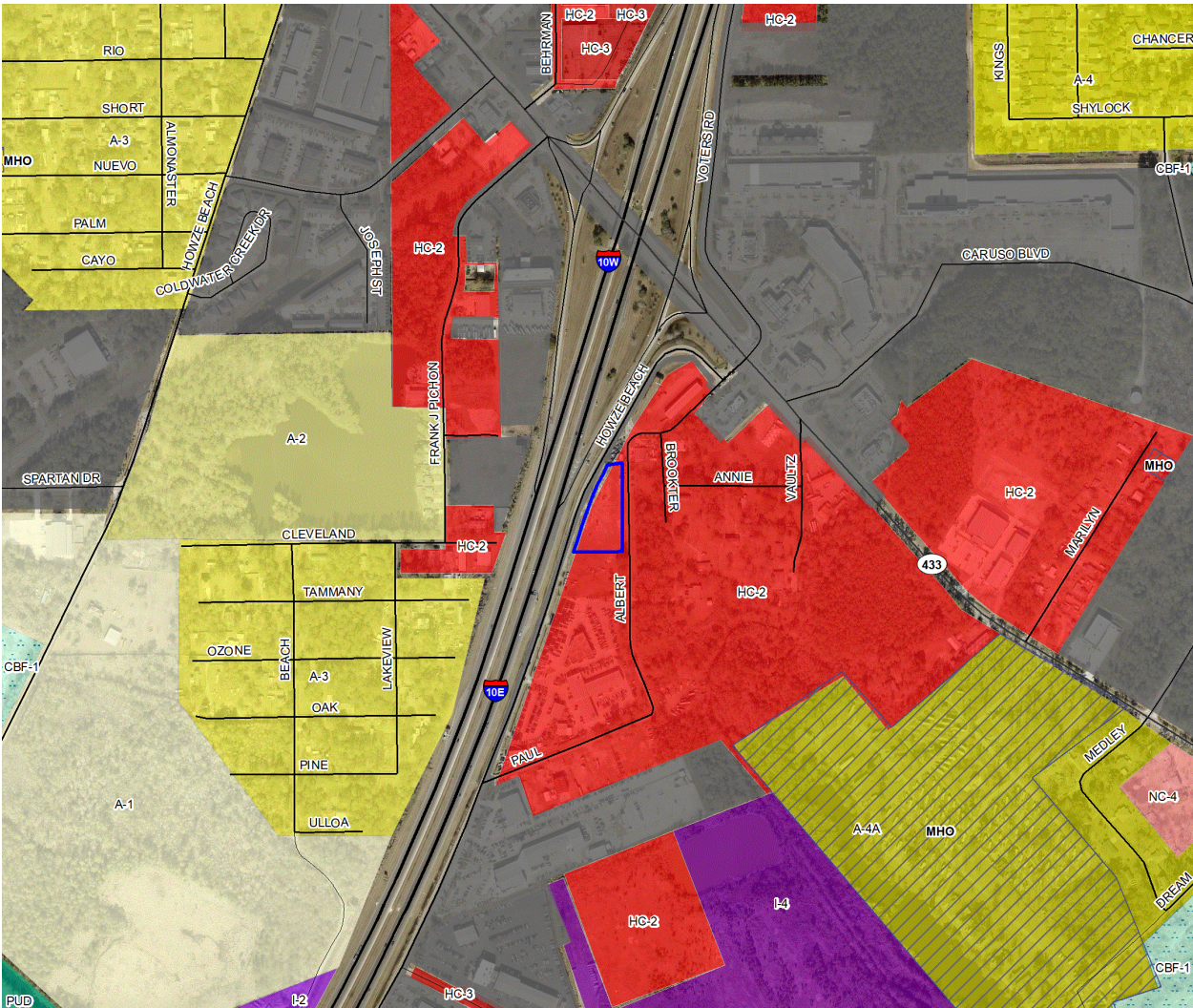
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
 - ii. 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.
 - iii. 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.



2023-3431-ZC

HWY 433

23

VOTERS

RIGOLETS AV

CARUSO

HOWZE BEACH

BROOKIER

ANNIE

VAULTZ

FRANK J PICHON

LUCILLE

A-2

T9 - R14E

CLEVELAND

44

TAMMANY

HC-2

ALBERT

LAKEVIEW

OZONE

A-3

OAK

10W

10E

PAUL

Slidell

A-4A

14

A-1

LUCILLE STREET

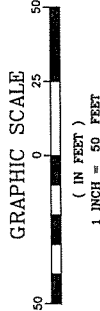
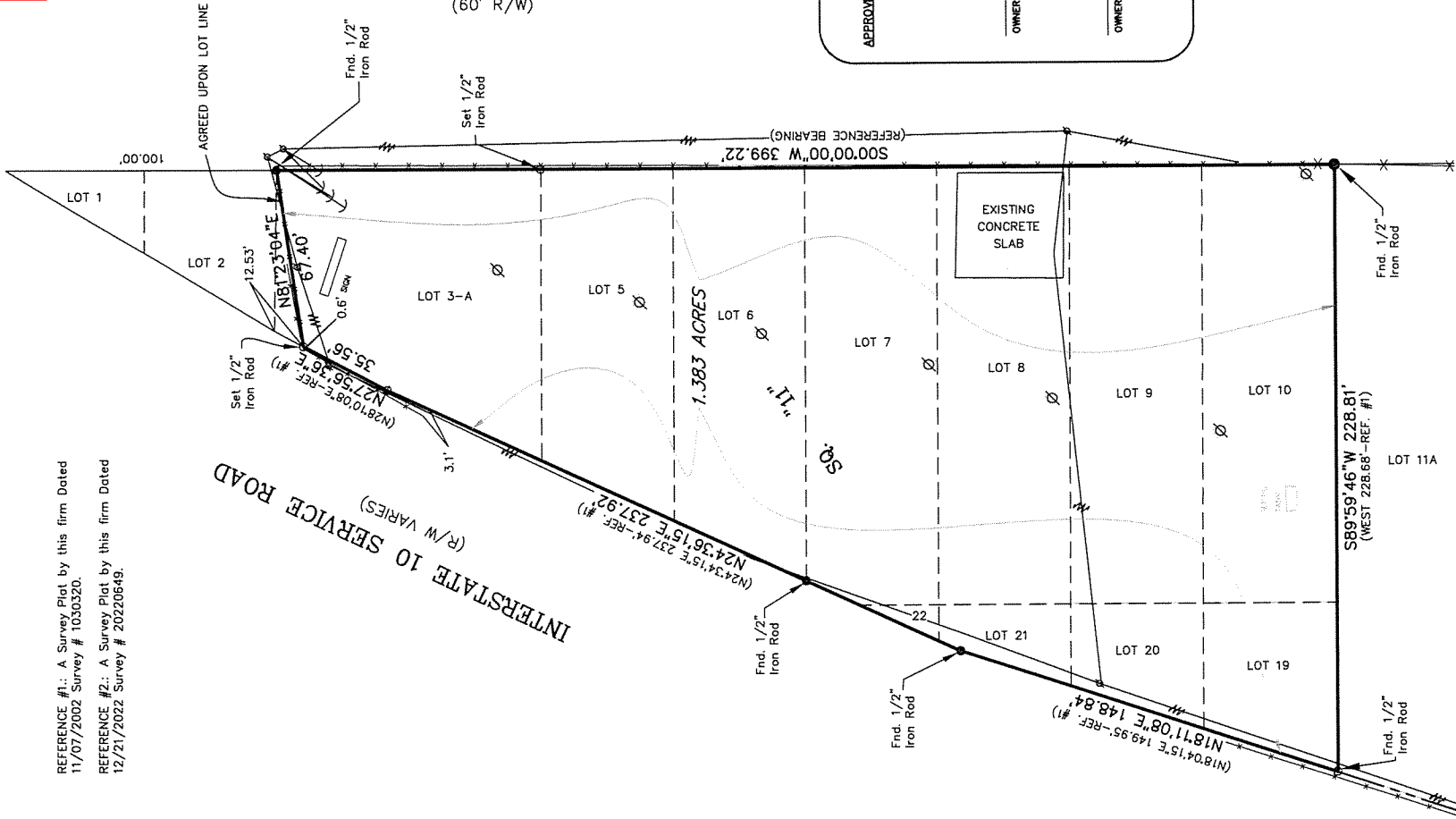
2023-3431-ZC

REFERENCE #1.: A Survey Plat by this firm Dated
11/07/2002 Survey # 1030320.
REFERENCE #2.: A Survey Plat by this firm Dated
12/21/2022 Survey # 20220649.



