

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, JANUARY 3, 2024
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Wednesday, January 3, 2024.

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

APPROVAL OF THE DECEMBER 5, 2023 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2023-3513-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 DECEMBER 5, 2023 MEETING

2. 2023-3586-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District), MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Beech Avenue, south of Birch Avenue, Slidell; S13, T9S, R14E; Ward 8, District 14
Acres: 0.253 acres
Petitioner: Boss Up Rentals and Renovations LLC - Elisha Johnson
Owner: Dragonfly Enterprises Inc. - Jamie Lindsay
Council District: 14

POSTPONED FROM THE DECEMBER 5, 2023 MEETING

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, JANUARY 3, 2024
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

3. **Zoning Case No. ZC01-03-028**
Major Amendment to the PUD (Planned Unit Development Overlay)
WARD 4 DISTRICTS 5 & 7
Parcel located on the northwest intersection of Interstate 12 and Louisiana Highway 1088,
Mandeville
S33, T7S, R12E
SIZE – 161.115 acres
PETITIONER – Crosby Development Company, LLC
OWNER - Crosby Development Company, LLC, Love’s Travel Stops & Country Stores, Inc.,
The AZBY Fund

POSTPONED FROM THE DECEMBER 5, 2023 MEETING

4. **2023-3621-ZC**
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the on the southwest corner of Desoto Street and
Asbury Drive, Mandeville; S34, T7S, R11E; Ward 4, District 5
Acres: 1.312 acres
Petitioner: Richard Flick
Owner: Richard Flick
Council District: 5
5. **2023-3622-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 northwest corner of Bogue Falaya Avenue & E
2nd Street, Covington; S42, T6S, R11E; Ward 3, District 2
Acres: .33 acres
Petitioner: Kengie Gordon
Owner: Kengie Gordon
Council District: 2
6. **2023-3624-ZC**
Existing Zoning: A-4 (Single-Family Residential District) and PF-1 (Public Facilities
District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured
Housing Overlay)
Location: Parcel located on the on the on the north side of 2nd Street, east of
North 5th Street, Pearl River; S23, T8S, R14E; Ward 8, District 14
Acres: .22 acres
Petitioner: Lynn Crawford
Owner: Lynn Crawford
Council District: 14
7. **2023-3629-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located north of Jessikat Lane, Madisonville; S10, T7S, R10E;
Ward 1, District 1
Acres: 19.152 acres
Petitioner: Andrew Calahan
Owner: Lagrange Legacy, LLC
Council District: 14

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, JANUARY 3, 2024
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

8. 2023-3633-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

HC-2 (Highway Commercial District)

HC-2 (Highway Commercial District) and EO (Entertainment Overlay)

Parcel located on the northwest side of Louisiana Highway 21, Covington; S46, T7S, R11E; Ward 1, District 1

1.285 acres

Scott St. Romain

Scott St. Romain and Cynthia Boswell St. Romain

1
9. 2023-3639-ZC

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-1A (Suburban District), (RO Rural Overlay)

A-1A (Suburban District), RO (Rural Overlay) and MHO Manufactured Housing Overlay

Parcel located on the west side of LA Highway 40, south of Stermer Road, Bush; S23, T5S, R11E; Ward 2, District 6

3.36 acres

Brandon Taylor

Brandon Taylor

6

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

1. 2023-3616-PR – USE: Mixed-Use Retail

CORRIDOR: Highway 21 Planned Corridor

ZONING:

USE SIZE:

PETITIONER:

OWNER:

LOCATION:

NC-5 (Retail and Service District)

Buildings in Phases: 3,265 sq. ft., 5,695 sq. ft., 4,400 sq. ft., 12,495 sq. ft.

David Divincenti, Sr.

21 At The Point, LLC

Parcel located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville; S38, S41, S44, T7S, R10E; Ward 1, District 1

POSTPONED FROM THE DECEMBER 5, 2023 MEETING
2. 2023-3631-PR – USE: Restaurant

CORRIDOR: Highway 21 Planned Corridor

ZONING:

USE SIZE:

PETITIONER:

OWNER:

LOCATION:

HC-2 (Highway Commercial District)

+/-5,405 sq. ft.

Scott St. Romain

Scott St. Romain

Parcel located on the north side of LA Highway 21, south of Cherokee Rose Lane, Covington

NEW BUSINESS
OLD BUISNESS
ADJOURNMENT

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

ROLL CALL

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

Absent: Truxillo

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

CALL TO ORDER

ANNOUNCEMENTS

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

INVOCATION Seeger

PLEDGE OF ALLEGIANCE Crawford

APPROVAL OF THE NOVEMBER 1, 2023 MINUTES

Crawford made a motion to accept as written, second by Gaines

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

NAY:

ABSTAIN:

POSTPONING OF CASES:

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 AND NOVEMBER 1, 2023 MEETING

Crawford made a motion to postpone, second by Seeger

Bernard Stiegler spoke against the postponement

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

YEA: Seeger, Doherty, Gaines, Crawford, Narcisse, and Hernandez

NAY: Ress, McInnis, Horne and Troncoso

ABSTAIN:

8. Zoning Case No. ZC01-03-028

Major Amendment to the PUD (Planned Unit Development Overlay)
WARD 4 DISTRICTS 5 & 7
Parcel located on the northwest intersection of Interstate 12 and Louisiana Highway 1088,
Mandeville
S33, T7S, R12E
SIZE – 161.115 acres
PETITIONER – Crosby Development Company, LLC
OWNER - Crosby Development Company, LLC, Love’s Travel Stops & Country Stores, Inc.,
The AZBY Fund

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

Jeff Schoen came to the podium

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

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

- 5. 2023-3586-ZC**
- | | |
|-------------------|--|
| Existing Zoning: | A-4 (Single-Family Residential District) |
| Proposed Zoning: | A-4 (Single-Family Residential District), MHO (Manufactured Housing Overlay) |
| Location: | Parcel located on the east side of Beech Avenue, south of Birch Avenue, Slidell; S13, T9S, R14E; Ward 8, District 14 |
| Acres: | 0.253 acres |
| Petitioner: | Boss Up Rentals and Renovations LLC - Elisha Johnson |
| Owner: | Dragonfly Enterprises Inc. - Jamie Lindsay |
| Council District: | 14 |

Jamie Lindsay came to the podium

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

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

Jeff Schoen requested to move up 2023-3609-ZC

- 7. 2023-3609-ZC**
- | | |
|-------------------|---|
| Existing Zoning: | A-2 (Suburban District) |
| Proposed Zoning: | CBF-1 (Community Based Facilities District) |
| Location: | Parcel located on the north side of Louisiana Highway 22 West, being 1846 Louisiana Highway 22 West, Madisonville; S17, T7S, R10E; Ward 1, District 1 |
| Acres: | 7.001 acres |
| Petitioner: | Jeff Schoen |
| Owner: | Crosby Development LLC |
| Council District: | 1 |

Jeff Schoen came to the podium

Jack Scaife, Stephanie Hovak and Stephen Ferrara had questions and concerns about this request

Troncoso made a motion to postpone for 2 months, second by Narcisse

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

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

ZONING CHANGE REQUEST CASES:

1. 2023-3398-ZC

Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: I-1 (Industrial 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, Slidell; S23, T9S, R14E; Ward 8, District 12

Acres: 0.64 acres
Petitioner: Air Comfort Products, Inc. - Wilfred Lewis
Owner: Wilfred Lewis
Council District: 12

POSTPONED FROM THE AUG 1, 2023, SEP 5, 2023, AND OCT 10, 2023 MEETINGS

Jeff Schoen came to the podium

Crawford made a motion to approved, second by Gaines

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

NAY:

ABSTAIN:

4. 2023-3585-ZC

Existing Zoning: HC-1 (Highway Commercial District), A-4A (Single-Family Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located east of U.S. Highway 190, west of Falconer Drive, south of Harrison Avenue, and north of 8th Avenue, Covington; S10 and S48, T7S, R11E; Ward 3, District 2

Acres: 3.34 acres
Petitioner: Richard Baldwin
Owner: Baldwin Investments - John T. Baldwin
Council District: 2

Paul Mayronne came to the podium

Horne made a motion to approve, second by Seeger

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

NAY:

ABSTAIN:

6. 2023-3600-ZC

Council District 6, Howard O’Berry Road & Vicinity, Zoning Classification Review

Byrnes Aleman, Annette Moore, Terry Ctrawford, James Koster, Tom & Lori Norman, and Tamie and Danny Martin spoke against this request

Seeger made a motion to approve as recommended by the staff comments, second by Horne

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

NAY:

ABSTAIN:

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

PLAN REVIEW CASES:

- 2. 2023-3616-PR – USE: Mixed-Use Retail**
CORRIDOR: Highway 21 Planned Corridor
ZONING: NC-5 (Retail and Service District)
USE SIZE: Buildings in Phases: 3,265 sq. ft., 5,695 sq. ft., 4,400 sq. ft., 12,495 sq. ft.
PETITIONER: David Divincenti, Sr.
OWNER: 21 At The Point, LLC
LOCATION: Parcel located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville; S38, S41, S44, T7S, R10E; Ward 1, District 1

Christopher Maestri came to the podium

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

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

NEW BUSINESS: Putting a line on the speaker cards for an email address option was discussed

Questions were asked when would the new replacement Planning and Zoning commission members be able to serve and vote. Legal representation, Emily Couvillion, said probably not until February of 2024

OLD BUISNESS

ADJOURNMENT Horne made a motion to adjourn



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

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:** December 21, 2023

Petitioner: Jeffrey Schoen **Commission Hearing:** January 3, 2023

Size: 12.70 acres **Prior Determination:** Postponed from October 10, 2023
and November 1, 2023 meetings. Community meeting
held on November 13, 2023.

Determination: Approved, Denied, Postponed



Current Zoning

A-3 Suburban District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Residential: Medium-Intensity

Mixed-Use

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage:

Yes

FINDINGS

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

Zoning History

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

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

Site and Structure Provisions

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

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-2 Highway Commercial District
South	Residential	A-2 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-4 Single-Family Residential District



ZONING STAFF REPORT
2023-3513-ZC

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 could house multiple commercial structures not exceeding 40,000 square feet; however, these structures would be subject to the parking, landscaping, drainage and all other applicable requirements. In addition, the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
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:

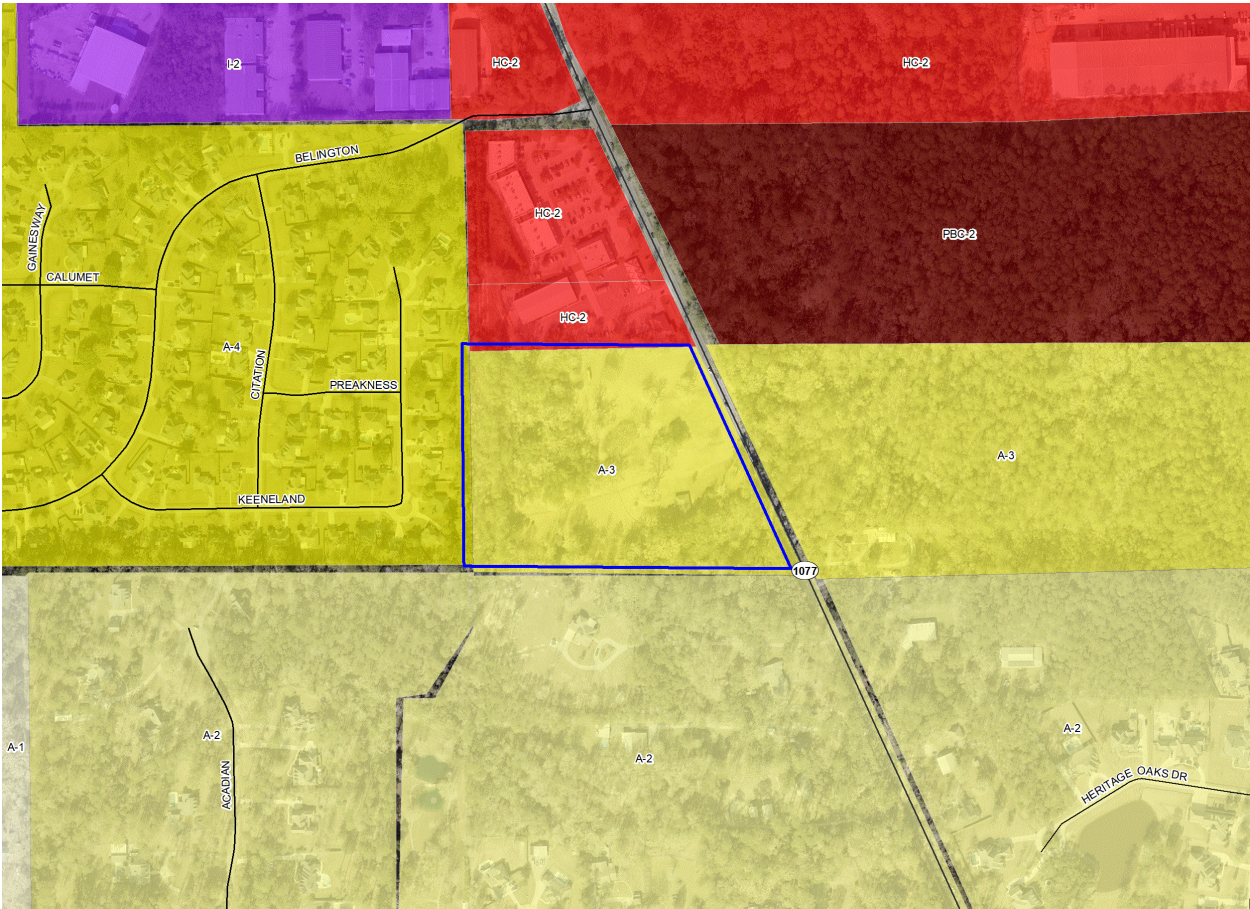
- i. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.



ZONING STAFF REPORT
2023-3513-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2023-3513-ZC

NEW CAMELLIA

HC-2

I-2

SEYMOUR MYERS

BELINGTON

PBC-2

TURNPIKE RD

11

PREAKNESS

KEENE LAND

T7-R10E

A-3

A-2

BREWSTER

PUD

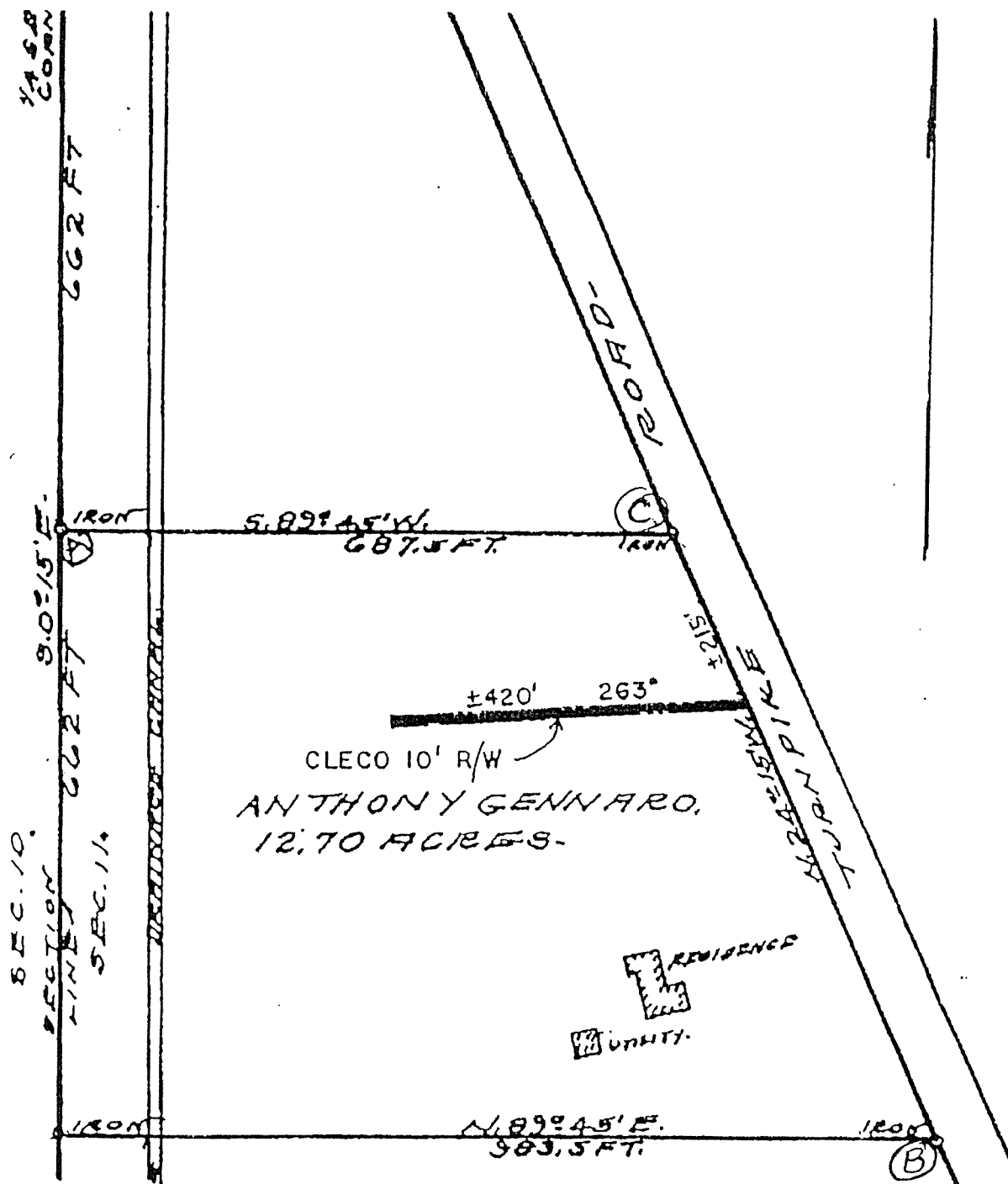
15

14

2023-3513-ZC

SKETCH

OX-24
Rev. 11/86



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

C. R. Schults
SURVEYOR
COVINGTON, LA.

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

CENTRAL LOUISIANA ELECTRIC COMPANY
PINEVILLE, LOUISIANA

PROPOSED ELECTRIC LINE RIGHT OF WAY
ACROSS THE PROPERTY OF

GENNARO

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



ZONING STAFF REPORT
2023-3586-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 Beech Avenue, south of Birch Avenue, being Lots 21, 22, 23, & 24, Sq. 1, Beverly Hills Annex #1, Slidell; S13, T9S, R14E; Ward 8, District 14 **Council District:** 14

Petitioner: Boss Up Rentals and Renovations LLC - Elisha Johnson **Posted:** December 19, 2023

Owner: Dragonfly Enterprises, Inc. - Jamie Lindsay **Commission Hearing:** January 3, 2024

Size: 0.253 acres **Prior Determination:** Postponed at December 5, 2023 Meeting

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
ABFE 13' + 1' Freeboard = 14' FFE

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 subject property consists of Lots 21, 22, 23, and 24 Square 1 within Beverly Hills Annex Subdivision. The property has a municipal address of 39010 Beech Avenue, Slidell, LA 70461.

Zoning History

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

Ordinance	Prior Classification	Zoning Classification
09-2117 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

Site and Structure Provisions

3. According to the application submitted, the land is vacant with a work shed on the property. It appears that there was previously a residence on the site.
4. The subject property consists of 4 individual substandard lots of record, which do not meet the minimum size requirement of 50' in width. The applicant could apply for a minor resubdivision to create two 50ft x 110ft lots, or one 100ft x 110ft lot.



Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Manufactured Home)	A-4 Single-Family Residential District
South	Residential (Manufactured Home)	A-4 Single-Family Residential District
East	Residential (Manufactured Home)	A-4 Single-Family Residential District
West	Possible Detention Pond for I-10	A-2 Suburban District

6. There are various parcels within Beverly Hills and Beverly Hills Annex Subdivision 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

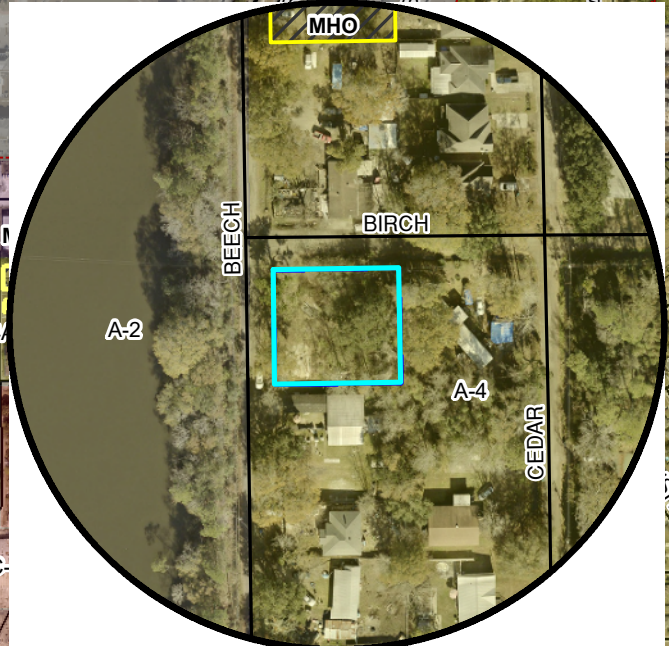
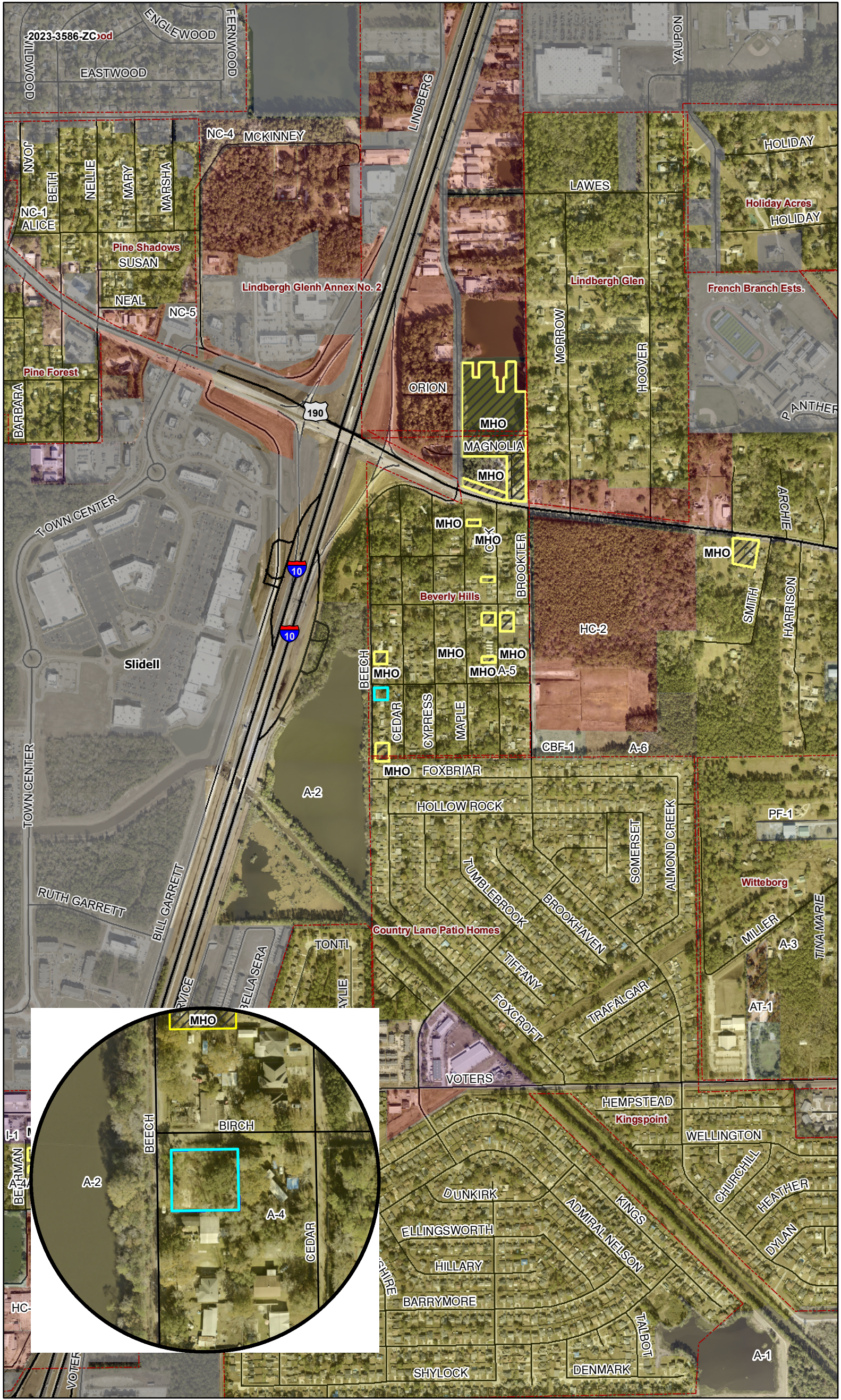
Lot & Subdivision	Request	Ordinance
Lots 3A, 4, 5, & 6 SQ 1	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 11-2590
Lots 31 & 32 SQ 6	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 11-2550
Lot 7A SQ 2	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 13-3015
Lots 44A & 46A SQ 6	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 14-3162
Lots 19A & 21A SQ 9	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 14-3228
Lots 10 & 11 SQ 4	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3938
Lots 21 & 22 SQ 5	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4597

7. If the request for the MHO Manufactured Housing Overlay is approved, the applicant could apply for a building permit to place a manufactured home on the property after going through the minor subdivision process.

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.

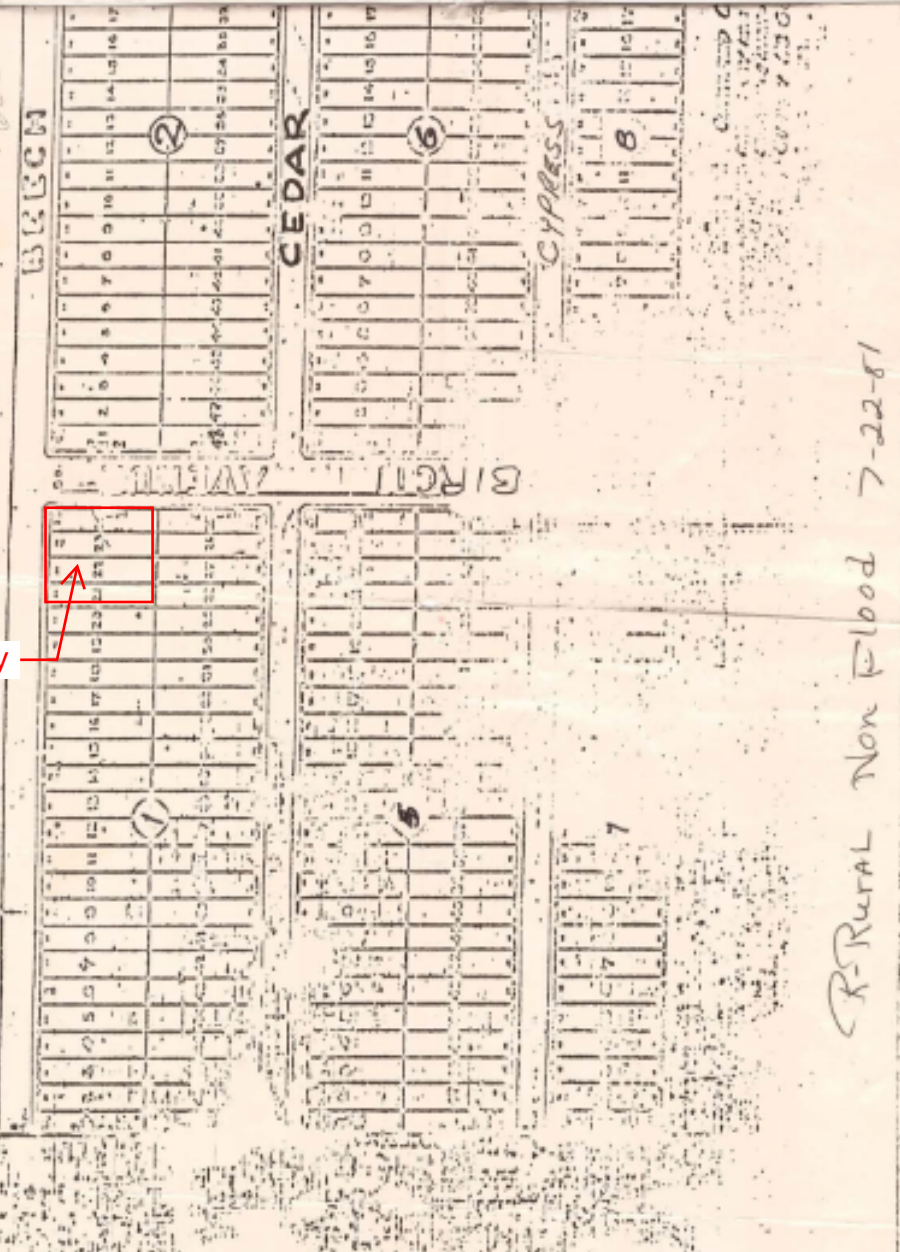


2023-3586-ZC

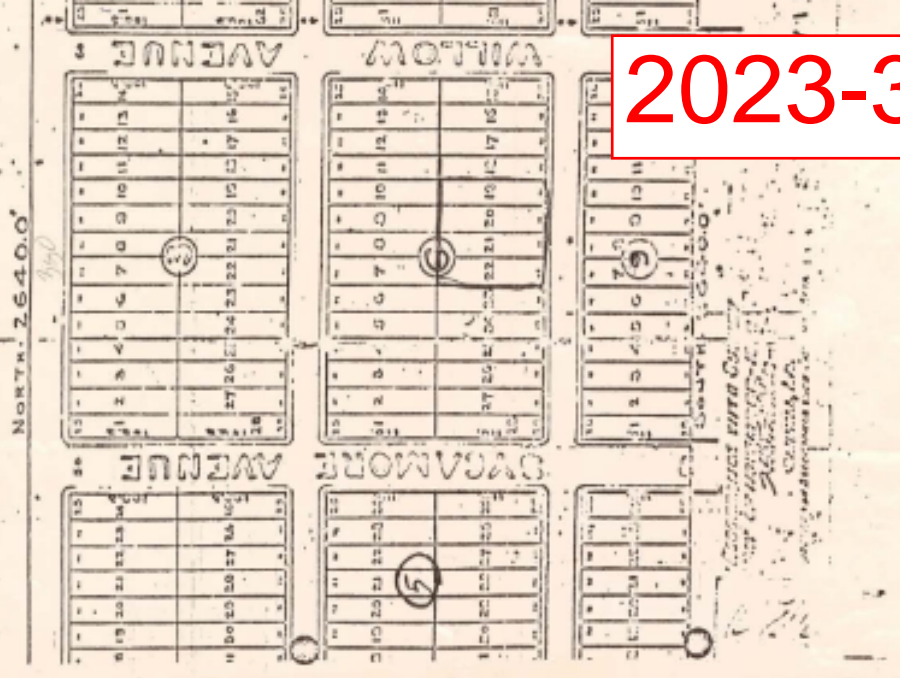
BEVERLY
DESCRIBED AS W½ OF W½ OF

J.W.C. CHETTA.
1003 NEW ORLEANS BANK BLDG.
- PHONE MAIN CORN
NEW ORLEANS, LA.

Subject Property



Y HILLS ANNE X
W½-SECT. 13-T. 9.S.-R. 14.E.-8THWARD ST.





ZONING STAFF REPORT
2023-3621-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 on the southwest corner of Desoto Street and Asbury Drive, Mandeville;
S34, T7S, R11E; Ward 4, District 5
Owner: Richard Flick
Applicant: Richard Flick
Size: 1.312 acres

Council District: 5
Posted: December 22, 2023
Commission Hearing: January 3, 2024
Determination: Approved, Denied, Postponed



Current Zoning

HC-2 Highway Commercial District

Requested Zoning

HC-3 Highway Commercial District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

BFE

FFE is 12” above crown of street elevation

Findings

1. The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the on the southwest corner of Desoto Street and Asbury Drive, Mandeville

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance / Zoning Case*	Prior Classification	Amended Classification
83-142A*	Unknown	C-2 Commercial
09-2116	C-2	HC-2 Highway Commercial District

Site and Structure Provisions

1. The subject site is currently two individual pieces of property that consists of Lot G and Lot R, Square 37 of the Chinchuba Subdivision in Mandeville. Lot R is currently developed with a restaurant. Lot G is currently is used as a gravel parking lot for the restaurant.

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Desoto Street)	Commercial	NC-4 Neighborhood Institutional District
South	Commercial	HC-2 Highway Commercial District
East (across Asbury Drive)	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

3. The property abuts commercial uses, zoned HC-2 Highway Commercial District to the south, east, and west. To the north across Desoto Street sits a commercial office building zoned NC-4 Neighborhood Institutional District.



ZONING STAFF REPORT
2023-3621-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 4. 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.
- 5. 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.
- 6. If approved, the applicant could construct any of the following uses from the HC-2 Highway Commercial District or HC-3 Highway Commercial District:

Zoning & Purpose	Maximum Building Size	Allowable Uses
HC-2 Highway Commercial District 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.	Max. building size of 40,000 sf	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 containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.
HC-3 Highway Commercial District 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.	Max. building size of 250,000 sf	Any uses permitted in the NC districts, the HC-1 District, and the HC-2 District and: Automotive service, stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply);Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights);Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled building, pool and playground equipment; Crematorium; Cemeteries

- 7. Per the petitioner’s application, the request for the zoning change is to accommodate a new 21,211 square foot automobile repair facility.

