

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, OCTOBER 10, 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, October 10, 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

ELECTION OF OFFICER

APPROVAL OF THE SEPTEMBER 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. 2023-3398-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

POSTPONED FROM THE AUGUST 1, 2023 AND SEPTEMBER 5, 2023 MEETINGS

2. 2023-3471-ZC

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES SECTIONS 130-918, 130-945, 130-969 TO REMOVE THE TERM APARTMENTS FROM THE DEFINITION OF LODGING AS SET FORTH IN THOSE ORDINANCES

POSTPONED FROM THE SEPTEMBER 5, 2023 MEETING

AGENDA
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3. **2023-3479-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Bobby Jones Blvd, east of Wood Street, being Lot 22, Square 1, Hillcrest Country Club Estates Subdivision, Abita Springs; S27, T6S, R12E; Ward 10, District 6

Acres: 19,161 sqft
Petitioner: Ronald Garay & Sandra Calidonio
Owner: Sandra Calidonio
Council District: 6
4. **2023-3496-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District)
Location: Parcel located on the east side of Tantela Ranch Road, south of Northeast Drive, Covington; S38, T6S, R10E; Ward 1, District 3

Acres: 3.11 acres
Petitioner: Jeffrey Schoen
Owner: Michael and Robin Pratt
Council District: 3
5. **2023-3505-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Brown's Village Road, being the North Half of Lot 13, Brown's Village Subdivision, Slidell; S33, T8S, R14E; Ward 9, District 14

Acres: 12,500 sqft
Petitioner: Rosa Velarde
Owner: Sammy and Iris Victor
Council District: 14
6. **2023-3511-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)

Location: Parcel located on the west side of North 3rd Street, being Lots 3 & 4, Square 20, Alton Subdivision, Pearl River; S23, T8S, R14E; Ward 8, District 14

Acres: 10,000 sqft
Petitioner: April Poche Hanley
Owner: April Poche Hanley
Council District: 14
7. **2023-3512-ZC**
Existing Zoning: A-2 (Suburban District), RO (Rural Overlay)
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)

Location: Parcel located on the west side of Beverly Drive, north of Karrie Lane, Covington; S13, T6S, R10E; Ward 3, District 3

Acres: 4.20 acres
Petitioner: Lesley Nixon
Owner: Santiago Elizalde & Griselda Marcial
Council District: 3

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MANDEVILLE, LOUISIANA

8. 2023-3513-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1

Acres: 12.70 acres
Petitioner: Jeffrey Schoen
Owner: Succession of Jewel Chatellier Gennaro - Anthony Gennaro Jr. & Lisa Gennaro

Council District: 1

9. 2023-3514-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District) and EO (Entertainment Overlay)

Location: Parcel located on the southeast side of Pontchartrain Drive, north of Northshore Circle, Slidell; S32, T9S, R14E; Ward 9, District 13

Acres: 1.903 acres
Petitioner: Romain Stitelet & Maksim Volovikov
Owner: Stocks Finder, LLC - Maksim Volovikov

Council District: 13

10. 2023-3516-ZC

Existing Zoning: A-2 (Suburban District) and HC-2 (Highway Commercial District)
Proposed Zoning: A-2 (Suburban District), HC-2 (Highway Commercial District) and PUD (Planned Unit Development)

Location: Parcel located on the north side of Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs; Section(s) 25, 26, 35, 36 in T5-RI2E, Section 31 in T5-R13E, Sections 1, 2, 11, 12, 13, 14 in T6-R12E; Ward(s) 5 & 6, District 6

Acres: 4,459 acres
Petitioner: Jeffrey Schoen
Owner: Money Hill Plantation, LLC – Mary Dossett

Council District: 6

11. ZC96-11-061

Major amendment to the MONEY HILL PUD to encompass the entire property

Location: Parcel located on the north side of Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs; Section(s) 25, 26, 35, 36 in T5-RI2E, Section 31 in T5-R13E, Sections 1, 2, 11, 12, 13, 14 in T6-R12E; Ward(s) 5 & 6, District 6

Acres: 4,459 acres
Petitioner: Jeffrey Schoen
Owner: Money Hill Plantation, LLC – Mary Dossett

Council District: 6

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
ST. TAMMANY PARISH ZONING COMMISSION MEETING
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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, Troncoso and Hernandez

Absent: None

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

CALL TO ORDER

ANNOUNCEMENTS

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

INVOCATION Seeger

PLEDGE OF ALLEGIANCE Crawford

APPROVAL OF THE AUGUST 1, 2023 MINUTES

Crawford made a motion to accept, second by Truxillo

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

NAY:

ABSTAIN:

POSTPONING OF CASES:

2. 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 sq. ft
Petitioner:	Air Comfort Products, Inc. - Wilfred Lewis
Owner:	Wilfred Lewis
Council District:	12

POSTPONED FROM THE AUGUST 1, 2023 MEETING

Jeff Schoen came to the podium

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

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

NAY:

ABSTAIN:

The motion to postpone for one month carried

7. 2023-3471-ZC

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES SECTIONS 130-918, 130-945, 130-969 TO REMOVE THE TERM APARTMENTS FROM THE DEFINITION OF LODGING AS SET FORTH IN THOSE ORDINANCES

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

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

NAY:

ABSTAIN

The motion to postpone for one month carried.

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MANDEVILLE, LOUISIANA**

ZONING CHANGE REQUEST CASES:

1. 2023-3330-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-5 (Two-Family Residential 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 AND JULY 5, 2023 MEETINGS

Seeger made a motion to approve, second by Ress

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

The motion to approve carried

3. 2023-3456-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the south side of F Dutruch Road, west of Highway 40, being 21154 F Dutruch Road, Bush; S13, T5S, R11E; Ward 2, District 6

Acres: 3.025 acres
Petitioner: Ralph Dutruch
Owner: Ralph & Lincoln Dutruch
Council District: 6

Ralph and Lincoln Dutruch came to the podium

Gaines made a motion to approve, second by Seeger

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

The motion to approve carried

4. 2023-3462-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the west side of Mill Street, Abita Springs; S36, T6S, R11E; Ward 3, District 2

Acres: 1.135 acres
Petitioner: Steven Copeland
Owner: Steven Copeland
Council District: 2

Steven Copeland came to the podium

Francis Duchmann, Tammie Duchmann and Mable Stewart spoke against this request

Gaines made a motion to approve, second by Seeger-this motion was withdrawn

Seeger made a motion to approve as amended, second by Gaines

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

The motion failed

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5. 2023-3466-ZC

Existing Zoning: A-1 (Suburban District), RO (Rural Overlay) and MHO
(Manufactured Housing Overlay)
Proposed Zoning: A-1A (Suburban District), RO (Rural Overlay) and MHO
(Manufactured Housing Overlay)
Location: Parcel located on the south side of Eliza Lee Cemetery Road, east of
Neal Cemetery Road, Folsom; S5, T5S, R10E; Ward 3, District 2
Acres: 6.51 acres
Petitioner: Penny Ernst
Owner: Carl Baham
Council District: 2

Penny Ernst came to the podium
Dennis Lee spoke in favor of this request

Truxillo made a motion to approve, second by Seeger

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez
NAY: Hernandez
ABSTAIN:
The motion to approve carried

6. 2023-3467-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 Hay Hollow
Road, Folsom; S33, T4S, R10E; Ward 2, District 3
Acres: 4 acres
Petitioner: Mary Ann Perry
Owner: Mary Ann Perry
Council District: 3

Mary Perry came to the podium

Seeger made a motion to approve, second by Gaines

YEA: Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez
NAY: Seeger
ABSTAIN
The motion to approve carried

PLAN REVIEW CASES:

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.

POSTPONED FROM THE AUGUST 1, 2023 MEETING

Paul Mayronne came to the podium

Ress made a motion to approve with the waiver as amended, second by McInnis

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

The motion to approve as amended carried

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Truxillo made a motion to adjourn



St. Tammany Parish Department of Planning &
Development – Zoning Staff Report



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:** September 5, 2023

Size: 28,125 sqft **Determination:** Postponed until the October 10, 2023 Meeting

Prior Determination: Postponed for 1 month at the August 2, 2023 Meeting



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 developed property zoned A-4A Single-Family Residential District zoning to the north and undeveloped A-4A Single-Family Residential District classifications to the 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.
6. If the property is rezoned 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 be subject to all commercial Parish 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:

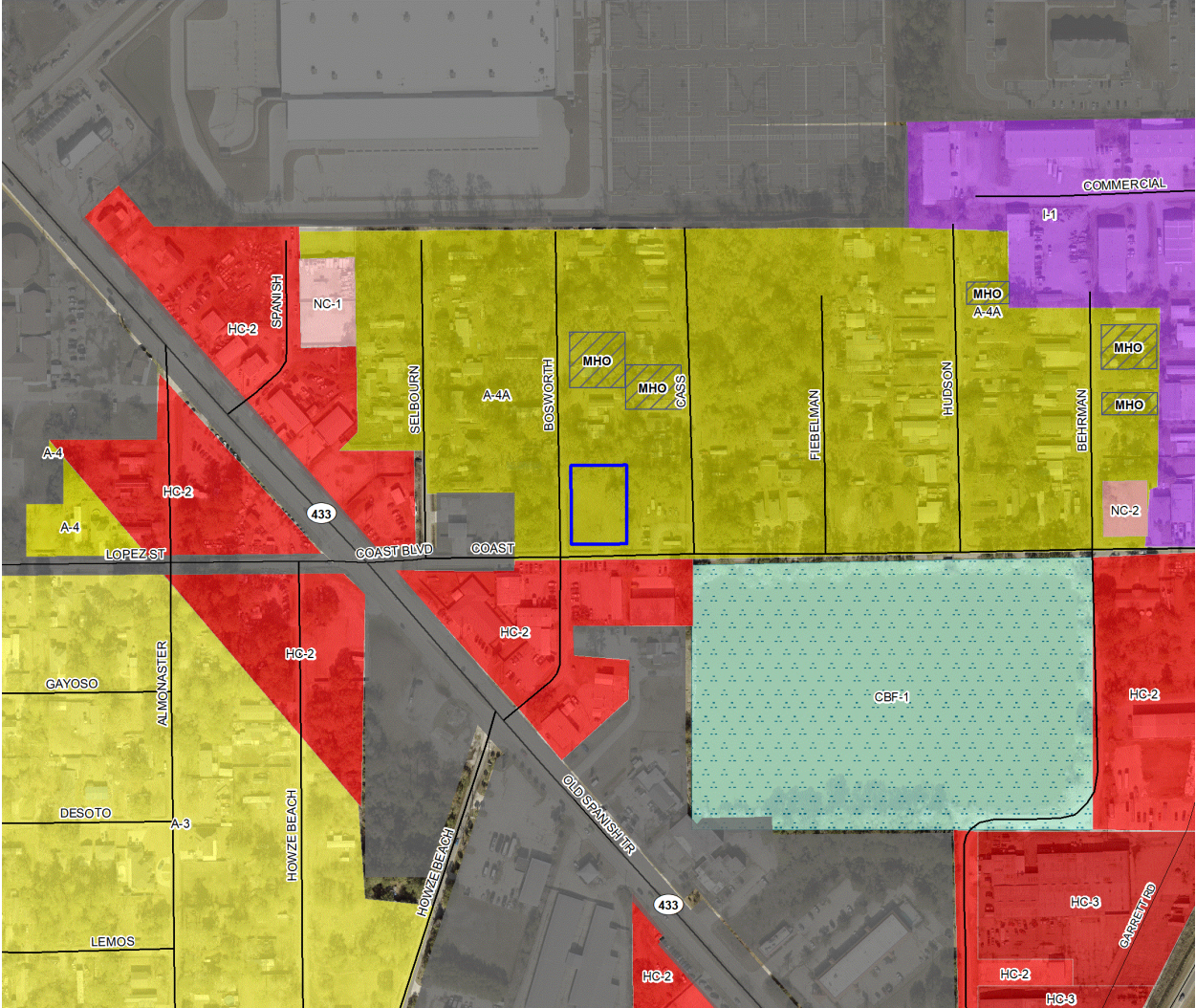
- i. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



ZONING STAFF REPORT
2023-3398-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





2023-3398-ZC



BOSWORTH AVENUE

NORTH 225.00'

25.00'

25.00'

175.00'

EAST 125.00'

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

25.00'

25.00'

25.00'

25.00'

25.00'

WEST 125.00'

LOT 33

LOT 34

LOT 35

LOT 36

LOT 29

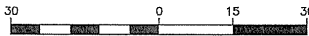
LOT 30

LOT 31

SOUTH 225.00'

COAST BOULEVARD

GRAPHIC SCALE



(IN FEET)

1 INCH = 30 FEET

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: A5 B.F.E. 9'
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20180677

DATE:
10/11/2018

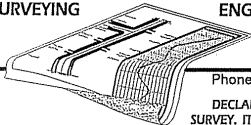
REVISED:

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'

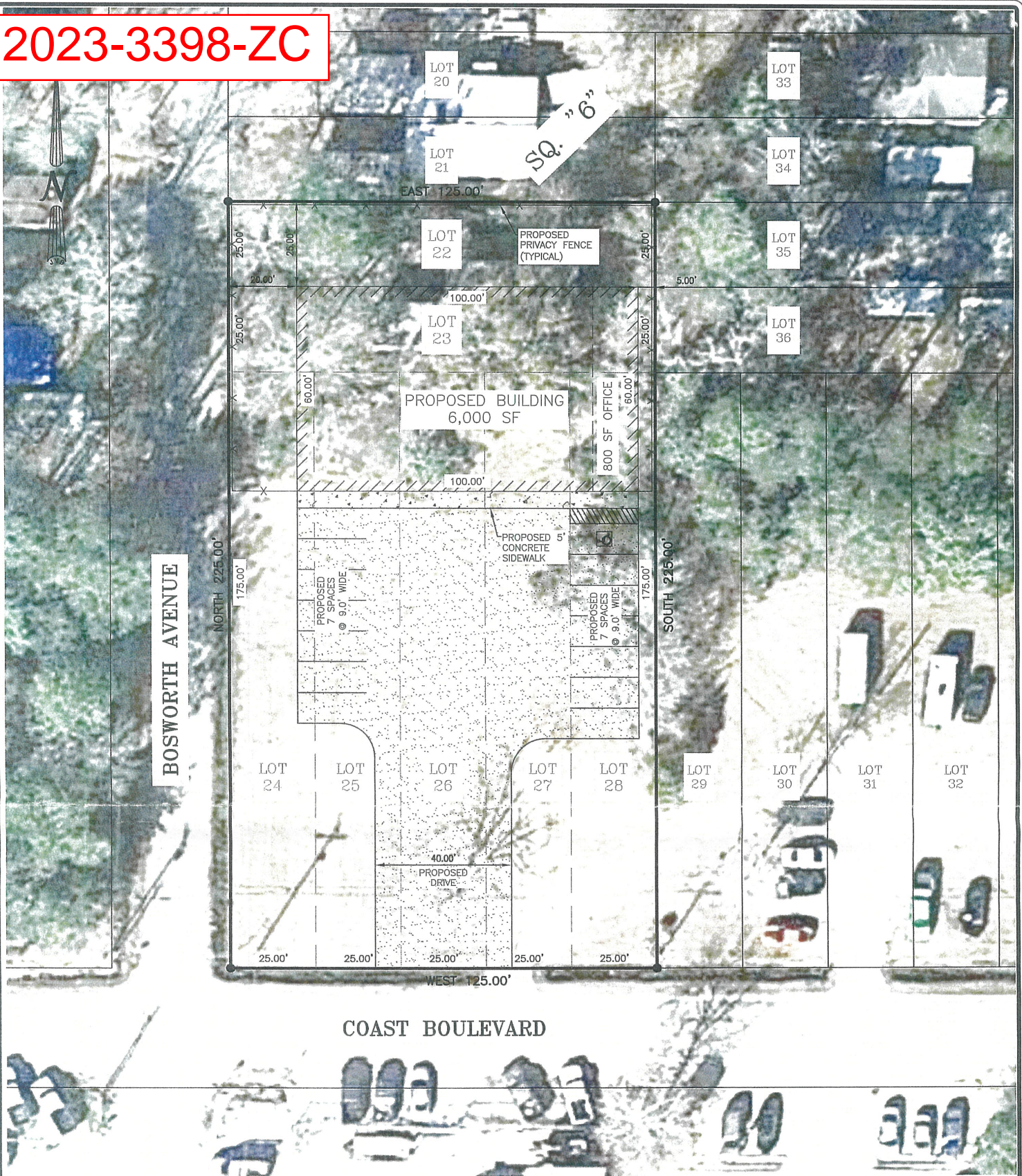
A REZONING MAP OF
LOTS 22 THRU 28, SQUARE 6, CENTRAL PARK, SECTION A
FROM ZONE A-4A TO ZONE HC-2
LOCATED IN SECTION 23, T-9-S, R-14-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: WILFRED LEWIS

SURVEYED BY:

SEAN M. BURKES
LA REG. No. 4785

2023-3398-ZC



GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FEET

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.

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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



2023-3471-ZC
TEXT CHANGE

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

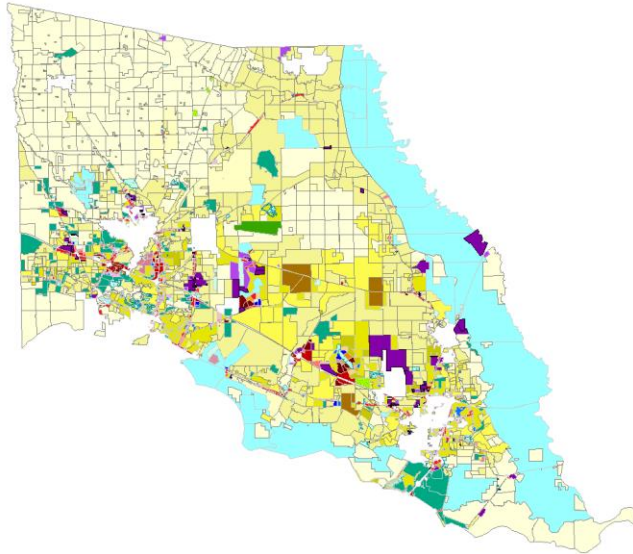
stp.gov.org/planning

Location: Parish Wide – Unified Development Code Text Change

Ordinance Calendar No: 7324

Commission Hearing: September 5, 2023 - Postponed

Commission Hearing: October 10, 2023

Determination: Approved, Denied, Postponed

An Ordinance to amend the St.
Tammany Parish Code of Ordinances
Sections 130-918, 130-969 to remove
the term “apartments” from the
definition of lodging as set forth in
those ordinances

OVERVIEW/HISTORY

1. The St. Tammany Parish Council introduced Ordinance Calendar No. 7324, which is a proposal to remove the term “apartments” from lodging as a permitted use. The permitted use is currently shown as “**Lodging, greater than 100 rooms (including apartments, hotels, motels)**” in the following ordinances:
 - a. Section 130-918 – Permitted Uses within the HC-2 Highway Commercial District
 - b. Section 130-945 – Permitted Uses within the HC-2A Highway Commercial District
 - c. Section 130-969 – Permitted Uses within the HC-3 Highway Commercial District
2. The St. Tammany Parish Land Use Regulation Zoning Ordinance No. 523 was the governing ordinance for the Parish prior to 2007 and listed ‘Hotels and Motels of 150 or less rooms” and “Apartment-Hotels” as conditional uses under the C-2 Highway Commercial District.
3. The current governing ordinances replaced Ordinance No. 523 in 2007 (Council Series No. 07-1548) and listed apartments as a permitted use under the HC-2 Highway Commercial District (Sec. 130-918) and the HC-3 Highway Commercial District (Sec. 130-969). The HC-2A Highway Commercial District was added to the Unified Development Code in 2012 and listed apartments as a permitted use inclusive of the lodging use allowing 200 rooms or less (Sec. 130-945[Council Series No. 12-2783]).
4. There are currently four apartment complexes located within St. Tammany Parish that are zoned with the HC-2 Highway Commercial District or HC-3 Highway Commercial District zoning classifications (see Table 1). Removing the term “apartments” from the defined “Lodging, greater than 100 rooms (including apartments, hotels, motels)” use would make these four developments legal non-conforming¹. All non-conforming uses must adhere to the additional regulations listed within Chapter 130, Article III – Nonconformities.

