

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – WEDNESDAY, NOVEMBER 1, 2023**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 PM on Wednesday, November 1, 2023

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

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

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE OCTOBER 10, 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. 2023-3471-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, OCTOBER 10, 2023 MEETING**

**2. 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

**POSTPONED FROM THE OCTOBER 10, 2023 MEETING**

**3. 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

**POSTPONED FROM THE OCTOBER 10, 2023 MEETING**

**AGENDA**  
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**4. 2023-3515-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell S44, T9S, R14E; Ward 9, District 12  
Acres: .14 acres  
Petitioner: Maggie McBride  
Owner: Alba Paguada  
Council District: 12

**5. 2023-3532-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Rouville Road, east of South Oaklawn Drive being Lots 14C and 14D, Rouville Subdivision, Lacombe S39, T8S, R13E; Ward 7, District 7  
Acres: 2.52 acres  
Petitioner: Bayou Lacombe Investments, Inc. - Al Hamauei  
Owner: Bayou Lacombe Investments, Inc. and Daniel & Melanie Hamauei  
Council District: 7

**6. 2023-3541-ZC**

Existing Zoning: A-3 (Suburban District) and NC-4 (Neighborhood Institutional District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the west side of LA Highway 1077, south of Motichuck Road, Madisonville S38, T7S, R10E; Ward 1, District 4  
Acres: 3.235 acres  
Petitioner: Linda and Keith Young  
Owner: Linda and Keith Young  
Council District: 4

**7. 2023-3543-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and RO (Rural Overlay)  
Location: Parcel located on the west side of Pine Cone Road, being Lot 78, Oak Knoll Estates Subdivision, Abita Springs S30, T6S, R13E; Ward 6, District 6  
Acres: 8.05 acres  
Petitioner: Devon Maitozo  
Owner: Khris and Ressa Noah, Kalyn and Devon Maitozo  
Council District: 6

**8. 2023-3544-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Tantela Ranch Road, north of Jones Road, being a portion of Lot 13-B, River Bend Estates Subdivision, Covington S38, T6S, R10E; Ward 1, District 3  
Acres: 1 acre  
Petitioner: Mary Ann Lewis Miller  
Owner: Mary Ann Lewis and Frank Norman Miller  
Council District: 3

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**9. 2023-3546-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Violet Street, south of Success Street, being Lots 19, 21 and 23, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2  
Acres: .172 acres  
Petitioner: Dragonfly Enterprises, Inc. - Jamie Lindsay  
Owner: Reina Perez de Cohen and Norvic Avile  
Council District: 2

**10. 2023-3547-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Violet Street, south of Success Street, being Lots 41, 43, 45, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2  
Acres: .172 acres  
Petitioner: Dragonfly Enterprises, Inc. - Jamie Lindsay  
Owner: Reina Perez de Cohen and Norvic Avile  
Council District: 2

**11. 2023-3550-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Violet Street, being Lot 7-A, Square 14, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2  
Acres: .11 acres  
Petitioner: Porscha Montana  
Owner: Dewan Reed and Porscha Montana  
Council District: 2

**12. 2023-3562-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Dubuission Road, being Lot 58-A, Slidell Oak Ridge Subdivision, Slidell S38, T9S, R14E; Ward 9, District 12  
Acres: .20 acres  
Petitioner: James D. Maddox  
Owner: Evangelina J. Ussin  
Council District: 12

**13. 2023-3564-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 northeast side of Chinchas Creek Road, being Lots 23 and 24, Square D, Abney Country Air Subdivision, Slidell S37, T9S, R15E; Ward 8, District 13  
Acres: .27 acres  
Petitioner: Michael Deckelman  
Owner: Michael Deckelman  
Council District: 13

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**14. 2023-3566-ZC**

Existing Zoning: NC-5 (Retail and Service District)  
Proposed Zoning: HC-1 (Highway Commercial District) and EO (Entertainment Overlay)  
Location: Parcel located at the intersection of LA Highway 1077 and LA Highway 21, north of Rodney Road, Madisonville S38, T7S, R10E; Ward 1, District 4  
Acres: .82 acres  
Petitioner: Michael Rase Jr.  
Owner: Four Corners Triangle Investments, LLC - Michael Rase Jr.  
Council District: 4

**15. 2023-3569-ZC**

Existing Zoning: NC-5 (Retail and Service District)  
Proposed Zoning: NC-5 (Retail and Service District) and EO (Entertainment Overlay)  
Location: Parcel located on the east side of LA Highway 1090, north of Cross Gates Boulevard, Slidell S38, T9S, R15E; Ward 8, District 9  
Acres: 1.15 acres  
Petitioner: D.C.R., LLC - Chris Clark  
Owner: D.C.R., LLC - Donald Mattern  
Council District: 9

**16. 2023-3574-ZC**

Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: CBF-1 (Community Based Facilities District)  
Location: Parcel located on the southwest corner of Louisiana Highway 21 and Keys Road, Covington S41, T7S, R10E; Ward 1, District 1  
Acres: 3.33 acres  
Petitioner: Jeffrey Schoen  
Owner: 21 Keys Southwest, LLC.  
Council District: 1

**17. 2023-3580-ZC**

Existing Zoning: A-1 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay)  
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Galloway Road, west of LA Highway 40, Covington S20, T5S, R11E; Ward 2, District 6  
Acres: 2.25 acres  
Petitioner: Ashley and Scott O'Flynn  
Owner: Ashley and Scott O'Flynn  
Council District: 6

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

**18. 2023-3583-PR – USE: Family Entertainment Center**

CORRIDOR: Highway 21 Planned Corridor  
ZONING: NC-4 (Neighborhood Institutional District)  
USE SIZE: 2-story, +/-18,500 sqft  
PETITIONER: Jeffrey D. Schoen  
OWNER: 21 Keys Southwest, LLC  
LOCATION: Parcel located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington.



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- 19. 2023-3584-PR – USE: Monument Sign for Ochsner/MD Anderson Cancer Facility**  
CORRIDOR: Highway 21 Planned Corridor  
ZONING: MD-3 (Medical Facility District)  
USE SIZE: 75 sqft Monument Sign  
PETITIONER: Timothy Riddell, MD  
OWNER: Ochsner Health Systems – Michael Hulefeld (President & COO)  
LOCATION: Parcel located on the southwest corner of Ochsner Boulevard and Louisiana Highway 21, Covington.

**NEW BUSINESS**

**OLD BUISNESS**

**ADJOURNMENT**

**MINUTES OF THE  
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**ROLL CALL**

Present: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Absent: Ress and Truxillo

**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

**ELECTION OF OFFICER**

**Crawford made a motion to nominate Seeger for Vice Chairman, second by McInnis**

YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

NAY:

ABSTAIN:

The motion to approve the nomination carried

**APPROVAL OF THE SEPTEMBER 5, 2023 MINUTES**

**Crawford made a motion to approve, second by Gaines**

YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

NAY:

ABSTAIN:

**POSTPONING OF CASES:**

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**

Jeff Schoen came to the podium

**Seeger made a motion to postpone to December, second by Gaines**

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YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN:

Jeff Schoen requested to speak to constituents that came to the meeting before deciding whether to postpone or not on case **2023-3513 -ZC** and hear it later  
That request was approved

**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**

Jeff Schoen came to the podium to request postponement  
Jimmie Davis came to the podium to request hearing the case

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

YEA: McInnis, Doherty, Narcisse, Gaines, Horne and Accardo  
NAY: Seeger, Crawford, Troncoso and Herrnandez  
ABSTAIN:

**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

Ronald and Sandra came to the podium

**Gaines made a motion to approve, second by Seeger**

YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN

**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

Katherine Riecke came to the podium

**Seeger made a motion to approve, second by Gaines**

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YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN

**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

Rosa Velarde came to the podium

Charlie English came to the podium to represent the owners

**McInnis made a motion to approve, second by Horne**

YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN

**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

April Hanley came to the podium

**Horne made a motion to approved, second by Mcinnis**

YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN

**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

Lesley Nixon came to the podium

**Gaines made a motion to approve as amended to only rezone the 1 acre, second by Troncoso**

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YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN

**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

Jeff Schoen asked for postponement  
Kristi Berthelot came to the podium with questions

**Seeger made a motion to postpone for one month, second by Troncoso**

YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN

**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

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

YEA: Seeger, McInnis, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN

**Cases 2023-3516-ZC and ZC96-11-061 will be heard together**

**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-R12E, 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

Mary Dossett gave a presentation and Jeff Schoen also came to the podium  
Todd Richard spoke in favor of this request  
Denise McKinley spoke against this request

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**Gaines made a motion to approve, second by Crawford**

YEA: Seeger, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN: McInnis

**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

**Seeger made a motion to approve, second by Gaines**

YEA: Seeger, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo  
NAY:  
ABSTAIN: McInnis

**NEW BUSINESS**

**OLD BUISNESS**

**ADJOURNMENT Horne made a motion to adjourn**



**ZONING STAFF REPORT**  
2023-3471-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529	21454 Koop Drive, Suite 1B, Mandeville, LA 70471	stpgov.org/planning
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**Location:** Parish Wide – Unified Development Code Text Change

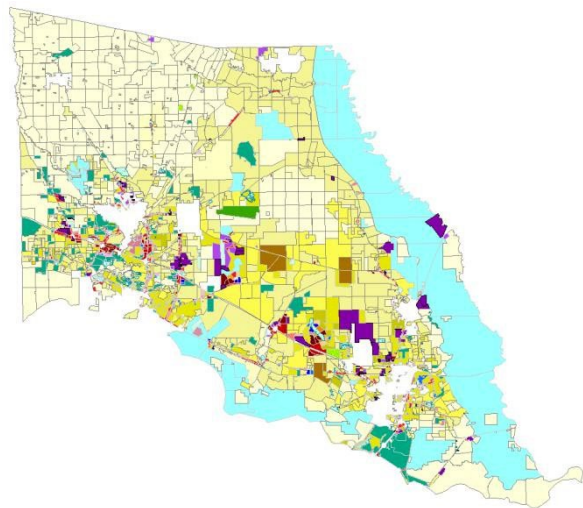
**Ordinance Calendar No:** 7324

**Commission Hearing:** September 5, 2023 - Postponed

**Commission Hearing:** October 10, 2023 – Postponed

**Commission Hearing:** November 1, 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]).



**ZONING STAFF REPORT**  
2023-3471-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

**LEGAL NONCONFORMING<sup>1</sup>**

1. 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-conforming<sup>2</sup>. All non-conforming uses must adhere to the additional regulations listed within Chapter 130, Article III – Nonconformities. A reference to this section of the ordinance can be found below.

**“Sec. 130-161. - Legal nonconforming buildings.**

Any building or structure lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as legal nonconforming building or structure even though said building or structure does not conform with the provisions of these regulations for the zoning district in which it is located. Similarly, whenever use district shall be changed thereafter, then the existing lawful use may be continued. Legal nonconforming buildings shall be subject to the following regulations:

1. *Alterations.* Structural alterations to a legal nonconforming building or structure may be permitted only when there is not an increase in the cubical content of the building.
2. *Expansions.* Expansions including structural additions to a legal nonconforming building or structure may be permitted, provided:
  - a. The total expansion shall not exceed 25 percent of the total area of the existing structures or uses.
  - b. The proposed expansion shall not infringe on the side, front and rear yard requirements for the particular district in which the legal nonconforming use is located.
  - c. The parking requirements for the use shall be satisfied.
  - d. The proposed expansion will not merely serve as a convenience to the applicant, but will relieve some demonstrated hardship.
  - e. The proposed expansion shall not result in a diminution of surrounding conforming uses, or cause any diminution or depreciation of property values of any surrounding property nor alter the essential character of the locality.
  - f. The proposed expansion will not be detrimental to the public welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a parking hazard, or permit inadequate parking, or increase the danger of fire, or substantially overburden existing drainage or sewerage systems, or endanger the public safety nor cause serious annoyance or injury to occupants of adjoining premises by reason of emission of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.
  - g. Any proposed expansion of a nonconformity shall not require the rezoning of adjacent properties to accommodate said expansion (i.e., provide additional required parking).
3. The petitioner shall have six months to obtain the appropriate building permits or occupy the expansion from the date of approval of the parish zoning commission, unless otherwise stipulated by the parish zoning commission”.

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<sup>1</sup> Blue text indicates new language which has been added for the November 1, 2023 Zoning Commission report.

<sup>2</sup> *Nonconforming use* means a use which lawfully occupied a building or land at the time of adoption of the ordinance from which these regulations are derived and which does not conform with the use regulations of the district in which it is located.







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MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

Table 2: Existing Apartment Buildings within HC Zoning Classifications					
Apartment Complex	Address	Date Constructed	Zoning 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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MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

**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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Ross Liner  
Director

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 2.
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% (see Table 3).

Table 3: 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 4). If the St. Tammany Parish Council removes the term







## ZONING STAFF REPORT

2023-3471-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

### ***Consistency with New Directions 2040***

The proposed text change is inconsistent 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. 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.

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7324

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR: MR. AIREY

PROVIDED BY: COUNCIL STAFF

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. FITZGERALD

ON THE 13<sup>TH</sup> DAY OF JULY, 2023

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.

WHEREAS, it is necessary to amend the St. Tammany Parish Code of Ordinances Sections 130-918, 130-945, 130-969 to remove the term apartments as set forth in those Sections as a clarifier for the term “lodging”; and

WHEREAS, the existence of the term apartments in those Sections as a parenthetical exemplar of the listed permitted use of “lodging” was intended to address transient uses, however, the term apartments has been applied in instances to allow for non-transient lodging in the form of residential apartments; and

WHEREAS, in order to ensure that this improper application of the term lodging to permit residential apartments in areas zoned highway commercial zoning is not allowed, an amendment to the St. Tammany Parish Code of Ordinances is required.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, the St. Tammany Parish Code of Ordinances Sections 130-918, 130-945, 130-969 be amended as follows:

**Sec. 130-918. - Permitted uses.**

(a) Use by right subject to any minimum standards as listed in [section 130-2213](#).

(b) All uses permitted in the HC-1 district and:

\*\*\*

(12) Lodging, 100 rooms or less (including ~~apartments~~, hotels, and motels).

**Sec. 130-945. - Permitted uses.**

(a) Use by right subject to any minimum standards as listed in [section 130-2213](#).

(b) All uses permitted in the HC-1 district and:

\*\*\*

(12) Lodging, 200 rooms or less (including ~~apartments~~, hotels, and motels).

**Sec. 130-969. - Permitted uses.**

(a) Use by right subject to any minimum standards as listed in [section 130-2213](#).

(b) All uses permitted in the HC-2 district and:

\*\*\*



(6) Lodging, greater than 100 rooms (including ~~apartments~~, hotels, and motels).

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

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

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

MOVED FOR ADOPTION BY: \_\_\_\_\_      SECONDED BY: \_\_\_\_\_

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3<sup>RD</sup> DAY OF AUGUST, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO.       .

\_\_\_\_\_  
JAKE AIREY, COUNCIL CHAIR

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JUNE 28, 2023

Published Adoption: \_\_\_\_\_, 2023

Delivered to Parish President: \_\_\_\_\_, 2023 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2023 at \_\_\_\_\_



**ZONING STAFF REPORT**  
2023-3513-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](http://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:** October 20, 2023  
**Petitioner:** Jeffrey Schoen  
**Commission Hearing:** November 1, 2023  
**Size:** 12.70 acres  
**Prior Determination:** Postponed 1 month until November 1, 2023 hearing, contingent on community meeting  
**Determination:** Approved, Postponed, Denied



**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



**ZONING STAFF REPORT**  
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**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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.
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:

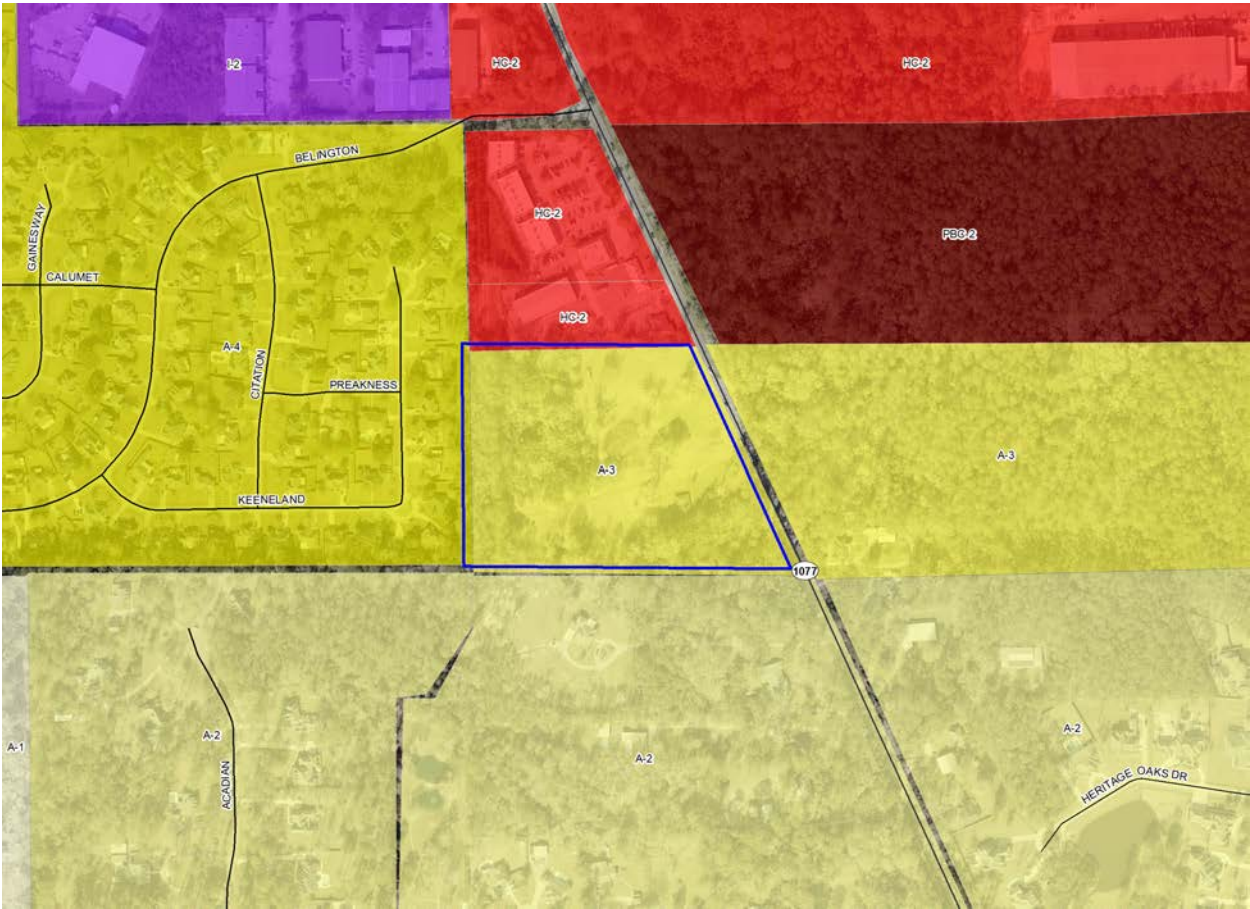
- i. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.



**ZONING STAFF REPORT**  
2023-3513-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

11

A-3

PREAKNESS

KEENE LAND

T7-R10E

ACADIAN

A-2

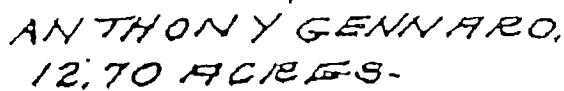
BREWSTER

PUD

15

14



OX-24  
Rev. 11/86

*E. R. Schmitt.*  
SURVEYOR  
COVINGTON, LA.

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



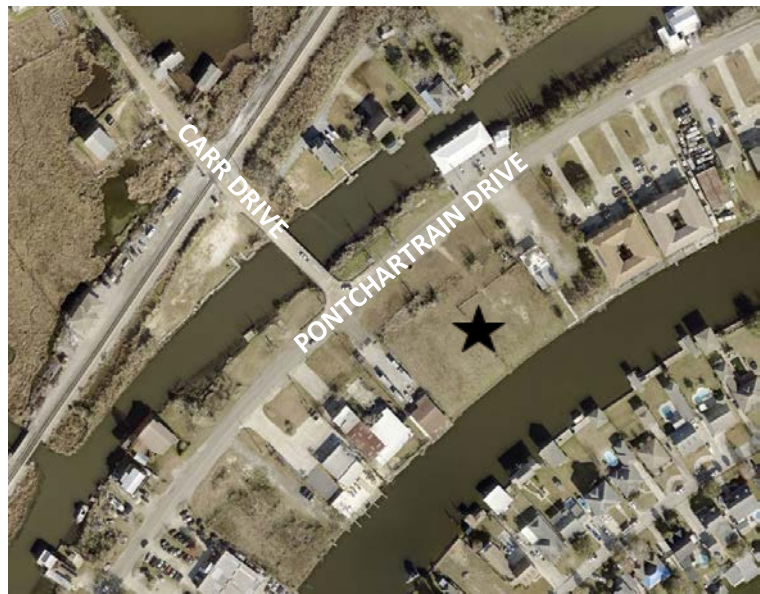
**ZONING STAFF REPORT**  
2023-3514-ZC

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:** October 20, 2023  
**Applicant:** Romain Stitelet & Maksim Volovikov  
**Commission Hearing:** November 1, 2023  
**Size:** 1.903 acres  
**Prior Determination:** Postponed for 1 month until November 1, 2023 meeting  
**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.



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**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.

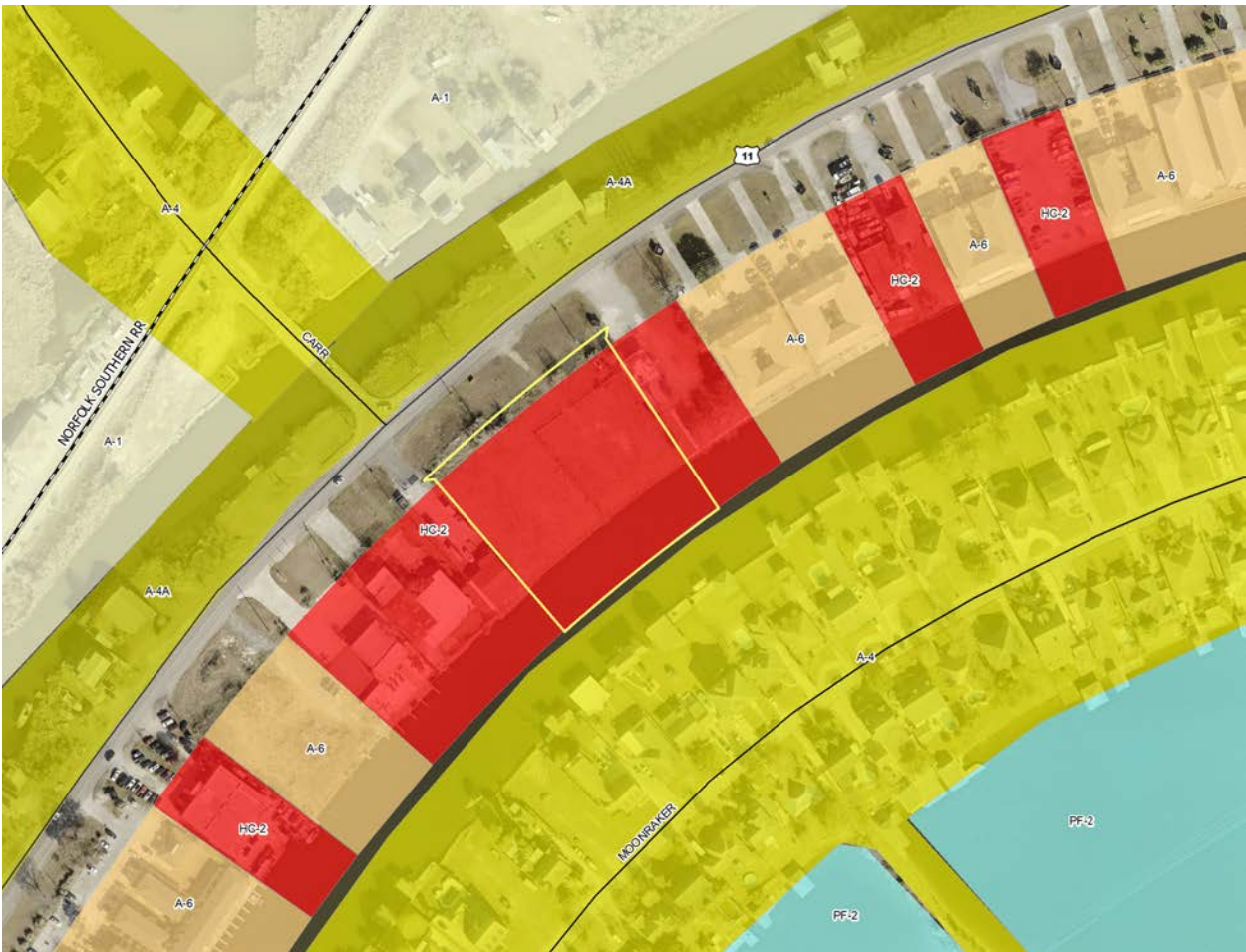
*Consistency with New Directions 2040*

**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.





2023-3514-ZC

A-1

NORFOLK SOUTHERN RR

A-4A

11

CARR

32  
T9 - R14E

HC-2

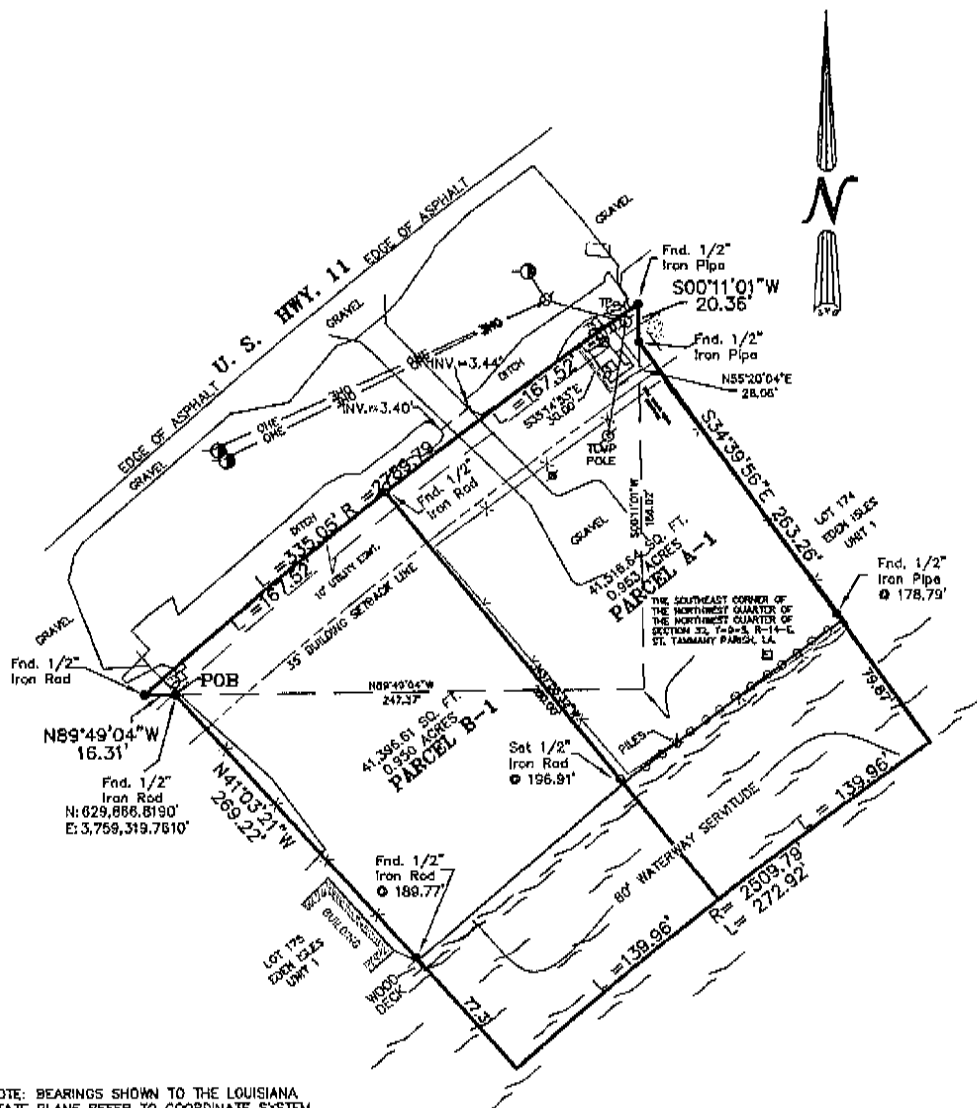
A-4

A-6

MOONRAKER

PF-2

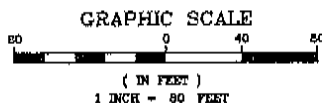




NOTE: BEARINGS SHOWN TO THE LOUISIANA STATE PLANE REFER TO COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESED ON 09/01/2022.

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

LEGEND	
○ 1/2" Iron Rod Set	—X— Fence
● 1/2" Iron Rod Found	—W— 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.

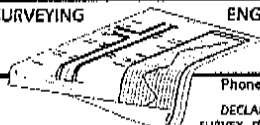
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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. 2222020330 C  
F.I.R.M. Date 04/02/1991  
Z.N. A10 R.F.F. 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'

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

**A SURVEY PLAT OF  
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

SURVEYED BY:  
  
**S. BRETT FITZGERALD**  
LA REG. No. 5018



**ZONING STAFF REPORT**  
2023-3515-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

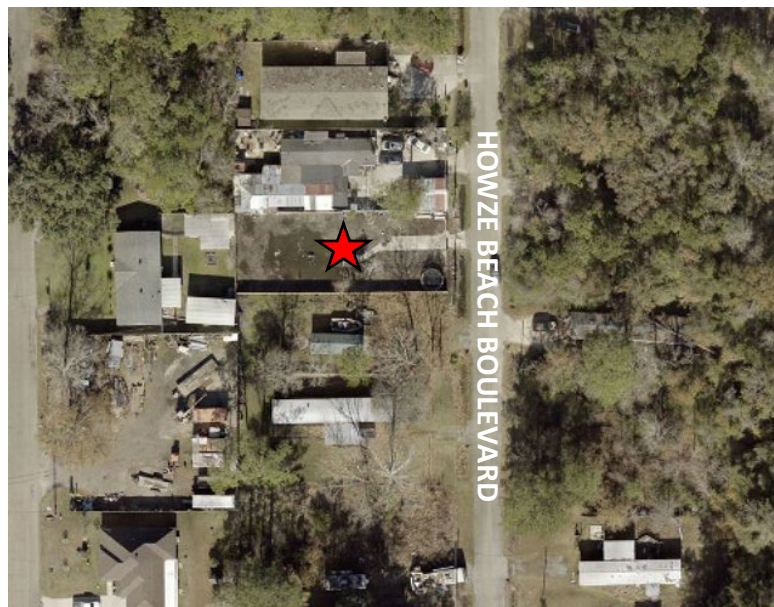
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell; S44, T9S, R14E; Ward 9, District 12      **Council District:** 12

**Petitioner:** Maggie McBride      **Posted:** October 20, 2023

**Owner:** Alba Paguada      **Commission Hearing:** November 1, 2023

**Size:** 0.14 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 A5  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes  
**BFE:**  
ABFE 10' + 1' Freeboard = 11' FFE

**FINDINGS**

1. The applicant is requesting to rezone the 0.14 acres parcel from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The property is located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell. The municipal address of this property being 56407 Howze Beach Boulevard, Slidell.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
84-134B	Unknown	SA Suburban Agricultural
09-2117	SA Suburban Agricultural	A-3 Suburban District

*Site and Structure Provisions*

3. There was a manufactured home on the property in the past, which appears to have been removed sometime between 2005 and 2008. The subject property is currently undeveloped.
4. The applicant intends to apply for a minor resubdivision to create a buildable lot of record 6A from Lots 5 & 6, Square 2, in the Homeland Heights Subdivision. The resubdivision will allow the applicant to apply for a building permit.

*Compatibility or Suitability with Adjacent Area*

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Manufactured House)	A-3 Suburban District
South	Residential (Manufactured House)	A-3 Suburban District
East	Undeveloped	HC-2 Highway Commercial District and A-3 Suburban District
West	Residential (Manufactured House)	A-3 Suburban District



**ZONING STAFF REPORT**  
2023-3515-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

6. The subject property abuts A-3 Suburban District zoning to the north, south, and west which allows for one single-family dwelling per every half-acre. There is an undeveloped lot split-zoned A-3 Suburban District and HC-2 Highway Commercial Zoning across Howze Beach Boulevard.
7. Within a 100-foot radius of the subject property, there appears to be at least four manufactured homes. According to the most recent and available data, Homeland Heights Subdivision has around five single-family residences, and four of those appear to be manufactured homes. The neighboring subdivision of Spanish Trail Highlands is developed with a mixture of manufactured homes and traditional framed homes. Staff cannot confirm whether these structures are vacant or occupied based on the most up to date data.
8. The surrounding manufactured houses are considered legal non-conforming uses due to not having the MHO Manufactured Housing Overlay. Legal non-conforming uses are 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."
9. If approved, the applicant could apply a building permit to place a mobile home on the site.