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:

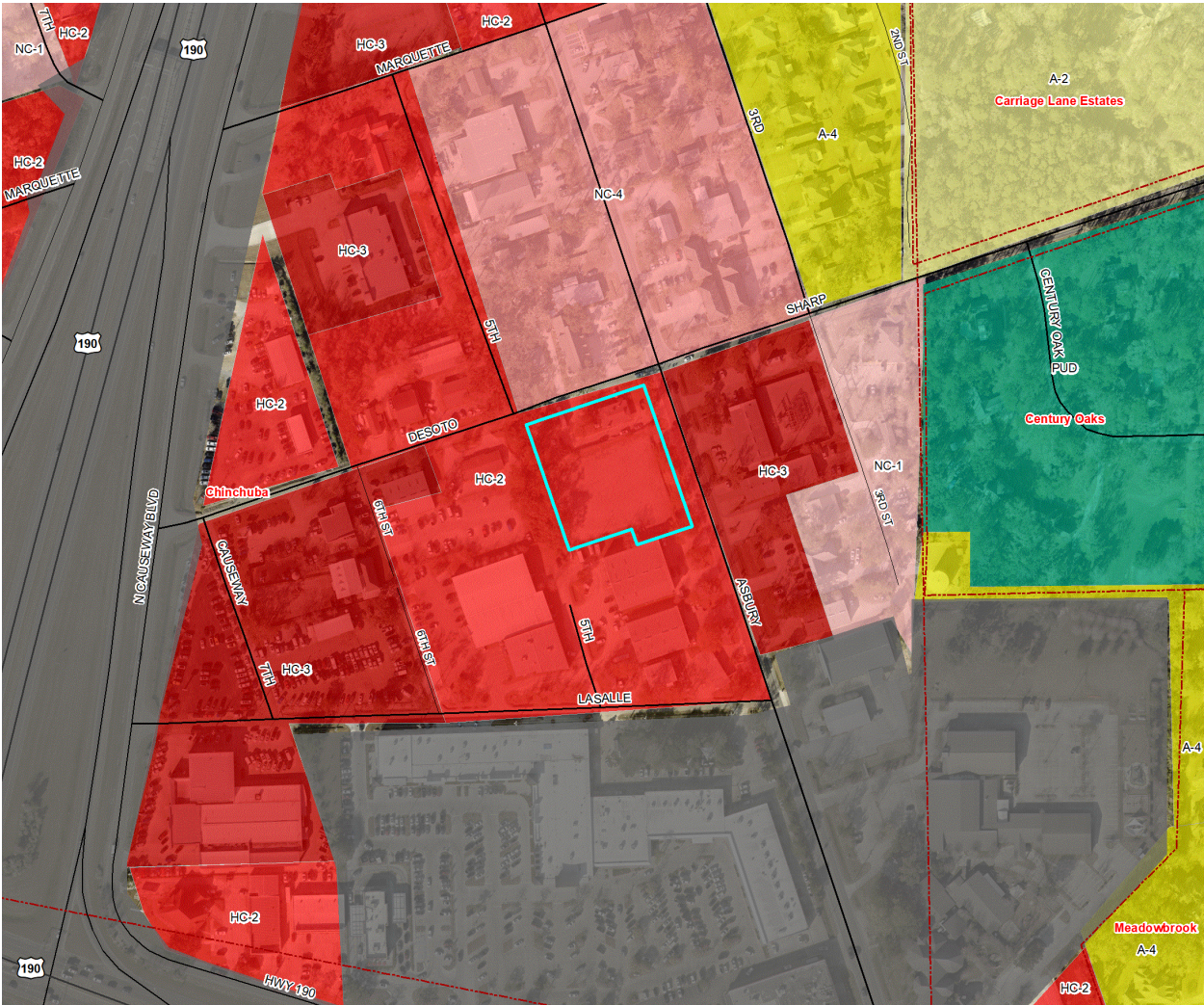
- i. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish’s tax base and provide living wage jobs to residents of varying skill levels.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking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



ZONING STAFF REPORT
2023-3621-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





2023-3621-ZC

HC-2

HC-2

HC-3

HC-3

HC-2

HC-2

HC-3

NC-4

NC-1

HC-3

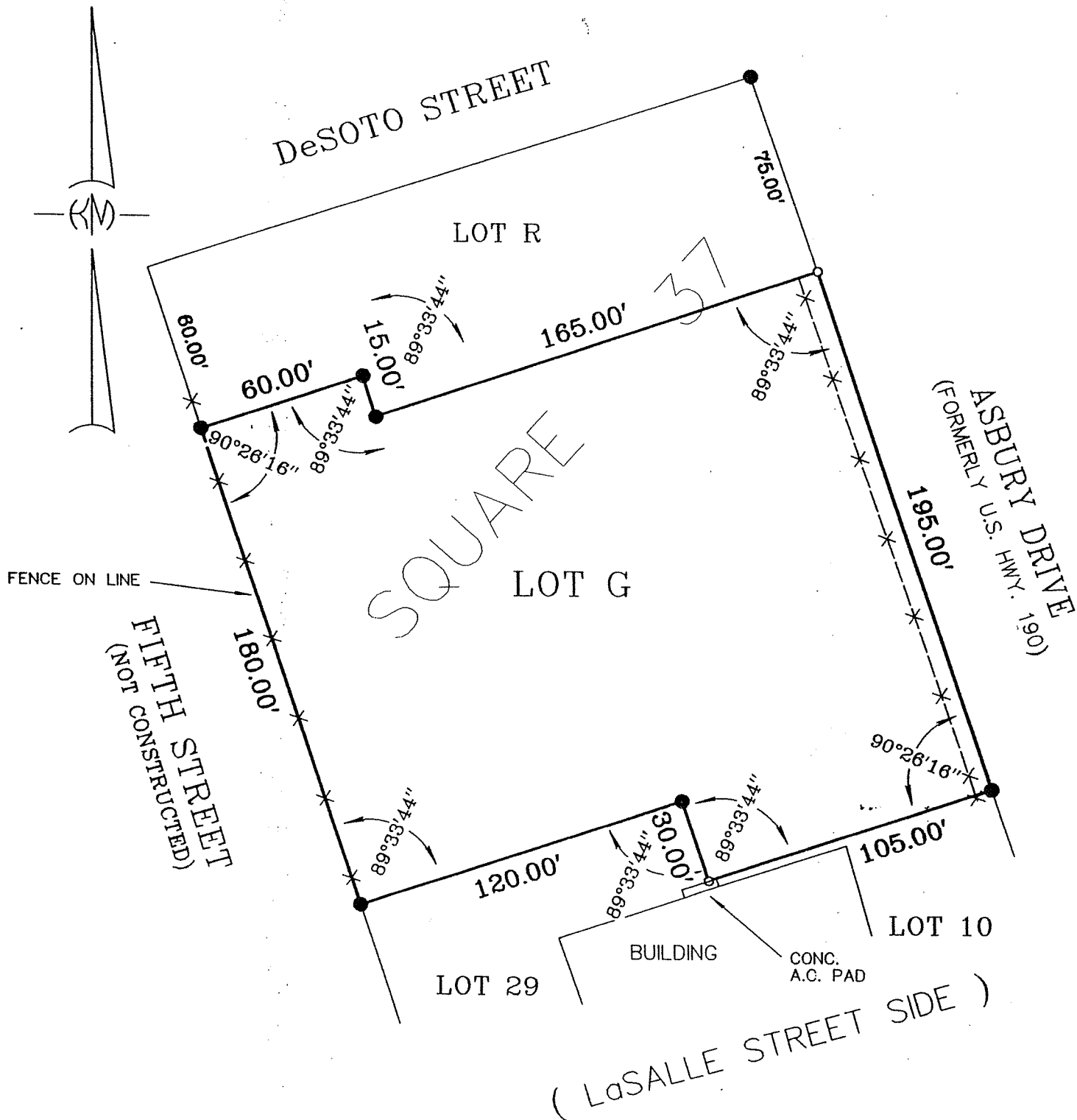
PUD

A-4

A-4

A-2

HC-2

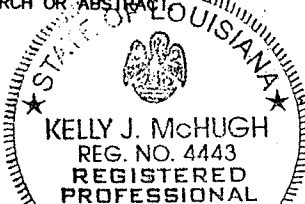


-- LEGEND --

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANAL NO. 220202-0001 C; REV. 4/4/83.

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.



[Signature] 12-17-02
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

REFERENCE:
RESUBDIVISION MAP BY JERON R. FITZMORRIS FILLED
FOR RECORD 2/23/84 MAP FILE NO. 815-A. NO
SERVITUDES, SETBACKS OR BASIS OF BEARING SHOWN.

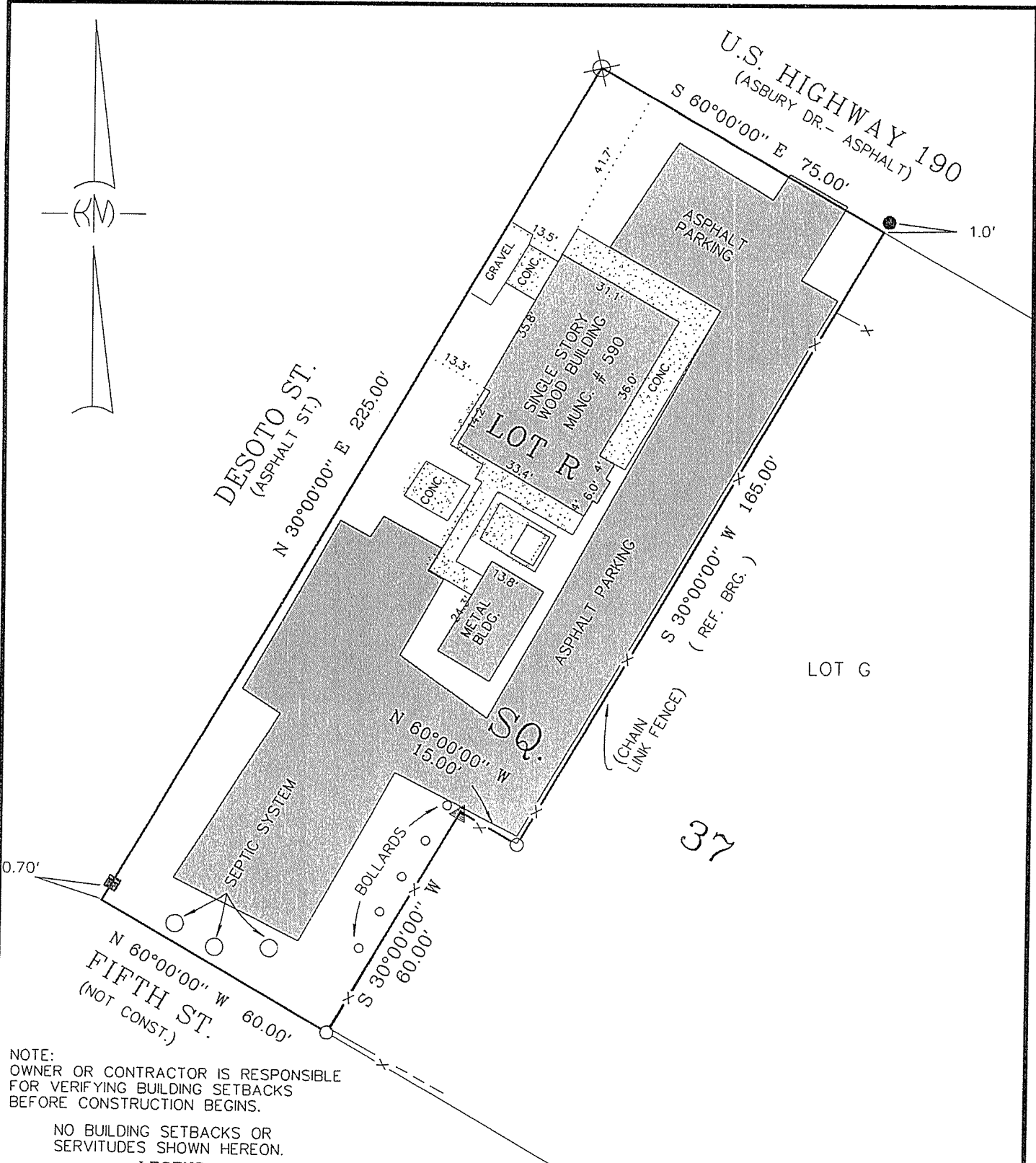
BOUNDARY SURVEY OF:
LOT G, SQ 37, CHINCHUBA SUBDIVISION
SECTION 34, T-7-S, R-11-E
ST. TAMMANY PARISH, LA

PREPARED FOR:

FLICK PROPERTIES, L.L.C.

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

SCALE: 1" = 50' DATE: 12/13/02



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

NO BUILDING SETBACKS OR
SERVITUDES SHOWN HEREON.

- LEGEND --
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - = 2" IRON PIPE FOUND
 - ⊗ = 1 1/4" IRON PIPE FOUND
 - ▲ = MAG NAIL SET IN CONCRETE

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0240 E; REV. 08-16-95

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.

STATE OF LOUISIANA
KELLY J. McHUGH
License No. 4443
PROFESSIONAL

[Signature]
KELLY J. McHUGH REG. NO. 4443
06-27-23
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 CORRECT PLAT.

REFERENCE: A RESUBDIVISION PLAT BY LAND
SURVEYING INC. FILE FOR RECORD 02-23-84
MAP FILE NO. 815 A

BOUNDARY SURVEY OF:	
LOT R SQ. 37, LOCATED IN SECT. 34. T-7-S, R-11-E CHINCHUBA SUBDIVISION GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
FLICK PROPERTIES, LLC	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 30'	DATE: 06-13-23
DRAWN: MDM	JOB NO.: 23-122
REVISED:	



ZONING STAFF REPORT
2023-3622-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the northwest corner of Bogue Falaya Avenue & E 2nd Street, Covington; S42, T6S, R11E; Ward 3, District 2
Council District: 2

Petitioner: Kengie Gordon
Posted: December 20, 2023

Owner: Kengie Gordon
Commission Hearing: January 3, 2024

Size: .33 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

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the .33-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 northwest corner of Bogue Falaya Avenue & E 2nd Street, Covington

Zoning History

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

Ordinance / Zoning Case*	Prior Classification	Amended Classification
88-015*	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	A-4 Single-Family Residential District

Site and Structure Provisions

3. The .27-acre site is located within the Town of New Claiborne Subdivision and was previously developed with a residence.

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 (Across E 2 nd Street)	Undeveloped	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

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.



ZONING STAFF REPORT
2023-3622-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

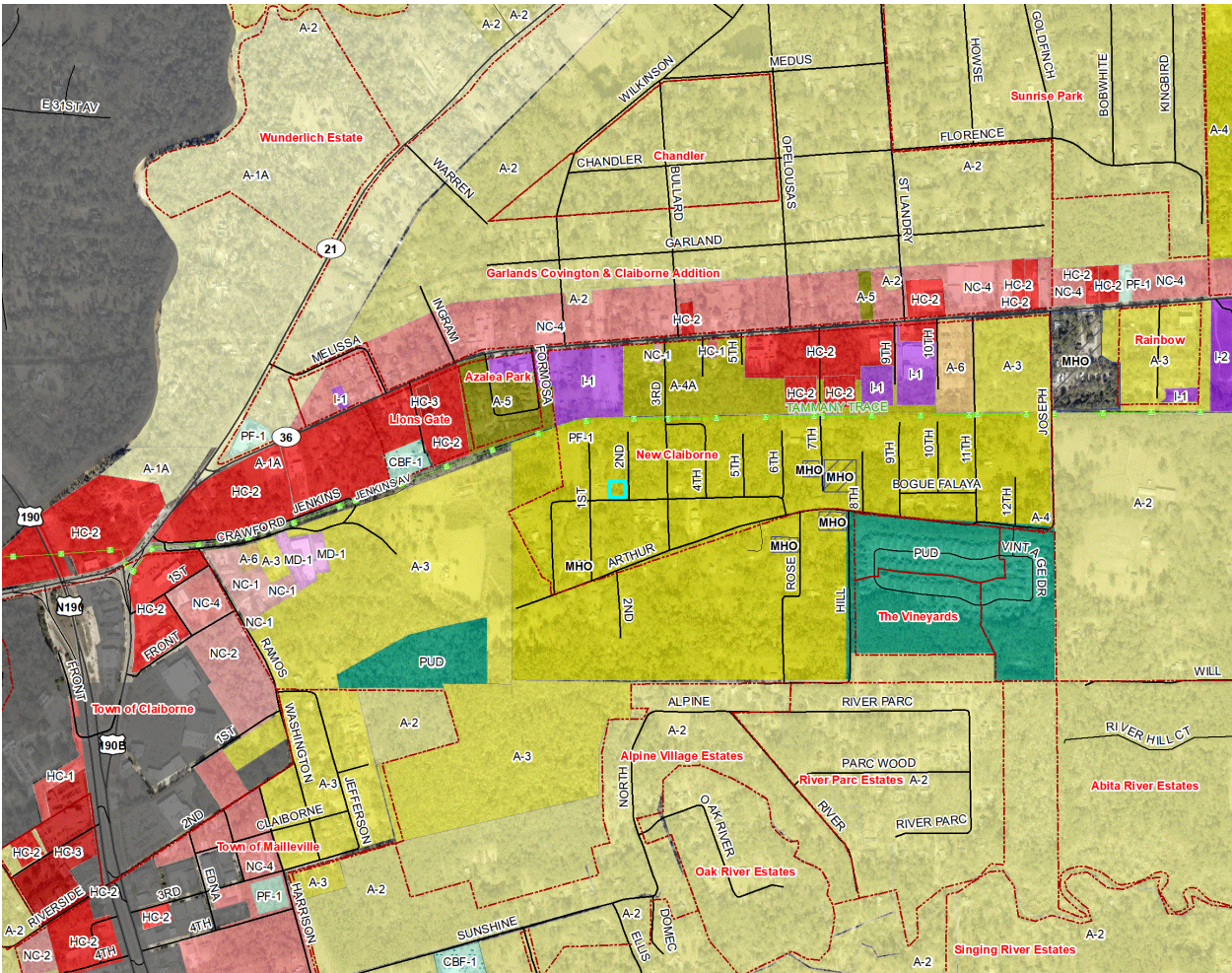
6. The surrounding area is developed with a mixture of stick-built homes and manufactured houses – with a majority of the neighborhood being developed with manufactured houses. There is one manufactured home across the street from the subject property as well as two along East 1st Street.
7. The surrounding 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. If approved, the applicant could apply for building permits to place a manufactured home on the property.

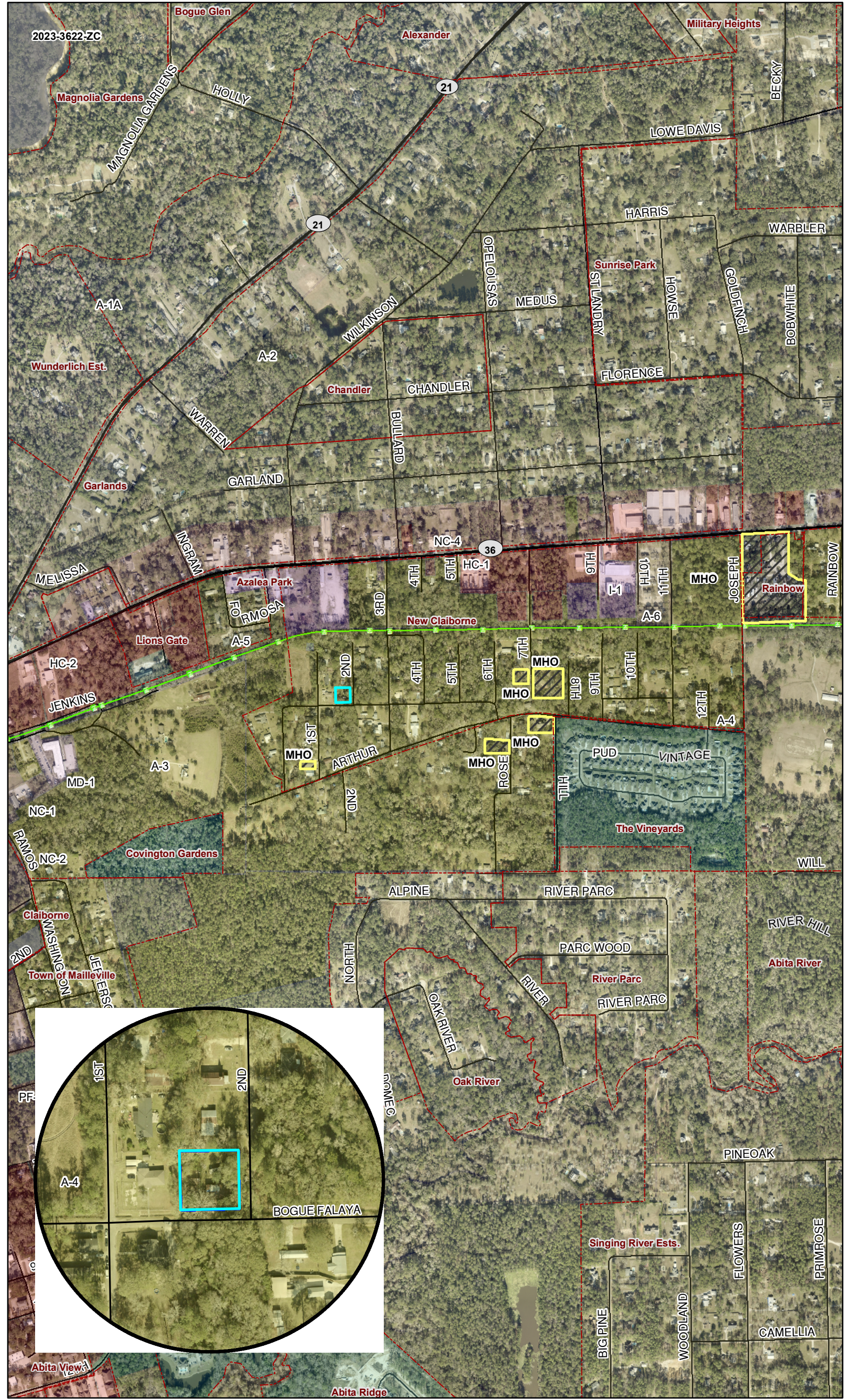
Consistency with New Directions 2040

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.

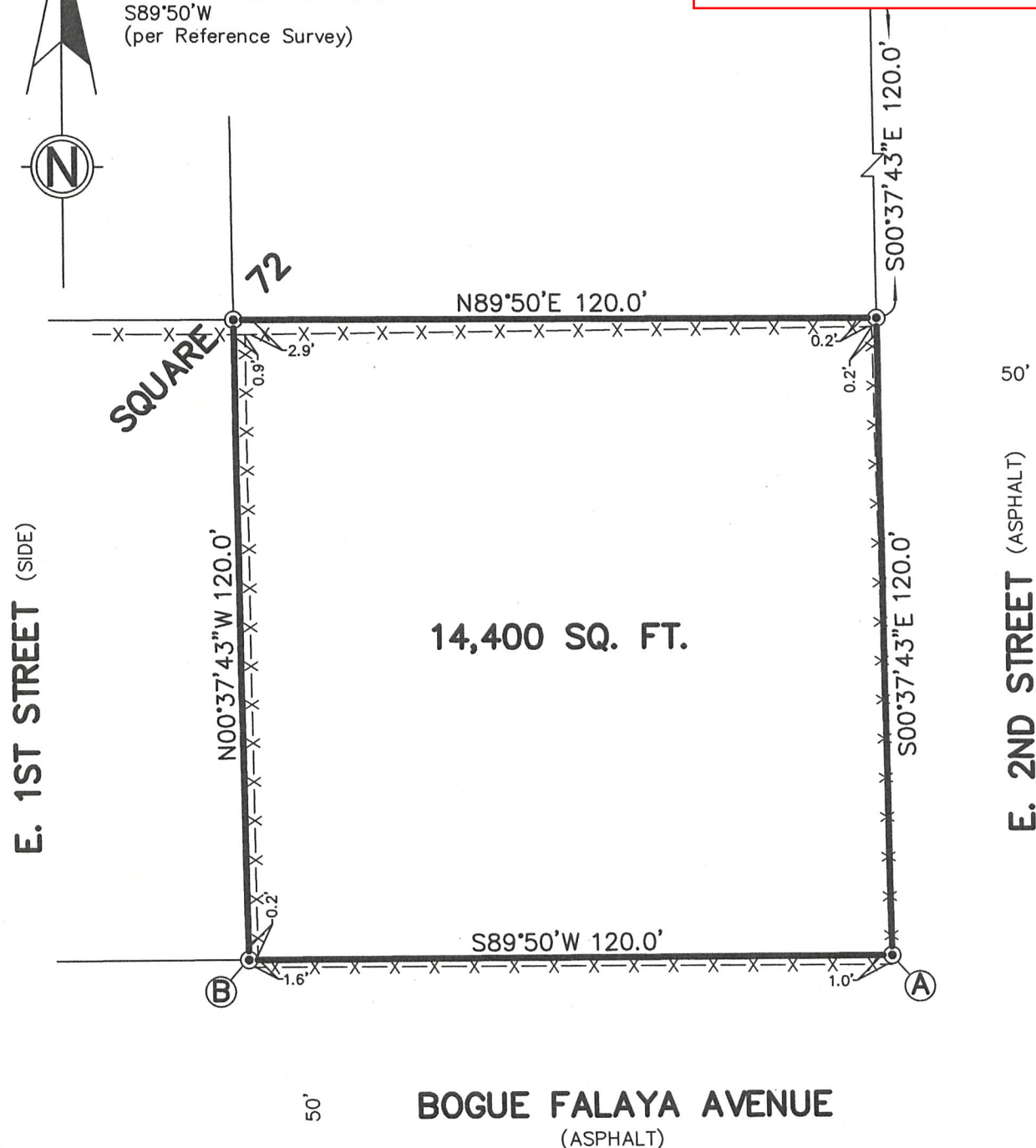
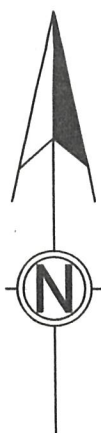
The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

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





REFERENCE BEARING:
Iron Rod A to Iron Rod B
S89°50'W
(per Reference Survey)



1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.
3. Improvements not located.

◎ = 1-1/4" IRON PIPE FOUND
 ● = 1/2" IRON ROD SET

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.

Plat of the Town of New Claiborne by J.M. Yates, Surveyor,
dated May 18, 1901, filed St. Tammany Parish Clerk of
Court Map File No. 179B.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **KENGIE GORDON**

SHOWING A SURVEY OF: THE SOUTHEAST QUARTER OF SQUARE 72,
TOWN OF NEW CLAIBORNE, LOCATED IN
SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE:

$$1'' = 30'$$

JOB NO.

23167

DATE:

08/03/2023

REVISÉ:



ZONING STAFF REPORT
2023-3624-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

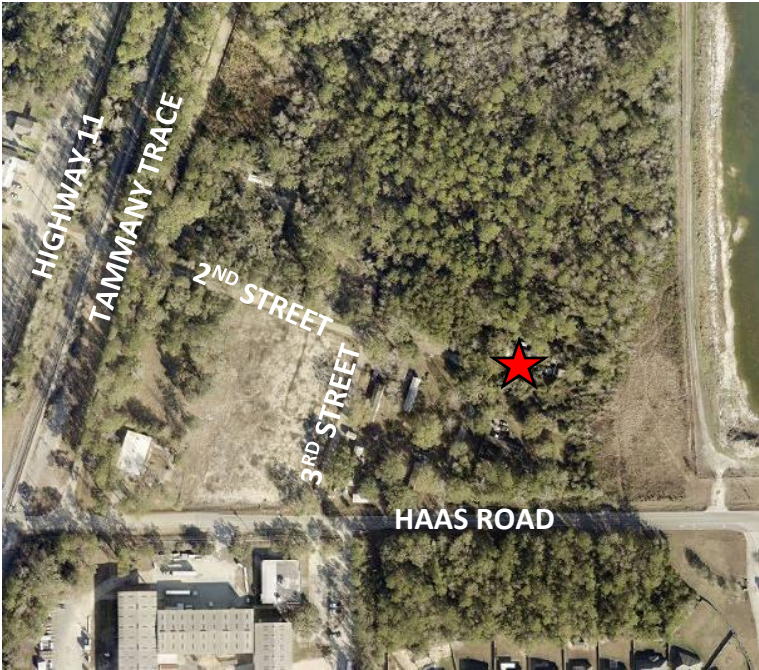
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the on the on the north side of 2nd Street, east of North 5th Street, Pearl River;
S23, T8S, R14E; Ward 8, District 14 **Council District:** 14

Petitioner: Lynn Crawford **Posted:** December 18, 2023

Owner: Lynn Crawford **Commission Hearing:** January 3, 2024

Size: .22 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-4 Single-Family Residential District
PF-1 Public Facilities District

Requested Zoning
A-4 Single-Family Residential District
MHO Manufactured Housing Overlay

Future Land Use
Residential: Medium-Intensity

Flood Zone
Effective Flood Zone A
Preliminary Flood Zone AE

Critical Drainage:
Yes

BFE
BFE 26' + 1' Freeboard = 27' FFE

FINDINGS

1. The applicant is requesting to rezone the .22-acre parcel from A-4 Single-Family Residential District and PF-1 Public Facilities District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the on the on the north side of 2nd Street, east of North 5th Street, Pearl River.

Zoning History

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

Ordinance / Zoning Case*	Prior Classification	Amended Classification
86-051A*	Unknown	SA Suburban Agriculture
09-2117	SA Suburban Agriculture	A-4 Single-Family Residential District and PF-1 Public Facilities District

Site and Structure Provisions

3. The .22-acre site is located within the Town of Alton Subdivision, being lots 9 and 10 which both measure 25' in width. The property is currently developed with a cabin.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-4 Single-Family Residential District and PF-1 Public Facilities District
South	Undeveloped	A-4 Single-Family Residential District and PF-1 Public Facilities District



ZONING STAFF REPORT
2023-3624-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

East (Unconstructed Right-of-Way)	Undeveloped	A-4 Single-Family Residential District (rezoned as of Ordinance 23-5177)
West (Unconstructed Right-of-Way)	Undeveloped	A-4 Single-Family Residential District

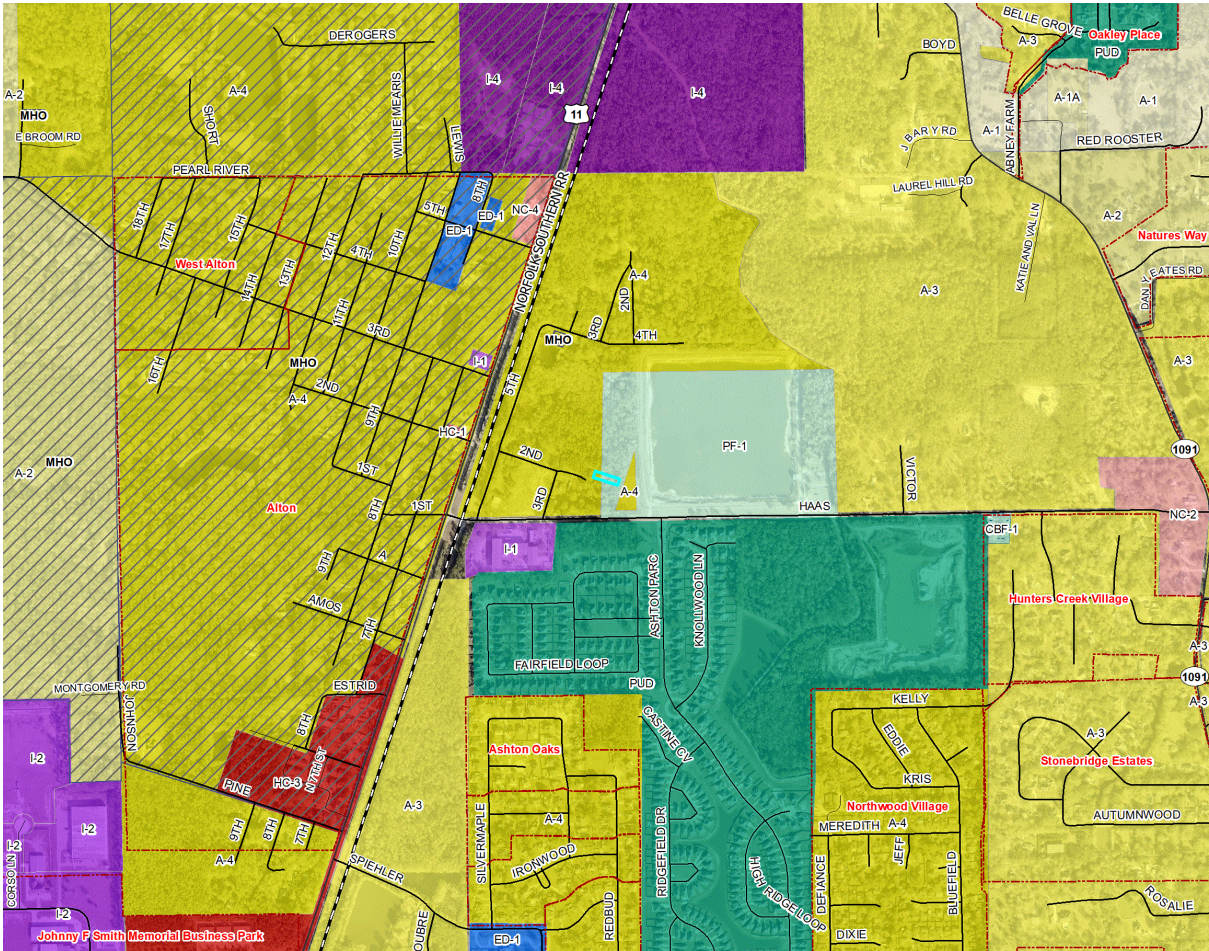
- 5. The subject property abuts undeveloped A-4 Single Family Residential District zoning on all sides, with an additional PF-1 Public Facilities split-zoning to the North and South.
- 6. The surrounding area is primarily undeveloped with most homes being across Highway 11 in the Town of Alton Subdivision which fully contains the MHO Manufactured Housing Overlay.
- 7. There is one property to the north along North 4th Avenue that did obtain the MHO Manufactured Housing Overlay in 2018 as of Ordinance 18-3985.
- 8. If approved, the applicant could apply for building permits to place a manufactured home on the property. The applicant would first need to apply for a minor resubdivision to create one buildable lot of record.