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



ZONING STAFF REPORT
2023-3471-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Table 1: Existing Apartment Buildings within HC Zoning Classifications

Apartment Complex	Address	Date Constructed	Zoning Classification When Constructed	Current Zoning	Permit #
Woodland Grove Apartments	61325 Airport Road, Slidell	Prior to 1985	A-6 Multiple Family Residential & C-2 Commercial	A-6 Multiple Family Residential & HC-2 Highway Commercial	Unknown
Stone's Throw Apartments	61333 US-11, Slidell	Prior to 1998	C-1 Highway Commercial District	HC-3 Highway Commercial District	Unknown
The Fairlane	101 Holiday Square Blvd, Covington	2006	C-2 Highway Commercial District	HC-3 Highway Commercial District	Conditional Use Permit
The Green Northpark	2021 Sullivan Lane, Covington	2016	PBC-1 Planned Business Campus	PBC-1 Planned Business Campus	2016-26967 2016-26968 2016-33893 2017-33894 2017-33895 2017-33896 2017-33897 2017-33898
Artesia Apartments	8382 Westshore Drive, Covington	2016	HC-3 Highway Commercial District	HC-3 Highway Commercial District	2016-27749 2016-27750 2016-27751 2016-27752 2016-27753 2016-27754 2016-27755 2016-27756 2016-27757 2016-27758 2016-27759 2016-27760 2016-27761
Turtle Creek Apartments – Annexed per Resolution # C-5068	4424 Emerald Road, Mandeville	2018	A-8 Multiple Family Residential District	O/R Office Residential District - Mandeville	2018-38701-LC 2018-38764 2018-38765 2018-38767



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LODGING, GREATER THAN 100 ROOMS (INCLUDING APARTMENTS, HOTELS, MOTELS)

1. The term “lodging” does not have a definition in the Unified Development Code. Merriam-Webster defines lodging as:
 - a. a place to live: dwelling;
 - b. sleeping accommodations, a temporary place to stay;
 - c. a room the house of another used as a residence.
2. The term “apartment building” is defined in the Unified Development Code as follows: “Apartment building means a multiple-family dwelling originally designed and constructed to accommodate four or more apartments, designed with more than one dwelling unit connected to a common corridor or entranceway in contrast to single- or two-family dwellings converted for multiple-family use or other attached dwellings (party-wall type) as defined herein”.
3. The term “apartment hotel” is defined by the Unified Development Code as follows: “Apartment hotel means a building designed for or containing both dwelling units and individual guest rooms or suites of rooms, which building may include accessory uses such as a cigar store or coffee shop, when such uses are accessible only from the lobby. Lodging as board is provided for a single family indicates a group and offer for compensation and it is open to the public in contra-distinction to a boardinghouse, lodging house or an apartment which are defined separately”.
4. Hotel is defined by the Unified Development Code as follows: “a facility offering transient lodging accommodations to the general public and providing additional services such as restaurants, meeting rooms, and recreational facilities”.
5. Motel is defined by the Unified Development Code as follows: “an establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom and closet space located on a single zoning lot and designed for use by transient automobile tourists. A motel furnishes customary hotel services such as maid service and laundering of linen, telephone and secretarial or desk service, and the use and upkeep of furniture. In a motel less than 50 percent of the living and sleeping accommodations are occupied or designed for occupancy by persons other than transient, automobile tourists”.

MULTI-FAMILY DWELLINGS

1. Multi-family dwellings are defined in the Unified Development Code as follows: “a dwelling containing three or more dwelling units designated with more than one dwelling unit connecting to a common corridor or entranceway, originally constructed for said purpose, and not including converted dwellings or attached row dwellings (party-wall type) as defined herein”.
2. While the definition of “multi-family dwellings” and the definition of “apartment building” are distinct within the Unified Development Code, the Department of Planning and Development has traditionally considered them the same development type. Because of this, apartments, or multi-family dwellings are currently permitted in the following zoning classifications:
 - a. A-6 Multiple-Family Residential District
 - i. Purpose - The A-6(D) Multiple-Family Residential District is intended to provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses. All strictly



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commercial uses are prohibited in the A-6(D) district. Planned unit development overlays may be used in the A-6(D) Multiple-Family Residential District.

b. A-7 Multiple-Family Residential District

- i. Purpose - The A-7(D) Multiple-Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and certain utility uses. All strictly commercial uses are prohibited in the A-7(D) district.

c. A-8 Multiple-Family Residential District

- i. Purpose - The A-8(D) Multiple-Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and certain utility uses. All strictly commercial uses are prohibited in the A-8(D) district.

d. HC-2 Highway Commercial District

- i. Purpose - The purpose of the 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.

e. HC-2A Highway Commercial District

- i. Purpose - The purpose of the HC-2A 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.

f. HC-3 Highway Commercial District

- i. Purpose - The purpose of the HC-3 Highway Commercial District is to provide for the location of larger-scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.

MID-RISE RESIDENTIAL BUILDINGS/HOTELS, MOTELS, AND CONVENTION CENTERS

1. The Unified Development Code currently does not have a definition for “mid-rise” or “high-rise” residential buildings. While the definitions of “multi-family dwellings” and “apartment building” are distinctly labeled within the Unified Development Code, the Department of Planning and Development has traditionally considered them the same development type as “mid-rise residential buildings” and “high-rise residential buildings” as indicated in the permitted uses listed in the Land Use Development Code 523, the current Unified Development Code, and as shown in Table 1.
2. “Mid-rise residential buildings” is a permitted use within the PBC-1 Planned Business Campus District.



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- a. PBC-1 Planned Business Campus District Purpose –
 - i. The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.
 - ii. The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this district. In no case shall the PBC-1 district be less than ten acres in area.
- 3. “High-rise residential buildings” is a permitted use within the PBC-2 Planned Business Campus District.
 - a. PBC-2 Planned Business Campus District Purpose –
 - i. The purpose of the PBC-2 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-2 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.
 - ii. The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this district. In no case shall the PBC-2 district be less than 20 acres in area.

STAFF FINDINGS

- 1. The term “apartments” located within the defined “Lodging, greater than 100/200 rooms (including apartments, hotels, motels)” is currently listed as a permitted use within the HC-2 Highway Commercial District, the HC-2A Highway Commercial District, and HC-3 Highway Commercial District, which totals 6,560 acres of property within the Parish. Removing the term “apartments” from the aforementioned zoning districts will reduce the zoning classifications in which apartments, or multi-family developments are permitted by 71%.

Table 2: Zoning Classifications Which Currently Allow Multi-Family Residential/Apartments		
Zoning Classification	# of Acres in STP	Permitted Uses
A-6 Multiple Family Residential	809 acres	Multiple-Family dwellings
A-7 Multiple Family Residential	160 acres	Multiple-Family dwellings
A-8 Multiple Family Residential	157 acres	Multiple-Family dwellings
PBC-1 Planned Business Campus	1,109 acres	Mid-Rise Residential Buildings
PBC-2 Planned Business Campus	384 acres	High-Rise Residential Buildings
HC-2 Highway Commercial District	4,245 acres	Lodging, 100 rooms or less (including apartments, hotels, motels)
HC-2A Highway Commercial District	57 acres	Lodging, 200 rooms or less (including apartments, hotels, motels)
HC-3 Highway Commercial District	2,258 acres	Lodging, greater than 100 rooms (including apartments, hotels, motels)
Total:	9,179 acres	

- 2. With over 273,000 residents, St. Tammany Parish is the fourth most populated Parish in the state (US Census Bureau 2022). Research has shown that the top most populated Parishes within Louisiana allow apartments as a permitted use within various types of commercial districts including “light commercial”, “neighborhood commercial”, “residential mixed”, “business core districts”, and “heavy commercial” districts (see Table 3). If the St. Tammany Parish Council removes the term



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“apartments” from the list of permitted uses within the HC-2, HC-2A, and HC-3 districts, it would cause St. Tammany Parish to be the only Parish of the 7 most populous Parishes that does not allow apartments in commercial zoning classifications.

Table 3: Top 10 Most Populous Parishes in Louisiana and Apartments as Allowable Uses			
Parish		Population (100,000)	Commercial District Zoning Classification
1.	East Baton Rouge Parish	450,000	Light Commercial One (LC1) Light Commercial Two (LC2) Light Commercial Three (LC3) Heavy Commercial One (HC1) Heavy Commercial Two (HC2) Business (C5)
2.	Jefferson Parish	425,000	Neighborhood Commercial District (C-1) General Commercial District (C-2) General Offices (GO-1) General Offices (GO-2) Core District Residential (CD-R) Business Core District (BC-1) Business Core District (BC-2) Mixed Use Corridor (MUC) Office Warehouse District (OW-1)
3.	Orleans Parish	369,000	All Suburban Neighborhoods Non-Residential Districts and All Commercial Center Districts
4.	St. Tammany Parish	273,000	A-6 Multiple Family Residential A-7 Multiple Family Residential A-8 Multiple Family Residential PBC-1 Planned Business Campus PBC-2 Planned Business Campus HC-2 Highway Commercial District HC-2A Highway Commercial District HC-3 Highway Commercial District
5.	Lafayette Parish	247,000	Residential Mixed (RM1) Residential Mixed (RM2) Mixed-Use Residential (MN) Downtown (D) Commercial Mixed (CM) Commercial-Heavy (CH)
6.	Caddo Parish	229,000	General Commercial Zoning District (C3) Urban Corridor Commercial Zoning District (C-UC) Urban Village Commercial Zoning District (C-UV) D-1 Downtown Zoning District
7.	Calcasieu Parish	202,000	Light Commercial District (C-1) General Commercial District (C-2) Central Business Commercial District (C-3)(Conditional Use Permit Required)

- 3. Staff has determined that research, review, and rezoning of specific HC-2 Highway Commercial, HC-2A Highway Commercial, and HC-3 Highway Commercial properties may be an appropriate action to reduce the intensity of specific sites rather than removing apartments from permitted uses within existing Highway Commercial zoning classifications.
- 4. The Planning Department has requested a legal opinion from the Civil Division of the District Attorney’s Office regarding the consequences of removing apartments as a permitted use from all Highway Commercial zoning classifications. To date, not enough time has been provided to research all the findings and provide a comprehensive analysis.

Consistency with New Directions 2040

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



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- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Strategy 1.8.1: Maintain zoning classifications for mixed use development at various scales and intensities.
- iii. Strategy 1.8.3: Continue efforts to ensure that renters and homeowners have access to healthy housing without the presence of housing quality problems. Educate landlords above required standards of quality in their rental properties and warn them about potential violations of fair housing rules.
- iv. Strategy 1.9.2: Encourage infill development on vacant lots in existing neighborhoods.
- v. Strategy 4.5.3: Ensure that new development and redevelopment does not price out and displace long-term residents, elderly and poorer residents.



2023-3479-ZC



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2023-3479-ZC

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Director

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

Location: Parcel located on the south side of Bobby Jones Blvd, east of Wood Street, being Lot 22, Square 1, Hillcrest Country Club Estates Subdivision, Abita Springs; S27, T6S, R12E; Ward 10, District 6

Council District: 6

Owner: Sandra Calidonio **Posted:** September 14, 2023

Applicant: Ronald Garay & Sandra Calidonio **Commission Hearing:** October 10, 2023

Size: .44 acres **Determination:** Approved, Denied, Postponed



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

FINDINGS

1. The applicant is requesting to rezone the .44-acre parcel from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The property is located on the south side of Bobby Jones Boulevard, west of Hillcrest Blvd being Lot 22, Sq. 1, of Hillcrest Country Club Estates.

Zoning History

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

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

Site and Structure Provisions

3. The subject property is identified as Lot 22, Sq. 1, Hillcrest Country Club Estates subdivision and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential - Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District, MHO Manufactured Housing Overlay
West	Residential - Undeveloped	A-3 Suburban District



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5. The subject property abuts A-3 Suburban District zoning on all sides except to the north where it abuts A-2 Suburban District-zoned parcels. The A-3 Suburban District allows for single-family dwellings with one unit per every half-acre. The Hillcrest Country Club Estates subdivision is comprised of approximately 250 acres of land which is zoned for single-family residential development (Figure 1).

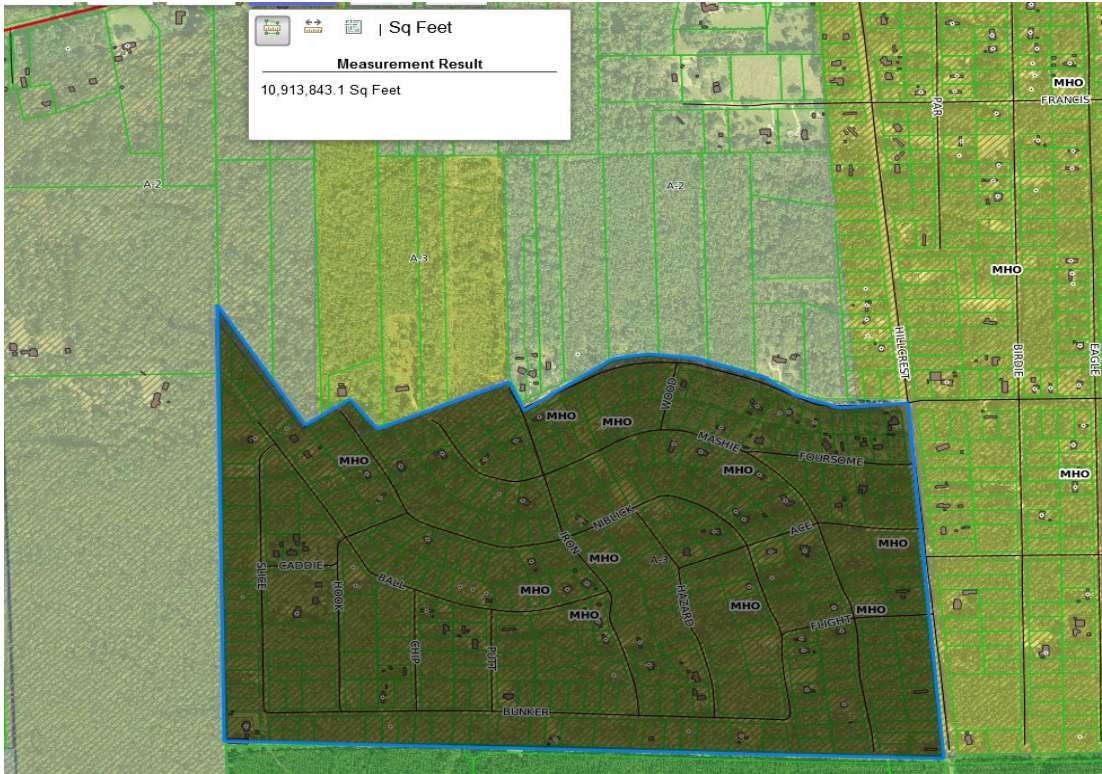


Figure 1: Approximate Measurement of Hillcrest Country Club Estates (Measuring 10,913,843 sqft, or 250 acres)

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



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

7. The subject property abuts Lot 23 of Hillcrest Country Club Estates, which was approved for an MHO Manufactured Housing Overlay by the Zoning Commission in June of 2023 (2023-3322-ZC, Ord. No. 23-5204).
8. If approved, the applicant could apply a building permit to place a mobile home on the site.



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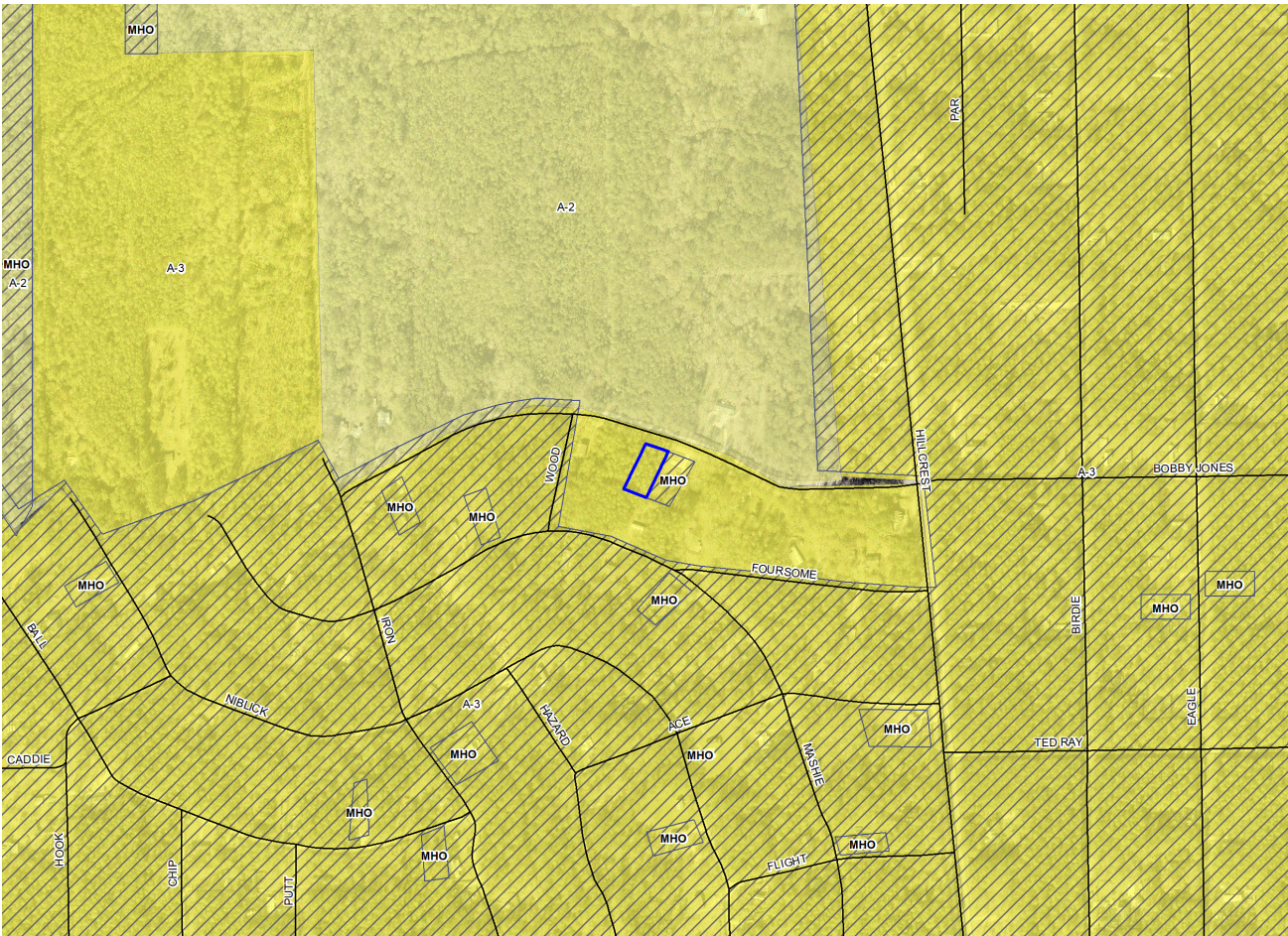
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Director

9. *Consistency with New Directions 2040*

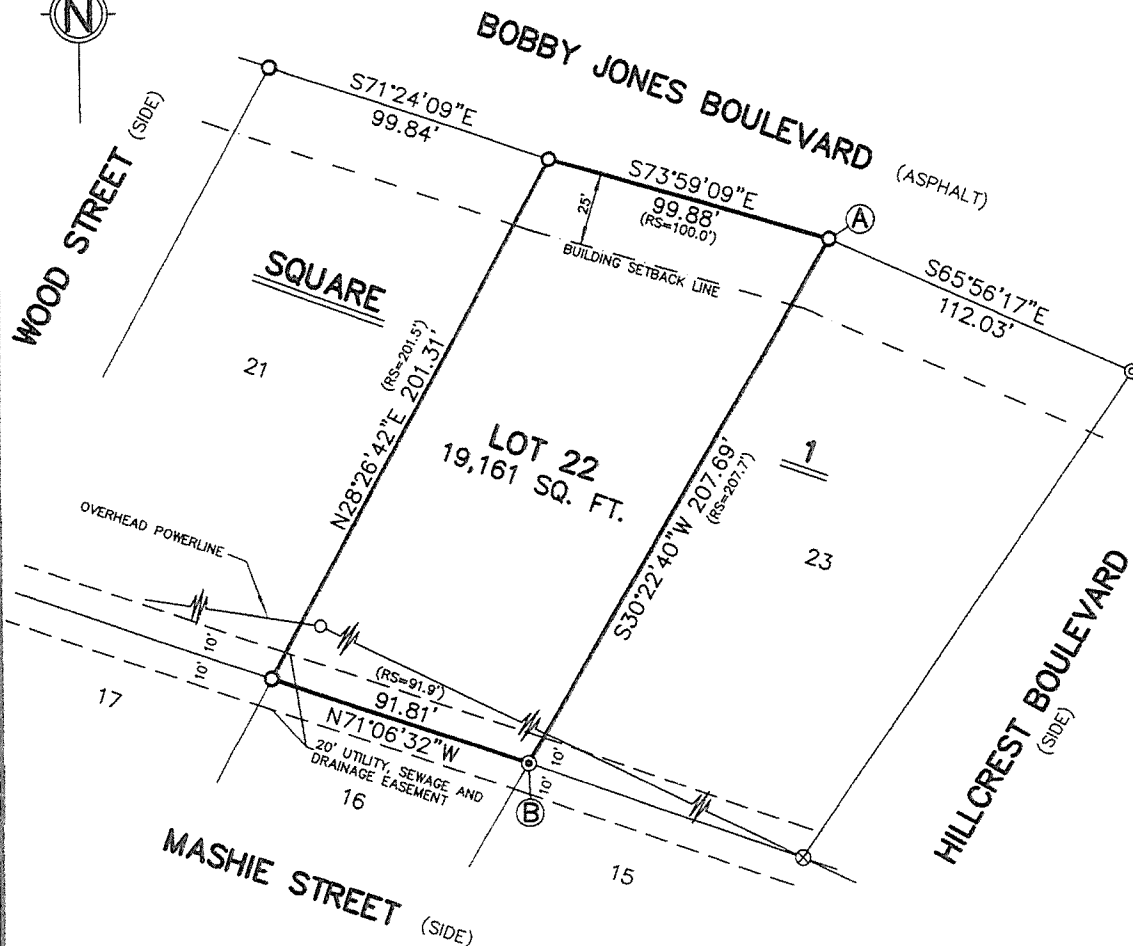
Rural and Agricultural areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural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



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○ = 3/8" IRON ROD FOUND
 ⊙ = 5/8" IRON ROD FOUND
 ⊗ = 1" IRON PIPE FOUND
 ⊕ = 1/2" IRON ROD FOUND
 ○ = POWERPOLE
 RS = REFERENCE SURVEY

1. This property is located in Flood Zone A2, per F.E.M.A. Map No. 225205 0275 C, dated October 17, 1989.
2. Building Setback Lines must be verified by the St. Tammany Parish Planning Department.