ALBERT STREET
(60' R/W)

INTERSTATE 10 SERVICE ROAD
(R/W VARIES)



APPROVED LOT LINE AGREEMENT PER ADJOINING LAND OWNERS:

OWNER:	DATE:
OWNER:	DATE:

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

ADDRESS: I-10 SERVICE ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCUMBRANCES OR EASEMENTS OF THE PROPERTY LINES EXCEPT AS SHOWN.

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.

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.

F.I.R.M. No. 225205 0595 D
F.I.R.M. Date 04/02/1991
Z.N. A10 B.F.E. 10.0'
*Verify prior to construction with Local Governing Body.

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

J.V. Burkes & Associates, Inc.
ENGINEERING • ENVIRONMENTAL SURVEYING
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbossc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

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

A SURVEY PLAT OF
LOTS 3-A, 1 THRU 10, A PORTION OF LOTS 19-22,
SQUARE 11, LAKE GARDENS SUBDIVISION IN
SECTION 44, T-9-S, R-14-E,
GLD, ST. TAMMANY PARISH, LOUISIANA

SURVEYED BY:

CERTIFIED TO: CARL HODGE

S. BRETT FITZGERALD
LA. REG. NO. 5018



ZONING STAFF REPORT
2023-3434-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 West Main Street, west of Transmitter Road, being Lot 335, Square 8 and Lots 258 & 187, Square 5, and a portion of the revoked Clesi Avenue, East Oaklawn Town Lots, Lacombe; S33, T8S, R13E; Ward 7, District 7
Council District: 7

Owner: Cindy Champagne **Posted:** July 11, 2023

Applicant: Cindy Champagne **Commission Hearing:** August 1, 2023

Size: .582 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-2 Suburban District
Requested Zoning
A-2 Suburban District and MHO
Manufactured Home Overlay
Future Land Use
Coastal Conservation Area
Flood Zone
Effective Flood Zone A10
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the .582-acre parcel from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Home Overlay. The property is located on the south side of West Main Street, west of Transmitter Road, being Lot 335, Square 8 and Lots 258 & 187, Square 5, and a portion of the revoked Clesi Avenue, East Oaklawn Town Lots, 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-2 Suburban District

Site and Structure Provisions

3. The subject property is currently undeveloped and consists of Lots 187 & 258 in Square 5 and Lot 335 in Square 8 of the East Oaklawn Town Lots Subdivision. In addition, the site also is comprised of a 2,500 sqft portion of Clesi Avenue that was revoked and granted assimilation into adjacent properties per Ordinance No.269 of St. Tammany Police Jury (May 19, 1960).

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Utility Servitude	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District & MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District & MHO Manufactured Housing Overlay



ZONING STAFF REPORT
2023-3434-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject property abuts a powerline to the north, undeveloped residential property to the south, and properties zoned A-2 Suburban District and MHO Manufactured Housing Overlay to the east and west.
6. The eastern and western properties were granted rezoning through requests similar to the petitioned property in 2015 (Ord. 15-3325) and 2019 (Ord. 19-4094), respectively. The western parcel had also applied for and received approval for a minor resubdivision that combined multiple lots of record into a 3.318 parcel. Similarly, the subject property has also applied for a minor resubdivision to combine its three respective lots and the revoked portion of Clesi Avenue into one .582-acre parcel.

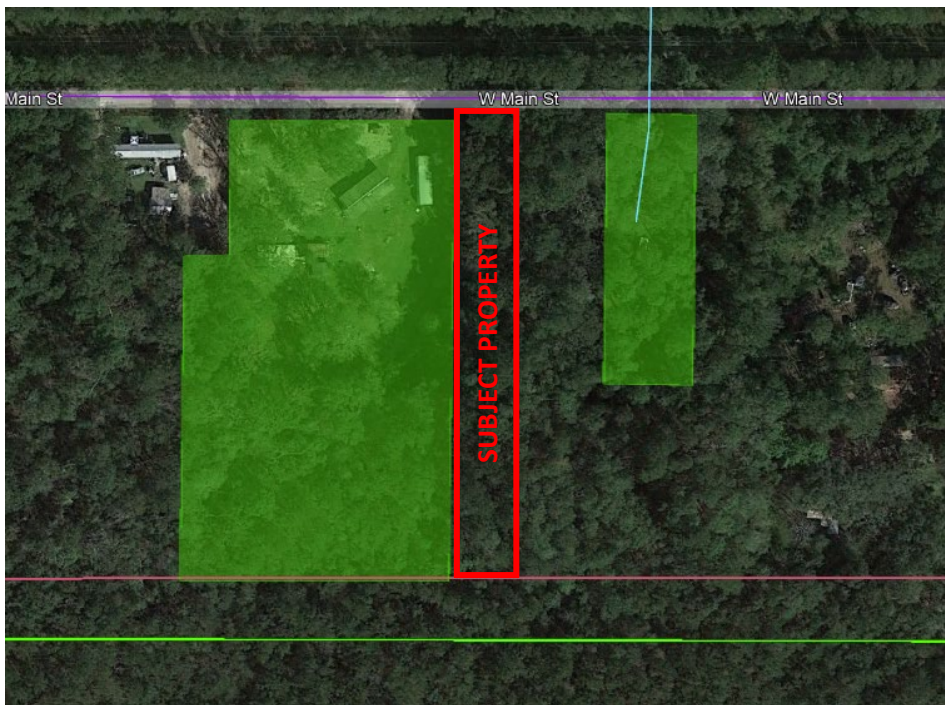


Figure 1: Subject property in relation to similarly-zoned properties along revoked portion of Clesi Avenue, Lacombe (Google Earth)

7. If approved, the applicant could apply for building permits to place a mobile home on the property.

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 consistent with the following goals, policies, and strategies of the Comprehensive Plan:

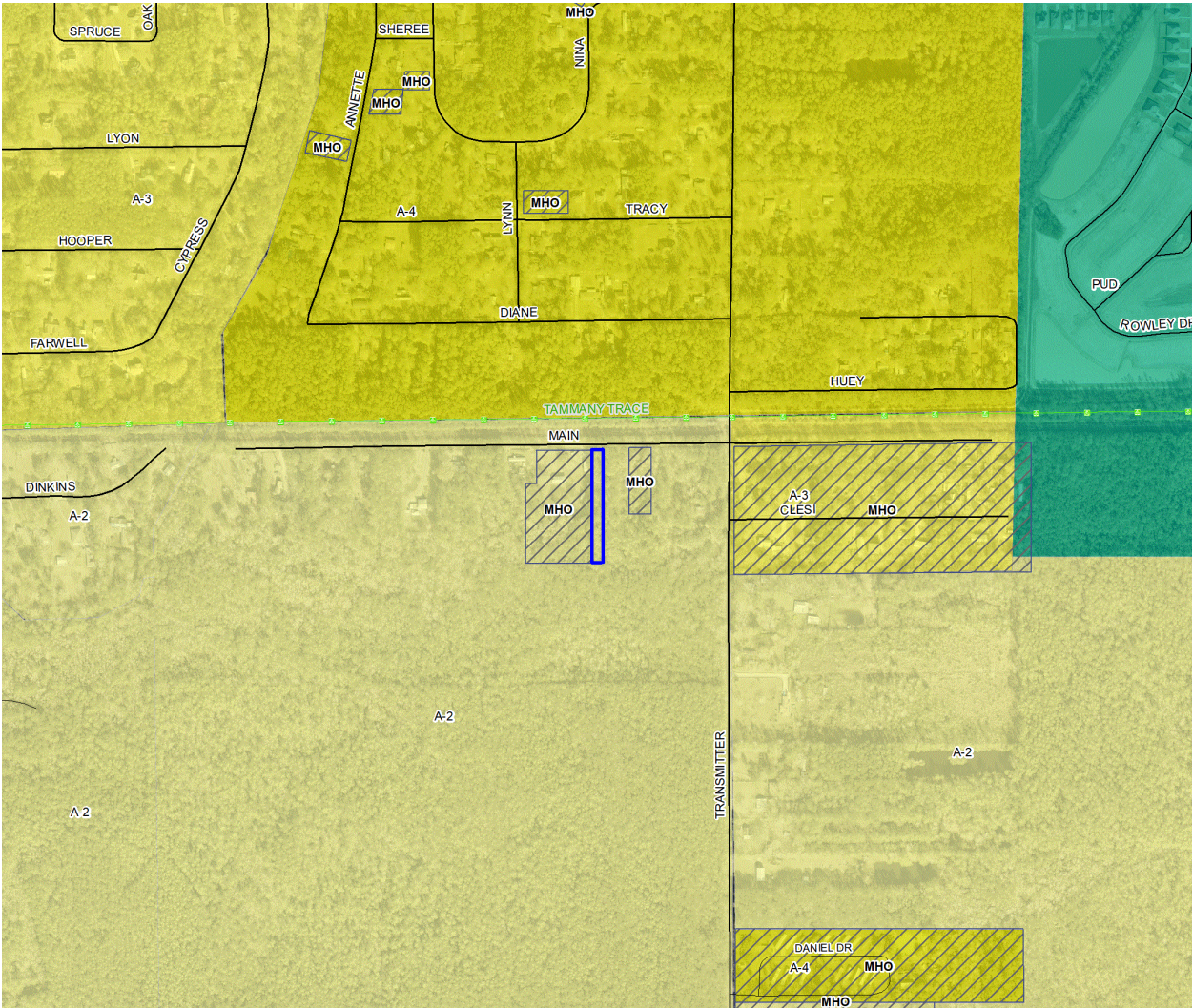
- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