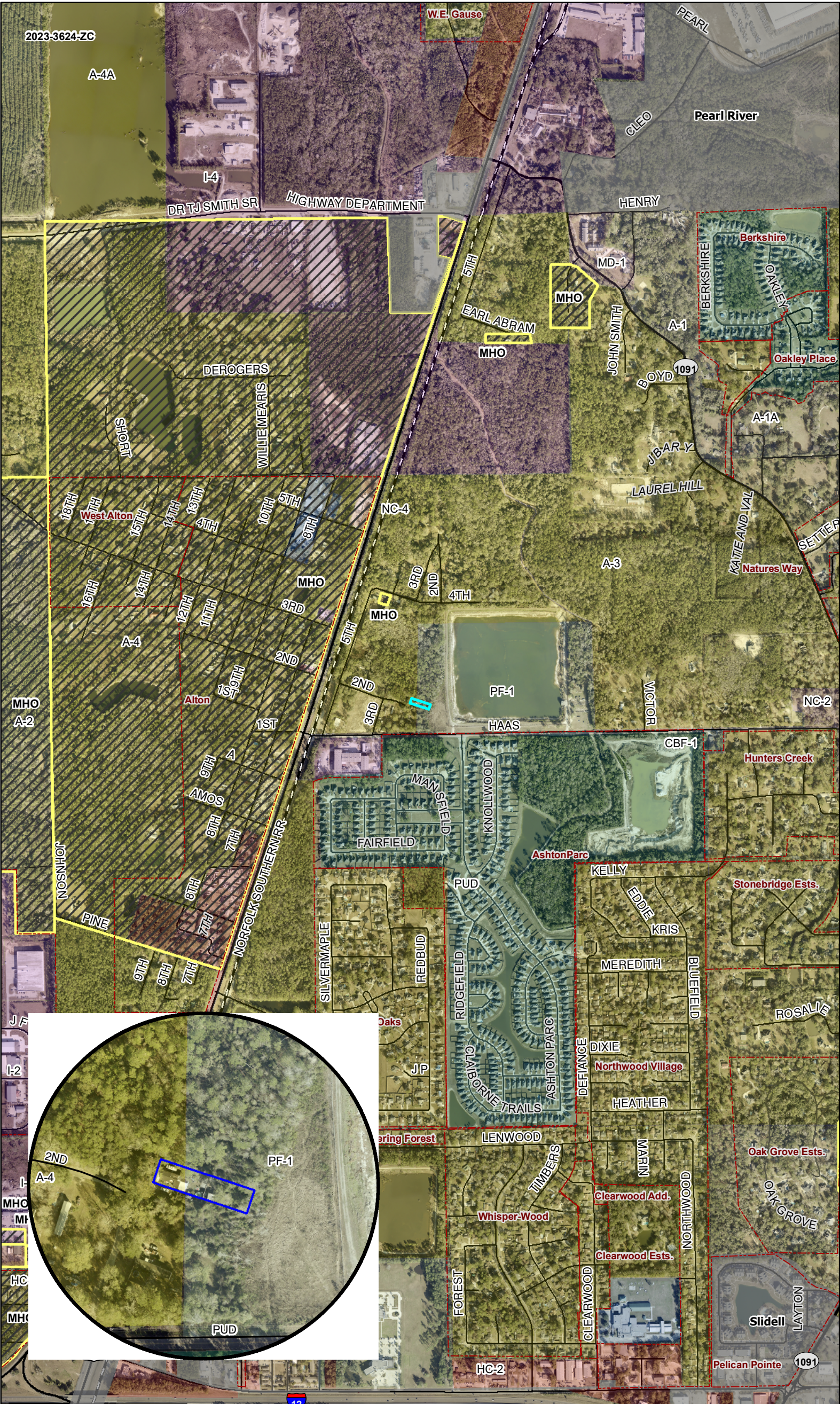
Consistency with New Directions 2040

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.

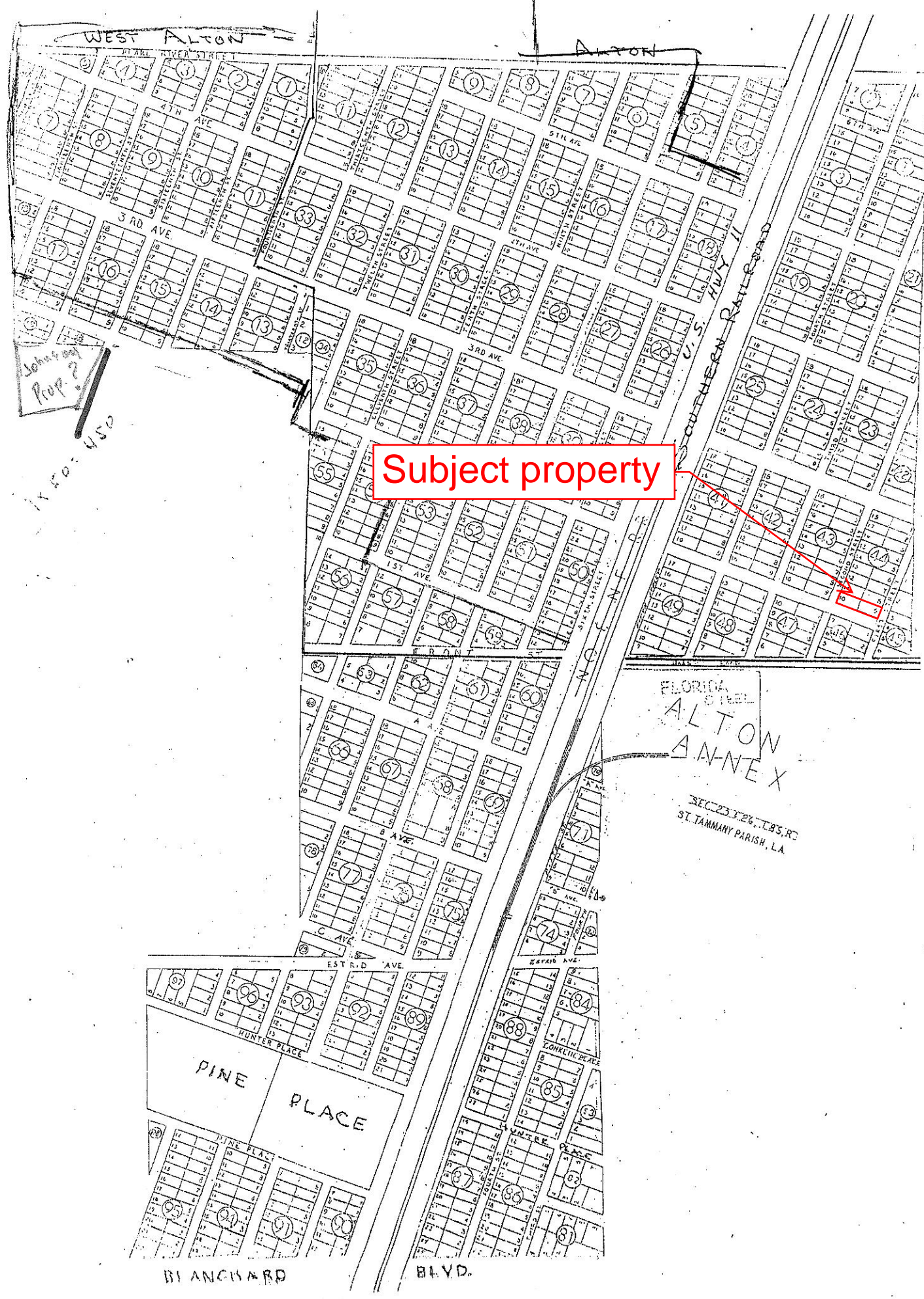




2023-3624-ZC

Tax rolls
if not
Verdee Court S.

find C. HUFF
Deed
run vendor
check of
activities



Subject property

FLORIDA
ALTON
ANNEX
SEC 23, T. 26, R. 18, E. 1
ST. TAMMANY PARISH, LA.



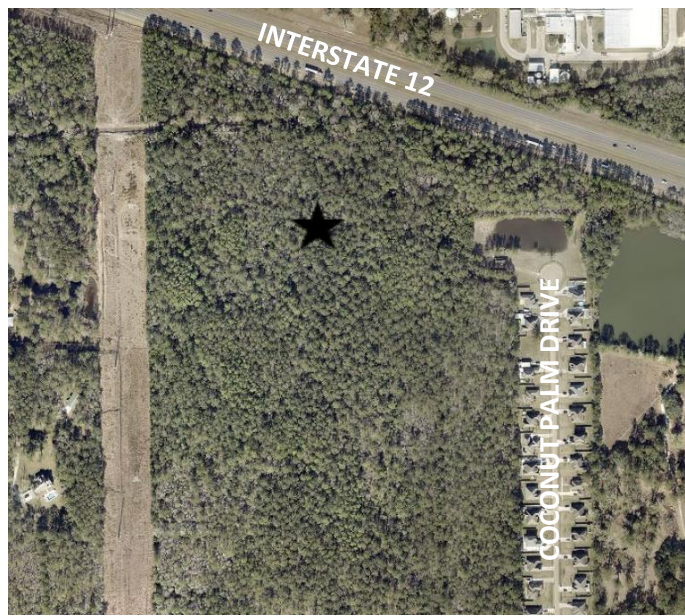
ZONING STAFF REPORT
2023-3629-ZC

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 north of Jessikat Lane, Madisonville; S10, T7S, R10E; Ward 1, District 1
Council District: 1
Owner: Lagrange Legacy, LLC
Posted: December 21, 2023
Applicant: Andrew Calahan
Commission Hearing: January 3, 2024
Size: 19.152 acres
Determination: Approved, Denied, Postponed



Current Zoning

A-3 Suburban District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

Yes

BFE

FFE is 12" above crown of street elevation

Findings

1. The petitioner is requesting to change the zoning classification from A-3 Suburban District to HC-2 Highway Commercial District. The site is located north of Jessikat Lane, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
Unknown (Comprehensive Rezoning)	Unknown	HC-2 Highway Commercial District
22-4975	HC-2 Highway Commercial District	A-3 Suburban District

1. The subject property was originally zoned with the HC-2 Highway Commercial District that was a part of the 2009-2010 Comprehensive Rezoning effort by the St. Tammany Parish Council.
2. In June of 2022, the subject property was petitioned for a zoning change to the current A-3 Suburban District (2022-2833-ZC) with the intent to establish a residential subdivision through the Major Subdivision procedure. The zoning case was approved by the St. Tammany Parish Council in September of 2022 as of ordinance 22-4975.
3. The applicant had applied for the Major Subdivision starting at the Tentative Phase (2023-3417-TP) which was denied by the St. Tammany Parish Planning Commission and brought to the Council on appeal to which they concurred with the recommendation of the Planning Commission and advised to bring the property back to its original zoning of HC-2 Highway Commercial District.



Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	HC-2 Highway Commercial District
South	Undeveloped	A-3 Suburban District
East	Residential	HC-2 Highway Commercial District and A-4 Single-Family Residential District
West	Undeveloped	HC-2 Highway Commercial District and A-4 Single-Family Residential District

5. The HC-2 Highway Commercial District allows for a maximum building size of 40,000 sqft as well as lot coverage of no more than 50% of the total area of the lot.
6. If approved, the property would be rezoned to its original classification, and the applicant could potentially construct any of the following uses on-site:

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-assembled 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.

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

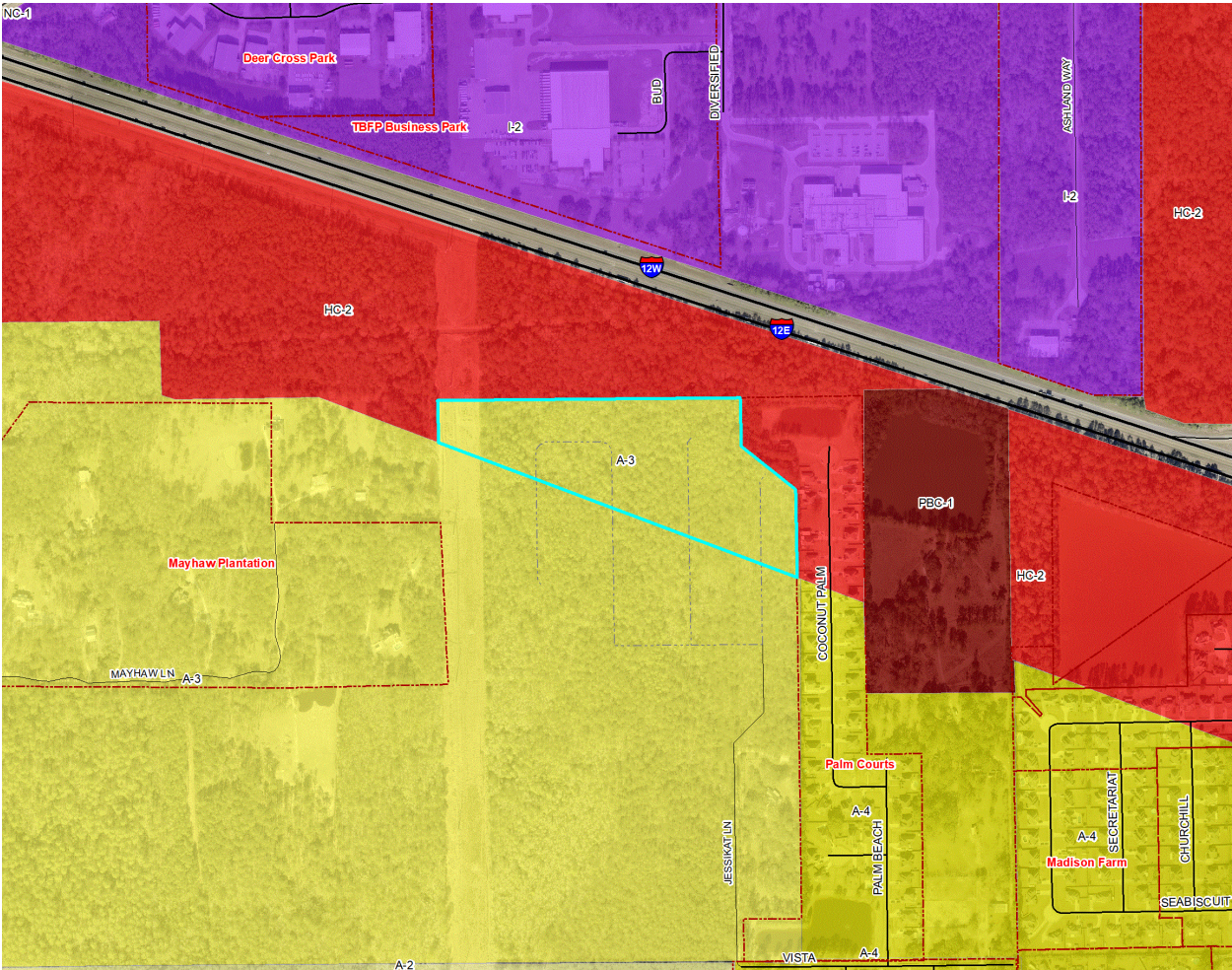
- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.



ZONING STAFF REPORT
2023-3629-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2023-3629-ZC

DEER CROSS

I-2

BUD

DIVERSIFIED

DIVERSIFIED

12W

12E

HC-2

A-3

MORADO

CARANDA

JESSIKAT

PBC-1

MAYHAM

A-3

COCONUT PALM

A-4

PALM

PALM BEACH

JESSIKAT

A-2

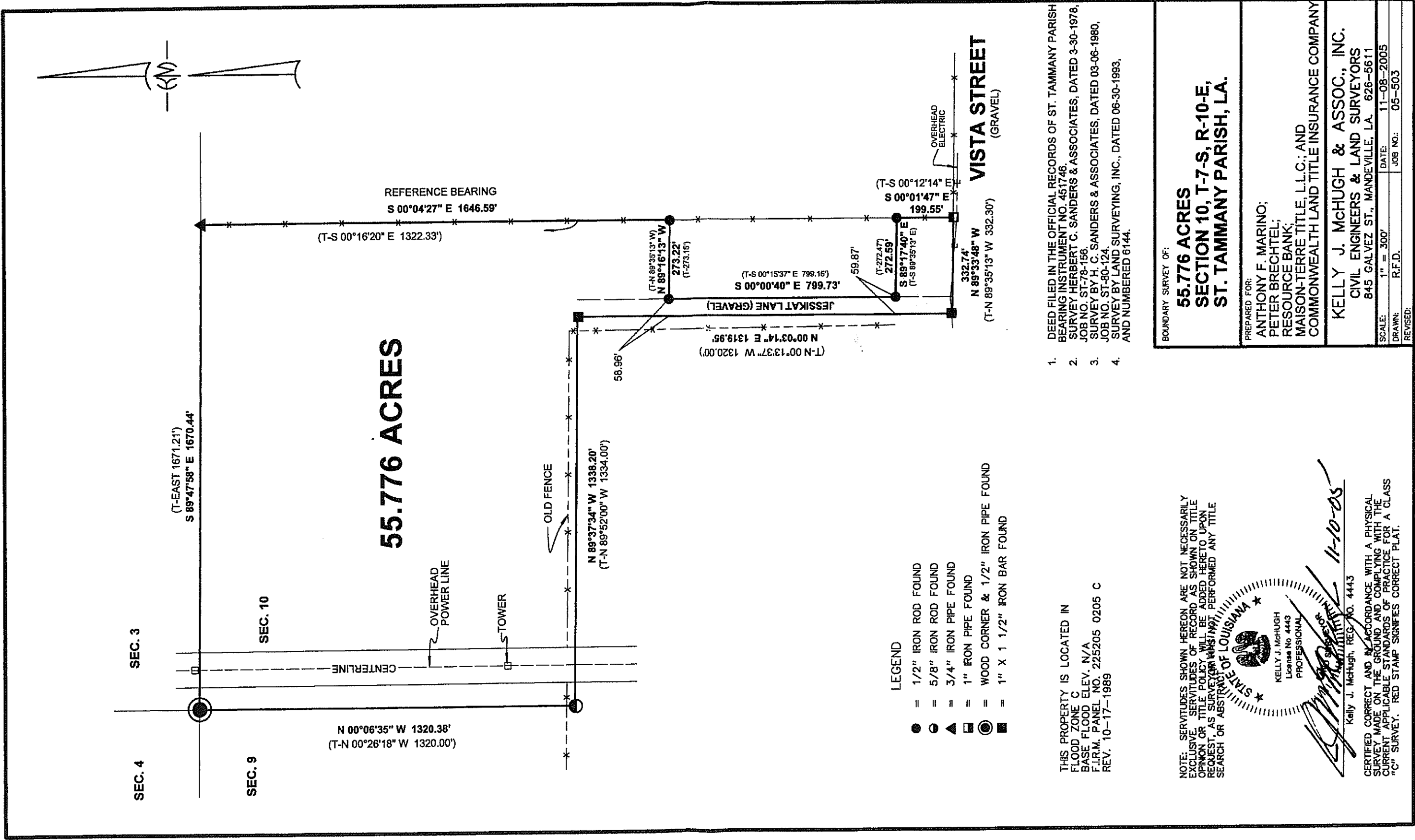
A-4

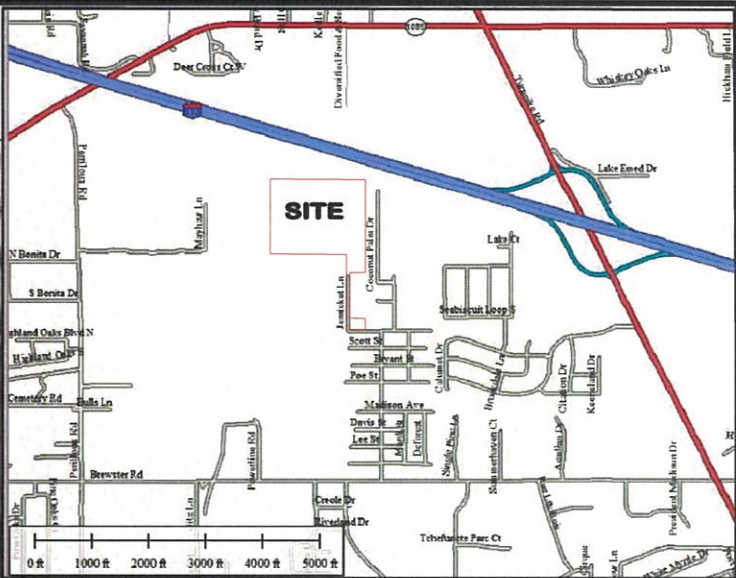
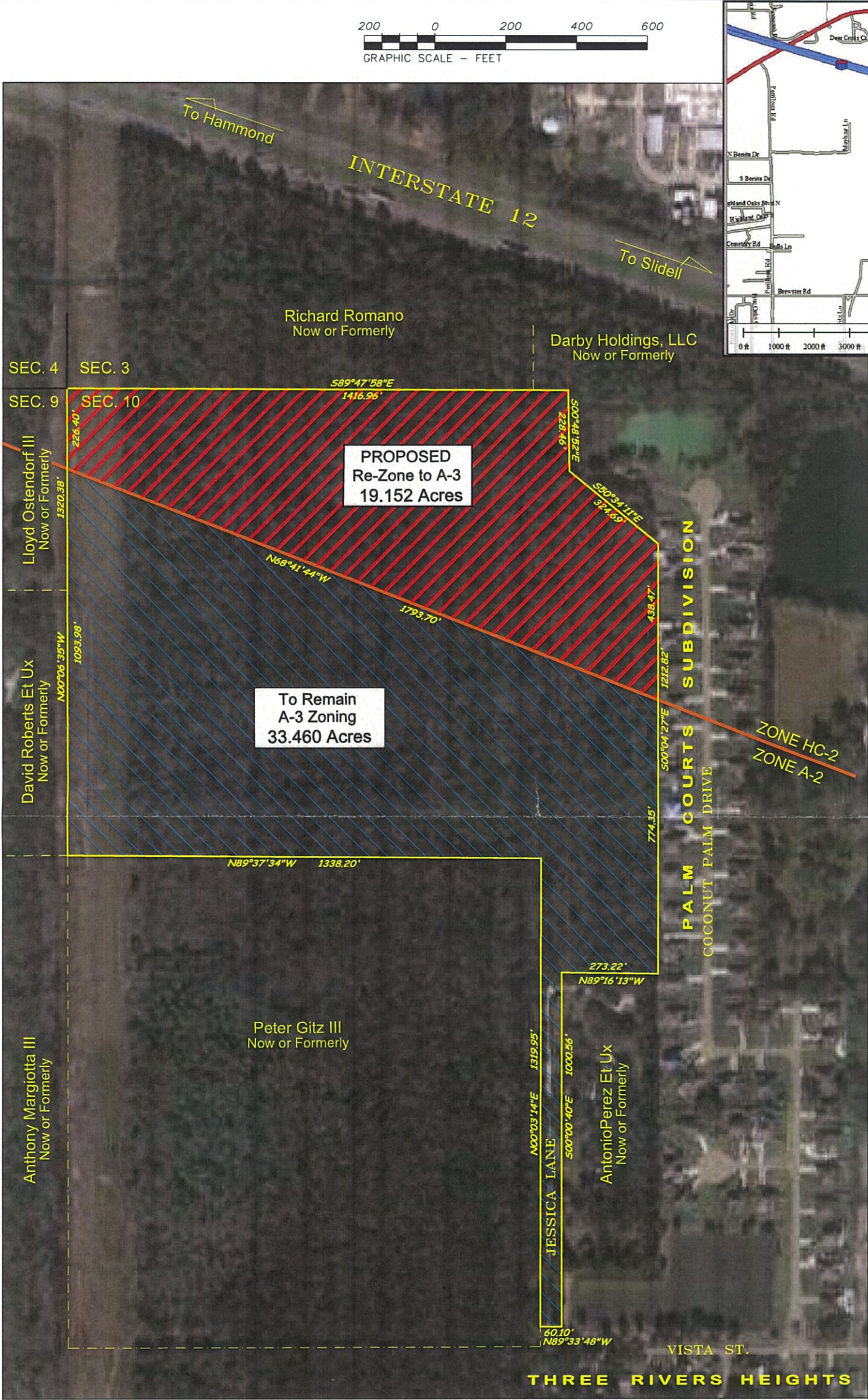
SCOTT

REX

BRYANT



PARIS





VICINITY MAP
SCALE: 1" = 2000'



-  Existing Zone HC-2
Proposed Re-Zone
to Zone A-3
-  Existing Zone A-3
to Remain A-3

Zone A-3 : SUBURBAN
Zone HC-2 : HIGHWAY COMMERCIAL

EXHIBIT 1
PROPOSED REZONING
OF A PORTION OF A
52.612 Acre Tract
LOCATED IN SECTION 10, T 7 S-R 10 E
TOWN OF MADISONVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
FIRST HORIZON, INC.

Prepared By:

McLin Taylor, Inc.
Engineering and Land Surveying
28339 FROST ROAD LIVINGSTON, LA. 70754 (225)886-1444

PRELIMINARY

04/04/2022
DATE



ZONING STAFF REPORT
2023-3633-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the northwest side of Louisiana Highway 21, Covington; S46, T7S, R11E; Ward 1, District 1
Council District: 1
Owner: Scott St. Romain and Cynthia Boswell St. Romain
Posted: December 19, 2023
Applicant: Scott St. Romain
Commission Hearing: January 3, 2024
Size: 1.285 acres
Determination: Approved, Denied, Postponed



Current Zoning

HC-2 Highway Commercial District

Requested Zoning

HC-2 Highway Commercial District
Entertainment Overlay

Future Land Use

Commercial

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:

No

BFE

FFE is 12" above crown of street

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 northwest side of Louisiana Highway 21, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
07-055	Unknown	LC Light Commercial
09-2116	LC Light Commercial	HC-2 Highway Commercial District

Site and Structure Provisions

1. The subject property is currently undeveloped. However, the applicant has also simultaneously applied for a Plan Review for the Highway 21 Corridor District (2023-3631-PR) with the intention of constructing a restaurant on-site.

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single Family Residential District (Timber Branch Subdivision)
South (across Highway 21)	Medical	City of Covington
East	Commercial	HC-2 Highway Commercial District
West	Undeveloped	HC-2 Highway Commercial District



ZONING STAFF REPORT
2023-3633-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

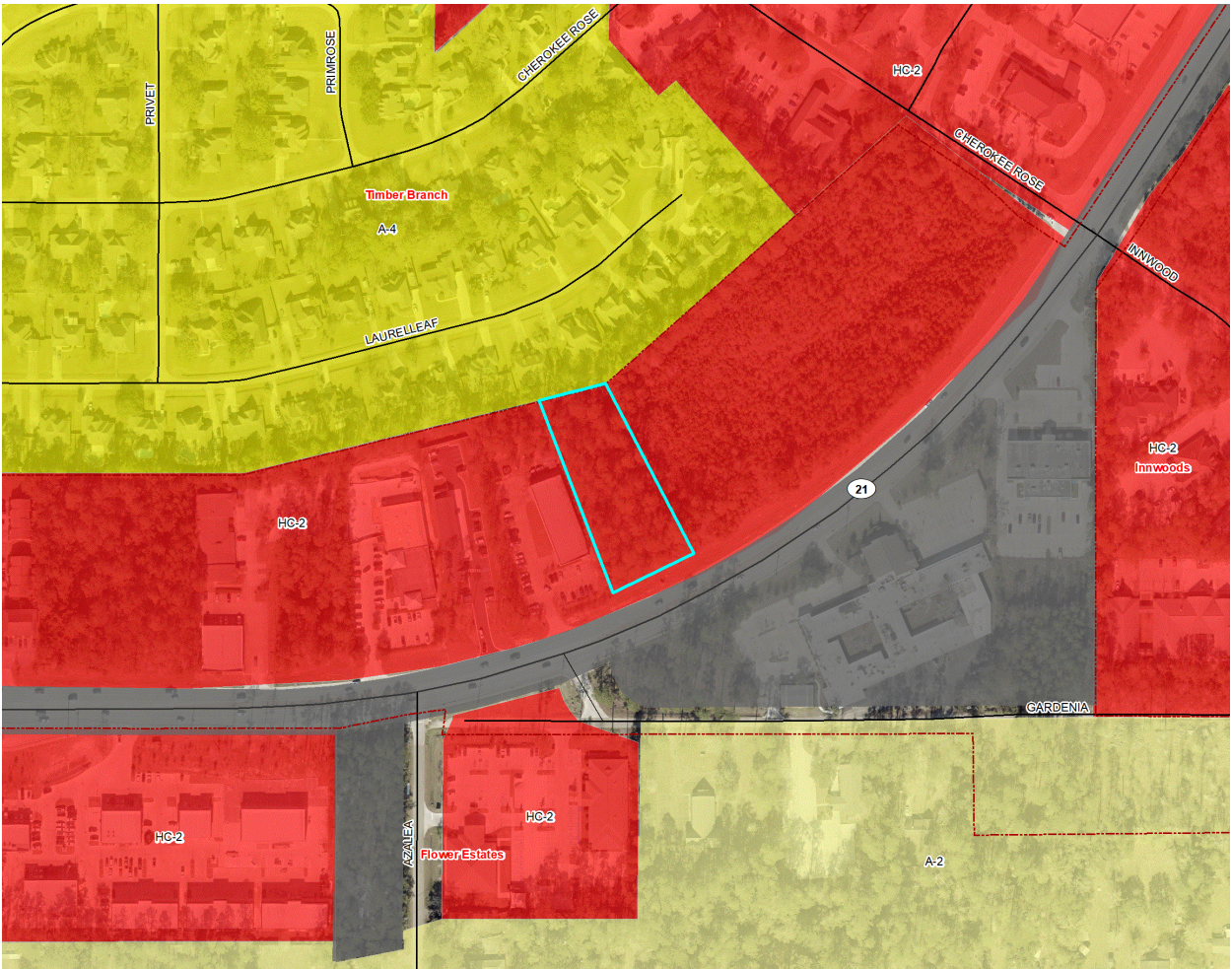
- 3. Per Sec. 6-34(b), a sale of high alcohol content is not permitted on premises that are located adjacent to single-family residentially zoned property or within 500 feet or less of single-family residentially zoned property unless the property owner has applied for and received the Entertainment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

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.



2023-3633-ZC

A-3

PRIMROSE

STARBRUSH

HC-2

CHEROKEE ROSE

A-4

LAURELLEAF

HC-2

STYLER ST

GARDENIA

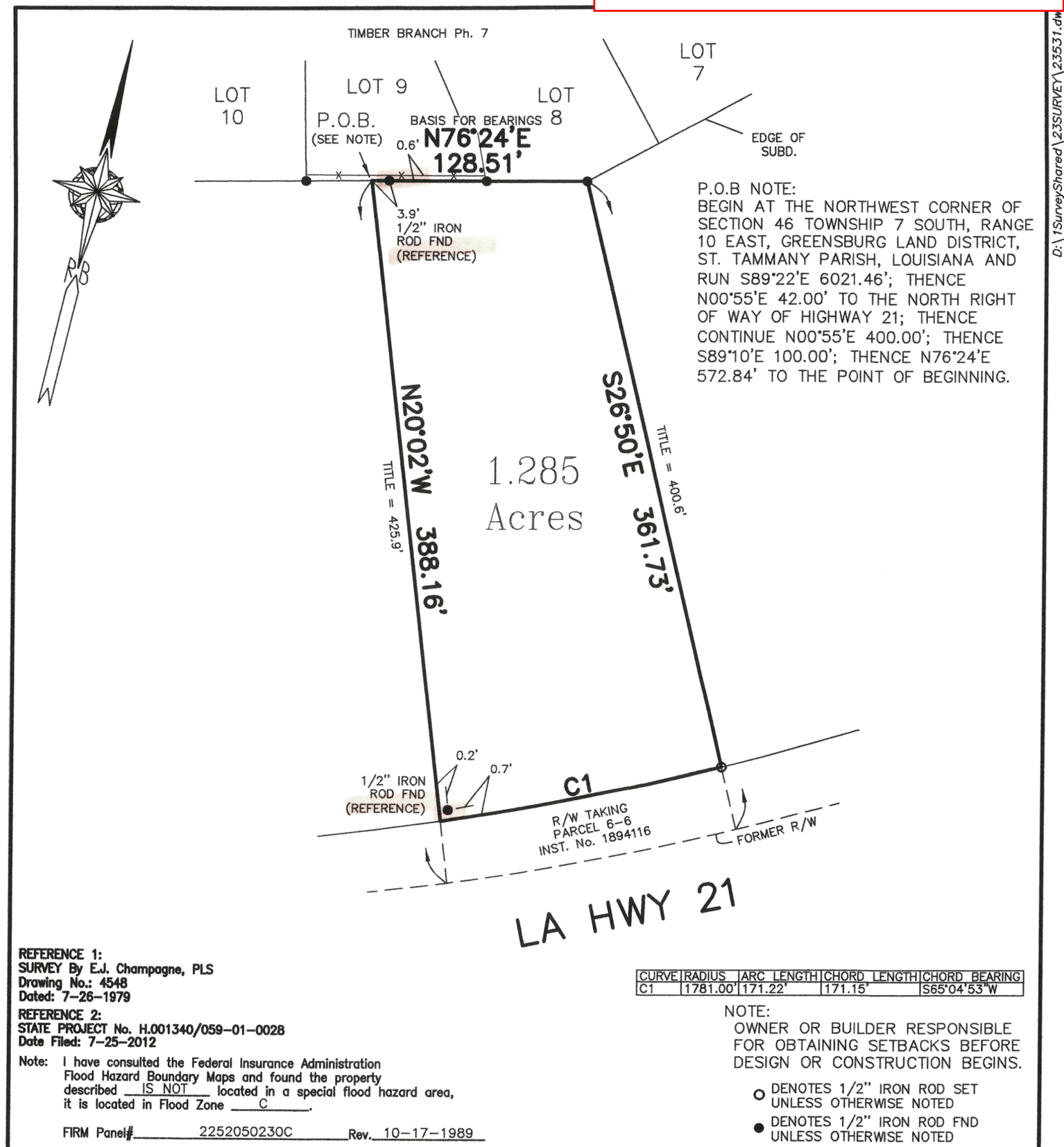
HC-2

AZALEA

HC-2

A-2

DOGWOOD



Survey of

A PARCEL OF GROUND SITUATED IN

SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST

ST. TAMMANY PARISH, LOUISIANA

FOR

KENT DESIGN BUILD

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

STATE OF LOUISIANA

REG. NO. 04586

REGISTERED PROFESSIONAL

Surveyor

Randall W. Brown, P.L.S.