Plat of Hillcrest Country Club Estates Subdivision, Addition No. 2, by Robert A. Berlin Surveyor, dated 04/18/1962, revised 04/23/1962, filed in the St. Tammany Parish Clerk of Court Map File No. 28-C.

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.

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVENUE

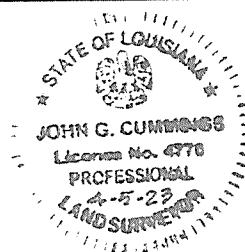
COVINGTON, LA 70433

SHOWING A SURVEY OF: LOT 22, SQUARE 1, HILLCREST COUNTRY CLUB ESTATES
SUBDIVISION, ADDITION NO. 2, LOCATED IN SECTION 27,
TOWNSHIP 6 SOUTH, RANGE 12 EAST, 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

REVISÉ:





2023-3496-ZC



ZONING STAFF REPORT
2023-3496-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 Tantela Ranch Road, south of Northeast Drive, Covington;
S38, T6S, R10E; Ward 1, District 3 **Council District:** 3

Petitioner: Jeffrey Schoen **Posted:** September 19, 2023

Owner: Michael and Robin Pratt **Commission Hearing:** October 10, 2023

Size: 3.11 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-1 Suburban District

Requested Zoning
A-1A Suburban District

Future Land Use
Rural and Agricultural

Flood Zone
Effective Flood Zone A4
Preliminary Flood Zone AE

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The site is located on the east side of Tantela Ranch Road, south of Northeast Drive, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	A-1 Suburban District

2. The subject property is a part of a larger parcel that is 9.40 acres in size. The parcel includes a single-family residence, an accessory barn and a pond. The applicant’s intent is to apply for a minor subdivision to create two parcels of this 9.40-acre piece that are 6.29 acres on which the house and pond sit, and 3.11 acres in size where the barn is currently situated. As the subject property does not contain a RO Rural Overlay designation, the proposed 3.11-acre parcel would be considered legal non-conforming.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

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



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4. The existing A-1 Suburban District calls for a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and minimum parcel width of 300ft. The requested A-1A Suburban District requires a minimum of 3 acres and a minimum parcel width of 200ft.

5. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density	Allowable Uses	Purpose
A-1 Suburban District (Existing)	1 unit per every 5 acres (Parcel size of 5 acres or greater with 300ft width)	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment at a low-density level. The A-1(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
A-1A Suburban District (Proposed)	1 unit per every 3 acres (Parcel size of 3 acres or greater with width of 200ft)	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-1A(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.

6. If approved, the applicant intends to apply for a minor subdivision of their 9.40-acre parcel into parcels A (6.29 acres) and B (3.11 acres), with the subject property being Parcel B.

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.

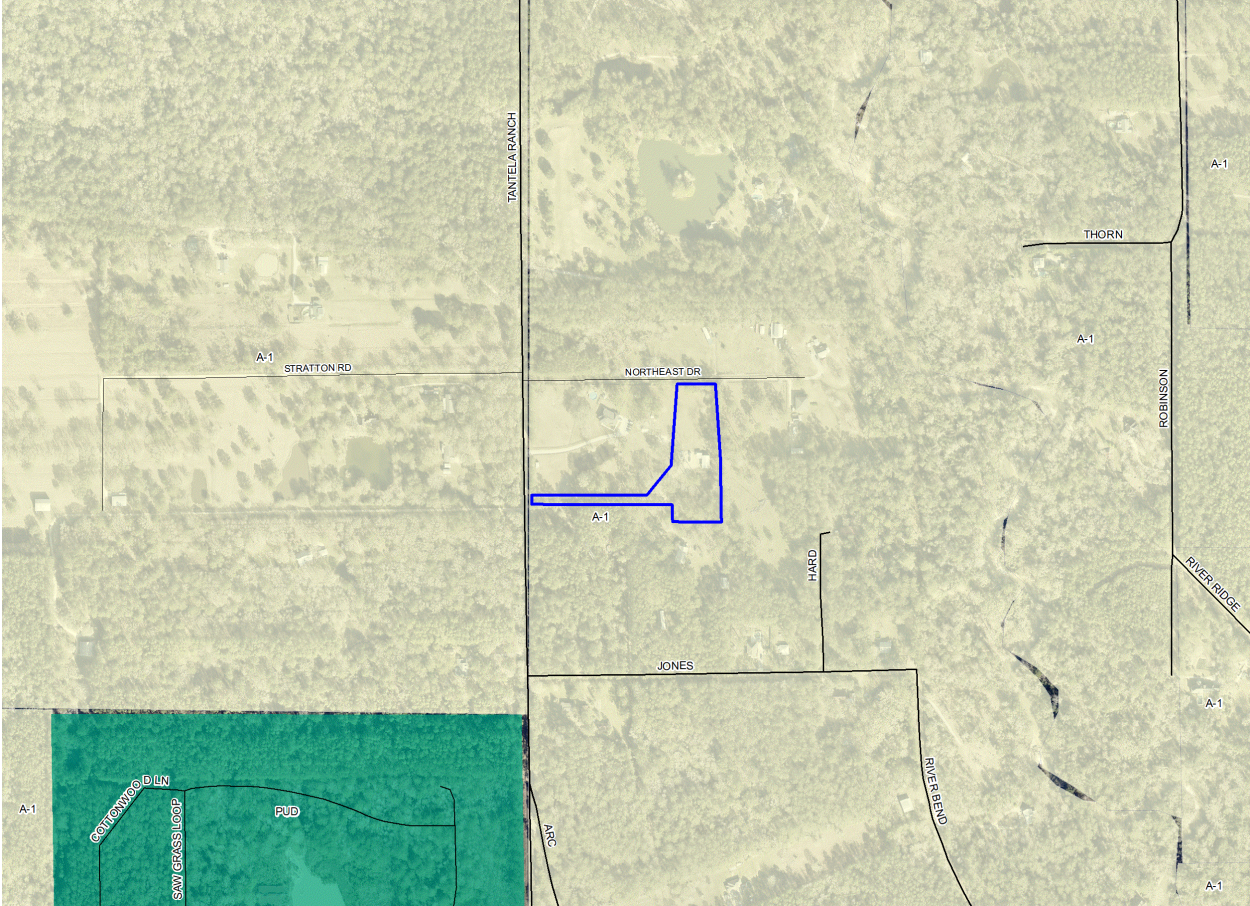
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - ii. Goal 1.3: The character of existing residential areas,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



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TANTELA RANCH

9

STRATTON

NORTHEAST

8

T6 - R10E

A-1



HARD

38

JONES

RIVER BEND

PUD

SAW GRASS

ARC

17

Reference: A Survey Map of subject property by this firm, Dated 8-22-2018, Job #18919 (Based Bearings)

A MINOR SUBDIVISION OF AN 9.40 ACRE PARCEL OF LAND, INTO PARCELS A & B, SITUATED IN SECTION 38, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

The P.O.B. is reported to be South-642.53'; S89°54'16"E-29.72' from the 1/4 Corner common to Sections 8 & 38 T-6-S, R-10-E, St. Tammany Parish, Louisiana



Northeast Drive

(Gravel)

(Base Bearing)

623.18'

160.63'

DATE

FILE NO.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

Tantela Ranch Rd.

(Parish Asphalt)

N00°22'58"W-494.56'-Total

459.56'

P.O.B.

Limestone Drive

Pond

Res.

Conc.

Parcel A
6.29 ACRES

(9.40

ACRES)

Parcel B
3.11 ACRES

Born

Powerline

Fence

35.00'

S89°13'25"E-492.02'

N89°12'33"W-585.97'

(Must verify prior to Construction)

Building Setbacks

Front: **

Side: **

Rear: **

Side Street: **

N00°47'20"W
71.61'

N39°05'58"E
162.92'

N04°17'12"E-339.69'

S01°59'48"E-326.83'

S00°00'23"E-252.17'

- LEGEND:
- = Fnd. 1/2" Iron Rod
 - = Fnd. 5/8" Iron Rod
 - = Fnd. Wood Fence Cor. Post
 - = Set 1/2" Iron Rod

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

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

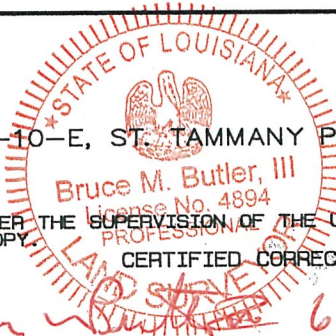
MAP PREPARED FOR **MIKE & ROBIN PRATT**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 38, T-6-S, R-10-E, ST. TAMMANY PARISH, LA.

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

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
landsurveyingllc@gmail.com email



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

SCALE:

1" = 110'

DATE:

06-08-2023

NUMBER:

21269



2023-3505-ZC



ZONING STAFF REPORT
2023-3505-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 Brown's Village Road, being the North Half of Lot 13, Brown's Village Subdivision, Slidell; S33, T8S, R14E; Ward 9, District 14 **Council District:** 14

Owner: Sammy and Iris Victor **Posted:** September 20, 2023

Applicant: Rosa Velarde **Commission Hearing:** October 10, 2023

Size: .29 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-3 Suburban District

Requested Zoning
A-3 Suburban District
MHO Manufactured Housing Overlay

Future Land Use
Residential – Medium Intensity

Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:
No

FINDINGS

1. The applicant is requesting to rezone the .25-acre parcel from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The property is located on the south side of Brown's Village Road, being the North Half of Lot 13, Brown's Village Subdivision, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	SA Suburban Agricultural
09-2020	SA Suburban Agricultural	A-3 Suburban District

Site and Structure Provisions

3. 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-4A Single Family District, MHO Manufactured Housing Overlay
South	Residential	A-3 Suburban District
East	Residential - Undeveloped	A-3 Suburban District
West	Residential - Undeveloped	A-3 Suburban District



ZONING STAFF REPORT
2023-3505-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 5. The subject property abuts A-3 Suburban District zoning to the south, east, and west, as well as A-4A Single-Family Residential District zoning (across Browns Village Road - part of the West Addition to Morgan Subdivision) to the north.
- 6. The A-3 Suburban District calls for minimum half-acre parcel sizes with a density allotment of 1 dwelling unit per every half-acre. As the subject property does not meet the size requirements for the A-3 Suburban District, it is considered to be a legal lot of record.



Figure 1: Browns Village subdivision surrounding area

- 7. Within Browns Village subdivision, there are two lots that were successfully rezoned to include an MHO Manufactured Housing Overlay, both lots being north of Dennis Drive and south of Browns Village Road, similar to the subject property (Council Ord(s). 12-2776 and 16-3566).
- 8. Directly across Browns Village Road from the subject property are two mobile homes. Staff cannot confirm whether these structures are vacant or occupied.
- 9. If approved, the applicant could apply for building permits to place a mobile home on the site.

Consistency with New Directions 2040

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2unit 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 onsite water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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

BLYTHE ROAD
(AKA BROWN'S VILLAGE ROAD)

2023-3505-ZC

S89°35'E 100.00'

PLAT: NORTH
N00°47'18"E 125.00'

N 1/2
OF
LOT
13

S00°47'18"W 125.00'

PLAT: SOUTH

340'

SQUARE A

60' RIGHT-OF-WAY

N89°35'W 100.00'

SOUTH
HALF
OF
LOT 13

125'

LOTS
12-10

LEGEND

- FND. 1/2" IRON ROD
- SET 1/2" IRON ROD

DONNIS DRIVE

ADDRESS:

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS 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. 225 205

0410042199

ZONE C B.F.E. N/A

*Verify prior to Construction with Local Governing Body

SURVEY NO.
1002526

DATE:
11-8-2000

J. V. BURKES & ASSOC., INC.

2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504-649-0075 FAX 504-649-0154

DRAWN BY: CAD

SCALE: 1" = 40'

REVISED:

SURVEY MAP OF:

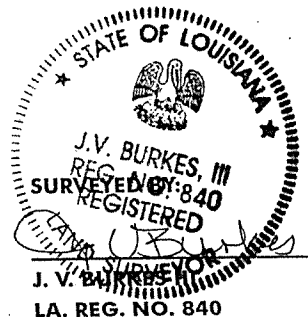
THE
NORTH
HALF OF LOT 13

LOCATED IN:

BROWNS VILLAGE SUBDIVISION
NEAR SLIDELL,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO:

SAM VICTOR





2023-3511-ZC



ZONING STAFF REPORT
2023-3511-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 North 3rd Street, being Lots 3 & 4, Square 20, Alton Subdivision, Pearl River; S23, T8S, R14E; Ward 8, District 14 **Council District:** 14

Owner: April Poche Hanley **Posted:** September 20, 2023

Applicant: April Poche Hanley **Commission Hearing:** October 10, 2023

Size: .23 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-4 Single-Family Residential District
Requested Zoning
A-4 Single-Family Residential District
MHO Manufactured Housing Overlay
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

1. The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of North 3rd Street, being Lots 3 & 4, Square 20, Alton Subdivision, Pearl River.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SA
10-2234	SA	A-4 Single-Family Residential District

Site and Structure Provisions

3. The subject property is currently undeveloped and is surrounded by other undeveloped property to the north, west, and south. Immediately across North Third Street to the east is a single-family residence.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

5. The subject property abuts A-4 Single Family Residential District zoning on all sides which has a minimum lot size of ¼ acre and a density allotment of one unit per every quarter acre.



ZONING STAFF REPORT
2023-3511-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. The subject property is within approximately 500 feet from Lot 2A, Sq. 25 of Alton Subdivision, which was which was approved for an MHO Manufactured Housing Overlay in 2018 (Council Ord. 18-3985). In addition, the adjacent Town of Alton Subdivision is completely zoned for MHO Manufactured Housing Overlay. However, this subdivision is currently subject to a moratorium that restricts Conditional Use Permits and/or Permits for construction or placement of building structures & mobile homes.

Figure 1: Surrounding area with MHO manufactured Housing Overlay in bright green – with similar rezoning case nearby.



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

Consistency with New Directions 2040

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2unit 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 onsite water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

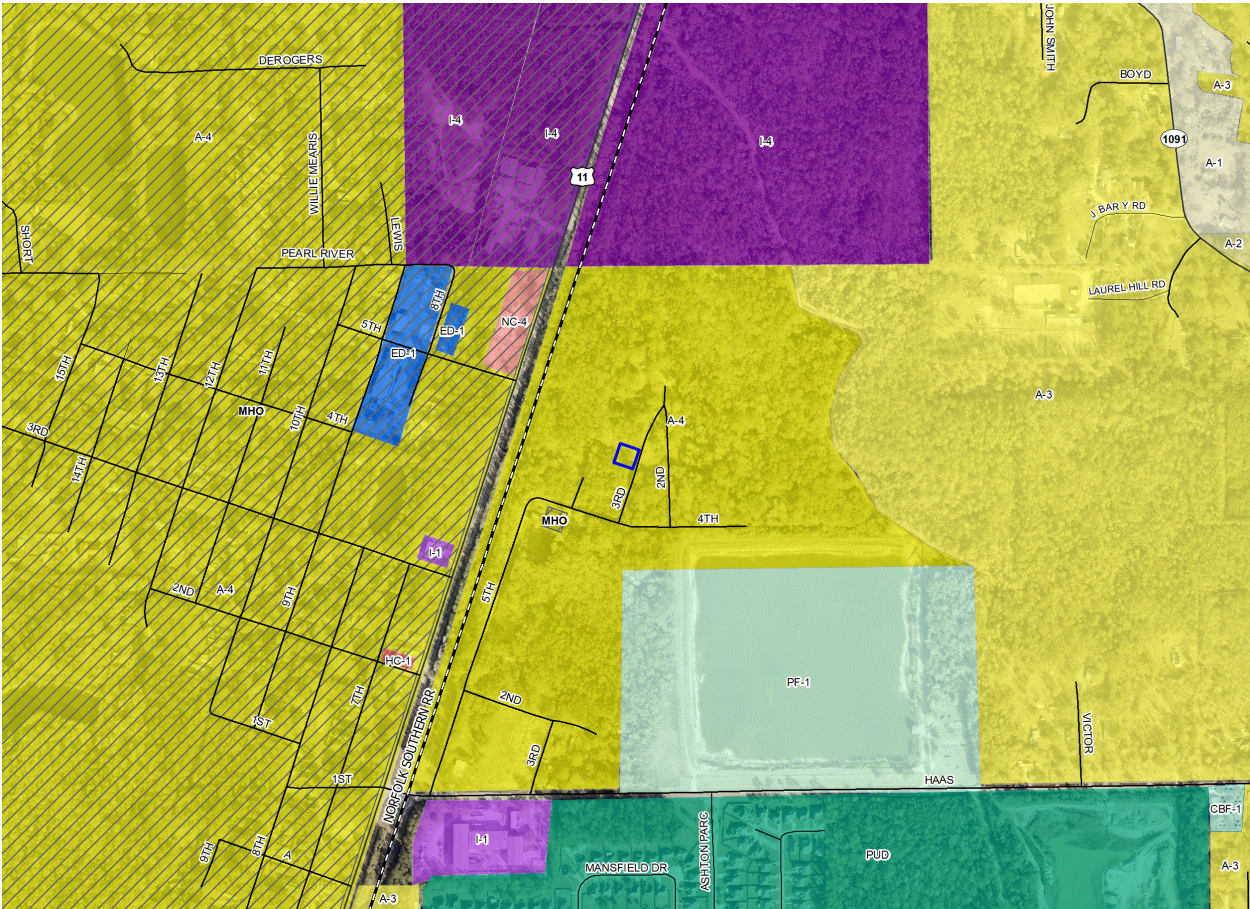
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - b. Goal 1.8: A variety of safe, affordable,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

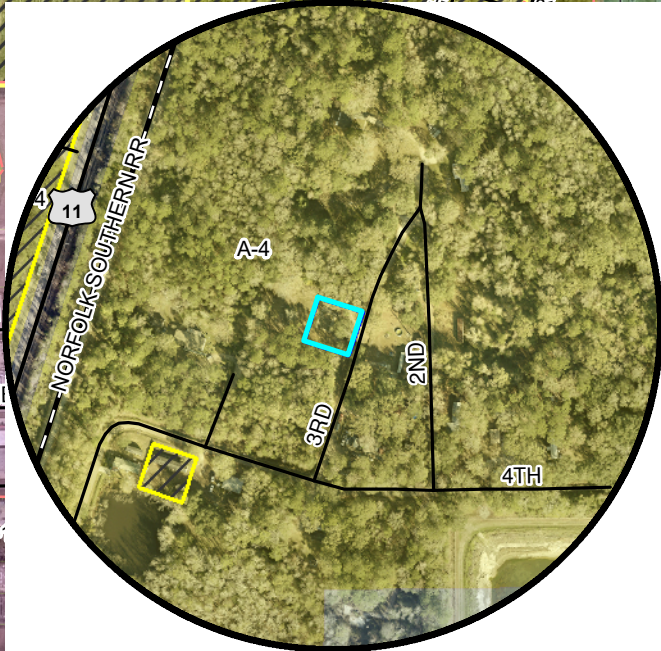


ZONING STAFF REPORT
2023-3511-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

