

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MAY 7, 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 Tuesday, May 7, 2024. If you are unable to attend the meeting in person, the meeting will be aired live on our government access channel STPG-TV.

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 APRIL 2, 2024 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. 2022-3163-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcels located on the north side of Haas Road, the west side of 3rd Street, the south side of 2nd Avenue, and the east side of the unopened row of 4th Street; Slidell; S23, T8S, R14E; Ward 8, District 14
Acres: 1.544 acres
Petitioner: Chris Pomes
Owner: Pomes Seafood, LLC – Chris Pomes
Council District: 14

POSTPONED INDEFINITELY FROM THE MARCH 7, 2024 MEETING

2. 2024-3737-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Location: Parcel located on the north east corner of Maple Street and Oscar Street, being 65398 Maple Street, Mandeville; S5, T8S, R12E; Ward 4, District 7
Acres: 1.74 acres
Petitioner: Carolyn Delatte
Owner: Carolyn Delatte
Council District: 7

AGENDA
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- 3. 2024-3746-ZC**
Existing Zoning: A-1 (Suburban District), RO (Rural Overlay), MHO (Manufactured Housing Overlay)
Proposed Zoning: A-1A (Suburban District), RO (Rural Overlay), MHO (Manufactured Housing Overlay)
Location: Parcel located at the end of Fauntleroy Road, west of LA Highway 1083, being 24093 Fauntleroy Road, Bush; S21, T5S, R12E; Ward 5, District 6
Acres: 6.738 acres
Petitioner: Madelyn Hughes
Owner: Melissa Hughes
Council District: 6
- 4. 2024-3757-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) and RO (Rural Overlay)
Location: Parcel located on the northwest corner of Boyd Road and Morgan Road, being 13001 Boyd Road, Covington; S38, T6S, R10E; Ward 1, District 3
Acres: 1.15 acres
Petitioner: Emile and Colleen Breaux
Owner: Emile and Colleen Breaux
Council District: 3
- 5. 2024-3759-ZC**
Existing Zoning: I-1 (Industrial District) and HC-2 (Highway Commercial District)
Proposed Zoning: A-7 (Multiple-Family Residential District)
Location: Parcel located on the west side of LA Highway 25, south of Laborde Parkway, Covington; S20, T6S, R11E; Ward 3, District 3
Acres: 8.62 acres
Petitioner: CST Land Developers, LLC – Tom Delahaye
Owner: RJL Investments, LLC
Council District: 3
- 6. ZC83-07-076A**
Major Amendment to the PUD Planned Unit Development Overlay
Location: Subdivision located on the south side of Louisiana Highway 433, west of US Highway 90, and north of Lake Pontchartrain; Slidell; S37, T10S, R15E; Ward 8, District 13
Acres: 187.028 acres
Petitioner: Paul Mayronne
Owner: Succession of Frederick J. Sigur – Frederick Sigur, Jr.
Council District: 13
- 7. 2024-3765-ZC**
Existing Zoning: A-1 (Suburban District) and RO Rural Overlay
Proposed Zoning: A-1 (Suburban District), RO Rural Overlay and MHO (Manufactured Housing Overlay)
Location: Parcel located on the west side of Isabel Swamp Road, north of LA Highway 40, Bush; S50, T5S, R12E; Ward 2, District 6
Acres: 1 acre
Petitioner: David and Tracy Whittaker
Owner: David and Tracy Whittaker
Council District: 6

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MANDEVILLE, LOUISIANA

8. 2024-3770-ZC

Existing Zoning: N/A
Proposed Zoning: HC-2 Highway Commercial District
Location: Parcel located on the west side of Interstate 59 and on the south side of Honey Island Swamp Road, Pearl River; S38, T7S, R15E; Ward 6, District 9

Acres: 29.4559 acres
Petitioner: St. Tammany Parish Government
Owner: Amy Fisher Barber and Kelley R. Barber

9. 2016-149-ZC

Major Amendment to the Deer Crossing Planned Unit Development (PUD)
Location: Subdivision located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road, Madisonville; S4, T7S, R10E; Ward 1, District 4

Acres: 23.28 acres
Petitioner: Paul Mayronne
Owner: Deer Crossing, LLC
Council District: 4

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH ZONING COMMISSION MEETING
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MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, April 2, 2024.

ROLL CALL

Present: Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Arcemont, Truxillo

Absent: Seeger, Accardo

STAFF PRESENT: Helen Lambert, Erin Cook, Emily Couvillon, Diana Velez, Mitchell Kogan

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 – Crawford

PLEDGE OF ALLEGIANCE – Narcisse

ELECTION OF OFFICERS – Postponed

APPROVAL OF THE MARCH 5, 2024 MINUTES

Truxillo made a motion to approve the minutes as written; second by Crawford

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

NAY:

ABSTAIN:

The motion to approve the minutes as written carried.

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. 2024-3700-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-2 (Suburban District)
Location:	Parcel located on the southeast corner of House Creek Road and Martha Sharp Road, Bush; S6, T5S, R12E; Ward 2, District 6
Acres:	2 acres
Petitioner:	Gwendolyn Richoux
Owner:	Derrick Sharp and Gwendolyn Richoux
Council District:	6

- Gwendolyn Richoux came to the podium to speak in favor of this request

McInnis moved to approve; Crawford seconded.

YEA: Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Arcemont, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

MINUTES

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

2. **2024-3710-ZC**

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the south side of Ben Thomas Road, west of US Highway 11, Slidell; S34, T8S, R14E; Ward 9, District 14
Acres: 2.726 acres
Petitioner: Vincent Ebeier
Owner: VJ Calico Enterprises, LLC - Vincent Ebeier
Council District: 14

- Vincent Ebeier came to the podium to speak in favor of this request
- Cutine and Metria Pittman spoke against this request/had questions

Truxillo moved to approve; Gaines seconded.

YEA: Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Arcemont, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

3. **2024-3717-ZC**

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of Louisiana Highway 36, east of Wilkinson Street, west of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2
Acres: .832 acres
Petitioner: Lange Gambel
Owner: Highway 36 Properties, LLC - Lange Gambel
Council District: 2

- Lange Gambel came to the podium to speak in favor of this request.

Horne moved to approve; Gaines seconded.

YEA: Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Arcemont, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

4. **2024-3721-ZC**

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel located west side of LA Highway 59, North of Prats Road, Abita Springs; S25, T6S, R11E; Ward 10, District 6
Acres: 13.25 acres
Petitioner: Melissa and Scott Crawford
Owner: Melissa and Scott Crawford
Council District: 6

- Melissa and Scott Crawford came to the podium to speak in favor of this request.

Crawford moved to approve; Gaines seconded.

YEA: Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Arcemont, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

MINUTES

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MANDEVILLE, LOUISIANA

5. **2024-3724-ZC**

Existing Zoning: A-1 (Suburban District) and RO (Rural Overlay)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the northwest corner of LA Highway 25 & Thompson Road, Folsom; S36, T5S, R10E; Ward 2, District 3

Acres: 1 acre
Petitioner: John Stephens
Owner: Graham Business Properties LLC - Jeremy Graham
Council District: 3

- John Stephens came to the podium to speak in favor of this request.

McInnis moved to approve; Gaines seconded.

YEA: Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Arcemont, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

6. **2024-3725-ZC**

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Jones Road, east of Tantela Ranch Road, Covington; S38, T6S, R10E; Ward 1, District 3

Acres: .919 acres
Petitioner: Justin D. Sbisa
Owner: Justin D. Sbisa
Council District: 3

- Justin Sbisa came to the podium to speak in favor of this request.

McInnis moved to approve; Gaines seconded.

YEA: Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Arcemont, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

7. **2024-3726-ZC**

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-5 (Retail and Service District)
Location: Parcel located on the north side of US Highway 190, south of Sherwood Drive, being Lot 51, Square 7, Cypress Park Subdivision, Lacombe; S33, T8S, R13E; Ward 7, District 7

Acres: .191 acres
Petitioner: Wendy and Glynn Hinton
Owner: Wendy and Glynn Hinton
Council District: 7

- Wendy and Glynn Hinton came to the podium to speak in favor of this request.
- Andrew Peffley spoke against this request.