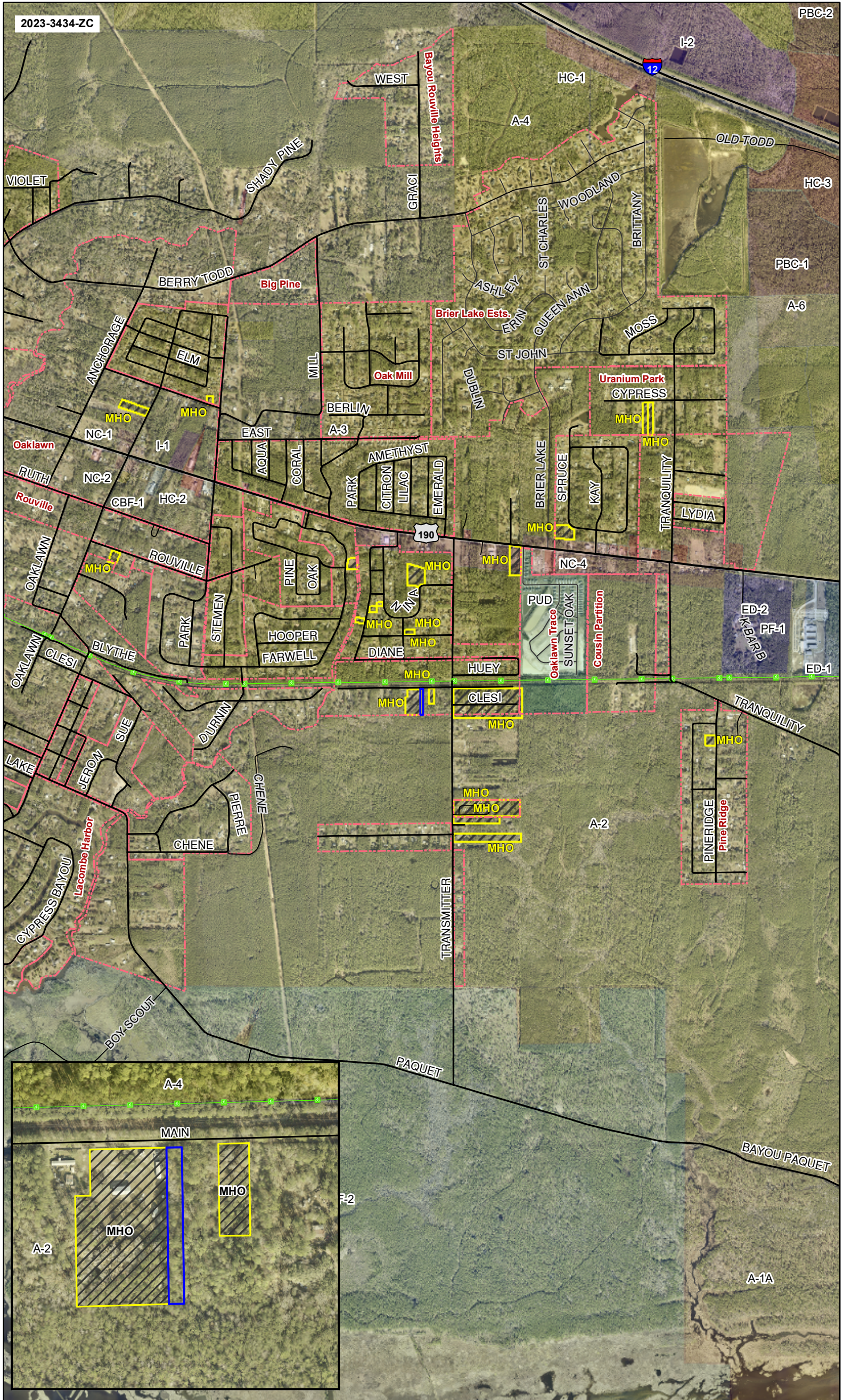


ZONING STAFF REPORT
2023-3434-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

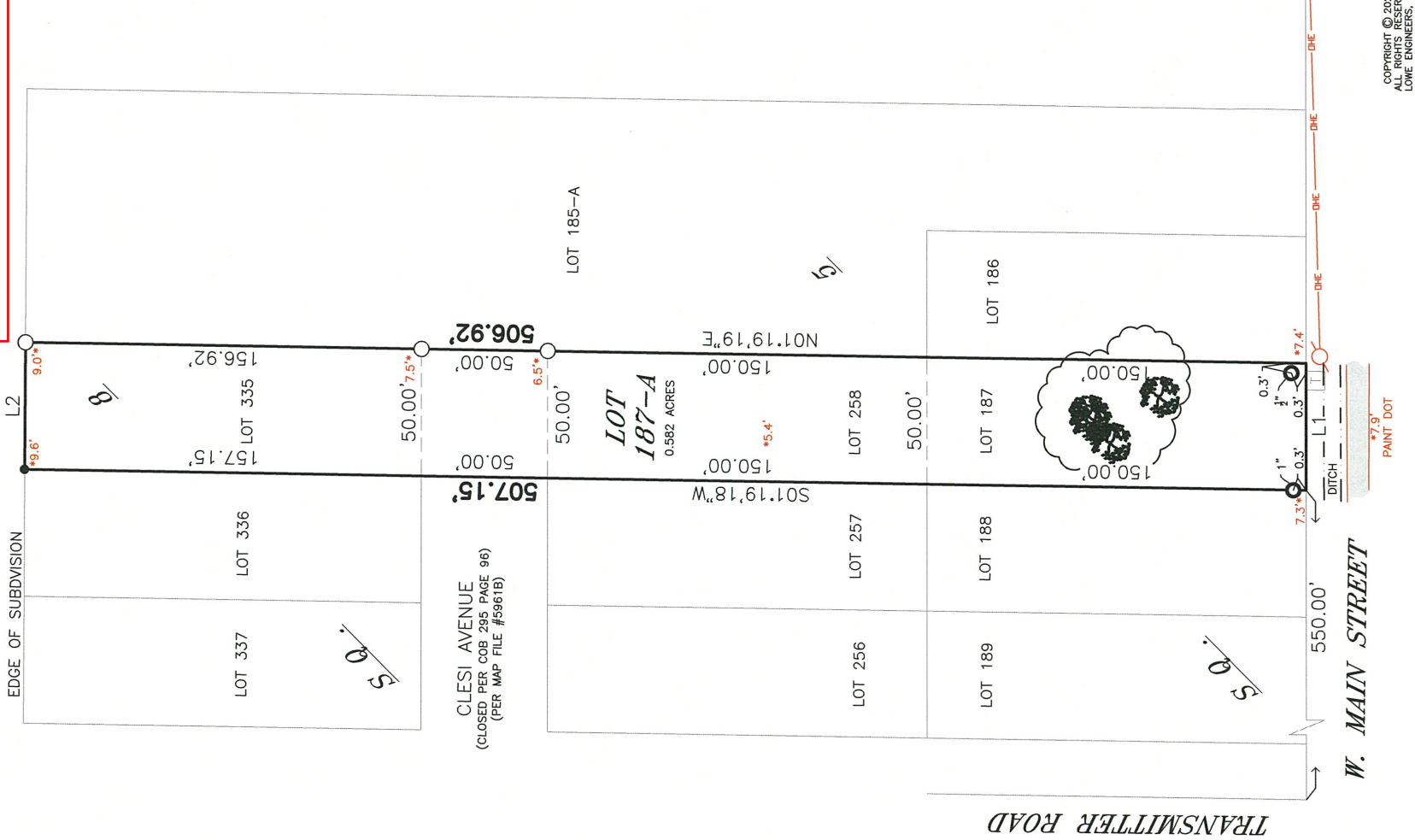




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	S89°39'34"E
L2	50.00'	N89°24'00"W