*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:

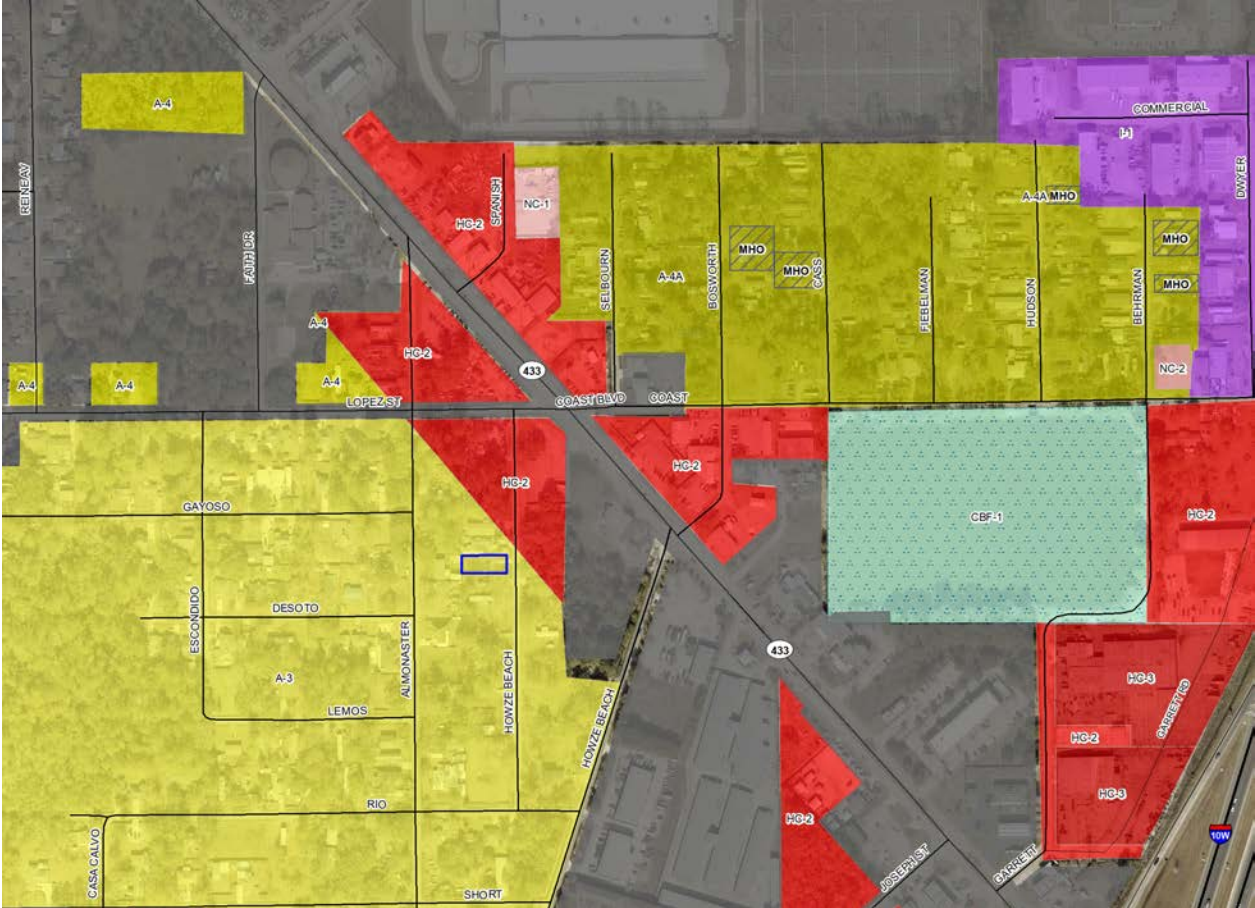
- i. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



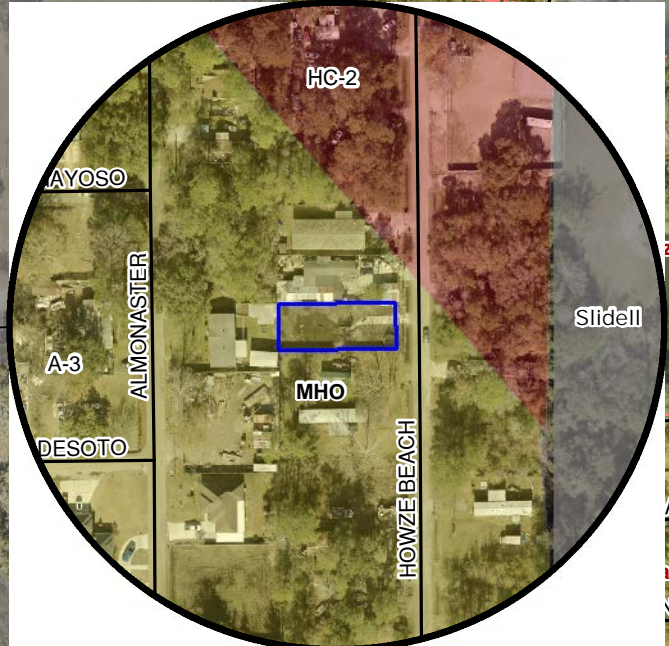
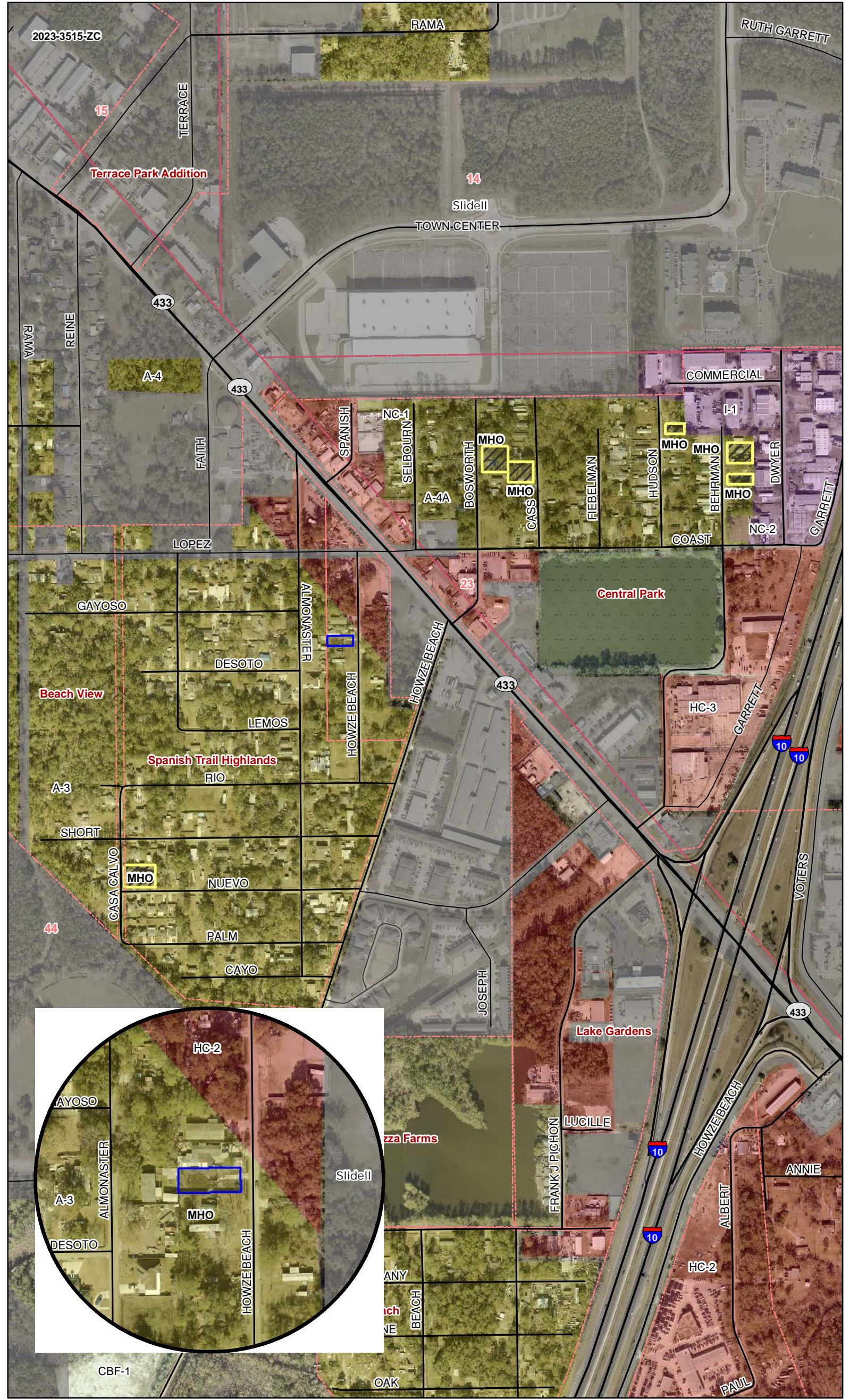
**ZONING STAFF REPORT**  
2023-3515-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director









# GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.  
F.I.R.M. COMMUNITY MAP NO. 220204-0010-C, DATED: 02/23/1999  
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9.0'.

ZONE: A-6 SINGLE FAMILY RESIDENCE

## BUILDING SETBACK LINES:

FRONT - 25'  
SIDE - 5'  
REAR - 25'

## Legal Description Lot 6A:

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the intersection of the northerly right-of-way line of Desoto Street (not constructed) and the westerly right-of-way line of Howze Beach Blvd. in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run along said westerly right-of-way line of Howze Beach Blvd. northerly a distance of 100.00 feet to a found 1/2" iron rod and the Point of Beginning.

From the Point of Beginning and leaving said westerly right-of-way line of Howze Beach Blvd. run South 89 Degrees 37 Minutes 59 Seconds West a distance of 125.00 feet to a found 1/2" iron rod; Thence run North 00 Degrees 22 Minutes 12 Seconds West a distance of 49.15 feet to a fence post; Thence run North 89 Degrees 34 Minutes 58 Seconds East a distance of 125.00 feet to a found 1/2" iron rod on the westerly right-of-way line of Howze Beach Blvd.; Thence run along said westerly right-of-way line of Howze Beach Blvd. South 00 Degrees 22 Minutes 12 Seconds East a distance of 49.26 feet and back to the Point of Beginning.

Said Lot 6A contains 0.141 acres of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

## LEGEND

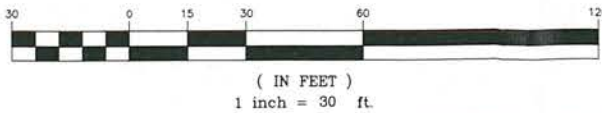
- SEWER MANHOLE, SEWER LINE
- WATER MANHOLE, WATER LINE
- GAS MANHOLE, GAS LINE
- TELE. MANHOLE, TELE. LINE
- DRAIN MANHOLE, DRAIN LINE
- DRAIN INLET, DRAIN LINE
- POWER POLE / OVERHEAD LINES
- ELECTRIC, TELEPHONE, CABLE TV
- ELEC. TOWER / OVERHEAD LINES
- CATCH BASIN
- LIGHT STANDARD
- TRAFFIC LIGHT
- TELE., ELEC., CATV PEDESTAL
- GAS, WATER, ELECTRIC METER
- GAS, WATER VALVE
- SEWER, DRAIN CLEANOUT
- FIRE HYDRANT
- GUY WIRE ANCHOR
- SIGN
- PYLON
- MAILBOX
- TREE
- SHRUB
- FENCE

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- Cross
- BSL Building Setback Lines
- Fence
- Power Line
- Power Pole

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 05/16/2023.

REFERENCE: A Subdivision Plat by Borgen Engineering Dated 01/05/1972 Drawing No. # 19065.

## GRAPHIC SCALE



VICINITY MAP  
NOT TO SCALE

## APPROVED:

CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
PRESIDENT OF CITY COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_  
CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_  
MAP FILE NO. \_\_\_\_\_ DATE FILED \_\_\_\_\_  
OWNER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_  
TOTAL AREA: 6,150.00 SQ. FT. OR 0.141 ACRES

## CERTIFICATION

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

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

**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

**A RESUBDIVISION PLAT OF  
LOTS 5 & 6 INTO LOT 6A, SQ. 2, HOMELAND HEIGHTS S/D  
IN SECTION 44, T-9-S, R-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA**

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.

YUSDEL GUIFARRO

SCALE: 1" = 30'

DATE: 05/26/2023

DRAWN BY: VLL CHECKED BY: SBF

DWG. NO. 20230214

SHEET 1 OF 1



**ZONING STAFF REPORT**  
2023-3532-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

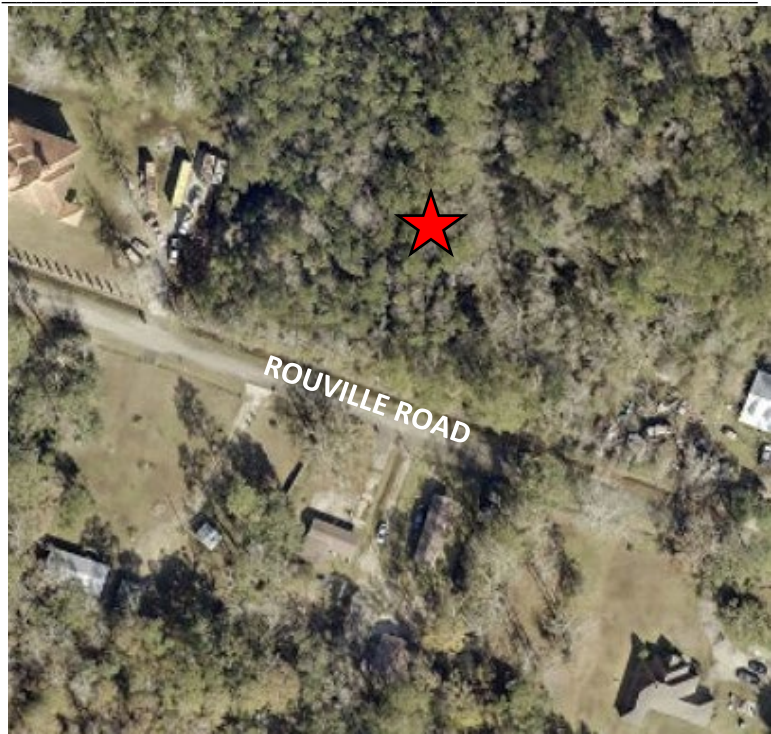
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the north side of Rouville Road, east of South Oaklawn Drive being Lots 14C and 14D, Rouville Subdivision, Lacombe S39, T8S, R13E; Ward 7, District 7      **Council District:** 7

**Petitioner:** Bayou Lacombe Investments, Inc. - Al Hamauei      **Posted:** October 12, 2023

**Owner:** Bayou Lacombe Investments, Inc.  
and Daniel & Melanie Hamauei      **Commission Hearing:** November 1, 2023  
**Determination:** Approved, Denied, Postponed

**Size:** 2.52 acres



**Current Zoning**  
A-2 Suburban  
**Requested Zoning**  
A-3 Suburban  
MHO Manufactured Housing Overlay  
**Future Land Use**  
Residential Low Intensity  
**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone X  
**Critical Drainage:**  
Yes - Parish Determined  
**BFE**  
FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone the 2.52-acre parcel from A-2 Suburban to A-3 Suburban District and MHO Manufactured Home Overlay. The property is located on the north side of Rouville Road, east of South Oaklawn Drive being Lots 14C and 14D, Rouville Subdivision, Lacombe.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-2 Suburban District

*Site and Structure Provisions*

2. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

3. Table 3: Surrounding Land Use and Zoning

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





**ZONING STAFF REPORT**  
2023-3532-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

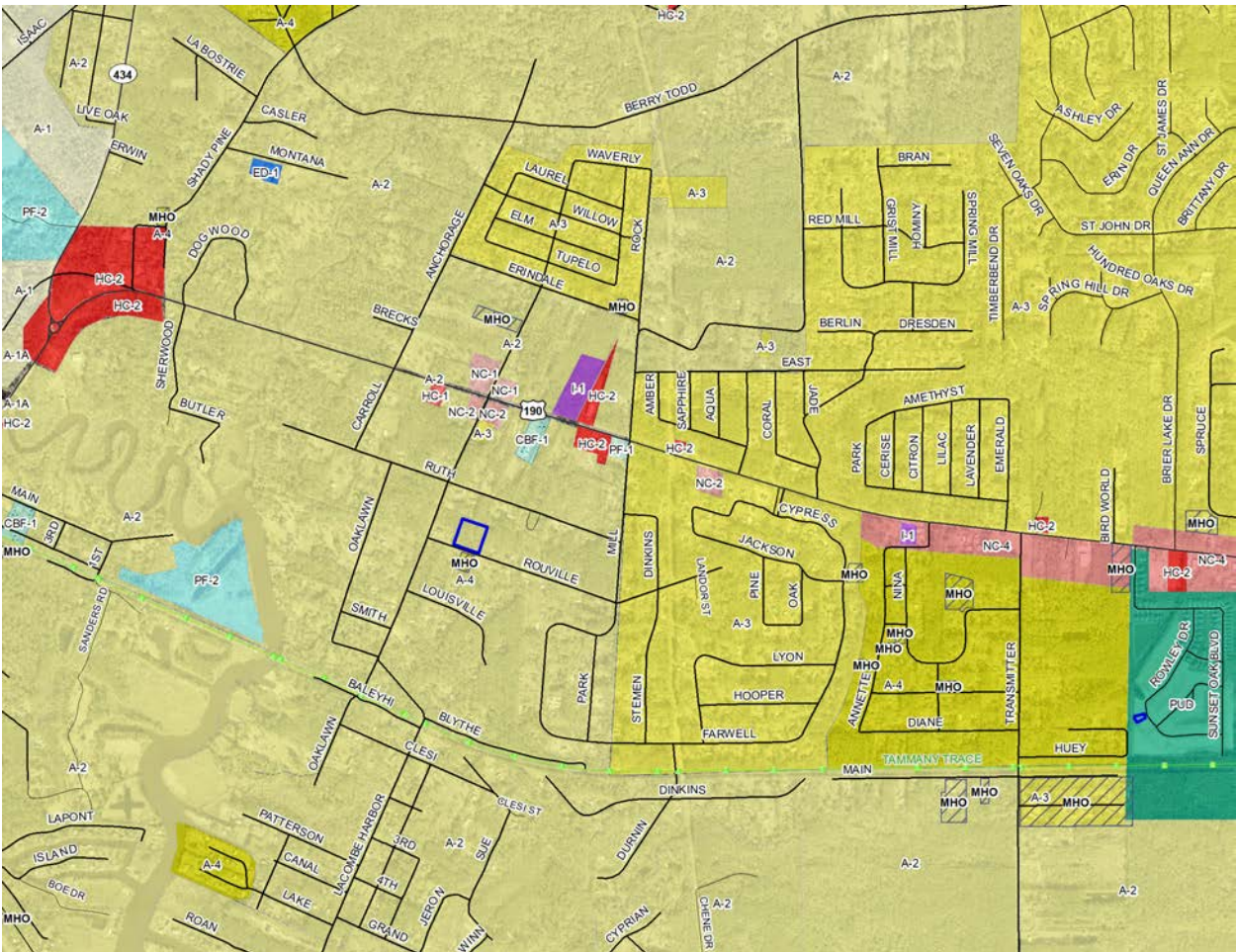
- 4. Rouville Road is currently developed with a combination of traditional wood-framed homes and manufactured homes. The parcel located immediately across Rouville Road was rezoned from A-2 Suburban District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay in 2020 (Ord. 20-4432). Due to this rezoning, there is a manufactured home located immediately across Rouville Road from the subject property.
- 5. The existing A-2 Suburban District allows for a minimum lot size of 1-acre parcel size with maximum allowable density of 1 unit per acre and minimum lot width of 150ft. The requested A-3 Suburban District allows a minimum lot size of half-acre parcel size and a density of 1 dwelling unit per every half-acre with a minimum lot width of 100ft.
- 6. If approved, the applicant can apply for a resubdivision (2023-3533-MRA) which would allow for the creation of three lots (14-E, 14-F, and 14-G) from the existing two lots (14C and 14D). The attached survey shows the proposed new lots to be 0.840 acres each.
- 7. If approved for the MHO Manufactured Housing Overlay, the applicant could apply for building permits to place a manufactured house on each lot.

*Consistency with New Directions 2040*

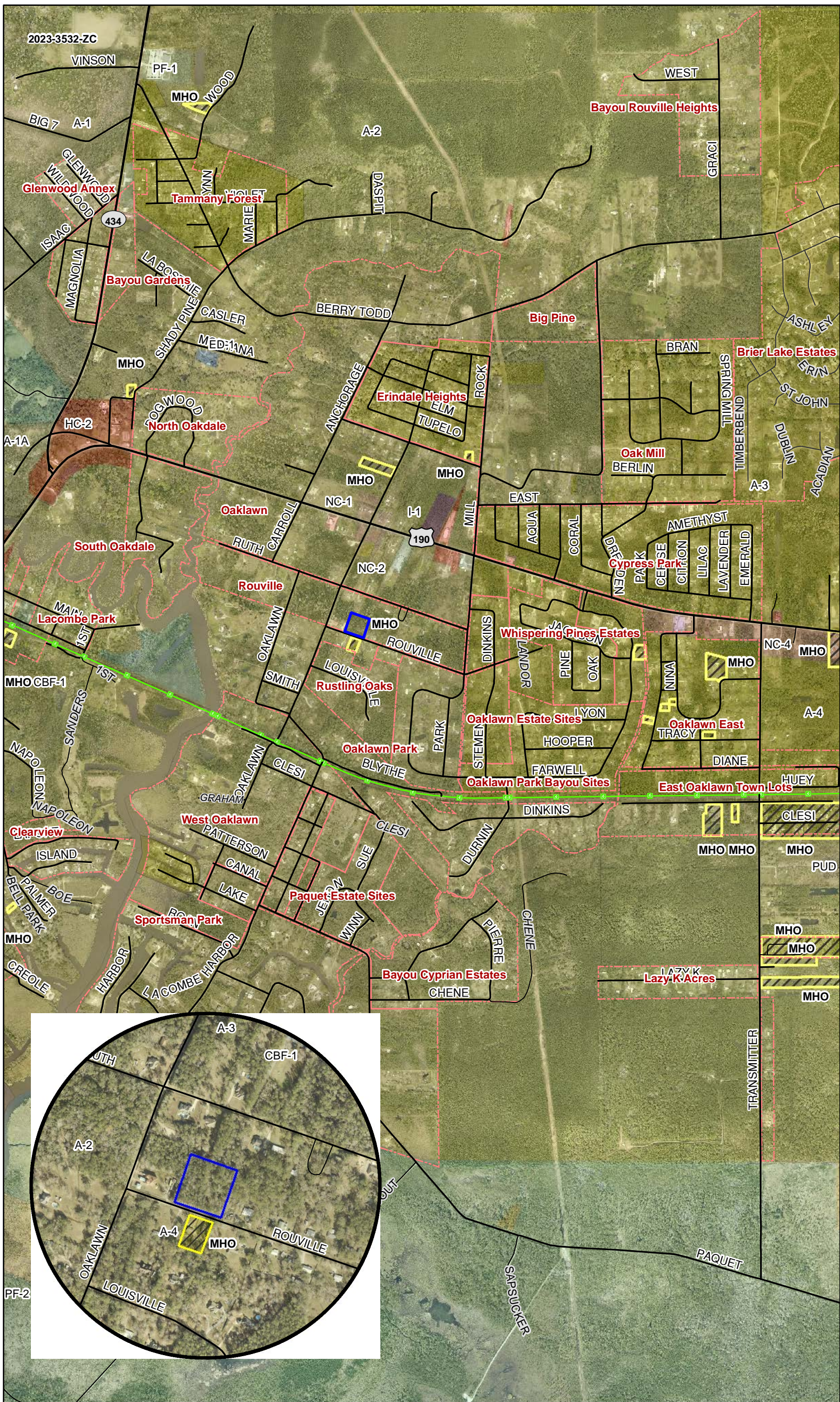
**Residential Low-Intensity** neighborhoods that are predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development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

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.



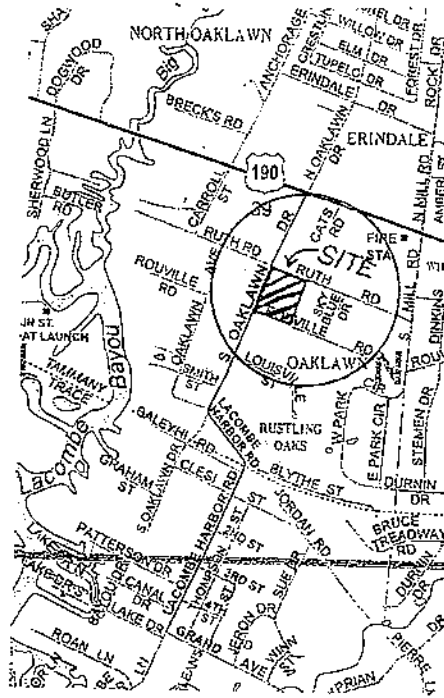
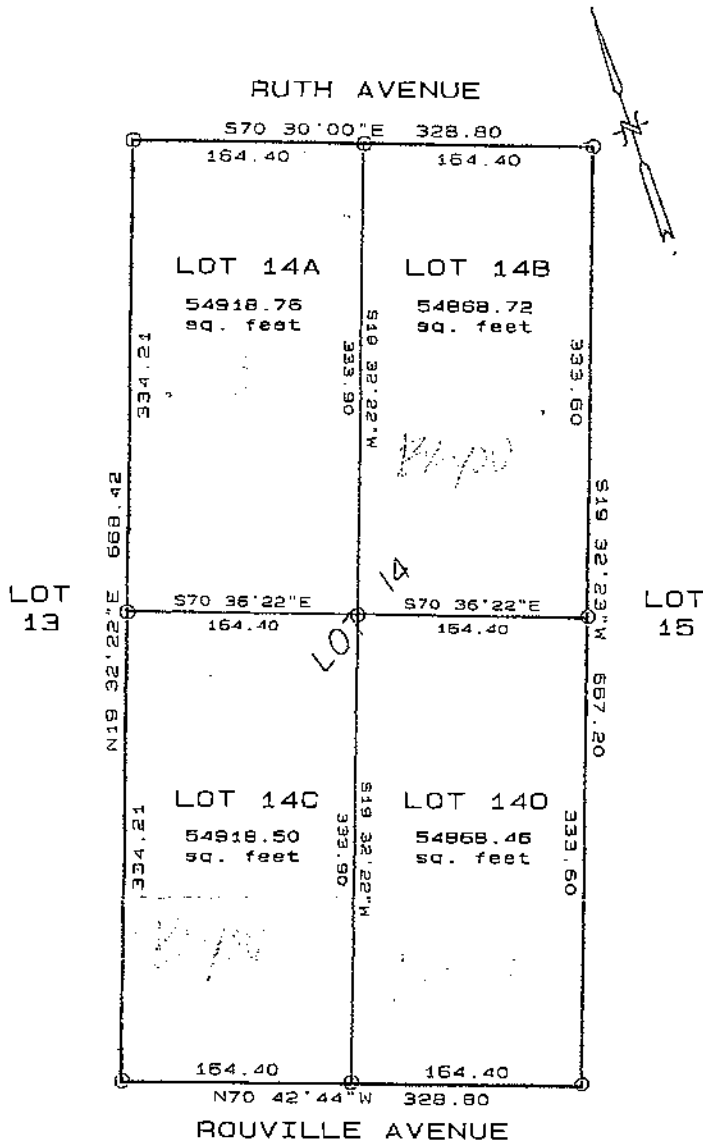






**LEGAL DESCRIPTION:**

A Resubdivision of LOT 14, Rouville Subdivision,  
St. Tammany Parish, Louisiana, into LOTS 14A, 14B,  
14C, & 14D, as shown hereon.



*Ron Kille*

SECRETARY ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

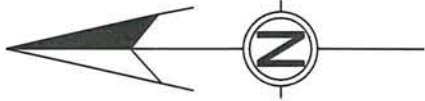
DATE FILED:

MAP FILE NO.

ST. TAMMANY PARISH CLERK OF COURT

CERTIFIED TO:

ROUVILLE LAND, L.L.C.

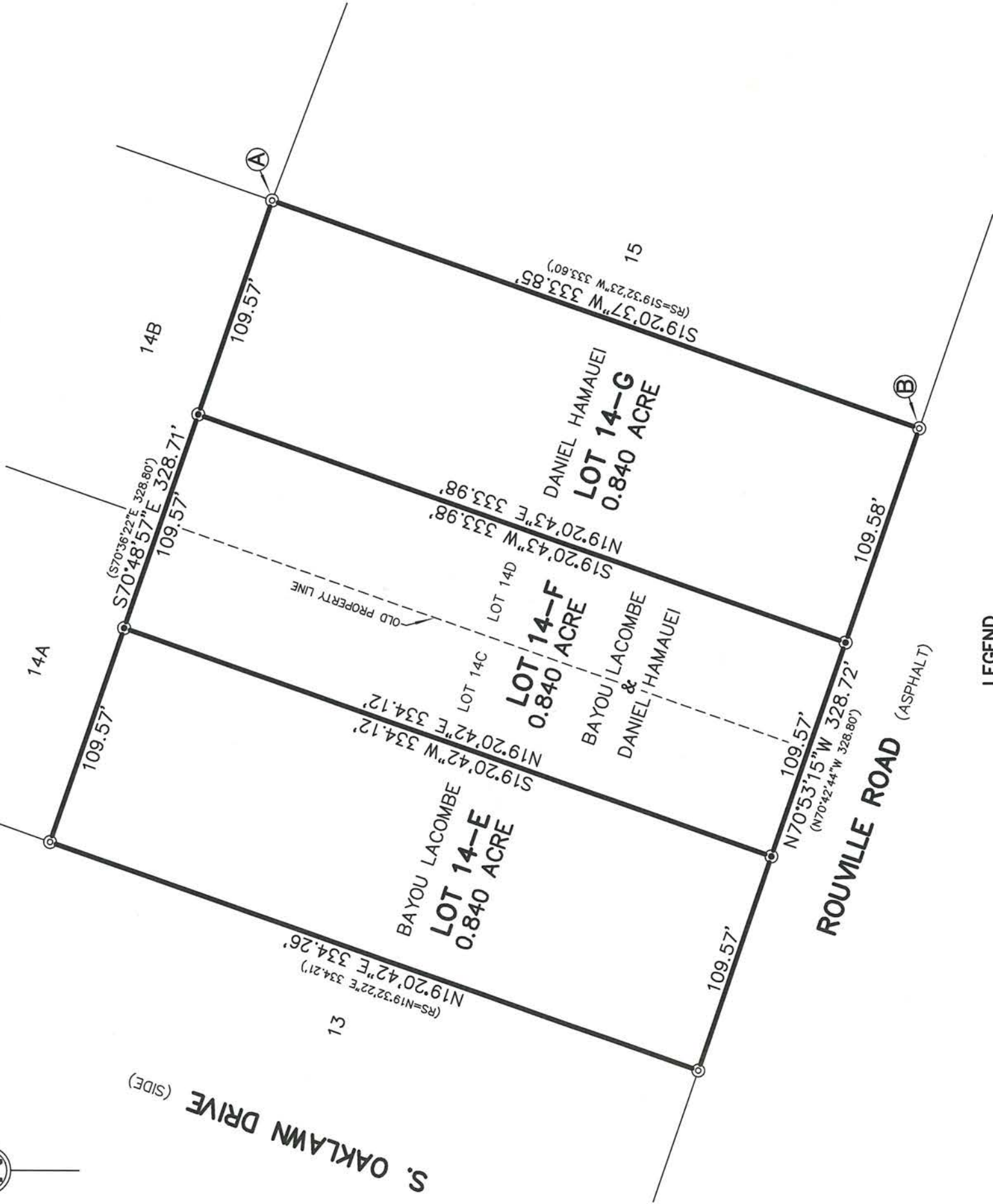


REFERENCE BEARING:

From Iron Rod (A)  
to Iron Rod (B)  
S19°20'37"W  
(per Reference Survey No. 2)

E. RUTH ROAD (SIDE)

S. OAKLAWN DRIVE (SIDE)



APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

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

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0395 D, dated April 2, 1991.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Resubdivision for Rouville Land LLC by Ned R. Willson, Surveyor, dated 02/06/2007, filed in the St. Tammany Parish Clerk of Court Map File No. 4409C.
2. Survey for Melinda Glover by John G. Cummings, Surveyor, dated 06/08/2020, Job No. 20133.

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**

PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549

FAX (985) 892-9250

PLAT PREPARED FOR: **DANIEL HAMAUEI & BAYOU LACOMBE**

SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 14C & 14D INTO LOTS 14-E, 14-F & 14-G, ROUVILLE SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

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



SCALE: 1" = 60'

JOB NO.

23113

DATE:

06/16/2023

REVISED:





**ZONING STAFF REPORT**  
2023-3541-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

**Location:** Parcel located on the west side of LA Highway 1077, south of Motichuck Road, Madisonville S38, T7S, R10E; Ward 1, District 4      **Council District:** 4

**Petitioner:** Linda and Keith Young      **Posted:** October 20, 2023

**Owner:** Linda and Keith Young      **Commission Hearing:** November 1, 2023

**Size:** 3.235 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**  
NC-4 Neighborhood Institutional District  
A-3 Suburban District  
**Requested Zoning**  
HC-2 Highway Commercial District  
**Future Land Use**  
Residential – Medium Intensity  
Coastal Conservation  
Commercial  
**Flood Zone**  
Effective Flood Zone A13  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes  
**BFE**  
BFE 11' + 1' Freeboard = 12' FFE

**FINDINGS**

1. The applicant is requesting to rezone the entirety of the subject property (3.325 acres) to HC-2 Highway Commercial District which will bring the existing restaurant and parking lot into compliance with the correct zoning classification. Keith Young's Steakhouse began operation in 2005 and was rezoned to NC-4 Neighborhood Institutional District and A-3 Suburban District under 2009 Comprehensive rezoning.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	NC-4 Neighborhood Institutional District and A-3 Suburban District
11-2608 (Zoning Case for 0.695-acre portion of the combined 3.235 acres)	A-3 Suburban District	NC-4 Neighborhood Institutional District

*Site and Structure Provisions*

3. The subject property is composed of three lots for a total of 3.235 acres. The 1.47-acre and the 1.07-acre parcels are currently developed with a restaurant and parking lot and the 0.695-acre lot is currently undeveloped.
4. HC-2 Highway Commercial District allows for a maximum building size of 40,000 sqft. The existing NC-4 Neighborhood Institutional District allows for a 12,500 sqft. In addition, the NC-4 Neighborhood Institutional District allows for all uses from NC-1 Professional Office District to the NC-3 Lodging District. The requested HC-2 Highway Commercial District allows for more intense commercial / retail use as shown in the below table:



**ZONING STAFF REPORT**  
2023-3541-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

Zoning Change Request					
Zoning Classifications	Max Building Size	Max Height	Max Lot Coverage	Purpose	Uses
NC-4 Neighborhood Institutional District	12,500 sq. ft.	35 ft.	50%	To allow for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time.	All uses permitted in the NC-1, NC-2, and NC-3 Lodging District and Dance Studios, Music Studios, Aerobic/weight loss studios, educational learning centers, churches, temples, synagogues, and mosques, religious educational facilities, clubs and lodges, fraternal and religious institutions, child day care centers, nursery schools
HC-2 Highway Commercial District	40,000 sq. ft.	35 ft.	50%	To allow for the location of moderately scaled, intense retail, office, and service uses located along major collectors and arterials designed to provide services to a portion of the parish.	All uses permitted in the NC Zoning Districts and 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.

*Compatibility or Suitability with Adjacent Area*

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District, NC-4 Neighborhood Institutional District
South	Commercial	A-3 Suburban District
East (Across Highway 21)	Industrial and Undeveloped	I-4 Heavy Industrial District, NC-4 Neighborhood Institutional District
West	Undeveloped	A-3 Suburban District and CBF-1 Community Based Facilities

6. The subject site abuts an undeveloped property zoned A-3 Suburban District to the west. Arcosa Marine is to the east across Highway 21 from the subject property which is zoned I-4 Heavy Industrial District. The neighboring property on the north side of Arcosa Marine is undeveloped and is zoned a combination of NC-4 Neighborhood Institutional District and A-3 Suburban District. There is a commercial storage facility to the south of the subject property which is zoned A-3 Suburban District. Finally, to the north of the subject property there is a residence and a plant nursery zoned NC-4.





**ZONING STAFF REPORT**  
2023-3541-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*Consistency with New Directions 2040*

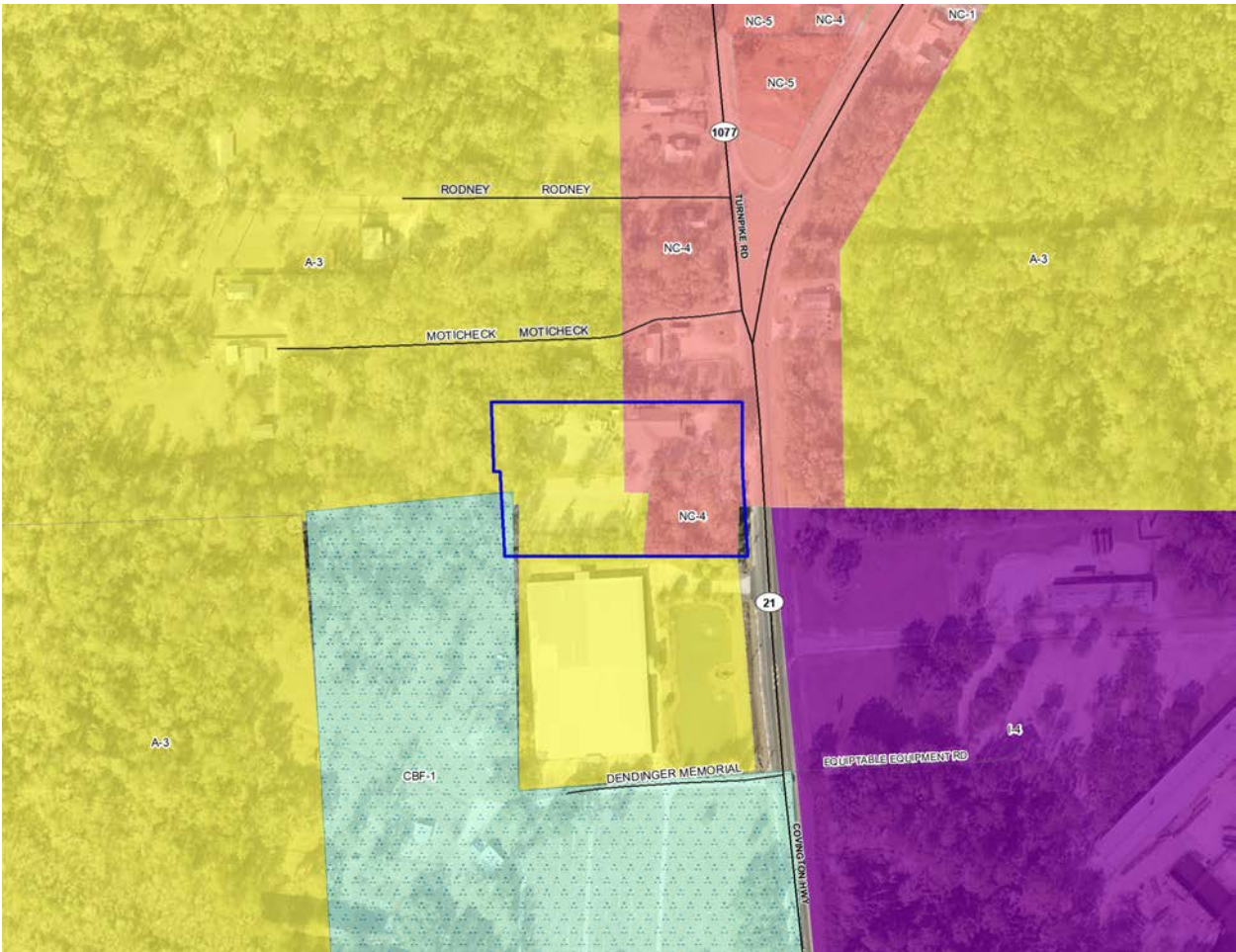
**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract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

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

**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 requested 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





2023-3541-ZC

A-3

WOODS

BRAVENDER

PUD

A-2

A-3

ED-1

NC-1  
HC-1

A-1

NC-1

NC-4

NC-1

COVINGTON HWY

NC-1

NC-5

NC-4

NC-5

RODNEY

A-3

MOTICHECK

NC-4

TURNPIKE RD

A-3

NC-4

CBF-1

EQUIPTABLE EQUIPMENT

I-4

A-3

CEMETERY ENTRANCE

NC-2

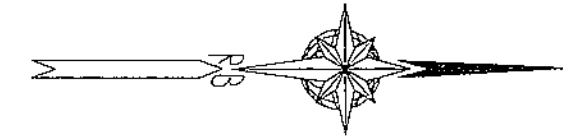
RENE

JEFFERSON AVE

CEDAR



PARCEL 1  
KEITH YOUNG'S  
PARKING



P.O.B.