Narcisse moved to approve; Troncoso seconded.

YEA: Doherty, Crawford, Narcisse, Troncoso, McInnis, Gaines, Horne, Arcemont, Truxillo

NAY: Hernandez

ABSTAIN: Crawford

The motion to approve carried.

MINUTES

ST. TAMMANY PARISH ZONING COMMISSION MEETING

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KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

8. 2024-3732-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 south side of Gardenia Street, east of Spruce Street, and west of Nursery Street, being Lot 18, Square 12, Abita Nursery Subdivision, Abita Springs; S36, T6S, R11E; Ward 3, District 2
Acres: .16 acres
Petitioner: Gadreona Dunnaway
Owner: Gadreona Dunnaway
Council District: 2

- Gadreona Dunnaway came to the podium to speak in favor of this request.

McInnis moved to approve; Gaines seconded.

YEA: Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines, Horne, Arcemont, Truxillo

NAY:

ABSTAIN:

The motion to approve carried.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT



ZONING STAFF REPORT
2022-3163-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: Parcels located on the north side of Haas Road, the west side of 3rd Street, the south side of 2nd Avenue, and the east side of the unopened row of 4th Street; Slidell; S23, T8S, R14E; Ward 8, District 14
Council District: 14

Owner: Chris Pomes **Posted:** April 26, 2024

Applicant: Pomes Seafood, LLC – Chris Pomes **Commission Hearing:** May 7, 2024

Size: 1.544 acres **Determination:** Postponed indefinitely on March 7, 2023



Current Zoning

A-4 Single-Family Residential District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Residential: Medium Intensity

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage: Yes

FINDINGS

- 1. The 1.544-acre property consists of 13 vacant lots within the Alton Subdivision presently zoned A-4 Single-Family Residential District.

Zoning History

- 2. The subject property is currently known as Square 48, Alton Subdivision, as listed on the attached recorded plat. The lots on this property have never been developed since the subdivision was established.
- 3. Table 1: Zoning history of Subject Lot(s)

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

Site and Structure Provisions

- 4. Table 2: Dimensional Standards

Zoning	Density	Lot Width
A-4 Single-Family Residential District	4 dwelling units per acre	90 ft.
HC-2 Highway Commercial District	Max. building size of 40,000 sqft	Minimum lot size of 20,000 sqft

- 5. The HC-2 Highway Commercial District requires a minimum buildable area of 20,000 square feet in order to accommodate all requirements of the district including landscaping, parking, and drainage.
- 6. The property presently consists of 1.544 acres split between multiple lots of record. As such, the applicant will also have to apply for the minor resubdivision of lots 1-13 in order to create a single development site.



Compatibility or Suitability with Adjacent Area

7. Table 3: Surrounding Land Use and Zoning

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

- 8. The subject property abuts residential property on to the north, east and west (Developed portion of Alton Subdivision across Highway 11), as well as an industrial complex/shipping facility to the south.
- 9. Per the petitioner’s application, the request of the zoning change is to be able to obtain permits to construct a commercial trucking company on the site. If approved for the rezoning, the applicant will have to comply with all landscaping, drainage, signage, parking requirements and all other applicable Parish regulations for commercially-zoned 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 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

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.



ZONING STAFF REPORT
2022-3163-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





8TH

3RD

I-1

3RD

2ND

4TH

7TH

5TH

A-4

A-4

2ND

HC-1

2ND

PF-1

3RD

1ST

HAAS

NORFOLK-SOUTHERN RR

I-1

A-3

PUD

FAIRFIELD

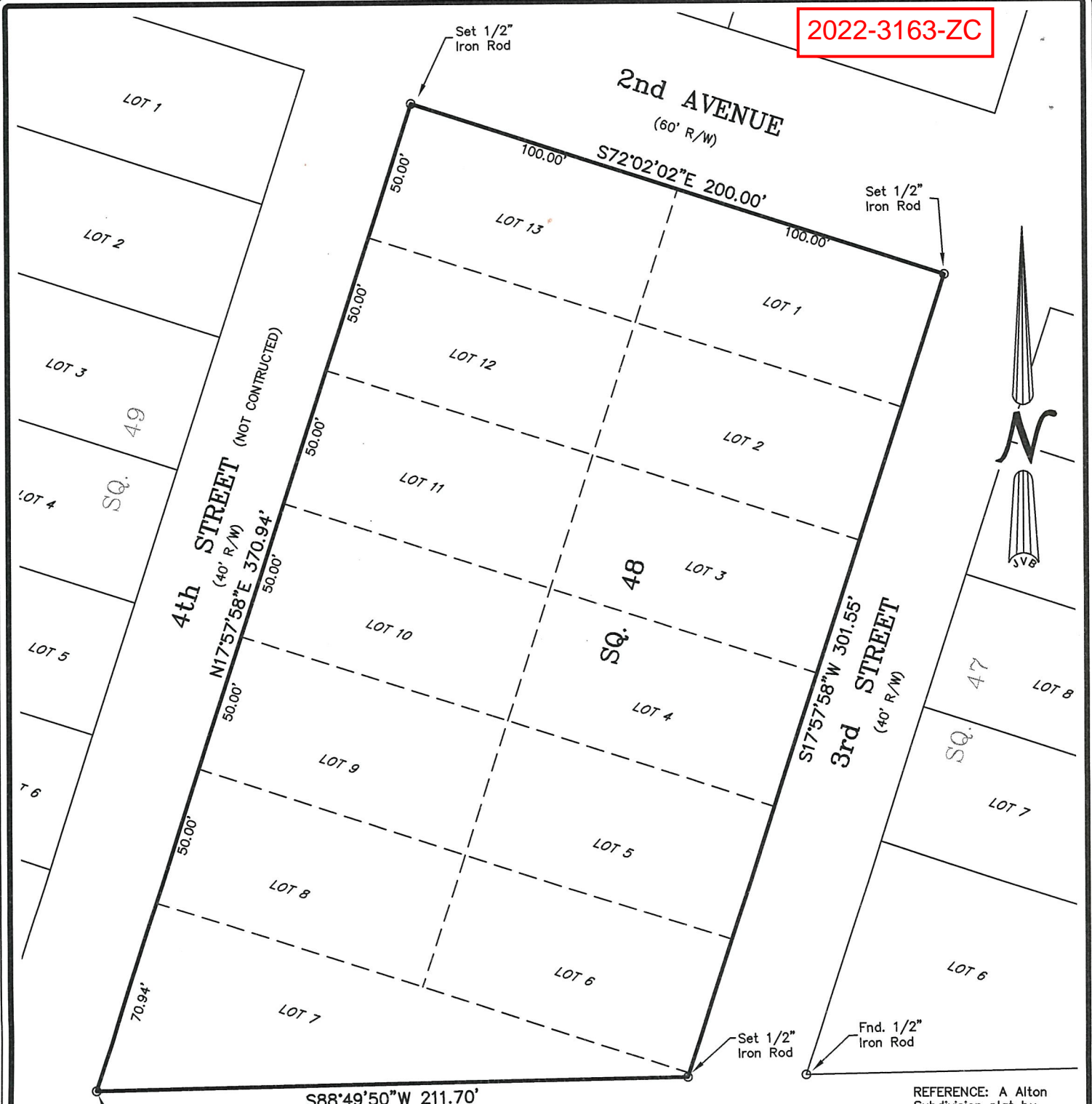
REGENT PARC

REGENT PARC

WESTON

MANSFIELD

2022-3163-ZC

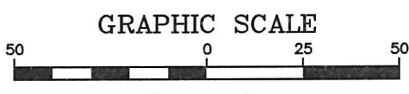


S88°49'50"W 211.70'
(a.k.a. FRONT STREET)
HAAS ROAD

NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 04/29/2022.

REFERENCE: A Alton Subdivision plat by Lamar P. Harrison, C.E. Dated unknown.

- LEGEND**
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊕ Cross



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

ADDRESS: HAAS ROAD

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

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

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

F.I.R.M. No. 225205 0410 D
F.I.R.M. Date 04/21/1999
ZN: A B.F.E. 24'
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20220177

J.V. Burkes & Associates, Inc.