Professional Land Surveyor

LA Registration No. 04586

Randall W. Brown

& Associates, Inc.

Professional Land Surveyors

5228 W. Causeway Approach, Mandeville, LA 70448

(985) 624-5368 FAX (985) 624-5309

info@brownsurveys.com

Date: OCTOBER 10, 2023

Survey No. 23531

Project No. (CR5) A23531.TXT

Scale: 1" = 80' ±

Drawn By: J.E.D.

Revised:

Copyright 2023 - Randall W. Brown & Associates, Inc.



ZONING STAFF REPORT
2023-3639-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 40, south of Stermer Road, Bush; S23, T5S, R11E; Ward 2, District 6
Council District: 6

Owner: Brandon Taylor
Posted: December 19, 2023

Applicant: Brandon Taylor
Commission Hearing: January 3, 2024

Size: 3.36 acres
Determination: Approved, Denied, Postponed



Current Zoning

A-1A Suburban District
RO Rural Overlay

Requested Zoning

A-1A Suburban District, RO Rural Overlay
and MHO Manufactured Home Overlay

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:

No

BFE

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 3.36-acre parcel from A-1A Suburban District to A-1A Suburban District and MHO Manufactured Home Overlay. The property is located on the west side of LA Highway 40, south of Stermer Road, Bush

Zoning History

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

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

Site and Structure Provisions

3. Per the petitioner's application, the subject property is currently developed with a stick-built single-family residence that is proposed to be demolished.



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, RO Rural Overlay
South	Residential	A-2 Suburban District, RO Rural Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay

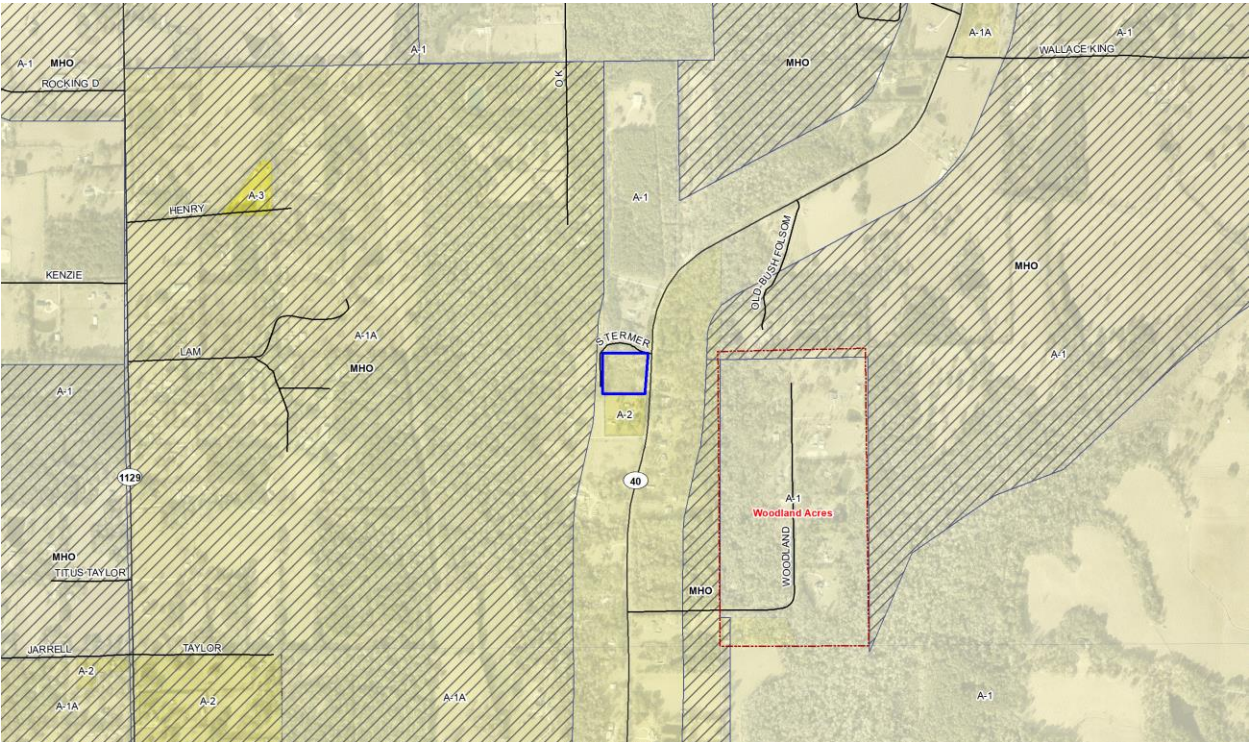
5. The subject property abuts residences to the north, south and east, with one property having the MHO Manufactured Housing Overlay to the west.
6. There is a large portion of land that was a part of the Northwest Study area for the Comprehensive Rezoning effort by the Parish in 2009-2010 that deemed multiple properties in the vicinity to obtain the MHO Manufactured Housing Overlay. The overlay consistently is only in areas that do not front a major arterial / collector such as the subject property does along Highway 40.
7. If approved, the applicant could apply for building permits to place a single manufactured home on the property.

Consistency with New Directions 2040

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

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

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





ZONING STAFF REPORT
2023-3616-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: Mixed-Use Retail **Gross Area Lot Size:** 4.104 acres

Previous/Current Use: Residential

Use Size: Buildings in Phases: 3,265 sqft, 5,965 sqft, 4,400 sqft, 12,495 sqft

Owner: 21 At the Point, LLC **Council District:** 1

Applicant: David Divincenti, Sr. **Posted:** November 16, 2023, December 22, 2023

Commission Hearing: December 5, 2023 **Prior Determination:** Postponed until January 3, 2024

Determination: Approved, Denied, Postponed

Location: Parcel located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville; S38, S41, S44, T7S, R10E; Ward 1, District 1



Current Zoning
NC-5 Retail and Service 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 4.104 acres which is located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville. The property was previously occupied with multiple single-family dwellings.
2. The applicant is proposing to develop the site as a mixed-use retail development which will consist of multiple buildings that are proposed to be constructed in phases. The sizes and uses of all buildings are as follows:
 - 3,265 sq. ft. – Phase 1 Medical Clinic
 - 5,965 sq. ft. – Phase 2 Commercial Building
 - 4,400 sq. ft. – Phase 3 Commercial Building
 - 12,495 sq. ft. – Phase 4 Commercial Building



ZONING STAFF REPORT
2023-3616-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial and Residential	NC-1 Professional Office District A-4 Single-Family Residential District
South	Undeveloped	NC-5 Retail Service District
East	Undeveloped and Commercial	NC-1 Professional Office District NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional District A-3 Suburban District

4. The subject site is within the Highway 21 Planned Corridor Overlay District and is flanked by commercial and residential uses and zoning classifications to the north, undeveloped commercial property to the south, undeveloped and commercially developed property to the east, and residential uses to the west.
5. The applicant has submitted a concurrent application for a minor subdivision to rearrange the internal lot lines for the four existing parcels which is being reviewed administratively by the Department of Planning and Development (2023-3615-MSA).

Findings:

6. The applicant has submitted a site plan, a grading and drainage plan and drainage impact study, a lighting plan, a tree survey, a landscape plan, and a (minor subdivision) survey for the proposed development. These documents have been reviewed by staff per the Unified Development Code Section 130-1813. The findings are as follows:

Tree Preservation

7. All live oak trees and cypress trees over six inches DBH shall be preserved wherever they may be located on the property. The applicant is proposing to remove a 24” live oak, a 42” live oak, and a 36” cypress on site. This will require a waiver from the Zoning Commission.
8. Additionally, per Section 130-1975(c)(4), removal of any live oak trees six inches in caliper or greater shall be replaced with an equal number of inches of live oaks at a minimum of 2.5 live oaks. Staff has not yet received a mitigation plan for the live oak trees or cypress trees.

Highway 21 Planned Corridor Street Buffer and Planting Requirements

1. As drawn, the current planting plan does not meet the Highway 21 planting requirements and will require a waiver to Section 130-1814(1)(e)(i)(b) for 40 Class A Trees, 69 Class B Trees, and 27 shrubs.
2. The applicant is proposing to remove 4 existing trees within the Highway 21 Street buffer. This will require a waiver to Section 130-1975(b)(2) which requires all trees over 6” DBH to remain.
3. The applicant is proposing to grade the Highway 21 Street Buffer which will lower approximately 1-2 ft. of elevation in some areas and add fill to the buffer in other areas which will add approximately 1-2 ft. of elevation. This will require a waiver to Section 130-1975(d)(3)(a) which states that "no significant soil disturbance or compaction are allowed within tree protection areas" and Section 130-1975(d)(3)(c) which states “no more than one inch of fill shall be allowed around the tree root zone of a tree that is to be preserved”. The addition of fill and grading in the buffers around the protected trees will require a waiver from the Zoning Commission.

Table 2: Highway 21 Planned Corridor Street Buffer and Planting Requirements			
	Required	Provided	Waiver Request
Highway 21 Street Buffer	50 ft. Street Buffer	50 ft. Street Buffer	N/A



ZONING STAFF REPORT
2023-3616-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Highway 21 Planting Requirements	58 Class A Trees 87 Class B Trees 34 Shrubs	16 Class A Trees* 18 Class B Trees 7 Shrubs *2 tree credits claimed	As drawn, the current planting plan will incur the following waivers: 40 Class A Trees 69 Class B Trees 27 Shrubs
Tree Preservation Requirements	In the street planting areas and required buffer planting areas, all trees over six inches DBH shall be preserved	Applicant proposing to remove 12" pecan, 8" cedar, 30" pine, 24" pine within Highway 21 street buffer.	Waiver to remove existing trees over 6" DBH within Highway 21 Street Buffer
Tree and Root Protection Standards	No significant soil disturbance or compaction are allowed within tree protection areas No more than one inch of fill shall be allowed around the tree root zone of a tree that is to be preserved".	Depending on the location in the buffer, the existing elevation is either raised or lowered 1-2 ft.	Waiver to excavate and add fill in the buffer around the root zones of trees that are to remain.

Highway 1077 Street Buffer and Planting Requirements

1. The applicant is proposing to remove 2 existing trees within the Highway 1077 Street buffer in order to place a pond in the buffer. This will require a waiver to Section 130-1975(b)(2) which requires all trees over 6" DBH to remain.
2. The applicant is proposing to grade the southern portion of the Highway 1077 Street Buffer which lower approximately 1-2 ft. of the existing elevation for the placement of the ponds in the buffer. This will require a waiver to Section 130-1975(d)(3)(a) which states that "no significant soil disturbance or compaction are allowed within tree protection areas".

Table 3: Highway 1077 Street Buffer Requirements			
	Required	Provided	Waiver Request
Highway 1077 Street Buffer	30 ft. Street Buffer	30 ft. Street Buffer	N/A
Highway 1077 Planting Requirements	15 Class A Trees 15 Class B Trees 37 Shrubs	15 Class A Trees 11 Class B Trees* 37 Shrubs *4 tree credits claimed	N/A
Tree Preservation Requirements	In the street planting areas and required buffer planting areas, all trees over six inches DBH shall be preserved	Applicant proposing to remove a 30" pine and a 24" pine which are required to remain in buffer.	Waiver to remove existing trees over 6" DBH within Highway 1077 Street Buffer
Tree and Root Protection Standards	No significant soil disturbance or compaction are allowed within tree protection areas	Areas are lowered 1-2 ft. in the southern portion of the buffer and for most of the ponds' area in the buffer.	Waiver to excavate in the buffer around the root zones of trees that are to remain.

Side and Rear Buffer and Planting Requirements

1. The applicant is proposing to remove several existing trees within the north and south side buffer areas. These trees are over 6" DBH and are therefore required to remain. Removal of these trees will require a waiver from the Zoning Commission.



ZONING STAFF REPORT
2023-3616-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

2. The applicant is proposing to add approximately a foot of fill in the north side buffer where the existing trees are required to remain. The addition of fill in the buffers around the protected trees will require a waiver from the Zoning Commission.

Additional Regulations

1. Per Sec. 130-1813(e)(2)(m), the applicant is required to provide an illustrative approved drainage plan by the Department of Engineering.
 - The applicant has provided a hydrological analysis in accordance with Sec. 115-111. This document has been reviewed by the Department of Engineering and comments have been sent back to the applicant. Staff is currently waiting on an updated paving and drainage plan which meets ordinance.
 - In addition, the Planning Department will need the required drainage plan to confirm that any changes to elevations do not interfere with both proposed and existing trees within the buffers.
2. 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 noting that the foot-candle measurements should extend all the way to the property line. Staff is concerned about the level of spillover lighting on the adjacent properties and roadways.

Staff Recommendation:

Comments for this development have been sent back to the applicant as of November 13, 2023. Updated comments have been sent back to the applicant as of November 17, 2023. Staff recommends postponement due to the need for a revised plan set.

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.

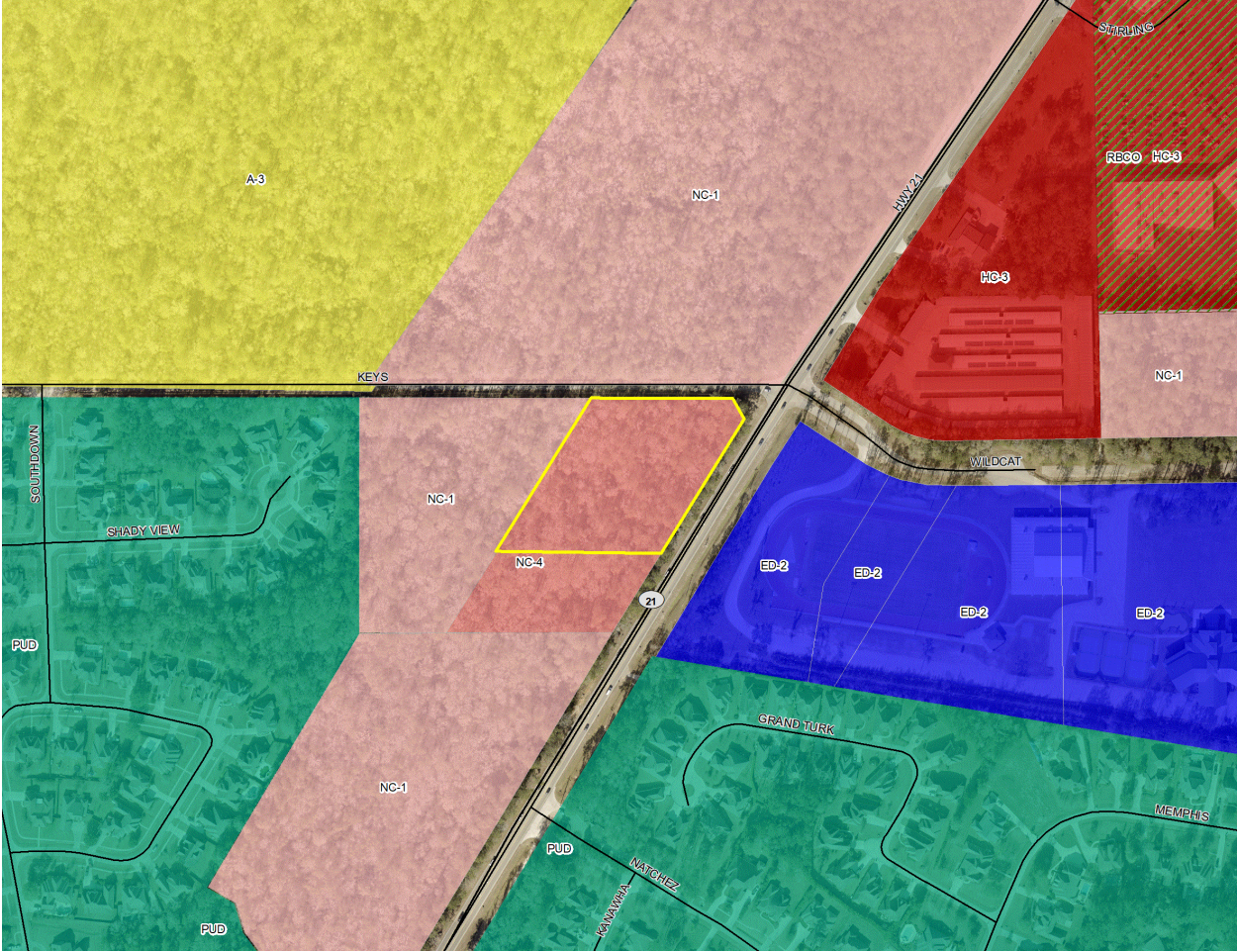
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.
 - ii. Goal 5:2: St. Tammany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

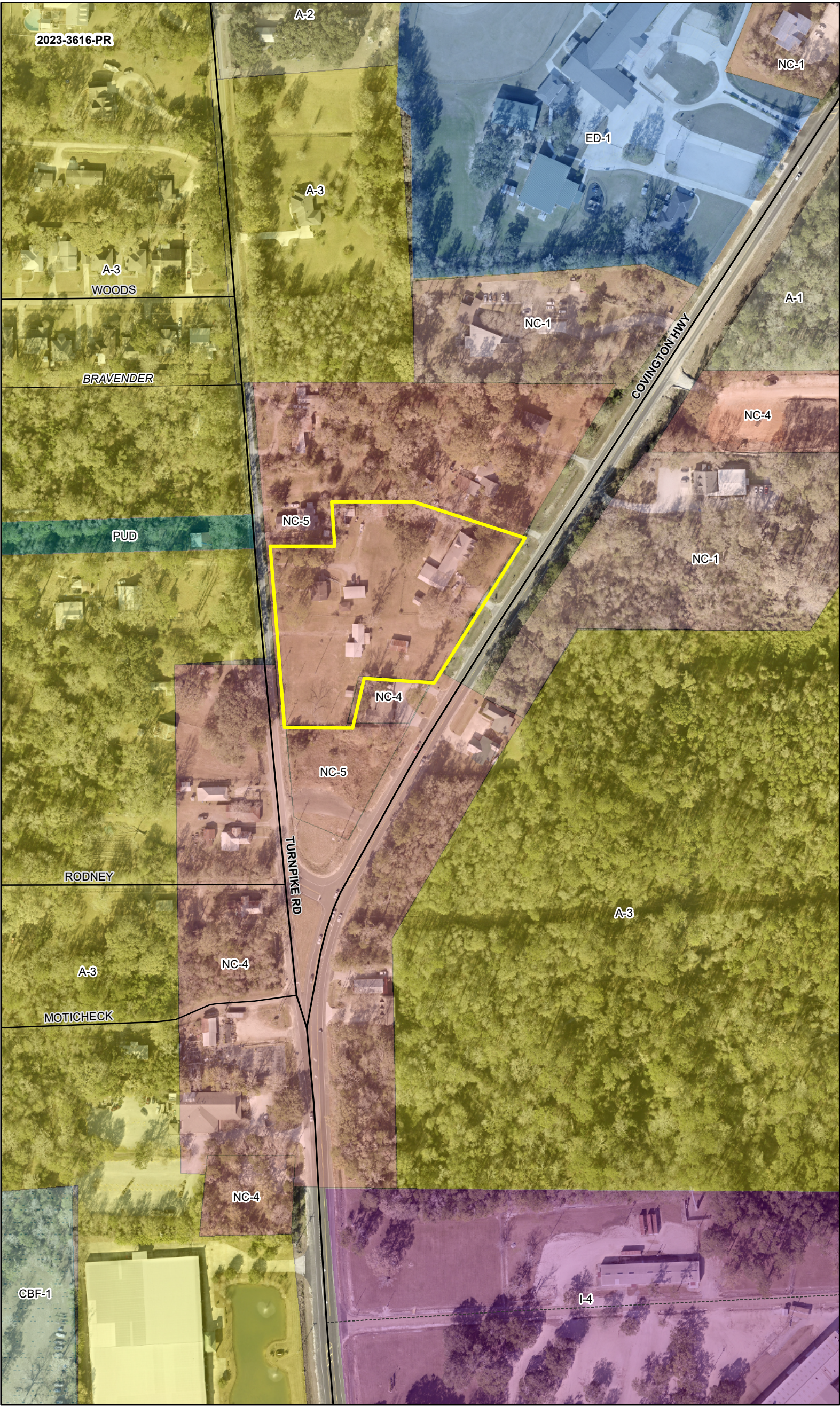


ZONING STAFF REPORT
2023-3616-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





2023-3616-PR

A-2

NC-1

ED-1

A-3

A-3

WOODS

NC-1

A-1

BRAVENDER

NC-4

PUD

NC-5

NC-1

NC-4

NC-5

TURNPIKE RD

A-3

RODNEY

A-3

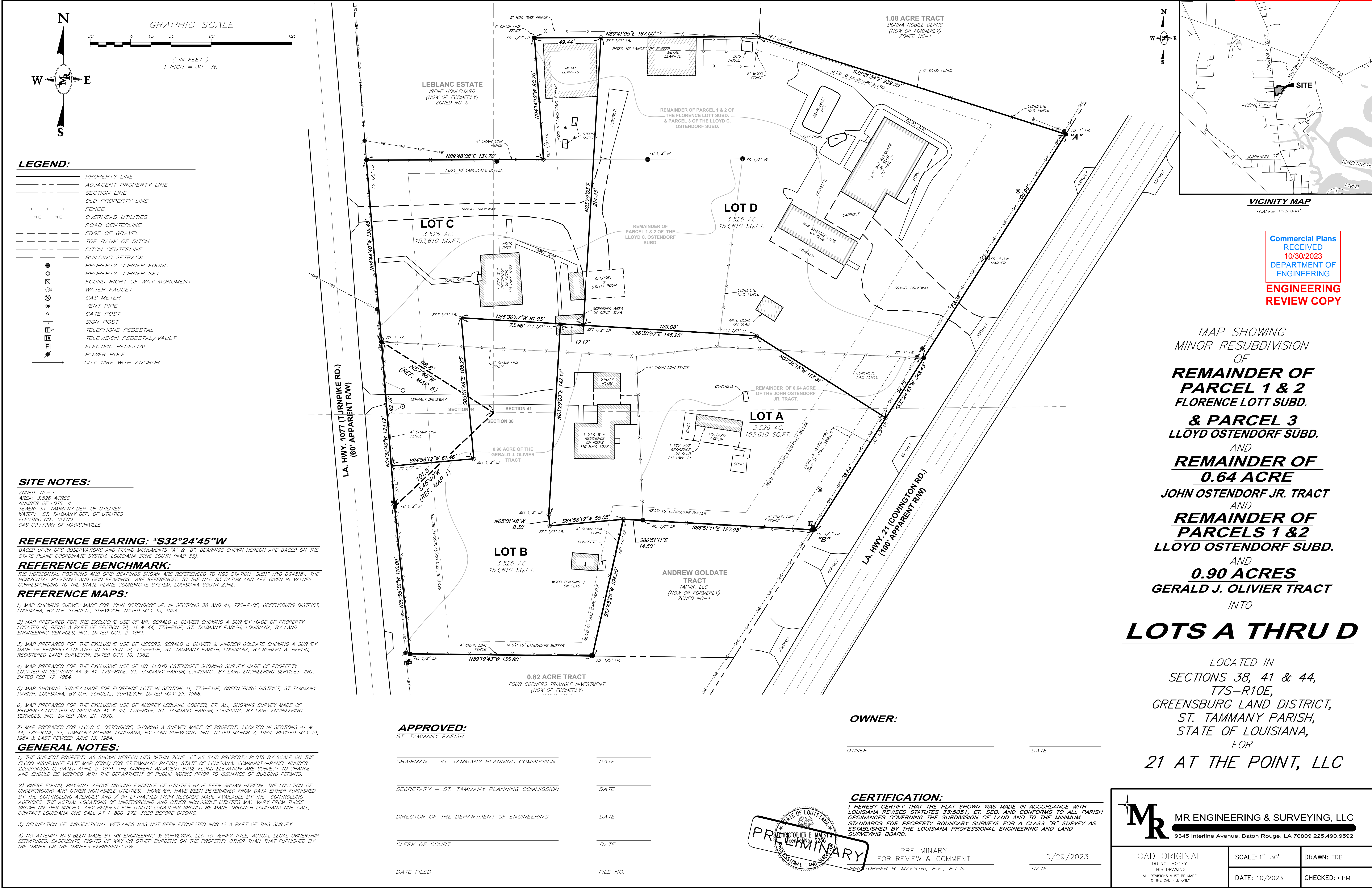
NC-4

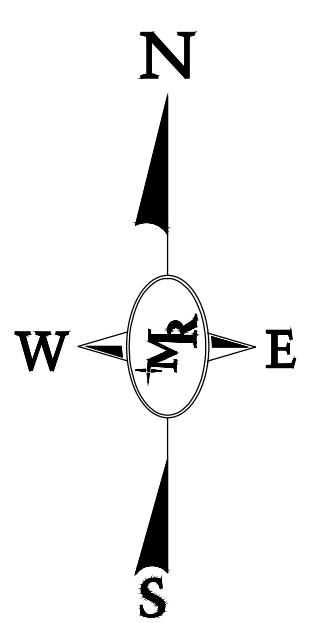
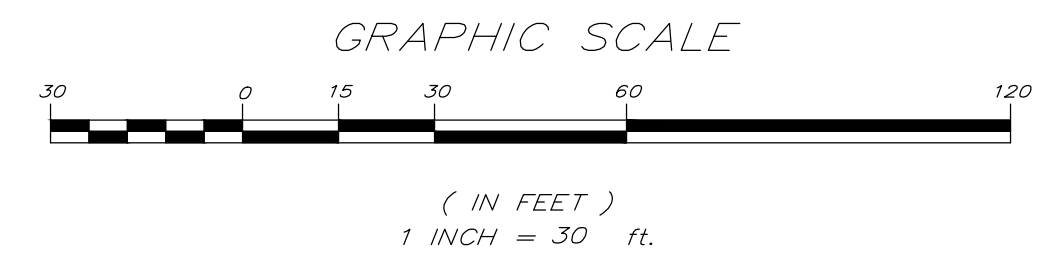
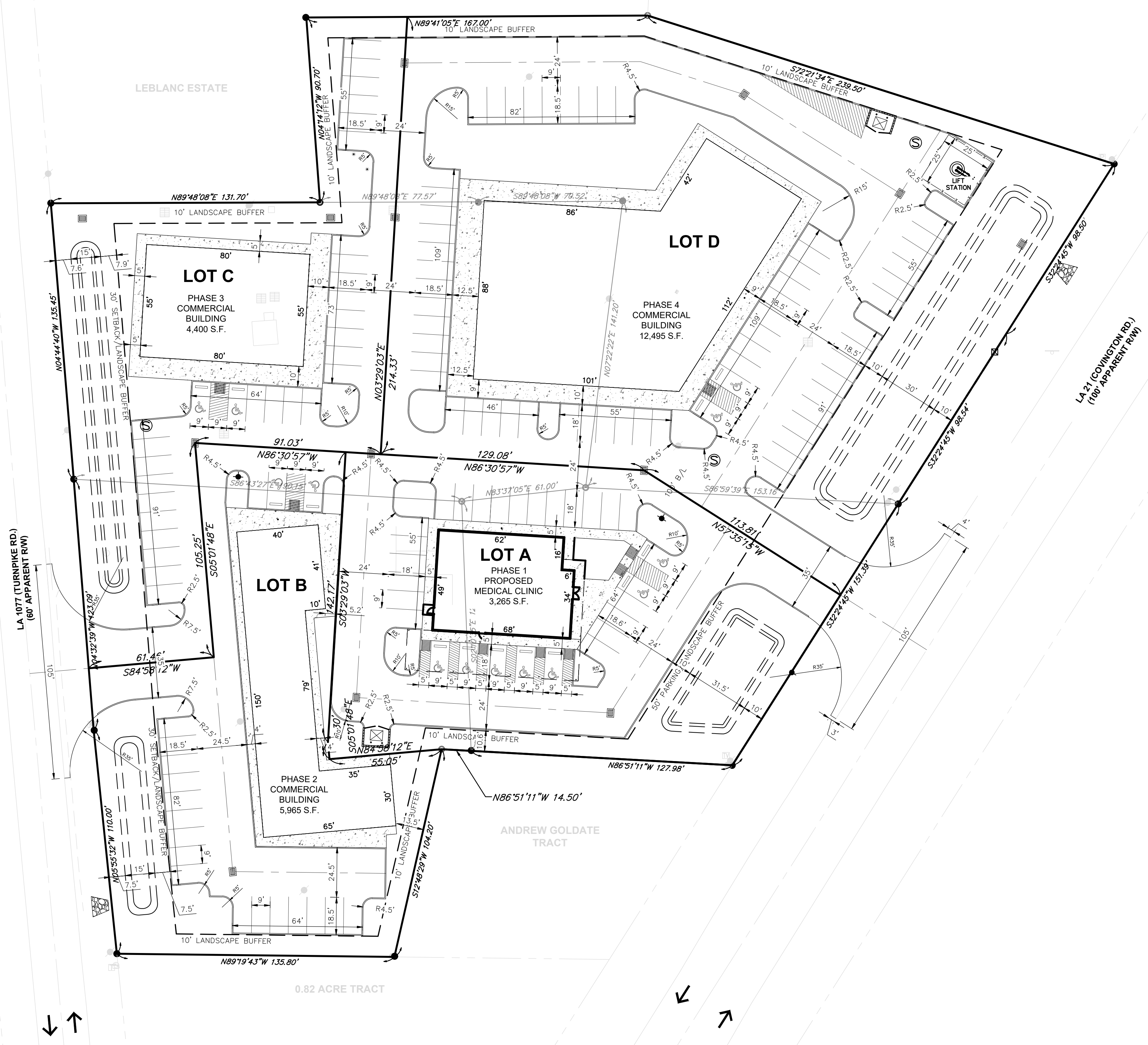
MOTICHECK

NC-4

CBF-1

L-4





Commercial Plans
RECEIVED
10/18/2023
DEPARTMENT OF
ENGINEERING
**ENGINEERING
REVIEW COPY**

C:\USERS\CHRIS\MIES PROJECTS\DROPBOX\MIES\PROJECTS\21 @ THE POINT\DWG\2023\GEOMETRIC SITE PLAN.DWG OCT-18-2023 CHRIS

MR ENGINEERING & SURVEYING, LLC
3945 Interline Avenue, Baton Rouge, LA 70809 225-490-9592

STATE OF LOUISIANA
CHRISTOPHER M. MESTRE
LICENSED PROFESSIONAL ENGINEER
NO. 15643
EXPIRATION DATE 10/18/23

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG. ANYONE WHO DIGS OR PLACES ANYTHING IN THE GROUND MUST FIRST CALL 811 OR THE ONE CALL CENTER AT 1-800-368-5888. THE ONE CALL CENTER WILL CALL THE UTILITY COMPANIES TO MARK THE LOCATIONS OF THE UTILITIES BEFORE ANY DIGGING BEGINS. FOR FINAL REPLICATION OF THE LOCATION OF THE UTILITIES WITHIN THE UTILITY COMPANIES' AREAS OF CONSTRUCTION.