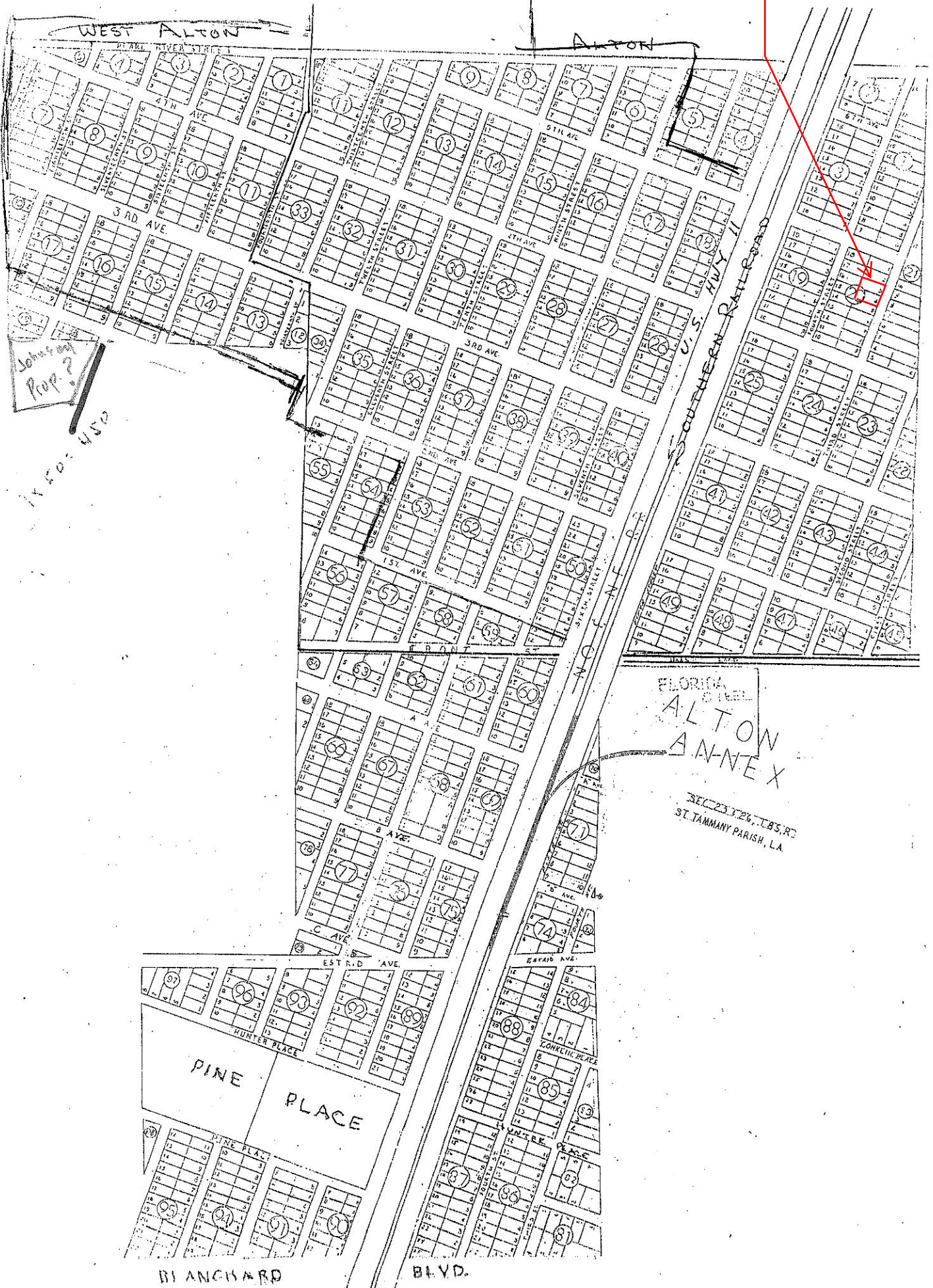




Tax rolls
if not
Verde Court.

find C. Hufft
Deed
run vendor
check of
activities

Subject property





2023-3512-ZC



ZONING STAFF REPORT
2023-3512-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 Beverly Drive, north of Karrie Lane, Covington; S13, T6S, R10E; Ward 3, District 3
Council District: 3

Owner: Santiago Elizalde & Griselda Marcial
Posted: September 15, 2023

Applicant: Lesley Nixon
Commission Hearing: October 10, 2023

Size: 4.20 acres
Determination: Approved, Denied, Postponed
Current Zoning



A-2 Suburban District

RO Rural Overlay

Requested Zoning

A-2 Suburban District

RO Rural Overlay

MHO Manufactured Housing Overlay

Future Land Use

Residential – Low Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone AE

Critical Drainage

Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Beverly Drive, north of Karrie Lane, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	A-2 Suburban District

2. The subject property was rezoned to A-2 Suburban District through the Parish's 2009-2010 Comprehensive Rezoning effort. The A-2 Suburban District calls for a minimum of 1-acre parcel sizes with an allowable density of one unit per acre.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential & Undeveloped	A-2 Suburban District
West	Residential Subdivision	PUD Planned Unit Development – Penn Mill

4. The subject property is currently undeveloped and is surrounded by A-2 Suburban District to North, South, and East. Immediately to the West is the existing Penn Mill lakes Planned Unit Development.
5. The surrounding properties in the Lake Ramsey Subdivision are a mixture of manufactured homes and stick-built single-family residences. Per the most available and recent data, it appears that there are approximately eight (8) mobile homes along Beverly Drive within the Lake Ramsey Subdivision. This information accounts for the structures themselves rather than their current occupancy status.



ZONING STAFF REPORT
2023-3512-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. Additionally, there is an existing mobile home across from the subject property on Beverly Drive. There is also an existing mobile home immediately south of the subject property on Karrie Lane. These manufactured homes are considered to be of legal non-conforming use.¹ * (Figure 1)
7. To the south of the subject property is Ramsey Estates Subdivision, which has had multiple parcels which were approved for the MHO Manufactured Housing Overlay as early as 2011 to most recently in 2022.

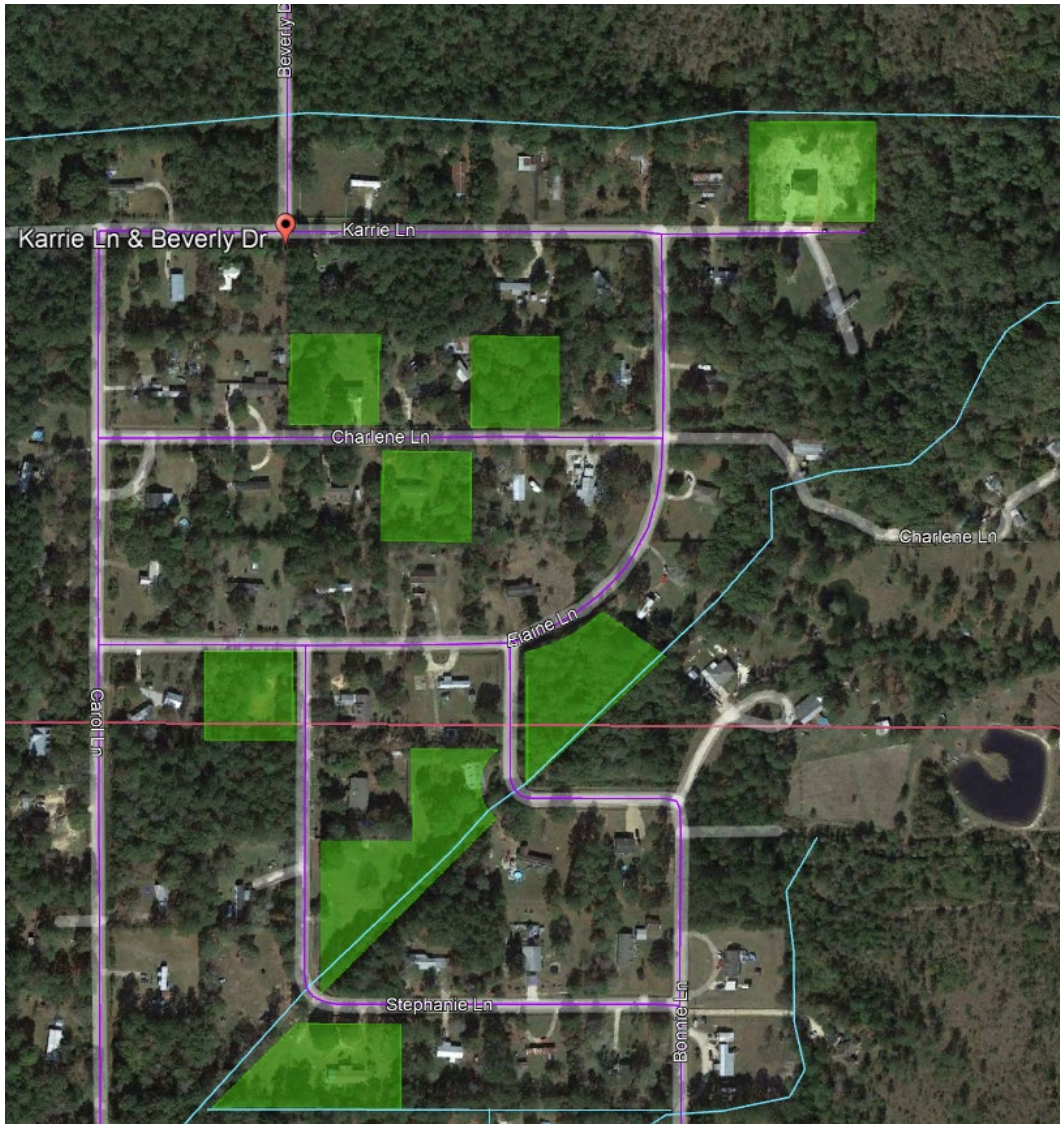


Figure 1: All Approved MHO Manufactured Housing Overlay properties within Ramsey Estates Subdivision (MHO is in green)

8. The purpose of the requested MHO Manufactured Housing Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents. In the event that there is an unoccupied mobile home or if the electricity has been turned off for longer than six months, an applicant may apply for the zoning change to turn power back on to the existing mobile home.
9. If the change to MHO Manufactured Housing Overlay was to be approved, the applicant may place a new mobile home on the property.

¹ * (Sec 130-162): Legal nonconforming uses shall be defined as any use lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as a legal nonconforming use even though such use does not conform to the provisions of these regulations for the zoning district in which it is located. Similarly, whenever a use district shall be changed thereafter, then the existing lawful use may be continued.



ZONING STAFF REPORT
2023-3512-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

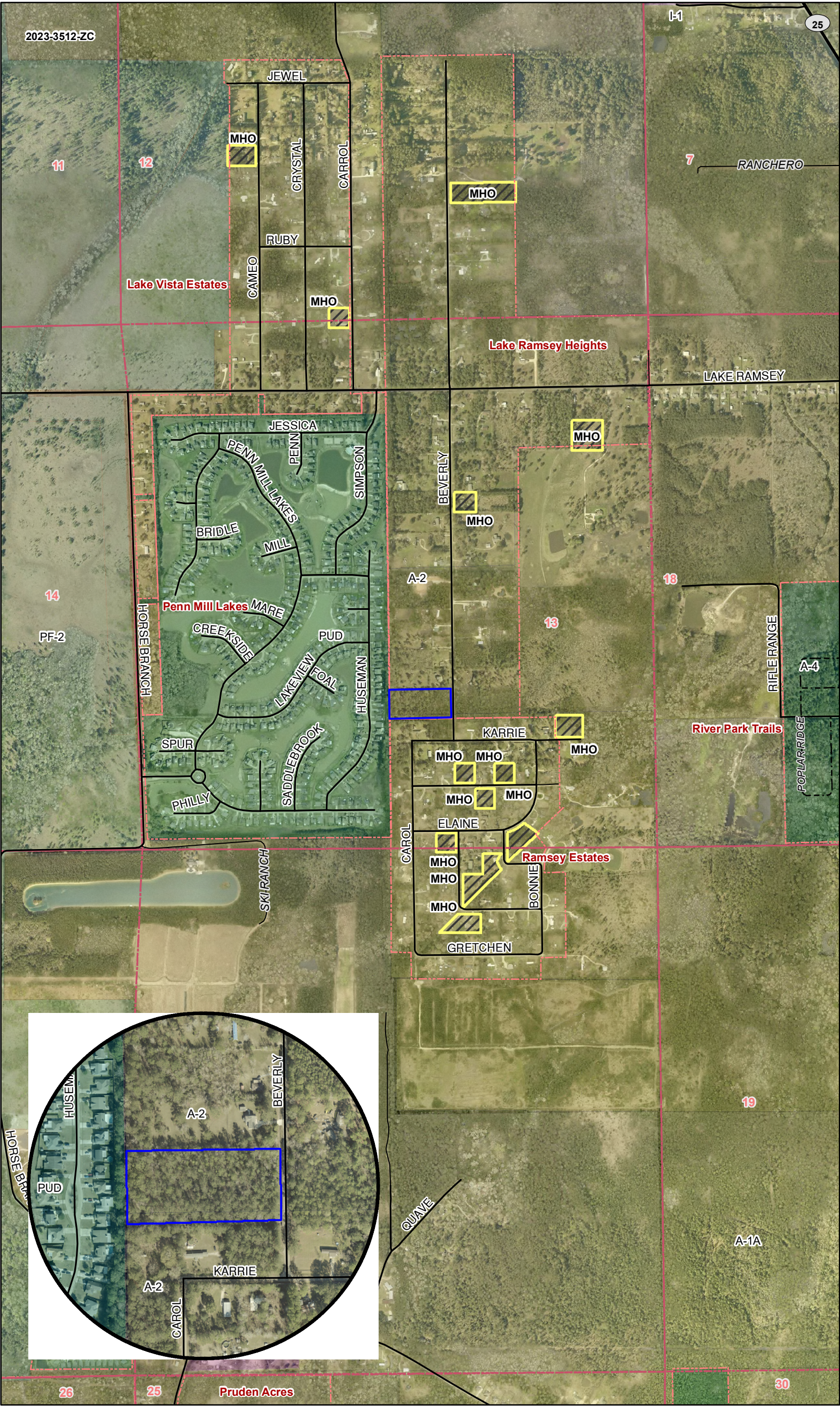
Consistency with New Directions 2040

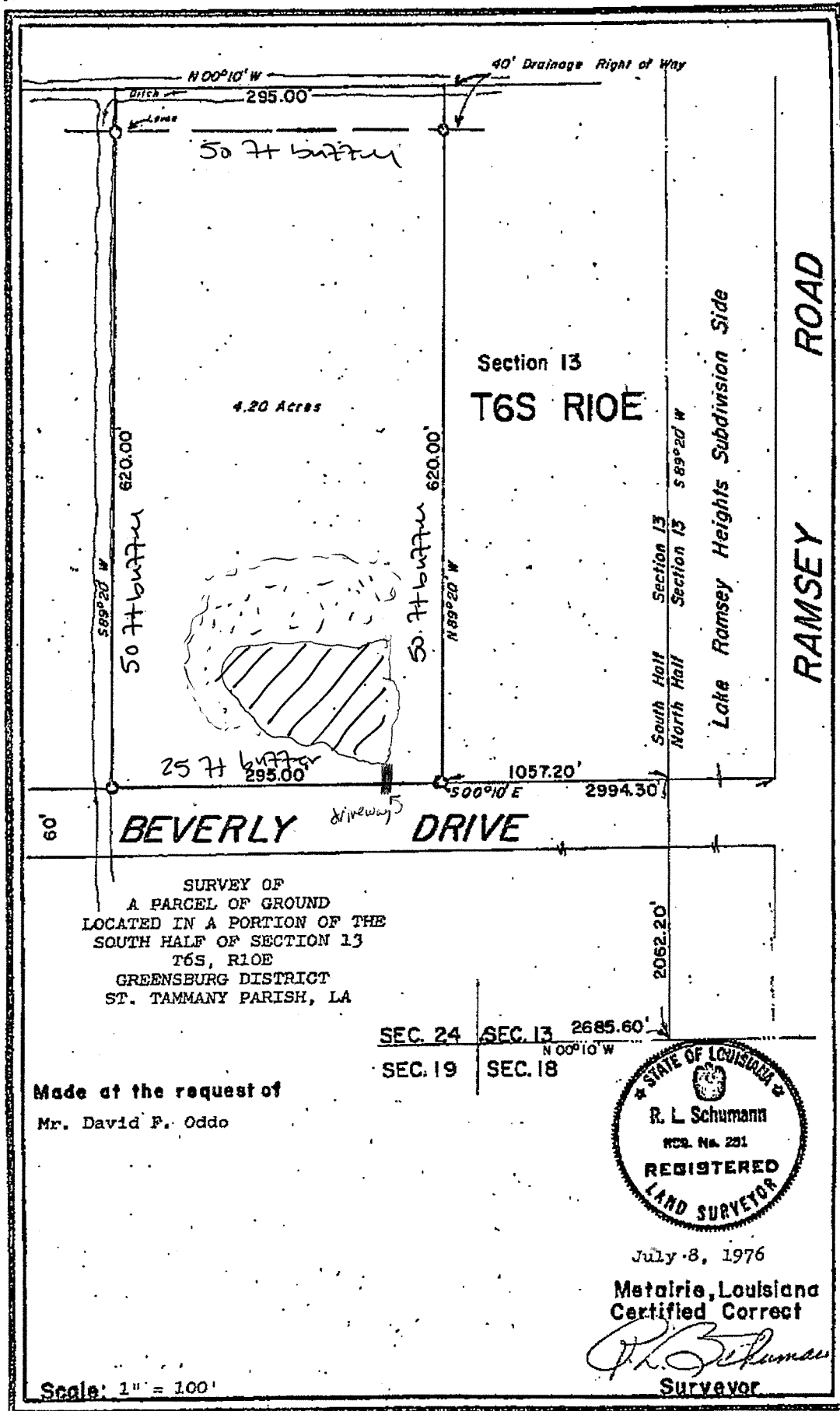
Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.









2023-3513-ZC



ZONING STAFF REPORT
2022-3513-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 Louisiana Highway 1077, south of Interstate 12, Covington;
S11, T7S, R10E; Ward 1, District 1 **Council District:** 1

Owners: Anthony Gennaro Jr. & Lisa Gennaro **Posted:** September 15, 2023

Petitioner: Jeffrey Schoen **Commission Hearing:** October 10, 2023

Size: 12.70 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-3 Suburban District

Requested Zoning
HC-2 Highway Commercial District

Future Land Use
Residential: Medium-Intensity
Mixed-Use

Flood Zone
Effective Flood Zone A
Preliminary Flood Zone AE

Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 12.70-acre parcel from A-3 Suburban District to HC-2 Highway Commercial District. The property is located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-3 Suburban District

Site and Structure Provisions

3. The subject property is currently developed with a single-family residence and an accessory unit.

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
South	Residential	A-2 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-4 Single-Family Residential District

5. The subject property abuts single-family zoning to the east, south, and west, as well as a commercial property zoned HC-2 Highway Commercial District to the north. The purpose of the 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 and designed to provide services to a portion of the Parish.



ZONING STAFF REPORT
2022-3513-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. The minimum size for new lots within the HC-2 Highway Commercial District is 20,000 square feet with a maximum building size of 40,000 square feet. The property, in theory, could house multiple commercial structures that do not exceed the 40,000 square feet allotment, however these structures must be able to accommodate all required parking, landscaping, and drainage requirements.
7. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Mixed Use areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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

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

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

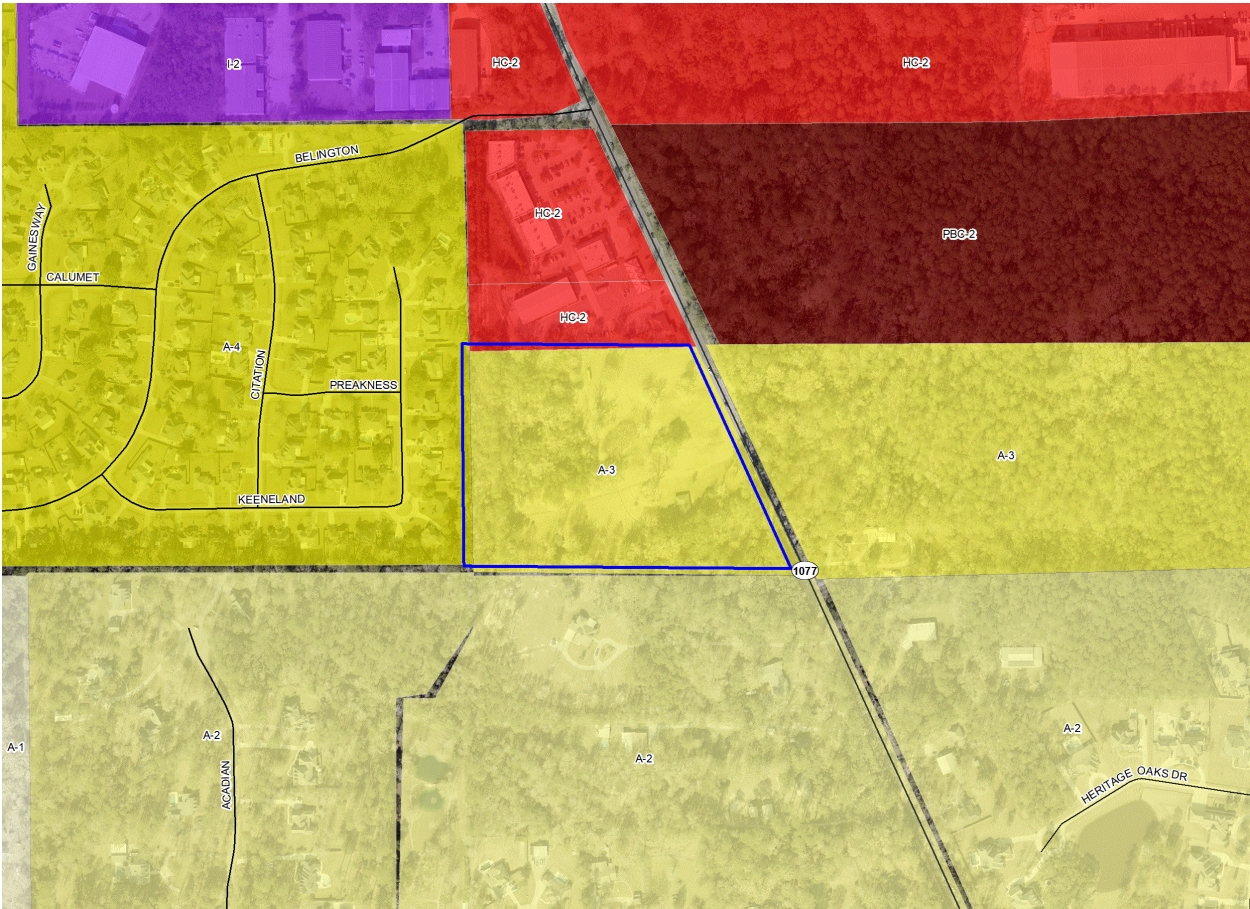
- i. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.