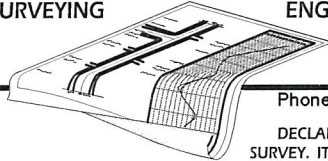
DRAWN BY:
VLL

CHECKED BY:
DJP

DATE:
04/29/2022

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

SCALE:
1" = 50'



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

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

**A SURVEY PLAT OF
LOTS 1 THRU 13, SQ. 48,
TOWN OF ALTON IN
SECTION 23, T-8-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: **CHRIS POMES**



DANIEL J. POCHE
LA. REG. No. 5066



ZONING STAFF REPORT
2024-3737-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

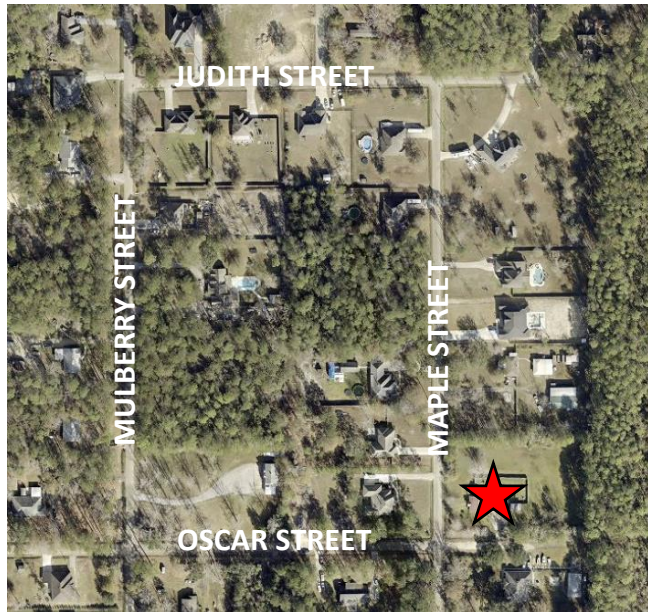
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north east corner of Maple Street and Oscar Street, being 65398 Maple Street, Mandeville; S5, T8S, R12E; Ward 4, District 7 **Council District:** 7

Petitioner: Carolyn Delatte **Posted:** April 22, 2024

Owner: Carolyn Delatte **Commission Hearing:** May 7, 2024

Size: 1.74 acres **Determination:** Approved, Denied, Postponed



Current Zoning

A-2 Suburban District

Requested Zoning

A-3 Suburban District

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

- The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-3 Suburban District. The subject property consists of 1.74 acres and has a municipal address of 65398 Maple Street, Mandeville.

Zoning History

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

Ordinance / Zoning Case	Prior Classification	Zoning Classification
88-046	Unknown	SA Suburban Agriculture
09-2020 – Comprehensive Rezoning	SA Suburban Agriculture	A-2 Suburban District

Site and Structure Provisions

- The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	PUD Planned Unit Development (Falconbridge)
West	Residential	A-2 Suburban District



ZONING STAFF REPORT
2024-3737-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

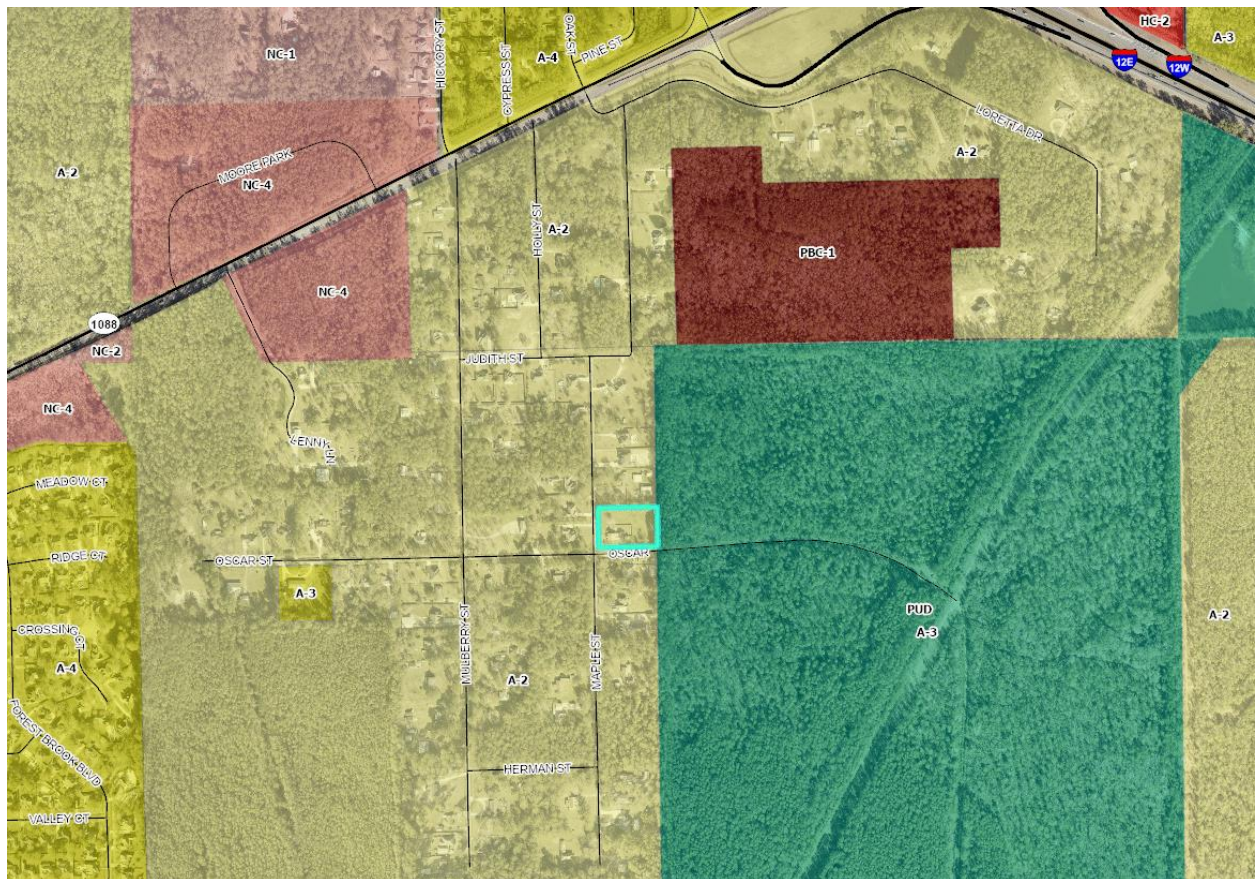
PLANNING & DEVELOPMENT
Ross Liner
Director

5. The existing A-2 Suburban District calls for a minimum parcel size of 1 acre as well as 150' of parish road frontage / lot width. The allowable density under the A-2 Suburban District is one dwelling unit per acre. The requested A-3 Suburban District allows for half-acre parcel sizes (and 100' of road frontage) with an allowable density of one dwelling unit per every half acre.
6. If the request to A-3 Suburban District is approved, the applicant could apply to do the following on the subject property:
 - i. Place another single-family dwelling on-site
 - ii. Apply for a minor subdivision of the subject property that would allow it to be reconfigured into two separate .87-acre parcels, or any combination which meets the A-3 Suburban District site and structure provisions.
7. Per the petitioner's application, the intended request for zoning change would be to create two parcels under the A-3 Suburban District.