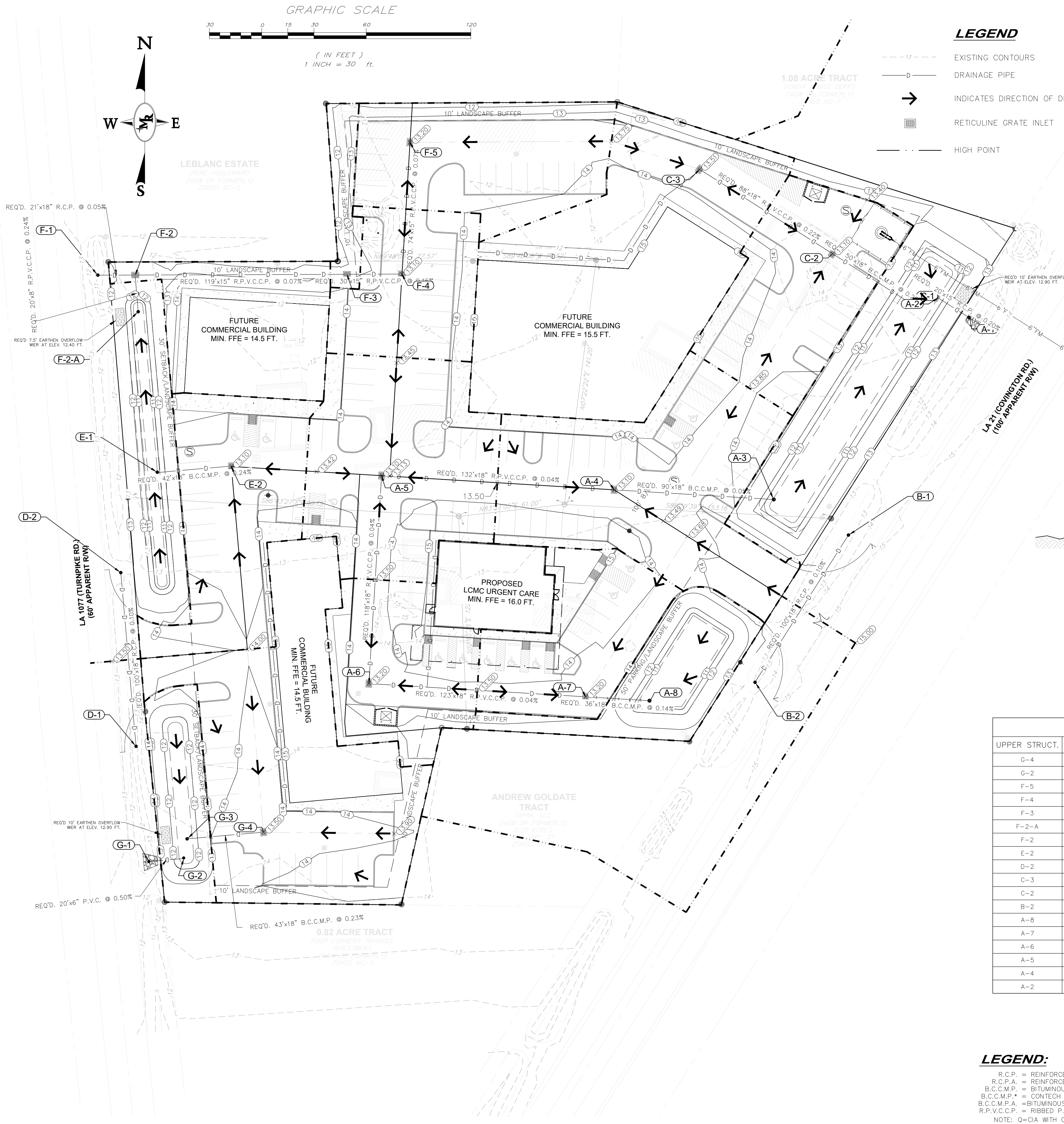
21 AT THE POINT
LA 21 & LA 1077
MADISONVILLE, LOUISIANA
ST. TAMMANY PARISH
GEOMETRIC SITE PLAN

DESIGNED	CBM
CHECKED	CMS
DETAILED	CBM
CHECKED	CMS
DATE	10/20/2023
SHEET	3.1 OF 9

REVISION	DATE	DESCRIPTION	BY

SHEET NUMBER 3.1

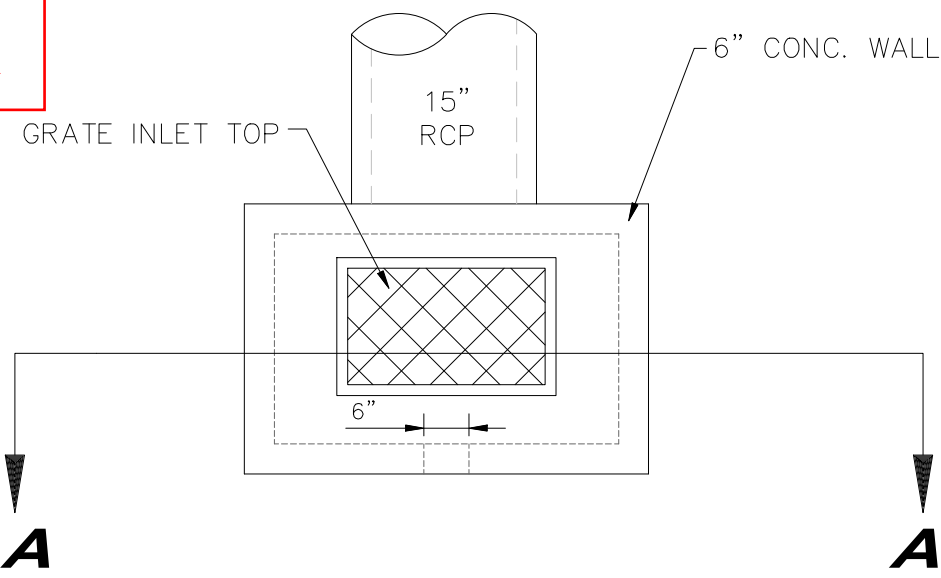
C:\USERS\GHS\WORKSPACE\PROJECTS\21 AT THE POINT\21ATTHEPOINT\DWG\21-18-2023.DWG



LEGEND

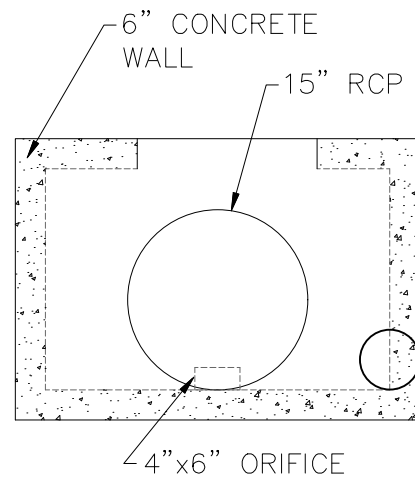
- EXISTING CONTOURS
- DRAINAGE PIPE
- INDICATES DIRECTION OF DRAINAGE FLOW
- RETICULINE GRATE INLET
- HIGH POINT

2023-3616-PR

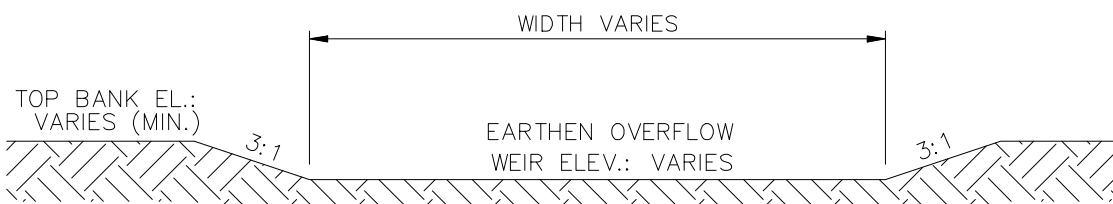


STRUCTURE A-2 DETAIL

SCALE: N.T.S.

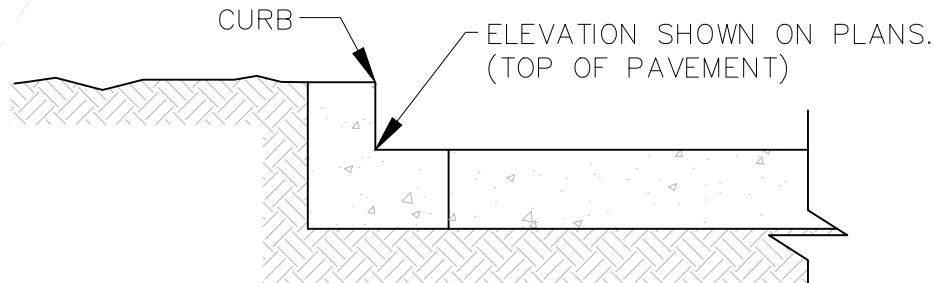


SECTION A-A



EARTHEN OVERFLOW WEIR DETAIL

SCALE: N.T.S.



GRADING DETAIL

NOTE: DETAIL 1 IS ONLY TO CLARIFY GRADING CONVENTION ON THIS PLAN. FOR CURB AND PAVEMENT DETAILS, RE: LADOTD STANDARD PLANS.

GENERAL NOTES:

- THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ST. TAMMANY PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 225205 0220 C, DATED APRIL 2, 1991.
- BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE DEPARTMENT OF PUBLIC WORKS.
- EMBANKMENT, WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.
- BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).

DRAINAGE TABLE

UPPER STRUCT.	LOWER STRUCT.	SIZE	TYPE	LENGTH	SLOPE	UPPER INVERT	LOWER INVERT	UPPER STRUC. TOP	Q (CFS)
G-4	G-3	18"	B.C.C.M.P.	43'	0.23%	11.20'	11.10	13.50	1.04
G-2	G-1	6"	P.V.C.	20'	0.50%	11.00'	10.90		0.88
F-5	F-4	15"	R.P.V.C.C.P.	74'	0.07%	10.70'	10.65	13.20	0.54
F-4	F-3	15"	R.P.V.C.C.P.	30'	0.16%	10.65'	10.60	13.15	0.91
F-3	F-2	15"	R.P.V.C.C.P.	119'	0.07%	10.60'	10.51	13.10	1.01
F-2-A	F-2	8"	R.P.V.C.C.P.	20'	0.24%	10.55'	10.50		1.58
F-2	F-1	18"	R.C.P.	21'	0.05%	10.51'	10.50	12.50	3.03
E-2	E-1	18"	B.C.C.M.P.	42'	0.24%	10.85'	10.75	13.35	0.60
D-2	D-1	18"	R.C.P.	100'	0.10%	11.10'	11.00		0.10
C-3	C-2	18"	R.P.V.C.C.P.	88'	0.22%	10.80'	10.60		1.20
C-2	C-1	18"	B.C.C.M.P.	50'	0.20%	10.60'	10.50	13.50	1.75
B-2	B-1	18"	R.C.P.	100'	0.10%	11.05'	10.95		1.00
A-8	A-7	18"	B.C.C.M.P.	36'	0.14%	10.75'	10.70	13.20	0.32
A-7	A-6	18"	R.P.V.C.C.P.	123'	0.04%	10.70'	10.65	13.20	0.73
A-6	A-5	18"	R.P.V.C.C.P.	118'	0.04%	10.65'	10.60	13.10	1.34
A-5	A-4	18"	R.P.V.C.C.P.	132'	0.04%	10.60'	10.55	13.10	2.04
A-4	A-3	18"	B.C.C.M.P.	90'	0.05%	10.55'	10.50	13.10	2.91
A-2	A-1	15"	R.C.P.	20'	0.20%	10.25'	10.21	12.90	1.22

LEGEND:

- R.C.P. = REINFORCED CONCRETE PIPE
 - R.C.P.A. = REINFORCED CONCRETE PIPE ARCHED EQUIVALENT
 - B.C.C.M.P. = BITUMINOUS COATED CORRUGATED METAL PIPE
 - B.C.C.M.P.A. = CONTECH ULTRA FLO B.C.C.M.P.
 - B.C.C.M.P.A. = BITUMINOUS COATED CORRUGATED METAL PIPE ARCHED EQUIV.
 - R.P.V.C.C.P. = RIBBED P.V.C. CULVERT PIPE
- NOTE: Q=CIA WITH C=0.7 AND I=3.64.

Commercial Plans
RECEIVED
10/18/2023
DEPARTMENT OF
ENGINEERING

ENGINEERING
REVIEW COPY

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9892

MR



Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG
PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A PRELIMINARY UTILITY LOCATIONS SURVEY. THE UTILITY COMPANIES SHALL BE RESPONSIBLE FOR THE FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES WITHIN THE PROJECT AREA. THE UTILITY COMPANIES SHALL BE RESPONSIBLE FOR ALL AREAS OF CONSTRUCTION.

21 AT THE POINT
LA 21 & LA 1077
MADISONVILLE, LOUISIANA
ST. TAMMANY PARISH
GRADING & DRAINAGE

DESIGNED	CJM
CHECKED	CMS
DETAILED	CJM
CHECKED	CMS

DATE	10/20/23
SHEET	4 OF 9

BY	
REVISION	DESCRIPTION

REVISION	DATE

SHEET NUMBER	4
--------------	---



Louisiana **811**[®]

21 AT THE POINT
LA 21 @ LA 1077
MADISONVILLE, LA
ST.TAMMANY PARISH

LANDSCAPE SPECIFICATIONS

[illegible]

3. CLASS A TREES: ALL CLASS A TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 2 1/4 INCHES, MEASURED SIX INCHES ABOVE THE ROOT BALL, AND A MINIMUM HEIGHT OF TEN TO 12 FEET, AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
2. CLASS B TREES: ALL CLASS B TREES AND ALL TREES, OTHER THAN CLASS A TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 1 1/2 INCHES, MEASURED SIX INCHES ABOVE THE ROOT BALL AND A MINIMUM HEIGHT OF EIGHT FEET TO TEN FEET AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
3. SHRUBS: ALL SHRUBS, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM HEIGHT OF TWO FEET.
4. ALL AREAS NOT DESIGNATED AS STRUCTURE, WALKWAYS, DRIVEWAYS OR LANDSCAPE BED SHALL HAVE BERMUODA SOD AS A GROUND COVER INSTALLED PER INDUSTRY STANDARDS.
5. ALL PLANT MATERIAL ARE TO BE TRUE TO VARIETY, SIZE AND NAME AND SHALL CONFORM TO THE PROVISIONS OF THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
6. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE LA. NURSERYMAN'S MANUAL FOR THE HORTICULTURE INDUSTRY.
7. CONTRACTOR SHALL REMOVE ALL WEEDS, DEBRIS, TRASH AND CONTAMINATED SOILS/MATERIAL FROM ALL LANDSCAPE AREAS TO NECESSARY DEPTH FOR PROPER LANDSCAPE INSTALLATION.
8. THE LICENSED LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR, AND SUBCONTRACTORS, TO INSURE THAT PROPER GRADING AND DRAINAGE IS MAINTAINED ON SITE. LANDSCAPE BEDS AND PLANT MATERIAL SHALL NOT IMPEDE THE FLOW, OR CAUSE STANDING WATER ON SITE. POSITIVE DRAINAGE, IN ACCORDANCE WITH THE CIVIL PLANS PROVIDED FOR THIS SITE SHALL BE MAINTAINED.
9. SUBSTITUTE PLANT MATERIAL MAY BE ALLOWED AS LONG AS THEY MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE CITY OF MANDEVILLE, CLURO LANDSCAPE PROVISIONS AND AS DESCRIBED ON THIS PLAN.
10. ANY LANDSCAPE BEDS AREAS ADJACENT TO TURF AREAS SHALL HAVE STEEL EDGING INSTALLED.
11. ALL PARKING/LANDSCAPE ISLANDS SHALL HAVE A 6" CURB ACCEPTABLE PER CLURO STANDARDS.
12. ALL EXISTING TREES AND PROPOSED LANDSCAPE MATERIAL SHALL BE MULCHED A MINIMUM OF 3" DEPTH TO ENSURE VIABILITY AND EASE OF MAINTENANCE.
13. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT, THE OWNER/CONTRACTOR IS TO VERIFY ALL DETAILS AND DIMENSIONS. ON-SITE SUPERVISION IS UNABLE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT/DESIGNER AND AS SUCH THE LANDSCAPE ARCHITECT/DESIGNER HAS NO CONTROL OVER THE INTERPRETATION AND CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY WRITTEN, IMPLIED OR PROVIDED FOR THE USE OF THESE PLANS.
14. PROPOSED PLANT MATERIAL LOCATION ON THESE PLANS ARE SCHEMATIC. THE LANDSCAPE PLAN SHALL REVIEW THE UTILITY PLAN PRIOR TO INSTALLATION OF ANY PLANT MATERIAL TO ENSURE THE INSTALLATION DOES NOT CONFLICT WITH ANY SUBSURFACE UTILITIES. FIELD ADJUSTMENTS DURING INSTALLATION MAY BE REQUIRED SO LONG AS THE PLANT MATERIAL(S) REMAIN IN THEIR REQUIRED BUFFER ZONES, THE INSTALLATION ADHERES TO THE SIGHT TRIANGLE GUIDELINES DESCRIBED IN THE UNIFIED DEVELOPMENT CODE, AND DOES NOT AFFECT THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC.
15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF ANY DEAD OR DAMAGED PLANT MATERIALS REQUIRED PER THE UNIFIED DEVELOPMENT CODE.
16. ALL LANDSCAPED PARKING ISLANDS MUST BE A MINIMUM OF 9' X 18' WITH A 6" CURB AND INCLUDE A CLASS "A" TREE AND LIVING GROUND COVER ON THE GROUND SURFACE.
17. ALL AREAS NOT PAVED OR PLANTED SHALL BE SEEDED OR SODDED.

ON OR BEFORE THE TIME THE LANDSCAPE AND TREE PRESERVATION PLAN IS SUBMITTED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT, THE APPLICANT SHALL MONUMENT, BY STAKES PLACED IN THE GROUND, THE STREET PLANTING AREA AND ANY REQUIRED BUFFER PLANTING AREA SO THAT IMMEDIATELY AFTER THE APPLICATION IS SUBMITTED AND BEFORE ANY WORK IS DONE, THE DEPARTMENT OF PLANNING AND DEVELOPMENT CAN INSPECT THE AREAS THAT WILL BECOME THE STREET PLANTING AREAS AND BUFFERS. THE FOLLOWING SHALL BE COMPLIED WITH IN RESPECT TO SUCH MONUMENTS OR STAKES:

- STAKES USED SHALL BE WOOD OR METAL PLACED IN THE GROUND, AND SUCH STAKES SHALL BE OF SUFFICIENT STRENGTH AND DURABILITY, AND PLACED DEEPLY ENOUGH IN THE GROUND TO REMAIN UNTIL THE COMPLETION OF CONSTRUCTION. ANY REMOVE, BROKEN, SUBSTANTIALLY BENT OR DAMAGED STAKES SHALL BE REPLACED SO THAT ALL STAKES SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- SUCH STAKES SHALL EXTEND UPWARD FROM THE GROUND AT LEAST THREE FEET AND SHALL BE FLAGGED YELLOW IN COLOR OR SOME OTHER FLAGGING APPROVED IN ADVANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- SUCH STAKES SHALL BE LOCATED AT LEAST EVERY 50 FEET IN THE FOLLOWING AREAS:
 - ALONG THE STREET FRONTAGE OF THE STREET PLANTING AREA
 - ALONG THE REAR LINE OF THE STREET PLANTING AREA
 - ALONG THE SIDE AND REAR PROPERTY LINE WHERE SIDE OR REAR BUFFERS ARE REQUIRED
 - ALONG THE INTERIOR LINES OF SUCH BUFFERS

- ALL TREES TO BE PRESERVED SHALL HAVE PROTECTIVE FENCING ERECTED AROUND THE TREE AND IN A MANNER COMPLIANT WITH CITY OF MANDEVILLE, CLURO GUIDELINES AND REQUIREMENTS.
- EXISTING LIVE OAKS AND CYPRESS TREES SHALL HAVE PROTECTIVE FENCING 1' BEYOND THE DRIP LINE OF THE TREE. NO EXCAVATION OR GRADING IS ALLOWED WITHIN THIS PROTECTIVE FENCING.

ALL PLANTS MATERIALS SHALL BE TRUE TO NAME, VARIETY, AND SIZE. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. ALL PLANT MATERIALS TO MEET ANSI Z60 STANDARDS, LATEST EDITION.

2. THE LANDSCAPE CONTRACTOR SHALL MEET OR EXCEED BOTH THE CONTAINER SIZE AS WELL AS HEIGHT AND SPREAD SPECIFICATIONS ON ALL PLANT MATERIAL. CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.

3. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.

4. LANDSCAPE ARCHITECT MAY REJECT ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANT LIST, DRAWINGS OR NOTES. REJECTED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE LANDSCAPE CONTRACTOR SHALL PURSUE AND EXAMINE OTHER SOURCES OF MATERIALS UNTIL ACCEPTABLE SPECIMENS ARE FOUND. SUCH A CHANGE WILL NOT CONSTITUTE AND INCREASE IN COST TO THE OWNER.

5. CLASS A TREES:

5.1. SINGLE TRUNK CLASS A TREES: ALL SINGLE TRUNK CLASS A TREES SHALL HAVE A MINIMUM 2.5" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM HEIGHT OF 10'-12" TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

5.2. MULTI-TRUNK CLASS A TREES: ALL MULTI TRUNK CLASS A TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1-1/2" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 10' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

6. CLASS B TREES:

6.1. SINGLE TRUNK CLASS B TREES: ALL SINGLE TRUNK CLASS B TREES SHALL HAVE A MINIMUM 1.5" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK CLASS B TREES MUST MEASURE A MINIMUM HEIGHT OF 8' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

6.2. MULTI-TRUNK CLASS B TREES: ALL MULTI TRUNK CLASS B TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 8' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

7. TREE PLANTING: EXCAVATE 3 TIMES GREATER THAN BALL DIAMETER. ALL TREE PITS MUST BE LOOSENOED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THEN ONE AND ONE HALF INCHES) FINISHED GRADE. TREE SHALL SET ON UNDISTURBED SUBGRADE. TREES THAT ARE PLANTED TOO LOW OR THAT SETTLE BELOW FINISHED GRADE OR THAT ARE PLANTED TOO HIGH SHALL BE REPLANTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. BACKFILL THE HOLE WITH A MIX OF 1/2 TOPSOIL AND 1/2 NATIVE SOIL FROM THE HOLE AND FERTILIZE. PROVIDE A 4" WATERING RING AND ADD A 4" LAYER OF SHREDDED PINE BARK MULCH OR PROCESSED HARDWOOD MULCH AND STAKE OR GUY AS SHOWN IF REQUIRED. (SEE DETAIL) WATER TREE TO THE POINT OF SATURATION.

8. SHRUB PLANTING: ALL SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT IN A MINIMUM 3 GALLON CONTAINER UNLESS OTHERWISE SPECIFIED.

9. GROUND COVER / SHRUB BEDS: MIX 1/2 TOP SOIL AND 1/2 APPROVED GARDEN SOIL TO A DEPTH OF 8"-10", WITH A GENERAL (SLOW RELEASE PREFERRED), (14/14/14) FERTILIZER, (OR APPROVED EQUAL), AT A RECOMMENDED RATE AND TILL TO A MIN. DEPTH OF 10"-14". PROVIDE L.A. SAMPLE OF SOIL MIX FOR APPROVAL BEFORE STARTING BED PREP.

10. HEDGES: PLANTS SHALL BE PLANTED ON CENTER AS CALL FOR ON THE PLAN. TRIMMING INTO HEDGE SHAPE SHALL OCCUR FOLLOWING PLANTING. PLANTS SHALL HAVE BRANCHES TOUCHING SO AS TO FORM A HEDGE.

11. ALL TOP DRESS MULCHES SHALL BE SPECIFIED IN THE PLANT SPECIFICATIONS LIST. LANDSCAPE CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO MULCHING BEDS. APPROVED MULCHES INCLUDE:

- PROCESSED HARDWOOD MULCH
- SHREDDED PINE BARK MULCH
- CRUSHED PINE NEEDLES--LANDSCAPE SHRUB BEDS
- BALED PINE STRAW--STAND ALONE TREES

THE TYPE OF MULCH WILL VARY DEPENDING ON THE PLANTING CONDITIONS AND THE PLANT VARIETY.

12. LAWNS: AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES. ROLLS OF SOD ARE ACCEPTABLE. (WHERE APPLICABLE).

13. SEEDED AREA: ALL AREA DISTURBED BY CONTRUCTION SHALL BE SEEDED WITH COMMON BERMUDA/RYE GRASS MIX. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR RATES, ETC.

14. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 2 WEEKS OF HYDROMULCHING SHALL BE RE-HYDROMULCHED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.

15. FERTILIZER: FERTILIZER SHALL BE A SLOW RELEASE 14-14-14 OR OTHER APPROVED BLEND, APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER. ANY FERTILIZER THAT BECOMES WET, CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE WILL NOT BE ACCEPTED.

16. WATERING AT TIME OF PLANTING: INITIALLY, WATER THE PLANT MATERIAL TO DEVELOP UNIFORM COVERAGE AND DEEP WATER PENETRATION OF AT LEAST 6". AVOID EROSION, PUDDLING, AND WASHING SOIL AWAY FROM PLANT ROOTS.

17. IRRIGATION AND WATERING: IF REQUIRED, HOSE BIBS SHALL BE PLACED WITHIN THE SPECIFIED DISTANCE OF ALL PLANTING BEDS, OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.

18. FINAL ACCEPTANCE: ACCEPTANCE BY LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.

19. EXISTING TREE AND VEGETATION PROTECTION: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPLANTED TREES DURING CONSTRUCTION (WHERE APPLICABLE, SEE TREE PROTECTION PLAN AND/OR DETAILS).

20. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PLANTS AND LANDSCAPE MATERIALS ON SITE THAT ARE NOT DESIGNATED FOR REMOVAL. THE AT-FAULT CONTRACTOR SHALL REPLACE ANY DAMAGED LANDSCAPING TO MATCH EXISTING IN SIZE AND SPECIES UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

21. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT, THE OWNER/GENERAL CONTRACTOR IS TO VERIFY ALL DETAILS AND DIMENSIONS. ON-SITE SUPERVISION IS UNABLE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT/DESIGNER AND AS SUCH THE LANDSCAPE ARCHITECT/DESIGNER HAS NO CONTROL OVER THE INTERPRETATION AND CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY WRITTEN, IMPLIED OR PROVIDED FOR THE USE OF THESE PLANS.

1. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND LABOR FOR TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE OF PROJECT FOR MATERIAL EITHER DEAD OR NOT IN HEALTHY CONDITION. LANDSCAPE CONTRACTOR SHALL WATER ALL MATERIAL AS NEEDED TO MAINTAIN THE HEALTH OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE.
2. IT SHALL BE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO STRAIGHTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO A LACK OF GUYING OR STAKING. IF UNSTAKED, PLANTS BLOWN OVER BY HIGH WINDS SHALL NOT BE A CAUSE OF ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE AT ANY TIME TO REPLACE OR HONOR ANY WARRANTY FOR THE LOSS OF ANY TREES, PLANTS, GROUND COVERS, OR SOD CAUSED BY FIRES, FLOODS, FREEZING TEMPERATURES, LIGHTNING, WINDS ABOVE 50 MILES PER HOUR, OR ANY OTHER NATURAL DISASTER. NOR SHALL THE LANDSCAPE CONTRACTOR BE HELD RESPONSIBLE FOR ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.

Commercial Plans
RECEIVED
10/30/2023
DEPARTMENT OF
ENGINEERING
ENGINEERING
REVIEW COPY

MR ENGINEERING & SURVEYING, LLC
3345 Interline Avenue, Baton Rouge, LA 70809 225-490-9592



10/30/2023
Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG - 811-2023
FOR ALL UTILITIES, CALL 811-2023. FOR ALL UTILITIES, CALL 811-2023.
FOR FINAL REPLICATION OF THE LOCATION OF THE UTILITIES WITH
THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

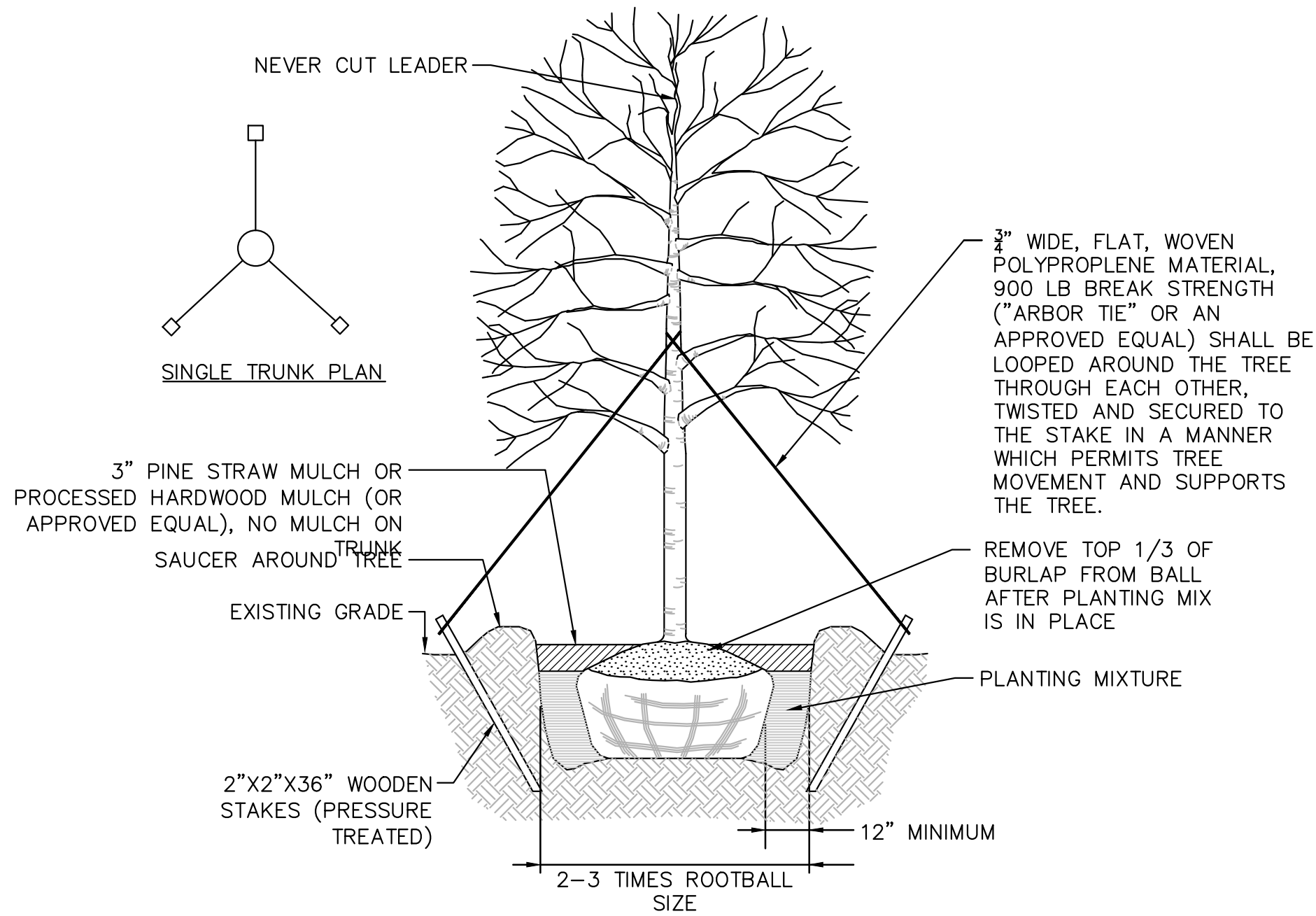
21 AT THE POINT
LA 21 @ LA 1077
MADISONVILLE, LA
ST TAMMANY PARISH
LANDSCAPE DETAILS

DESIGNED	JJP	CMS	DETAILED	JJP	CMS	DATE	10/2023	BY	##
CHECKED			CHECKED			SHEET			OF##

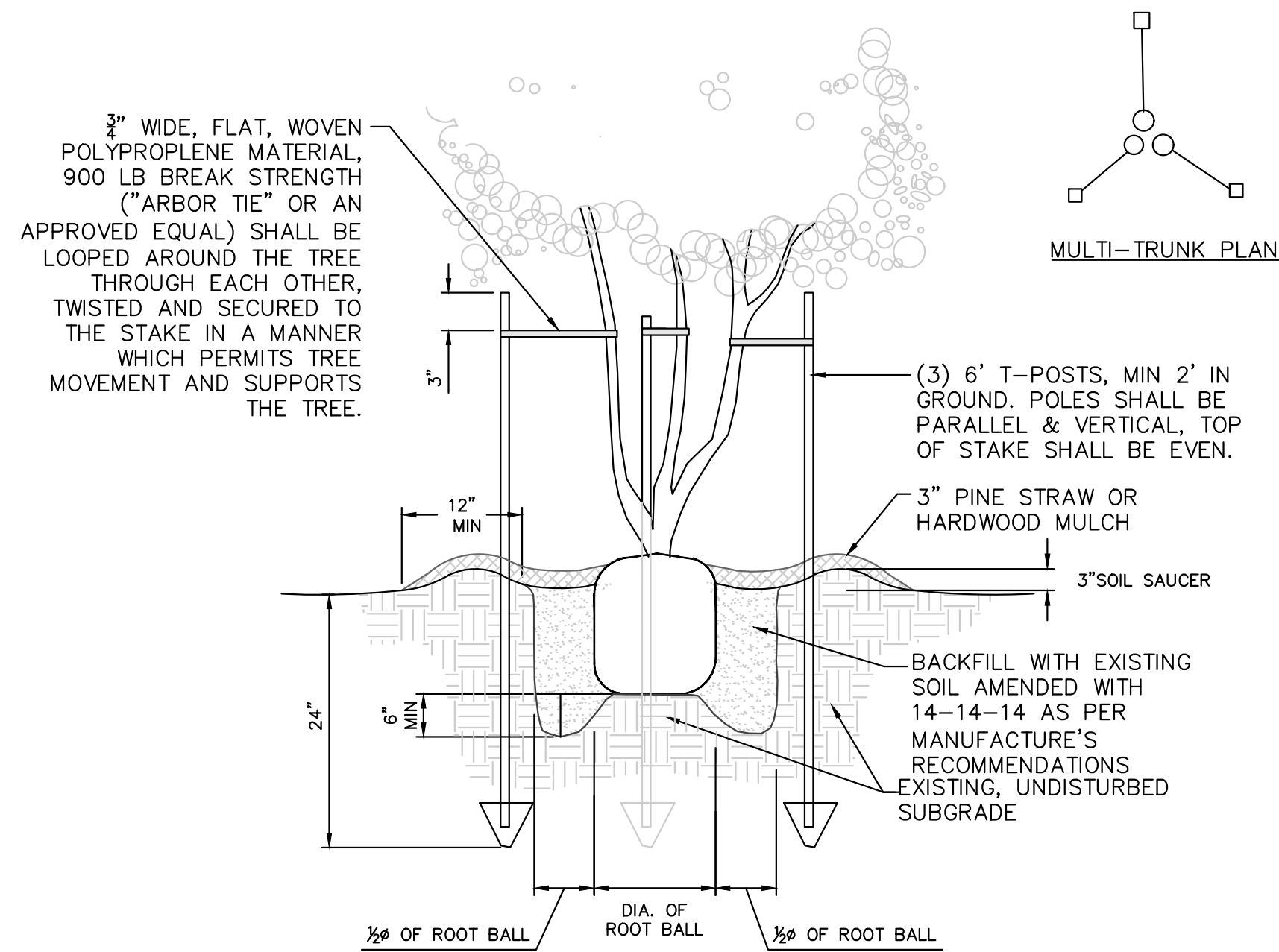
REVISION	DATE	DESCRIPTION	BY

SHEET
NUMBER
LP-3

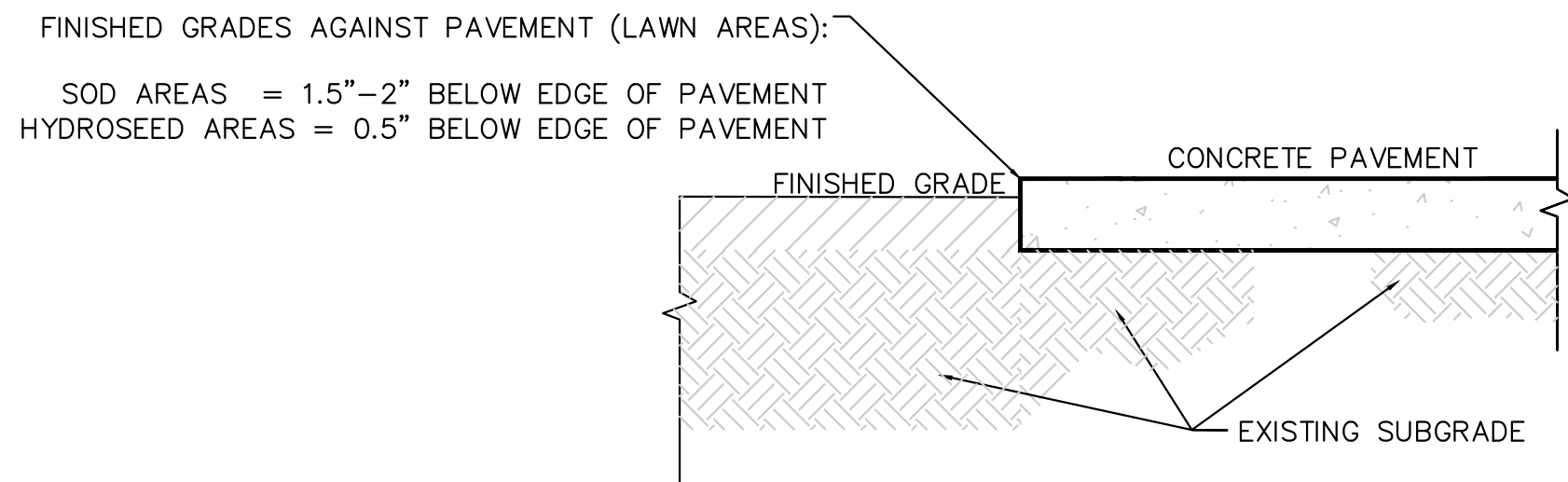
FOR SITE PLAN SUBMITTAL ONLY
NOT FOR CONSTRUCTION