POINT OF BEGINNING IS REPORTED TO BE WEST-142.0 FEET;  
S06°00'E-749.6 FEET; S85°15'W-123.6 FEET; S06°00'E-59.0 FEET  
S85°00'W-122.5 FEET; S01°15'E-73.80 FEET; WEST-244.7 FEET;  
S03°37'50"E-132.75 FEET; S89°48'51"E-305.67 FEET FROM THE  
SECTION CORNER COMMON TO SECTIONS 38, 41 & 44, TOWNSHIP  
SOUTH - RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

HOG WIRE w/  
WOOD POSTS

0.695 Acres

NOTE:  
ALL IMPROVEMENTS NOT SHOWN HEREON.

KEITH YOUNG'S  
STEAKHOUSE

PARCEL 2  
OMNI STORAGE

AT&T  
SITE

4.64'  
S03°09'01"E

S02°14'57"W 161.09'

LA. HWY 1077

REFERENCE  
1) SURVEY BY THIS FIRM  
DWG No.: 06308 DATED: 3/27/2006  
2) KELLY McHUGH & ASSOCIATES, INC.  
JOB No.: 04-175  
DWG No.: 04-175-TOPO  
DATED: 6-7-2004

Sketch of  
A PARCEL OF GROUND SITUATED IN  
SECTION 38, TOWNSHIP 7 SOUTH - RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
KEITH D. YOUNG AND LYNDA MOORE YOUNG

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

NOT A BOUNDARY SURVEY

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors  
Geodetic • Forensic • Consultants  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5388 FAX (985) 624-5309  
E-MAIL: info@brownsurveys.com

Date: JUNE 14, 2011  
Survey No. 11265  
Project No. .  
Scale: 1" = 30' ±  
Drawn By: BRC  
Revised:

Z:\11SURVEY\11265.dwg

Copyright 2010 - Randall W. Brown & Associates, Inc.

POINT 1:  
PART OF BEGINNING IS REPORTED TO BE WEST 142.0 FEET;  
565.0067846 FEET, S65.15-W-123.6 FEET, S66.0027-54.0 FEET  
505.000-W-122.5 FEET, S01.15-W-123.6 FEET, S01.15-244.7 FEET,  
S03.37-W-132.75 FEET, S67.44-29.1E-13.36 FEET FROM THE  
SECTION CORNER CONNECTION TO CORNS 3, 4 + 14, TOWNSHIP 7  
SOUTH - RANGE 10 EAST, 51, TARRANT PARISH, LOUISIANA.



The standards and restrictions spoken on this survey are limited to those set forth in the description. Please read us and there is no representation that all applicable standards and restrictions are shown herein. The standards and restrictions are not intended to be a complete or exclusive list of all applicable standards and restrictions. No title search or public record search is conducted on the data for this survey.

SUBMITTED IN ACCORDANCE WITH THE LOUISIANA  
MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS  
FOR A CLASS C SURVEY.

REFERENCE  
1) SURVEY BY THIS FIRM  
DWG. No. 94477  
DATED: JAN. 9, 1994  
2) KELLY MCHUGH & ASSOCIATES, INC.  
JOB No. 04-175  
DWG. No. 04-175-TOPO  
DATED: 6-7-2004

Note: I have contacted the Federal Insurance Administration  
Flood Hazard Boundary Maps and found the property  
described \_\_\_\_\_ located in a special flood hazard area,  
it is located in Flood Zone \_\_\_\_\_ All \_\_\_\_\_

FIRM Panel/ 225305 0220 C Rev. 4-2-1991

MAP FILE # 9312  
INSTRUMENT # 1576679  
ORIGINALLY FILED DATE 9.21.03  
MAP FILED DATE 9.21.03  
St. Terrence Pugh, Clerk of Court  
Deputy Clerk  
Mona L. Pugh

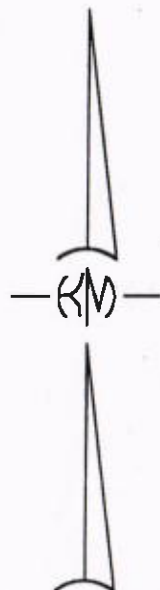
TWO PARCELS OF GROUND SITUATED IN  
SECTION 38, TOWNSHIP 7 SOUTH - RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
(985) 624-5368 • FAX(985) 624-5309

Copyright 2008 - Ronald W. Green & Associates, Inc.

This point is reported to be WEST a distance of 142.00 feet; thence South 08 degrees 00 minutes 00 seconds East a distance of 749.80 feet; thence South 85 degrees 15 minutes 00 seconds West a distance of 123.80 feet; thence South 06 degrees 00 minutes 00 seconds East a distance of 59.00 feet; thence South 85 degrees 00 minutes 00 seconds West a distance of 122.50 feet; thence South 01 degrees 15 minutes 00 seconds East a distance of 73.80 feet; thence WEST a distance of 244.70 feet from the Section Corner common to Sections 38, 41 & 44, T-7-S, R-10-E, St. Tammany Parish, Louisiana.



N 03°37'50" W 132.75'

EAST 477.95'

SLAB ONLY

1.47 ACRES

N 89°48'51" W 483.73'

L.A. HWY. 21  
S 06°02'23" E 134.80'

REFERENCE: SURVEY BY JOHN E. BONNEAU & ASSOC., INC.,  
DATED 4-29-2003, SURVEY NO. 2003 144.

-- LEGEND --

- = 1/2" IRON PIPE FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE "A-13"  
BASE FLOOD ELEV. 11.0'  
F.L.R.M.PANEL NO. 225205 0220 C  
REV. 4-2-91

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



Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:

1.47 ACRES  
SECTION 38, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

KEITH YOUNG

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

SCALE: 1" = 60'	DATE: 5-26-05
DRAWN: R.F.D./B.W.M.	JOB NO: 04-175
REVISED: 8-16-04	



**ZONING STAFF REPORT**  
2023-3543-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](http://stpgov.org/planning)

**Location:** Parcel located on the west side of Pine Cone Road, being Lot 78, Oak Knoll Estates Subdivision, Abita Springs S30, T6S, R13E; Ward 6, District 6  
**Council District:** 6

**Petitioner:** Devon Maitozo      **Posted:** October 13, 2023

**Owner:** Khris and Ressa Noah, Kalyn and Devon Maitozo      **Commission Hearing:** November 1, 2023

**Size:** 8.05 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-1 Suburban District

RO Rural Overlay

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone A

Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**BFE**

BFE 48' + 1' Freeboard = 49' FFE

**FINDINGS**

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and Rural Overlay. The site is located on the west side of Pine Cone Road, being Lot 78, Oak Knoll Estates Subdivision, Abita Springs. The municipal address of this property is 28070 Pine Cone Road, Abita Springs.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2233	unknown	A-1 Suburban District

*Site and Structure Provisions*

2. The subject property is currently developed with a single-family residence and some accessory structures.

*Compatibility or Suitability with Adjacent Area*

3. Table 2: Surrounding Land Use and Zoning

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





**ZONING STAFF REPORT**  
2023-3543-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- 4. The subject property is flanked by undeveloped property to the north and west and residential development to the south and east.
- 5. The purpose of the site’s existing A-1 Suburban District zoning is to provide single-family residential environments on parcels with a minimum lot size of five acres. The purpose of the Rural Overlay is to maintain the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The permitted uses of the RO Rural Overlay are single-family residences and certain accessory structures that conduct or support agricultural businesses or businesses related to agriculture.
- 6. If approved, the applicant can use the subject property for both their main residence and their proposed commercial business, which is a training center for equestrian vaulting. If approved, the applicant can apply for permits to construct a facility that meets commercial site standards – including structures such as a training ring and stables.

*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:

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

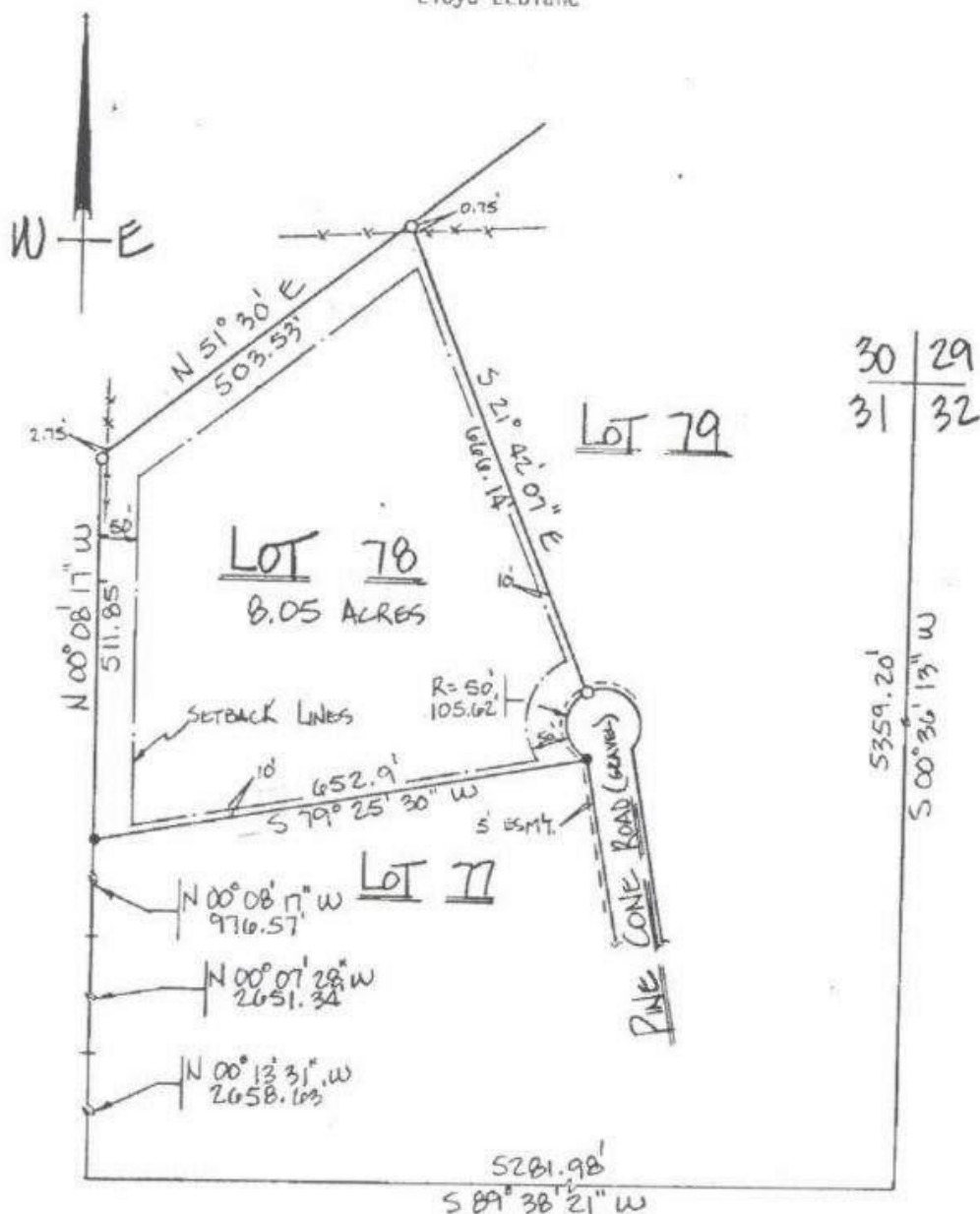








A Survey of the Property  
of  
Lloyd LeBlanc



LEGEND

- 1/2" IRON ROD SET
- 5/8" IRON ROD FOUND



A Portion of Ground situated in the  
Oak Knoll Estates Subdivision in  
Section 30, Township 6 South, Range 13 East,  
St. Tammany Parish,  
Louisiana.

**H. C. SANDERS & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
THE FOUNTAIN BUILDING  
Post Office Drawer 1779 - Covington, La. 70434  
Office: 892-2847

JOB NO.  
ST-81-311

DRAWN  
rmk  
CHECK'D

DATE  
24 June 81  
SCALE

SHEET NO.  
1 of 2

*Herbert C. Sanders*



**ZONING STAFF REPORT**  
2023-3544-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](http://stpgov.org/planning)

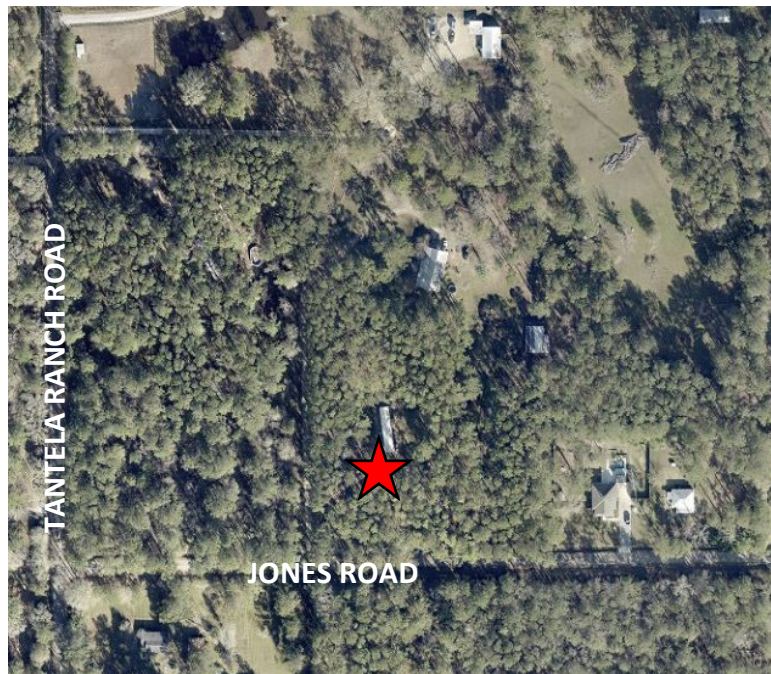
**Location:** Parcel located on the east side of Tantela Ranch Road, north of Jones Road, being a portion of Lot 13-B, River Bend Estates Subdivision, Covington; S38, T6S, R10E; Ward 1, District 3

**Council District:** 3

**Petitioner:** Mary Ann Lewis Miller      **Posted:** October 13, 2023

**Owner:** Mary Ann Lewis and Frank Norman Miller      **Commission Hearing:** November 1, 2023

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



**Current Zoning**  
A-1 Suburban District  
**Requested Zoning**  
A-1 Suburban District  
MHO Manufactured Housing Overlay  
**Future Land Use**  
Rural and Agricultural  
**Flood Zone**  
Effective Flood Zone A4  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes  
**BFE:**  
BFE 47' + 1' Freeboard = 48' FFE

**FINDINGS**

1. The applicant is requesting to rezone a 1-acre portion of the 10.85-acre Lot 13-B from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay. The property is located on the east side of Tantela Ranch Road, north of Jones Road, being a portion of Lot 13-B, River Bend Estates Subdivision, Covington. The 10.85-acre property has a municipal address of 12041 Jones Road, Covington.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

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

*Site and Structure Provisions*

2. The 10.85-acre Lot 13-B is currently developed with a traditional wood-framed residence, a manufactured home, and a barn.
3. According to Code Enforcement case 2022-CE-21834, the manufactured home was placed without permits. The applicant is requesting a zoning change to resolve the violation and bring the subject property into compliance.





*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

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

5. The subject property is flanked by properties zoned A-1 Suburban District. The properties to the south and west are undeveloped, although there is a residence nearby on the south side of Jones. In addition, there are single-family residences to the east and north.
6. The existing A-1 Suburban District zoning designation calls for 5-acre parcel sizes and allows for a density of 1 dwelling unit per every 5 acres. Based on the total 10.85 acreage of Lot 13-B, two single family residences would be allowable.
7. A 12.09-acre area within Riverbend Estates subdivision was rezoned in 2010 to include the MHO Manufactured Housing Overlay (Council Ord. 10-2365), as shown in Figure 1 below.

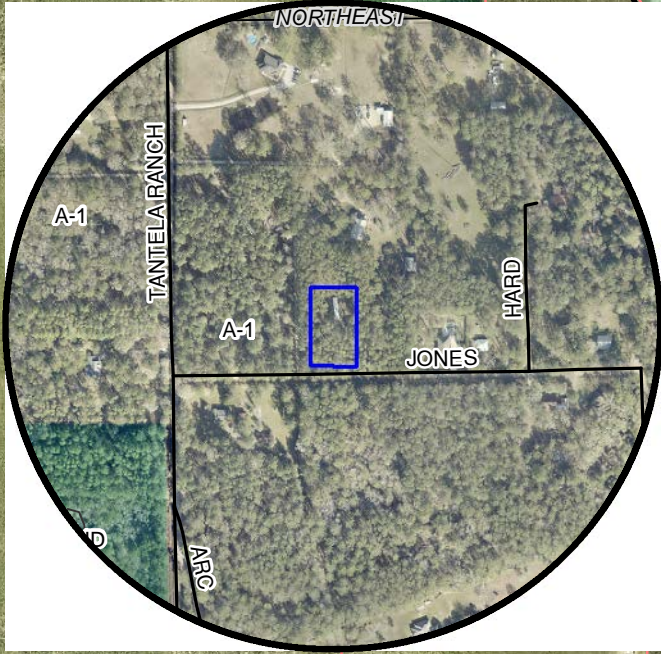
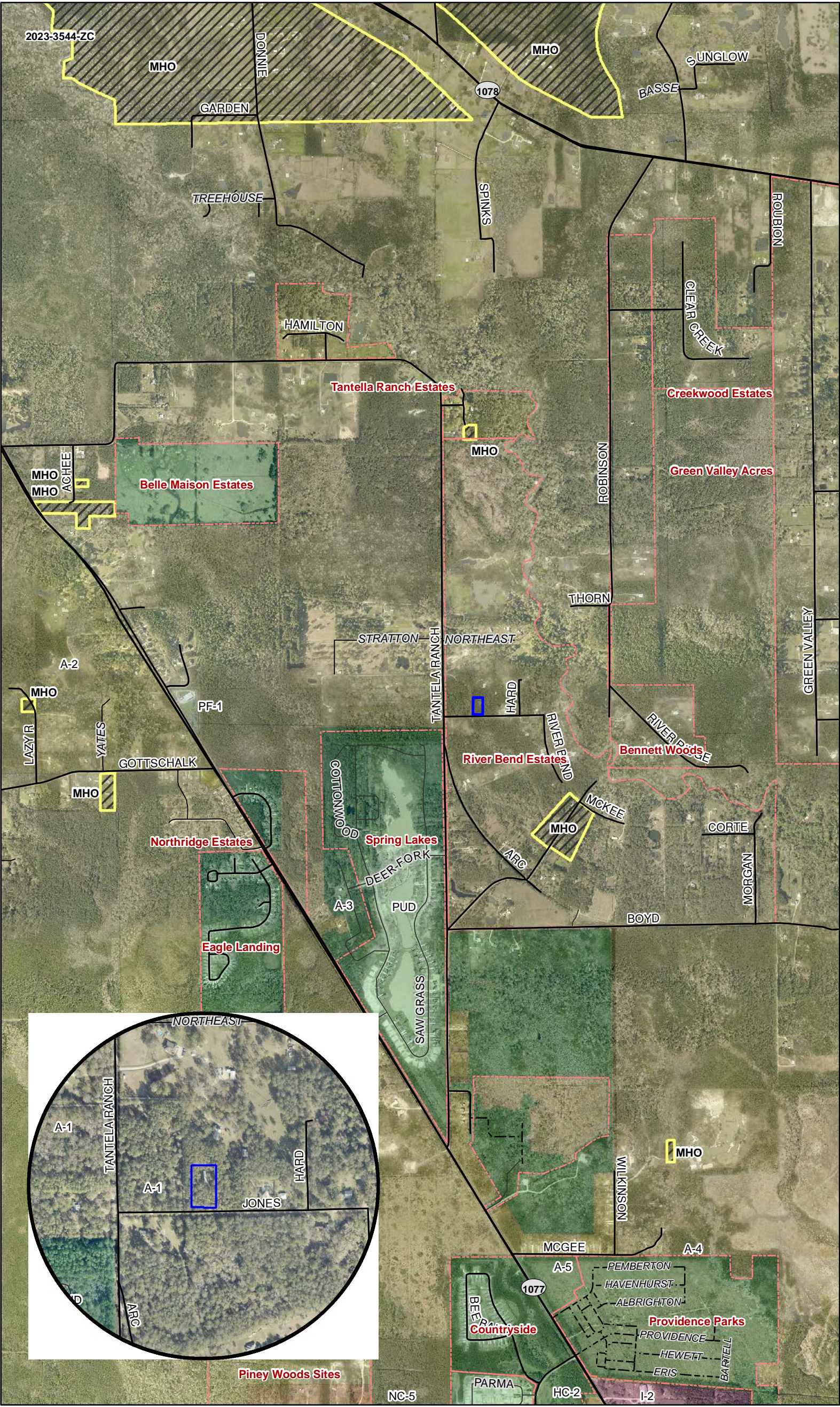


Figure 1: Area shown in bright green above was rezoned by Council Ordinance 10-2365 to include MHO Manufactured Housing Overlay. This is in the same subdivision Riverbend Estates as the subject property located at 12041 Jones Road (Google Earth).

8. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can apply for an after-the-fact building permit and an electrical permit to turn on power to the manufactured house already onsite.



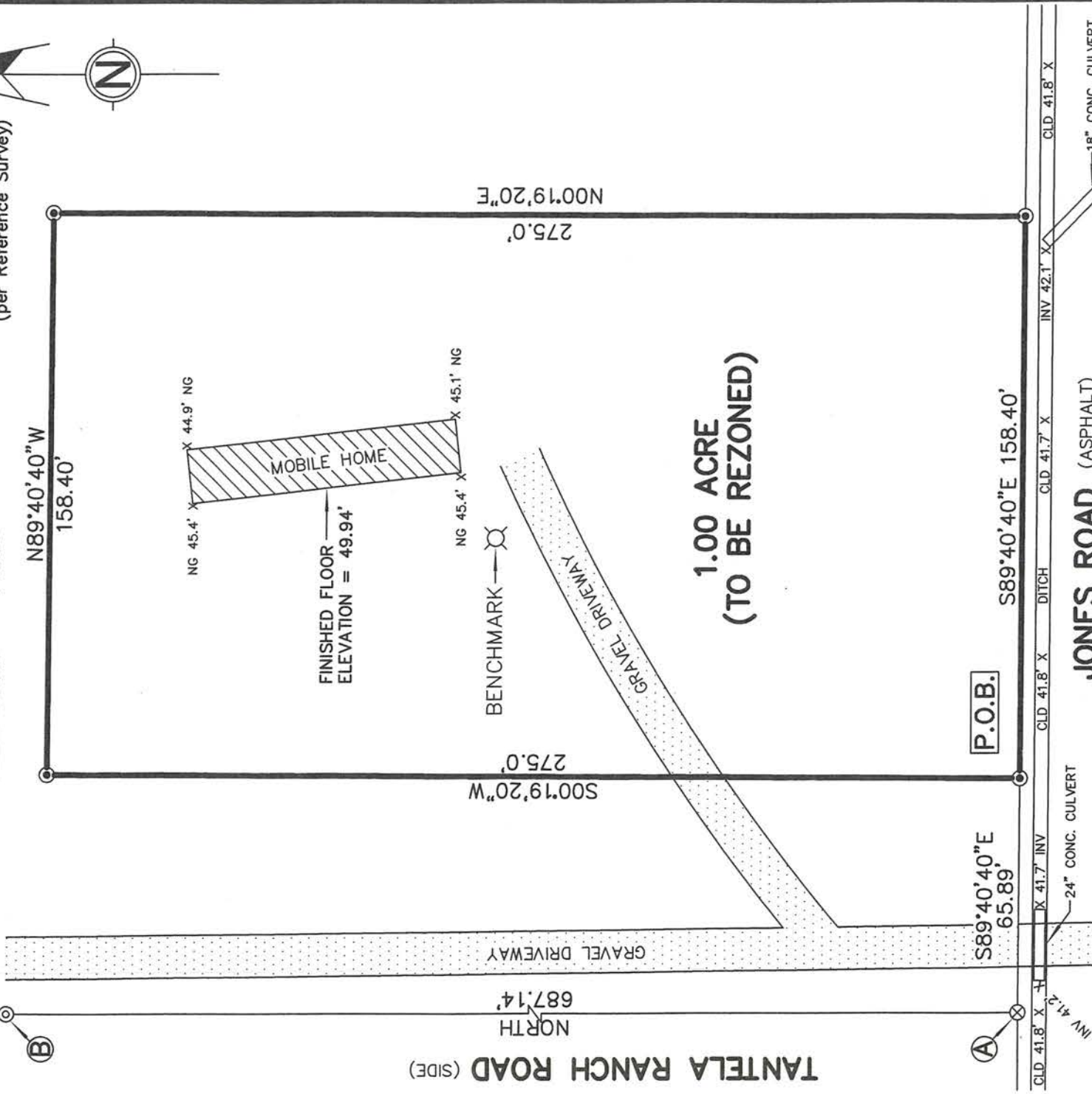
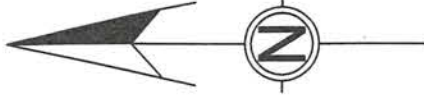






ELEVATION SURVEY-ELEVATION DATUM = NAVD 1988  
BASE FLOOD ELEVATION = 46.50'(+1.0' FREEBOARD)  
BENCHMARK = 60D NAIL IN THE NORTH  
FACE OF POWERPOLE. ELEVATION = 47.50'

REFERENCE SURVEY:  
From Iron Rod (A)  
to Iron Rod (B)  
North  
(per Reference Survey)



1.00 ACRE  
(TO BE REZONED)

JONES ROAD (ASPHALT)

X 45.0' CLRD

CLD 41.8' X

CLD 41.7' X

DITCH

CLD 41.8' X

24" CONC. CULVERT

INV 41.2'

CLD 41.8' X

18" CONC. CULVERT

X 42.5' INV

LEGEND

- ⊗ = 3/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- NG = NATURAL GROUND
- CLD = CENTERLINE OF DITCH
- INV = INVERT ELEVATION
- CLRD = CENTERLINE OF ROAD

REFERENCE SURVEY:

Survey for Mary Lewis, wife of and Frank Norman Miller,  
Winters Title Agency, Inc., Hibernia National Bank &  
First American Title Insurance Company by Thomas J.  
Fontcuberta, Surveyor, dated 12/18/1996, Job No. 965983.

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.

P.O.B. is reported to be South 642.0';  
East 30.0'; South 1187.8'; East 378.58'  
and S89°40'40"E 65.89' from the  
Quarter Section Corner common to  
Sections 8 & 38, T6S, R10E.

NOTE:  
This property is located in Flood Zone A4,  
per F.E.M.A. Map No. 225205 0125 C,  
dated October 17, 1989.

(985) 892-1549 John G. Cummings and Associates FAX (985) 892-9250  
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS  
COVINGTON, LA 70433

PLAT PREPARED FOR: MARY MILLER

SHOWING A SURVEY OF: A PORTION OF LOT 13-B, RIVER'S BEND ESTATES  
SUBDIVISION, LOCATED IN SECTION 38, TOWNSHIP  
6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH,  
LOUISIANA.

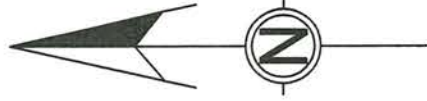
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON  
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,  
AND IS IN ACCORDANCE WITH THE APPLICABLE  
STANDARDS OF PRACTICE AND BEARS A CLASS C  
SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

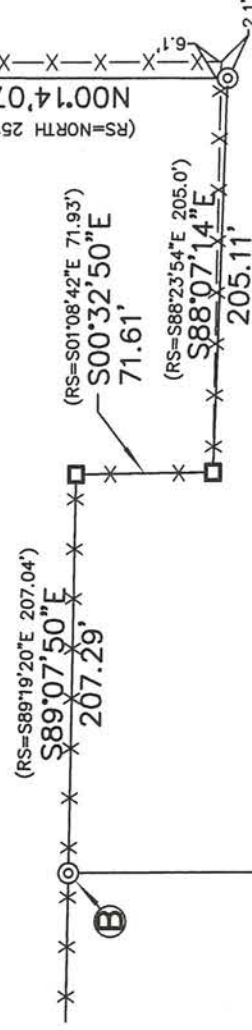


SCALE: 1" = 40' JOB NO. 23124-EL DATE: 07/14/2023 REVISED:





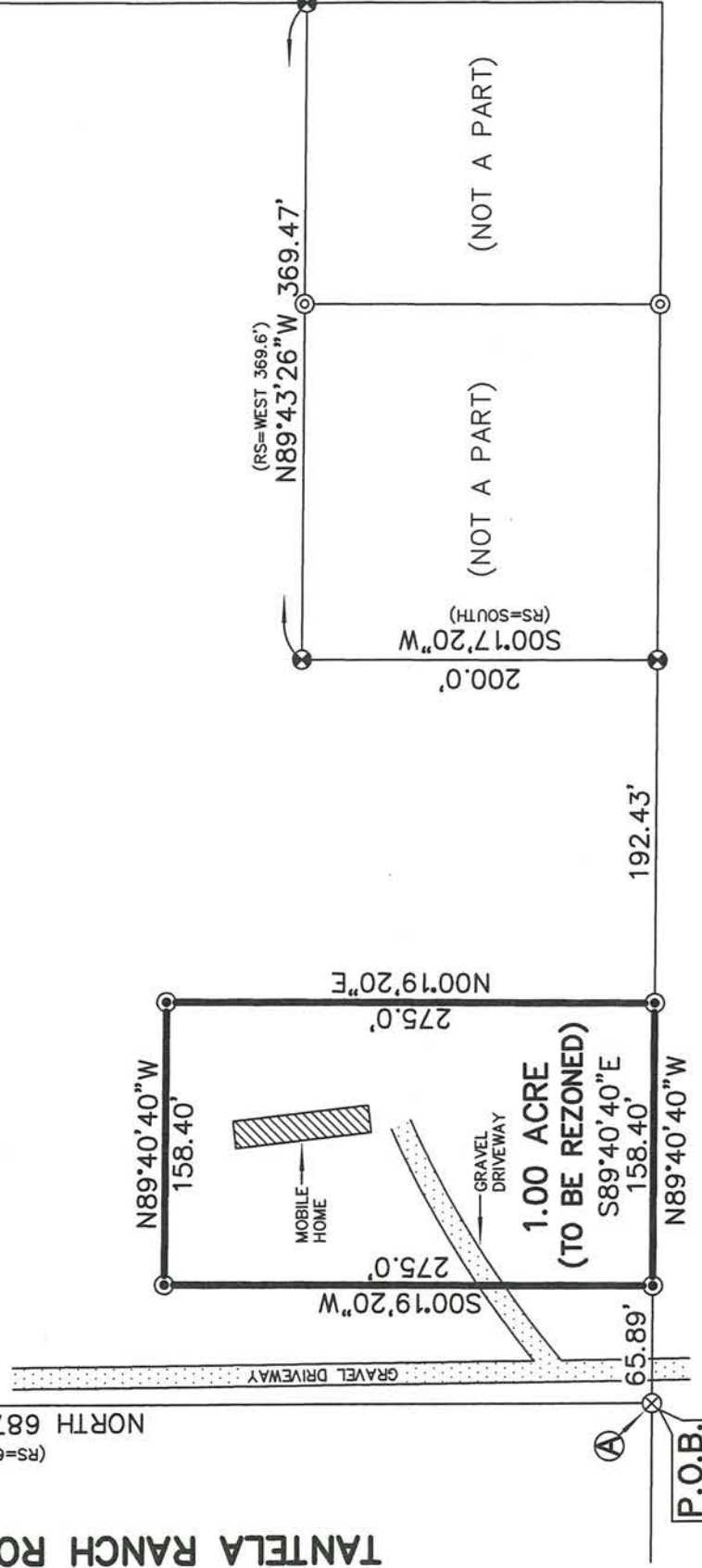
REFERENCE BEARING:  
From Iron Rod ④  
to Iron Rod ⑥  
North  
(per Reference Survey)



TANTELA RANCH ROAD (SIDE)

LOT 13-B  
10.85 ACRES

500°08'22\"W 659.35'  
(RS=S00°11'E 660.0')  
HARD ROAD (ASPHALT)



JONES ROAD (ASPHALT)

P.O.B. is reported to be South 642.0'; East 30.0'; South 1187.8'; and East 378.58' from the Quarter Section Corner common to Sections 8 and 38, T6S, R10E.

NOTE:

This property is located in Flood Zone A4, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.

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.

- LEGEND
- ⊗ = 3/8" IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD FOUND
  - = CORNER FENCE POST FOUND
  - ⊠ = 5/8" IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD SET
  - RS = REFERENCE SURVEY
  - X- = FENCE

REFERENCE SURVEY:

Survey for Mary Ann Lewis, Wife of/and Frank Norman Miller, Winters Title Agency, Inc., Hibernia National Bank & First American Title Insurance Company by Thomas J. Fontcuberta, Surveyor, dated 12/18/1996, Job No. 965983.

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**

PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549

FAX (985) 892-9250

PLAT PREPARED FOR: **MARY MILLER**

SHOWING A SURVEY OF: **LOT 13-B, RIVER'S BEND ESTATES SUBDIVISION, LOCATED IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 10 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.

*John G. Cummings*

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 23124

DATE: 07/10/2023

REVISED:



**ZONING STAFF REPORT**  
2023-3546-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](http://stpgov.org/planning)

**Location:** Parcel located on the east side of Violet Street, south of Success Street, being Lots 19, 21 and 23, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2      **Council District:** 2

**Petitioner:** Dragonfly Enterprises, Inc. - Jamie Lindsay      **Posted:** October 12, 2023

**Owner:** Reina Perez de Cohen and Norvic Avile      **Commission Hearing:** November 1, 2023

**Size:** 0.172 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**  
Residential Medium-Intensity
- Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone X  
Critical Drainage: No

**FINDINGS**

- The petitioner is requesting to change the zoning classification from A-4 Suburban District to A-4 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Violet Street, south of Success Street, being Lots 19, 21 and 23, West Abita Springs Subdivision, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

*Site and Structure Provisions*

- According to the application submitted, there is an existing mobile home onsite.

*Compatibility or Suitability with Adjacent Area*

- Table 2: 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	Residential	A-4 Single-Family Residential District





**ZONING STAFF REPORT**  
2023-3546-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

Table 3: Nearby Rezoning Cases

Lot & Subdivision	Request	Ordinance
Lots 19 & 20 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 16-3522
Lot 16A (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3870
Lots 28, 30, 32, 34, 36 & 38 (West Abita Springs Subdivision, adjacent to subject property)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4076
Lots 16, 18 & 20 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4205
Lots 1, 2, 3, 4, 5 & 6 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4349
Lots 1, 2, 3, 4, 5, 6, 7 & 8 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4632
Lots 33, 35 & 37 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4771
Lots 15 and 17 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5050
Lots 1 and 2 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5082
Lots 34 and 36 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 23-5178

6. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can do one of the following:
- Obtain an electrical permit to turn on the power of the existing mobile home
  - Replace the existing structure with a new mobile home.