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



2024-3737-ZC

HICKORY ST

CYPRESS ST

OAK ST

PINE ST

1088

LORETTA DR

HOLLY ST

JUDITH ST

OSCAR ST

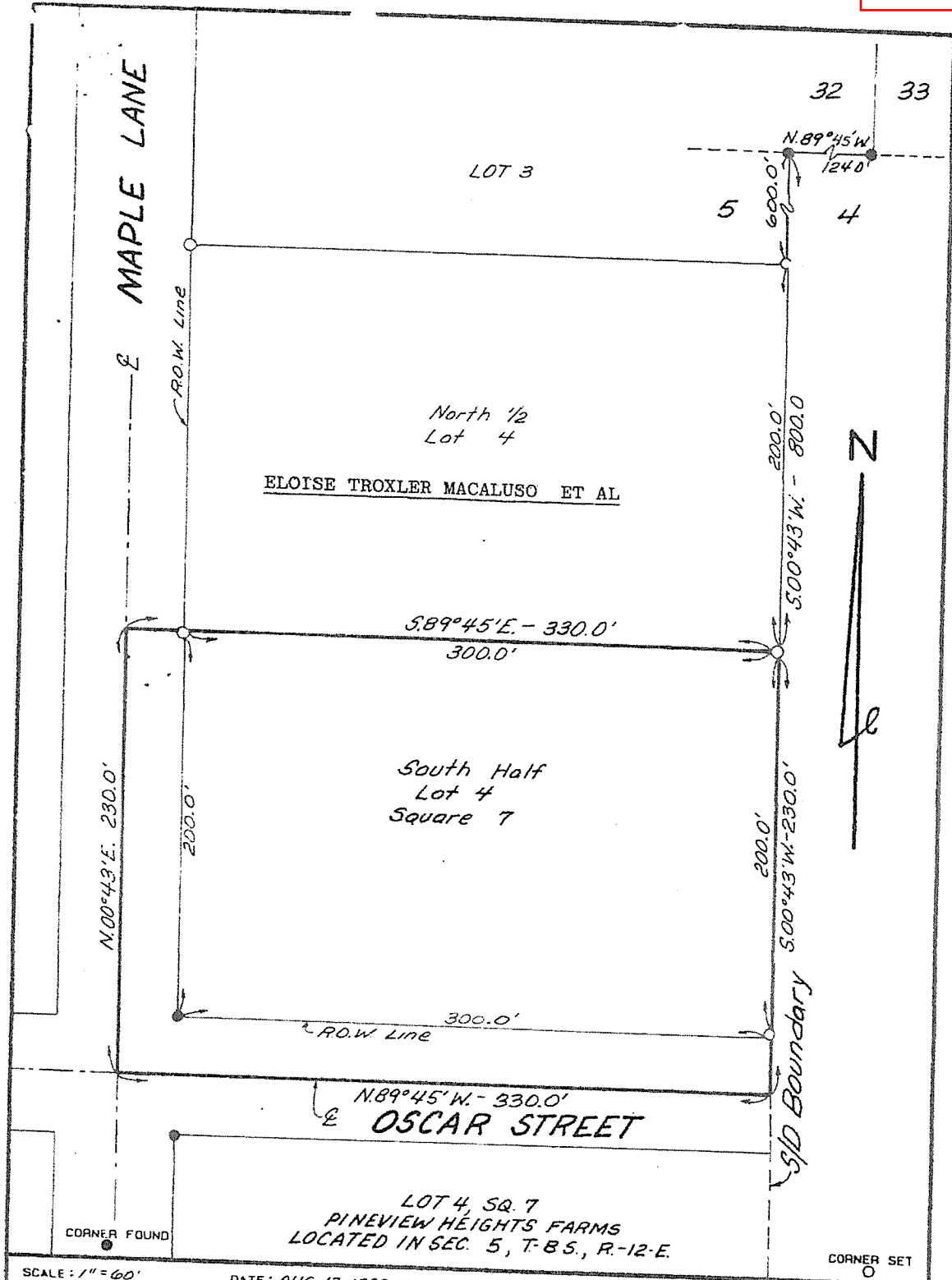
OSCAR

MULBERRY ST

MAPLE ST

HERMAN ST





SCALE: 1" = 60'

DATE: AUG. 12, 1982

K.M. REVISED

PREPARED FOR THE EXCLUSIVE USE OF
PAUL A. BUSH JR.

TOWNSHIP 8 SOUTH RANGE 12 EAST ST. HELENA MERIDIAN LA

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

Ned R. Wilson

NED R. WILSON & ASSOC. INC.

LAND SURVEYING & CIVIL ENGINEERING
P.O. BOX 307 MANDEVILLE LOUISIANA 70448



ZONING STAFF REPORT
2024-3746-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 at the end of Fauntleroy Road, west of LA Highway 1083, being 24093 Fauntleroy Road, Bush; S21, T5S, R12E; Ward 5, District 6 **Council District:** 6

Petitioner: Madelyn Hughes **Posted:** April 15, 2024

Owner: Melissa Hughes **Commission Hearing:** May 7, 2024

Size: 6.738 acres **Determination:** Approved, Denied, Postponed

Current Zoning

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

Requested Zoning

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

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A
Preliminary Flood Zone X

Critical Drainage:

Yes

Elevation Requirements

BFE 105' + 1' Freeboard = 106' FFE



FINDINGS

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The subject property consists of 6.738 acres and has a municipal address of 24093 Fauntleroy Road, Bush.

Zoning History

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

Ordinance	Prior Classification	Zoning Classification
10-2233 – Comprehensive Rezoning	Unknown	A-1 Suburban District

Site and Structure Provisions

3. According to the application submitted, the land is currently developed with one single-family dwelling on-site.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

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



ZONING STAFF REPORT
2024-3746-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

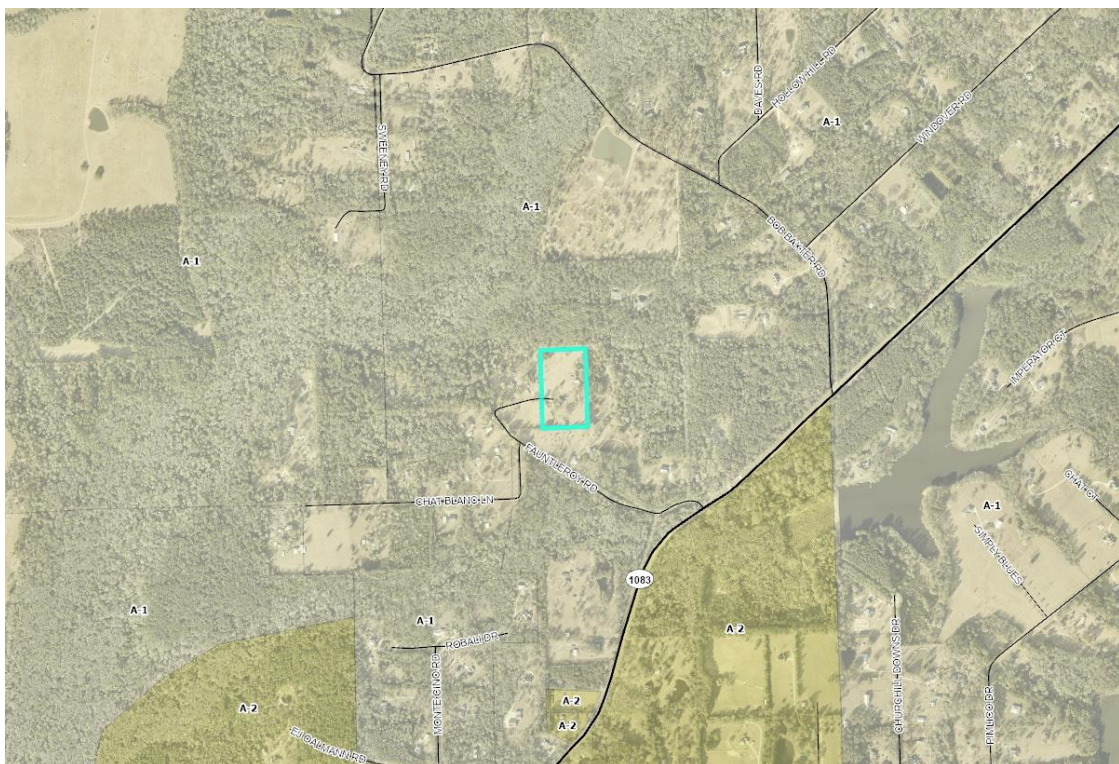
PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject property abuts residentially-zoned parcels zoned A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay on all sides
6. The existing A-1 Suburban District requires a minimum parcel size of 5 acres with 300' of parish road frontage. The allowable density under the A-1 Suburban District is one dwelling unit per every 5 acres. The requested A-1A Suburban District requires a minimum parcel size of 3 acres with 200' of parish road frontage and an allowable density of 1 dwelling unit per every 3 acres.
7. If approved to the A-1A Suburban District, the applicant could either apply for a minor subdivision and create two parcels that are a minimum of 3 acres, or apply for building permits to place another dwelling unit on the existing property.
8. Per the petitioner's application, the request is to apply for building permits to place a manufactured home on-site in addition to the existing single-family dwelling.