2023-3434-ZC



APPROVALS:

SECRETARY – ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

LEGEND

- = IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- ⊕ = POWER POLE
- ⊞ = TELEPHONE PEDESTAL
- D-E — = OVERHEAD ELECTRIC LINE
- 🌳 = LIVE OAK TREE

THIS 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 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY: RESUBDIVISION OF LOTS 182 THRU 185 AND LOTS 259 THRU 264, SQUARE 5 AND LOTS 329 THRU 334, SQUARE 8, AND A PORTION OF CLESI AVENUE (CLOSED), INTO LOTS 182-A & 185-A, BY JOHN G. CUMMINGS AND ASSOCIATES, DATED 6-19-2019, RECORDED AS MAP FILE #5961B ON 10-07-2020.

BASIS FOR BEARINGS/ANGLES: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A10" with a Base Flood Elevation of 10' in accordance with Community Panel No. 225205 0395 D; Revised: APRIL 2, 1991

Survey No. 23-140154 Drawn by: SAC Scale: 1" = 50'
Date: APRIL 4, 2023 Revised:

A MINOR RESUBDIVISION MAP OF
LOT 335, SQ. 8 AND LOTS 258 & 187, SQ. 5
EAST OAKLAWN TOWN LOTS

into
LOT 187-A
situated in

SECTION 33, TOWNSHIP 8 SOUTH, RANGE 13 EAST
St. Tammany Parish, Louisiana

for
CINDY CHAMPAGNE

LOWE
ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.lowengineers.com
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NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

* This Survey is Certified True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

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LOWE ENGINEERS, LLC



ZONING STAFF REPORT
2023-3437-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 Krentel Road, north of I-12, Lacombe S18, T8S, R13E; Ward 7, District 7
Council District: 7

Owner: Peter J. Penton
Posted: July 11, 2023

Applicant: Cynthia R. Penton
Commission Hearing: August 1, 2023

Size: 25.087 acres
Determination: Approved, Denied, Postponed



Current Zoning
I-1 Industrial District
Requested Zoning
I-2 Industrial District
Future Land Use
Manufacturing and Logistics
Flood Zone
Effective Flood Zone A
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 25.087-acre parcel from I-1 Industrial District to I-2 Industrial District. The property is located on the west side of Krentel Road, north of I-12, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
07-052	Unknown	M-2 Manufacturing
09-2020	M-1 Manufacturing	I-1 Industrial District

Site and Structure Provisions

3. The 25.087-acre property is zoned I-1 Industrial District and is currently developed with what appear to be two single-family dwelling units.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Industrial	I-1 Industrial District
South	Interstate 12 West	Interstate 12 West
East	Industrial	I-2 Industrial District
West	Undeveloped	A-2 Suburban District

5. The subject property abuts industrial uses and zoning to the north and east, Interstate 12 West to the south, and undeveloped residential property zoned A-2 Suburban District 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 construction office and an associated outdoor storage yard. If approved, the applicant will have to comply with all applicable commercial requirements including drainage, parking, and landscaping.

Consistency with New Directions 2040

Manufacturing and Logistics: areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.

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

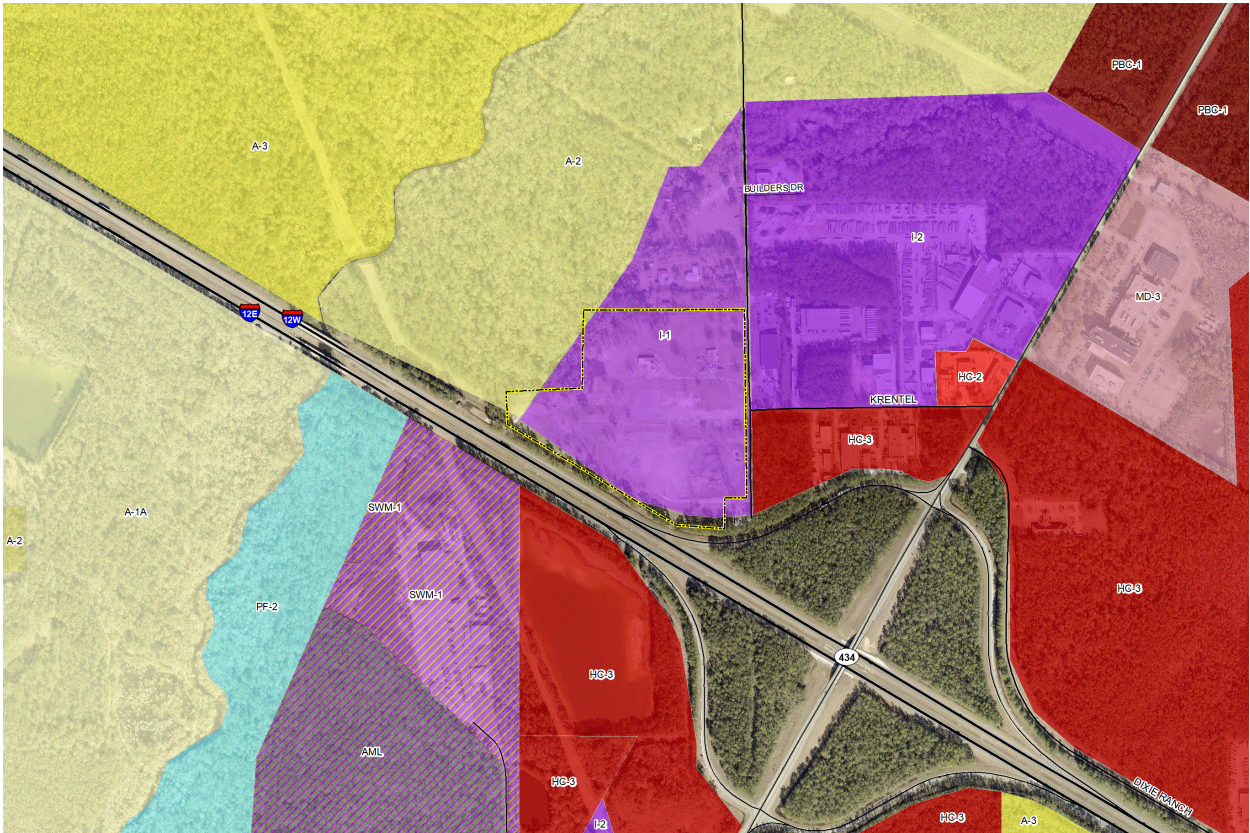
- i. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.
- ii. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



ZONING STAFF REPORT
2023-3437-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