ZONING STAFF REPORT
2022-3513-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2023-3513-ZC

NEW CAMELLIA

I-2

SEYMOUR MYERS

HC-2

BELINGTON

PBC-2

TURNPIKE RD

PREAKNESS

KEENE LAND

11

A-4

10

CITATION

T7-R10E

A-3

ACADIAN

A-2

BREWSTER

PUD

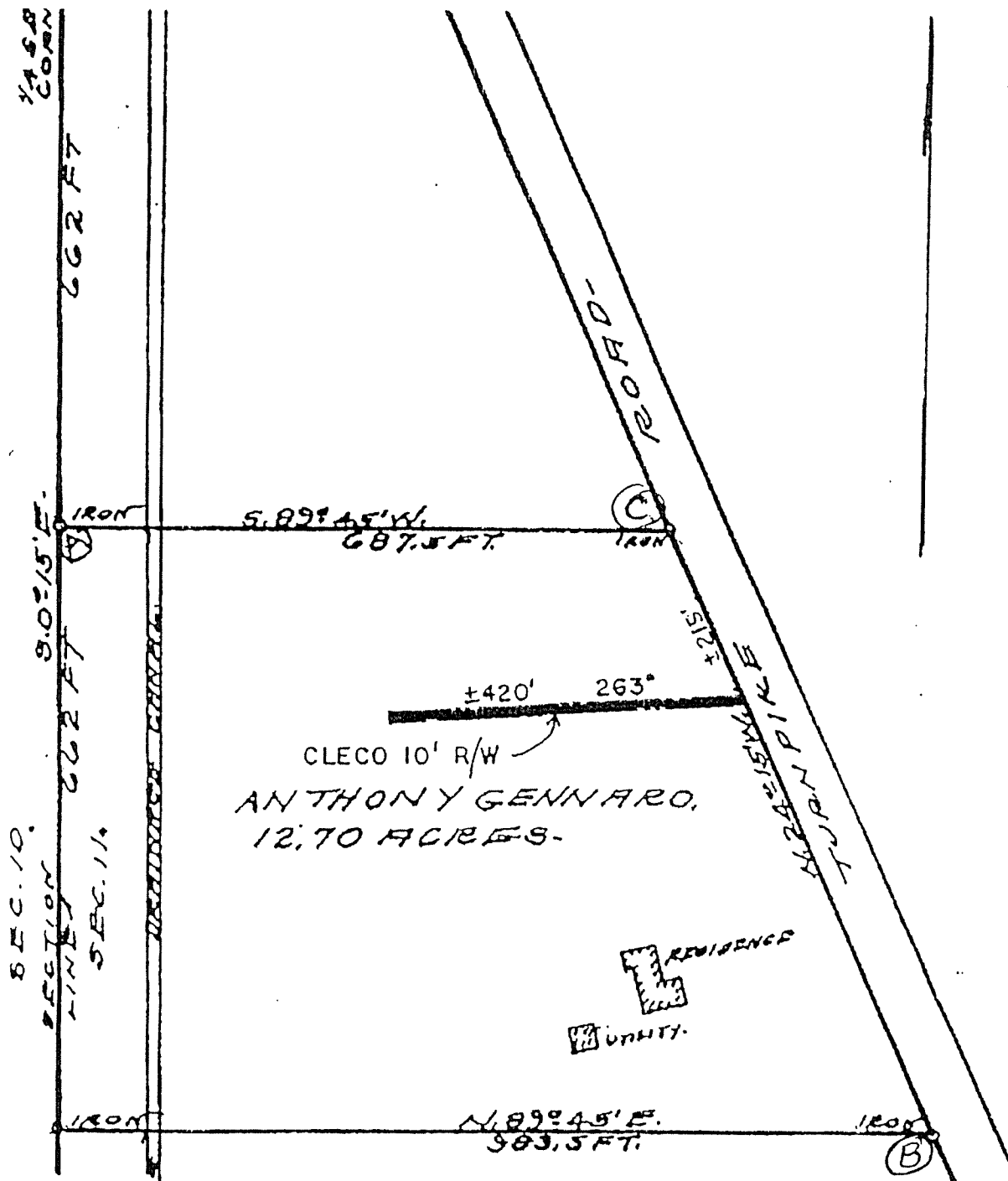
15

14

2023-3513-ZC

SKETCH

OX-24
Rev. 11/86



MAP SHOWING SURVEY IN SECTION
11-T.7S-R.10E-GREENSBURG-DISTRICT
ST. TAMMANY PARISH, LOUISIANA.
SCALE: 1 INCH = 200 FT.
NOV. 7, 1963-

E. R. Schults
SURVEYOR
COVINGTON, LA.

R/W WIDTH 10'
R/W LENGTH ±420'
R/W WIDTH _____
R/W LENGTH _____
TLN NUMBER _____

CENTRAL LOUISIANA ELECTRIC COMPANY
PINEVILLE, LOUISIANA

PROPOSED ELECTRIC LINE RIGHT OF WAY
ACROSS THE PROPERTY OF

GENNARO

WARD 1 IN SECTION 11 T.7S R.10E
ST. TAMMANY PARISH, LOUISIANA



St. Tammany Parish Department of Planning &
Development – Zoning Staff Report



ZONING STAFF REPORT
2022-3514-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 southeast side of Pontchartrain Drive, north of Northshore Circle, Slidell; S32, T9S, R14E; Ward 9, District 13
Council District: 13
Owner: Stocks Finder, LLC - Maksim Volovikov
Posted: September 27, 2023
Applicant: Romain Stitelet & Maksim Volovikov
Commission Hearing: October 10, 2023
Size: 1.903 acres
Determination: Approved, Denied, Postponed



Current Zoning

HC-2 Highway Commercial District

Requested Zoning

HC-2 Highway Commercial District
Entertainment Overlay

Future Land Use

Commercial
Residential: Medium Intensity

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 HC-2 Highway Commercial District and Entertainment Overlay. The site is located on the southeast side of Pontchartrain Drive, north of Northshore Circle, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
07-055	Unknown	C-2 Commercial
09-2117	C-2	HC-2 Highway Commercial District

Site and Structure Provisions

1. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (Across Hwy 11)	Residential	A-4A Single Family Residential
South	Residential	A-4 Single Family Residential
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

3. Per Sec. 6-34(b), a sale of high alcohol content is not permitted on premises that are located adjacent to single-family residentially zoned property or within 500 feet or less of single-family residentially zoned property unless the property owner has applied for and received the Entertainment Overlay or maintains a 100-foot no cut buffer between the development and residentially zoned property.



ZONING STAFF REPORT
2022-3514-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The purpose of the Entertainment Overlay is to accommodate a limited number of entertainment based uses required to obtain a permit for the sale of beverages of high alcoholic content, other than beer and wine, in a limited geographic area, adjacent to residentially zoned neighborhood, to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.
5. If approved, the applicant would be permitted to apply for a liquor license with the St. Tammany Parish Sheriff's Office as well as with the Louisiana ATC Office to serve/sell higher alcohol content on-site with an approved building and sitework permit.

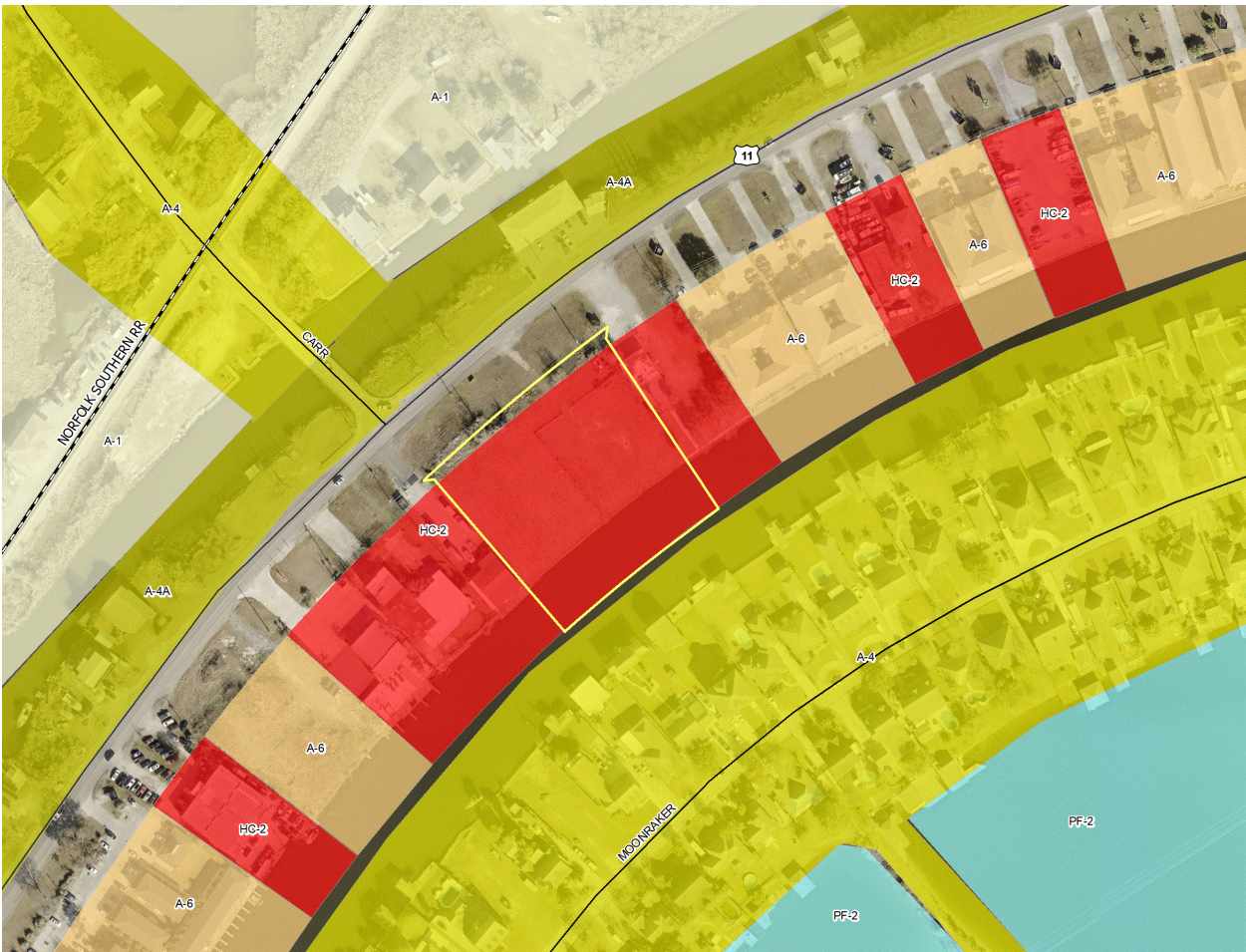
Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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

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

- i. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.



A-1

NORFOLK SOUTHERN RR

A-4A

11

CARR

32
T9 - R14E

HC-2

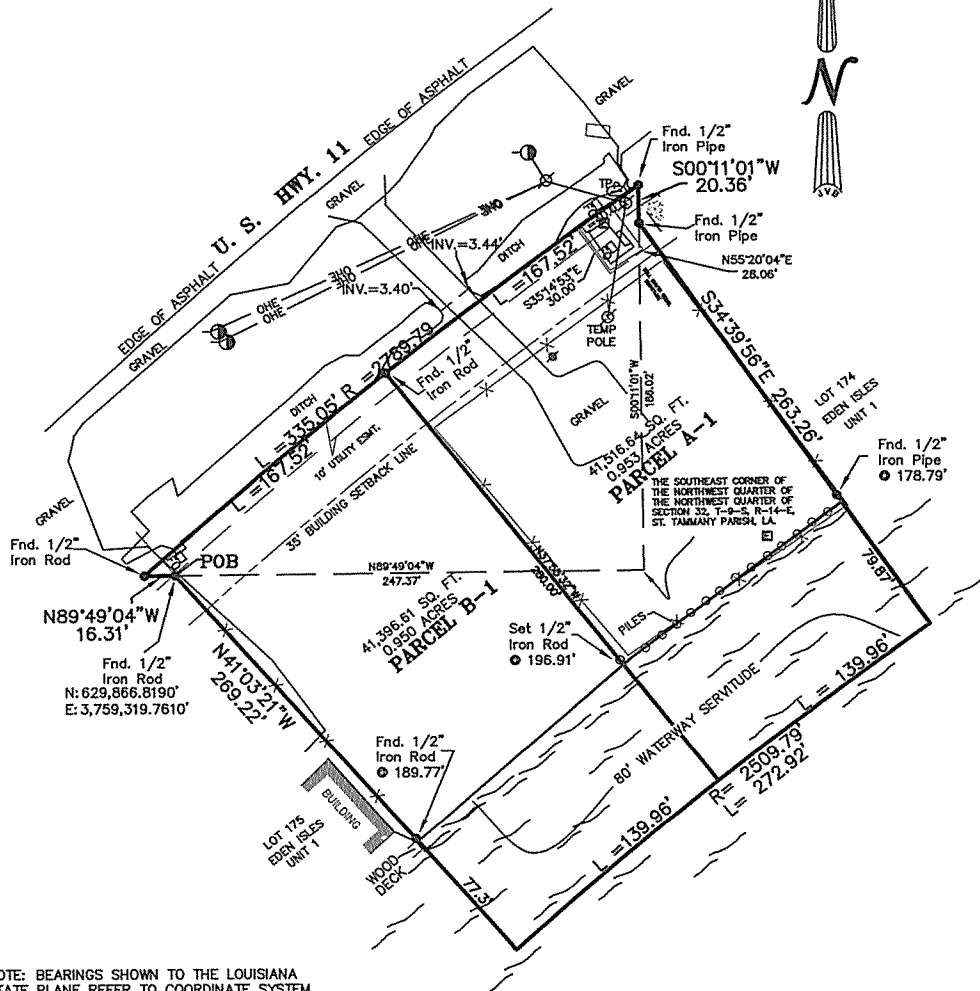
A-4

A-6

MOONRAKER

PF-2

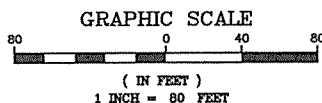
2023-3514-ZC



NOTE: BEARINGS SHOWN TO THE LOUISIANA STATE PLANE REFER TO COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 09/01/2022.

REFERENCE: A Survey by this firm Dated 08/16/2007 Survey # 20071998.

LEGEND	
○ 1/2" Iron Rod Set	-X-X- Fence
● 1/2" Iron Rod Found	-H- Power Line
⊕ Cross	⊗ Power Pole



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

ADDRESS: U.S. HWY. 11

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

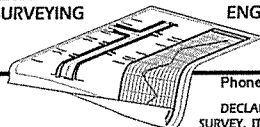
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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

F.I.R.M. No. 225205 0530 C
F.I.R.M. Date 04/02/1991
ZN: A10 B.F.E. 12
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20220400
DATE:
09/01/2022

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL



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

DRAWN BY: VLL
CHECKED BY: SBF
SCALE: 1" = 60'

**A SURVEY PLAT OF
PARCELS A-1 & B-1 LOCATED IN
SECTION 32, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: BONNIE DIECIDUE

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.

STATE OF LOUISIANA
S. BRETT FITZGERALD
Licence No. 5018
PROFESSIONAL
SURVEYED BY:
S. BRETT FITZGERALD
LA REG. No. 5018



2023-3516-ZC



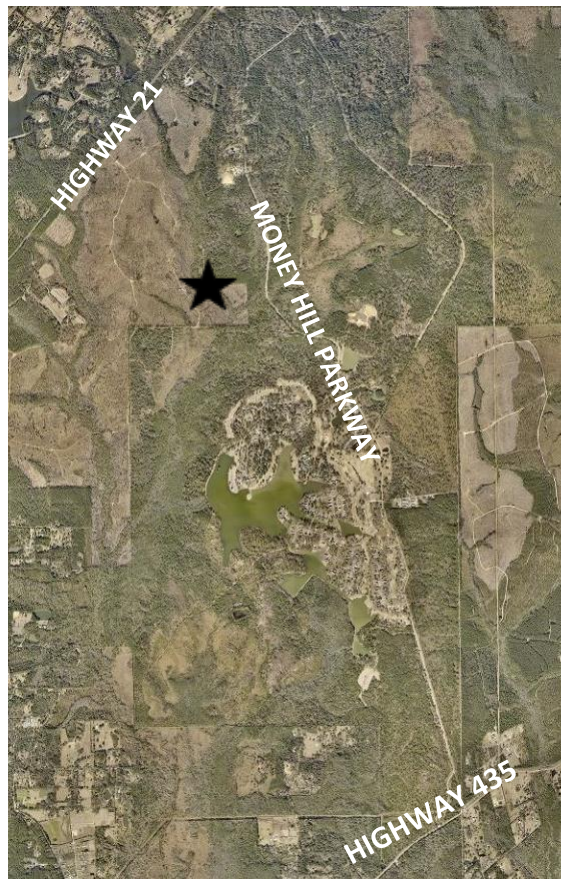
ZONING STAFF REPORT
2023-3516-ZC

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 Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs; Section(s) 25, 26, 35, 36 in T5-R12E, Section 31 in T5-R13E, Sections 1, 2, 11, 12, 13, 14 in T6-R12E; Ward(s) 5 & 6, District 6
Council District: 6
Owner: Money Hill Plantation, LLC – Mary Dossett
Posted: September 29, 2023
Petitioner: Jeffrey Schoen
Commission Hearing: October 10, 2023
Size: 4,459 acres
Determination: Approved, Denied, Postponed



Current Zoning

A-2 Suburban District
HC-2 Highway Commercial District

Requested Zoning

A-2 Suburban District
HC-2 Highway Commercial District
PUD Planned Unit Development

Future Land Use

Residential Low Intensity, Rural and
Agricultural, and Conservation Protected

Flood Zone

Effective Flood Zone: A
Preliminary Flood Zone: AE

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District and HC-2 Highway Commercial to A-2 Suburban District, HC-2 Highway Commercial District, and Planned Unit Development. The site is located on the north side of Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs.
2. The reason for this request is to establish a Planned Unit Development Overlay and to incorporate the subject property with the existing Money Hill PUD. A concurrent application has been submitted for a Major Amendment of the Money Hill Planned Unit Development (ZC96-11-061).

Zoning History

Table 1: Zoning history of Subject Lot(s)

Table 1: Money Hill History			
Date	Acreage	Density	Request
11/1996	1,119 acres	1.03 units per acre	Establishment of Money Hill PUD
09/2012	17.47 acres	N/A	Major Amendment to the PUD: Addition of an alley way at the rear of Lots 379 and 391
11/2019	23.77 acres	3.30 units per acre	Major Amendment to the PUD: Reverting greenspace to 80 multi-family residential units



Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Table 2: Surrounding Zoning Classifications and Uses		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, HC-2 Highway Commercial District
South	Residential and Undeveloped	A-2 Suburban District, PF-2 Public Facilities
East	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, PF-2 Public Facilities
West	Residential	A-1A Suburban District, A-2 Suburban District

The subject site is surrounded by undeveloped land and single-family residential uses. A majority of the adjacent property is zoned for low density residential uses. There is an 800 acre+ tract of undeveloped property to the southwest of the subject site zoned PF-2 Public Facilities District which allows for the location of public or non-profit owned facilities including wildlife management areas, conservation areas, and wetland mitigation banks. Additionally, there is a 54+/- acre tract of undeveloped property across Highway 21 which is zoned HC-2 Highway Commercial District and allows for moderate intensity commercial uses appropriately located along State Highways.

Summary of Request

The current request is to add 4,459 acres of property to the existing Money Hill Planned Unit Development which will expand the total Money Hill PUD acreage to 5,573 acres. The new proposed property to be added abuts the existing Money Hill footprint on all sides and includes suggested uses such as conservation areas, several different types of residential dwellings including senior living, and numerous new amenities for the residents including new lakes, trailheads, and golf courses.

Proposed Density

Table 3: Residential Living Types in PUD Expansion			
	# of Units	Acreage	Density
Family Neighborhood (Residential)	702 units	234 acres	3 dwelling units per acre
Single Family Neighborhood	2,099 units	1,562 acres	1.34 dwelling units per acre
Estate Neighborhood	333 units	667 acres	.5 dwelling units per acre
Cottages	50 units	16 acres	3.13 dwelling units per acre
Senior Living	160 units	32 acres	5 dwelling units per acre
Total	3,344 units	4,459 acres	.75 dwelling units per acre

The Money Hill PUD plan is proposing a density of .75 dwelling units per acre on 4,459 acres of property. 128 acres of the subject property is currently zoned HC-2 Highway Commercial District and the remaining 4,331 acres is currently zoned A-2 Suburban District which allows one residential unit per acre. The owner of the subject site could apply to develop the 4,331 acres under it's current zoning classification which would allow a net density of 4,331 single-family homes. Therefore, as requested, the proposed PUD plan is a less dense request than is currently allowable under the property's existing zoning classification.