Consistency with New Directions 2040

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

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



2024-3746-ZC

SWEENEY RD

BOB BAXTER RD

HOLLOW HILL RD



FAUNTLEROY RD

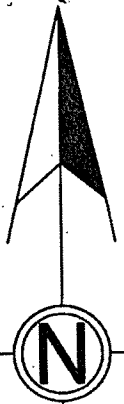
CHAT BLANG LN

1083

ROBALI DR

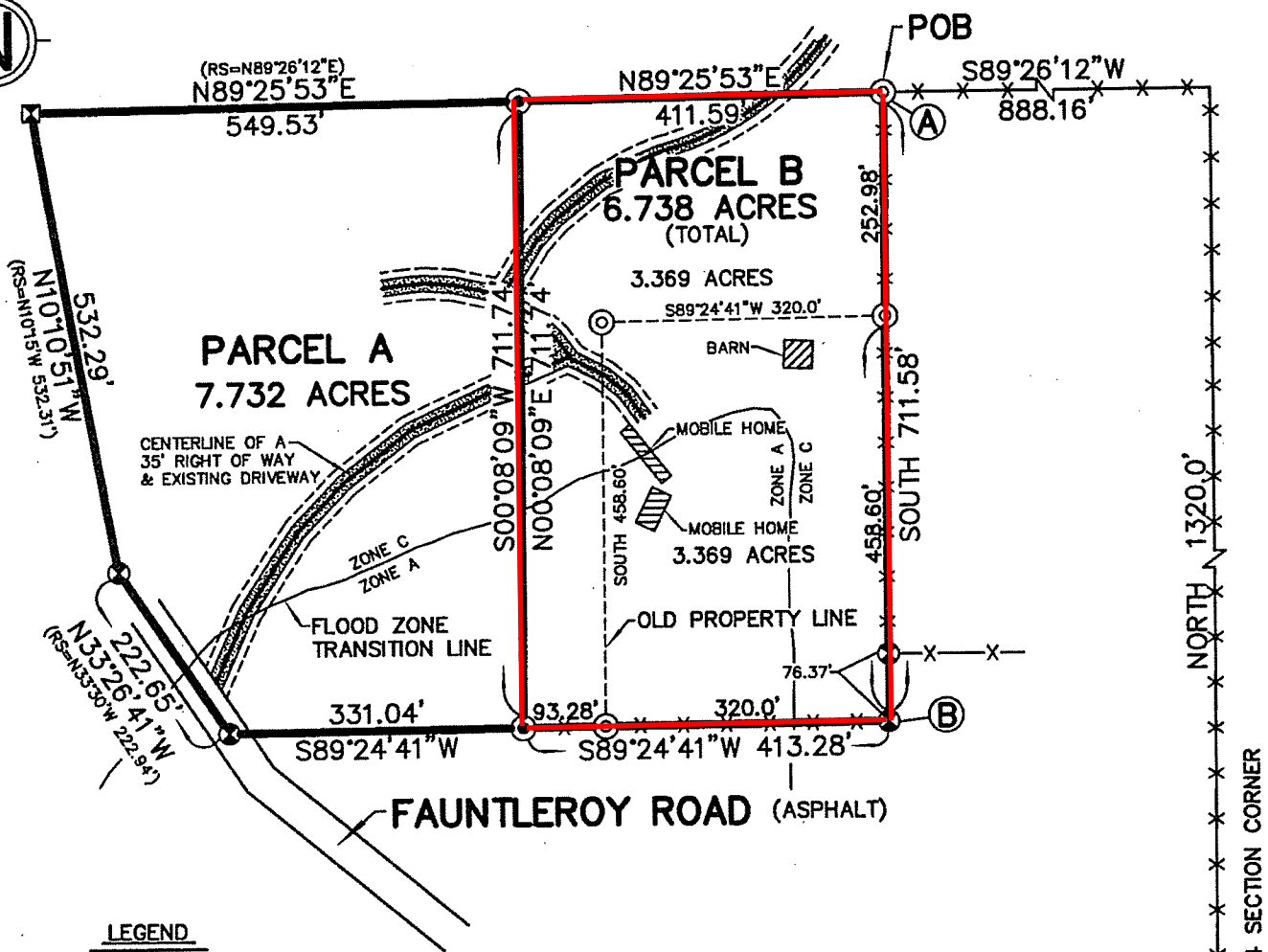
MONTECINO RD

BOUNDARY LINE ADJUSTMENT



REFERENCE BEARING;
Iron Rod A to Iron Rod B
South
(per Reference Survey)

DEPARTMENT OF PLANNING
APPROVED
BY *[Signature]* DATE 12/16/2015



LEGEND

- ☒ = WOOD CORNER FOUND
- ☒ = CONCRETE MONUMENT FOUND
- ⊙ = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY NO. 1

SECTION 21
SECTION 28

NOTES:

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. THIS PLAT REPRESENTS A BOUNDARY LINE ADJUSTMENT AND THEREFORE DOES NOT REPRESENT A DIVISION OF PROPERTY.

REFERENCE SURVEYS:

1. Survey for Clifton C. Fauntleroy, Leo E. Fauntleroy, Marilyn R. Bruhl, & June E. Heck by Herbert C. Sanders, Civil Engineer, dated August 21, 1979.
2. Survey for Melissa Hughes by John G. Cummings, Surveyor, dated January 3, 2000, Job No. 99215.

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.

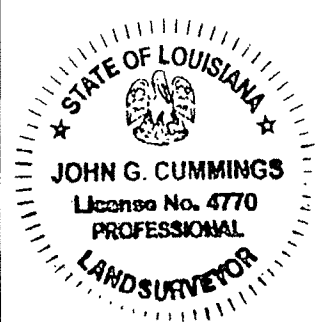
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
 503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **Madeline Fauntleroy**

SHOWING A SURVEY OF: A BOUNDARY LINE ADJUSTMENT OF PARCELS OF LAND LOCATED IN SECTION 21, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

[Signature]
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200' JOB NO. 99215-C DATE: 12-8-2015 REVISED:



ZONING STAFF REPORT
2024-3757-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 Boyd Road and Morgan Road, Covington; S38, T6S, R10E, Ward1, District 3 **Council District:** 3

Petitioner: Emile and Colleen Breaux **Posted:** April 19, 2024

Owner: Emile and Colleen Breaux **Commission Hearing:** May 7, 2024

Size: 1.15 acres **Determination:** Approved, Denied, Postponed



Current Zoning

A-1 Suburban District

Requested Zoning

A-1 Suburban District and RO Rural Overlay

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A4
Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements

BFE 41.5' + 1' Freeboard = 42.5'
FFE

FINDINGS

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and RO Rural Overlay. The subject property consists of 1.15 acres and is located on the northwest corner of Boyd Road and Morgan Road, Covington.

Zoning History

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

Ordinance / Zoning Case	Prior Classification	Zoning Classification
88-060	Unknown	SA Suburban Agriculture
09-2116 – Comprehensive Rezoning	SA Suburban Agriculture	A-4 Single-Family Residential District

Site and Structure Provisions

3. The subject property is currently developed with a vacant manufactured home on-site.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South (Across Boyd Road)	Undeveloped	A-1 Suburban District
East (Across Morgan Road)	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

5. The subject site abuts A-1 Suburban District zoning on all sides, with only one residence directly abutting the property to the north.