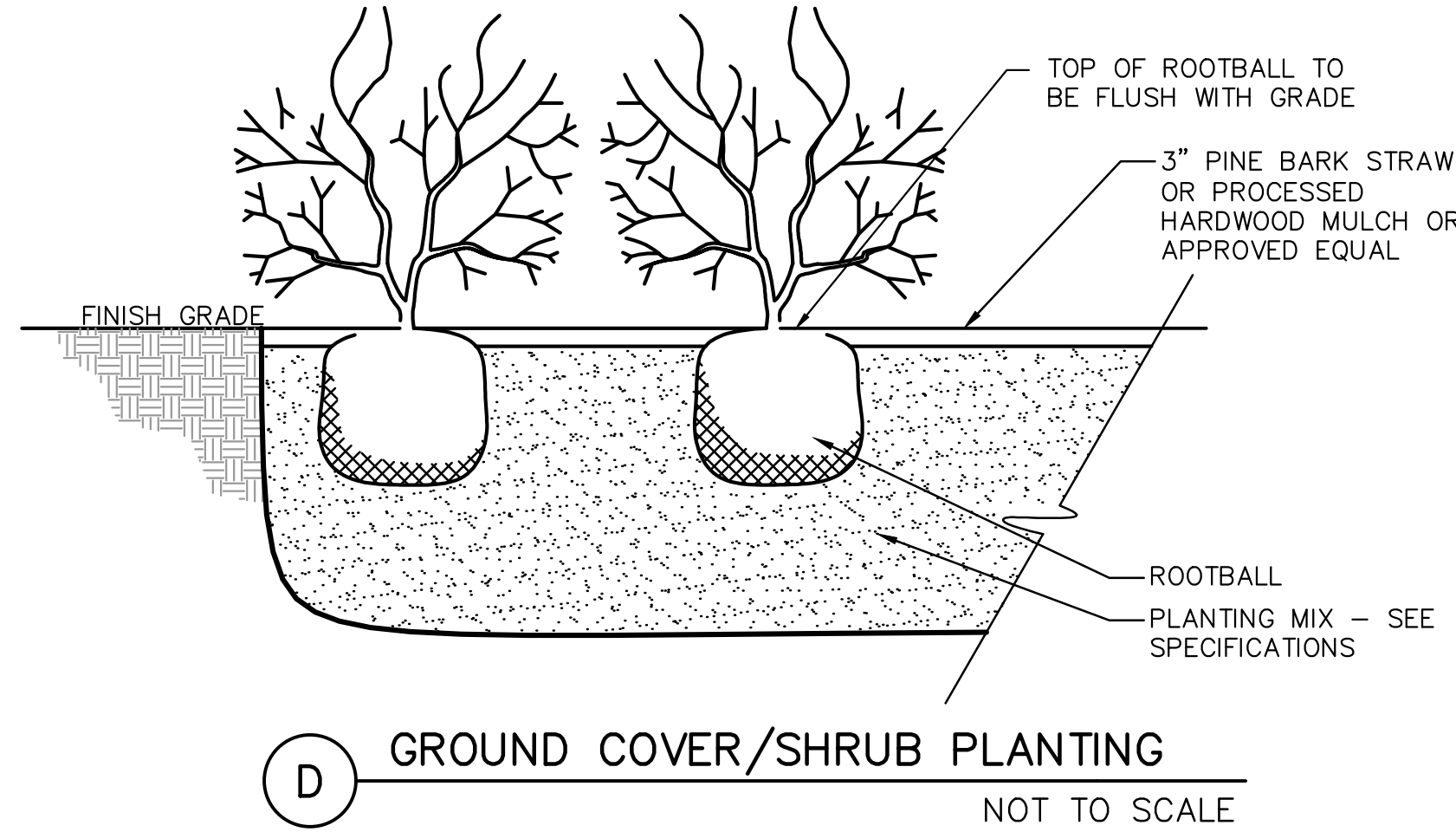
A SINGLE-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



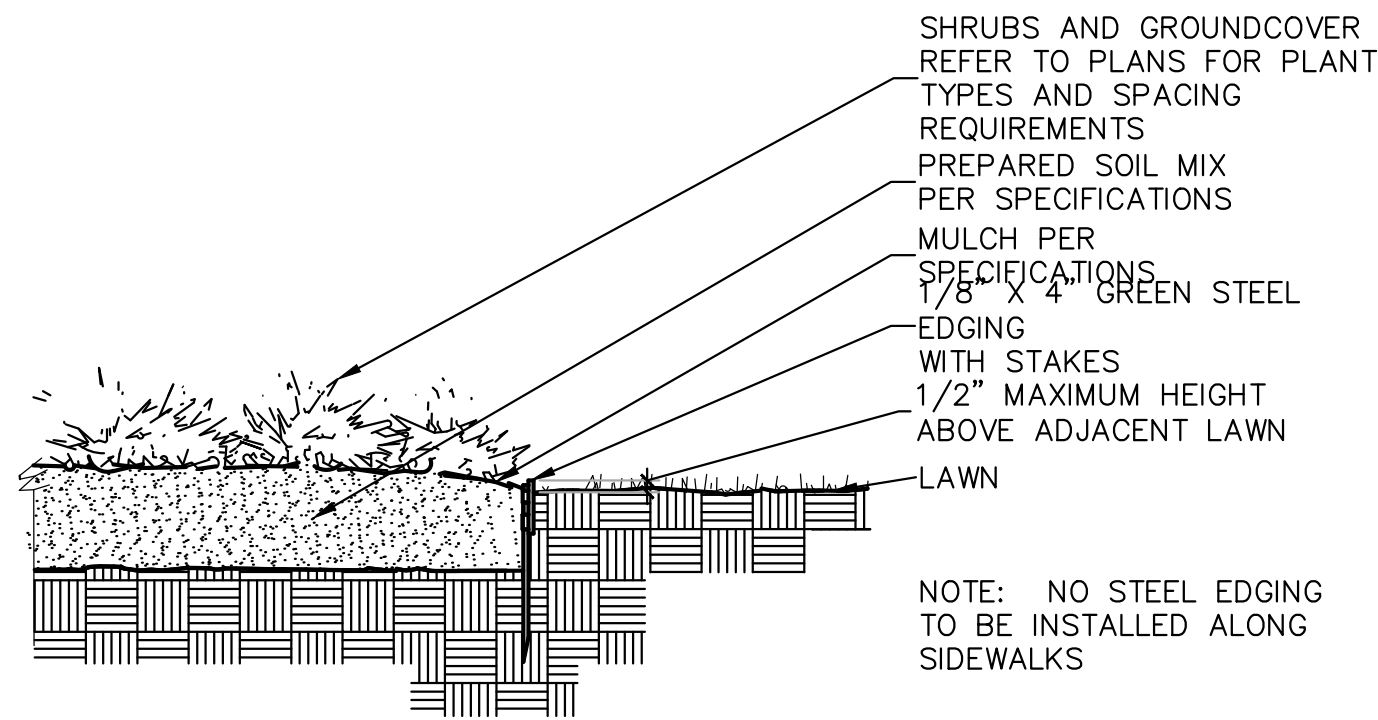
B MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



C FINISHED GRADES AGAINST PAVEMENT
NOT TO SCALE

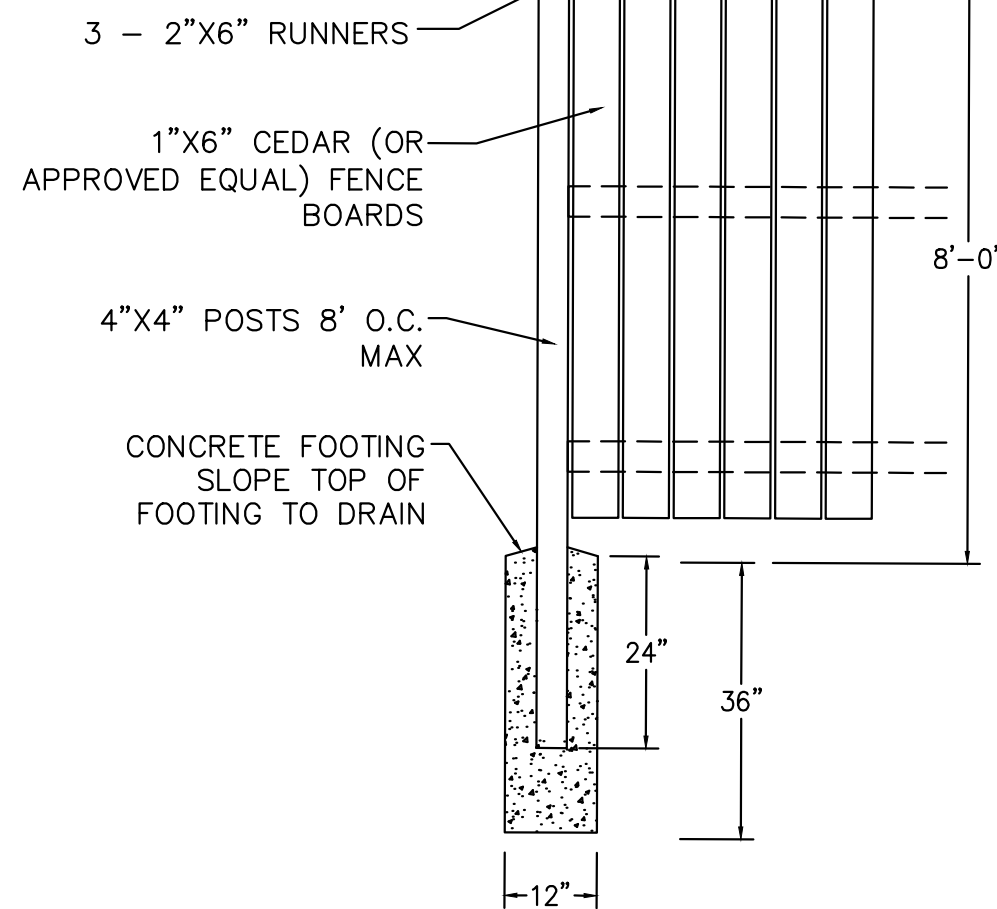


D GROUND COVER/SHRUB PLANTING
NOT TO SCALE



E STEEL EDGING DETAIL
NOT TO SCALE

- NOTES:
1. ALL WOOD TO BE CEDAR UNLESS OTHERWISE NOTED.
 2. ALL FASTENERS TO BE GALVANIZED.
 3. CONCRETE TO BE 3000 PSI MIN.



F 8' WOODEN FENCE ELEVATION
NOT TO SCALE

REVISIONS

BY

DATE

COPYRIGHT 2023

SALCO
CONSTRUCTION,
INC.

ALL RIGHTS RESERVED
COPYING IS PROHIBITED

YOUR DESIGN/BUILD GENERAL CONSTRUCTION FIRM



A NEW DEVELOPMENT FOR:

21 AT THE POINT

213 HWY 21
MADISONVILLE, LA

SALES PERSON
JT

DATE
10-27-23

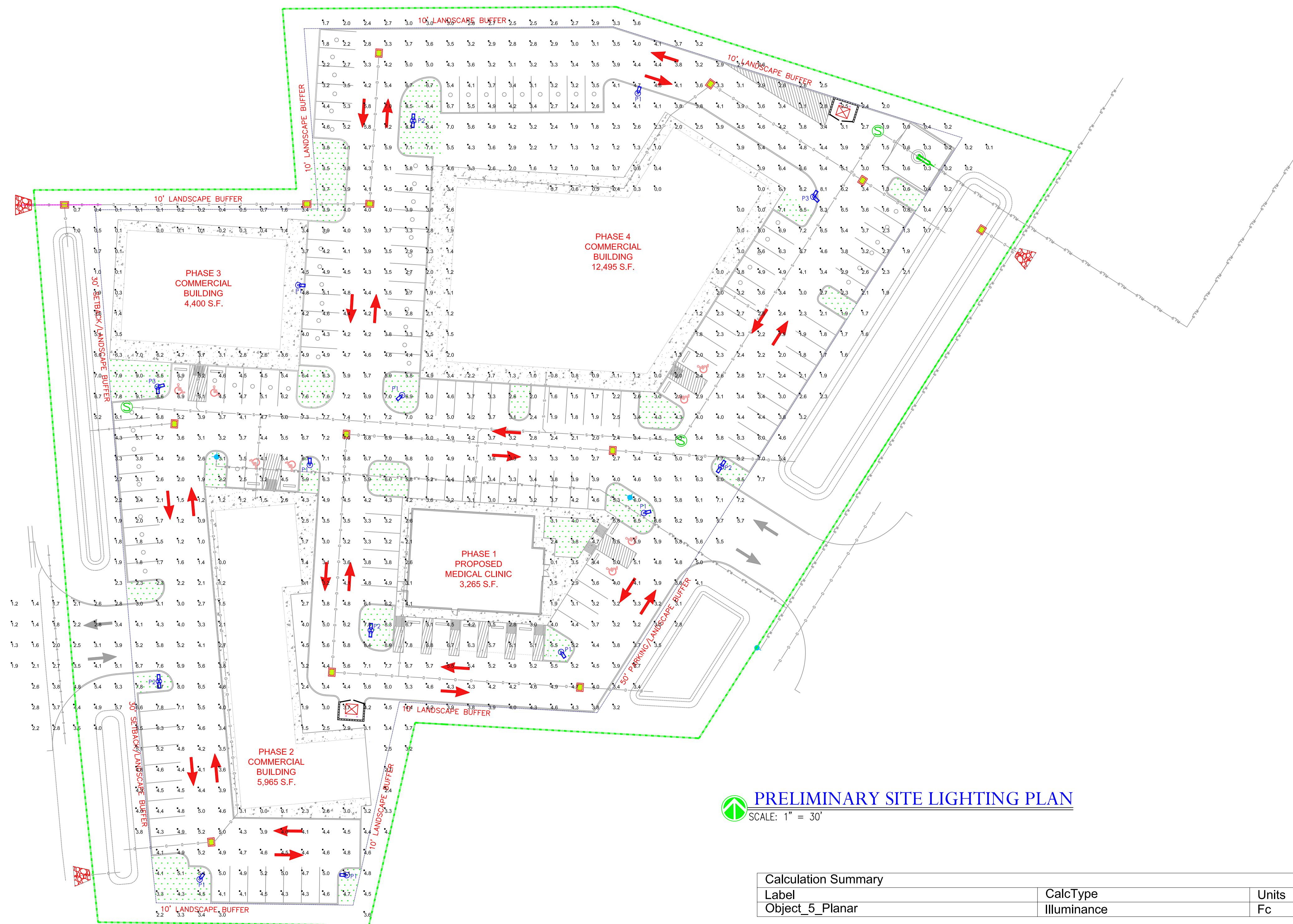
PRELIMINARY NUMBER
01-23-137

CONTRACT NUMBER

SHEET

SL-1

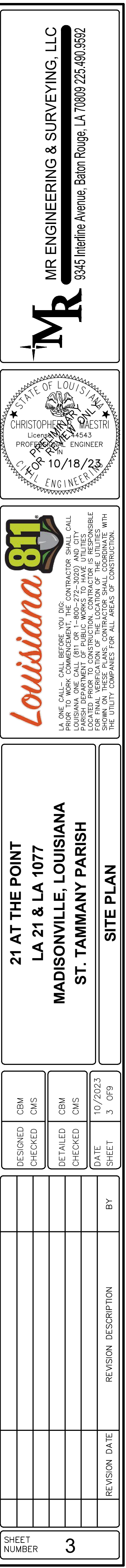
1 OF 1



PRELIMINARY SITE LIGHTING PLAN
SCALE: 1" = 30'

Calculation Summary				
Label	CalcType	Units	Avg	Max
Object_5_Planar	Illuminance	Fc	3.77	9.1

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	P3	2 @ 90 degrees	LUMARK- PRV-XL-PA4A-740-U-T4W SA ZW WOFXX 25FT POLE 30IN PEDESTAL		0.920	33525	245	980
	4	P2	Back-Back	LUMARK-PRV-XL-PA4A-740-U-T4W SA ZW WOFXX 25FT POLE 30IN PEDESTAL		0.920	33525	245	1960
	8	P1	Single	LUMARK PRV-XL-PA4A-740-U-T4W SA ZW WOFXX 25FT POLE 30IN PEDESTAL		0.920	33525	245	1960



Commercial Plans
RECEIVED
10/30/2023
DEPARTMENT OF
ENGINEERING
ENGINEERING
REVIEW COPY

MR ENGINEERING & SURVEYING, LLC
3945 Interline Avenue, Baton Rouge, LA 70809 225-490-9592



10/30/2023

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG. THE CONSTRUCTION INDUSTRY MUST CALL 811 TO REPORT ANY POTENTIAL DAMAGE TO THE STATE'S INFRASTRUCTURE. THE STATE OF LOUISIANA HAS A 24-HOUR HOTLINE FOR REPORTING DAMAGE TO THE STATE'S INFRASTRUCTURE. THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

21 AT THE POINT
LA 21 @ LA 1077
MADISONVILLE, LA
ST. TAMMANY PARISH
TREE DISPOSITION PLAN

J/P
DESIGNED
CHECKED
C/S

J/P
DETAILED
CHECKED
C/S

DATE
10/2023
SHEET
OF

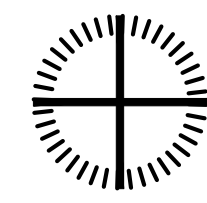
BY

REVISION DESCRIPTION

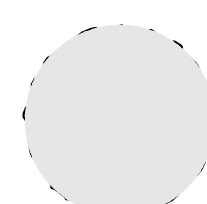
REVISION DATE

SHEET
NUMBER
TD-1

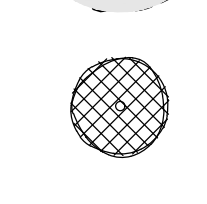
LEGEND



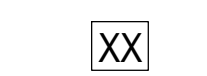
EXISTING TREE TO BE REMOVED



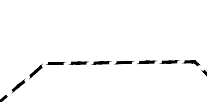
EXISTING TREE TO REMAIN TO BE PROTECTED IN PLACE



EXISTING TREE TO BE RELOCATED BY CONTRACTOR

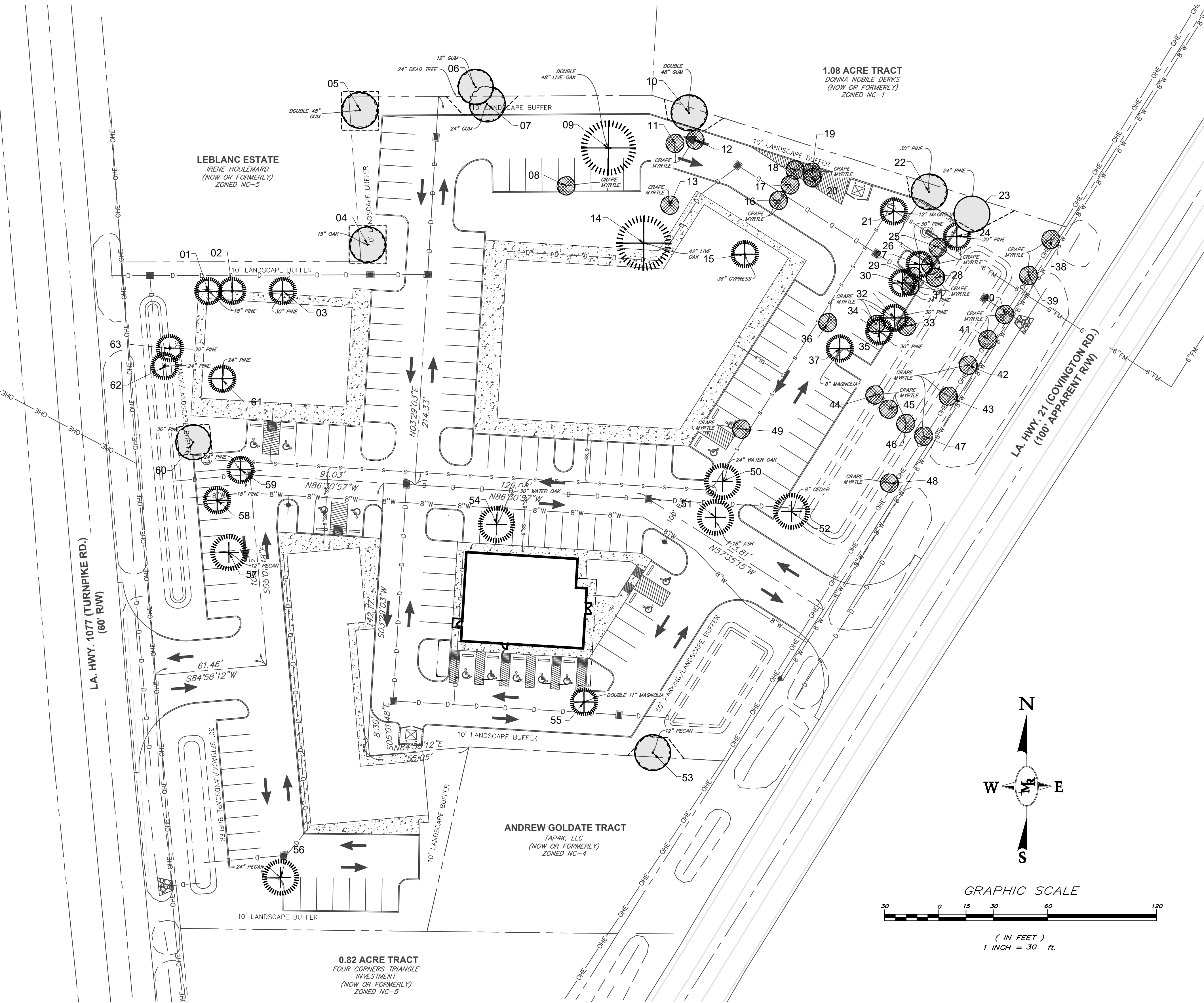


INDICATES TREE NUMBER



TREE PROTECTION FENCE

TREE #	Type	DBH	Status	Grade	Credits
1	Pine	18"	Remove		
2	Pine	18"	Remove		
3	Pine	30"	Remove		
4	Oak	15"	Save	B	2
5	Sweetgum	48"	Save	B	6
6	Sweetgum (Off Site)	12"	Save		
7	Sweetgum	24"	Save	A	4
8	Crape Myrtle	Multi-trunk	Relocate		
9	Live Oak (Dbl Trunk)	48"	Remove		
10	Sweetgum	24"	Save	B	3
11	Crape Myrtle	Multi-trunk	Relocate		
12	Crape Myrtle	Multi-trunk	Relocate		
13	Crape Myrtle	Multi-trunk	Relocate		
14	Live Oak	42"	Remove		
15	Bald Cypress	36"	Remove		
16	Crape Myrtle	Multi-trunk	Relocate		
17	Crape Myrtle	Multi-trunk	Relocate		
18	Crape Myrtle	Multi-trunk	Relocate		
19	Crape Myrtle	Multi-trunk	Relocate		
20	Crape Myrtle	Multi-trunk	Relocate		
21	Magnolia	12"	Remove		
22	Pine	30"	Save	A	5
23	Pine	24"	Save	A	4
24	Pine	30"	Remove		
25	Crape Myrtle	Multi-trunk	Relocate		
26	Crape Myrtle	Multi-trunk	Relocate		
27	Pine	30"	Remove		
28	Crape Myrtle	Multi-trunk	Relocate		
29	Crape Myrtle	Multi-trunk	Relocate		
30	Pine	24"	Remove		
31	Crape Myrtle	Multi-trunk	Relocate		
32	Pine	24"	Remove		
33	Crape Myrtle	Multi-trunk	Relocate		
34	Crape Myrtle	Multi-trunk	Relocate		
35	Pine	30"	Remove		
36	Crape Myrtle	Multi-trunk	Relocate		
37	Magnolia	8"	Remove		
38	Crape Myrtle	Multi-trunk	Relocate		
39	Crape Myrtle	Multi-trunk	Relocate		
40	Crape Myrtle	Multi-trunk	Relocate		
41	Crape Myrtle	Multi-trunk	Relocate		
42	Crape Myrtle	Multi-trunk	Relocate		
43	Crape Myrtle	Multi-trunk	Relocate		
44	Crape Myrtle	Multi-trunk	Relocate		
45	Crape Myrtle	Multi-trunk	Relocate		
46	Crape Myrtle	Multi-trunk	Relocate		
47	Crape Myrtle	Multi-trunk	Relocate		
48	Crape Myrtle	Multi-trunk	Relocate		
49	Crape Myrtle	Multi-trunk	Relocate		
50	Oak	24"	Remove		
51	Ash	24"	Remove		
52	Cedar	8"	Remove		
53	Pecan	12"	Save	A	2
54	Oak	30"	Remove		
55	Double Magnolia	22"	Remove		
56	Pecan	24"	Remove		
57	Pecan	12"	Remove		
58	Pine	18"	Remove		
59	Pine	24"	Remove		
60	Pine	36"	Save	A	6
61	Pine	24"	Remove		
62	Pine	24"	Remove		
63	Pine	30"	Remove		
Total Credits					32



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 10 LBS PER LINEAL FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERCTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERCTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
 - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.



SCALE: NOT TO SCALE



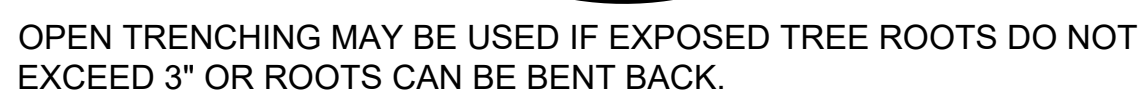
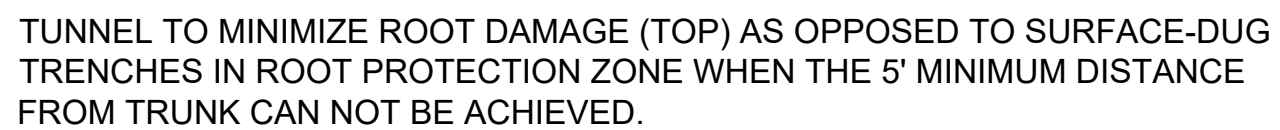
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.



SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



SCALE: NOT TO SCALE



ZONING STAFF REPORT
2023-3631-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: Restaurant **Gross Area Lot Size:** 1.285 acres
Previous/Current Use: Undeveloped **Use Size:** +/-5,405 sf
Owner: Scott. St. Romain & Cynthia Boswell St. Romain **Council District:** 1
Applicant: Scott St. Romain **Posted:** December 19, 2023
Commission Hearing: January 3, 2024 **Determination:** Approved, Denied, Postponed
Location: Parcel located on the north side of LA Highway 21, Covington; S46, T7S, R11E; Ward 1, District 1



Current Zoning
HC-2 Highway Commercial 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
BFE:
FFE is 12" above crown of street elevation

Site Information:

1. The petitioned property consists of a total of 1.285 acres located on the north side of LA Highway 21, Covington. The property is currently undeveloped.
2. The applicant is proposing to develop the site with restaurant which will consist a +/-5,405 sf building and associated parking lot.
3. Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Timber Branch Subdivision)	A-4 Single-Family Residential District
South (across Highway 21)	Medical	City of Covington
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

4. Per Table 1 above, the subject site is within the Highway 21 Planned Corridor district and abuts Timber Branch Subdivision to the north, an automobile repair service station to the west, undeveloped commercial property to the east, and is across the street from a medical facility located within City Limits of Covington.
5. The applicant has also applied to rezone the 1.285 acres to EO Entertainment Overlay to accommodate the proposed use of the property for a restaurant that will serve beverages with high alcohol content (2023-3633-ZC).



ZONING STAFF REPORT
2023-3631-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Findings:

6. The applicant submitted a survey, a site plan, a proposed drainage plan, tree survey, and landscape plan. Per Sec. 130-1813, Development Review Procedures, the applicant has also submitted a lighting plan for review.

Highway 21 Street Buffer (South)

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. Calculations will need to be revised since 1 Class A and 1 Class B per every 15 linear feet are proposed to be planted which totals 11 Class A and 22 Class B the requirements are actually 19 Class A and 29 Class B trees.
 - **The Highway 21 Planned Corridor District requires a 50' street buffer starting at the front property line.**
 - **The applicant is requesting a reduction in the 50' and is proposing a 34' street buffer (which the applicant has noted on their plan as a "parking buffer).**
 - **The reason for request to reduce the required front buffer is to "...facilitate a seamless connection with the adjoining property's existing drive by fostering ease of access through a shared parking agreement between the two proprietors."**
 - **A 75' setback from the centerline of the Highway 21 is also required for future lane expansion. Revised site plan shall be submitted showing the required 75 ft. setback from the centerline of the right of way. Buffer must start from the northernmost point of this line running south towards the Highway.**

North Buffer (Rear)

1. A 30' rear yard buffer is required on the north side as the property abuts the residential Timber Branch Subdivision. Per Section 130-1977(f), one hundred percent opaque wood or masonry fence, a minimum of 8 feet high shall be required along the rear property lines when a commercial property abuts a residential property. Revise plan and show required fencing along this property line. In addition, revise calculations for the plantings in this buffer. The requirements are 1 Class A and 1 Class B per every 30 linear feet. Plan shows 1 Class A per every 10 linear feet.
 - **This calculation will require 4 Class A and 4 Class B Trees total in the rear of the property.**

Side Landscape Buffers (East and West)

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:
 - **13 Class A and 13 Class B Trees required on the west buffer and 14 Class A and 14 Class B Trees required on East Buffer. Revise calculation on landscape plan.**

Additional Regulations

1. Per Sec. 130-1813(e)(2), submit the following documentation:
 - a. An illustrative approved drainage plan by the Department of Engineering.
 - **A hydrological analysis has been provided in accordance with Sec. 115-111. 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, revised drainage plan shall be provided to confirm that any changes to elevations do not interfere with both proposed and existing trees within the buffers.**
2. Per Sec. 130-1814(1)(e)(1)(iii)(B), planting areas shall be a minimum of ten percent of the paved parking area. **Applicant will need to revise to show compliance.**



ZONING STAFF REPORT
2023-3631-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. Per Sec. 130-1814(e)(1)(iii), "...the parking area shall be screened from view when the parking area is oriented to the side or front of the structure to reduce visibility of the parking area from the highway using one of the following methods: i) 70 percent sight obscuring screen of living material. ii) 100 percent sight obscuring screen six feet in height of non-living material. iii) Earth berm with a minimum height of three feet.
 - **Parking is oriented to the sides and front of this development. Provide screening.**
4. A lighting plan in accordance with Chapter 130, Article VI, Division 4.
 - **A lighting plan has been submitted; submit revised plan since some of the lighting areas appear to conflict with plantings.**
5. Per Sec 130.1980, revise plan showing the proposed dumpster and required 7' tall opaque fence of wood or masonry.

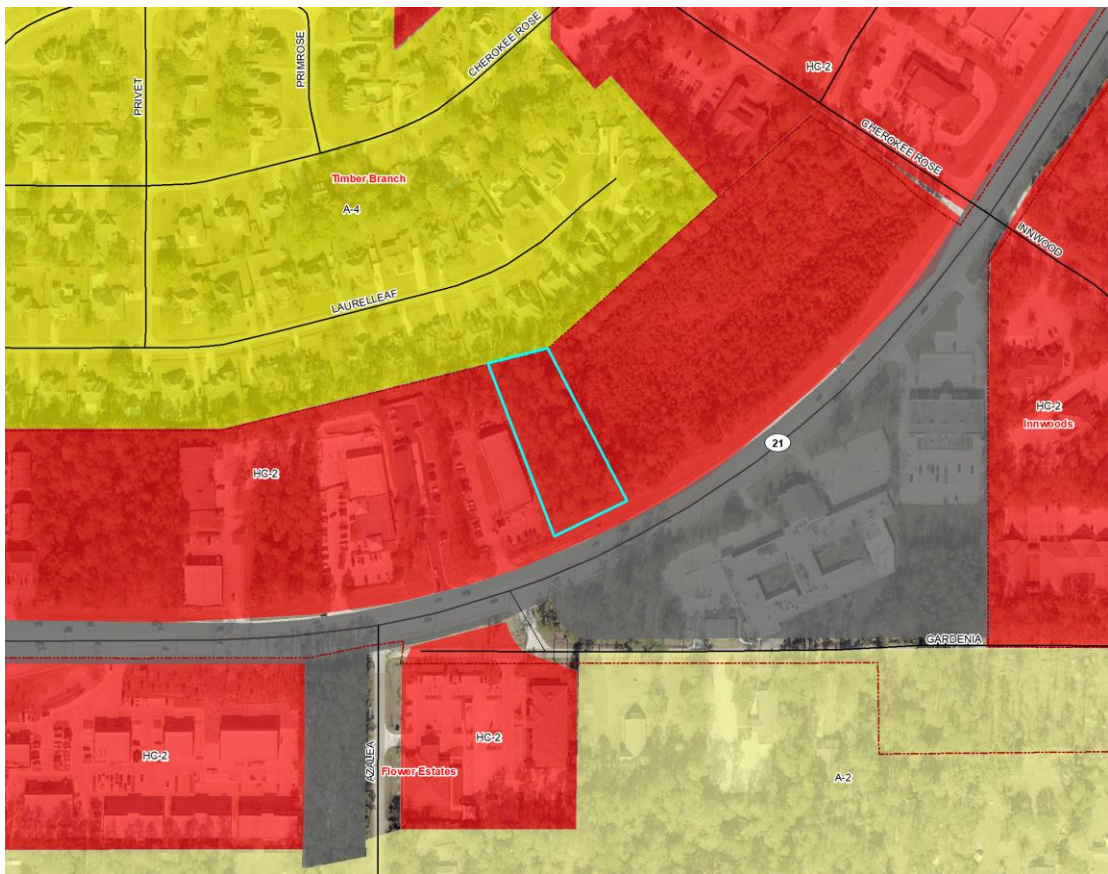
Staff Recommendation:

Comments for this specific development have been sent back to the applicant as of December 15, 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.