Greenspace/Amenities

Existing amenities within the Money Hill PUD include the following:

- 1. Existing ball field
- 2. Existing 18-hole golf course
- 3. Clubhouse with restaurant
- 4. Tennis courts
- 5. Gym
- 6. Fishing and watersports within existing ponds
- 7. Walking and bike riding trails
- 8. Swimming pool
- 9. Multiple ponds

Proposed amenities to add to the Money Hill PUD are as follows:

- 1. Multiple trailheads which provide canoe and kayak docks and an open-air pavilion
- 2. Outfitter Center
- 3. Playground



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2023-3516-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 4. New South Lake
- 5. New North Lake
- 6. Conservation Areas
- 7. New 18-hole golf course
- 8. Community Amenity Center
- 9. Equestrian barn
- 10. Community farm area

Per Section 130-1674(8)(c), a minimum of 25% open space is required for all PUDs. Open space is defined as “an unoccupied space open to the sky on the same lot with the building, or, in the case of a PUD overlay, land and/or water area retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state”.

The total Money Hill expansion is comprised of 4,459 acres, requiring 1,115 acres of open space. The proposed PUD plan is providing a total of 1,752 acres of greenspace, exceeding the requirement by 14.29 acres.

Table 4: Open Space Calculations of Expansion		
Park	25 acres	.56%
Golf	202 acres	4.53%
Greenway	1,361 acres	30.52%
50 % of Lakes	164 acres	3.68%
Totals	1,752 acres	39.29%

PUD Plan Approval/Waivers

Per Section 130-1674 – Plan Approval, the following information shall be provided:

- 1. The average size and maximum number of lots
- 2. Parcels or sites to be developed or occupied by buildings
- 3. Front, side, and rear yard setback lines
- 4. Location of the existing and proposed easements to the extent that they are reasonably ascertainable with the understanding that the future easements may be needed based on more complete engineering studies.
- 5. Existing physical features of the site including existing streets, buildings, watercourses, easements, soil conditions, vegetative cover, and topography.

The applicant is requesting the PUD plan be reviewed as a conceptual/ "bubble" PUD Plan, identifying uses within areas and providing maximum densities, but not showing the specific requirements as indicated on the above referenced #'s 1-5. The applicant has stated that these requirements will be specifically delineated on the tentative subdivision plat submissions, by phase, in the future, thereby allowing the developer to have flexibility in developing the PUD for high quality and efficiency.

Per Section 130-1674(8)(c)(2), “in no case shall required open space along the existing road frontage be less than one-quarter acre in area and less than 100 feet in width”.

Per Section 130-1674(8)(c)(3), “in no case shall required open space along other boundary lines (without road frontage) be less than one-quarter acre in area and less than 50 feet in width”.

The applicant is requesting the PUD plan be approved without the required dimensions of open space which is typically reviewed at the PUD phase. The applicant has provided a statement which is supplemental to the application that reads “full code compliance for all open space along existing road frontage and excess of code required open space throughout the development, with approximate calculations (both dimensions and gross area) be provided as requested.

PUD Purpose Statements

The purpose of the PUD overlay is to encourage flexibility in the development of land, creative design, more orderly development and to promote and preserve the scenic features of the site. The following criteria represent the objectives of the PUD:

- 1. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.



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PLANNING & DEVELOPMENT
Ross Liner
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Although a portion of the proposed Money Hill PUD is within a flood zone and comprised of wetlands, as shown in the attached *Drainage Floodplain Exhibit* and *Wetland Exhibit*, a majority of this area contains new ponds, amenity areas, and conservation areas as shown on the PUD concept plan. Future development for the newly created residential lots will adhere to fill and drainage requirements for each respective lot and its individual flood zone designation. Additionally, the subject PUD plan is proposing a 430 acre conservation area along the southwestern corner of the property.

2. Diversification and variation in the relationship of residential uses, open space, and the setbacks and height of structures in developments intended as cohesive, unified projects.

The existing Planned Unit Development provides several existing single-family residential neighborhoods including the potential for 1,074 residential units. The new proposed expansion is providing several different residential living types including a variety of single-family development, cottages, and senior living options. These various residential types will differ in lot size and street access which will provide a range of neighborhood types and styles, home sizes, and design. The projected expansion is also providing several new amenities which are consistent with the existing character of the Money Hill subdivision.

3. Functional and beneficial uses of open space areas.

The Money Hill PUD, as proposed is surrounded by conservation areas, pocket parks, and active recreational amenities including nature centers, docks, trails, and two golf courses. The conceptual PUD plan is provided to allow for a wide variety of recreational opportunities and amenities for the property owners with future expansion possible in close conjunction with the building and pace of development for each neighborhood area.

4. Preservation of natural features of a development site.

The property associated with the proposed Money Hill PUD was once part of a large timber operation which was established in the early 20th century and the property has been maintained as a natural resource ever since. Although the PUD plan shows the property to be developed for residential and commercial uses, the design seems to mimic cluster development in which a large amount of conservation area is to be maintained and the natural systems of the property are designed around.

5. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.

The Money Hill PUD is proposing several different types of residential housing including senior living and cottages. The plan also provides a village center which will allow for commercial uses internal to the site as well as commercially designated zones along Highway 21. There is also a school proposed within the PUD.

6. Rational and economically sound development in relation to public services.

The existing wastewater and sewer facility will stay at its current configuration and expanded if future capacity is required.

7. Efficient and effective traffic circulation, both within and adjacent to the development site.

The proposed expansion of Money Hill is keeping the same egress and ingress to the site which currently exists today. Circulation patterns through the neighborhoods provide vehicular and pedestrian routes that meander through the suggested amenities, village center, and residential neighborhoods.

8. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.

The new proposed expansion is providing several different residential living types including a variety of single-family development, cottages, and senior living options.

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.



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2023-3516-ZC

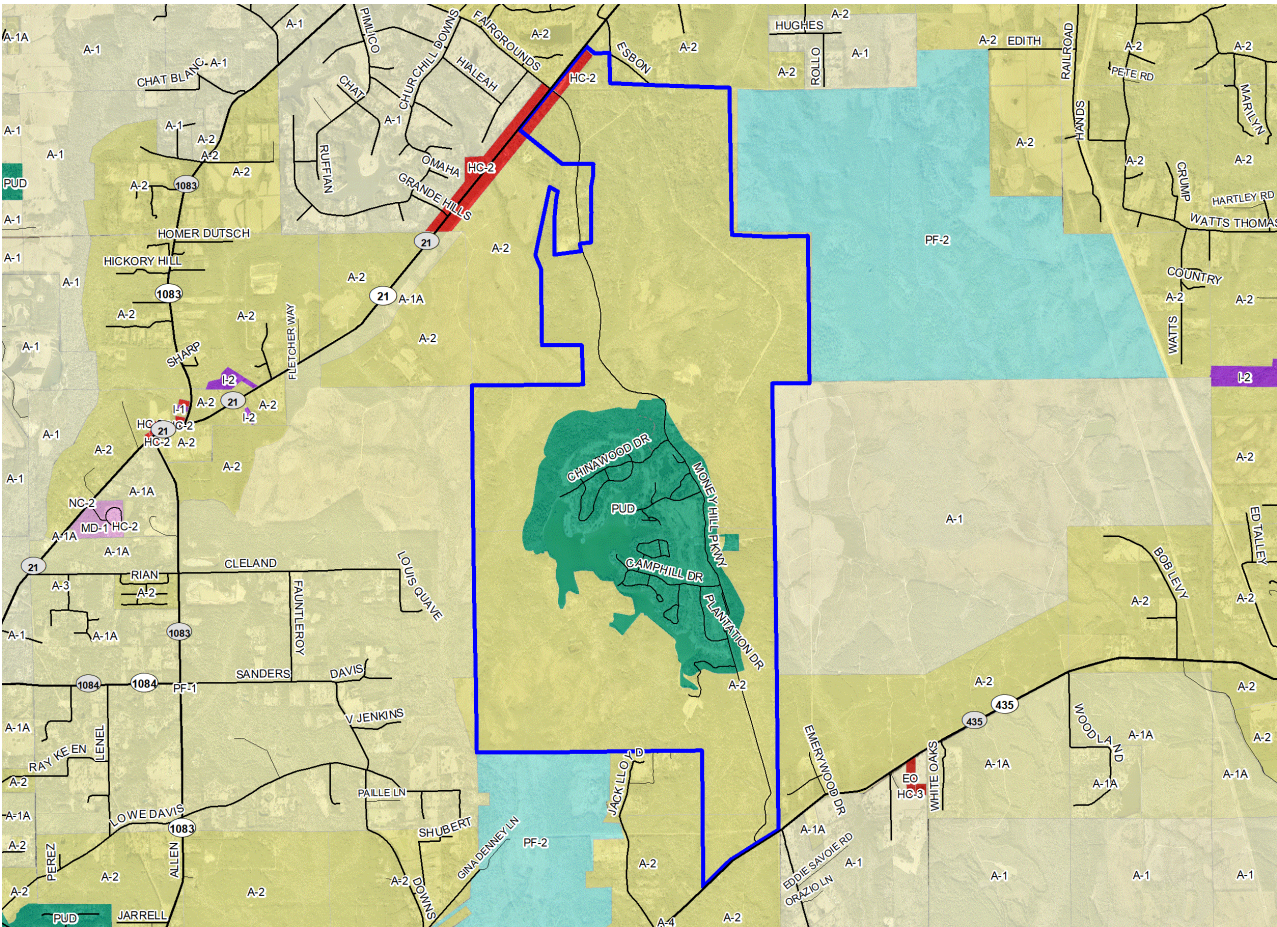
MICHAEL B. COOPER
PARISH PRESIDENT

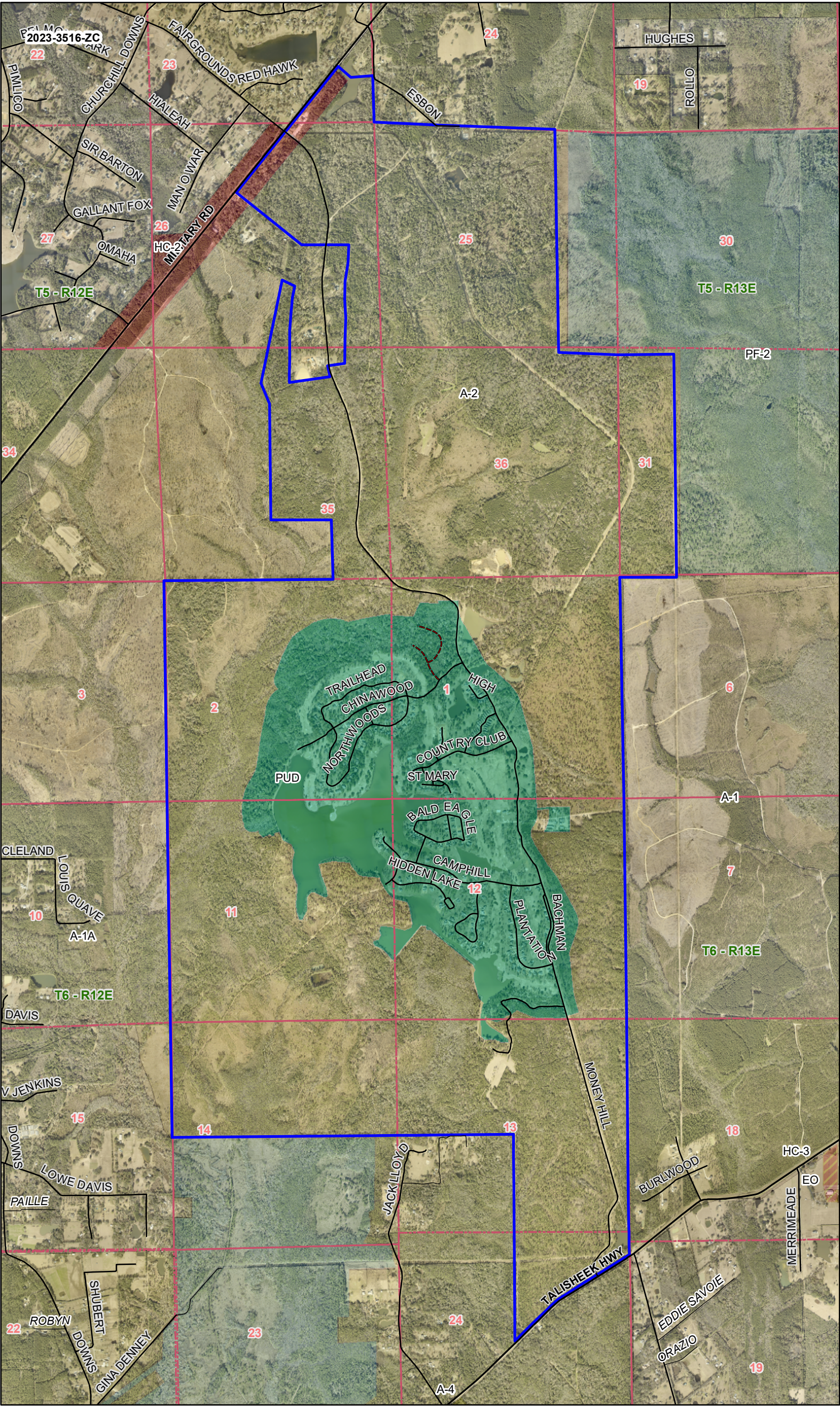
PLANNING & DEVELOPMENT
Ross Liner
Director

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

Conservation Protected: areas are among the most ecologically sensitive in the Parish. Protected areas include public and private lands designated as parks, pine wetland mitigation banks, and habitat for endangered wildlife. Most types of development are generally prohibited in protected areas, but they may be used for regulated recreation or eco-tourism purposes.

1. The proposed zoning change is 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 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - iii. Goal 1.6: New development and redevelopment will be environmentally sustainable.
 - iv. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - v. Goal 2.2: Viable examples of our critical and sensitive areas, including native plan and animal habitats, tree resources, and wetlands, will be conserved, protected, stable, and flourishing.
 - vi. Goal 3.2: Our neighborhood design will support physical activity and healthy living for people of all ages and abilities, helping maintain our status as one of the state's healthiest communities.
 - vii. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.







ZC96-11-061

MAJOR AMENDMENT



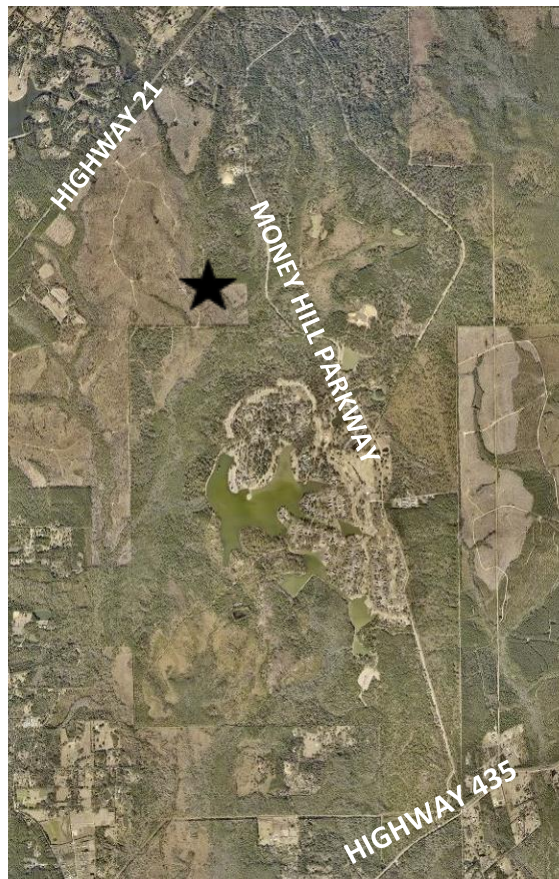
ZONING STAFF REPORT
ZC-96-11-061

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 Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs; Section(s) 25, 26, 35, 36 in T5-R12E, Section 31 in T5-R13E, Sections 1, 2, 11, 12, 13, 14 in T6-R12E; Ward(s) 5 & 6, District 6
Council District: 6
Owner: Money Hill Plantation, LLC – Mary Dossett
Posted: September 29, 2023
Petitioner: Jeffrey Schoen
Commission Hearing: October 10, 2023
Size: 4,459 acres
Determination: Approved, Denied, Postponed



Current Zoning
A-2 Suburban District
HC-2 Highway Commercial District
PUD Planned Unit Development
Requested Zoning
Major Amendment to the Money Hill
Planned Unit Development
Future Land Use
Residential Low Intensity, Rural and
Agricultural, and Conservation Protected
Flood Zone
Effective Flood Zone: A
Preliminary Flood Zone: AE
Critical Drainage: Yes

Findings

- 1. The petitioner is requesting a Major Amendment to the Money Hill Planned Unit Development (PUD). The site is located on the north side of Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs.
- 2. A concurrent application has been submitted to rezone the adjacent 4,459 acre property from A-2 Suburban District and HC-2 Highway Commercial District to A-2 Suburban District, HC-2 Highway Commercial District, and Planned Unit Development (2023-3516-ZC).

Zoning History

Table 1: Zoning history of Subject Lot(s)

Table 1: Money Hill Planned Unit Development History			
Date	Acreage	Density	Request
11/1996	1,119 acres	1.03 units per acre	Establishment of Money Hill PUD
09/2012	17.47 acres	N/A	Major Amendment to the PUD: Addition of an alley way at the rear of Lots 379 and 391
11/2019	23.77 acres	3.30 units per acre	Major Amendment to the PUD: Reverting greenspace to 80 multi-family residential units



ZONING STAFF REPORT
ZC-96-11-061

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Density

The existing Money Hill PUD is comprised of 1,114 acres with an allowable density of .96 units an acre. The current request is to add 4,459 acres of property to the existing Money Hill Planned Unit Development with a proposed density of .75 dwelling units per acre. If approved, this request will expand the total Money Hill PUD acreage to 5,573 acres with a total allowable density of .79 dwelling units per acre.

Table 3: Overall Density in Money Hill			
	# of Units	Acreage	Density
Existing Money Hill PUD	1,074 units	1,114 acres	.96 dwelling units per acre
Money Hill Expansion	3,344 units	4,459 acres	.75 dwelling units per acre
Money Hill Total	4,418 units	5,573 acres	.79 units per acre

Greenspace/Amenities

Existing amenities within the Money Hill PUD include the following:

- 1. Existing ball field
- 2. Existing 18-hole golf course
- 3. Clubhouse with restaurant
- 4. Tennis courts
- 5. Gym
- 6. Fishing and watersports within existing ponds
- 7. Walking and bike riding trails
- 8. Swimming pool
- 9. Multiple ponds

Proposed amenities to add to the Money Hill PUD are as follows:

- 1. Multiple trailheads which provide canoe and kayak docks and an open-air pavilion
- 2. Outfitter Center
- 3. Playground
- 4. New South Lake
- 5. New North Lake
- 6. Conservation Areas
- 7. New 18-hole golf course
- 8. Community Amenity Center
- 9. Equestrian barn
- 10. Community farm area

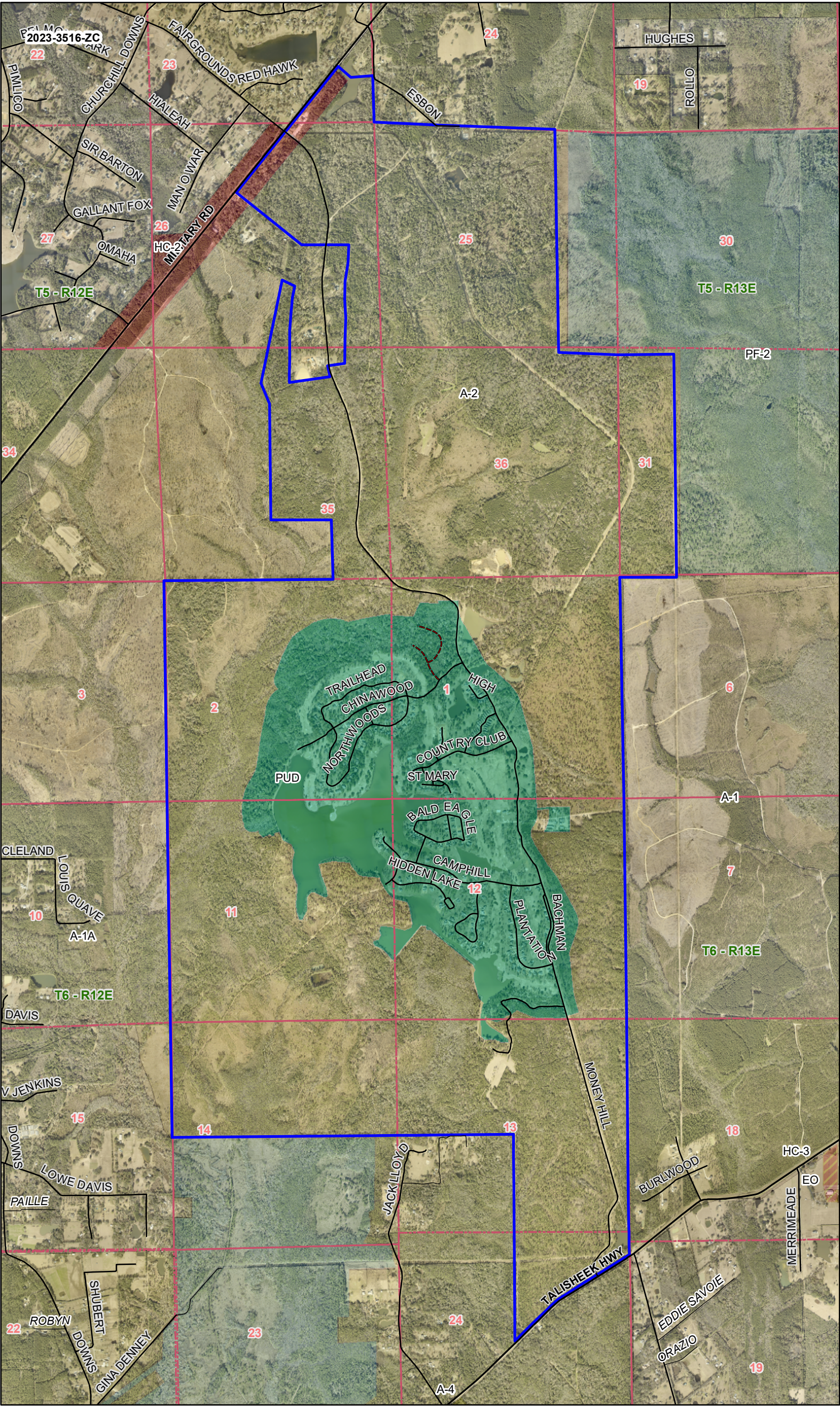
The total Money Hill expansion is comprised of 4,459 acres, requiring 1,115 acres of open space. The existing Money Hill PUD provides 555 acres of open space. The proposed PUD plan is providing a total of 1,752 acres of greenspace. If approved, this request will expand the total open space provided in the Money Hill PUD to 41%.