ZONING STAFF REPORT
2024-3757-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

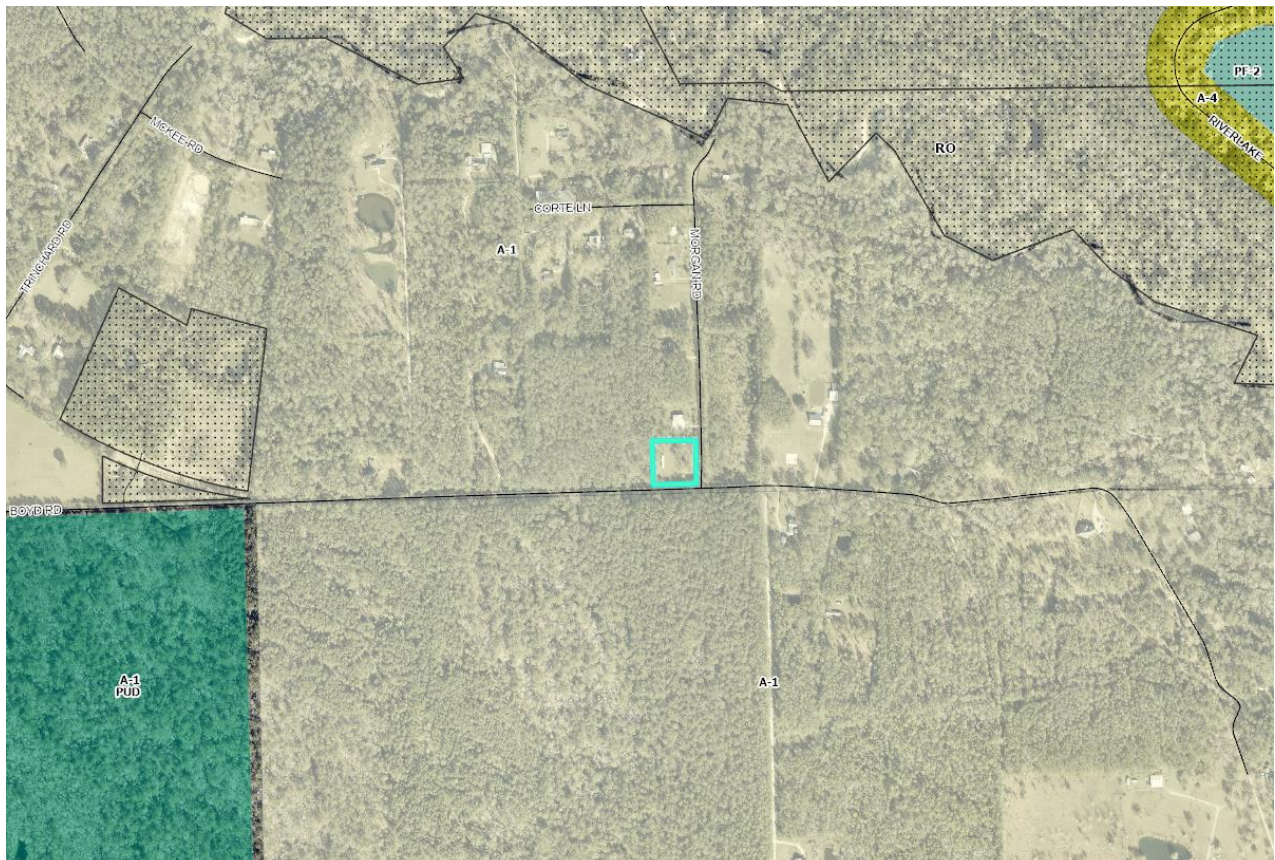
PLANNING & DEVELOPMENT
Ross Liner
Director

6. The A-1 Suburban District calls for a minimum 5-acre parcel size with 300' of road frontage. As the subject property does not meet the standards for the existing A-1 Suburban District zoning, it is considered to be a lot of record.
7. The purpose of the requested RO Rural Overlay Zoning is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses would include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
8. If approved, the applicant could apply for permits to conduct any of the following on-site: Farming and any other agricultural use as defined in section 130-5; Agricultural buildings; Limited commercial and industrial uses supporting the agricultural production limited to buildings no larger than 5,000 square feet; Wholesale/retail greenhouses and nurseries; Roadside farm stands; Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than ten percent of the property.
9. Per the petitioner's application, the reason for the request is to remove the existing manufactured home from the property and apply for building permits to place an agricultural building on-site without the presence of a main residence.