2023-3631-PR

A-3

PRIMROSE

A-4

LAURELLEAF

HC-2

HC-2

STARBRUSH

CHEROKEE ROSE

STYLER ST

GARDENIA

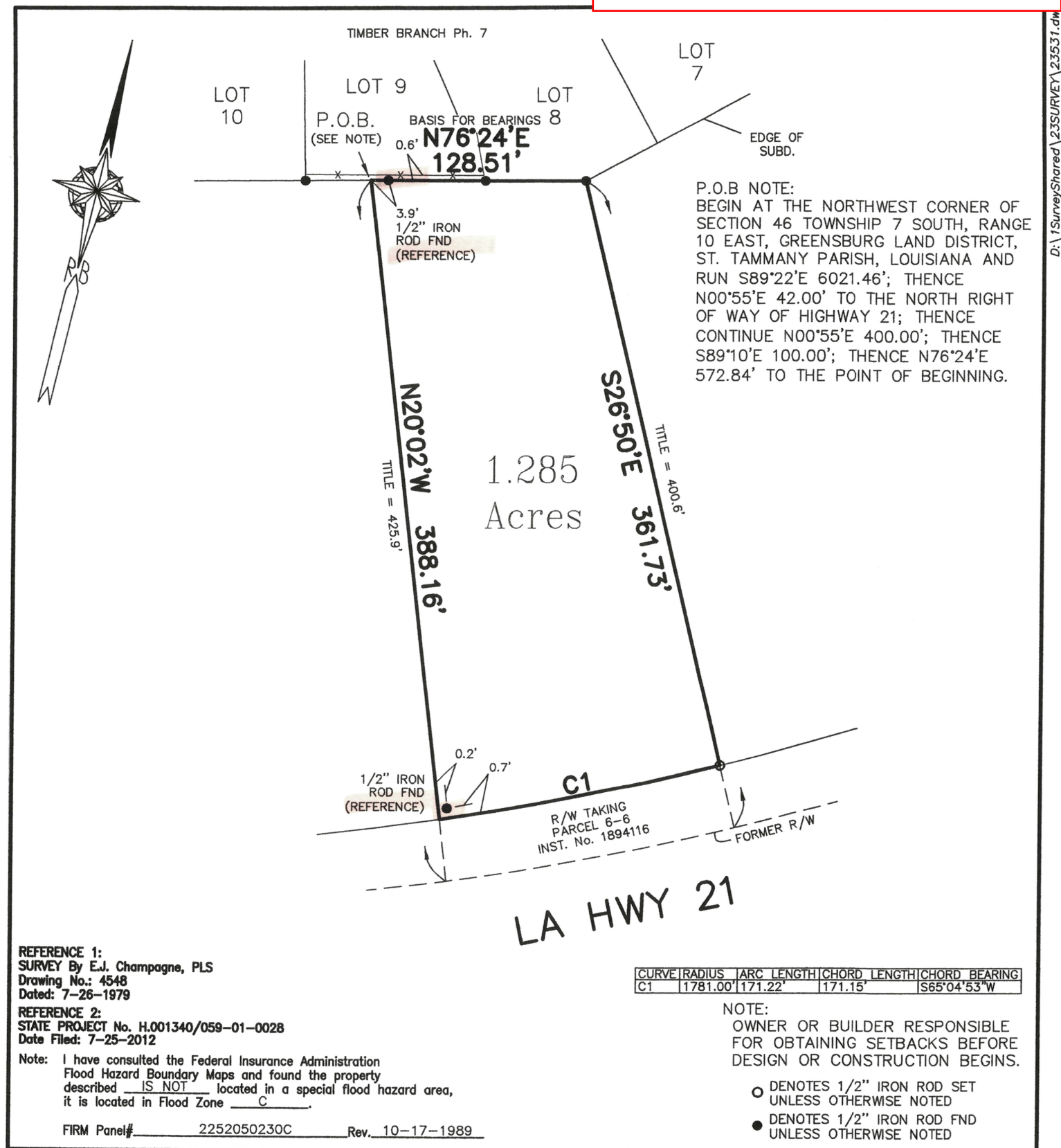
HC-2

AZALEA

HC-2

A-2

DOGWOOD



Survey of
A PARCEL OF GROUND SITUATED IN
SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
KENT DESIGN BUILD

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDALL W. BROWN
REG. NO. 04586
REGISTERED PROFESSIONAL
Randall W. Brown
& Associates, Inc.
Professional Land Surveyors
5228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: OCTOBER 10, 2023
Survey No. 23531
Project No. (CR5) A23531.TXT

Scale: 1" = 80' ±
Drawn By: J.E.D.
Revised:

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

A NEW BUILDING FOR

LA CARRETA RESTAURANT

LA HWY 21
COVINGTON, LA 70433

GA PROJECT NO. 23-36

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISION, ALTERATION & DELETION.

REVISION NO.	DATE	REMARKS

PRELIMINARY

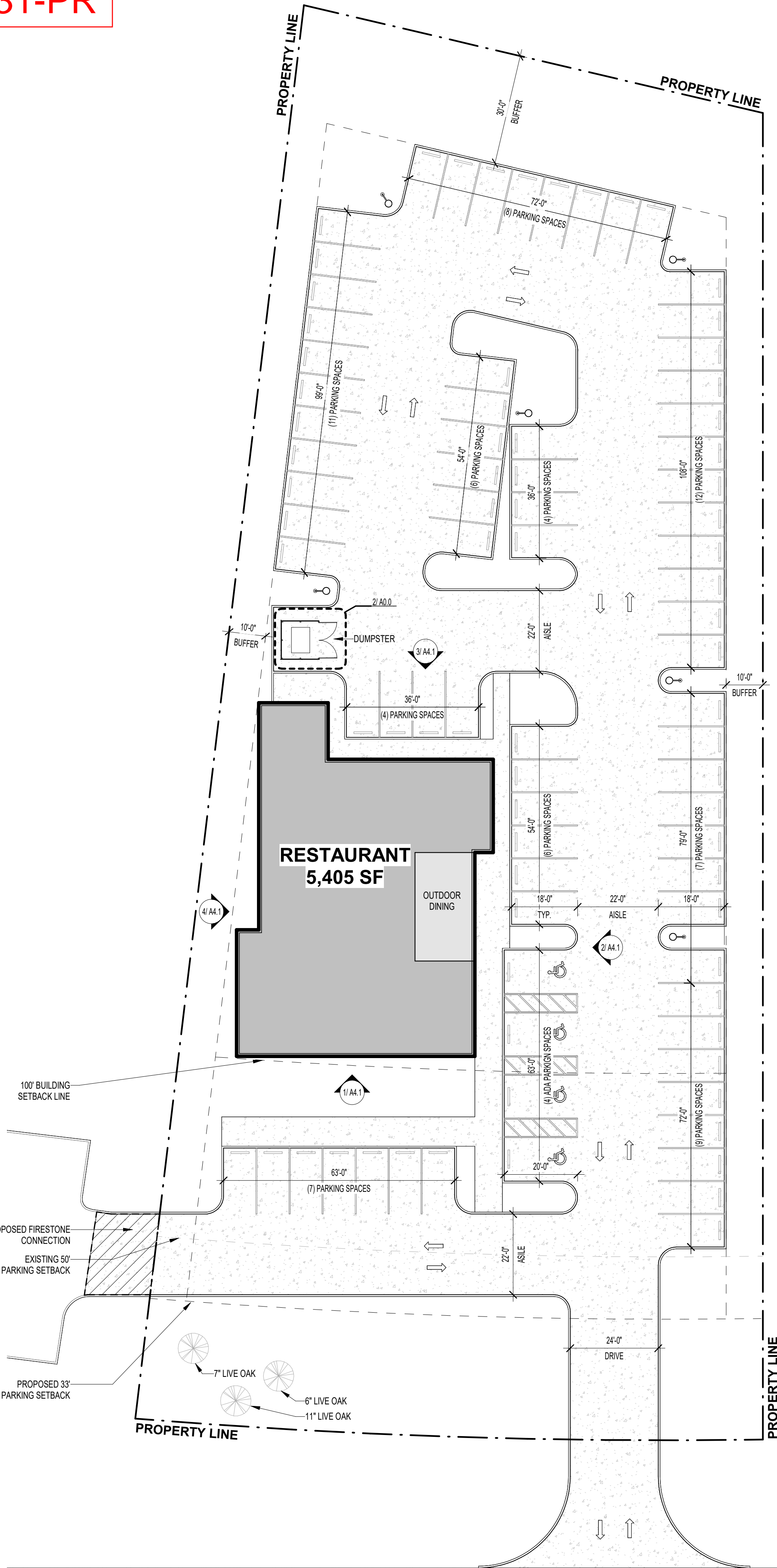
DATE 11/13/2023

DRAWN BY SFB

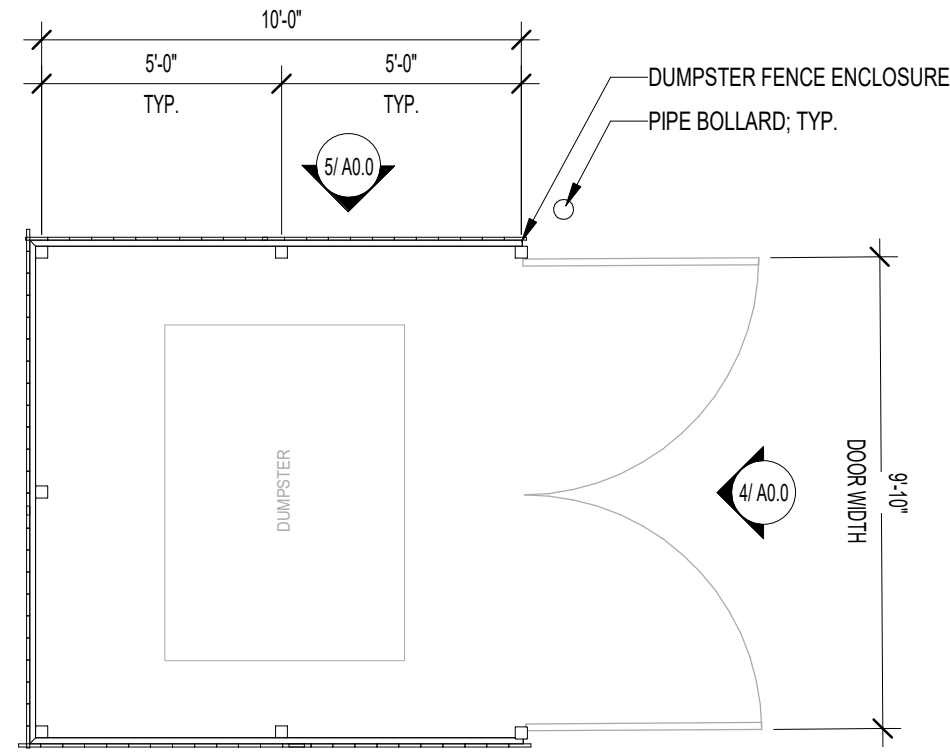
CHECKED BY JOE

SITE PLAN

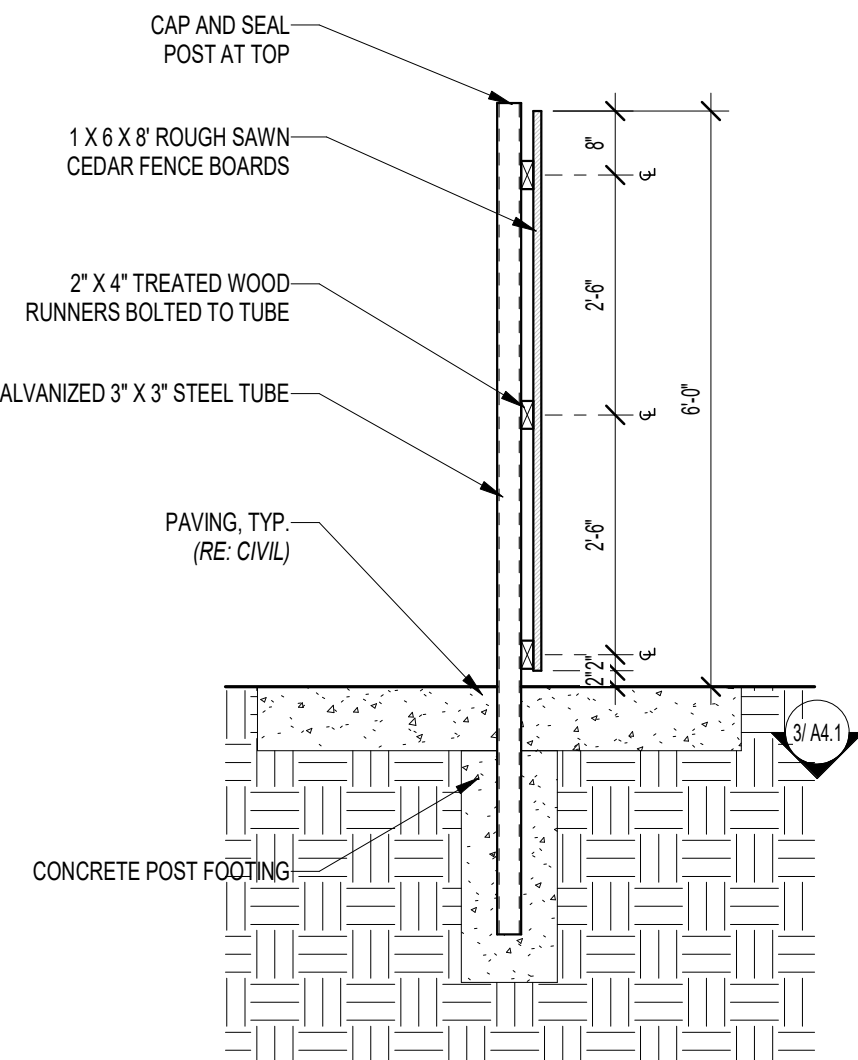
A0.0



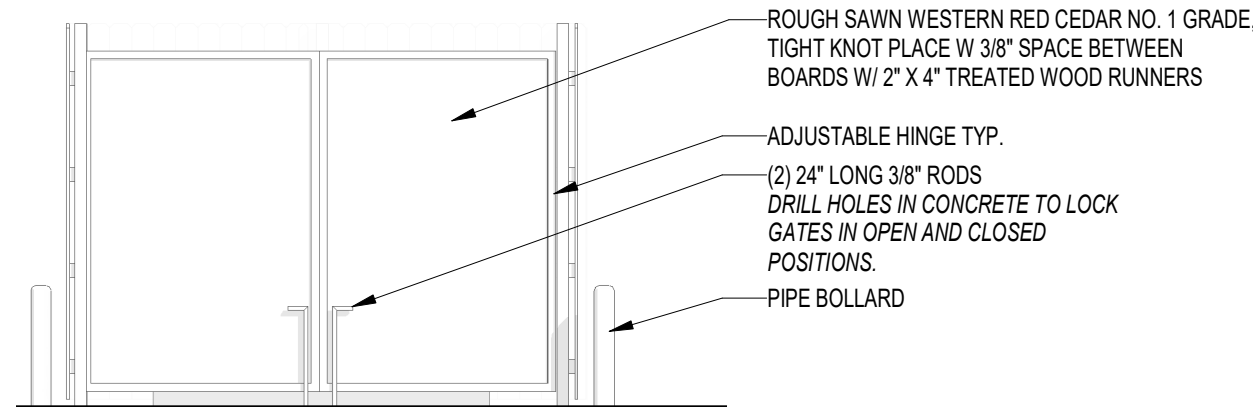
1 SITE PLAN
A0.0 SCALE: 1" = 20'-0"



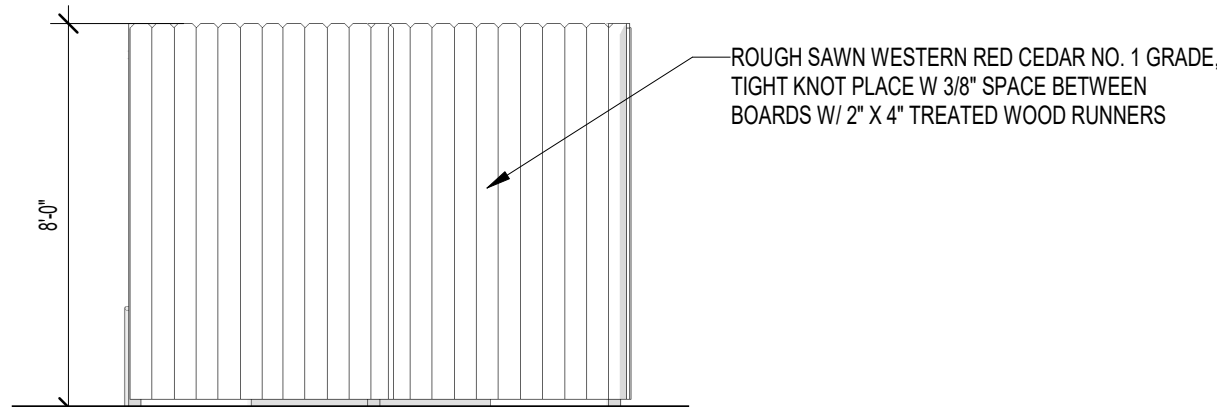
2 ENLARGED PLAN
A0.0 SCALE: 1/4" = 1'-0"



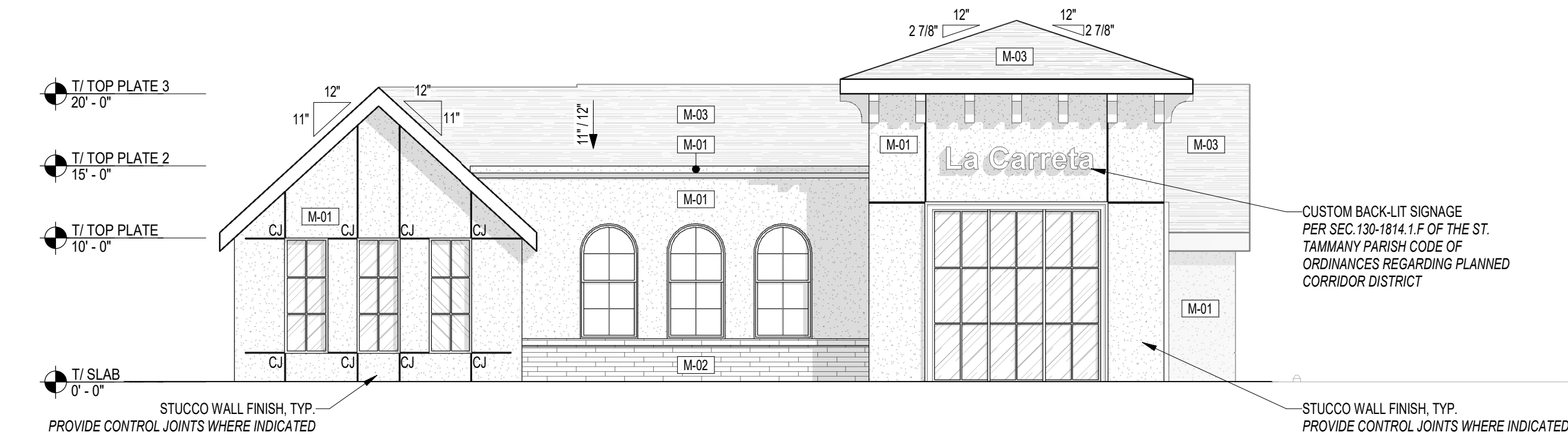
3 DUMSPTER ENCLOSURE - SECTION
A0.0 SCALE: 1/2" = 1'-0"



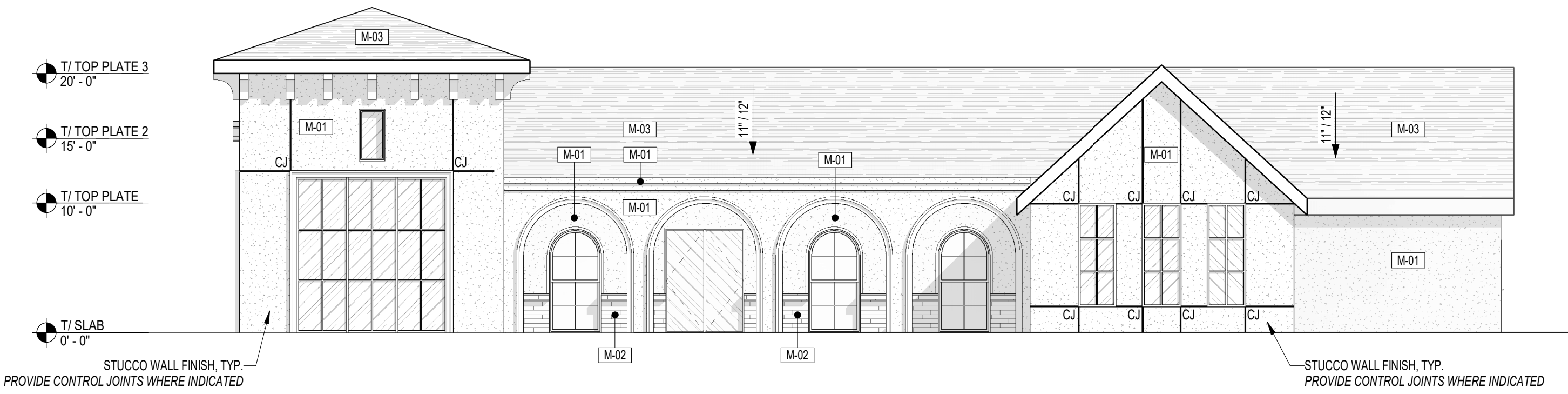
4 DUMPSTER ENCLOSURE - FRONT ELEVATION
A0.0 SCALE: 1/4" = 1'-0"



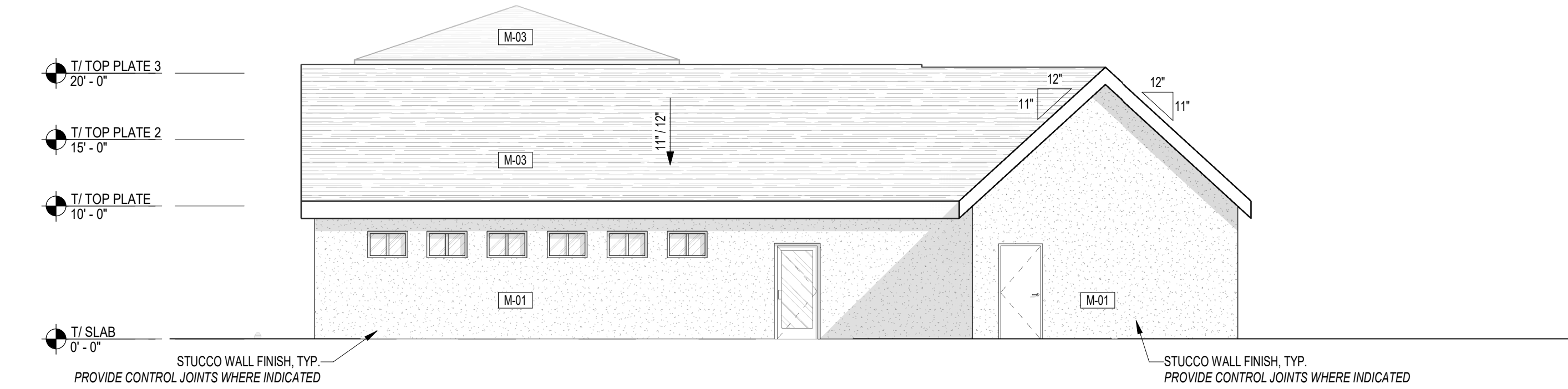
5 DUMPSTER ENCLOSURE - TYP. ELEVATION
A0.0 SCALE: 1/4" = 1'-0"



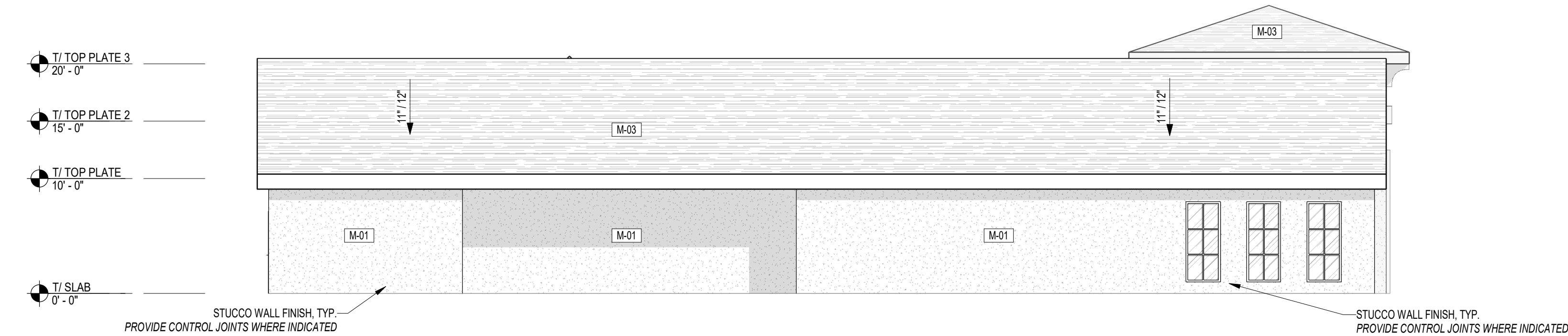
1 BUILDING ELEVATION
A2.2/A4.1 SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



4 BUILDING ELEVATION
A4.1 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL TAG DESCRIPTION		
TAG	DESCRIPTION	REMARKS
M-01	STUCCO	
M-02	STONE VENEER	
M-03	ASPHALT SHINGLES	

A NEW DEVELOPMENT FOR

LA CARRETA
RESTAURANT

LA HWY 21
COVINGTON, LA 70433

GA PROJECT NO. 23-36

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISION, ALTERATION & DELETION.

REVISION NO.	DATE	REMARKS

PRELIMINARY

DATE 11/13/2023

DRAWN BY SFB

CHECKED BY JED

BUILDING ELEVATIONS

A4.1



HIGH TIDE CONSULTANTS LLC

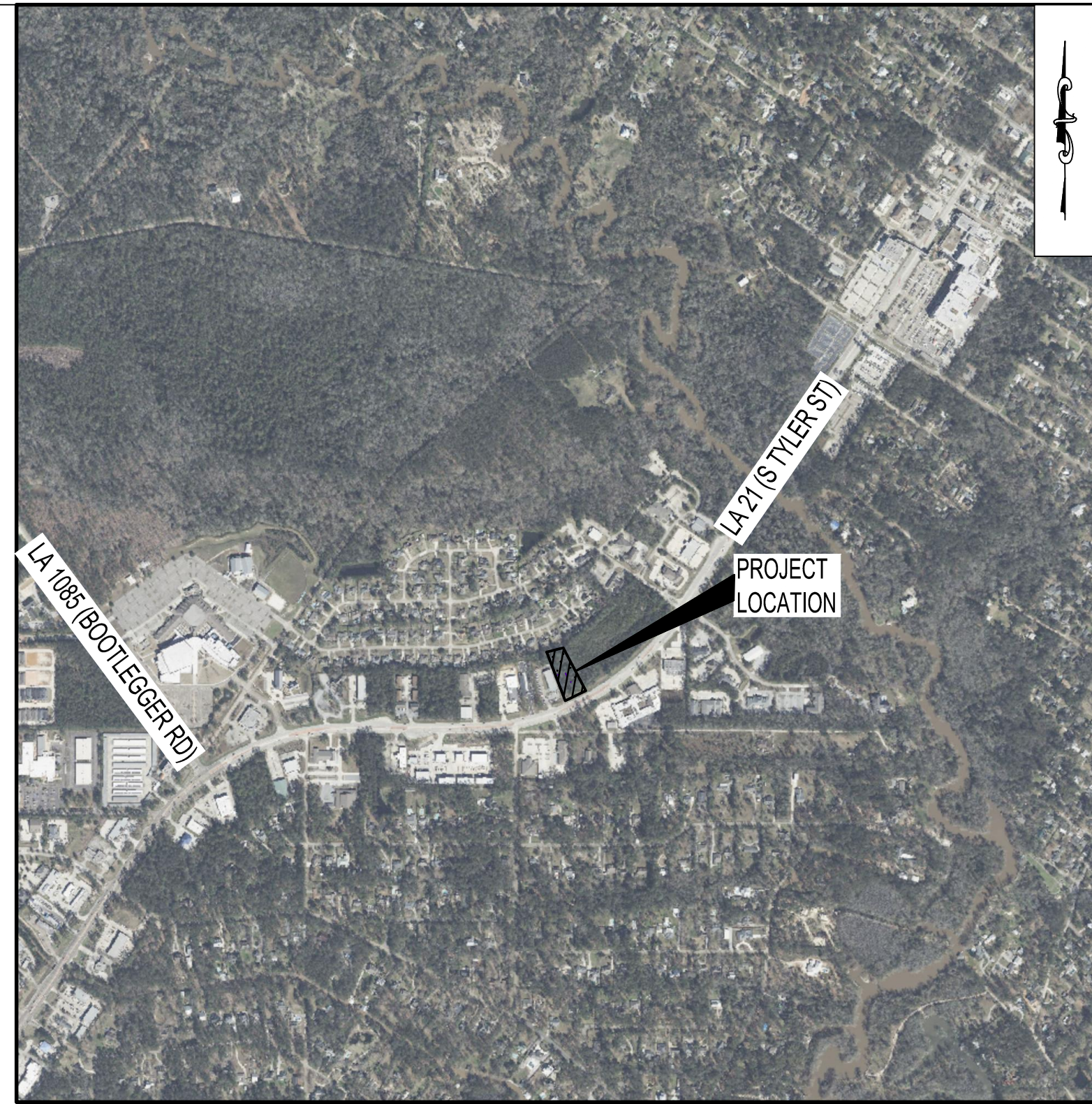
409 W 21ST AVENUE - SUITE B
COVINGTON, LA 70433
www.hightidela.com

HTC PROJECT #23-255

2023-3631-PR

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ST. TAMMANY PARISH REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, OUTDOOR SEATING AREA, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SCOPE AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY RANDALL W. BROWN & ASSOCIATES, INC. (DATED 10/27/2023)
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- EXISTING SITE ZONING IS "HC-2 - HIGHWAY COMMERCIAL."
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION.
- ALL DIMENSIONS TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGED OR ELIMINATED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATIONS SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ANY WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT'S STANDARD DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT STANDARD SPECIFICATIONS (LSR8B).



PROJECT VICINITY MAP

N.T.S.

LEGEND

	PROPERTY LINE		STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING		HEAVY DUTY CONCRETE PAVEMENT
	6" CONCRETE CURB		CONCRETE SIDEWALK
	PARKING COUNT		

REFER TO SURVEY SHEETS FOR
LEGEND OF EXISTING FEATURES.

PARKING ANALYSIS

RESTAURANT AREA +/- 5,405 S.F.

PARKING REQUIRED 78 SPACES

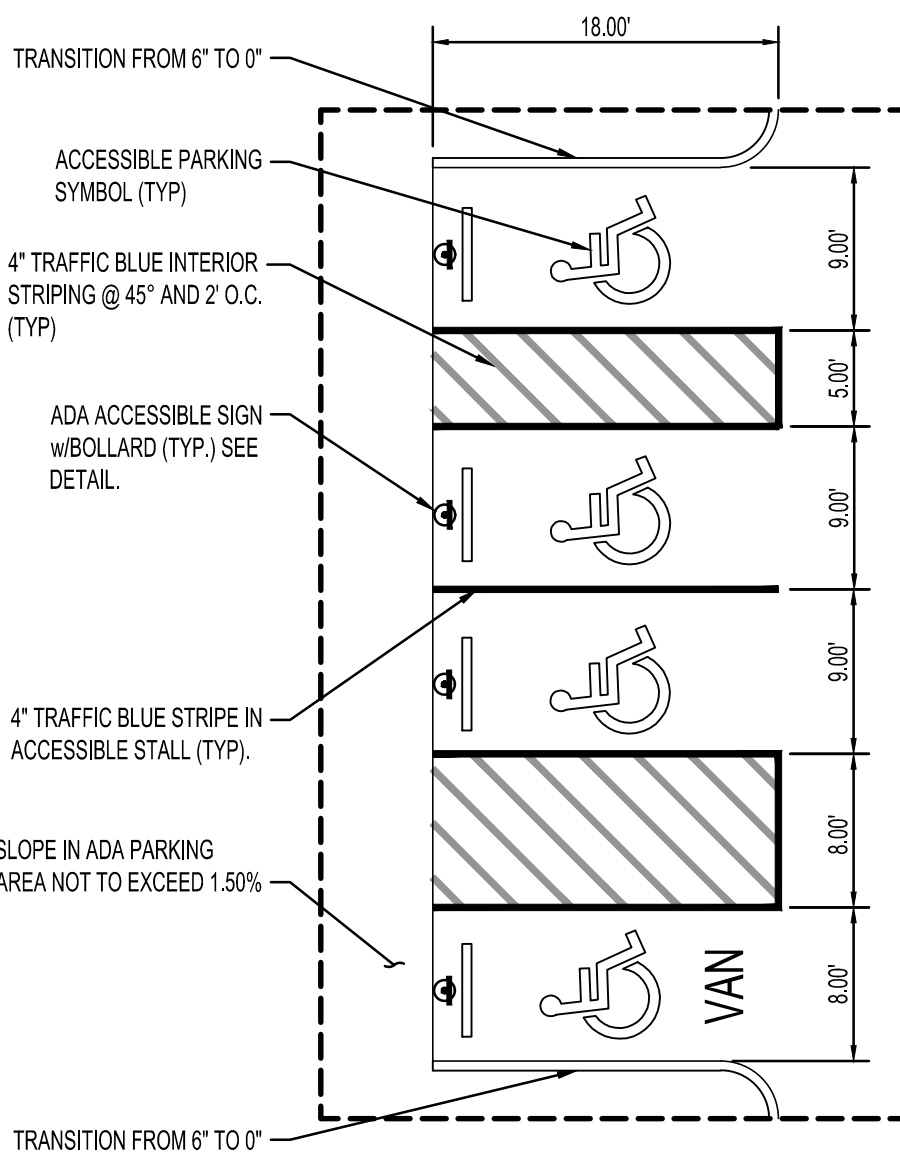
172 OCCUPANTS / 3
20 OCCUPANTS (EMPLOYEES AT MAX. SHIFT)

PARKING PROVIDED 80 SPACES

*REQUIRED: 1 SPACE PER EACH 3 OCCUPANTS AT MAXIMUM OCCUPANCY BASED ON
MAXIMUM OCCUPANT LOAD PLUS ONE SPACE FOR EACH EMPLOYEE AT MAXIMUM SHIFT

ACREAGE ANALYSIS

RESTAURANT LOT +/- 1.28 AC.