Table 4: Overall Open Space in Money Hill		
Use	Acreage	Percentage
Existing Money Hill PUD	555 acres	50%
Money Hill Expansion	1,752 acres	39.29%
Money Hill Total	2,307 acres	41%

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.

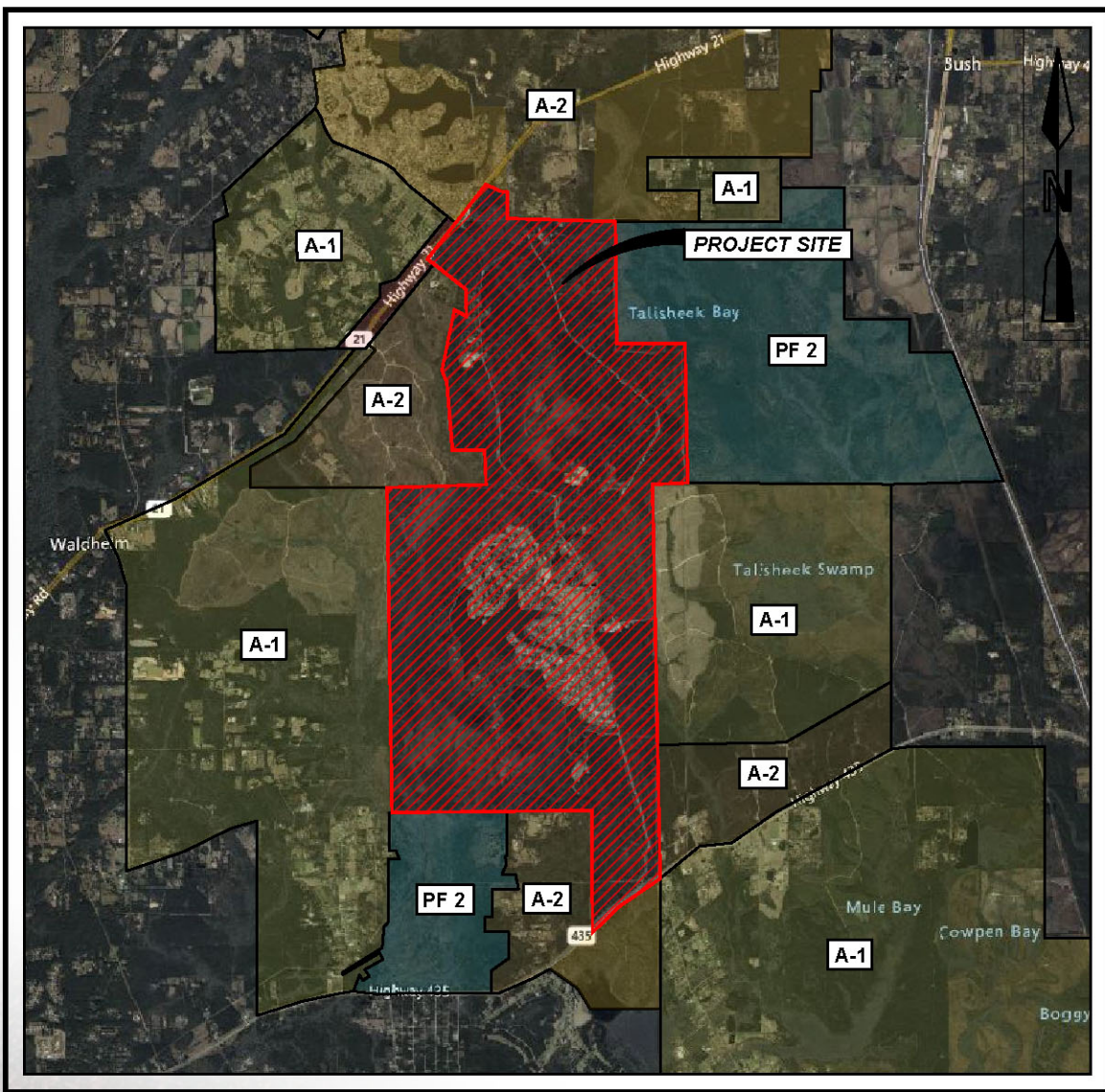
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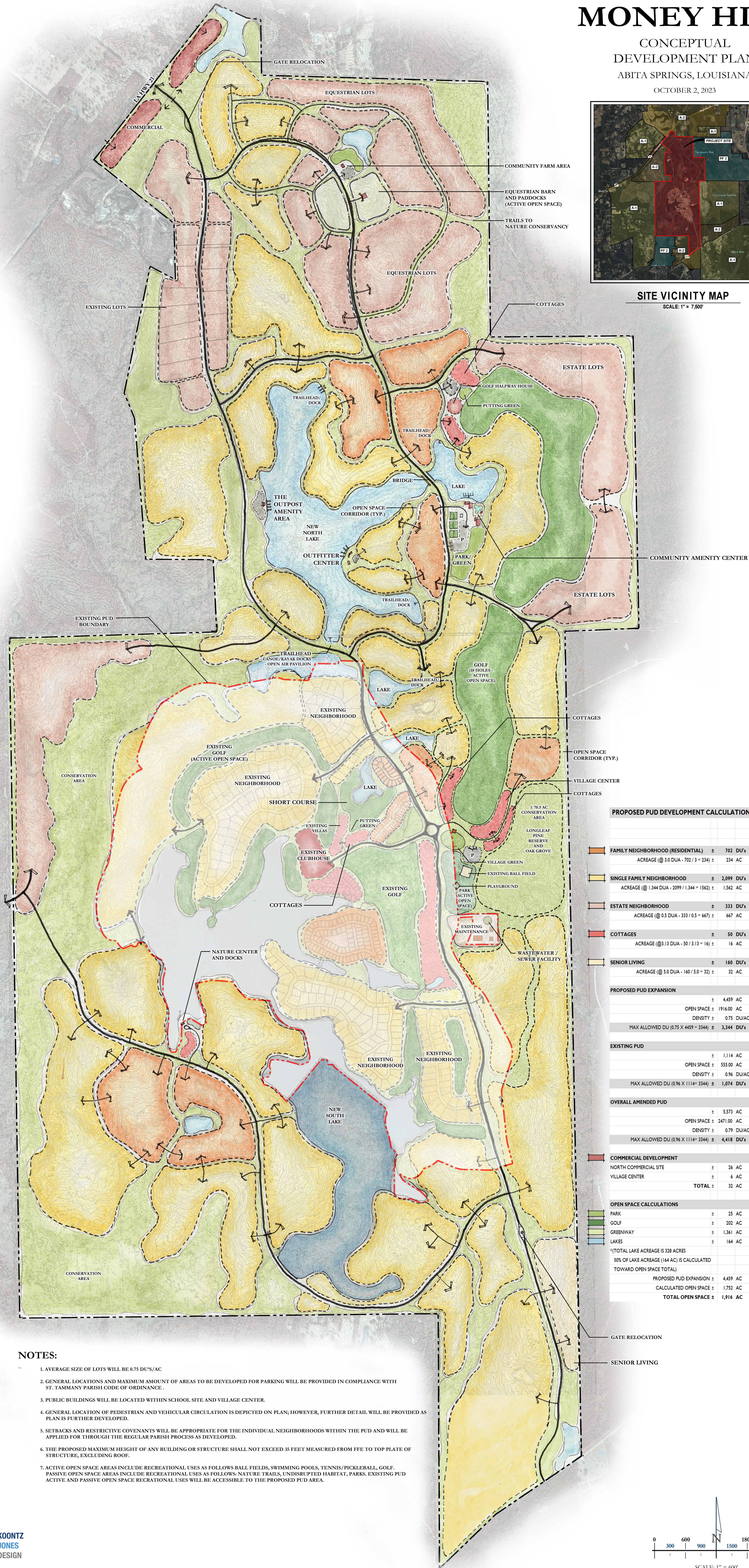
MONEY HILL

CONCEPTUAL DEVELOPMENT PLAN ABITA SPRINGS, LOUISIANA

OCTOBER 2, 2023



SITE VICINITY MAP
SCALE: 1" = 7,500'



- NOTES:**
1. AVERAGE SIZE OF LOTS WILL BE 0.75 DU'S/AC
 2. GENERAL LOCATIONS AND MAXIMUM AMOUNT OF AREAS TO BE DEVELOPED FOR PARKING WILL BE PROVIDED IN COMPLIANCE WITH ST. TAMMANY PARISH CODE OF ORDINANCE .
 3. PUBLIC BUILDINGS WILL BE LOCATED WITHIN SCHOOL SITE AND VILLAGE CENTER.
 4. GENERAL LOCATION OF PEDESTRIAN AND VEHICULAR CIRCULATION IS DEPICTED ON PLAN; HOWEVER, FURTHER DETAIL WILL BE PROVIDED AS PLAN IS FURTHER DEVELOPED.
 5. SETBACKS AND RESTRICTIVE COVENANTS WILL BE APPROPRIATE FOR THE INDIVIDUAL NEIGHBORHOODS WITHIN THE PUD AND WILL BE APPLIED FOR THROUGH THE REGULAR PARISH PROCESS AS DEVELOPED.
 6. THE PROPOSED MAXIMUM HEIGHT OF ANY BUILDING OR STRUCTURE SHALL NOT EXCEED 35 FEET MEASURED FROM FFE TO TOP PLATE OF STRUCTURE, EXCLUDING ROOF.
 7. ACTIVE OPEN SPACE AREAS INCLUDE RECREATIONAL USES AS FOLLOWS BALL FIELDS, SWIMMING POOLS, TENNIS/PICKLEBALL, GOLF. PASSIVE OPEN SPACE AREAS INCLUDE RECREATIONAL USES AS FOLLOWS: NATURE TRAILS, UNDISRUPTED HABITAT, PARKS. EXISTING PUD ACTIVE AND PASSIVE OPEN SPACE RECREATIONAL USES WILL BE ACCESSIBLE TO THE PROPOSED PUD AREA.

PROPOSED PUD DEVELOPMENT CALCULATIONS

			% OF PROPOSED PUD
FAMILY NEIGHBORHOOD (RESIDENTIAL)	± 702 DU's		
ACREAGE (@ 3.0 DUA - 702 / 3 = 234)	± 234 AC		5.25%
SINGLE FAMILY NEIGHBORHOOD	± 2,099 DU's		
ACREAGE (@ 1,344 DUA - 2099 / 1,344 = 1562)	± 1,562 AC		35.03%
ESTATE NEIGHBORHOOD	± 333 DU's		
ACREAGE (@ 0.5 DUA - 333 / 0.5 = 667)	± 667 AC		14.96%
COTTAGES	± 50 DU's		
ACREAGE (@3.13 DUA - 50 / 3.13 = 16)	± 16 AC		0.36%
SENIOR LIVING	± 160 DU's		
ACREAGE (@ 3.0 DUA - 160 / 3.0 = 53)	± 53 AC		1.21%
PROPOSED PUD EXPANSION			
	± 4,459 AC		
OPEN SPACE ±	1916.00 AC		
DENSITY ±	0.75 DU/AC		
MAX ALLOWED DU (0.75 X 4459 = 3344)	± 3,344 DU's		
EXISTING PUD			
	± 1,114 AC		
OPEN SPACE ±	555.00 AC		
DENSITY ±	0.96 DU/AC		
MAX ALLOWED DU (0.96 X 1114 = 1074)	± 1,074 DU's		
OVERALL AMENDED PUD			
	± 5,573 AC		
OPEN SPACE ±	2471.00 AC		
DENSITY ±	0.79 DU/AC		
MAX ALLOWED DU (0.96 X 1114 = 3344)	± 4,418 DU's		
COMMERCIAL DEVELOPMENT			
NORTH COMMERCIAL SITE	± 26 AC		0.58%
VILLAGE CENTER	± 6 AC		0.13%
TOTAL	± 32 AC		0.71%
OPEN SPACE CALCULATIONS			
PARK	± 25 AC		0.56%
GOLF	± 202 AC		4.53%
GREENWAY	± 1,361 AC		30.52%
LAKES	± 164 AC		3.68%
*(TOTAL LAKE ACREAGE IS 328 ACRES 50% OF LAKE ACREAGE (164 AC) IS CALCULATED TOWARD OPEN SPACE TOTAL)			
PROPOSED PUD EXPANSION ±	4,459 AC		
CALCULATED OPEN SPACE ±	1,752 AC		39.29%
TOTAL OPEN SPACE ±	1,916 AC		*(42.97%)

Money Hill

Land Use Designation Descriptions

The following are descriptions of the land use designations included in the Money Hill Master Plan.

- Family Neighborhood Residential – Development within these areas may consist of various sizes of single-family detached residential lots, condominiums, and cottages. Alleys may be utilized within this development area to enhance streetscapes.
- Single-Family Neighborhood – These areas are designated for single-family detached residential lots with a mixture of lot sizes.
- Estate Lots – These plan areas would be set aside for larger single-family detached lot development ranging in size from a minimum of 1 acre up to 10 acres in size. These areas may include equestrian facilities and/or large estate residences.
- Cottages – Areas with this designation may include single-family detached cottages or condominiums. Cottage areas may permit a rental program allowing visitors to stay near family or enjoy Money Hill as a golf destination.
- Senior Living – This area would permit a senior living facility which may include age-restricted housing, assisted living, or continuing care facilities. This area may also be developed in accordance with the Family Neighborhood Residential designation.
- Commercial Development – Development within the commercial areas may include retail, restaurant, general office, and medical office uses.
- Village Center – Located in the center of the community, this area would provide uses associated with the club facilities. Uses may include a pro shop, restaurant(s), small retail, club offices, cottages, and condominiums within the Village Center.

MONEY HILL

RESTRICTIONS/COVENANTS & LEGAL DESCRIPTION

ABITA SPRINGS, LOUISIANA

SEPTEMBER 11, 2023

SEC. 125-214. PARISH ENFORCED SUBDIVISION RESTRICTIONS AND/OR COVENANTS

IN ORDER TO PROTECT THE HEALTH, SAFETY AND GENERAL WELFARE OF THE OWNERS OF PROPERTY WITHIN PARISH APPROVED SUBDIVISIONS, THE FOLLOWING COVENANTS WILL RUN WITH EACH DEED OR TITLE AND WILL BE LISTED AT THE TOP RIGHT HAND CORNER OF THE FINAL SUBDIVISION PLAT. THE FOLLOWING RESTRICTIONS SHALL BE ENFORCEABLE BY THE PARISH PLANNING COMMISSION:

- (1) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- (2) CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
- (3) LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- (4) THE MINIMUM FINISHED FLOOD ELEVATION REQUIRED IN AREAS SUBJECT TO PERIODIC INUNDATION (FLOOD ZONES A AND V) SHALL BE INDICATED.
- (5) NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- (6) THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE STATED.
- (7) DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- (8) IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- (9) THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

(ORD. NO. 499, § 40-074.01, 5-21-1970; ORD. NO. 88-916, 2-18-1988; ORD. NO. 94-2142, 12-15-1994; ORD. NO. 12-2711, 4-5-2012)

MONEY HILL PROPERTY - LEGAL DESCRIPTION

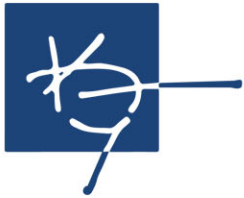
A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, ST. TAMMANY PARISH, SECTION 36, T5S, R12E, PORTIONS OF SECTIONS 23, 24, 25, 26, 34, AND 35, T5S, R12E, PORTIONS OF SECTIONS 30 AND 31, T5S, R13E, SECTIONS 1, 2, 11, AND 12, T6S, R12E, AND PORTIONS OF SECTIONS 13, 14, AND 24, T6S, R12E, MONEY HILL PLANTATION, BEING FULLY DESCRIBED AS FOLLOWS. NO BOUNDARY DESCRIBED BELOW WAS FIELD VERIFIED BY A STATE LICENSED SURVEYOR.

FROM THE CORNER COMMON TO SECTION 1, T6S, R12E, SECTION 36, T5S, R12E, SECTION 31, T5S, R13E AND SECTION 6, T6S, R13E, ST. TAMMANY PARISH, LOUISIANA, WHICH IS ALSO THE POINT OF BEGINNING. THENCE, S 01° 08' 55" E FOR A DISTANCE OF 16073.80 FEET TO A POINT; THENCE, S 55° 49' 31" W FOR A DISTANCE OF 2009.76 FEET TO A POINT; THENCE, S 46° 01' 24" W FOR A DISTANCE OF 1528.08 FEET TO A POINT; THENCE, N 00° 19' 56" W FOR A DISTANCE OF 4964.95 FEET TO A POINT; THENCE, S 89° 23' 17" W FOR A DISTANCE OF 8148.23 FEET TO A POINT; THENCE, N 00° 52' 30" W FOR A DISTANCE OF 13248.51 FEET TO A POINT; THENCE, N 88° 14' 49" E FOR A DISTANCE OF 4038.88 FEET TO A POINT; THENCE, N 02° 41' 29" W FOR A DISTANCE OF 1407.44 FEET TO A POINT; THENCE, N 89° 35' 17" W FOR A DISTANCE OF 1312.47 FEET TO A POINT; THENCE, N 04° 36' 12" W FOR A DISTANCE OF 2760.03 FEET TO A POINT; THENCE, N 22° 26' 20" W FOR A DISTANCE OF 528.00 FEET TO A POINT; THENCE, N 11° 33' 39" E FOR A DISTANCE OF 2517.90 FEET TO A POINT; THENCE, S 62° 27' 38" E FOR A DISTANCE OF 556.08 FEET TO A POINT; THENCE, N 01° 26' 20" W FOR A DISTANCE OF 1093.80 FEET TO A POINT; THENCE, N 51° 26' 20" W FOR A DISTANCE OF 1992.45 FEET TO A POINT; THENCE, N 38° 00' 51" E FOR A DISTANCE OF 2133.05 FEET TO A POINT; THENCE, N 38° 00' 51" E FOR A DISTANCE OF 1722.38 FEET TO A POINT; THENCE, S 65° 22' 43" E FOR A DISTANCE OF 658.06 FEET TO A POINT; THENCE, S 82° 46' 05" E FOR A DISTANCE OF 275.80 FEET TO A POINT; THENCE, S 00° 56' 44" E FOR A DISTANCE OF 1082.54 FEET TO A POINT; THENCE, S 88° 23' 25" E FOR A DISTANCE OF 4403.96 FEET TO A POINT; THENCE, S 00° 37' 25" E FOR A DISTANCE OF 4976.61 FEET TO A POINT; THENCE, N 89° 31' 07" E FOR A DISTANCE OF 2778.59 FEET TO A POINT; THENCE, S 01° 07' 19" E FOR A DISTANCE OF 5699.28 FEET TO A POINT; THENCE S 87° 39' 28" W A DISTANCE OF 1440.35 FEET TO THE POINT OF BEGINNING.