Consistency with New Directions 2040

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

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



2024-3757-ZC

MAJOR LN

A-1

GREEN VALLEY RD

A-1

RO

RIVER RIDGE DR

A-1

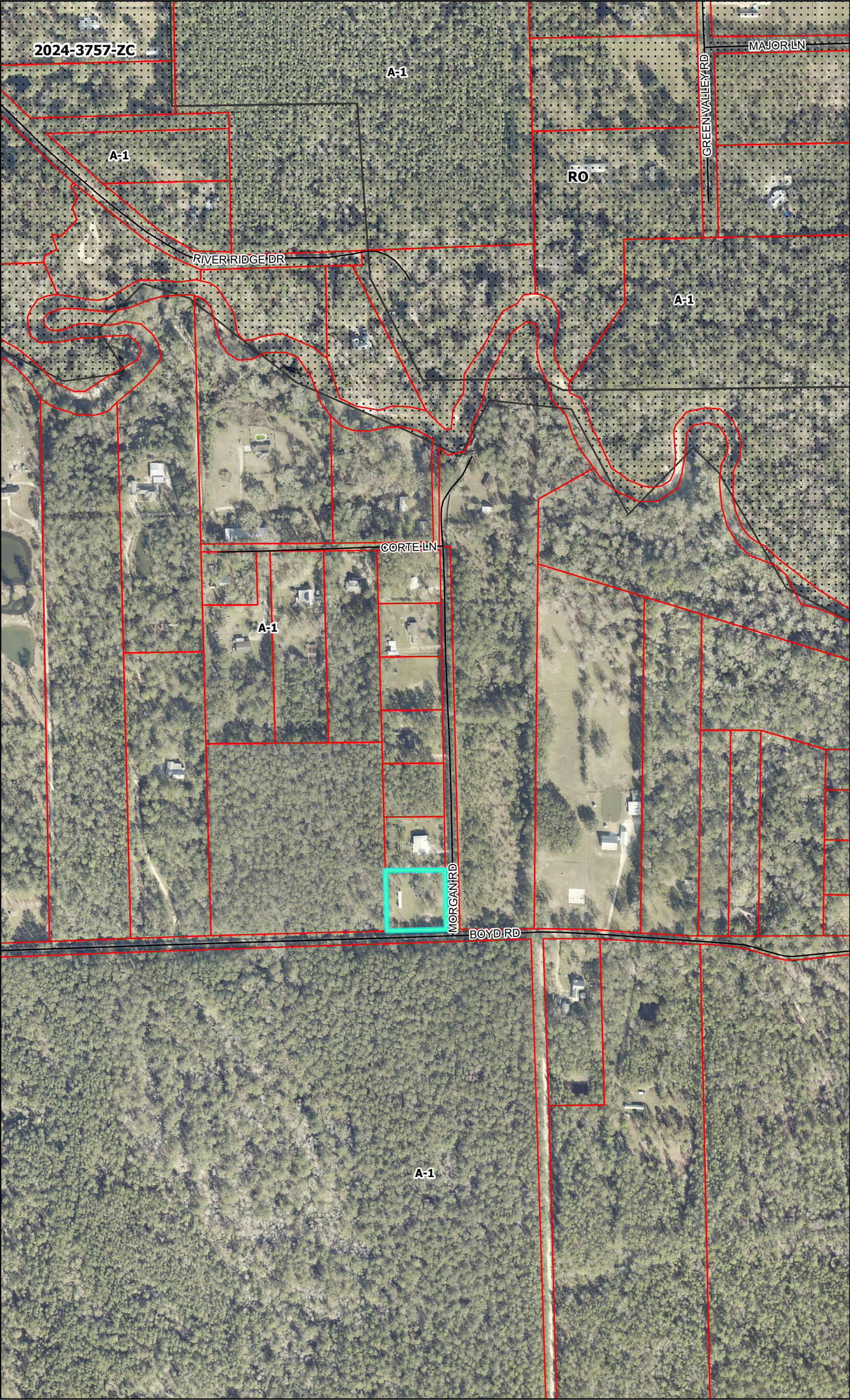
CORTE LN

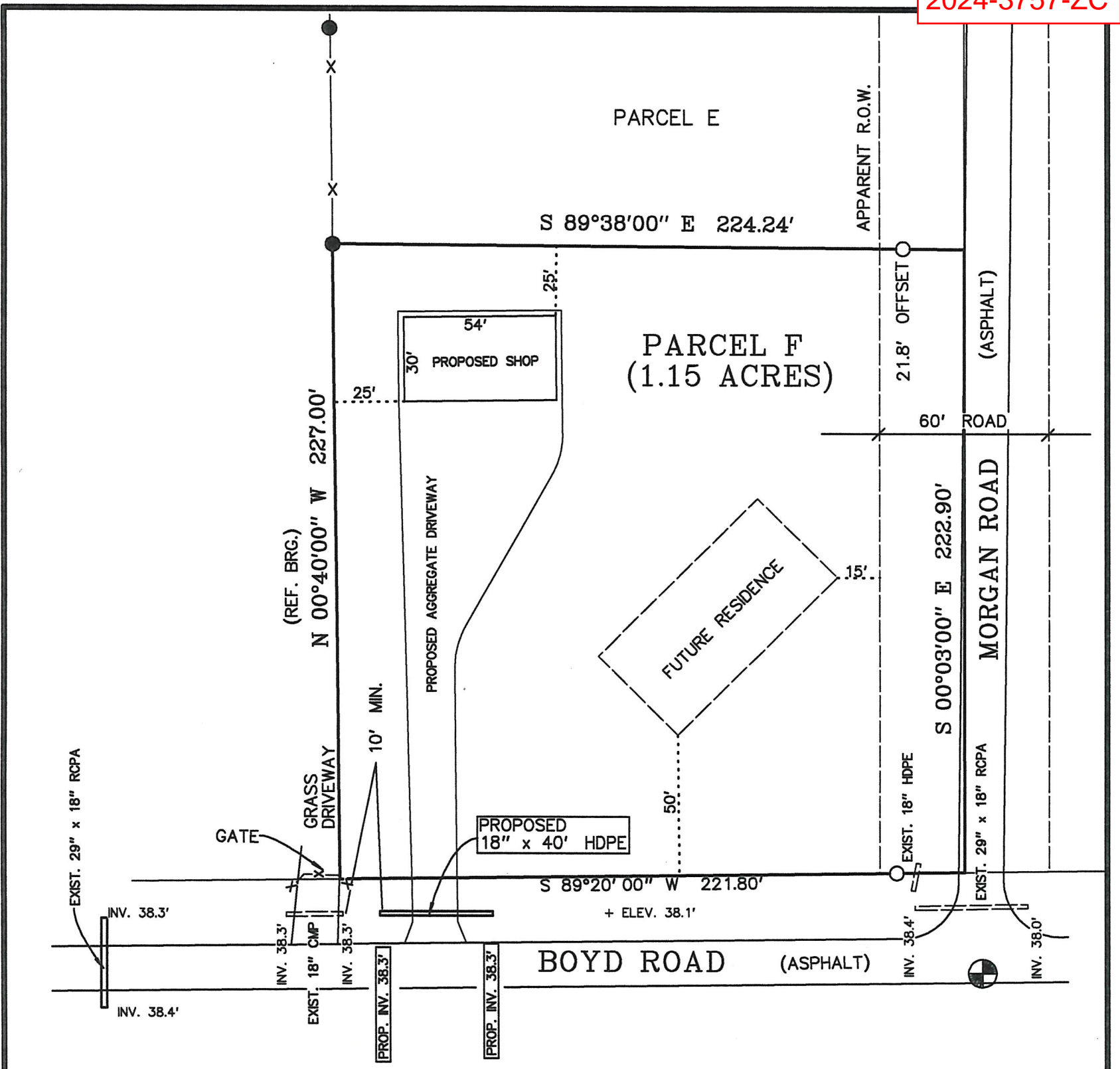
A-1

MORGAN RD

BOYD RD

A-1





--- LEGEND ---

- INV. 38.3' = EXISTING ELEVATIONS
- **** = PROPOSED ELEVATIONS AND DATA
- = BENCHMARK - "MAG" NAIL IN PAVEMENT
ELEV. 40.65', MSL NAVD 88 (GEOID 18)

THIS PROPERTY IS LOCATED IN FLOOD ZONE A4 ; BASE FLOOD ELEV. 41.0' ; F.I.R.M. PANEL NO. 225205 0125 C ; REV. 10-17-89

CULVERT INSTALLATION PLAN

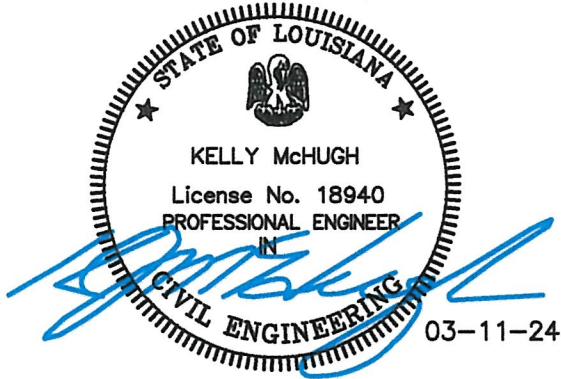
PARCEL F, BEING 1.15 ACRES,
SECTION 38 T-6-S, R-10-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

EMILE AND COLLEEN BREAUX

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

SCALE:	1" = 50'	DATE:	03-11-24
DRAWN:	DRJ	JOB NO.:	23-248
REVISED:			





ZONING STAFF REPORT
2024-3759-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the west side of LA Highway 25, south of Laborde Parkway and Wylie Jenkins Road, Covington; S20, T6S, R11E; Ward 3, District 3 **Council District:** 3

Petitioner: CST Land Developers, LLC – Tom Dehahaye **Posted:** April 26, 2024

Owner: RJL Investments, LLC **Commission Hearing:** May 7, 2024

Size: 8.62 acres **Determination:** Approved, Denied, Postponed



Current Zoning

I-1 Industrial District and HC-2 Highway Commercial District

Requested Zoning

A-7 Multiple-Family Residential District

Future Land Use

Residential Medium-Intensity

Commercial

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone x

Critical Drainage: No

FFE – 12" above the crown of street elevation

FINDINGS

1. The petitioner is requesting to change the zoning classification from I-1 Industrial District, being 4.47 acres and HC-2 Highway Commercial District, being 4.15 acres to A-7 Multiple-Family Residential District. The subject property consists of 8.62 acres and is located on the west side of LA Highway 25, south of Laborde Parkway and Wylie Jenkins Road, Covington.
2. At the request of the administration, the St. Tammany Parish Council imposed a three-month moratorium on May 5, 2022 on the receipt of submissions by the Parish Zoning Commission for "rezoning of property which would result in an increase in the allowable density of a residentially zoned parcel greater than A-4 (four units per acre), a Planned Unit Development, or a Traditional Neighborhood Development District" (Ordinance Council Series No. 22-4832). This moratorium was established in order to allow St. Tammany Parish Government, the State, and the Federal Government to conduct multiple studies and long-range plans to address transportation, infrastructure, drainage, water distribution, and sewerage collection improvements. The moratorium was extended several times throughout the years and is currently still in effect; the most recent being Ordinance C.S. No. 24-5361.
3. On March 7, 2024, the St. Tammany Parish Council vacated the subject property from the moratorium to allow the property owner to submit the rezoning request for a zoning classification which would result in an increase in the allowable density greater than four units per acre (Resolution Council Series No. C-6898). No justification was provided by the Parish Council as to why this property was released.
4. The request by the petitioner contradicts the intent of the Parishwide moratorium "for rezoning property which would increase the allowable density" that seeks to "protect and preserve the health, safety and property interests of residents; high density residential developments within the parish are rapidly expanding and threaten to outpace the parish's current infrastructure, including roads, bridges, and highways; drainage; and water and sewerage utilities; and in order to maintain such stability, it is



ZONING STAFF REPORT
2024-3759-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

necessary to suspend receipt of high density residential rezoning applications while the parish's studies are performed and plans are formulated”.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Zoning Classification
10-2234 (Comprehensive Rezoning of the North West Study Area)	Unknown	HC-2 Highway Commercial District
10-2234 (Comprehensive Rezoning of the North West Study Area)	Unknown	I-1 Industrial District

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

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

- The subject property is surrounded by a variety of uses including undeveloped property, residential uses, and commercial developments. The property is also within the vicinity of a variety of zoning classifications including Covington City Limits, HC-2 Highway Commercial District, and I-1 Industrial District. The typical development pattern in direct vicinity of the site is commercial and industrial.
- The subject property has been cleared since at least 2004 and is currently undeveloped.
- Per the legal description provided by the applicant, the property does not have direct road frontage along LA Highway 25 and therefore must be accessed from a servitude of passage or must submit an application to for a minor subdivision.