A-3

7

A-2

KRENTTEL

8

BUILDERS

I-2

I-1

HC-2

A-1A

T8 - R13E

PF-2

SWM-1

HC-3











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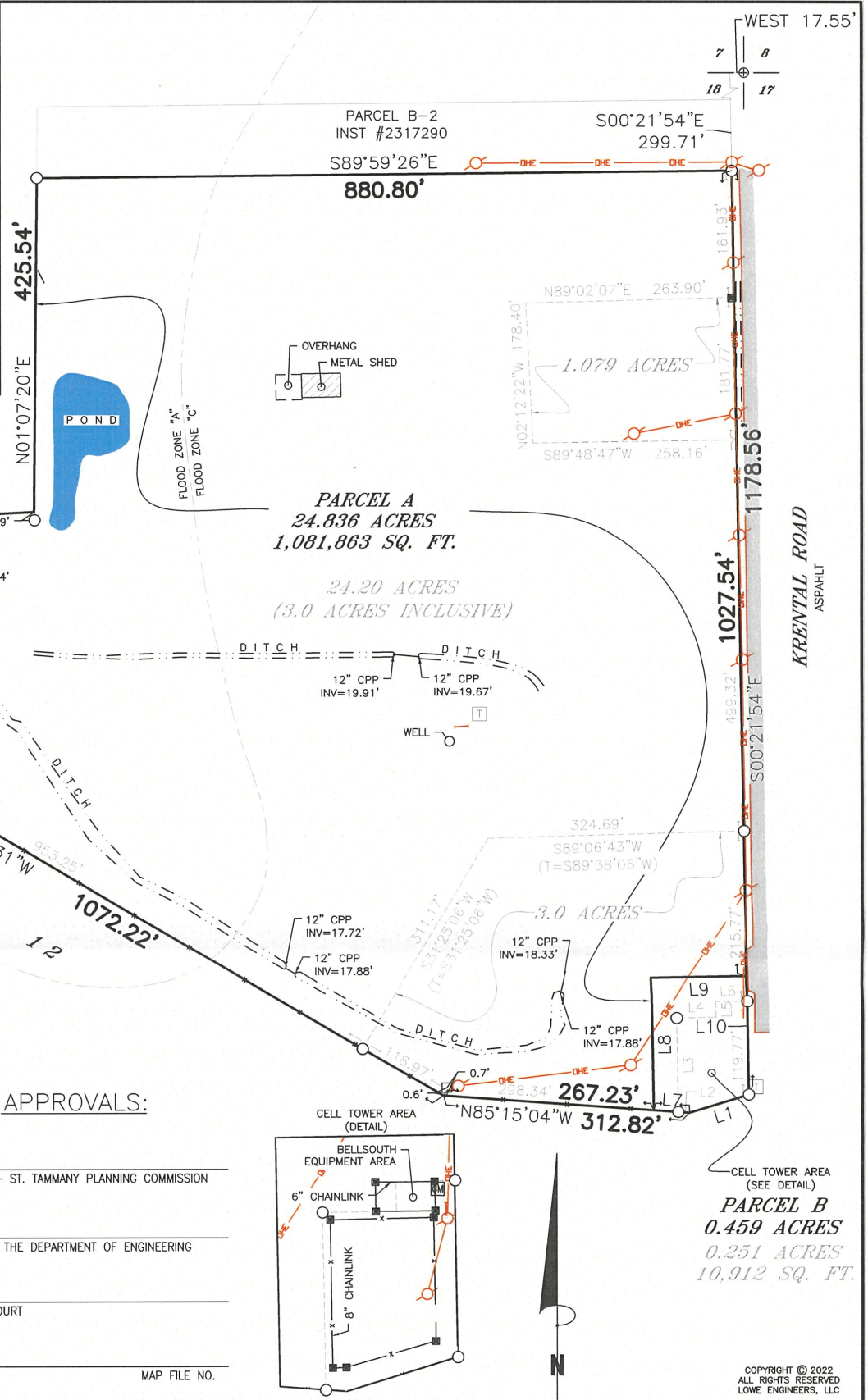


17

18

LEGEND

- | | |
|---|---------------------------|
|  | = CONCRETE MONUMENT FOUND |
|  | = IRON ROD FOUND |
|  | = TELEPHONE PEDESTAL |
|  | = WOOD POST |
|  | = GAS METER |
|  | = ELECTRIC BOX |
|  | = POWER POLE |
|  | = ELECTRIC PANEL BOX |
|  | = OVERHEAD ELECTRIC LINE |
|  | = FENCE |



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	78.67'	S73°25'43"W
L2	14.48'	N85°15'04"W
L3	120.44'	N00°21'54"W
L4	50.00'	N89°38'06"E
L5	20.00'	N00°21'54"W
L6	40.00'	N89°38'06"E
L7	45.59'	N85°15'04"W
L8	168.92'	N00°21'54"W
L9	120.95'	N89°38'06"E
L10	151.02'	S00°21'54"E

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

THIS 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 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY: REFERENCE SURVEY: A SURVEY MAP OF A CERTAIN PARCEL OF LAND LOCATED IN SECTION 18 TOWNSHIP 8 SOUTH RANGE 13 EAST, FOR A. J. WARD, BY IVAN M. BORGEN, DATED 4-18-84, RECORDED AS MAP #541487.

BUILDING SETBACKS:

FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

BASIS FOR BEARINGS/ANGLES: THE REFERENCE SURVEY.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" & "C" with a Base Flood Elevation of 22' in accordance with Community Panel No. 225205 0385 ; Revised: OCTOBER 17, 1989

Survey No. 23-140192 Drawn by: SAC Scale: 1" = 200'

Date: 05-16-23 Revised:

A MINOR SUBDIVISION MAP OF
A 24.20 ACRE PARCEL OF LAND

into

PARCEL A & B

situated in

SECTION 18, TOWNSHIP 8 SOUTH, RANGE 13 EAST

St. Tammany Parish, Louisiana

for

SIEVERDING CONSTRUCTION, LLC

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified
True and Correct By

John E. Bonneau
Professional Land Surveyor
Registration No. 4423



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ZONING STAFF REPORT
2022-3440-PR

MICHAEL B. COOPER
PARISH PRESIDENT

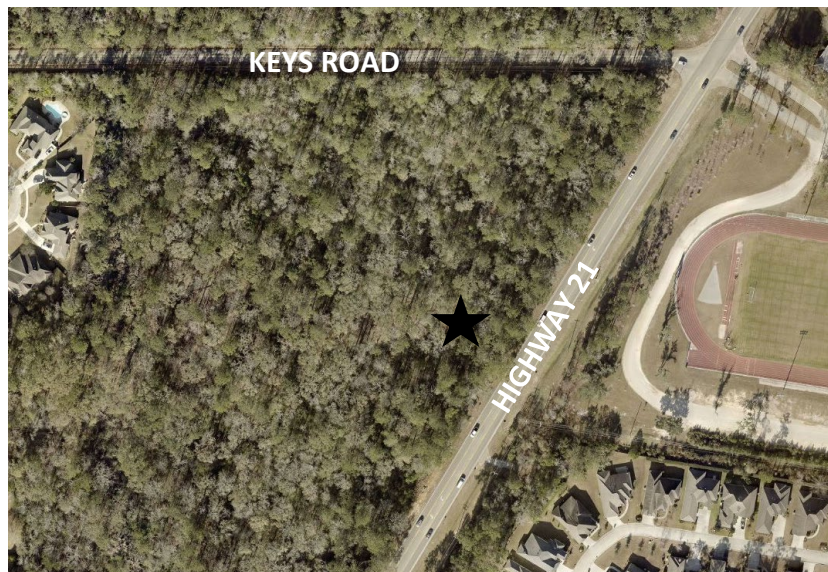
PLANNING & DEVELOPMENT
Ross Liner
Director

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

Proposed Use: Dentist’s Office **Gross Area Lot Size:** 1.72 acres
Previous/Current Use: Undeveloped **Use Size:** 6,900 sqft + 3,000 sqft
Owner: Olivier Brasuell Properties, LLC – Brian Olivier & Todd Brasuell **Council District:** 1

Applicant: Paul J. Mayronne **Posted:** July 21, 2023
Commission Hearing: August 1, 2023 **Determination:** Approved, Postponed, Denied

Location: Parcel located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington; 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
Flood Zone
Preliminary: Flood Zone X
Effective Flood Zone C
Critical Drainage: No

Site Information:

1. The petitioned property consists of a total of 1.72 acres which is located on the west side of Highway 21, south of Keys Road, Covington. The property is currently undeveloped.
2. The applicant is proposing to construct two medical office buildings in different phases. The first is a 6,900 sqft pediatric dentist’s office, and the second being a 3,000 sqft orthodontics’ office. The 1.72-acre parcel is also in the process of being reconfigured through a minor subdivision that will be heard at the August 8, 2023 Planning Commission meeting.

3. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	NC-4 Neighborhood Institutional District
South	Undeveloped	NC-1 Professional Office District
East	Educational (Christ Episcopal School)	ED-2 Secondary Education District
West	Undeveloped	NC-1 Professional Office District

4. Per Table 1 above, the subject site is within the Highway 21 Planned Corridor district and abuts an undeveloped commercially-zoned property to the north, south and west, and is across from Christ Episcopal School zoned ED-2 Secondary Education District along LA Highway 21.



ZONING STAFF REPORT
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Findings:

5. The applicant has submitted a survey, a site plan, a proposed drainage plan, tree survey, and landscape plan. Per Sec. 130-1813, Development Review Procedures, the applicant has yet to submit a lighting plan for review. In addition, while a utility plan is not required, staff will most likely request the applicant to provide one to confirm that proposed utilities will not conflict with drainage, parking or landscaping requirements.

Highway 21 Street Buffer

1. Per Sec. 130-1814(1)(e)(1)(i)(B), the street planting area shall contain a minimum of one Class A tree per every 300 sq. ft. of the street planting area and one Class B tree per every 200 sq. ft. of the street planting area.
 - **The property is 222 ft. wide and is required 50 ft. of landscaped tree buffer.**
 - **The applicant is proposing to keep a majority of trees within the Highway 21 Street buffer that exceeds the required number of plantings (37 Class A and 56 Class B trees).**
 - **The applicant is proposing a monument sign that will provide 22 shrubs. Staff has noted in their comments to the applicant that the monument sign may conflict with existing trees within the buffer.**
 - **The applicant is proposing a driveway that measures 22' in width. Staff has noted that the required driveway is a minimum width of 24'.**
 - **Per Highway 21 Regulations, the buildable area for all developments are required a 100' setback from the front property line. The applicant has provided this setback and is in accordance with Planned Corridor regulations in this regard.**

Side & Rear Landscape Buffers

2. Per Sec. 130-1977(b) & (e), the side yard and rear yard buffer planting area(s) width shall be a minimum of ten feet and provide 1 Class A tree and 1 Class B tree per every 30 ft. totaling the following amounts:
 - **7 Class A and 7 Class B Trees on the rear landscape buffer.**
 - **13 Class A and 13 Class B Trees on the north and south landscape buffers.**
 - **The applicant has provided a site and landscape plan indicating proposed plantings that appear to meet the required number of Class A and Class B trees. However, staff has noted that the parcel's landscaping is configured as one development site that is not indicative of the proposed subdivision. As such, the number of trees in the buffers of the future parcels shall change and will have to be revised. An additional survey of the existing trees within this proposed buffer shall need to be provided as well.**

Additional Regulations

1. Per Sec. 130-1813(e)(2), the applicant must submit the following documentation:
 - a. An illustrative approved drainage plan by the Department of Engineering.
 - **The applicant has provided a hydrological analysis in accordance with Sec. 115-111. This document has been reviewed by the Department of Engineering and does not satisfy all requirements.**
2. Per Sec. 130-1814(1)(e)(1)(iii)(B), planting areas shall be a minimum of ten percent of the paved parking area.
 - **The proposed landscape plan will need to be revised to show the proposed subdivision which will require an additional 10' buffer along the proposed boundary line. As such, planting areas may be subject to alterations.**
3. A lighting plan in accordance with Chapter 130, Article VI, Division 4.
 - **The applicant has not yet submitted a lighting plan for review.**

Staff Recommendation:

Zoning Commission
August 1, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2022-3440-PR



ZONING STAFF REPORT
2022-3440-PR

MICHAEL B. COOPER
PARISH PRESIDENT

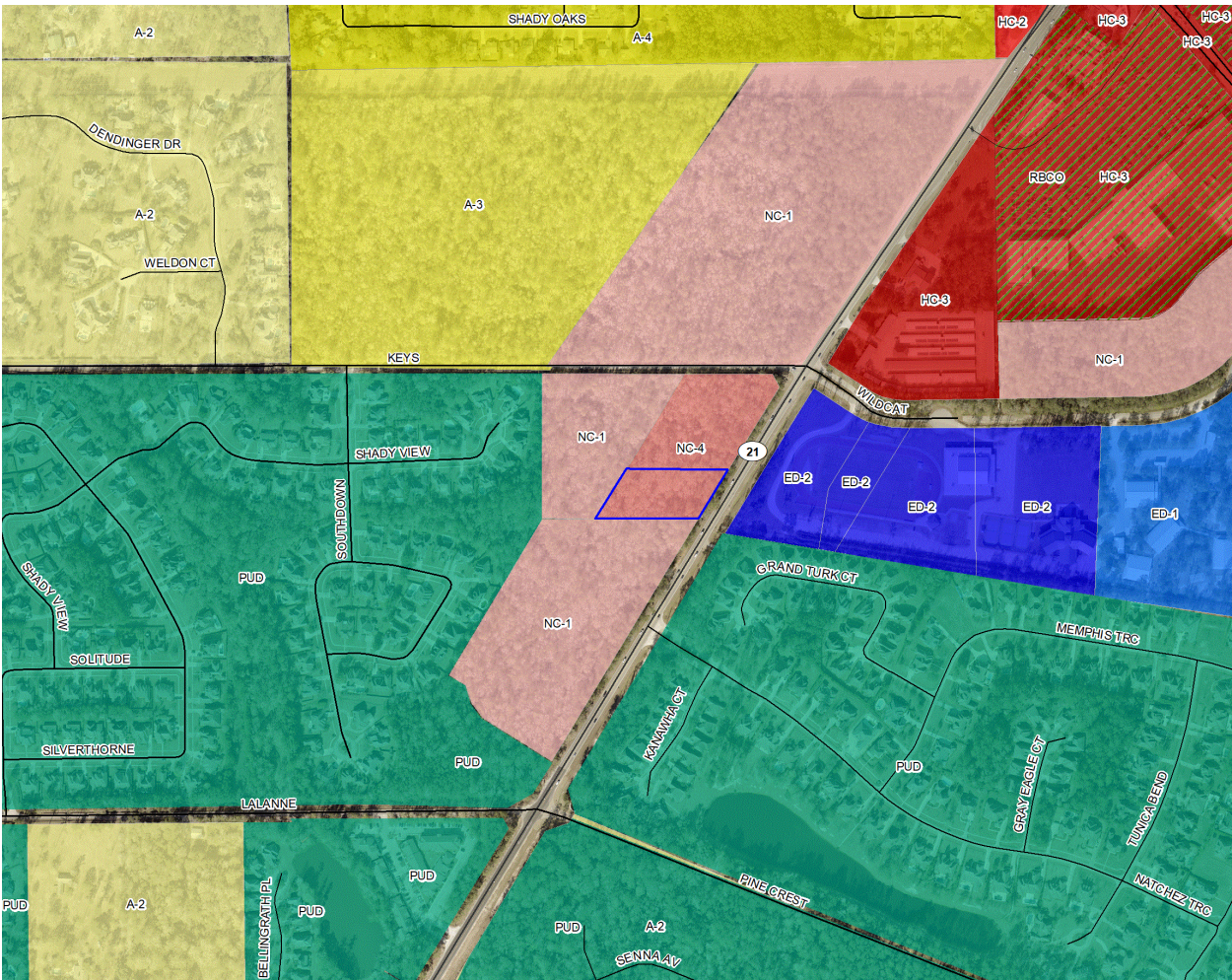
PLANNING & DEVELOPMENT
Ross Liner
Director

Comments for this specific development have been sent back to the applicant as of July 17, 2023. Staff recommends postponement for this Plan Review so that the applicant & developer may sit with Planning and Engineering to discuss the requirements in further detail.

Consistency with New Directions 2040

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

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Strategy 1:9:3 Encourage redevelopment and adaptive reuse of existing, vacant buildings.
 - ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.
 - iii. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.