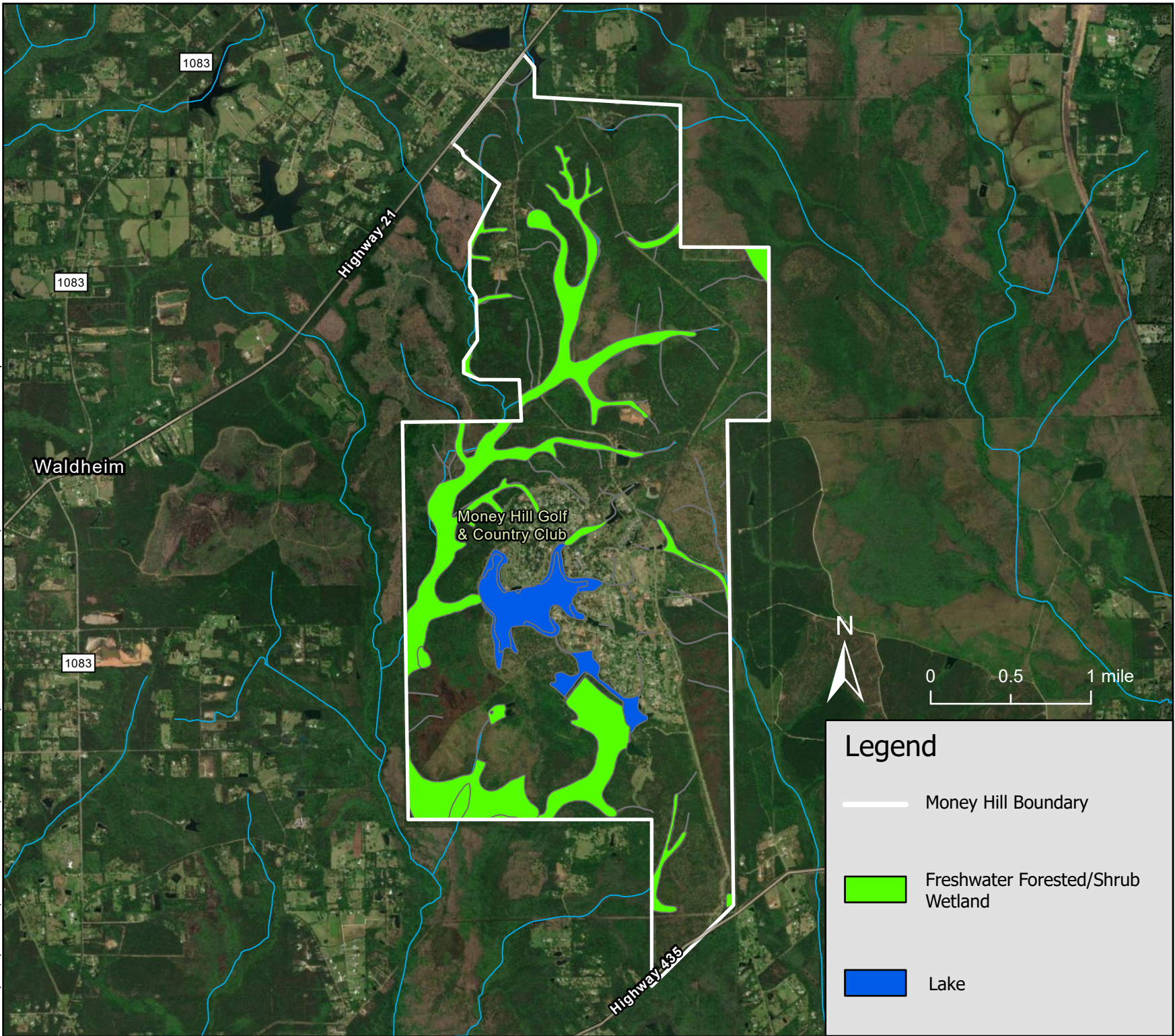
LESS AND EXCEPT, THE PREVIOUSLY CONVEYED LAND FOR THE PLANNED UNIT DEVELOPMENT (PUD), RECORDED UNDER THE ST. TAMMANY PARISH POLICE JURY ORDINANCE NO. 96-2560, BEING FULLY DESCRIBED AS FOLLOWS:
A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, ST. TAMMANY PARISH, PORTION OF SECTIONS 1, 2, 11, 12 AND 13, T68, R12E, MONEY HILL PLANTATION AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE INTERSECTION OF THE SECTION CORNER OF SECTION1 T6S, R12E, SECTION 36, T5S, R12E, SECTION 31, T5S, R13E AND SECTIONS 6, T6S, R13E; THENCE S81° 42' 15" W AN APPROXIMATE DISTANCE OF 3,957 TO A POINT, THE POINT OF BEGINNING, MEASURE THENCE FROM THE POINT OF BEGINNING IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 920' AN ARC LENGTH OF 614.4'; THENCE S30 ° 05' 38" E A DISTANCE OF 985.2; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 520' AN ARC LENGTH OF 166.1 °; THENCE 548 26' 26 "E A DISTANCE OF 660.5; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.0 ' AN ARC LENGTH OF 449.2; THENCE S15° 26 ' 36"E A DISTANCE OF 1046.3 °; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780' AN ARC LENGTH OF 156.2 °; THENCE S03 58' 16"E A DISTANCE OF 1388.6; THENCE N86 ° 01 ' 44" E A DISTANCE OF 280.00; THENCE EAST OF 500'; THENCE SOUTH A DISTANCE OF 600'; THENCE WEST A DISTANCE OF 621'; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 830' AN ARC LENGTH OF 527.9; THENCE N03 ° 58'16" W A DISTANCE OF 37.5; THENCE S86 01'44" W A DISTANCE OF 280; THENCE S03 58' 16" E A DISTANCE OF 37.2; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550' AN ARC LENGTH OF 366.4; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250' AN ARC LENGTH OF 252.8; THENCE S23 44'28"E A DISTANCE OF 148.7; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 300' AN ARC LENGTH OF 45.4; THENCE S32 24' 19" E A DISTANCE OF 538.9; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 720' AN ARC LENGTH OF 128.6; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1280' AN ARC LENGTH OF 331.5; THENCE S27 °48' 13"E A DISTANCE OF 899.3 °; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480' AN ARC LENGTH OF 385; THENCE S18 ° 09 01 "W A DISTANCE OF 605.9; THENCE S05 °59' 42" E A DISTANCE 900.5; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1300' AN ARC LENGTH OF 197.1; THENCE S14 ° 41' 01" E A DISTANCE OF 354.6; THENCE S75 ° 18 ' 59"W A DISTANCE OF 200.6; THENCE S14 ° 02' 35"E A DISTANCE OF 31.1; THENCE S75 ° 18' 59 "W A DISTANCE OF 48.6; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 580' AN LENGTH OF 149.9; THENCE N89 ° 52' 51 "W A DISTANCE OF 122.7; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400' AN ARC LENGTH OF 32.2; THENCE N85 ° 16' 00 "W A DISTANCE OF 108.2; THENCE N89 ° 52 ' 51 "W A DISTANCE OF 229" °; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 560' AN ARC LENGTH OF 221.2; THENCE N67 °15' 05 "W A DISTANCE OF 339.7 °; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 650.3' AN ARC LENGTH OF 300.9 °; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260' AN ARC LENGTH OF 409.3 °; THENCE N58 ° 21' 42"W A DISTANCE OF 155.1; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200' AN ARC LENGTH OF 184.5;THENCE S58 ° 06' 01" E A DISTANCE OF 370.0 °; THENCE S44 ° 28' 07 "E A DISTANCE OF 191.5; THENCE S02 ° 29' 27 "E A DISTANCE OF 59.4; THENCE S84 ° 11' 46 "W A DISTANCE OF 153.0; THENCE N67 ° 01' 17 "W A DISTANCE OF 184.9 °; N88 ° 13' 46" W A DISTANCE OF 250.3; THENCE N45 ° 55' 27 "W A DISTANCE OF 114.9; THENCE N00 ° 17' 33 "W A DISTANCE OF 505.3; THENCE N09 °01' 26 "E A DISTANCE OF 164.5; THENCE N12 °24' 49 "E A DISTANCE OF 132.0 °; THENCE N45 ° 00' 52 "W A DISTANCE OF 160.5 °; THENCE N10 ° 42' 07 "W A DISTANCE OF 236.1; THENCE N19 ° 06 ' 08 "W A DISTANCE OF 212.8 °; THEN N00 ° 57 '19 "E A DISTANCE OF 154.7 °; THENCE N20 ° 33' 56 "E A DISTANCE OF 88.1 °; N22 ° 02 ' 48 "W A DISTANCE OF 116.8 °; THENCE N51 ° 07 ' 57 "W A DISTANCE OF 1249.0; THENCE N35 ° 33' 06 "W A DISTANCE OF 66.5; THENCE N88 ° 29' 34 "W A DISTANCE OF 98.1 °; THENCE N09 ° 12 ' 56 "W A DISTANCE OF 96.6; THENCE S88° 45 ' 18 "W A DISTANCE OF 118.7 °; THENCE S39 ° 04 ' 02 "W A DISTANCE OF 1056 °; THENCE N41 ° 43 ' 30 "W A DISTANCE OF 317.8 °; THENCE N61 ° 38 35 "W A DISTANCE OF 146.6; THENCE N71 °34 ' 25 "W A DISTANCE OF 114.2; THENCE N14 ° 56 ' 19 "W A DISTANCE OF 80.1 °; THENCE N06 ° 00 ' 44 "E A DISTANCE OF 49.3 °; THENCE N81 ° 31 ' 59 'E A DISTANCE OF 122.6; THENCE N20 ° 17 ' 32 "E A DISTANCE OF 126.4; THENCE N18 ° 56 ° 01 "W A DISTANCE OF 95.4; THENCE N13 ° 10 ' 45 "E A DISTANCE OF 124.5; THENCE N85 ° 55 ' 01 " E A DISTANCE OF 108.6; THENCE S81 °24 ' 31 "E A DISTANCE OF 224.4 °; THENCE S74 ° 03 ' 43 "E A DISTANCE OF 262.9 °; THENCE N68 °21 ' 55 " E A DISTANCE OF 174.8 °; THENCE N11 ° 00 ' 33"E A DISTANCE OF 94.6 °; THENCE N11 ° 06 ' 34 " W A DISTANCE OF 281.1 °; THENCE N13 °49' 19 "W A DISTANCE OF 162.0 °; THENCE N32° 01 ' 04 "W A DISTANCE OF 97.3 °; THENCE N76 ° 53 ' 24 " W A DISTANCE OF 272.8 °; THENCE N52°40 ' 51 "W A DISTANCE OF 191.4 °; THENCE N41° 50 ' 04 "W A DISTANCE OF 131.5 °; THENCE N26 °49 ' 04 "W A DISTANCE OF 274.4 °; THENCE N05° 11 ' 49 "W A DISTANCE OF 57.0 °; THENCE N85 ° 37 ' 53 "W A DISTANCE OF 406.2 °; THENCE N64°48 ' 36 " W A DISTANCE OF 96.9 °; THENCE N41°47 ' 23 " W A DISTANCE OF 259.3 °; THENCE N27°42 ' 42 "W A DISTANCE OF 116.5 °; THENCE N85°16 ' 08 "W A DISTANCE OF 406.4 °; THENCE S78 °41 ' 44 " W A DISTANCE OF 328.8 °; THENCE S13 °09 ' 26 " E A DISTANCE OF 283.3 °; THENCE S19°26 ' 58 " E A DISTANCE OF 325.4 °; THENCE S10°14 ' 22 "E A DISTANCE OF 188.6 °; THENCE S38°10' 15 "W A DISTANCE OF 45.9 °; THENCE S83°09 '41 " W A DISTANCE OF 64.9 °; THENCE N59°21' 44 "W A DISTANCE OF 242.8 °; THENCE S84°38 ' 48 "W A DISTANCE OF 82.9 °; THENCE S45° 00 ' 52 "W A DISTANCE OF 91.2; THENCE S28°49 '25 "W A DISTANCE OF 58.9 °; THENCE S00°30 '59 "W A DISTANCE OF 286.2 °; THENCE S25°19 '52 "W A DISTANCE OF 265.3 °; THENCE WEST A DISTANCE OF 90.3 °; THENCE N18°53 '42 "W A DISTANCE OF 207.1 °; THENCE N00°47 '07 "W A DISTANCE OF 188.2 °; THENCE N04°36 ' 47 "E A DISTANCE OF 320.7 °; THENCE N03°30 '19 " W A DISTANCE OF 126.6 °; THENCE N21°00 ' 46 " W A DISTANCE OF 309.3 °; THENCE N01°25 ' 58 "E A DISTANCE OF 309.5 °; THENCE N14°02 '36 "E A DISTANCE OF 180.7 °; THENCE N17°41 '35 "W A DISTANCE OF 186.7 °; THENCE N61°00 '59 "W A DISTANCE OF 244.8 °; THENCE N23°00 '18 "W A DISTANCE OF 212.7 °; THENCE S77°13 '49 "W A DISTANCE OF 114.2 °; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60' AN ARC LENGTH OF 176.9 °; THENCE S66° 08 ° 57 "W A DISTANCE OF 178.3 °; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260' AN ARC LENGTH OF 208.6 °; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260' AN ARC LENGTH OF 330.5 °; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1340' AN ARC LENGTH OF 1284.1 °; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 760 ° AN ARC LENGTH OF 295.6 °; THENCE N07°23 '08 "E A DISTANCE OF 706.4 °; THENCE N12°26 ' 53 "E A DISTANCE OF 485.3 ° THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 720' AN ARC LENGTH OF 698.5 °; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260 ° AN ARC LENGTH OF 322.6 °; THENCE N19°27 '28 "E A DISTANCE OF 490.0 °; THENCE N26°31 '23 "E A DISTANCE OF 408.0 °; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550' AN ARC LENGTH OF 298.00 °; THENCE N57°33 '49 "E A DISTANCE OF 363.5 °; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 950 AN ARC LENGTH OF 943.0 °; THENCE N77°04 '11 "E A DISTANCE OF 375.7 °; THENCE N79°54 '42 "E A DISTANCE OF 548.9 °; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260' AN ARC LENGTH OF 181.7 °; THENCE S87°50 '05"E A DISTANCE OF 482.50 °; THEN N22° 59 '03 "E A DISTANCE OF 358.5 °; THENCE S88°44 '24 "E A DISTANCE OF 449.5 °; THENCE N02°35 '38 "E A DISTANCE OF 65.2 °; THENCE S88°07 '23 "E A DISTANCE OF 480.5 ° TO A POINT, THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT, ALL LAND THAT HAS BEEN CONVEYED BEYOND LIMITS OF THE EXISTING PUD DESCRIBED ABOVE.



Path: Z:\2023\23-1041\ENVIRONMENTAL\2 - GIS OR CAD\23-1041 MH Potential Wetlands\23-1041 Potential Wetlands.aprx



Data layer source: USFWS National Wetland Inventory

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DESKTOP ASSESSMENT
ST. TAMMANY PARISH, LOUISIANA
FOR MONEY HILL, LLC.



314 EAST BAYOU ROAD | THIBODAUX, LA
985.447.0090

FOR PLANNING
PURPOSES ONLY

9/11/2023

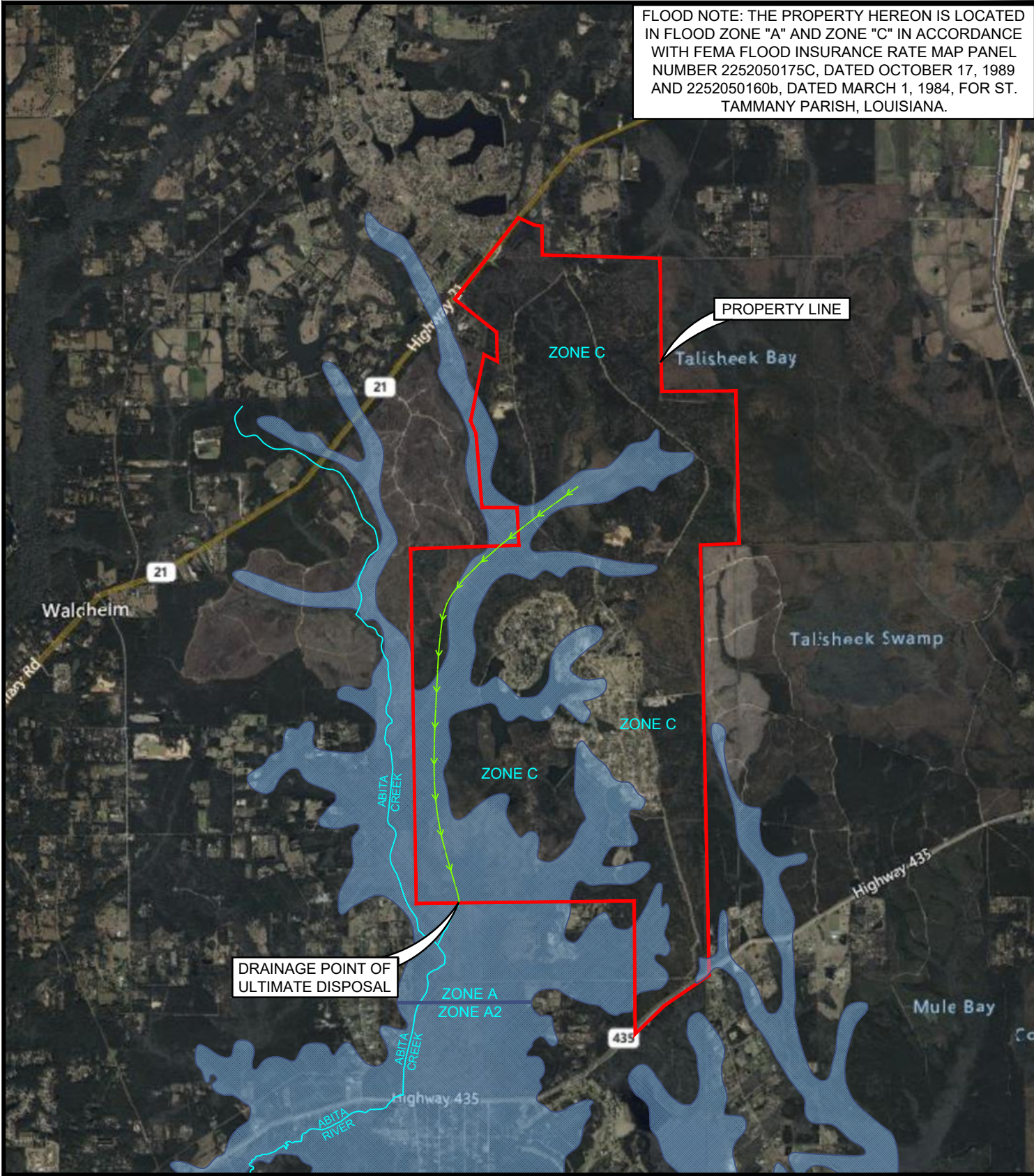
PROJECT NO. 23-1041

MONEY HILL PROJECT AREA

CHECKED
DRAWN BY TH
ZM

AA: 01

FLOOD NOTE: THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "A" AND ZONE "C" IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 2252050175C, DATED OCTOBER 17, 1989 AND 2252050160b, DATED MARCH 1, 1984, FOR ST. TAMMANY PARISH, LOUISIANA.



DDG
16564 E. BREWSTER ROAD | SUITE 101
COVINGTON, LA
985.249.6180

**MONEY HILL
DRAINAGE &
FLOOD ZONES**
100 COUNTRY CLUB DRIVE
ABITA SPRINGS, LA 70420
MONEY HILL PLANTATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT NO.	23-1041
EXHIBIT	
09/07/2023	
CHECKED	EHS
DRAWN BY	ZPP

SHEET

EX.1

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Mimi Dossett (o/b/o Money Hill Plantation LLC)

Developer's Address: 100 Country Club Dr Abita Springs LA 70420
Street City State Zip Code

Developer's Phone No. 985-264-7524
(Business) (Cell)

Subdivision Name: Money Hill

Number of Acres in Development: 4,459 Number of Lots/Parcels in Development: 3,344

Ultimate Disposal of Surface Drainage: Abita Creek

Water Surface Runoff Mitigation Proposed: Retention Lakes

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☐ Flat ☒ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☒ Undeveloped ☒ Residential ☒ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☒ Undeveloped ☒ Residential ☒ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☒ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☐ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No

If yes, what are the hazardous materials? _____

- Does the subdivision front on any waterways? ☐ Yes ☒ No

If yes, what major streams or waterways? _____

- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No

If yes, which major arterial streets? Highway 21 and Highway 435

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No

If yes, please explain? Nothing abnormal from typical construction activities

- Is the subdivision subject to inundation? ☐ Frequently ☒ Infrequently ☐ None at all

- Will canals or waterways be constructed in conjunction with this subdivision? ☒ Yes ☐ No

(Does the proposed subdivision development...)

- | | |
|--|---|
| a.) have or had any landfill(s) located on the property? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c.) have a substantial impact on natural, ecological recreation, or scenic resources? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d.) displace a substantial number of people? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| e.) conform with the environmental plans and goals that have been adopted by the parish? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f.) cause an unwarranted increase in traffic congestion within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g.) have substantial esthetic or adverse visual impact within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

h.) breach any Federal, State or Local standards relative to:

- | | |
|---|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Elizabeth Sorensen
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

8/15/23
DATE