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

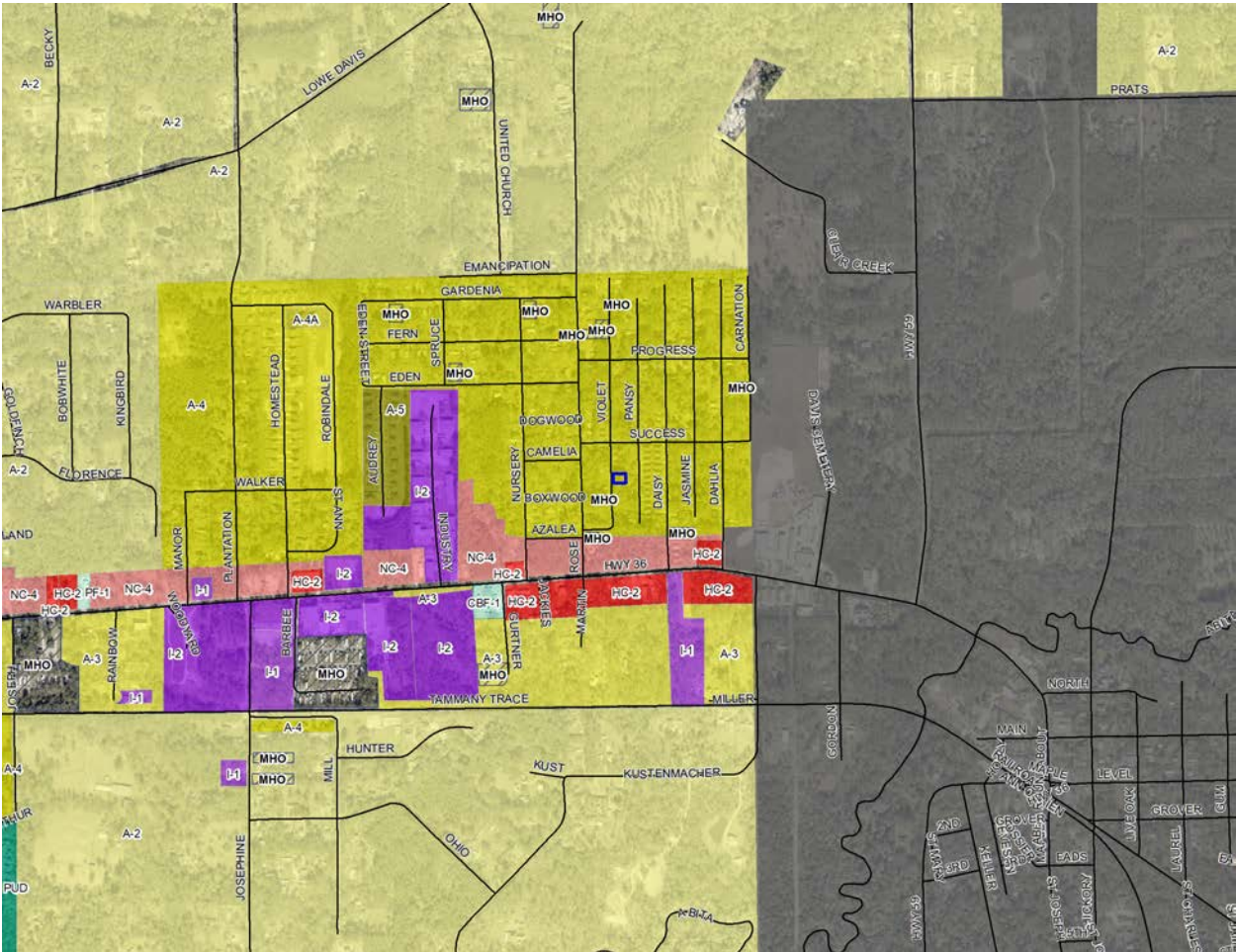




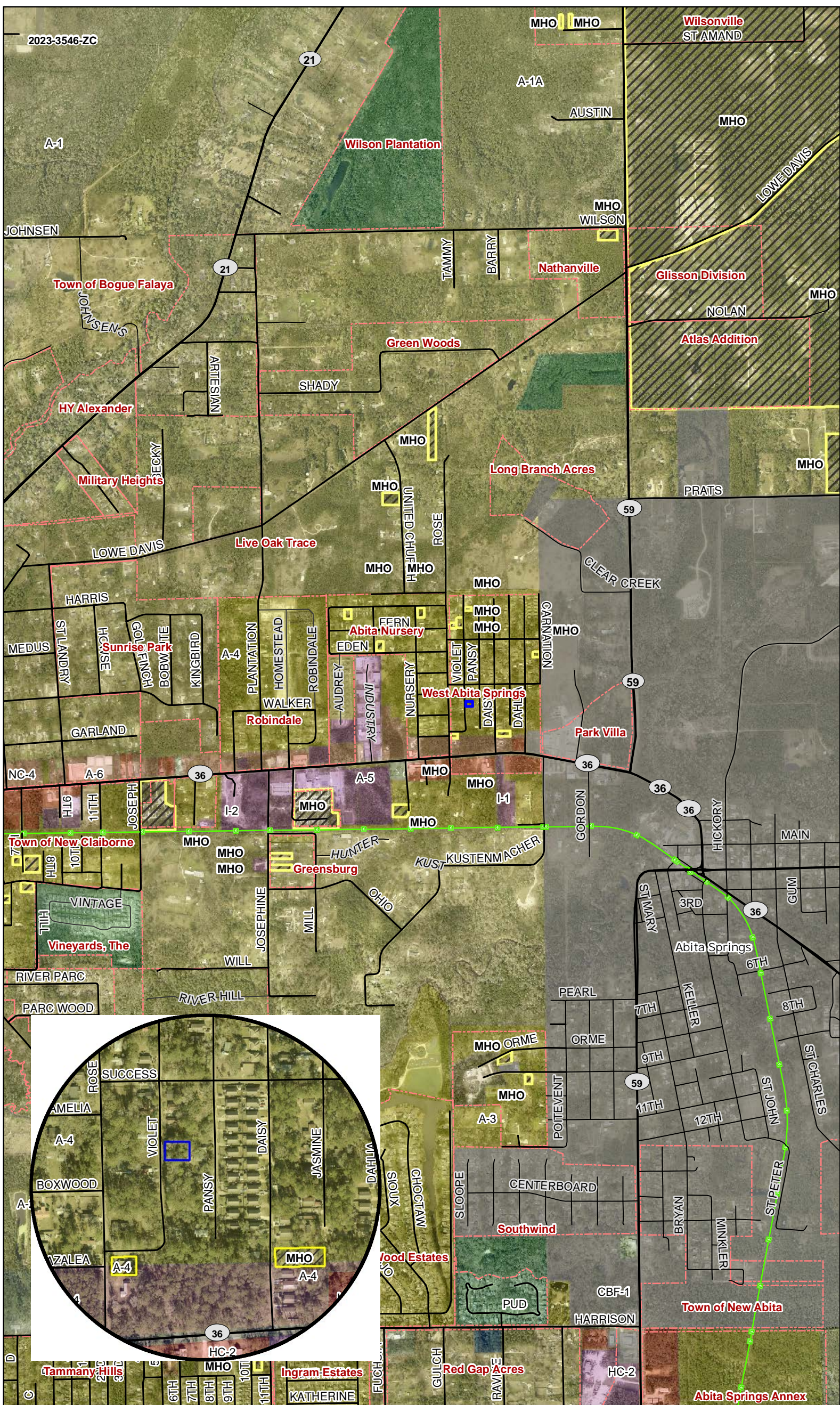
**ZONING STAFF REPORT**  
2023-3546-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director









MAP  
174B

WEST ADFA SPRIN

N 1/2 DIVISION OF WEST HALF OF THE NE QUARTER OF SECTION 30  
TOWNSHIP 8 SOUTH OF 26 NYS 11 EAST

ST TAINMAN - PARISH - LA -

ALL LOTS MEASURE 26 FT X 100 FT

STREETS ARE WIDENING

FEBRUARY 24, 1919

[illegible]





**ZONING STAFF REPORT**  
2023-3547-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

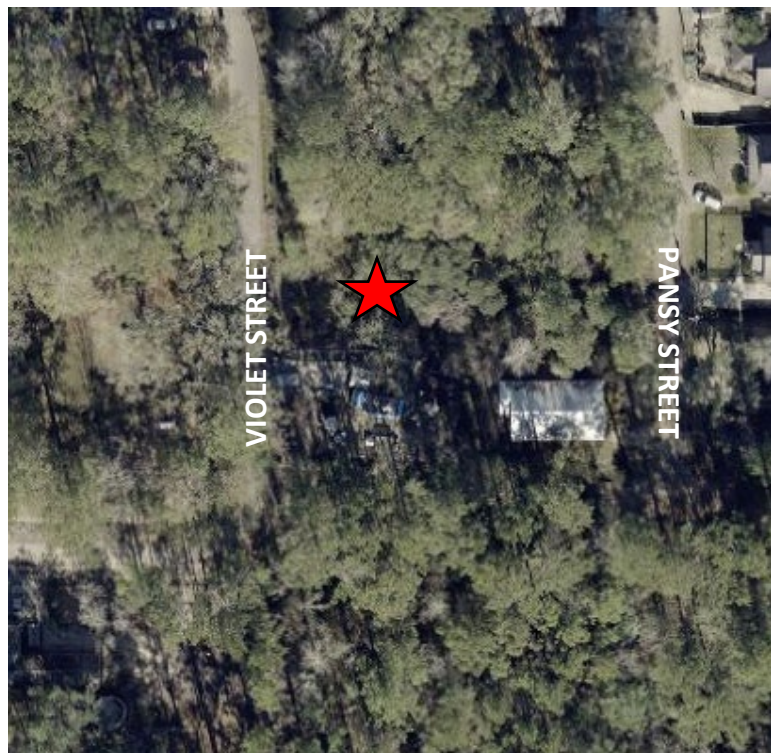
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the east side of Violet Street, south of Success Street, being Lots 41, 43, 45, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2      **Council District:** 2

**Petitioner:** Dragonfly Enterprises, Inc. - Jamie Lindsay      **Posted:** October 12, 2023

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Critical Drainage: No

**FINDINGS**

1. The petitioner is requesting to change the zoning classification from A-4 Suburban District to A-4 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Violet Street, south of Success Street, being Lots 41, 43, 45, West Abita Springs Subdivision, Covington. This property has a municipal address of 72354 Violet Street, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

*Site and Structure Provisions*

3. According to the application submitted, there is an existing mobile home onsite.

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**ZONING STAFF REPORT**  
2023-3547-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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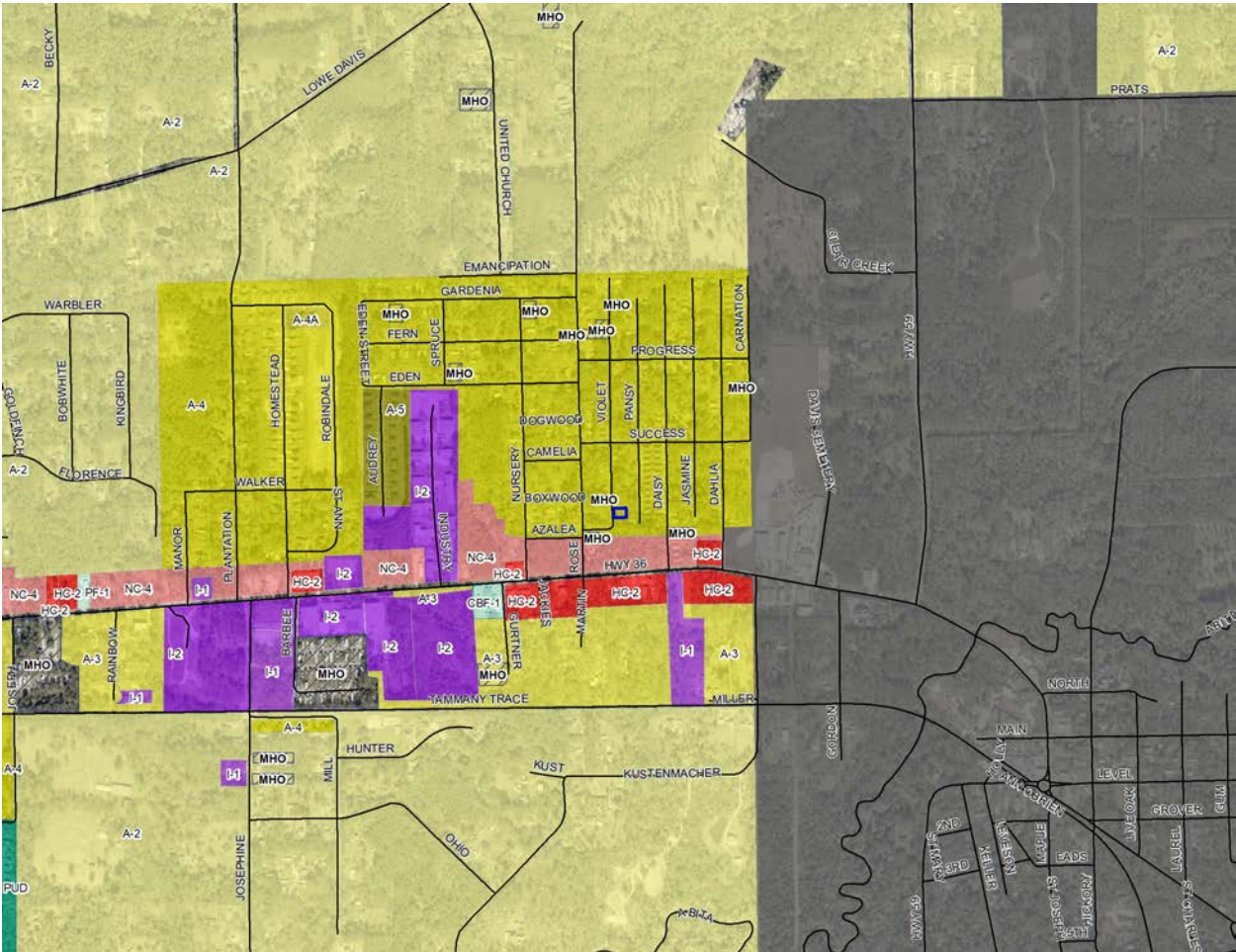
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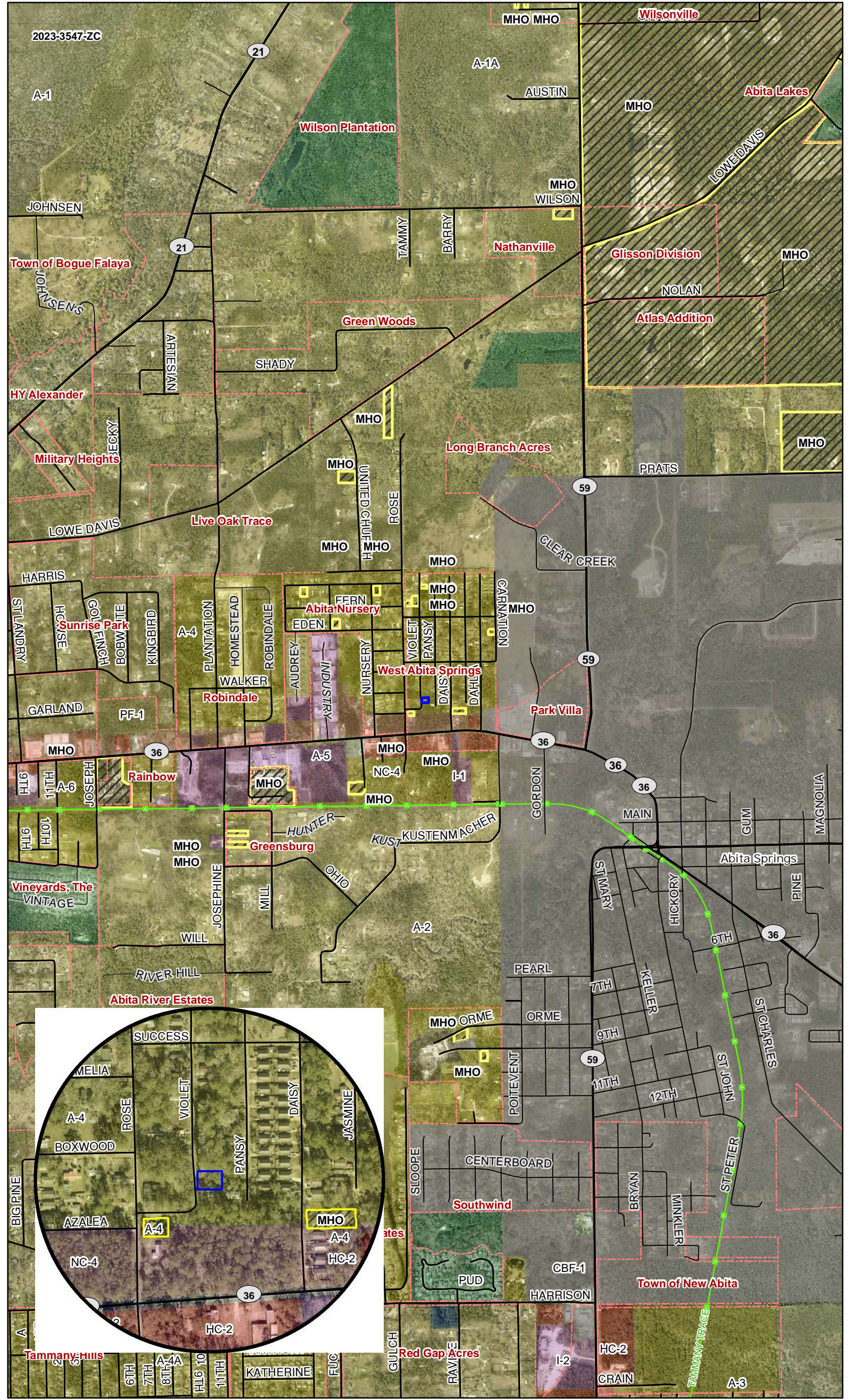
**ZONING STAFF REPORT**  
2023-3547-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director









MAP  
174B

WEST ADRIA SPRING

A 3/4 DIVISION OF WEST HALF OF THE NE QUARTER OF SECTION 30  
TOWNSHIP 3 SOUTH OF RANGE 11 EAST

ST. TAMMANY PARISH, LA.

FEBRUARY 24, 1919

ALL LOTS MEASURE 20 FT X 100 FT

STAKES ARE NEEDED ON PLAT

EMANCIPATION

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INDEPENDENCE

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REFLUENCE

STREET





**ZONING STAFF REPORT**  
2023-3550-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

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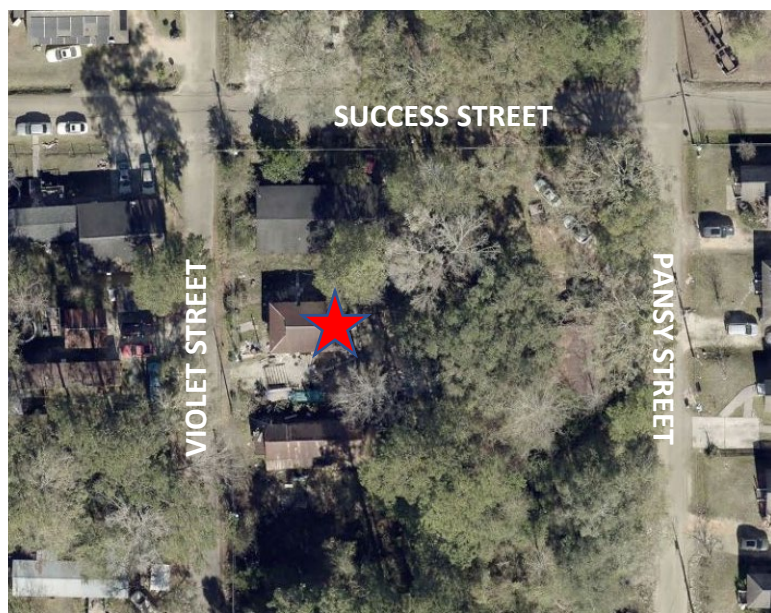
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the east side of Violet Street, being Lot 7-A, Square 14, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2      **Council District:** 2

**Petitioner:** Porscha Montana      **Posted:** October 12, 2023

**Owner:** Dewan Reed and Porscha Montana      **Commission Hearing:** November 1, 2023

**Size:** 0.11 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**  
Residential Medium-Intensity  
**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone X  
Critical Drainage: No

**FINDINGS**

1. The petitioner is requesting to change the zoning classification from A-4 Suburban District to A-4 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Violet Street, being Lot 7-A, Square 14, West Abita Springs Subdivision, Covington. This property has a municipal address of 72398 Violet Street, Covington.
2. The applicant was approved for a minor resubdivision in January of 2023 which created a buildable lot of record 7-A from Lots 7 & 9 in the West Abita Springs Subdivision (2022-3184-MRA). This resubdivision allows the applicant to apply for a building permit and meet the standard lot of record building provisions should this rezoning be approved.

*Zoning History*

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

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

*Site and Structure Provisions*

4. The site is currently developed with a vacant, single family, wood-framed home.

*Compatibility or Suitability with Adjacent Area*

5. Table 2: Surrounding Land Use and Zoning

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



**ZONING STAFF REPORT**  
2023-3550-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

Table 3: Nearby Rezoning Cases

Lot & Subdivision	Request	Ordinance
Lots 19 & 20 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 16-3522
Lot 16A (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3870
Lots 28, 30, 32, 34, 36 & 38 (West Abita Springs Subdivision, adjacent to subject property)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4076
Lots 16, 18 & 20 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4205
Lots 1, 2, 3, 4, 5 & 6 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4349
Lots 1, 2, 3, 4, 5, 6, 7 & 8 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4632
Lots 33, 35 & 37 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4771
Lots 15 and 17 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5050
Lots 1 and 2 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5082
Lots 34 and 36 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 23-5178

7. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can apply for a building permit to place a manufactured house on the property.

*Consistency with New Directions 2040*

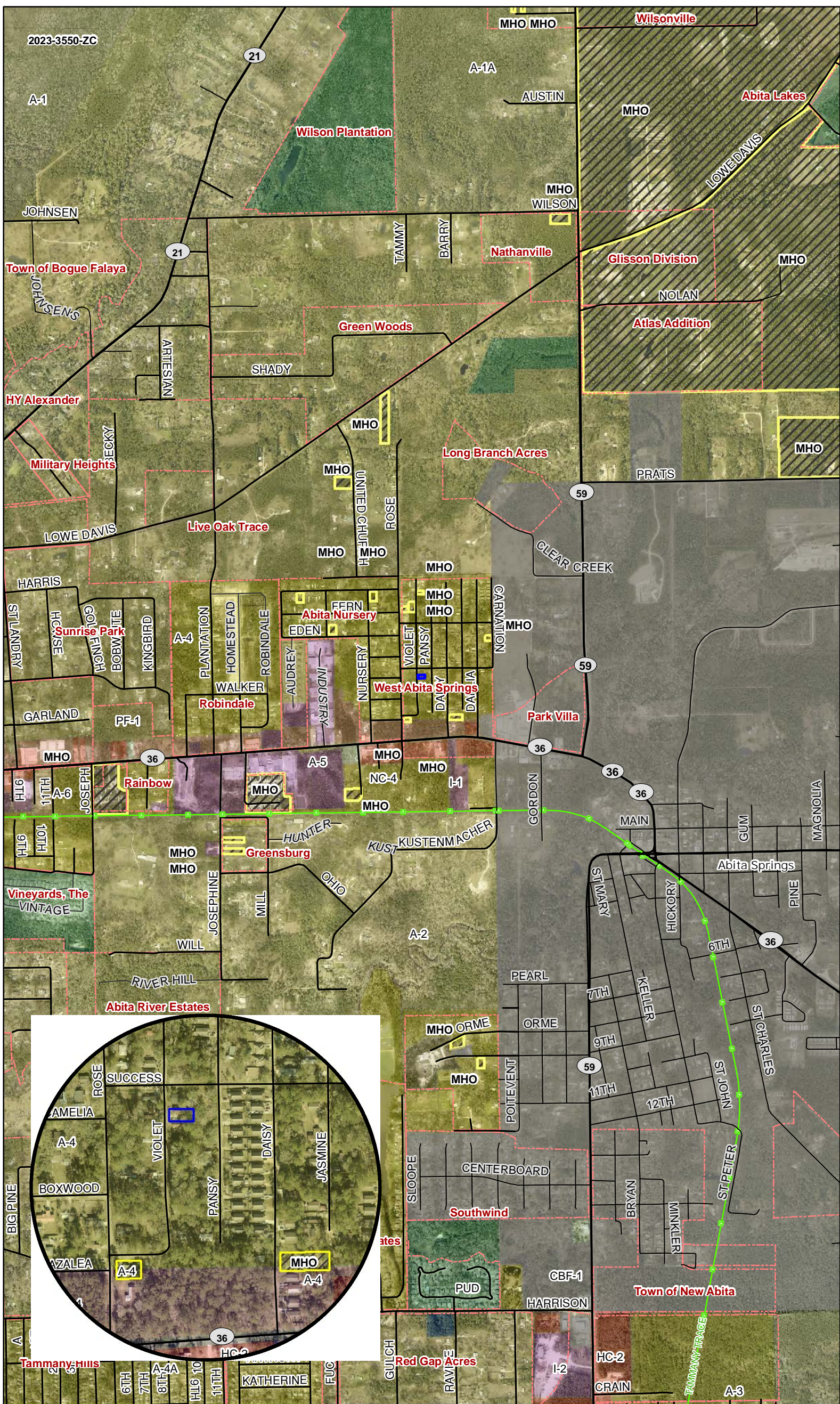
**Residential – Medium Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity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

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



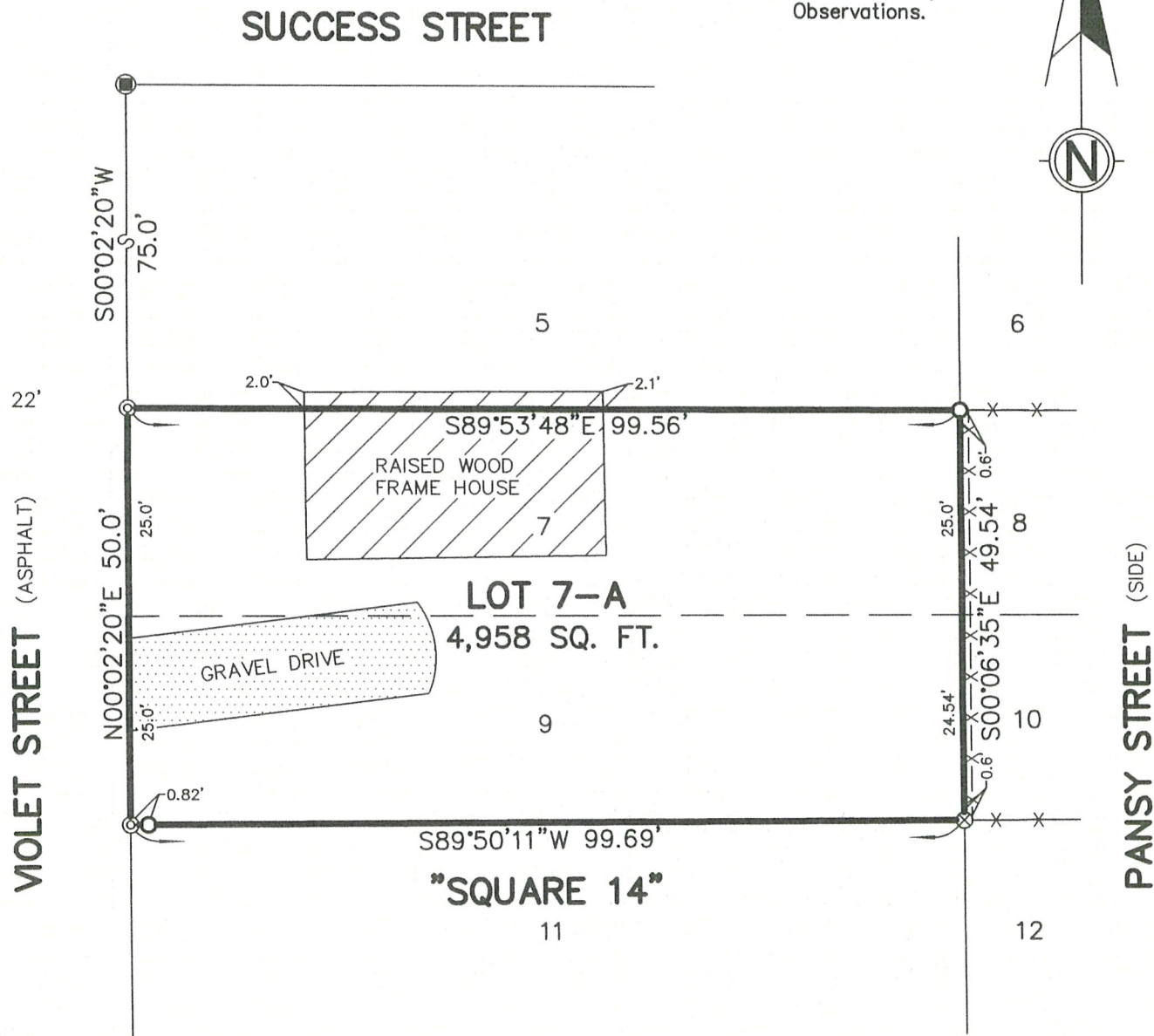








REFERENCE BEARING:  
Astronomic North  
determined by Solar  
Observations.



LEGEND

- = 1-1/2" IRON PIPE FOUND
- = 1/2" IRON PIPE FOUND
- ⊗ = AXLE FOUND
- ⊙ = 1/2" IRON ROD SET

NOTES:

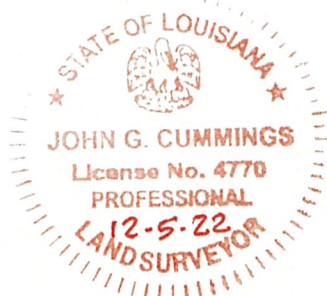
1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

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

APPROVAL:  
  
DIRECTOR/DEPARTMENT OF ENGINEERING  
  
SECRETARY/PARISH PLANNING COMMISSION  
CLERK OF COURT  
Monique T Bringol, Deputy Clerk  
01-09-2023 6186A  
DATE FILED FILE NO.

(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250  
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **DEWAN REED**  
SHOWING A SURVEY OF: **RESUBDIVISION OF LOTS 7 & 9, INTO LOT 7-A, SQUARE 14, WEST ABITA SPRINGS SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.**  
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.  
  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 20' JOB NO. 22247 DATE: 12/05/2022 REVISED:



**ZONING STAFF REPORT**  
2023-3562-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 Dubuission Road, being Lot 58-A, Slidell Oak Ridge Subdivision, Slidell S38, T9S, R14E; Ward 9, District 12      **Council District:** 12

**Petitioner:** James D. Maddox      **Posted:** October 20, 2023

**Owner:** Evangelina J. Ussin      **Commission Hearing:** November 1, 2023

**Size:** 0.20 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**  
A-3 Suburban District  
**Requested Zoning**  
A-3 Suburban District  
MHO Manufactured Home Overlay  
**Future Land Use**  
Coastal Conservation Area  
**Flood Zone**  
Effective Flood Zone A7  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes  
**BFE**  
ABFE 10' + 1' Freeboard = 11' FFE

**FINDINGS**

1. The applicant is requesting to rezone the subject .20-acre parcel from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Home Overlay. The property is located on the north side of Dubuission Road, being Lot 58-A, Slidell Oak Ridge Subdivision, Slidell.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
09-2020	Unknown	A-3 Suburban District

*Site and Structure Provisions*

3. The subject property is currently undeveloped.
4. The A-3 Suburban District calls for minimum half-acre parcel size with a density 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.

*Compatibility or Suitability with Adjacent Area*

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential (Manufactured Home)	A-3 Suburban District
West	Undeveloped	A-3 Suburban District





**ZONING STAFF REPORT**  
2023-3562-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- 6. The subject property abuts A-3 Suburban District residential zoning on all sides, with residences to the east and south and undeveloped lots to the west and north.
- 7. According to the most recent and available data, E Dubuission Road has six residential structures. Five of those structures are manufactured houses. Staff cannot confirm whether these structures are vacant or occupied. This is shown in Figure 1 below.
- 8. The surrounding manufactured houses would be considered to be legal non-conforming uses which are 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.”



Figure 1: Numbered above are the location of existing manufactured houses along E Dubuission Road– with the subject property shown as a red star (Google Earth).

- 9. A parcel within 500 feet of the subject property was approved for an MHO Manufactured Housing Overlay in January of 2018 (Council Ord. 18-3865). This is shown in Figure 2 below.

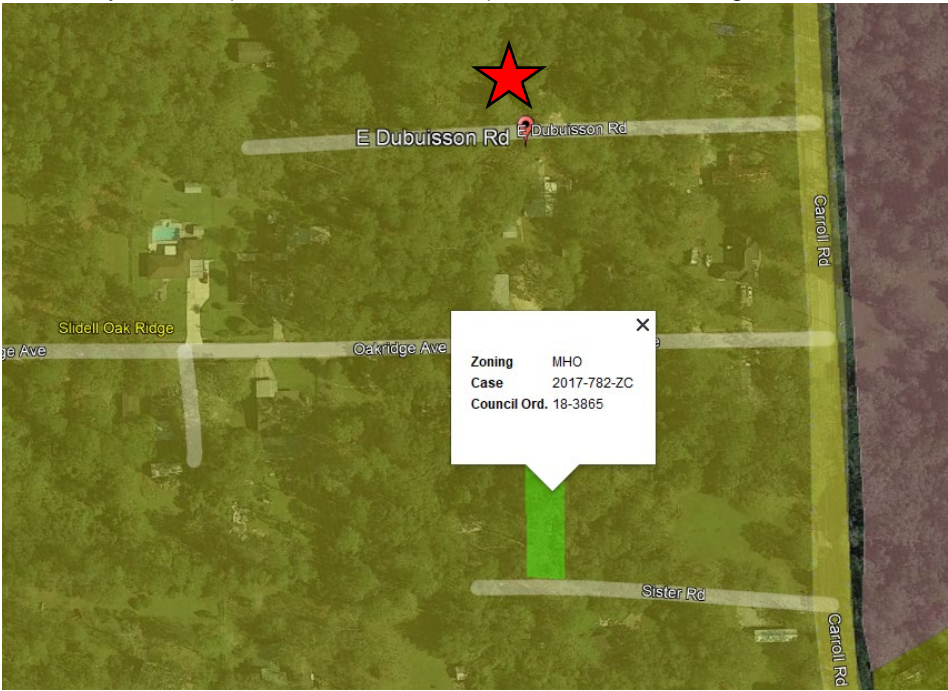


Figure 2: Area shown in bright Green was similarly rezoned by Council Ordinance 18-3865 to include an MHO Manufactured Housing Overlay (Google Earth).

- 10. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can apply for a building permit to place a manufactured house on the property.