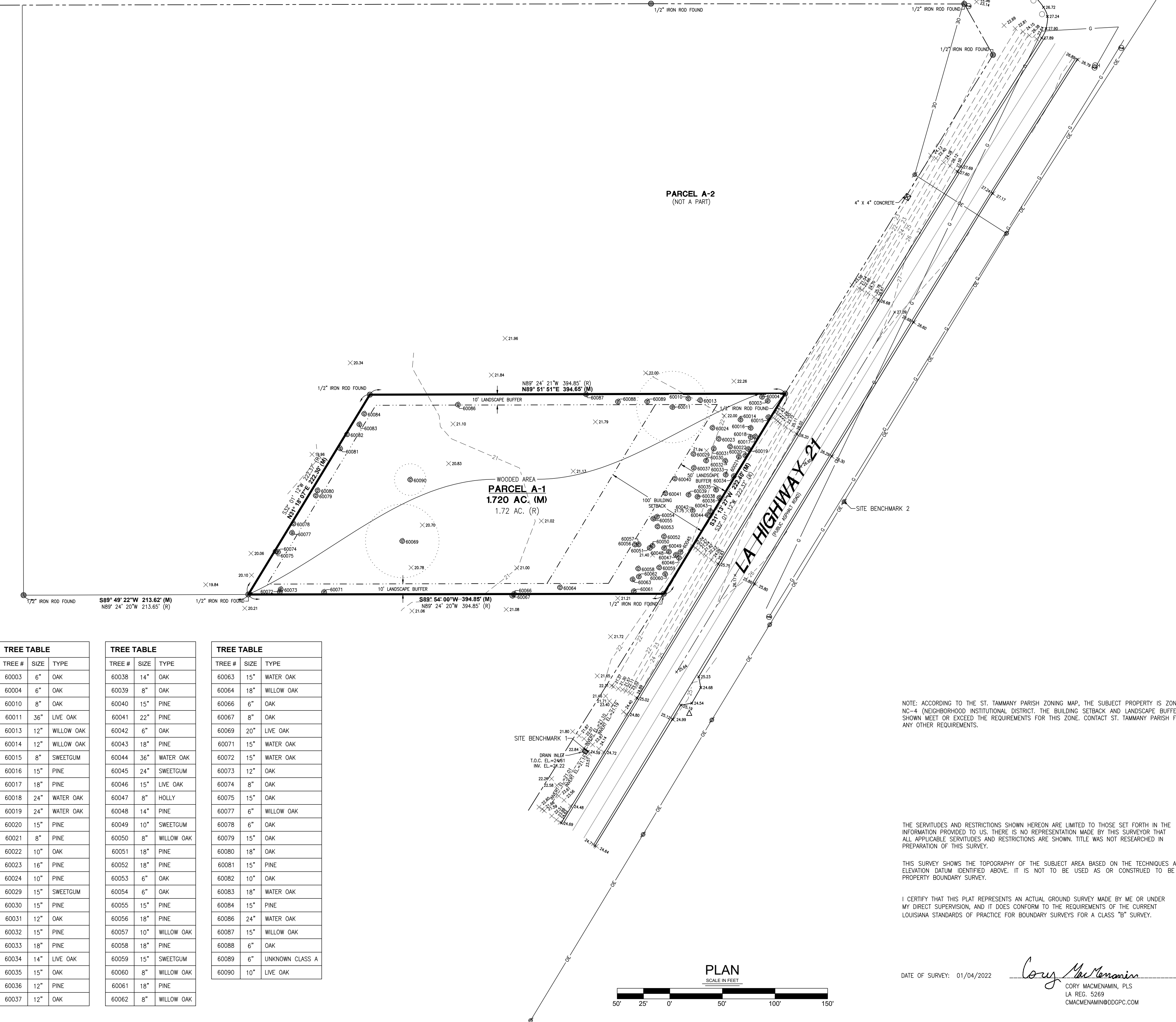
2023-3440-PR

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY

PARCEL A-1

SECTION 41, TOWNSHIP 7 SOUTH, RANGE 10 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH

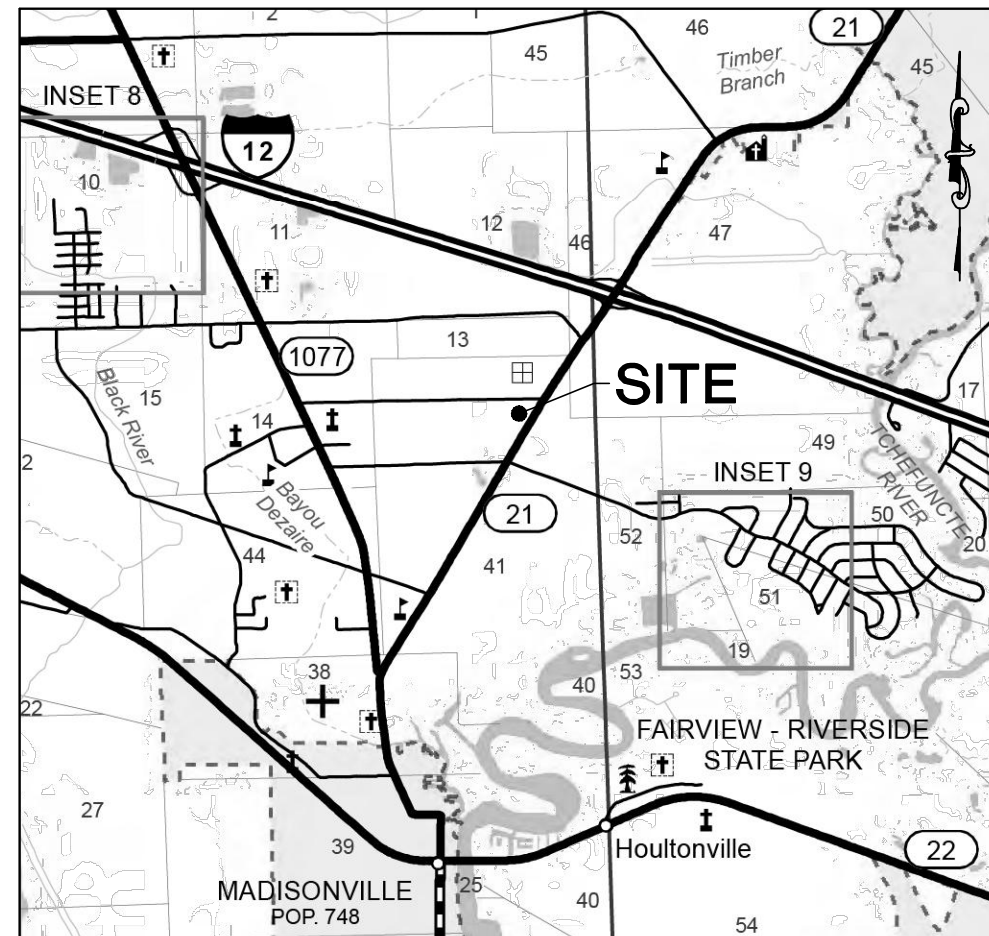
NOTES:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2022.01).



TREE TABLE		
TREE #	SIZE	TYPE
60003	6"	OAK
60004	6"	OAK
60010	8"	OAK
60011	36"	LIVE OAK
60013	12"	WILLOW OAK
60014	12"	WILLOW OAK
60015	8"	SWEETGUM
60016	15"	PINE
60017	18"	PINE
60018	24"	WATER OAK
60019	24"	WATER OAK
60020	15"	PINE
60021	8"	PINE
60022	10"	OAK
60023	16"	PINE
60024	10"	PINE
60029	15"	SWEETGUM
60030	15"	PINE
60031	12"	OAK
60032	15"	PINE
60033	18"	PINE
60034	14"	LIVE OAK
60035	15"	OAK
60036	12"	PINE
60037	12"	OAK

TREE TABLE		
TREE #	SIZE	TYPE
60038	14"	OAK
60039	8"	OAK
60040	15"	PINE
60041	22"	PINE
60042	6"	OAK
60043	18"	PINE
60044	36"	WATER OAK
60045	24"	SWEETGUM
60046	15"	LIVE OAK
60047	8"	HOLLY
60048	14"	PINE
60049	10"	SWEETGUM
60050	8"	WILLOW OAK
60051	18"	PINE
60052	18"	PINE
60053	6"	OAK
60054	6"	OAK
60055	15"	PINE
60056	18"	PINE
60057	10"	WILLOW OAK
60058	18"	PINE
60059	15"	SWEETGUM
60060	8"	WILLOW OAK
60061	18"	PINE
60062	8"	WILLOW OAK