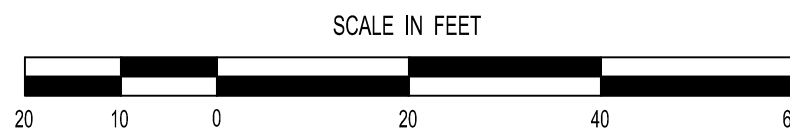


ADA DETAIL

N.T.S.



SITE PLAN



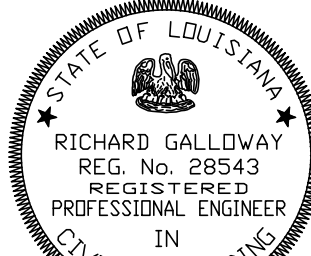
A NEW BUILDING FOR

LA CARRETA RESTAURANT

LA HWY 21,
COVINGTON, LA 70433

RUBIO HOSPITALITY GROUP
108 N CATE STREET
HAMMOND, LA 70401

GA PROJECT NO. 23-36



NOVEMBER 13, 2023

REVISION NO.	DATE	REMARKS

SITE PLAN REVIEW

DATE	11/13/2023
DRAWN BY	KRG
CHECKED BY	RCG
SHEET NAME	



**HIGH TIDE
CONSULTANTS LLC**

409 W 21ST AVENUE - SUITE B
COVINGTON, LA 70433
www.hightidela.com

HTC PROJECT #23-255

2023-3631-PR

ARCHITECTS

404 E GIBSON ST STE 1 | COVINGTON LA

GREENLEAF

GREENLEAFARCH.COM | 985 778 2080

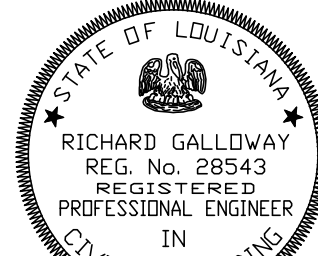
A NEW BUILDING FOR

**LA CARRETA
RESTAURANT**

LA HWY 21,
COVINGTON, LA 70433

RUBIO HOSPITALITY GROUP
108 N CATE STREET
HAMMOND, LA 70401

GA PROJECT NO. 23-36



NOVEMBER 13, 2023

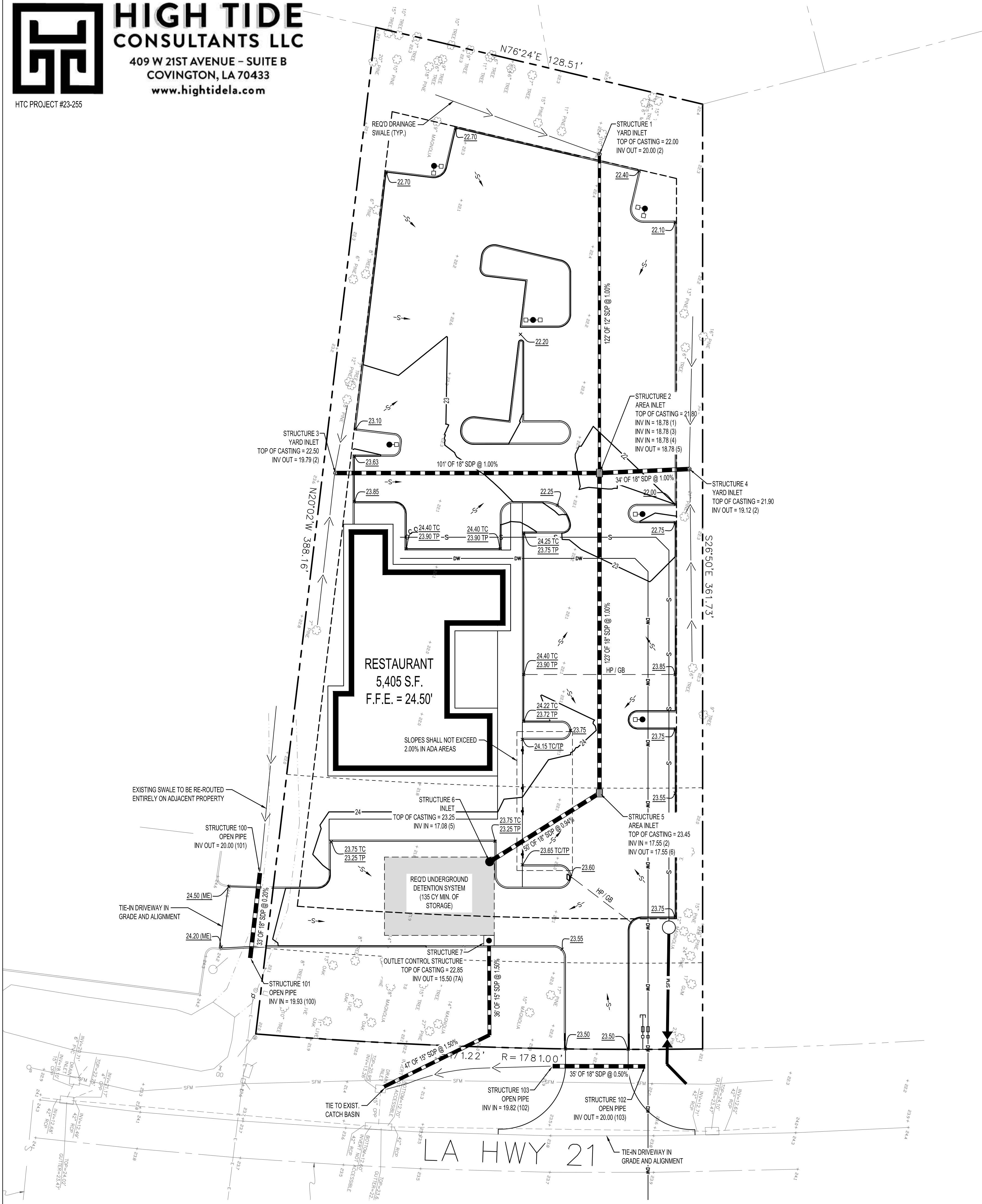
REVISION NO.	DATE	REMARKS

SITE PLAN REVIEW

DATE	11/13/2023
DRAWN BY	KRG
CHECKED BY	RCG
SHEET NAME	

C-2

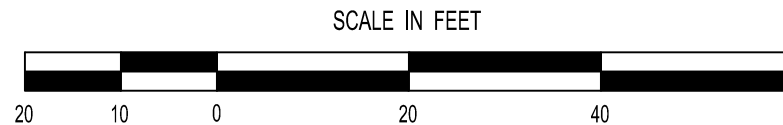
COPYRIGHT 2023, GREENLEAF ARCHITECTS, APAC



LEGEND - PROPOSED IMPROVEMENTS

	PROPERTY LINE		CONTOUR
	PROPOSED BUILDING		DITCH CENTER LINE
	6" CONCRETE CURB		SPOT ELEVATION
	STORM DRAIN PIPE		HIGH POINT / GRADE BREAK
	STORM DRAIN INLET (NYOPLAST IN-LINE DRAIN OR DRAIN BASIN)		SLOPE ARROW
	CB-01		

GRADING PLAN



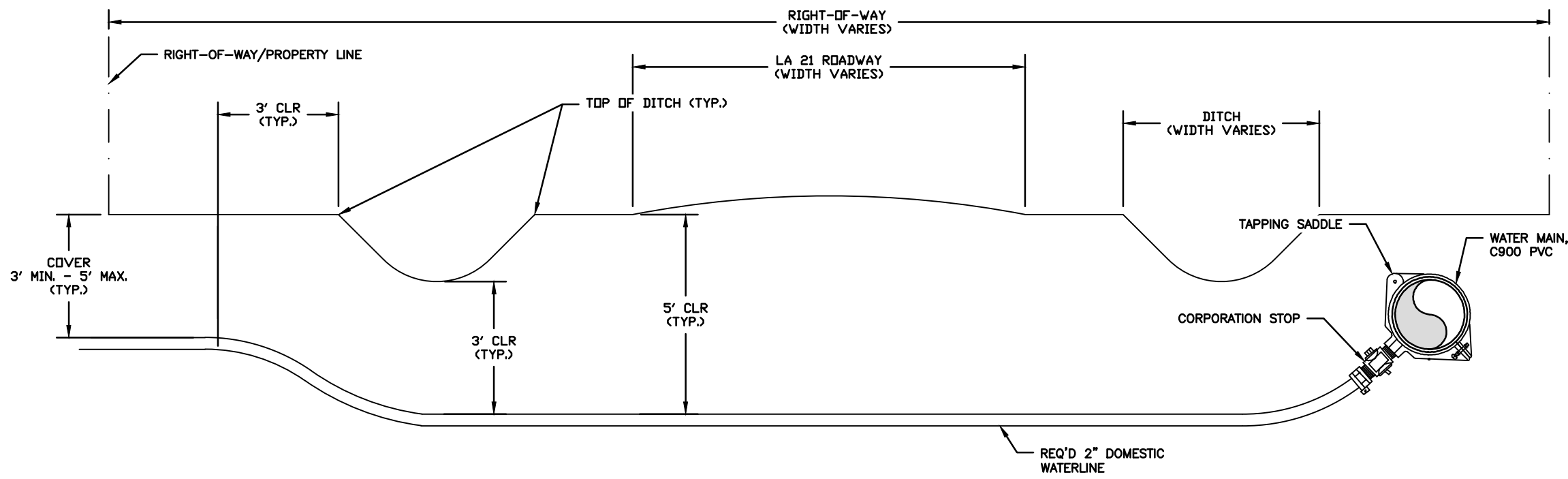


**HIGH TIDE
CONSULTANTS LLC**

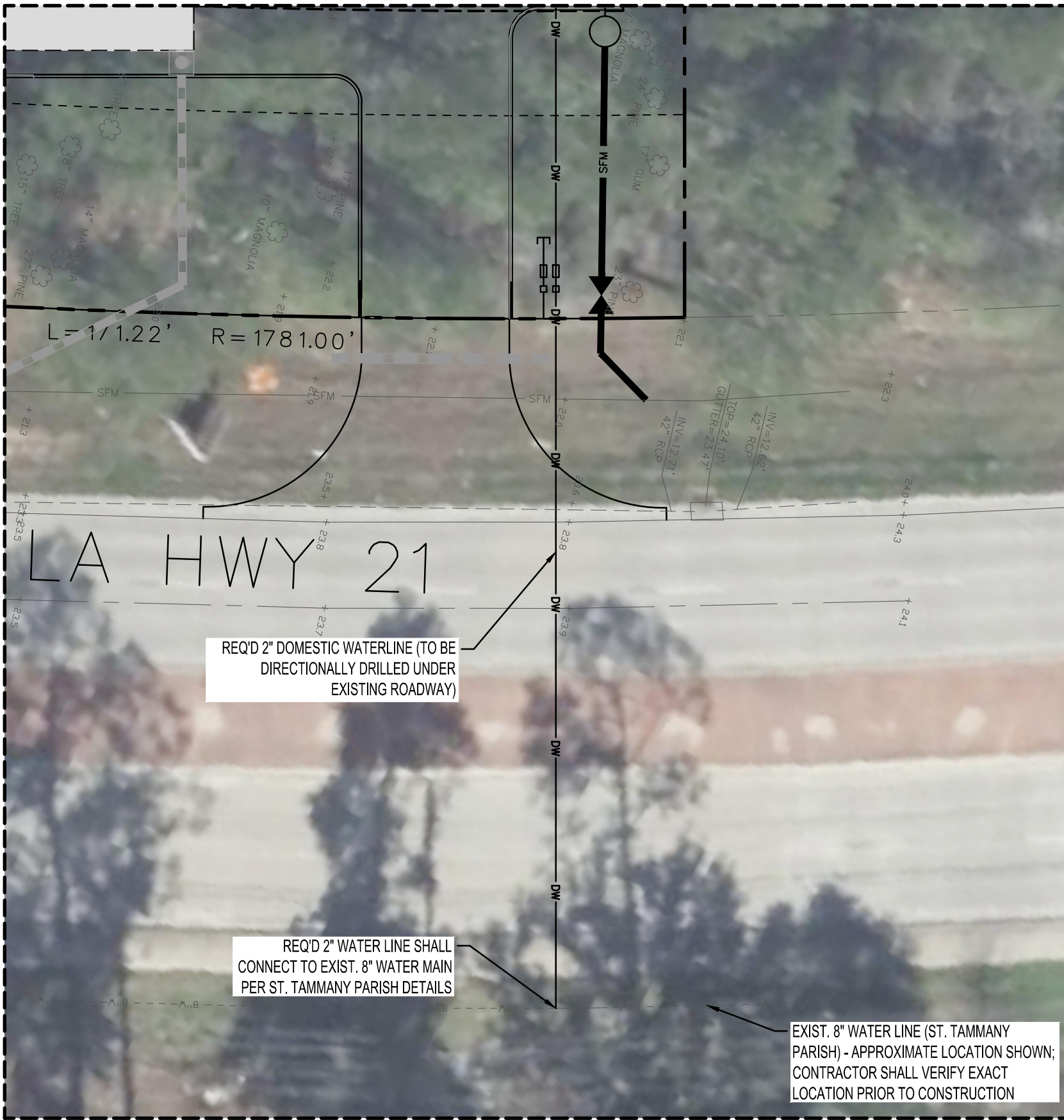
409 W 21ST AVENUE - SUITE B
COVINGTON, LA 70433
www.hightidela.com

HTC PROJECT #23-255

2023-3631-PR



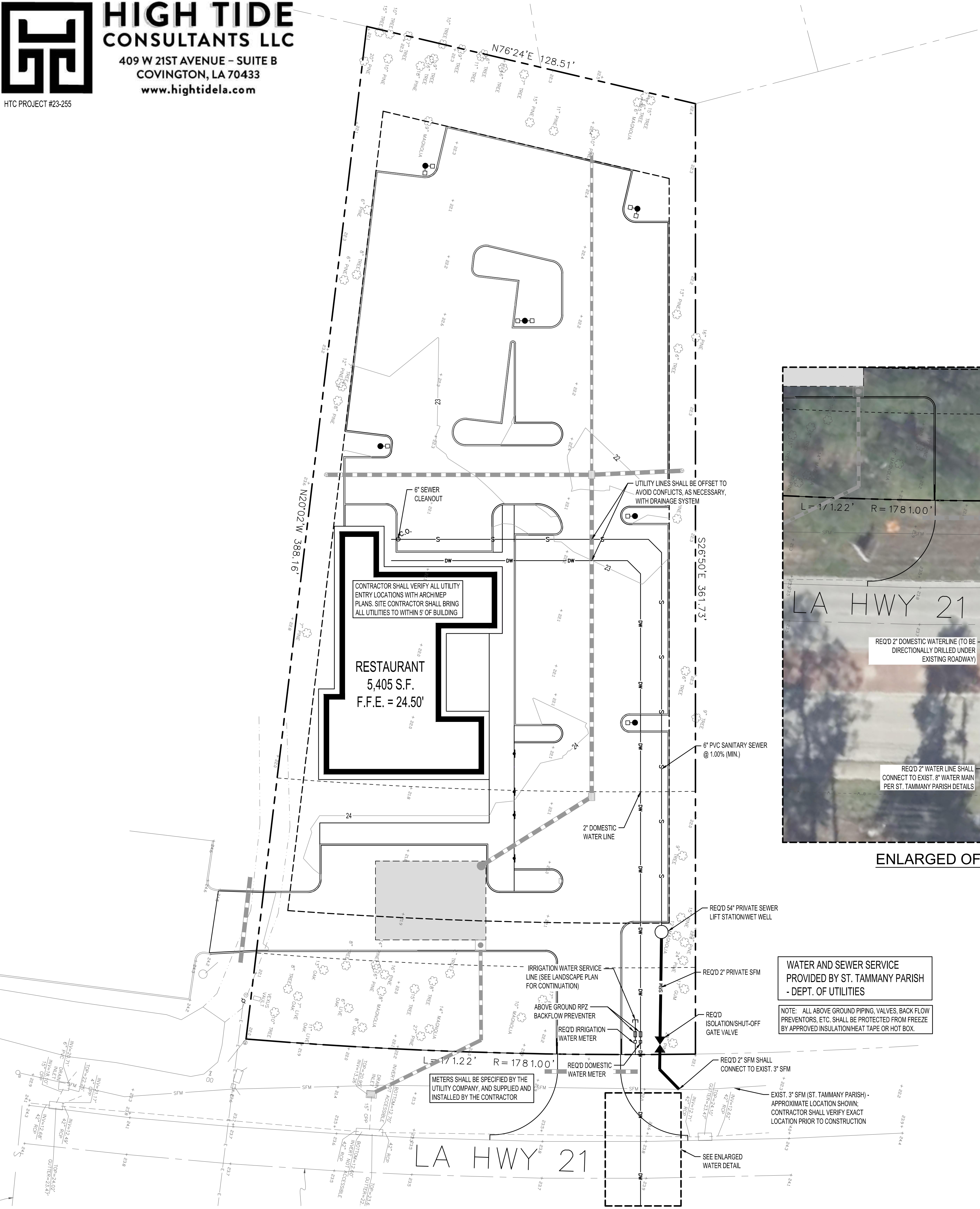
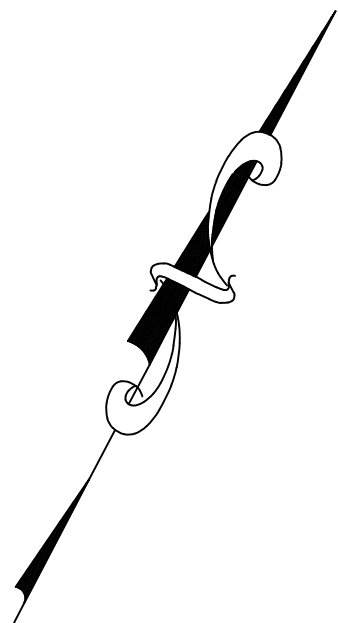
TYPICAL WATERLINE CROSS SECTION
(NOT TO SCALE)



ENLARGED OFFSITE WATER DETAIL
N.T.S.

LEGEND - PROPOSED IMPROVEMENTS

- | | | | |
|--|-----------------------|--|---------------------|
| | PROPERTY LINE | | SANITARY SEWER LINE |
| | PROPOSED BUILDING | | SEWER FORCE MAIN |
| | PIN-ON CURB | | CLEANOUT |
| | STORM DRAIN PIPE | | GATE VALVE |
| | DOMESTIC WATER LINE | | |
| | IRRIGATION WATER LINE | | |



WATER AND SEWER SERVICE
PROVIDED BY ST. TAMMANY PARISH
- DEPT. OF UTILITIES

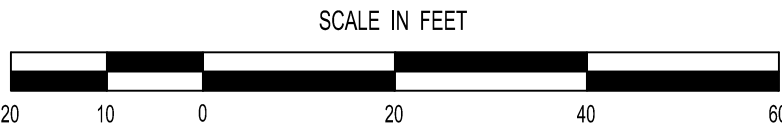
NOTE: ALL ABOVE GROUND PIPING, VALVES, BACK FLOW
PREVENTORS, ETC. SHALL BE PROTECTED FROM FREEZE
BY APPROVED INSULATION/HEAT TAPE OR HOT BOX.

METERS SHALL BE SPECIFIED BY THE
UTILITY COMPANY, AND SUPPLIED AND
INSTALLED BY THE CONTRACTOR

EXIST. 3" SFM (ST. TAMMANY PARISH) -
APPROXIMATE LOCATION SHOWN.
CONTRACTOR SHALL VERIFY EXACT
LOCATION PRIOR TO CONSTRUCTION



UTILITY PLAN



ARCHITECTS
404 E GIBSON ST STE 1 | COVINGTON LA

GREENLEAF
GREENLEAFARCH.COM | 985 778 2080

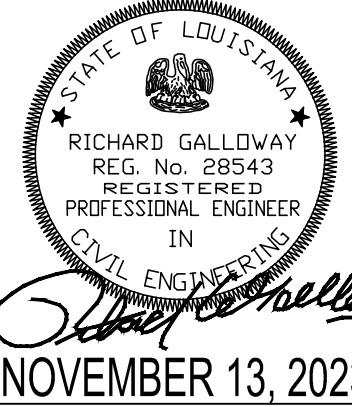
A NEW BUILDING FOR

**LA CARRETA
RESTAURANT**

LA HWY 21,
COVINGTON, LA 70433

RUBIO HOSPITALITY GROUP
108 N CATE STREET
HAMMOND, LA 70401

GA PROJECT NO. 23-36



REVISION NO.	DATE	REMARKS

SITE PLAN REVIEW

DATE	11/13/2023
DRAWN BY	KRG
CHECKED BY	RCG
SHEET NAME	

C-3

2023-3631-PR

LANDSCAPE INFORMATION:

THIS DRAWING IS FOR CITY OF COVINGTON CORRIDOR DISTRICT LANDSCAPE CODE COMPLIANCE ONLY.

STREET PLANTING AREA :

LA HWY 21 (171.22')
25' STREET PLANTING WIDTH
[1] CLASS "A" PER 15 LINEAR FEET OF STREET PLANTING AREA
[2] CLASS "B" PER 15 LINEAR FEET OF STREET PLANTING AREA

REQUIRED:
171.22 / 15 = [11] CLASS "A" TREES & [22] CLASS "B" TREES REQUIRED

PROVIDED:
[15] EXISTING CLASS "A" TREES TO REMAIN
[6] EXISTING CLASS "B" TREES TO REMAIN
[16] CLASS "B" TREES

EAST BUFFER (361.73'):

[1] CLASS "A" PER 40 LINEAR FEET OF STREET PLANTING AREA
[2] CLASS "B" PER 40 LINEAR FEET OF STREET PLANTING AREA

REQUIRED:
361.73 / 40 = [9] CLASS "A" TREES & [18] CLASS "B" TREES REQUIRED

PROVIDED:
[11] EXISTING CLASS "A" TREES TO REMAIN
[18] CLASS "B" TREES

WEST BUFFER (388.16'):

[1] CLASS "A" PER 40 LINEAR FEET OF STREET PLANTING AREA
[2] CLASS "B" PER 40 LINEAR FEET OF STREET PLANTING AREA

REQUIRED:
388.16 / 40 = [10] CLASS "A" TREES & [20] CLASS "B" TREES REQUIRED

PROVIDED:
[9] EXISTING CLASS "A" TREES TO REMAIN
[1] CLASS "A" TREE
[20] CLASS "B" TREES

NORTH BUFFER (128.51'):

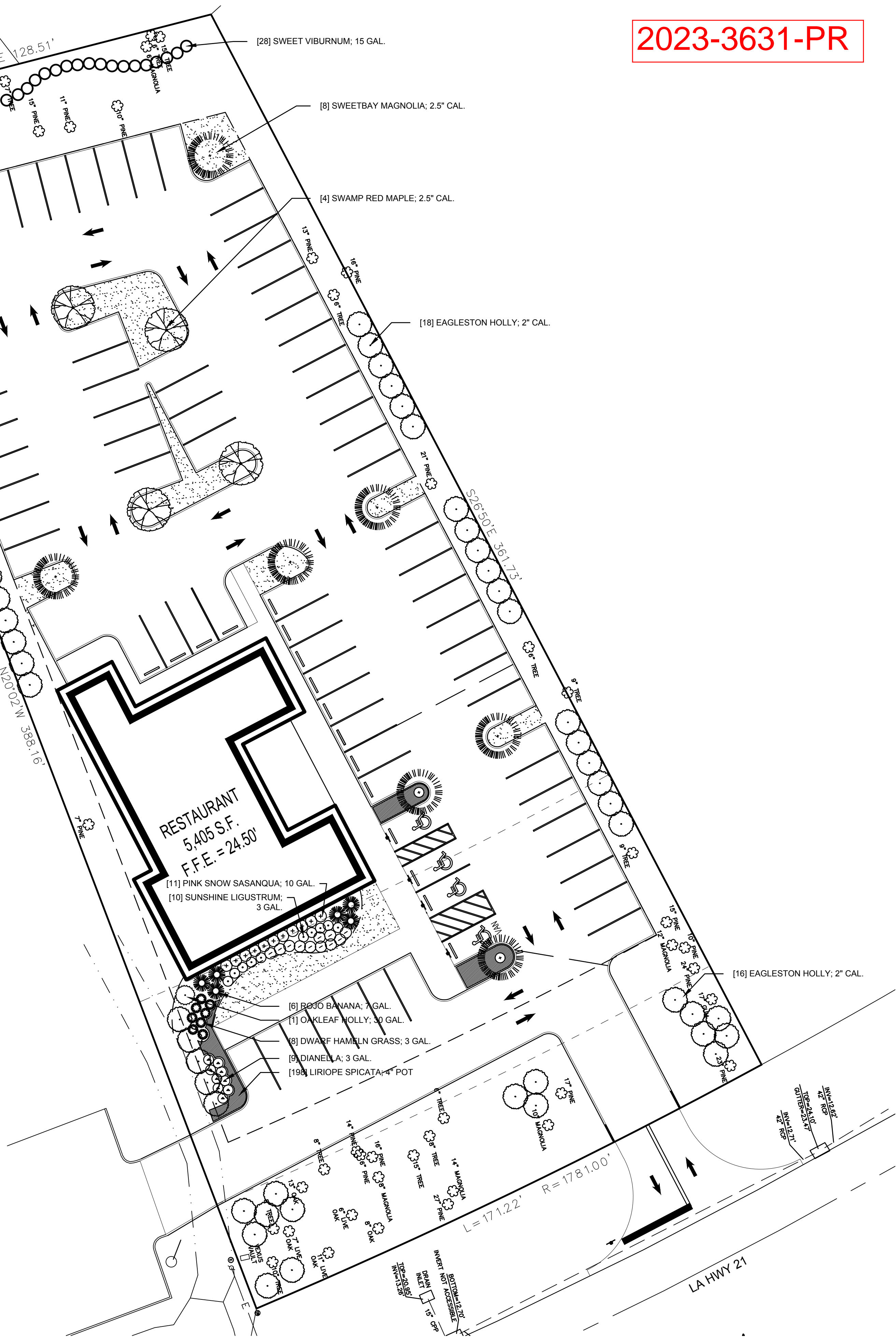
[1] CLASS "A" PER 10 LINEAR FEET OF STREET PLANTING AREA
70% SIGHT OBSCURING SCREEN OF LIVING MATERIAL

REQUIRED:
128.51 / 10 = [13] CLASS "A" TREES

PROVIDED:
[18] EXISTING CLASS "A" TREES TO REMAIN
[] SWEET VIBURNUM (VEGETATIVE SCREEN)

ORDINANCE PLANT SCHEDULE				
	Qty.	Scientific Name	Common Name	size
	4	<i>Acer rubrum</i>	Swamp Red Maple	2.5" cal., 10-12' ht. min.
	9	<i>Magnolia virginiana</i>	Sweetbay Magnolia	2.5" cal., 10-12' ht. min.
	51	<i>Ilex x attenuata 'Eagleston'</i>	Eagleston Holly	2" cal., 8-10' ht. min.
	3	<i>Betula nigra</i>	River Birch	2" cal., 8-10' ht. min.
	28	<i>Viburnum odoratissimum</i>	Sweet Viburnum	15 gal.

BUILDING PLANT SCHEDULE				
	Qty.	Scientific Name	Common Name	size
	10	<i>Ligustrum sinense 'Sunshine'</i>	Sunshine Ligustrum	3 gal.
	540	<i>Liriope spicata</i>	Liriope	4" pot @ 9" o.c.
	9	<i>Dianella tasmanica</i>	Dianella	3 gal.
	11	<i>Camellia sasanqua 'Pink Snow'</i>	Pink Snow Sasanqua	10 gal.
	6	<i>Musa zebrina</i>	Rojo Banana	7 gal.
	8	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Hameln Grass	3 gal.
	1	<i>Ilex x 'Oakleaf'</i>	Oakleaf Holly	30 gal.
	11	<i>Juniperus chinensis 'Parsonii'</i>	Parson's Juniper	3 gal.



LA HWY 21
COVINGTON, LA.

CARRETA'S
RESTAURANT

REVISIONS

SEAL



DRAWN BY : MR

SHEET NUMBER

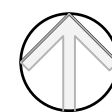
PL-1

LANDSCAPE PLAN

PERMIT SET | 11.10.23

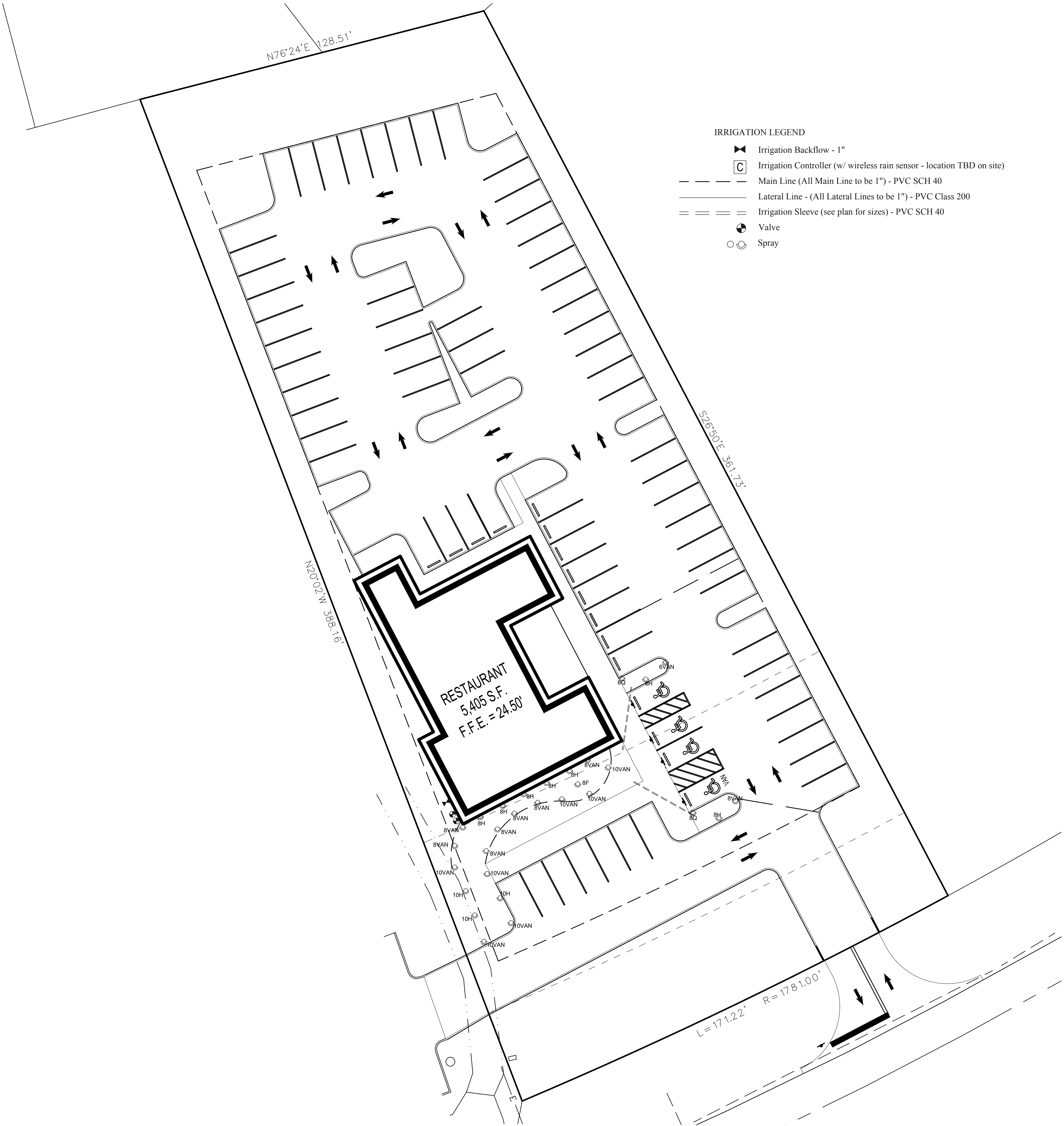
A LANDSCAPE PLAN

SCALE: 1"=20'-0"



2023-3631-PR

A IRRIGATION PLAN



LA HWY 21
COVINGTON, LA.

CARRETA'S RESTAURANT

REVISIONS

SEAL



DRAWN BY : MR

SHEET NUMBER

IR-1

IRRIGATION PLAN

PERMIT SET | 11.10.23