**ZONING STAFF REPORT**  
2023-3562-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

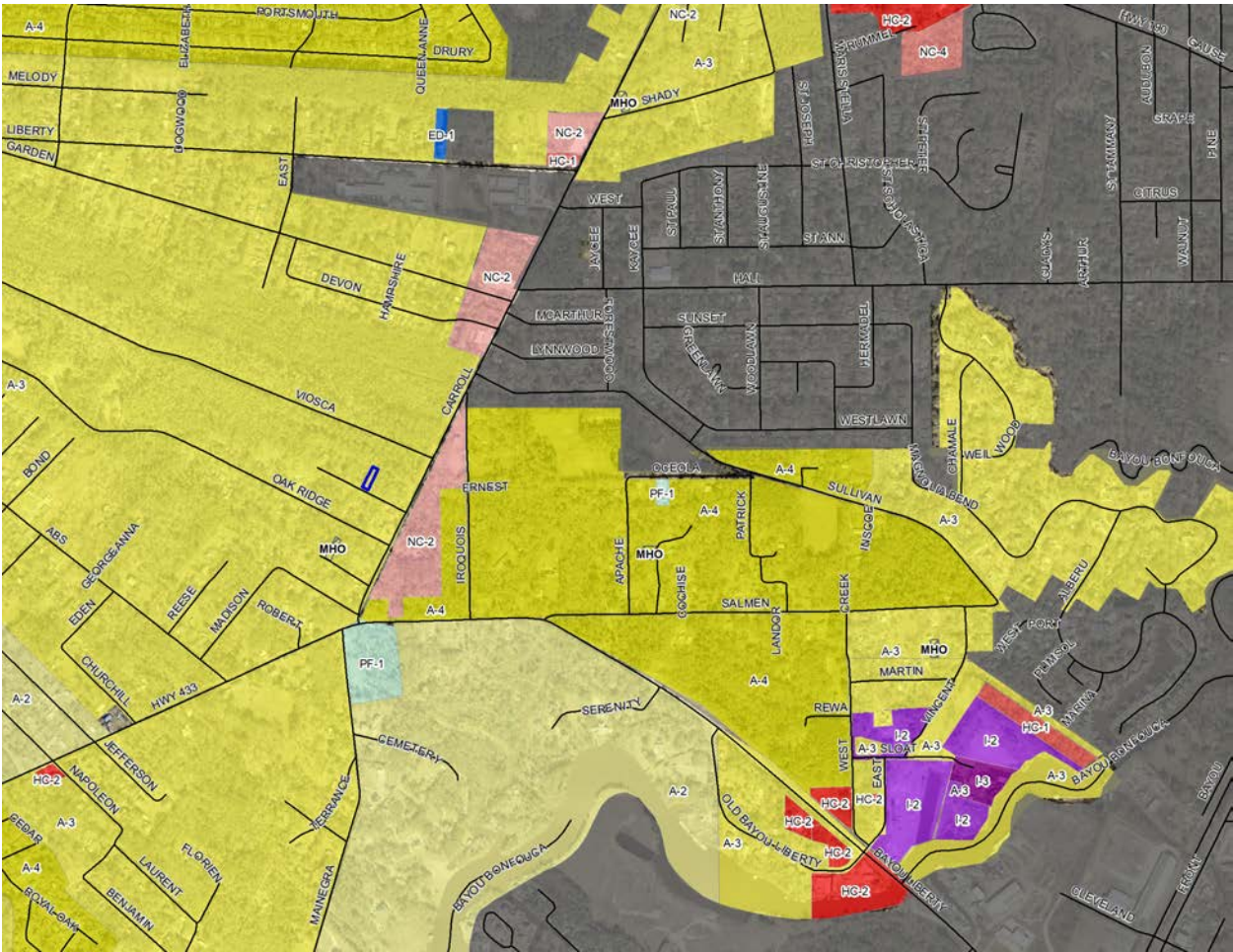
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*Consistency with New Directions 2040*

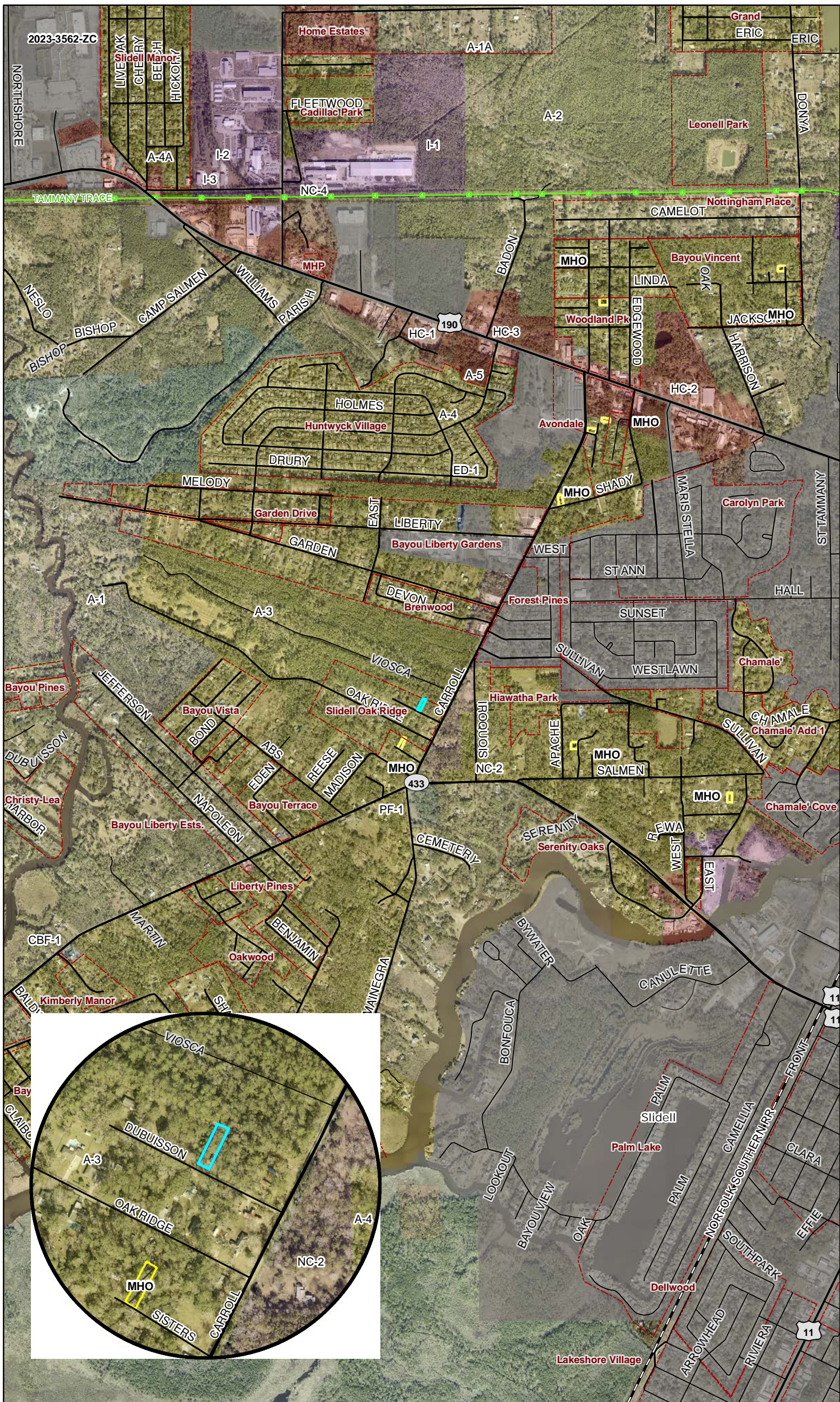
**Coastal Conservation areas:** are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute §49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety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

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

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

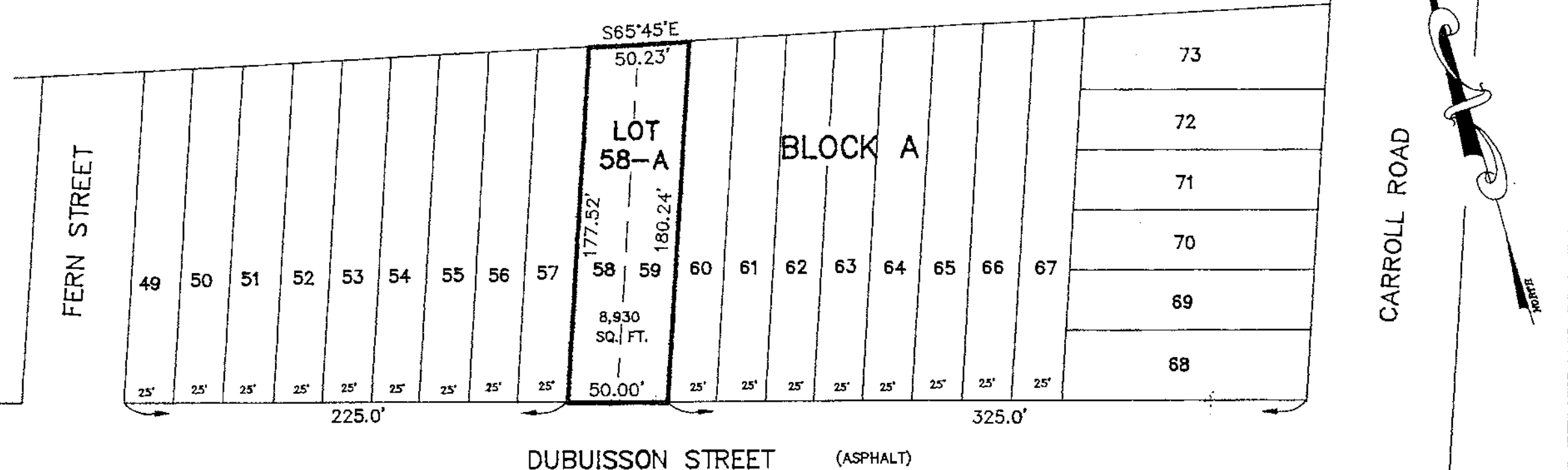








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A RESUBDIVISION OF LOTS 58 AND 59, BLOCK A, INTO LOT 58-A, BLOCK A, SLIDELL OAK RIDGE SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

NOTE: This property is located in Flood Zone A7, per F.E.M.A. Map No. 225205 0420 D, dated April 2, 1991.

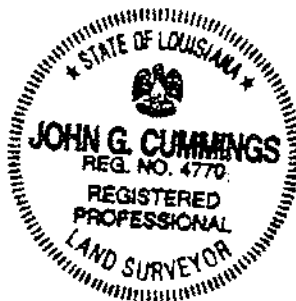
SECRETARY-ST. TAMMANY PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NUMBER



PLAT PREPARED FOR:

*Magee Team, L.L.C.*

DATE: JULY 9, 2001

SCALE: 1" = 60'

REVISED:

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS ENFORCED BY THE LA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND BEARS CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

A RESUBDIVISION OF LOTS 58 AND 59, BLOCK A, INTO LOT 58-A, BLOCK A, SLIDELL OAK RIDGE SUBDIVISION, IN SECTION 38, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

**JOHN G. CUMMINGS & ASSOCIATES**

(504) 592-1549

*Professional Land Surveyors*

COVINGTON, LOUISIANA

JOB NO.

01128





**ZONING STAFF REPORT**  
2023-3564-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

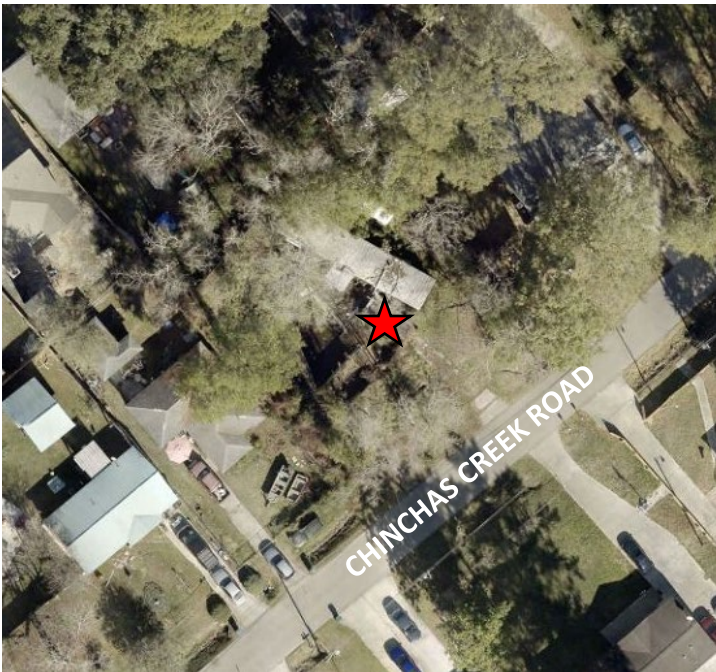
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Location:** Parcel located on the northeast side of Chinchas Creek Road, being Lots 23 and 24, Square D, Abney Country Air Subdivision, Slidell S37, T9S, R15E; Ward 8, District 13      **Council District:** 13

**Petitioner:** Michael Deckelman      **Posted:** October 16, 2023

**Owner:** Michael Deckelman      **Commission Hearing:** November 1, 2023

**Size:** .27 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**

Residential: Medium-Intensity

**Flood Zone**

Effective Flood Zone C  
Preliminary Flood Zone AE

**Critical Drainage:** Yes

**BFE**

Proposed BFE 13' + 1' Freeboard = 14' FFE

**FINDINGS**

1. The applicant is requesting to rezone the .27-acre parcel from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the northeast side of Chinchas Creek Road, being Lots 23 and 24, Slidell. The municipal address for this property is 40725 Chinchas Creek Road, Slidell.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	A-4 Single-Family Residential District

*Site and Structure Provisions*

3. The .27-acre site is located within the Abney Country Air Subdivision and was previously developed with a manufactured home.

*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

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





**ZONING STAFF REPORT**  
2023-3564-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

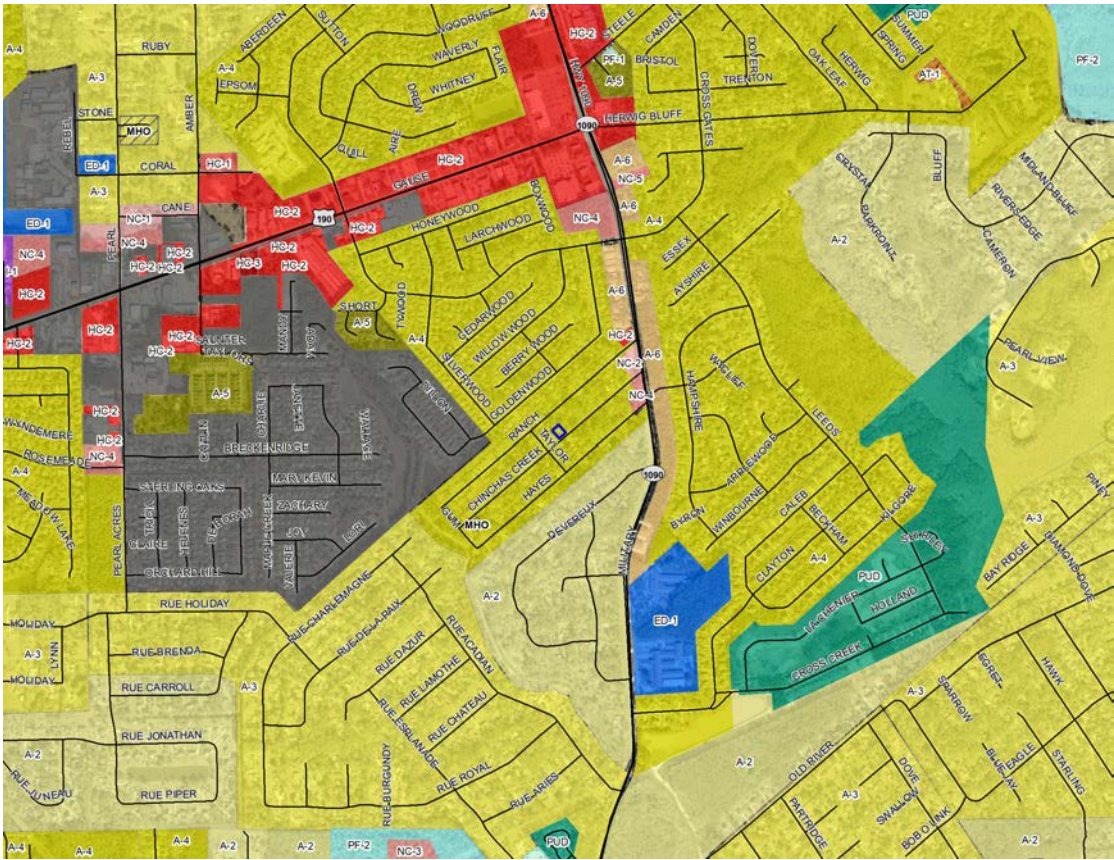
- 5. The subject property abuts A-4 Single Family Residential District zoning on all sides which calls for a density of one unit per every quarter acre.
- 6. Abney County Air Subdivision is developed with a mixture of stick-built homes and manufactured houses – with a majority of the neighborhood being manufactured houses. There are three manufactured homes directly across the Chinchas Creek Road from the subject property.
- 7. The surrounding manufactured houses are considered legal non-conforming uses which are 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.”
- 8. Lots 28 and 29 on Chinchas Creek Road were approved for an MHO Manufactured Housing Overlay in April of 2023 (Council Ord. 23-5125). Lots 28 and 29 are approximately 1,200 feet away from the subject property.
- 9. If approved, the applicant intends to move a manufactured home from an adjacent property to the subject property.

*Consistency with New Directions 2040*

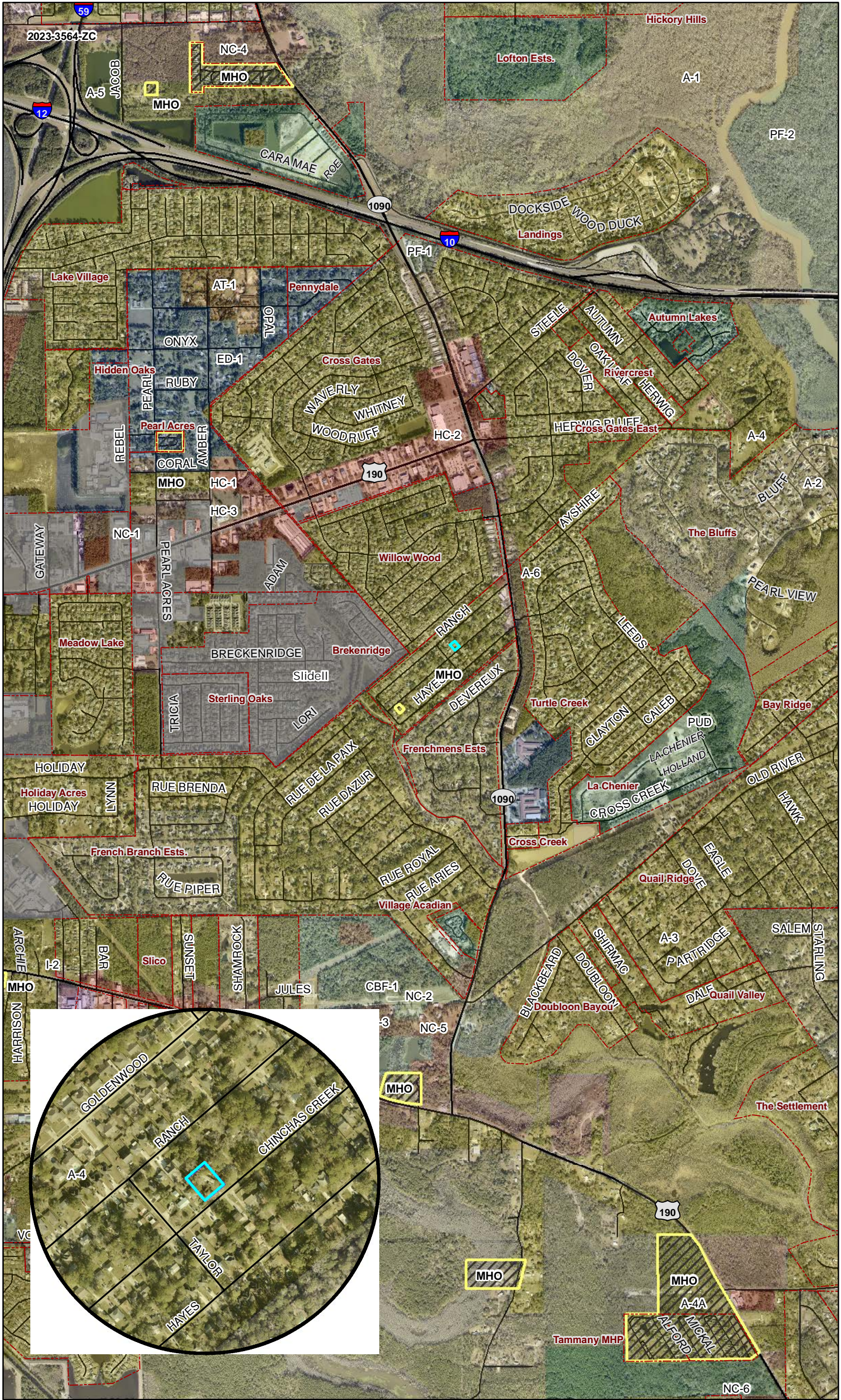
**Residential: Medium-Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity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

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

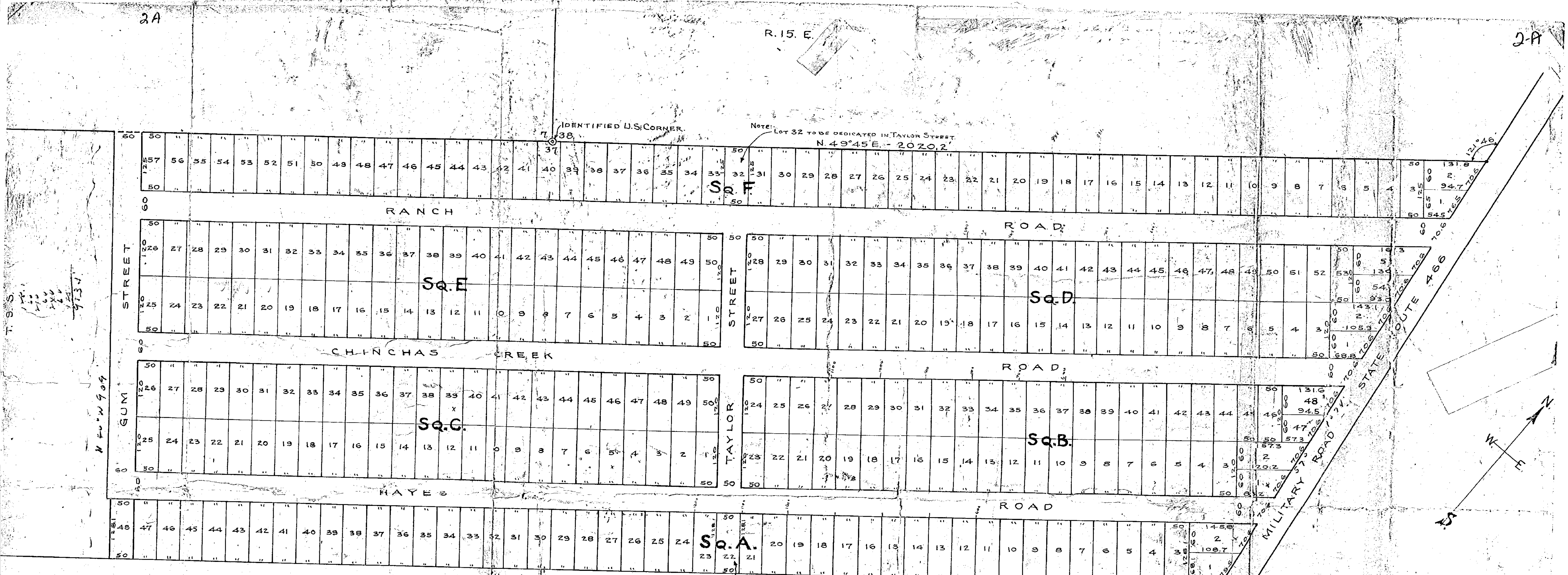
- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.











# ABNEY COUNTRY AIR

A SUB-DIVISION OF PART OF  
SECTION 37 - T. 9. S. - R. 15. E.  
STEWART - ST. TAMMANY PARISH  
LOUISIANA

REQUESTED BY: - MESSRS. W. L. AND L. E. ABNEY - SLIDELL, LA.  
SCALE - 1 INCH = 100 FEET  
SURVEY NO. 1379

SURVEYED & APPROVED BY:  
*W. L. Pritchard*  
PARISH SURVEYOR  
SLIDELL, LA.  
APRIL 21<sup>ST</sup>, 1954

PROPOSED  
ST. TAMMANY PARISH  
CLERK UNDER  
COURTHOUSE, COUNCIL ON, LA.

APPROVED BY:-  
ST. TAMMANY PARISH POLICE JURY  
SIGNED: *James M. Brown*  
CHAIRMAN SUBDIVISION  
REGULATORY COMMITTEE  
MAY 11, 1954  
DATE

*Filed*  
*Nov. 9th, 1916*  
*Charles R. Ryle*  
*Chief Clerk of Court*

NOTE: ACQUIRED BY W. L. & L. E. ABNEY PER DEED RECORDED IN COB. 207-Folio 135.





**ZONING STAFF REPORT**  
2023-3566-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

85-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located at the intersection of LA Highway 1077 and LA Highway 21, north of Rodney Road, Madisonville S38, T7S, R10E; Ward 1, District 4  
**Council District:** 4  
**Petitioner:** Michael Rase Jr.      **Posted:** October 20, 2023  
**Owner:** Four Corners Triangle Investments, LLC - Michael Rase Jr.  
**Commission Hearing:** November 1, 2023  
**Size:** .82 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**  
NC-5 Retail and Service District  
**Requested Zoning**  
HC-1 Highway Commercial District &  
Entertainment Overlay  
**Future Land Use**  
Commercial  
**Flood Zone**  
Effective Flood Zone B  
Preliminary Flood Zone B  
**Critical Drainage:**  
No  
**BFE:**

FFE is 12" above crown of street elevation

*Findings*

1. The petitioner is requesting to change the zoning classification from NC-5 Retail and Service District to HC-1 Highway Commercial District and Entertainment Overlay. The site is located at the intersection of LA Highway 1077 and LA Highway 21, north of Rodney Road, Madisonville

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-046A	Unknown	C-2 Commercial
09-2116	C-2 Commercial	NC-5 Retail and Service District

*Site and Structure Provisions*

- 2.The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	NC-5 Retail and Service District, NC-4 Neighborhood Institutional District
South	Residential	NC-4 Neighborhood Institutional District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional District





**ZONING STAFF REPORT**  
2023-3566-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

4. The purpose of the existing NC-5 Retail and Service District is to provide for the location of small-scale retail and services near residential neighborhoods to provide products and services to nearby residents. Permitted uses include all uses allowable in the NC-4 Neighborhood Institutional District; farmers markets; restaurants greater than 5,000 square feet; restaurants with lounges; food stores under 3,000 square feet (no gas service allowed), and dry cleaning, laundries, and self-service laundries. The purpose of the requested HC-1 Highway Commercial District is to provide for the location of limited-scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
5. The maximum building size allowable within the NC-5 Retail and Service District is 12,500 square feet with a minimum lot size of 20,000 square feet. The maximum building size within a HC-1 Highway Commercial District is 20,000 square feet with a minimum lot size of 20,000 square feet.
6. 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.
7. 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.
8. 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.
9. Per the petitioner's application, if approved, the site is proposed to be developed with a drive-thru seafood and daiquiri restaurant.

*Consistency with New Directions 2040*

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

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

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

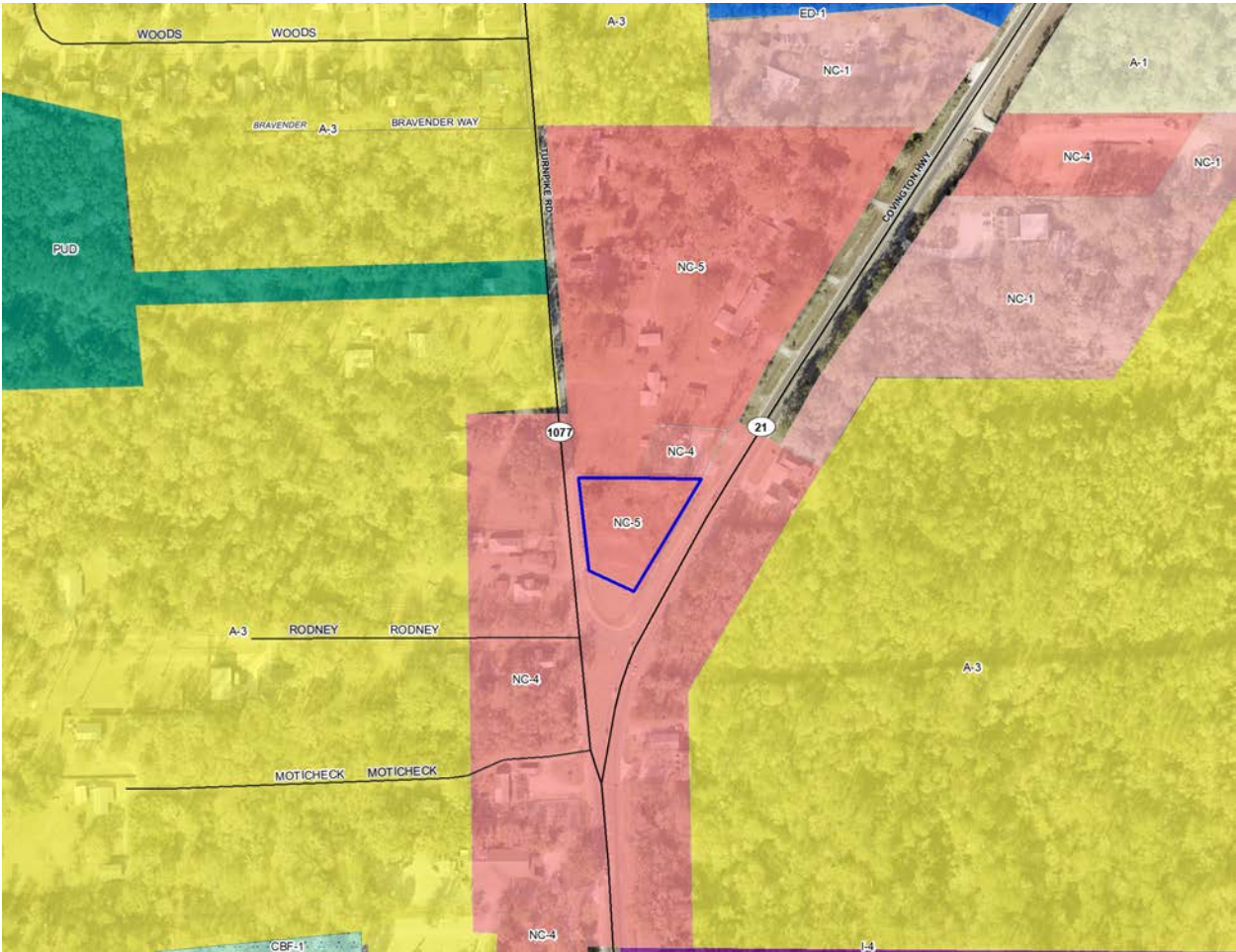




**ZONING STAFF REPORT**  
2023-3566-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director





2023-3566-ZC

A-3

WOODS

BRAVENDER

PUD

A-2

A-3

ED-1

NC-1  
HC-1

A-1

NC-1

NC-4

NC-1

NC-1

NC-5

COVINGTON HWY

NC-4

NC-5

RODNEY

A-3

MOTICHECK

NC-4

TURNPIKE RD

A-3

NC-4

EQUIPTABLE EQUIPMENT

CBF-1

I-4

A-3

CEMETERY ENTRANCE

NC-2

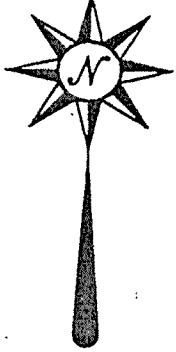
RENE

JEFFERSON AVE

CEDAR



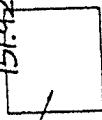
This point is S15°54'57"W, 186.70' from the Section Corner common to Sections 38, 41 & 44 T15, R10E, St. Tammany Parish, Louisiana



La. Hwy. 1077

N01°42'41"E  
33.96'  
N04°15'31"W  
151.42'

Hwy. Mon. Fd.

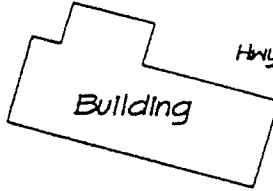


Building

Hwy. Mon. Fd.

99.66' Hwy. Mon. Fd.  
N62°38'35"W

0.82 Acres



Building

Hwy. Mon. Fd.

132.11'  
S33°01'10"W

586°55'49"E  
136.21'

Fence Post Fd.

586°12'51"E  
108.93'

Fence Post Fd.

128.61'  
S34°26'20"W

La. Hwy. 21

This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0220 C, map dated 4-2-1991

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

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

MAP PREPARED FOR

TMP, LLC

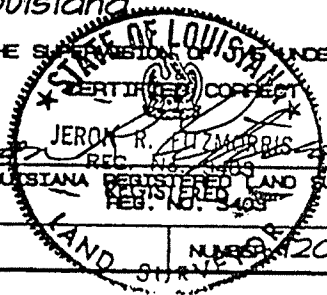
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 38 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana

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

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

*Jerome R. Morris*  
JEROME R. MORRIS  
REC. NO. 3403  
LOUISIANA REGISTERED LAND SURVEYOR  
REG. NO. 3403



SCALE: 1" = 50'

DATE September 13, 2006

NUMBER 2088





**ZONING STAFF REPORT**  
2023-3569-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

**Location:** Parcel located on the east side of LA Highway 1090, north of Cross Gates Boulevard, Slidell S38, T9S, R15E; Ward 8, District 9  
**Council District:** 9  
**Petitioner:** D.C.R., LLC - Chris Clark  
**Posted:** October 16, 2023  
**Owner:** D.C.R., LLC – Donald Mattern  
**Commission Hearing:** November 1, 2023  
**Size:** 1.15 acres  
**Determination:** Approved, Denied, Postponed



**Current Zoning**  
NC-5 Retail and Service District  
**Requested Zoning**  
NC-5 Retail and Service District  
Entertainment Overlay  
**Future Land Use**  
Residential – Medium Intensity  
**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone X  
**Critical Drainage:**  
No

*Findings*

- 1. The petitioner is requesting to change the zoning classification from NC-5 Retail and Service District to NC-5 Retail and Service District and Entertainment Overlay. The site is located east side of LA Highway 1090, north of Cross Gates Boulevard, being 158 S Military Road, Slidell.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
99-066	Unknown	C-2 Commercial
09-2117	C-2 Commercial	NC-5 Retail and Service District

*Site and Structure Provisions*

- 2.The subject property is currently developed with an unoccupied restaurant.

*Compatibility or Suitability with Adjacent Area*

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential - Multifamily	A-6 Multiple Family Residential District
South	Residential - Multifamily	A-6 Multiple Family Residential District and A-4 Single Family Residential District
East	Residential	A-4 Single Family Residential District
West	Commercial	HC-2 Highway Commercial District

- 4. The purpose of the existing NC-5 Retail and Service District is to provide for the location of small-scale retail and services near residential neighborhood to provide products and services to nearby residents. Permitted uses include all uses allowable in the NC-4 Neighborhood Institutional District; farmers markets; restaurants greater than 5,000 square feet; restaurants with lounges; food stores under 3,000 square feet (no gas service allowed), and dry cleaning, laundries, and self-service laundries. The maximum building size allowable within the NC-5 Retail and Service District is 12,500 square feet with a minimum lot size of 20,000 square feet.