TREE TABLE		
TREE #	SIZE	TYPE
60063	15"	WATER OAK
60064	18"	WILLOW OAK
60066	6"	OAK
60067	8"	OAK
60069	20"	LIVE OAK
60071	15"	WATER OAK
60072	15"	WATER OAK
60073	12"	OAK
60074	8"	OAK
60075	15"	OAK
60077	6"	WILLOW OAK
60078	6"	OAK
60079	15"	OAK
60080	18"	OAK
60081	15"	PINE
60082	10"	OAK
60083	18"	WATER OAK
60084	15"	PINE
60086	24"	WATER OAK
60087	15"	WILLOW OAK
60088	6"	OAK
60089	6"	UNKNOWN CLASS A
60090	10"	LIVE OAK



VICINITY MAP
NOT TO SCALE

Legend	
	DRAIN INLET
	ELEVATION POINT
	FOUND PROPERTY CORNER
	GAS VALVE
	MISCELLANEOUS POLE
	PIPELINE UTILITY MARKER
	POWER POLE
	RIGHT OF WAY MONUMENT
	TREE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CONTOUR LINE
	CROWN OF ROAD
	DRIP LINE
	GAS LINE
	OVERHEAD POWER LINE
	RIGHT OF WAY LINE

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA: FLOOD ZONE: "C"
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO. 225205 0210 C & 255205 0220 C
EFFECTIVE DATE: OCTOBER 17, 1989 & APRIL 2, 1991
(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

REFERENCES:

1) RESUBDIVISION OF 10.00 ACRES INTO PARCEL A1 (1.72 ACRES) AND PARCEL A2, (8.28 ACRES) BY KELLY J. MCHUGH & ASSOC. INC., JOB NO. 10-277, DATED DECEMBER 2, 2020

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 12B) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C4G NETWORK (2022.01).

SITE BENCHMARK 1: CHISLED "X" IN CONCRETE ON TOP OF CATCH BASIN ±166' SOUTHWEST OF SOUTHEASTERN PROPERTY CORNER, AND ±33' NORTHWEST OF CENTER OF LA HIGHWAY 21. (SEE DRAWING FOR LOCATION.)
ELEVATION: 24.59'

SITE BENCHMARK 2: 60D NAIL SET IN POWERPOLE ±50' SOUTHEAST OF CENTERLINE OF LA HIGHWAY 21, AND ±192' NORTHEAST OF SOUTHEASTERN PROPERTY CORNER. (SEE DRAWING FOR LOCATION.)
ELEVATION: 27.58'

UTILITY LOCATIONS:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE-GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET #220072420:

- ST. TAMM. PAR GOVT/TAMM. UTIL - CLECO POWER, LLC
- ATMOS ENERGY - UNITI FIBER
- CHARTER COMMUNICATIONS - AT&T DISTRIBUTION
- TOWN OF MADISONVILLE

NOTE: ACCORDING TO THE ST. TAMMANY PARISH ZONING MAP, THE SUBJECT PROPERTY IS ZONED NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT). THE BUILDING SETBACK AND LANDSCAPE BUFFERS SHOWN MEET OR EXCEED THE REQUIREMENTS FOR THIS ZONE. CONTACT ST. TAMMANY PARISH FOR ANY OTHER REQUIREMENTS.

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

THIS SURVEY SHOWS THE TOPOGRAPHY OF THE SUBJECT AREA BASED ON THE TECHNIQUES AND ELEVATION DATUM IDENTIFIED ABOVE. IT IS NOT TO BE USED AS OR CONSTRUED TO BE A PROPERTY BOUNDARY SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 01/04/2022

Cory M. MacMenamin
CORY M. MACMENAMIN, PLS
LA REG. 5269
CMACMENAMIN@DDGPC.COM



REVISION	BY

DUPLANTIS DESIGN GROUP, PC

SURVEY

16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ Fax: 985.249.6190
314 E. Bayou Road
Thibodaux, LA 70301
www.DDGPC.com



BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY

ST. TAMMANY PARISH

FOR:
REGAL CONSTRUCTION

DRAWN
MER

CHECKED
CMM

PROJECT NO.
21-1152

FILE
21-1152 BT TREE 05232023

SHEET

1-1

2023-3440-PR

HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
www.hollyandsmith.com



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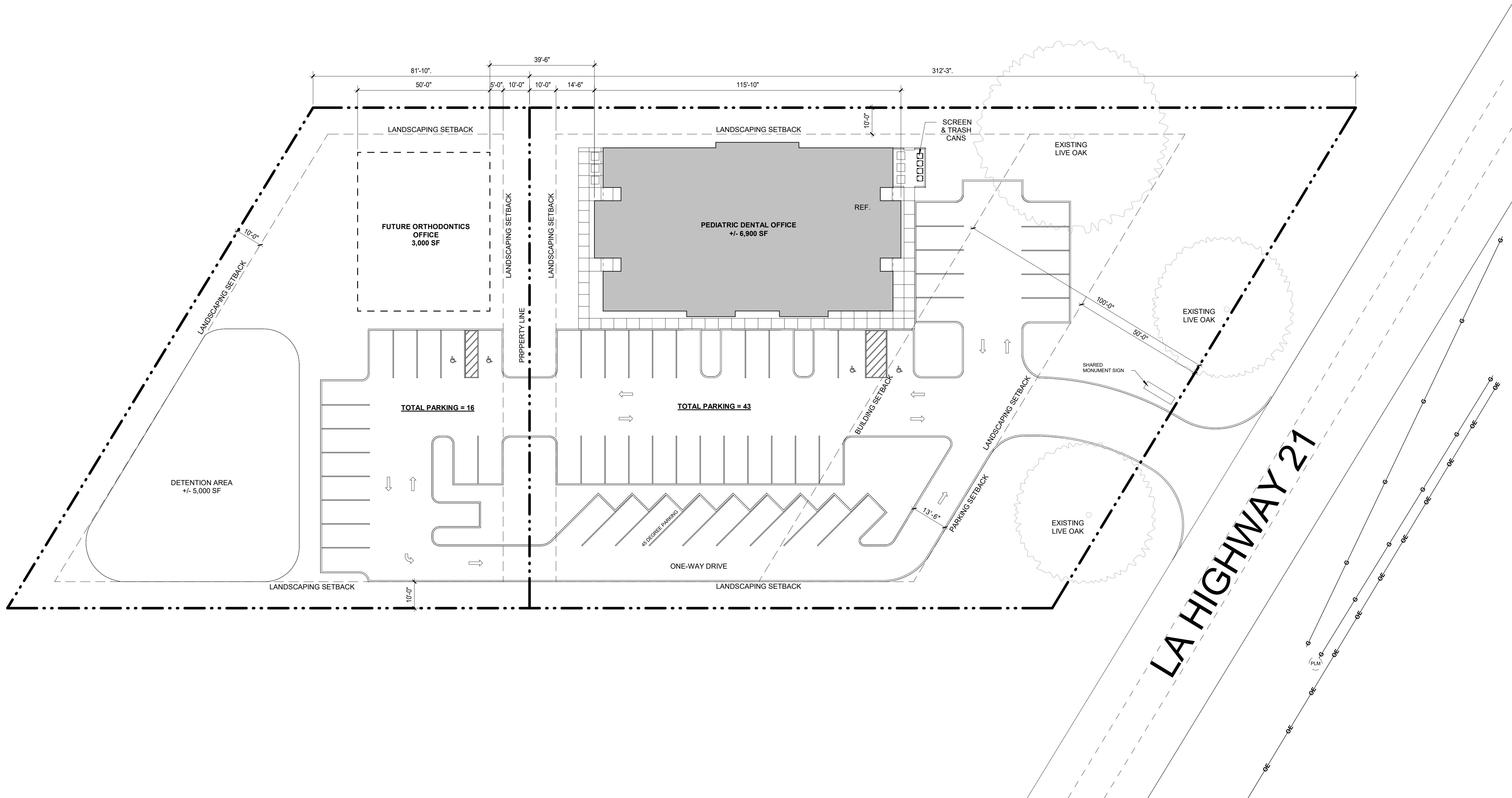
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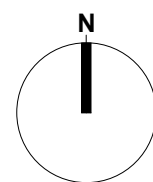
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SITE

S/H



16 SITE PLAN (RESUBDIVISION)



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