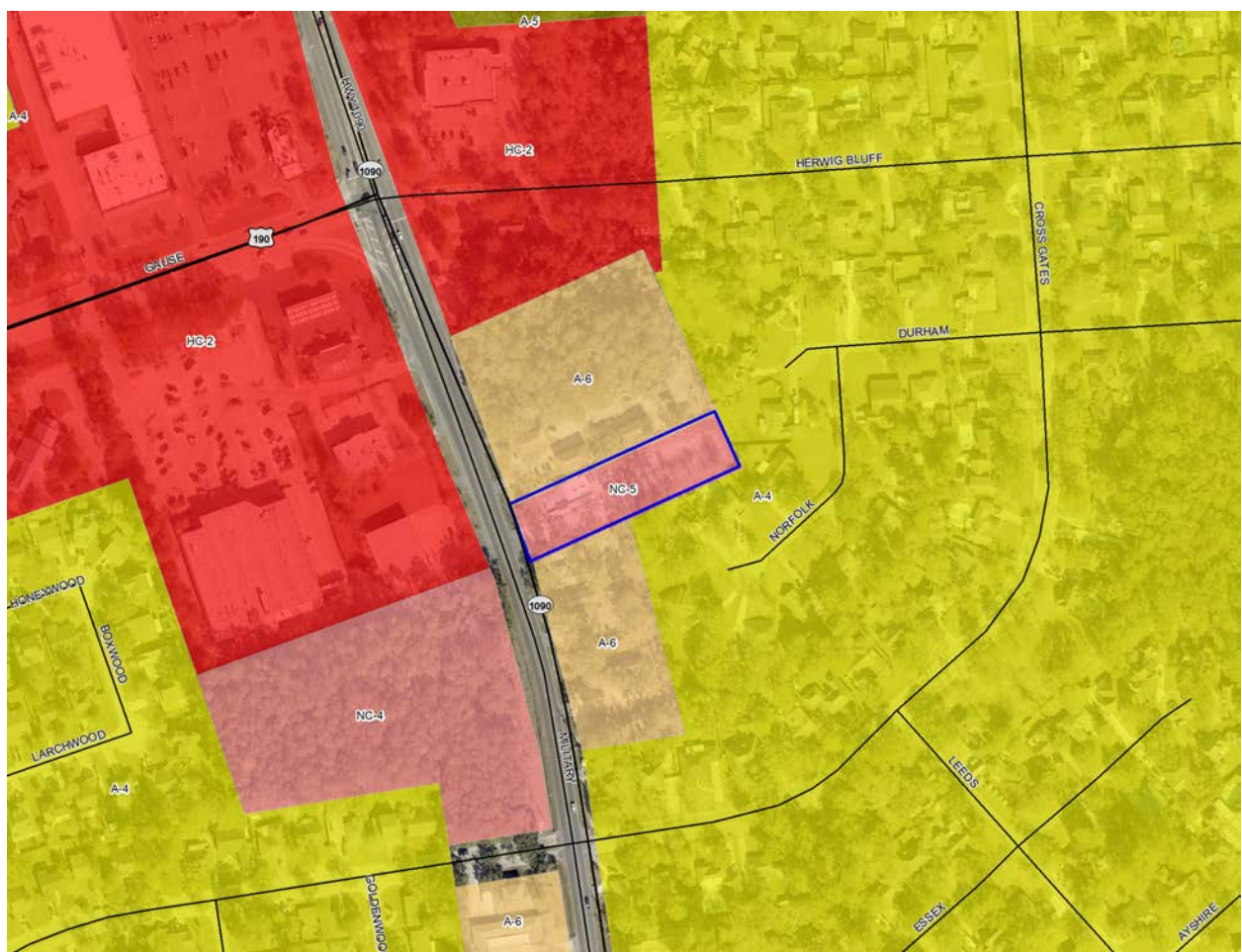
5. Per Sec. 6-34(b), a sale of high alcohol content is not permitted on premises that are located adjacent to single-family residentially zoned property or within 500 feet or less of single-family residentially zoned property unless the property owner has applied for and received the Entertainment Overlay or maintains a 100-foot no cut buffer between the development and residentially zoned property.
6. 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.
7. 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.
8. Per the petitioner's application, the existing building onsite is proposed to be renovated and reopened with a restaurant and lounge.

### 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.







A-6

A-4 2023-3569-ZC

HC-2

PF-1

RUE DE LA PARC

A-5

BRISTOL

TRENTON

HC-2

MILITARY RD.

HERWIG BLUFF

DURHAM

A-6

NC-5

A-4

NORFOLK

A-6

NC-4

BOXWOOD  
LARCHWOOD

CROSS GATES

A-4

GOLDENWOOD

190

A-6

A-6

ESSEX

ASHIRE

LEEDS

WILLOW WOOD

HAMPSHIRE





**ZONING STAFF REPORT**  
2023-3574-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

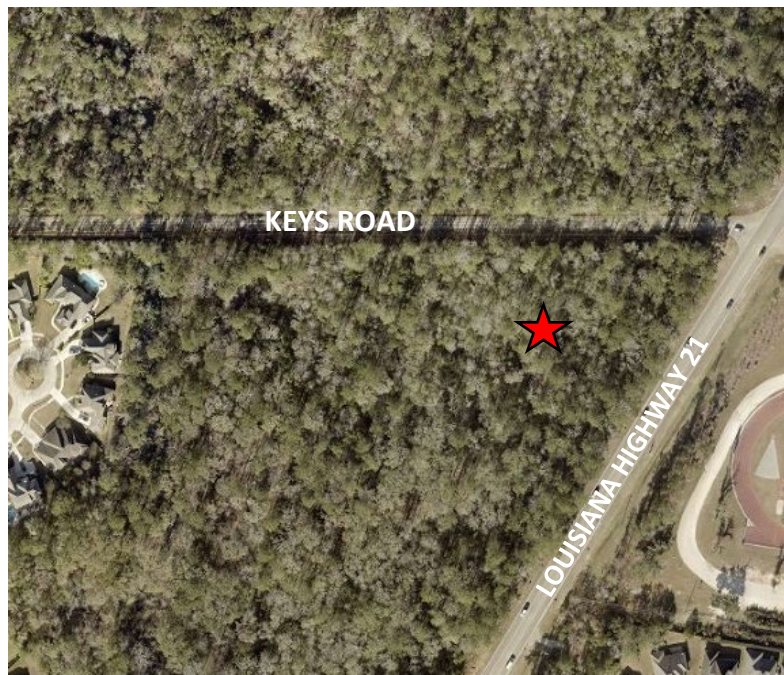
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Location:** Parcel located on the southwest corner of Louisiana Highway 21 and Keys Road, Covington  
S41, T7S, R10E; Ward 1, District 1      **Council District:** 1

**Petitioner:** Jeffrey Schoen      **Posted:** October 13, 2023

**Owner:** 21 Keys Southwest, LLC      **Commission Hearing:** November 1, 2023

**Size:** 3.33 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**

NC-4 Neighborhood Institutional District

**Requested Zoning**

CBF-1 Community Based Facilities District

**Future Land Use**

Commercial

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:** No

**FINDINGS**

1. The applicant is requesting to rezone a 3.33-acre portion of an 8.28-acre parcel from NC-4 Neighborhood Institutional District to CBF-1 Community Based Facilities District. The property is located on the southwest corner of Louisiana Highway 21 and Keys Road, Covington. The remainder of the 8.28-acre property is zoned NC-1 Professional Office District.
2. The applicant has submitted a concurrent application for Plan Review for the construction of a family event center (2023-3583-PR).

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
01-067	Unknown	ID Institutional District
09-2116	ID Institutional District	NC-4 Neighborhood Institutional District
16-3523	NC-4 Neighborhood Institutional District	NC-4 Neighborhood Institutional District

4. In 2009, previous owners of the subject property applied to rezone to MD-1 Medical Residential District, but was denied (Zoning Case No. ZC09-12-042). The following year, an application was submitted and then withdrawn to rezone the subject property to NC-5 Retail and Service District. In 2016, the subject property was rezoned to reconfigure the boundaries of existing NC-1 Neighborhood Institutional District and NC-4 Neighborhood Institutional District zoning (Council Ordinance 16-3523).





Site and Structure Provisions

5. The requested CBF-1 Community Based Facilities District allows for a maximum building size of 30,000 sqft. The existing NC-4 Neighborhood Institutional District allows for maximum building size of 12,500 sqft. In addition, the NC-4 Neighborhood Institutional District allows for all uses from NC-1 Professional Office District to the NC-3 Lodging District. The requested CBF-1 Community Based Facilities District allows for public and quasi-public uses that are appropriate within close proximity to residential districts.

Zoning Change Request					
Zoning Classifications	Max Building Size	Max Height	Max Lot Coverage	Purpose	Uses
NC-4 Neighborhood Institutional District	12,500 sq. ft.	35 ft.	50%	To allow for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time.	All uses permitted in the NC-3 Lodging District and Dance Studios, Music Studios, Aerobic/weight loss studios, educational learning centers, churches, temples, synagogues, and mosques, religious educational facilities, clubs and lodges, fraternal and religious institutions, child day care centers, nursery schools
CBF-1 Community Based Facilities District	30,000 sq. ft.	45 ft.	50%	To provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts.	Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including sale of alcohol) when accessory to recreational facilities; Churches, temples and synagogues; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions.

Compatibility or Suitability with Adjacent Area

6. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	NC-1 Professional Office District
South	Undeveloped	NC-4 Neighborhood Institutional District
East (across LA-21)	Institutional	ED-2 Secondary Education District
West	Undeveloped	NC-1 Professional Office District

7. The subject property abuts undeveloped properties zoned NC-1 Professional Office District to the west, north, and NC-4 Neighborhood Institutional District to the south. The property across LA Highway 21 on the east is zoned ED-2 Secondary Education District, which is currently developed by Christ Episcopal School.
8. If approved, the applicant could apply for building permits for the construction of any of the permitted uses within the CBF-1 Community Based Facilities District. Said permits will have to meet all applicable Parish requirements, including drainage, landscaping, and parking.





**ZONING STAFF REPORT**  
2023-3574-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

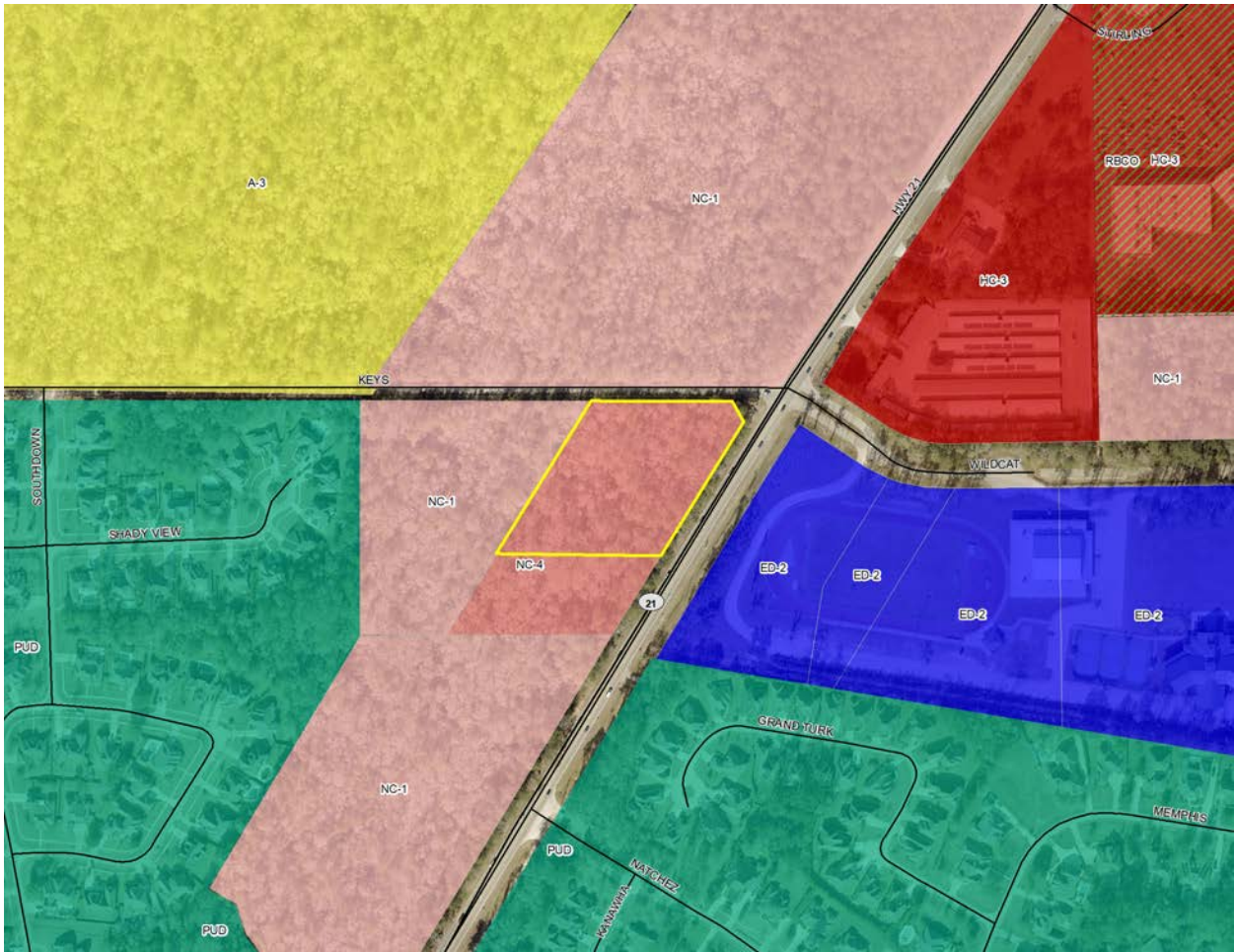
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*Consistency with New Directions 2040*

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

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.







2023-3574-ZC

DUMAINE

WICKFIELD

A-4

CIRCLE

SHADY OAKS

BELLE VU

MAISON

HC-2

A-3

NC-1

HC-3  
RECO

HC-3

NC-1

KEYS

NC-4

NC-1

SHADY VIEW

PUD

ED-2

ED-2

ED-2

ED-2

WILDCAT

GRAND TURK

COVINGTON HWY

NATCHEZ

PUD

KNAWAHA

MEMPHIS

PUD

PUD

PUD

A-2

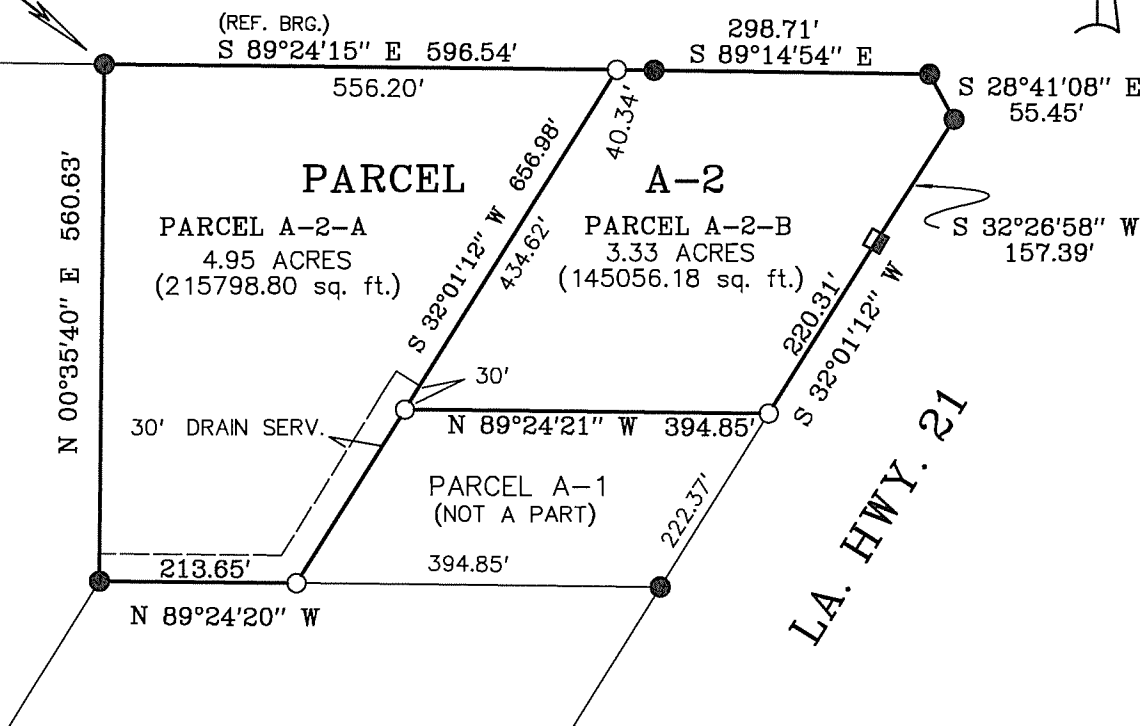


THIS POINT LOCATED S 00°21' 47" E - 1202.62'  
THENCE S 89°23' 10" E - 2751.28';  
THENCE S 89°20' 22" E - 973.42'  
FROM THE N.W. CORNER OF SECTION 41,  
T-7-S, R-10-E, G.L.D., ST. TAMMANY PARISH, LA.



KEYS ROAD

SOUTHDOWN, PH. 1



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE:  
PLAT OF A PREVIOUS SURVEY BY THIS  
FIRM DATED 5-16-02, JOB NO. 02-082.  
RECORDED 01-11-2021, MAP FILE NO. 5987B

MINOR SUBDIVISION OF:  
PARCEL A-2 INTO  
PARCEL A-2-A, (4.95 ACRES) AND  
PARCEL A-2-B, (3.33 ACRES) IN,  
SECTION 41, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:  
  
21 KEYS SOUTHWEST, LLC

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

SCALE:	1" = 200'	DATE:	09-08-23
DRAWN:	MDM	JOB NO.:	10-277
REVISED:			

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NOTE: NO BUILDING SETBACKS OR  
SERVITUDES SHOWN.

--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = CONC. ROW MONUMENT

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
PANEL NO. 225205 0210 C & 225205 0220 C;  
REV. 10-17-89 & 4-2-91.

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

REVIEW COPY

09-11-23

KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.





**ZONING STAFF REPORT**  
2023-3580-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 Galloway Road, west of LA Highway 40, Covington S20, T5S, R11E; Ward 2, District 6  
**Council District:** 6

**Petitioner:** Ashley and Scott O'Flynn  
**Posted:** October 20, 2023

**Owner:** Ashley and Scott O'Flynn  
**Commission Hearing:** November 1, 2023

**Size:** 2.25 acres  
**Determination:** Approved, Denied, Postponed



**Current Zoning**

A-1 Suburban District  
RO Rural Overlay  
MHO Manufactured Housing Overlay

**Requested Zoning**

A-2 Suburban District  
RO Rural Overlay  
MHO Manufactured Housing Overlay

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone C  
Preliminary Flood Zone X

**Critical Drainage:** No

**FINDINGS**

1. The applicant is requesting to rezone the 2.25-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the south side of Galloway Road and has a municipal address of 17646 Galloway Road.

*Zoning History*

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

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

*Site and Structure Provisions*

3. The site is currently developed with one single family dwelling and a barn with enclosure, per the survey provided with their application.

*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

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





**ZONING STAFF REPORT**  
2023-3580-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

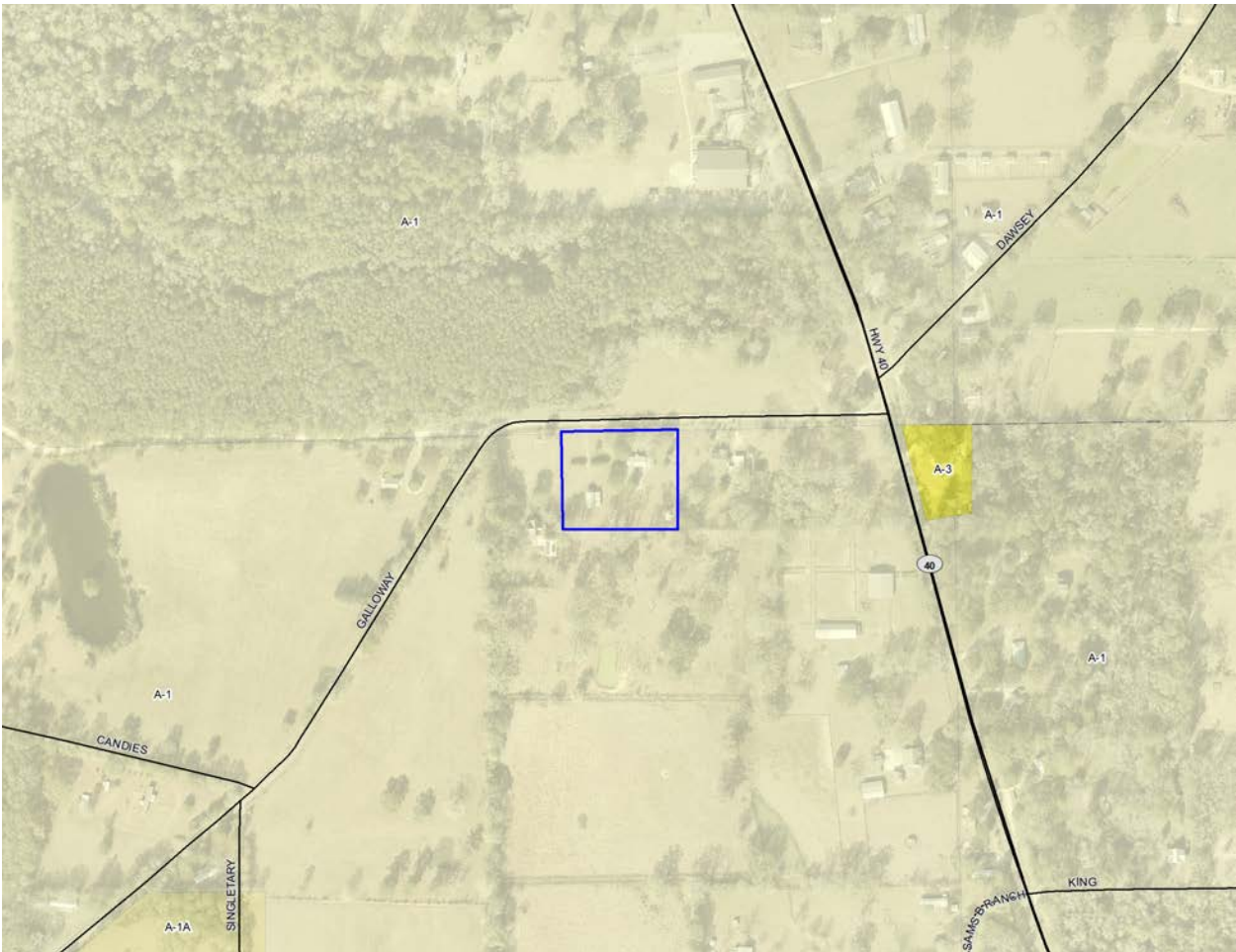
5. The subject property is flanked by property zoned A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay zoning on all sides.
6. There is a parcel at the intersection of Galloway Road and Highway 40 that was rezoned from A-1 to A-3 Suburban District in 2010 (Council Ord. 10-2361) which is within approximately 1,000 feet of the subject property.
7. 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-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre and a minimum parcel width of 150ft.
8. If approved, the applicant can apply to place one dwelling unit per acre on the 2.25-acre parcel or apply for a minor subdivision to allow for the parcel to be divided as shown on the attached survey.

*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.





NEW ZION CHURCH

A-1

A-1

DAWSEY

BUSH FOLSOM RD

A-3

GALLOWAY

CANDIES

A-1

A-1

SINGLETARY

A-1A

SAMS BRANCH









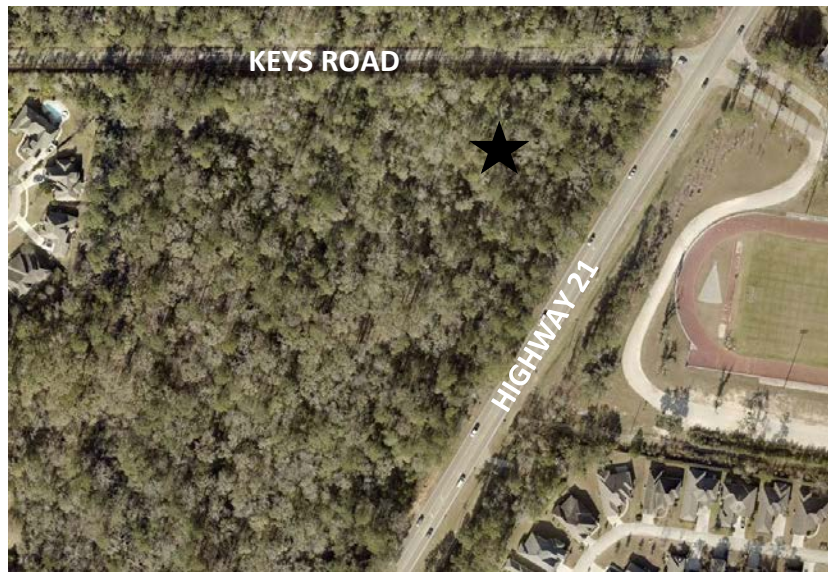
**ZONING STAFF REPORT**  
2023-3583-PR

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

**Proposed Use:** Family Entertainment Center      **Gross Area Lot Size:** 3.33 acres  
**Previous/Current Use:** Undeveloped      **Use Size:** 2-story, +/-18,500 sqft  
**Owner:** 21 Keys Southwest, LLC      **Council District:** 1  
**Applicant:** Jeffrey Schoen      **Posted:** October 13, 2023  
**Commission Hearing:** November 1, 2023      **Determination:** Approved, Denied, Postponed  
**Location:** Parcel located on the on the Parcel located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington; S41, T7S, R10E; Ward 1, District 1



**Current Zoning**  
NC-4 Neighborhood Institutional District  
**Planned Corridor Overlay**  
Highway 21 Planned Corridor  
**Future Land Use**  
Commercial  
**Flood Zone**  
Preliminary: Flood Zone X  
Effective Flood Zone C  
**Critical Drainage:** No

**Site Information:**

1. The petitioned property consists of a total of 3.33 acres which is located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington. The property is currently undeveloped.
2. The applicant is proposing to develop the site as a family entertainment center which will consist of 2 two-story buildings. The total size of both buildings is approximately 18,500 sqft.
3. Table 1: Surrounding Land Use and Zoning

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

4. Per Table 1 above, the subject site is within the Highway 21 Planned Corridor district and abuts an undeveloped commercially-zoned property to the north, south and west, and is across from Christ Episcopal School zoned ED-2 Secondary Education District along LA Highway 21.
5. The applicant has also applied to rezone the 3.33 acres to CBF-1 Community-Based Facilities District to accommodate the proposed use of the property (2023-3574-ZC).





**ZONING STAFF REPORT**  
2023-3583-PR

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*Findings:*

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

**Highway 21 Street Buffer**

1. Per Sec. 130-1814(1)(e)(1)(i)(B), the street planting area shall contain a minimum of one Class A tree per every 300 sq. ft. of the street planting area and one Class B tree per every 200 sq. ft. of the street planting area.
  - **The property is 395 ft. deep and, as such, is required 50 ft. of buffer.**
  - **The applicant is proposing to keep a majority of trees within the Highway 21 Street buffer that exceeds the required number of plantings (37 Class A and 55 Class B trees). The trees that are proposed for removal are the ones that sit along the portion of the buffer where the driveway is proposed. In addition, the applicant is proposing 51 shrubs along the Highway 21 street frontage.**
  - **The applicant is proposing a monument sign that does not conform to Highway 21 regulations and as such would need revisions or a variance request to the zoning commission. Staff has noted in their comments to the applicant that the monument sign may conflict with existing trees within the buffer.**
  - **The applicant is proposing a driveway that does not indicate the required measurement of 24'. Staff has asked the applicant to provide this dimension on all plan sets.**
  - **Per Highway 21 Regulations, the buildable area for all developments are required a 100' setback from the front property line. The applicant has provided this setback and is in accordance with Planned Corridor regulations in this regard.**

**Keys Road Street Buffer**

1. As the property also fronts Keys Road in addition to Highway 21, the buffer would be subject to the typical commercial street-planting requirements which are as follows:
  - **30' street-planting buffer which will require 1 Class A and 1 Class B for every 25 linear feet (14 Class A and 14 Class B trees required, existing trees credited exceed the minimum requirements)**
  - **1 shrub for every 10 linear feet (29 required, 56 proposed)**

**Side & Rear Landscape Buffers**

2. Per Sec. 130-1977(b) & (e), the side yard and rear yard buffer planting area('s) width shall be a minimum of ten feet and provide 1 Class A tree and 1 Class B tree per every 30 ft. totaling the following amounts:
  - **15 Class A and 15 Class B Trees on the rear landscape buffer.**
  - **14 Class A and 14 Class B Trees on the south landscape buffers.**
  - **The provided landscape plan does indicate these plantings coinciding with existing trees along both the rear and south buffers. However, as previously mentioned, staff will need to determine that there are no conflicts with these landscape buffers and plantings.**
  - **One of the two buildings (closest to the rear landscape buffer) appears to encroach within the 10' buffer. It appears that this building will be raised and have a platform that extends over into the buffer. Staff has requested further clarification from the applicant that were included with the last set of comments for the project. If not, a variance will be required to request a reduction of the 10' landscape buffer where the encroachment is proposed.**





**ZONING STAFF REPORT**  
2023-3583-PR

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

**Additional Regulations**

1. Per Sec. 130-1813(e)(2), the applicant must submit the following documentation:
  - a. An illustrative approved drainage plan by the Department of Engineering.
    - **The applicant has provided a hydrological analysis in accordance with Sec. 115-111. This document appears to be a preliminary study and has been reviewed by the Department of Engineering. The drainage plan does not satisfy all requirements as per Engineering.**
    - **In addition, the Planning Department will need this drainage plan to confirm that any changes to elevations do not interfere with both proposed and existing trees within the buffers.**
    - **Staff is concerned with the proximity of proposed pavement to the existing Live Oak Trees on-site that are based on the provided landscape plan. The full drainage and paving plan must reflect no impact to these trees, otherwise mitigation efforts will need to occur.**
2. Per Sec. 130-1814(1)(e)(1)(iii)(B), planting areas shall be a minimum of ten percent of the paved parking area.
  - **It appears that there is an area in the middle of the parking lot proposed to be maintained with seed/sod as well as multiple landscape islands including some that will need to be revised to accommodate a 9'x18' island for a Class A tree. However, the applicant will need to confirm the landscape plan meets these regulations.**
3. A lighting plan in accordance with Chapter 130, Article VI, Division 4.
  - **A lighting plan has been submitted, however it requires further attention by the applicant based on staff comments.**

*Staff Recommendation:*

Comments for this specific development have been sent back to the applicant as of October 18, 2023. Staff recommends postponement for this Plan Review so that the applicant & developer can resubmit revised plans and allow Staff adequate time to review.

*Consistency with New Directions 2040*

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

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

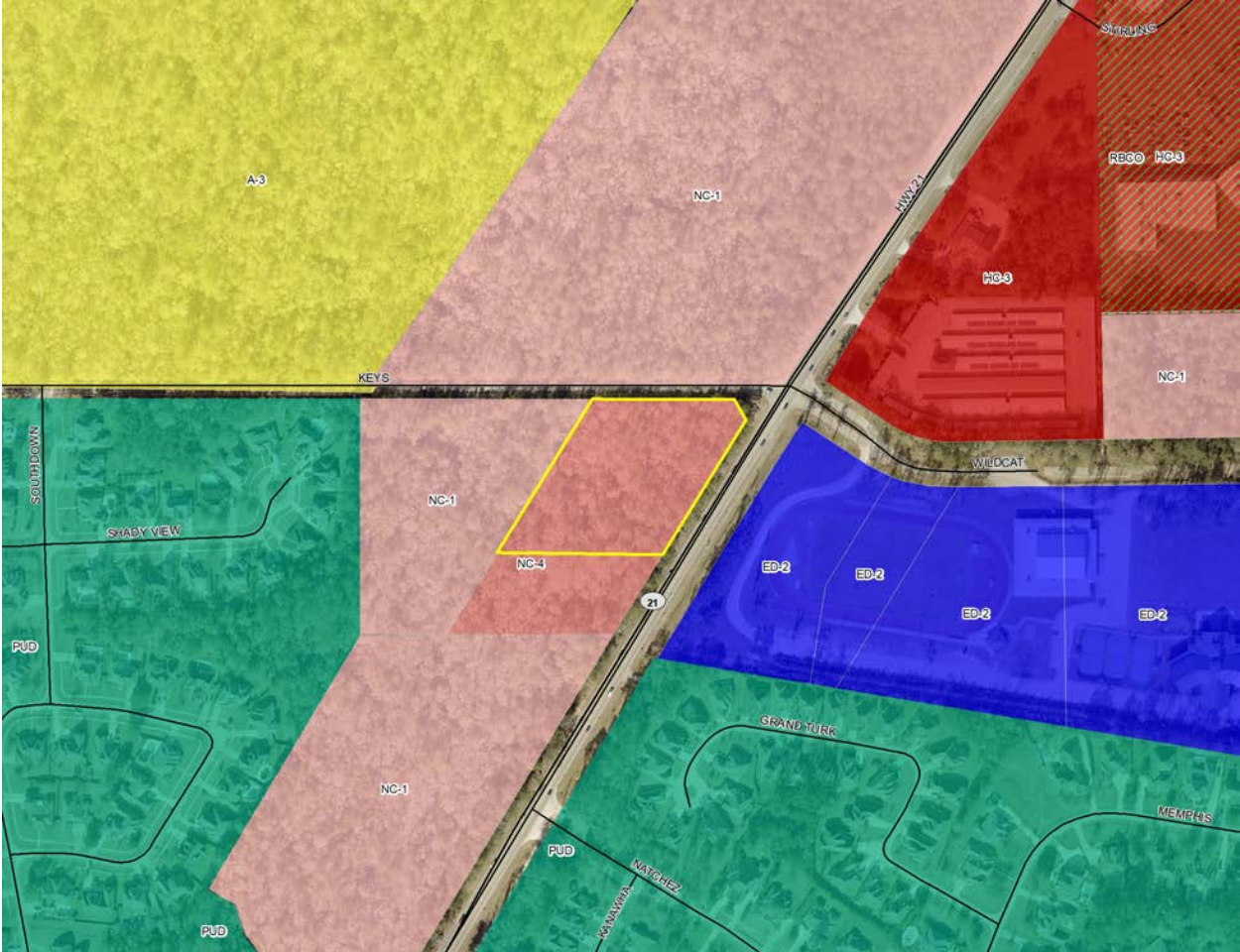




**ZONING STAFF REPORT**  
2023-3583-PR

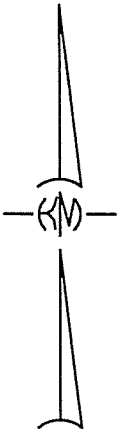
MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director



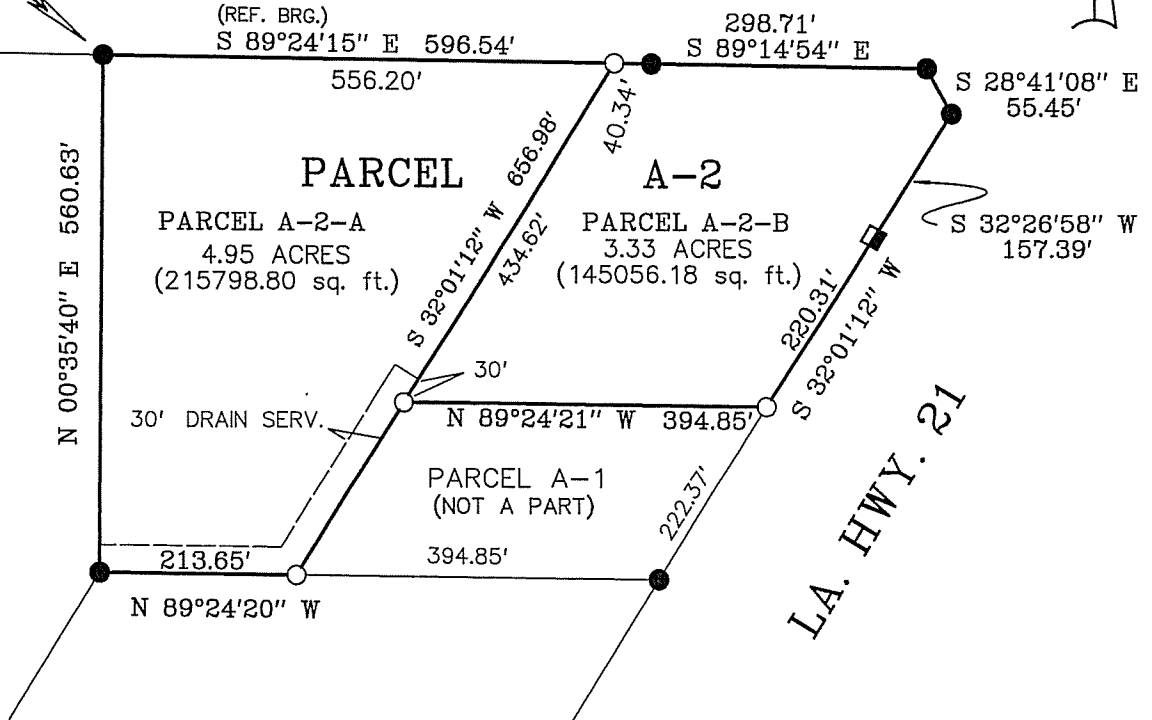


THIS POINT LOCATED S 00°21' 47" E - 1202.62'  
THENCE S 89°23' 10" E - 2751.28';  
THENCE S 89°20' 22" E - 973.42'  
FROM THE N.W. CORNER OF SECTION 41,  
T-7-S, R-10-E, G.L.D., ST. TAMMANY PARISH, LA.



## KEYS ROAD

SOUTHDOWN, PH. 1



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE:  
PLAT OF A PREVIOUS SURVEY BY THIS  
FIRM DATED 5-16-02, JOB NO. 02-082.  
RECORDED 01-11-2021, MAP FILE NO. 5987B

MINOR SUBDIVISION OF:

PARCEL A-2 INTO  
PARCEL A-2-A, (4.95 ACRES) AND  
PARCEL A-2-B, (3.33 ACRES) IN,  
SECTION 41, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

21 KEYS SOUTHWEST, LLC

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

SCALE: 1" = 200'

DATE: 09-08-23

DRAWN: MDM

JOB NO.: 10-277

REVISED:

lots2010/A10-277 RESUB A-2-A, A-2-B

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NOTE: NO BUILDING SETBACKS OR  
SERVITUDES SHOWN.

### -- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = CONC. ROW MONUMENT

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
PANEL NO. 225205 0210 C & 225205 0220 C;  
REV. 10-17-89 & 4-2-91.

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

REVIEW COPY

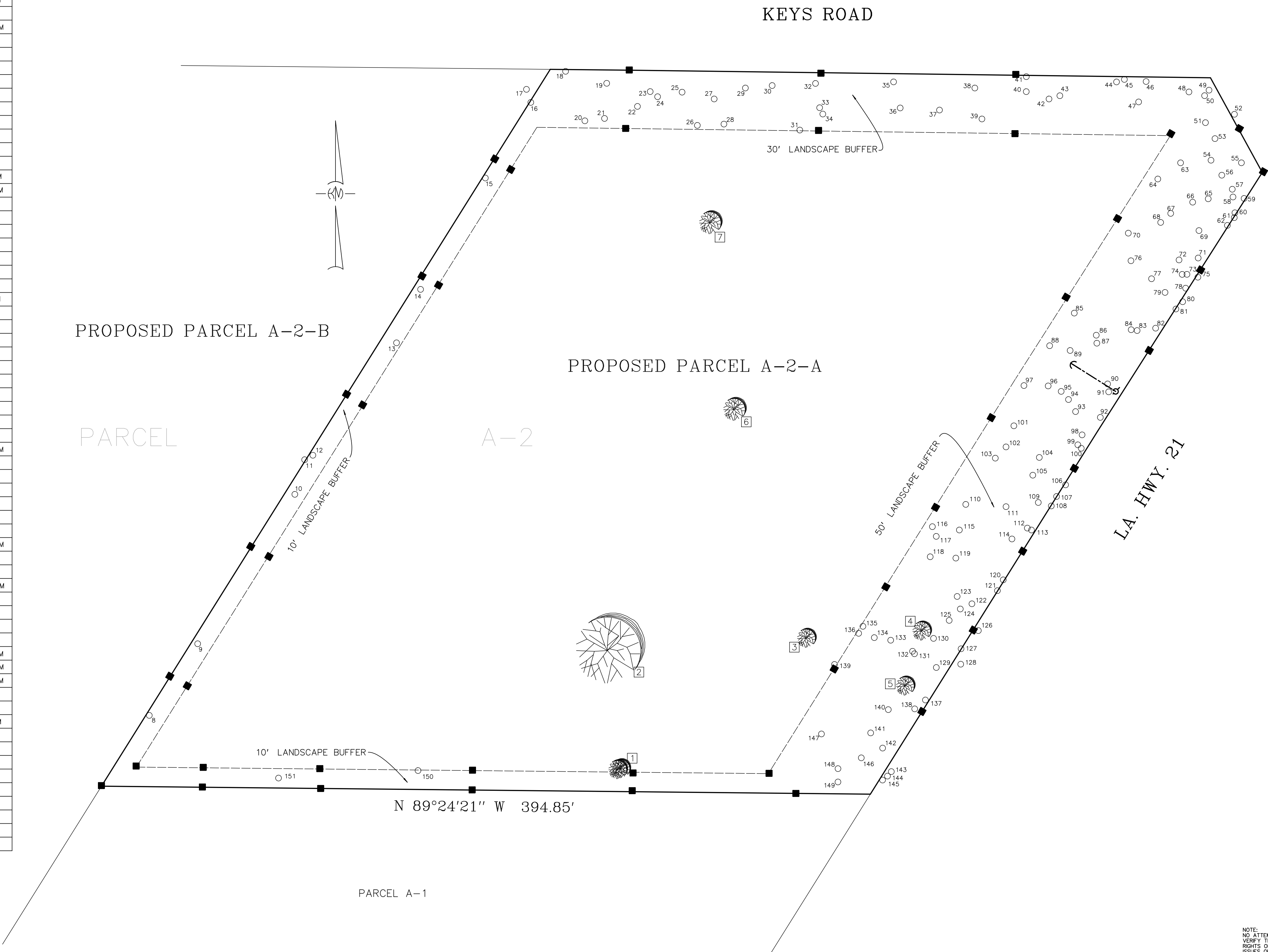
09-11-23

KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.



NO.	SIZE-TYPE	NO.	SIZE-TYPE
1	2-10" LIVE OAKS	76	12" OAK
2	36" LIVE OAK	77	6" OAK
3	10" LIVE OAK	78	12" SWEET GUM
4	10" LIVE OAK	79	27" PINE
5	10" LIVE OAK	80	10" PINE
6	12" LIVE OAK	81	6" PINE
7	12" LIVE OAK	82	10" CHERRY
8	22" PINE	83	12" SWEET GUM
9	8" MAGNOLIA	84	8" SWEET GUM
10	24" OAK	85	8" SWEET GUM
11	6" TALLOW	86	28" PINE
12	24" OAK	87	12" OAK
13	20" SWEET GUM	88	6" OAK
14	6" OAK	89	6" SWEET GUM
15	6" HOLLY	90	22" OAK
16	22" PINE	91	22" SWEET GUM
17	18" PINE	92	18" PINE
18	22" PINE	93	8" OAK
19	10" TALLOW	94	6" OAK
20	10" SWEET GUM	95	8" OAK
21	20" OAK	96	8" OAK
22	10" TALLOW	97	28" OAK
23	30" TALLOW CLUST.	98	10" PINE
24	6" OAK	99	24" PINE
25	6" SWEET GUM	100	18" PINE
26	22" OAK	101	15" OAK
27	24" PINE	102	12" SWEET GUM
28	8" TALLOW	103	15" SWEET GUM
29	18" PINE	104	10" OAK
30	24" OAK CLUSTER	105	8" OAK
31	8" OAK	106	20" PINE
32	10" RED MAPLE	107	8" PINE
33	6" HOLLY	108	18" PINE
34	6" OAK	109	12" OAK
35	18" PINE	110	6" OAK
36	18" TALLOW	111	8" SWEET GUM
37	20" PINE	112	6" TALLOW
38	10" SWEET GUM	113	8" CHERRY
39	30" OAK CLUSTER	114	30" PINE
40	10" SWEET GUM	115	6" SWEET GUM
41	24" OAK	116	6" OAK
42	12" SWEET GUM	117	10" OAK
43	10" SWEET GUM	118	24" PINE
44	20" PINE	119	6" CHERRY
45	24" PINE	120	10" PINE
46	18" SWEET GUM	121	20" PINE
47	28" PINE	122	24" SWEET GUM
48	28" PINE	123	24" OAK
49	10" SWEET GUM	124	20" OAK
50	24" PINE	125	27" PINE
51	12" SWEET GUM	126	10" PINE
52	18" OAK	127	8" PINE
53	18" OAK	128	10" PINE
54	6" OAK	129	22" SWEET GUM
55	22" PINE	130	6" OAK
56	6" OAK	131	6" OAK
57	6" SWEET GUM	132	18" SWEET GUM
58	8" SWEET GUM	133	6" OAK
59	20" PINE	134	27" PINE
60	8" PINE	135	20" PINE
61	8" PINE	136	8" TALLOW
62	12" PINE	137	12" SWEET GUM
63	18" OAK	138	10" SWEET GUM
64	24" OAK	139	15" SWEET GUM
65	6" SWEET GUM	140	30" OAK
66	24" OAK	141	24" PINE
67	27" PINE	142	10" SWEET GUM
68	8" OAK	143	10" PINE
69	10" SWEET GUM	144	6" PINE
70	8" OAK	145	10" PINE
71	6" SWEET GUM	146	24" PINE
72	10" OAK	147	10" OAK
73	20" PINE	148	24" PINE
74	27" PINE	149	30" PINE
75	10" PINE	150	22" OAK
		151	8" OAK



LEGEND

- = EXISTING LIVE OAK AND TREE NUMBER
- = EXISTING ASSORTED TREES & NUMBER
- = EXISTING WOOD STAKE SET

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.

Kelly J. McHugh, REC. NO. 4443

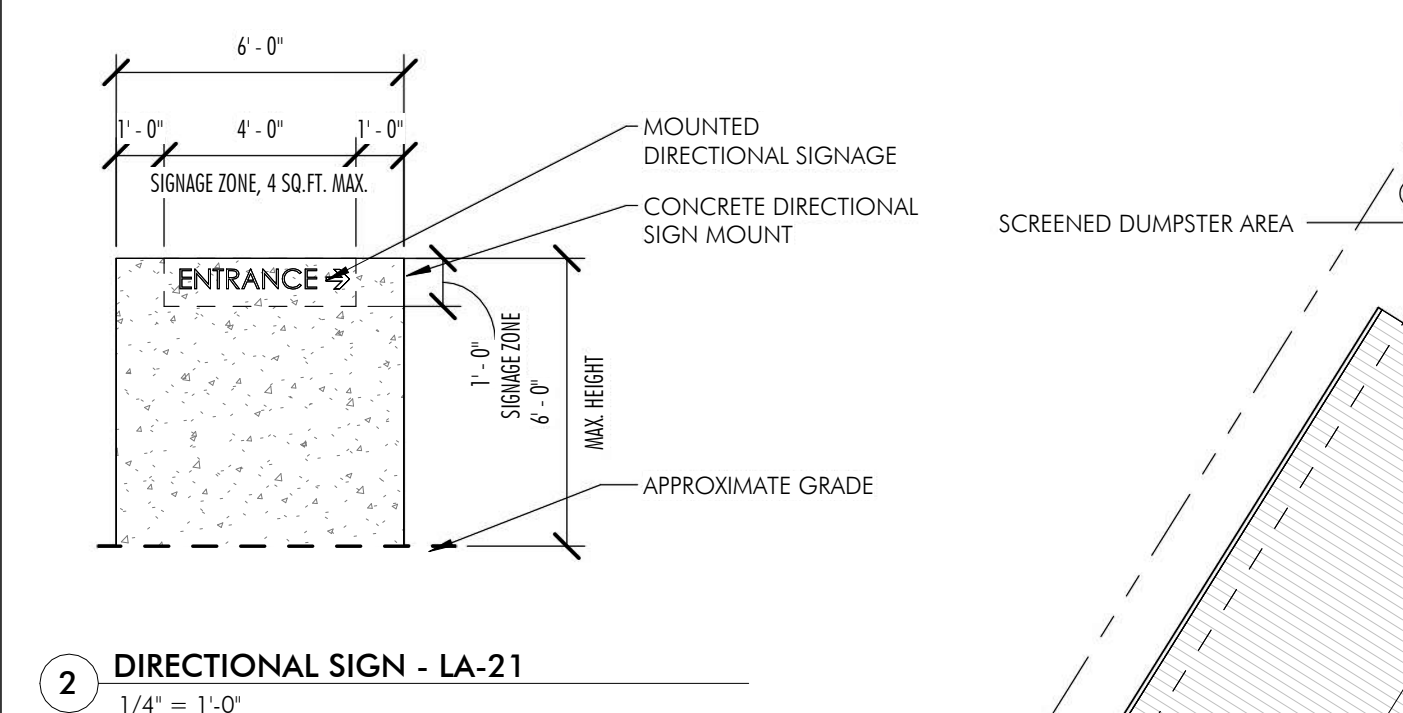
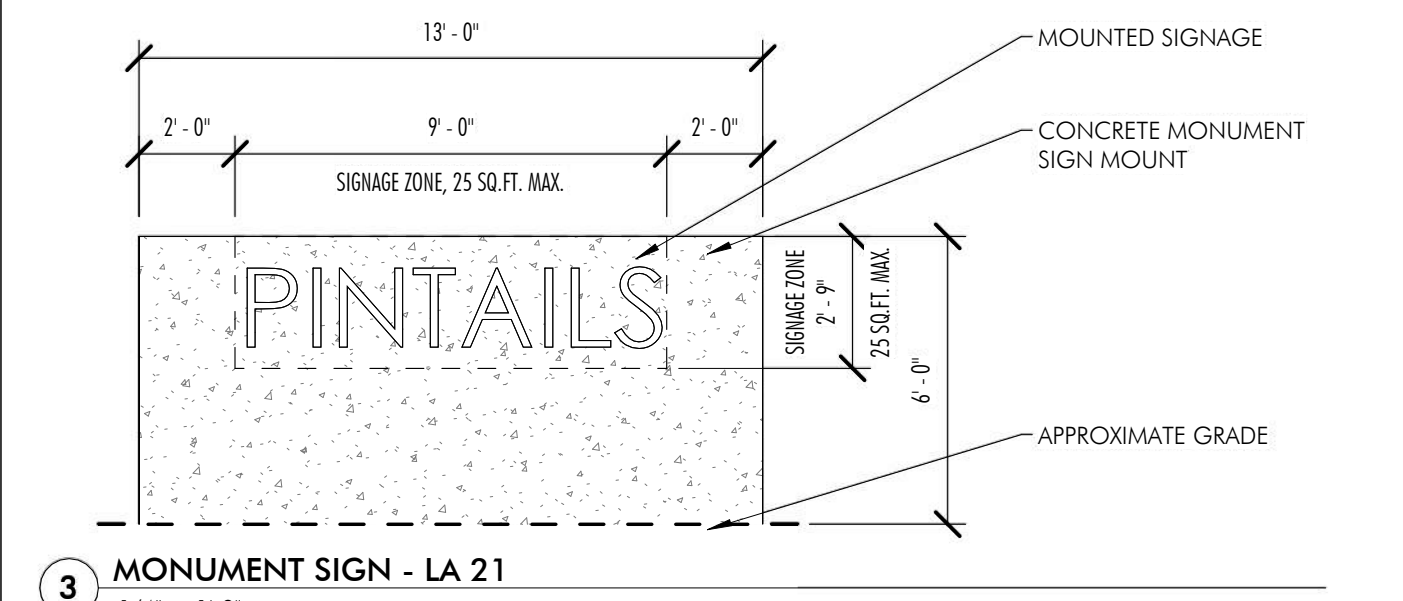
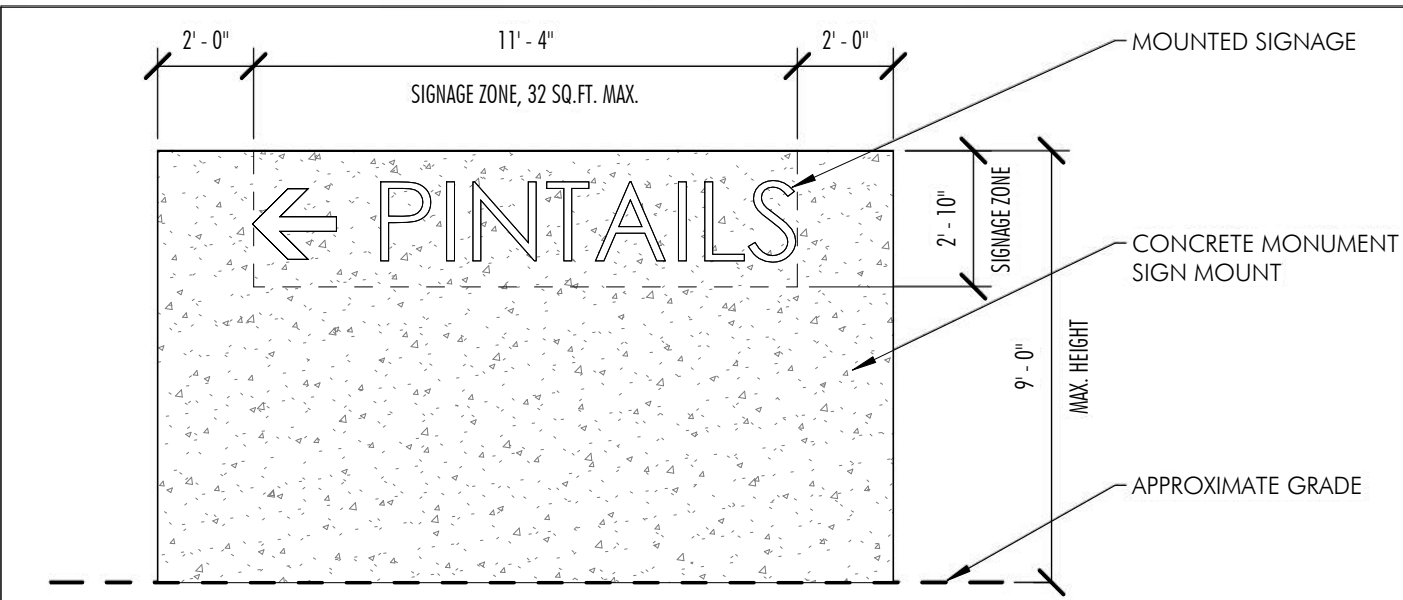
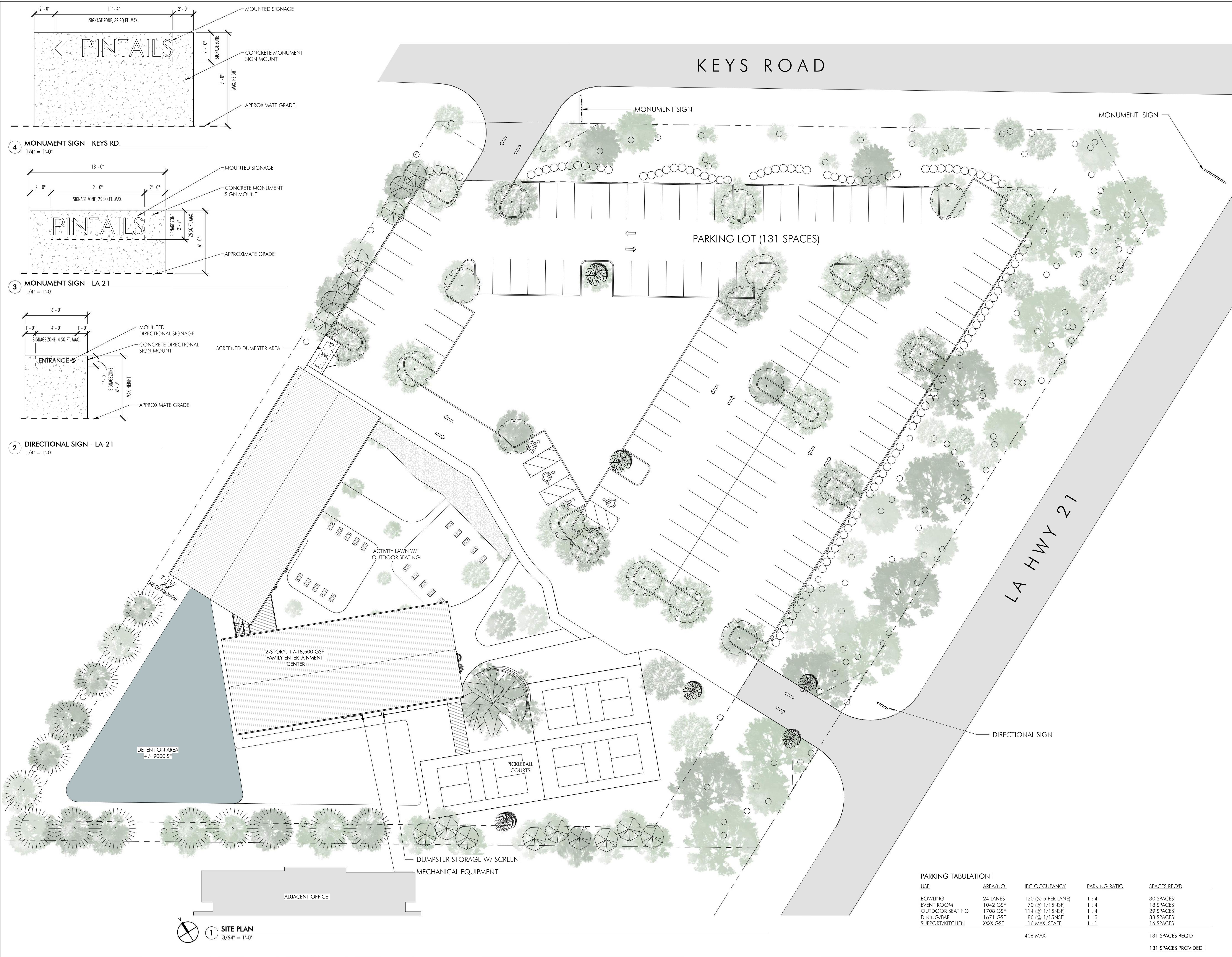
CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

TREE SURVEY

PROPOSED PARCEL A-2-A  
SECTION 41, T-7-S, R-10-E,  
G.L.D., ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611	
DATE	DATE		
		SCALE: 1" = 30'	DATE: 08-25-23
		DRAWN: DRJ	JOB NO.: 23-178/10-277
		CHECKED: KJM	DWG. NO.: 23-178-TS





PARKING TABULATION			
USE	AREA/NO.	IBC OCCUPANCY	PARKING RATIO
BOWLING	24 LANES	120 (@ 5 PER LANE)	1 : 4
EVENT ROOM	1042 GSF	70 (@ 1/15NSP)	1 : 4
OUTDOOR SEATING	1708 GSF	114 (@ 1/15NSP)	1 : 4
DINING/BAR	1671 GSF	86 (@ 1/15NSP)	1 : 3
SUPPORT/KITCHEN	XXXX GSF	16 MAX. STAFF	1 : 1
406 MAX.			
			131 SPACES REQ'D
			131 SPACES PROVIDED

STUDIO  
BKA

BEN ALLEN, AIA LEED AP

KIMBERLY PAYNE ALLEN, AIA

3328 BANKS STREET  
NEW ORLEANS, LA 70119  
(T) 504.517.3220  
(C) 917.428.4882

CIVIL/STRUCTURAL  
Company Name  
123 Main St.  
Suite 321  
Anywhere, USA 70129  
504-123-6547

DESIGN DRAWINGS  
NOT FOR BID OR  
CONSTRUCTION

#	ISSUED SET	DATE
1	SITE PLAN REVIEW	09/25/2023

PROJECT NAME:  
PINTAILS

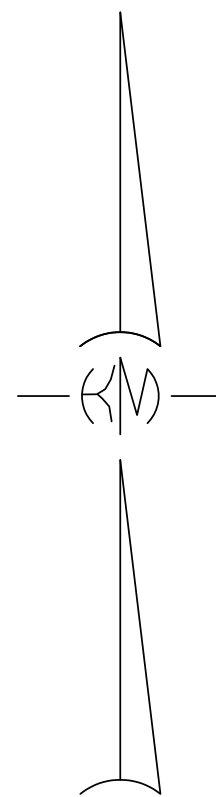
CLIENT:  
RICHARDSON INVESTMENT  
COMPANY & HOLDINGS LLC.

PROJECT ADDRESS:  
LOT A-2-1  
KEYS ROAD & LA HWY 21  
COVINGTON, LA 70433

DRAWING NAME:  
SITE PLAN

DATE:	09/06/23
PROJECT No:	22014
DRAWING BY:	Author
SCALE:	As indicated
DWG No:	A-1.11
Filename:	Autodesk Docs Projects A-1.11-20230906_PINTAILS-SITE PLAN.dwg





THICKNESS + 6"

5"

1"

1/4" R

1" R

6"

5"

3"

CURB DOWEL

Diagram illustrating the reinforcement layout for a concrete slab. The reinforcement consists of two U-shaped bars, each labeled # 4 BARS. The total width of the slab is 24 inches, divided into three 12-inch segments. The bars are positioned such that the distance between the centerlines of the two bars is 12 inches. The height of the bars is 6 inches, and the width of the bars is 3 inches. The minimum height of the bars is indicated as 6" MIN. and 3" MIN.

NOTES:

1. TOP AND BOTTOM: 6" - 3000 PSI CONCRETE REINFORCED WITH #4 BARS @ 6" O.C. BOTH WAYS
2. AN ALTERNATE OF 3000 PSI CONCRETE STEEL REINFORCED DRAIN INLET, EITHER PRECAST OR Poured IN PLACE, MAY BE USED AS APPROVED BY ENGINEER.

VULCAN FOUNDRY  
V-5720 INLET  
OR APPROVED EQUAL

36"

INVERT POURED  
BY CONTRACTOR

BRICK

NO. 4 BARS 6" O.C.  
BOTH WAYS  
3,000 PSI CONCRETE

36"

COMPACTED #5" GLASS #2  
BEDDING MATERIAL

6" 8" 6" PIPE O. D. 6" 8" 6"

**PIPE BEDDING DETAIL**

**DETAIL**

**PARCEL A-1**

**KEYS ROAD**

**LA. HWY. 21**

**DETENTION POND**  
TOP 23.0'  
L.W.L. 18.7'  
BOTTOM 13.7'

**FINISHED FLOOR ELEV. 23.5'**

**FINISHED FLOOR ELEV. 23.5'**

**8" x 50" PVC OUTLET CONTROL**

**BERM TO 23.0' WHERE REQUIRED**

**5' PERM POOL**  
BOT. 13.7'

**LEGEND:**  
 22.61' = EXISTING  
 \*\*\*\*\* = PROPOSED  
 ————— = PROPOSED  
 ..... = INDICATED  
 ⊕ = BENCHMARK ELEVATION

**TITLE BLOCK:**  
 PRELIMINARY  
 DRAINAGE & GRADING  
 PINTAILS  
 PROPOSED PARCEL A-1  
 SECTION 41, T-7-S,  
 G.L.D., ST. TAMMANY  
 KELLY J. McHUGH  
 CIVIL ENGINEER  
 License No. 18940  
 PROFESSIONAL ENGINEER  
 IN  
 THE STATE OF LOUISIANA

STATE OF LOUISIANA

KELLY McHUGH

License No. 18940

PROFESSIONAL ENGINEER

IN

CIVIL ENGINEERING

PRELIMINARY

PINTAILS  
PROPOSED PARCEL A-2-B  
SECTION 41, T-7-S, R-10-E,  
G.L.D., ST. TAMMANY PARISH, LA.

REVISIONS		<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> <b>CIVIL ENGINEERS &amp; LAND SURVEYORS</b> <b>845 GALVEZ ST. — LANDDEVILLE, LA.</b> <b>626-5611</b>	
DATE	DATE		
		SCALE: 1" = 30'	DATE: 09-25-23
		DRAWN: SMC	JOB NO.: 23-178
		CHECKED: KJM	DWG. NO.:



PLANTING LEGEND				
MARK	NAME	QTY.	SIZE	CLASS
AZ	AZALEA	98	1 GAL	
BM	RHODODENDRON INDICA 'GG GERBING'	1	8-10'	B
DE	DRAKE ELM	9	8-10'	B
MG	MAGNOLIA	14	10-12'	A
SO	M. GRANDIFLORA 'DD BLANCHARD'	18	10-12'	A
SY	Q. SHUMARDII	1	10-12'	A
TB	SYCAMORE	1	10-12'	A
	PLATANUS OCCIDENTALIS	4	10-12'	A
	MAGNOLIA			
	M. GRANDIFLORA 'TEDDY BEAR'			

STP UDC 130-1911 (E) (1)  
REAR BUFFER:  
1 CLASS 'A' AND 1 CLASS 'B' TREE/ 30 LINEAL FEET  
4345 L.F. 15 CLASS 'A' AND 15 CLASS 'B' TREES  
REQUIRED.  
6 TREES PRESERVED. 11 TREE CREDITS.  
6 CLASS 'A' AND 1 CLASS 'B' TREES PROPOSED.

NC-1 PROFESSIONAL  
OFFICE

STP UDC 130-1916 (F) (1)  
30' STREET PLANTING AREA:  
1 CLASS 'A' AND 1 CLASS 'B' TREE/ 25 LINEAL FEET  
1 SHRUB/ 10 L.F.  
3390 L.F. 14 CLASS 'A' AND 14 CLASS 'B' TREES  
REQUIRED. 15 SHRUBS REQUIRED.  
21 TREES PRESERVED. 56 TREE CREDITS  
NO CLASS 'A' AND NO CLASS 'B' TREES PROPOSED.  
34 SHRUBS PROPOSED.

KEYS ROAD

TYPICAL DRIVEWAY AND  
PARKING STALL DIMENSIONS

STP UDC 130-1814 (I) (1) B  
HWY 21 OVERLAY DISTRICT BUFFER:  
1 CLASS 'A' TREE/ 300 SF.  
1 CLASS 'B' TREE/ 300 SF.  
1 SHRUB/ 10 L.F. - 433 L.F. - 44 SHRUBS REQUIRED  
20214 SF. 68 CLASS 'A' AND 101 CLASS 'B' TREES  
REQUIRED.  
92 TREES PRESERVED. 113 TREE CREDITS.  
NO CLASS 'A' AND NO CLASS 'B' TREES PROPOSED.

- LANDSCAPE NOTES:
1. PREPARE ALL BEDS AND TREE PLANTING FITS AS PER SPECIFICATIONS OF THE AMERICAN SOCIETY OF NURSERYMEN.
  2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
  3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS.
  4. AFTER INSTALLATION, ALL PLANTS SHALL BE HEALTHY, PERPENDICULAR TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.
  5. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AS IT IS BACKFILLED.
  6. INSTALL 4" ORGANIC MULCH AT ALL PLANTING BEDS AND FITS.
  7. LEAVE SITE CLEAN.
  8. INSTALL LOUISIANA-GROWN GRADE 'A' CENTIPEDE SOD AT ALL AREAS DISTURBED BY CONSTRUCTION.
  9. ALL LANDSCAPE INSTALLATIONS SHALL ADHERE TO ST. TAMMANY PARISH UDC SECTIONS 130-1952 THROUGH 130-1910.

LANDSCAPE PLAN

BASED ON A SURVEY BY KELLY J. MCHUGH AND ASSOCIATES, INC., DATED 09/11/23



James R. Aultman, AIA  
An Architectural Corporation  
Architecture  
Landscape Architecture  
223 West 19th Avenue  
Covington, Louisiana 70433



A Landscape Plan for  
**Pintails**  
Lot A-2-B Keys Road and LA Hwy 21  
Covington, Louisiana

Landscape Plan

09/18/23

L1



### **LIGHTING FIXTURE SCHEDULE NOTES:**

1. PROVIDE EACH LIGHTING FIXTURE WITH VISIONAIRE LIGHTING ROUND NON-TAPERED STEEL POLE MODEL NUMBER "RNTS-4R-7.25-12BC-136-T238R-XX". VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING.
2. PROVIDE EACH LIGHTING FIXTURE WITH VISIONAIRE LIGHTING TENON ADAPTOR MODEL NUMBER "RITA-4-XX". VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING.
3. 12"SQ X 1" BASE PLATE, 12-3/4" BOLT CIRCLE, AND 1" X 36" ANCHOR BOLTS. CONFIRM BASE PLATE, BOLT CIRCLE, AND ANCHOR BOLTS WITH FINAL FURNISHED LIGHT POLE.

**CONFIDENTIAL**  
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COVINGTON, LA 70433

CHECKED BY	DRAWN BY
MDW	AMU
SHEET NAME	

SHEET NUMBER	REVISION
E1.0	











BEN ALLEN, AIA LEED AP  
KIMBERLY PAYNE ALLEN, AIA

3328 BANKS STREET  
NEW ORLEANS, LA 70119  
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(C) 917.428.4882

CIVIL/STRUCTURAL  
Company Name  
123 Main St.  
Suite 321  
Anywhere, USA 70129  
504-123-6547

DESIGN DRAWINGS  
NOT FOR BID OR  
CONSTRUCTION

#	ISSUED SET	DATE
1	SITE PLAN REVIEW	09/25/2023

PROJECT NAME:  
PINTAILS

CLIENT:  
RICHARDSON INVESTMENT  
COMPANY & HOLDINGS LLC.

PROJECT ADDRESS:  
LOT A-2-1  
KEYS ROAD & LA HWY 21  
COVINGTON, LA 70433

DRAWING NAME:  
SITE ELEVATIONS

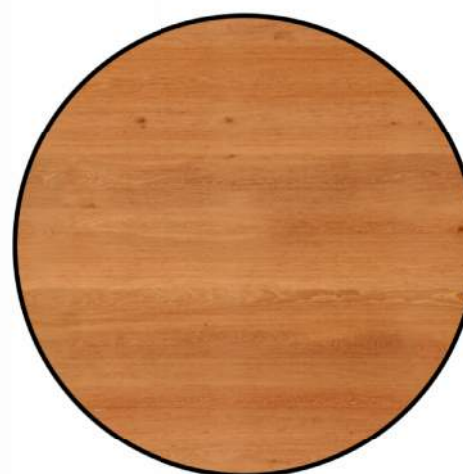
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PROJECT No: 22014  
DRAWING BY: Author  
SCALE: 1/8" = 1'-0"  
DWG No:  
A-1.12  
Filename: Autodesk Docs Projects  
4/25/2024 PINTAILS SITE ELEVATIONS



UNIT MASONRY  
WALLS



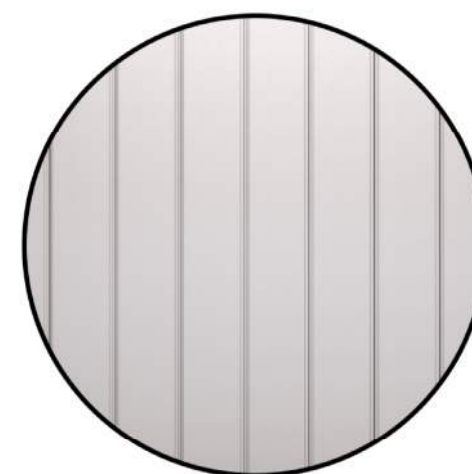
WOOD-LOOK  
COMPOSITE SIDING



WOOD STRUCTURAL  
TRUSS



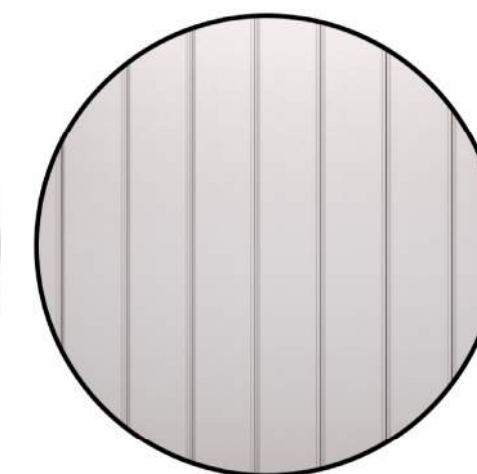
PAINTED STEEL STRUCTURAL  
ELEMENTS



STANDING SEAM METAL  
WALL PANELS



SMOOTH STUCCO FINISH  
MASONRY WALLS



STANDING SEAM METAL  
ROOF



2 SITE ELEVATION - PARKING LOT  
1/8" = 1'-0"





UNIT MASONRY WALLS



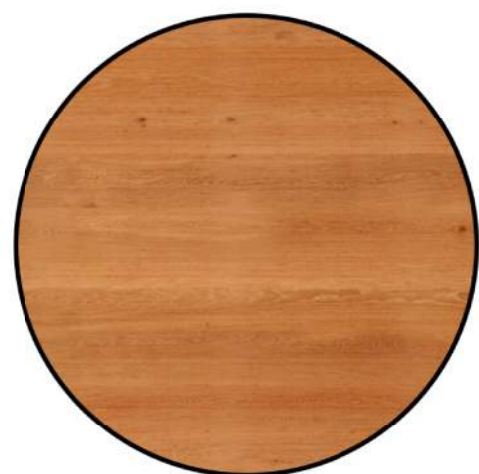
WOOD-LOOK COMPOSITE SIDING



WOOD STRUCTURAL TRUSS



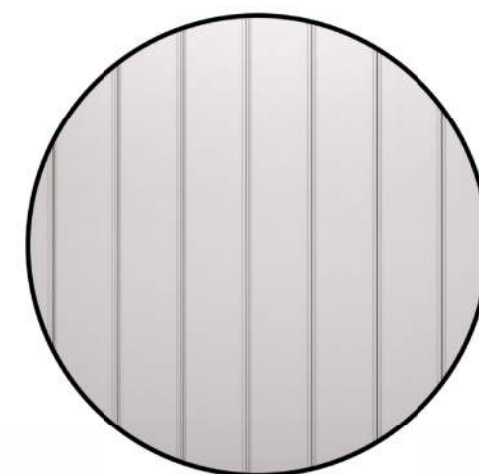
PAINTED STEEL STRUCTURAL ELEMENTS



WOOD LOUVER SCREEN



SMOOTH STUCCO FINISH MASONRY WALLS



STANDING SEAM METAL ROOF



1 SITE ELEVATION - POND  
1/8" = 1'-0"

STUDIO  
BKA

BEN ALLEN, AIA LEED AP  
KIMBERLY PAYNE ALLEN, AIA

3328 BANKS STREET  
NEW ORLEANS, LA 70119  
(T) 504.517.3220  
(C) 917.428.4882

CIVIL/STRUCTURAL  
Company Name  
123 Main St.  
Suite 321  
Anywhere, USA 70129  
504-123-6547

DESIGN DRAWINGS  
NOT FOR BID OR  
CONSTRUCTION

#	ISSUED SET	DATE
1	SITE PLAN REVIEW	09/25/2023

PROJECT NAME:  
PINTAILS

CLIENT:  
RICHARDSON INVESTMENT  
COMPANY & HOLDINGS LLC.

PROJECT ADDRESS:  
LOT A-2-1  
KEYS ROAD & LA HWY 21  
COVINGTON, LA 70433

DRAWING NAME:  
SITE ELEVATIONS

DATE: 09/25/2023

PROJECT No: 22014

DRAWING BY: Author

SCALE: 1/8" = 1'-0"

DWG No:

A-1.13

Filename: A-1.13



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KIMBERLY PAYNE ALLEN, AIA

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LOT A-2-1  
KEYS ROAD & LA HWY 21  
COVINGTON, LA 70433

DRAWING NAME:

CONCEPTUAL FLOOR PLANS

DATE: 09/25/2023

PROJECT No: 22014

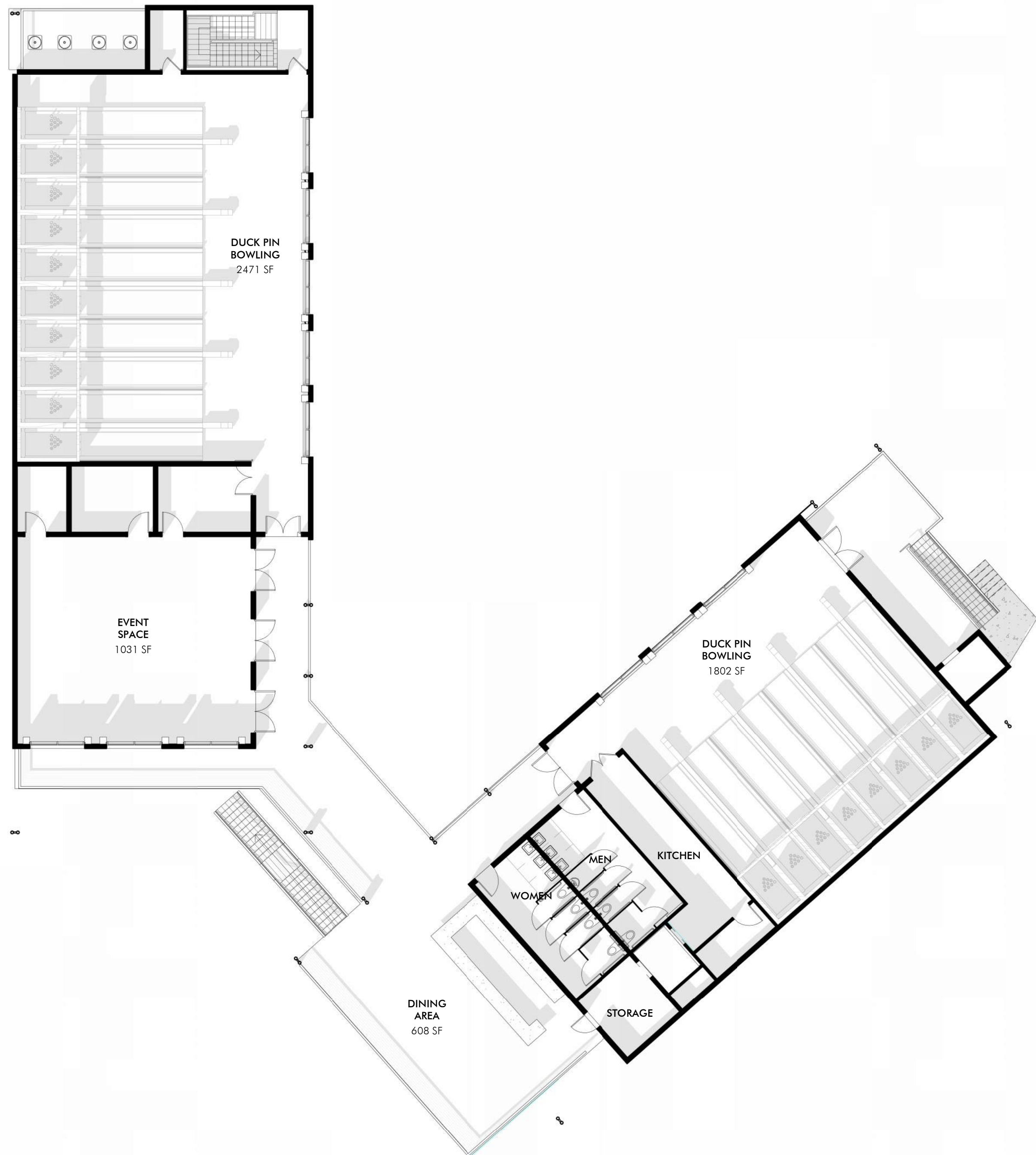
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SCALE: 1 : 144

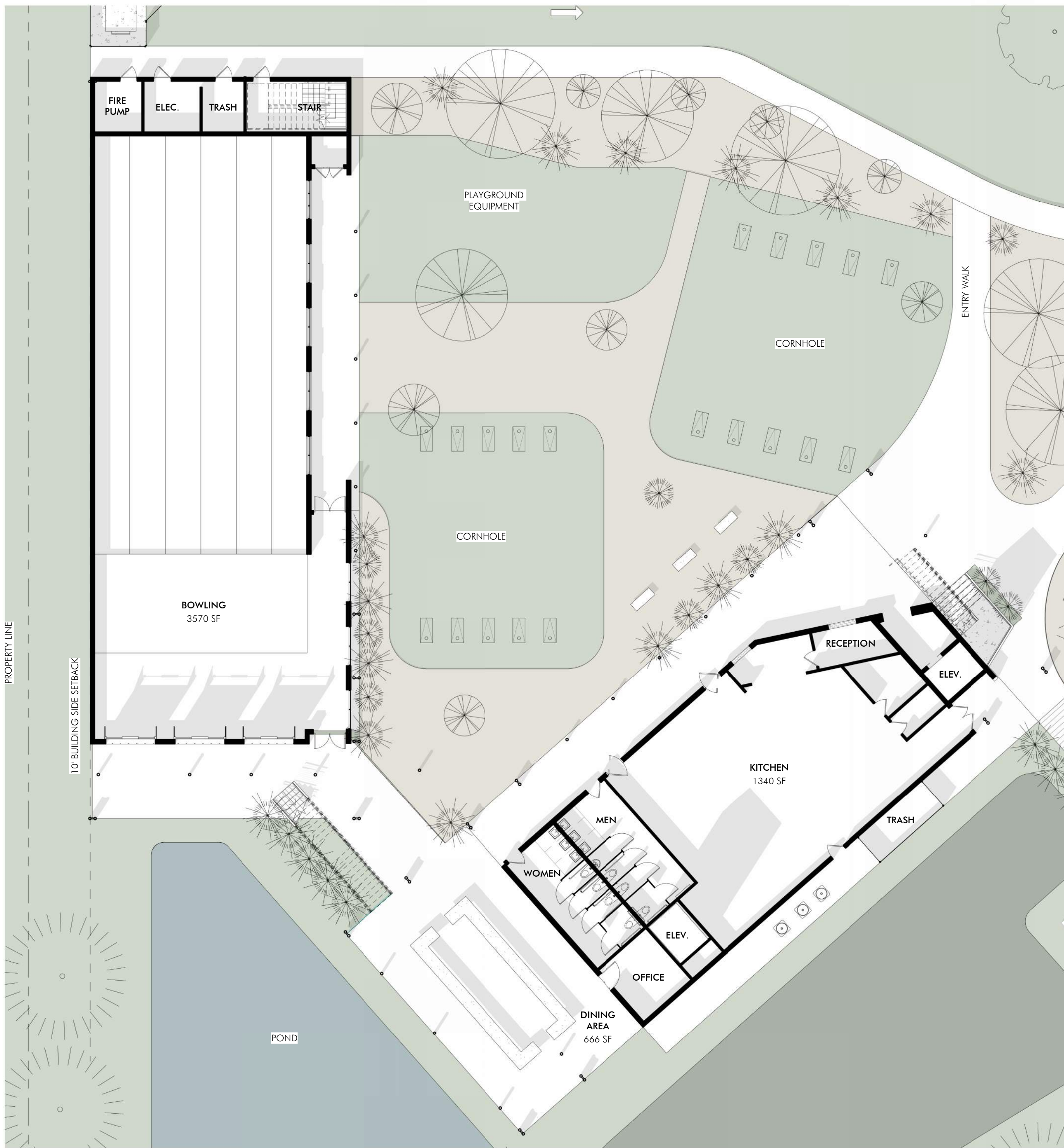
DWG No:

A-1.14

Filename: A-1.14.dwg



2 SECOND FLOOR PLAN  
1 : 144



1 FIRST FLOOR PLAN  
1 : 144





**ZONING STAFF REPORT**  
2023-3584-PR

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Proposed Use:** Monument Sign Ochsner/MD Anderson Cancer Facility **Gross Area Lot Size:** 3.33 acres  
**Previous/Current Use:** Ochsner/MD Anderson Cancer Facility **Use Size:** 75sqft Monument Sign  
**Owner:** Ochsner Health Systems – Michael Hulefeld (President & COO) **Council District:** 1  
**Applicant:** Timothy Riddell, MD **Posted:** October 13, 2023  
**Commission Hearing:** November 1, 2023 **Determination:** Approved, Denied, Postponed  
**Location:** Parcel located on the southwest corner of Ochsner Boulevard and Louisiana Highway 21, Covington; S41, T7S, R10E; Ward 1, District 1



**Current Zoning**

MD-3 Medical Facility District

**Planned Corridor Overlay**

Highway 21 Planned Corridor

**Future Land Use**

Commercial

**Flood Zone**

Preliminary: Flood Zone AE

Effective Flood Zone A

**Critical Drainage:** Yes

*Site Information:*

1. The petitioned property is currently occupied by both an Ochsner Primary Care facility, as well as a recently-constructed Ochsner Cancer Facility.
2. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	HC-2 Highway Commercial District
South	Undeveloped	N/A
East (Across Highway 21)	Commercial	HC-2 Highway Commercial District
West	Original Ochsner Building	MD-3 Medical Facilities District HC-1 Highway Commercial District

3. The applicant is petitioning to replace the existing monument sign that sits at the corner of Louisiana Highway 21 and Ochsner Boulevard with a large sign.
4. The Ochsner Cancer Center and the Primary Care Facility share a single parcel of land, which allows the existing monument sign to be considered “multiple-occupancy.”
5. The regulations for monument signs along the Highway 21 Planned Corridor differ from the standard code with the following requirements:
  - Multiple-occupancy monument signs cannot exceed 50 sqft in sign area with a maximum height of 8 ft (inclusive of a base no more than 24”)
  - No internal illumination
  - White light only, no colored lighting
  - Spectrum colors only, no iridescent colors permitted





ZONING STAFF REPORT  
2023-3584-PR

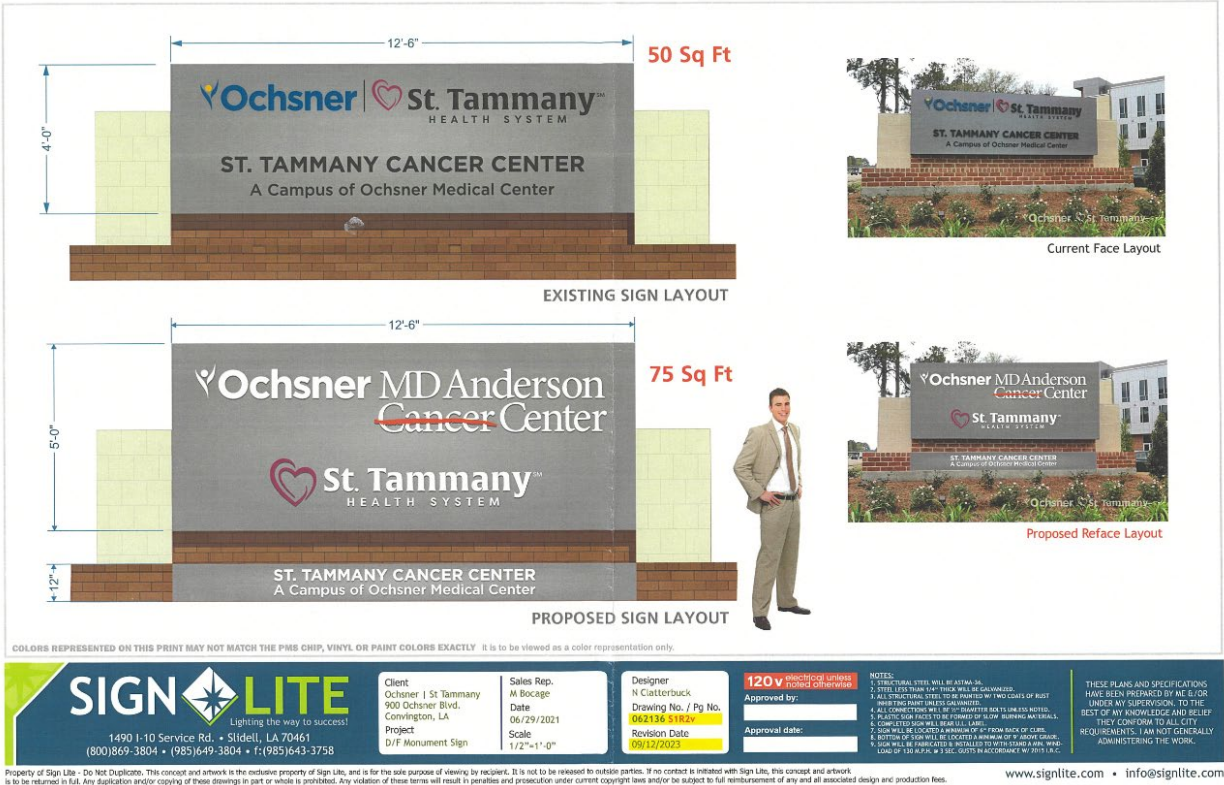
MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

- 6. The existing monument sign was approved by right in 2020 (Permit # 2020-62676) as it met the requirements of the Highway 21 Planned Corridor monument sign regulations.
- 7. The applicant is seeking a variance through the Zoning Commission due to the monument sign fronting on Highway 21, and any structural modifications are required to be heard through the public Plan Review hearing.

The applicant is seeking the following variances (bold) to the Highway 21 monument sign regulations:

- Multiple-occupancy monument signs cannot exceed 50 sqft in sign area with a maximum height of 8 ft (inclusive of a base no more than 24")  
**The proposed monument sign would add 25sqft onto the existing sign for a total 75 sqft. The applicant is also proposing to add additional signage to the base of the structure.**



Consistency with New Directions 2040

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

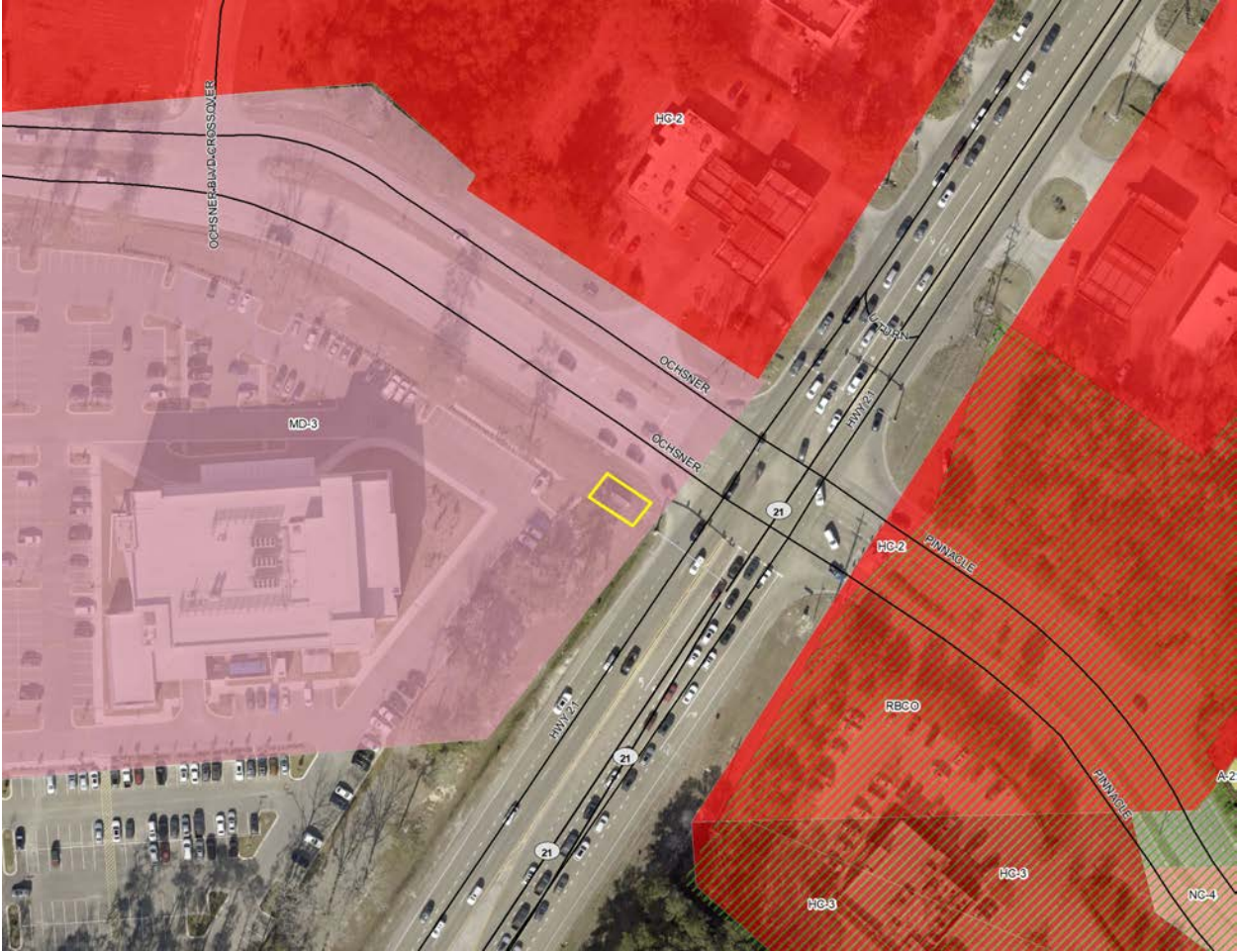




**ZONING STAFF REPORT**  
2023-3584-PR

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director





2023-3584-PR

HC-2

OCHSNER

OCHSNER

MD-3

T7-R11E

47

STYLER ST

STYLER ST

PINNACLE

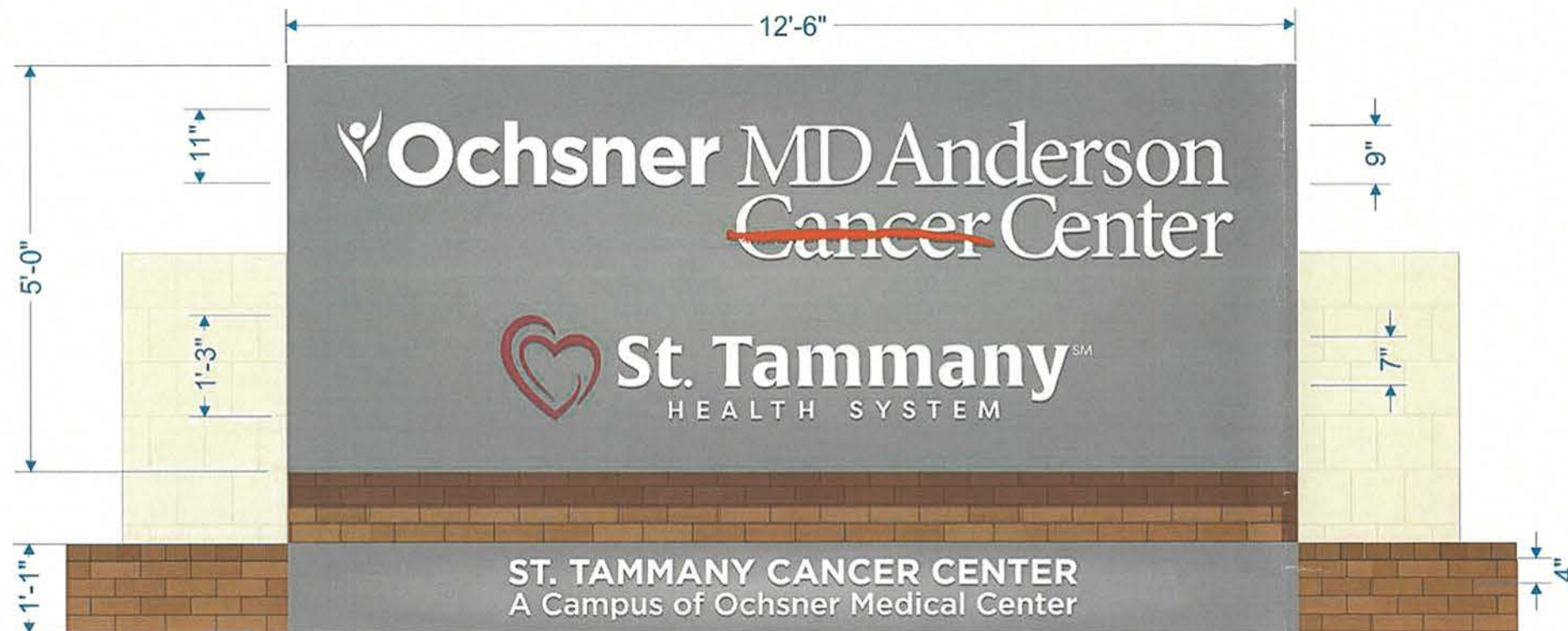
HC-2

RBCO

HC-3

HC-3





Current Face Layout

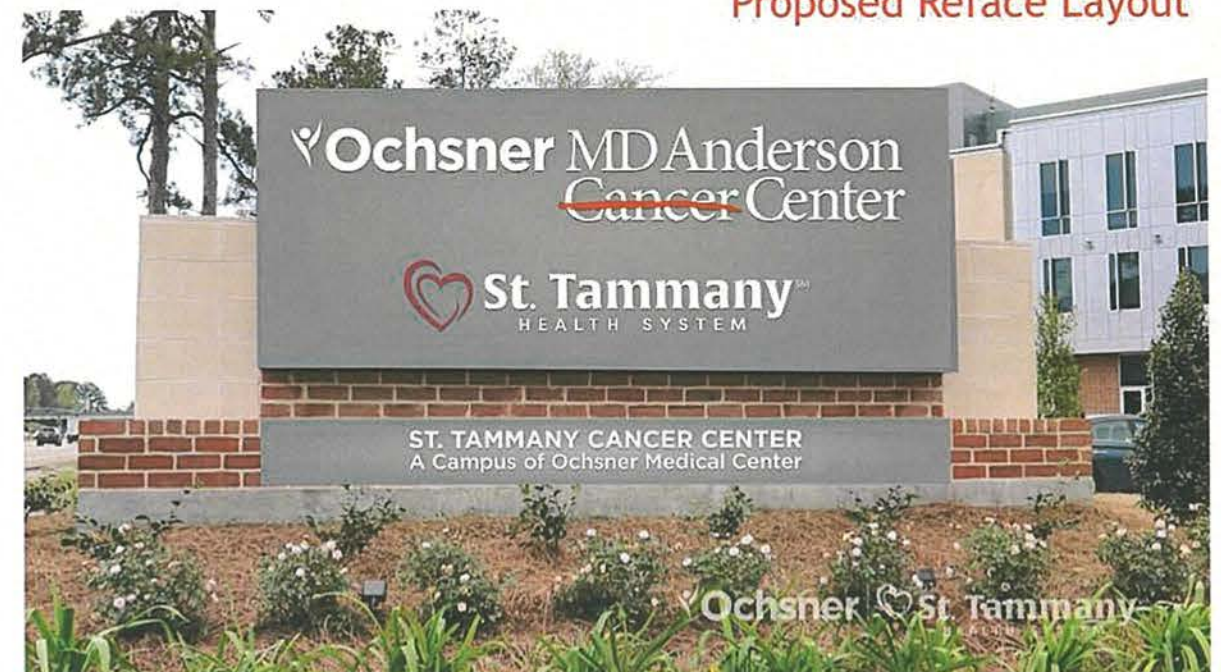
Provide the necessary labor, materials and equipment to reface the existing double face non-illum'd monument sign as shown above and right in photos....

Existing sign faces will be overlaid w/ new 1 1/2" deep aluminum pans to cover the existing dimensional copy. Aluminum pans will have painted finishes to match current sign faces (MP18170 TI) Grey Metallic. Oversized pans will require new aluminum filler panels to be installed on sides and top of cabinet returns (also painted Grey Metallic).

All letters & logos are 1" and 1/4" thick dimensional fabricated w/ painted finishes per corporate colors and will be stud mounted flush to the new aluminum pan faces. Aluminum pans will be attached to the existing double face sign using concealed aluminum clips and countersink fasteners as needed. Red strike bar over the letters "Cancer" will be flat cut out 1/8" thick aluminum w/ a painted finish and is also stud mounted from aluminum pan face.

New aluminum pans will also be fabricated for the lower copy addition onto the brick base where shown. These pans will have the same painted Grey Metallic finish to match color used on building.

Proposed Reface Layout



COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY it is to be viewed as a color representation only.

**SIGN LITE**  
Lighting the way to success!

1490 I-10 Service Rd. • Slidell, LA 70461  
(800)869-3804 • (985)649-3804 • f:(985)643-3758

Client  
Ochsner MD Anderson  
900 Ochsner Blvd.  
Convington, LA  
Project  
D/F Monument Sign

Sales Rep.  
T Cabirac  
Date  
01/03/2023  
Scale  
1/2"=1'-0"

Designer  
N Clatterbuck  
Drawing No. / Pg No.  
012302 S1  
Revision Date  
0

**120v** electrical unless noted otherwise

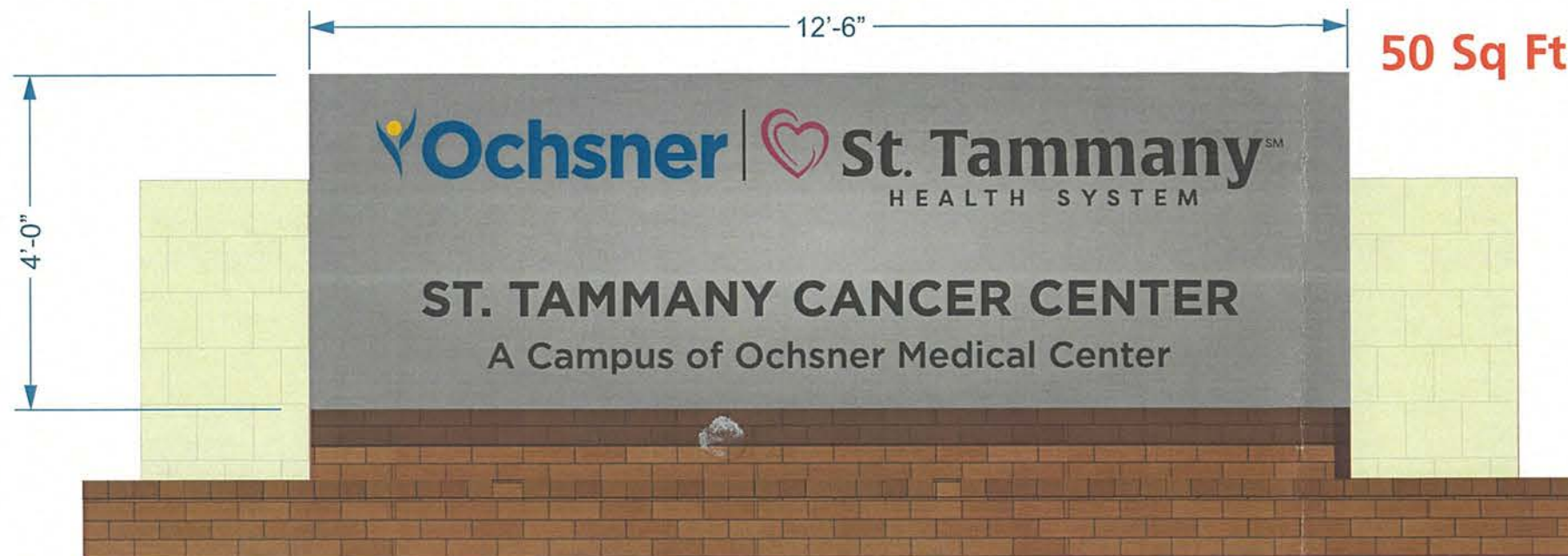
Approved by:

Approval date:

NOTES:  
1. STRUCTURAL STEEL WILL BE ASTM-A36.  
2. STEEL LESS THAN 1/4" THICK WILL BE GALVANIZED.  
3. ALL STRUCTURAL STEEL TO BE PAINTED W/ TWO COATS OF RUST INHIBITING PAINT UNLESS GALVANIZED.  
4. ALL CONNECTIONS WILL BE 1/2" DIAMETER BOLTS UNLESS NOTED.  
5. PLASTIC SIGN FACES TO BE FORMED OF SLOW BURNING MATERIALS.  
6. COMPLETED SIGN WILL BEAR U.L. LABEL.  
7. SIGN WILL BE LOCATED A MINIMUM OF 6" FROM BACK OF CURB.  
8. BOTTOM OF SIGN WILL BE LOCATED A MINIMUM OF 9" ABOVE GRADE.  
9. SIGN WILL BE FABRICATED & INSTALLED TO WITH-STAND A MIN. WIND-LOAD OF 130 M.P.H. @ 3 SEC. GUSTS IN ACCORDANCE W/ 2015 I.B.C.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME &/OR UNDER MY SUPERVISION. TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY CONFORM TO ALL CITY REQUIREMENTS. I AM NOT GENERALLY ADMINISTERING THE WORK.



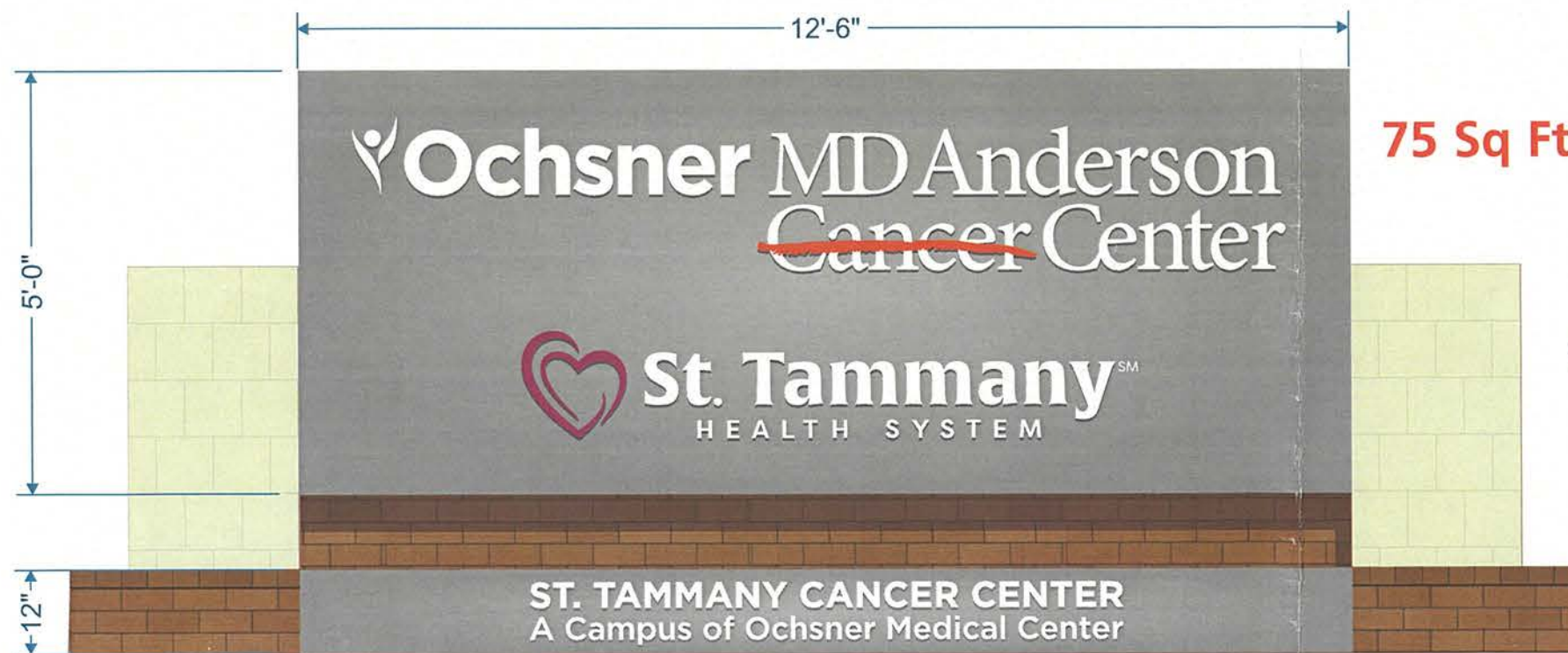


50 Sq Ft

EXISTING SIGN LAYOUT

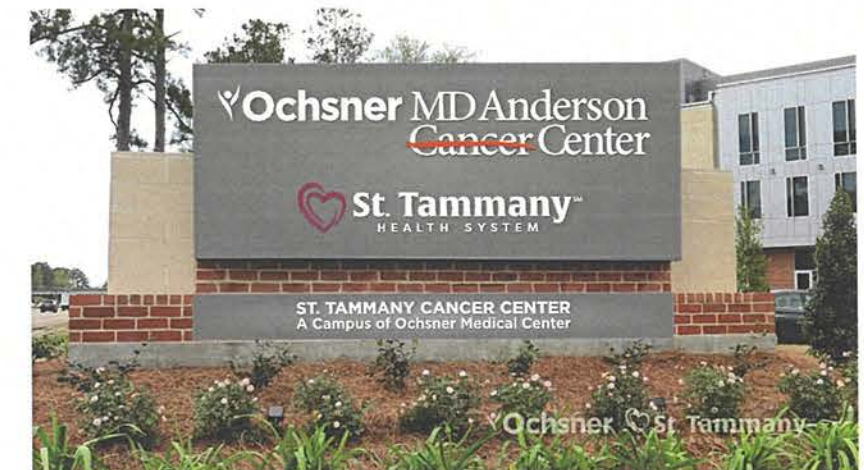


Current Face Layout



75 Sq Ft

PROPOSED SIGN LAYOUT



Proposed Reface Layout

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Client  
Ochsner | St Tammany  
900 Ochsner Blvd.  
Convington, LA  
Project  
D/F Monument Sign

Sales Rep.  
M Bocage  
Date  
06/29/2021  
Scale  
1/2"=1'-0"

Designer  
N Clatterbuck  
Drawing No. / Pg No.  
062136 S1R2v  
Revision Date  
09/12/2023

120v electrical unless noted otherwise

Approved by:

Approval date:

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