Site and Structure Provisions

Table 3: Purpose and Allowable Density

Zoning Classification	Purpose	Density
HC-2 Highway Commercial	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”	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.
I-1 Industrial District	To provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses”	
A-7 Multiple Family Residential District	Intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and certain utility uses. All strictly commercial uses are prohibited in the A-7(D) district	The maximum net density permitted shall not exceed one unit per 2,500 square feet of property.



ZONING STAFF REPORT
2024-3759-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Allowable Uses

Table 4: Allowable Uses

Zoning Classification	Permitted Uses
HC-2 Highway Commercial	All uses permitted in the HC-1 district; Banks and financial institutions (greater than 3,000 square feet); 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 square feet; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet); 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 repair and service facilities not to exceed 10,000 square feet; Automotive sales not to exceed two acres of display and storage; Outdoor retail sales and storage yards; Portable storage containers use for storage; Outdoor display area of pre-assembled building, pool and playground equipment.
I-1 Industrial District	Radio and television studios and broadcasting stations; Auto body shops (minimum standards apply); Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation. Minimum standards for contractor's yards apply; Welding shops (greater than 3,000 square feet); Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium.
A-7 Multiple Family Residential District	Multiple-family dwellings; Townhomes and condominiums; Nursing homes



ZONING STAFF REPORT
2024-3759-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Subarea Plans

8. This property is located within the Covington Corridor Subarea Plan:

Per the adopted 2040 Comprehensive Plan, **many parts of our Parish are expected to change quickly in the next twenty years, and require more careful planning.** These include areas with:

- High market demands for residential, commercial, and manufacturing and logistics development;
- Critical and sensitive environmental resources;
- Underdeveloped transportation, drainage, and wastewater infrastructure

Additional land use and transportation planning beyond the scope of the New Directions should include:

- Close consultation with property owners, residents and businesses, elected officials, and state and local institutions and government agencies;
- Collection of the best available ecological data;
- Development scenario consideration

Consistency with New Directions 2040

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

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

1. The requested zoning change **is not consistent** with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Land Use and Development Goals and Strategies
 - i. Goal 1 - Our land use, land development, and land redevelopment decision-making, policies, and processes will be fair, transparent, and accessible to all Parish stakeholders.
 - ii. Goal 2 – New development and redevelopment will be orderly, carefully planned, and predictable.
 - iii. Goal 5 - Adequate infrastructure and utilities will be available in areas permitted for new development.

2024-3759-ZC
HC-2

HC-2

I-2

HARD HAT DR

HC-2

HC-2

I-2

OIL ROW

BOMOKARD

NORWEL DR

I-2

A-1

HC-2

A-2

NC-4

WYLIE JENKINS

HC-2

HC-2

HC-2

A-2

A-4

LABORDE

I-1

HC-2

I-1

I-1

I-1

25

SAM

DIXIE

BUCK

RUE ST MARTIN
RUE ST JOHN
RUE ST LOUIS

AIRPORT

PRIVETTE

HEARTBEAT

RESIDENT

CORPORATE

ERIN

ORCHARD

VINCENT

Covington

190

MARY GRACE

DOMINIC

MARGARET

OAK ALLEY

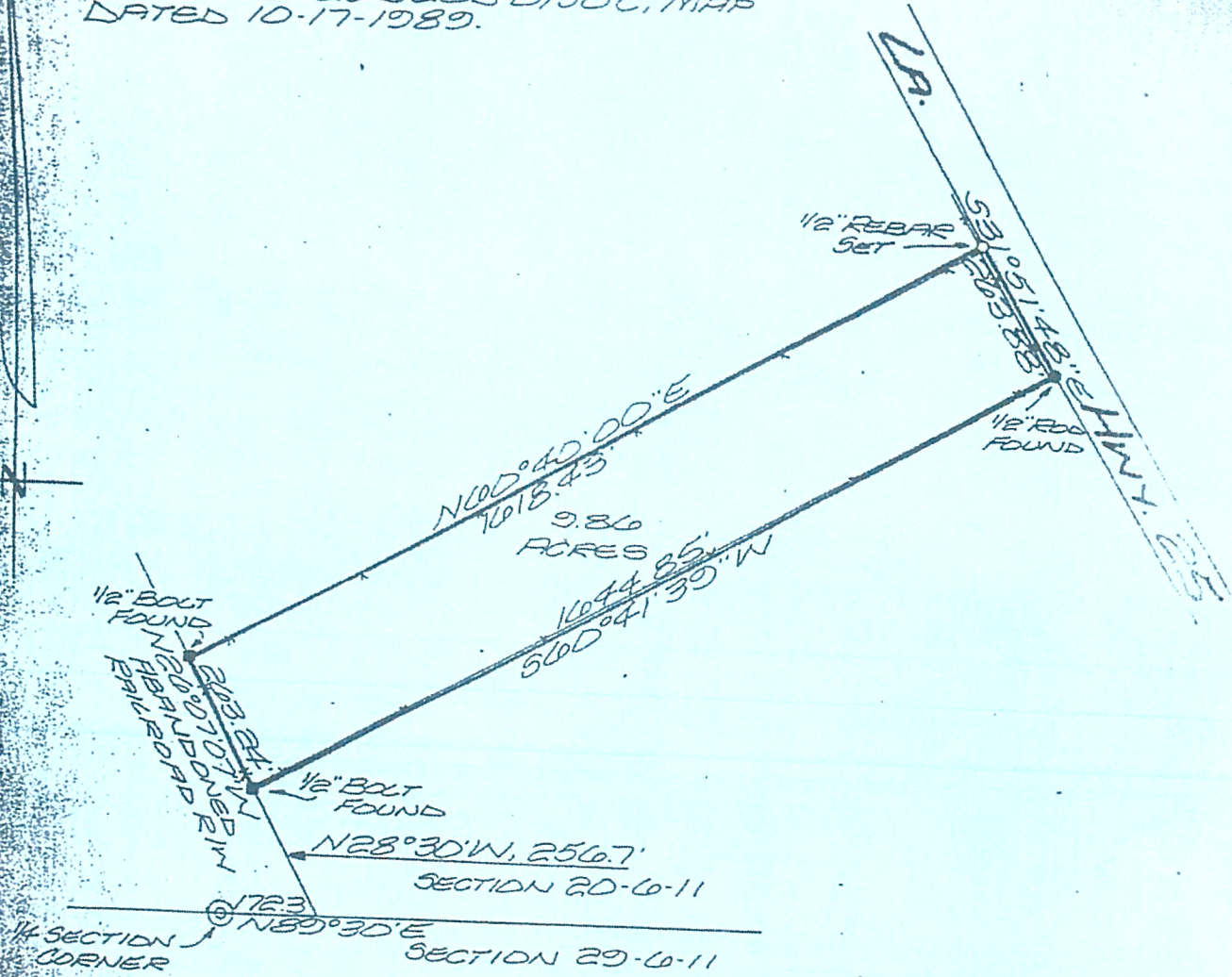
CATHERINE

PUD
A-4

GABRIEL

2024-3759-ZC

THIS PROPERTY IS LOCATED IN FLOOD ZONE C AS PER FEMA FIRM COMM. PANEL NO. 225205 0150C, MAP DATED 10-17-1989.



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

PREPARED FOR: **DOBBY J. LACHNEY**
SURVEY MADE OF PROPERTY LOCATED IN Section 20 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana
THIS IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

CERTIFIED CORRECT
Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

1" = 300'

DATE: JULY 15, 1998

NUMBER: 2001

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-6898

COUNCIL SPONSOR: MS. CAZAUBON

PROVIDED BY: COUNCIL OFFICE

RESOLUTION TO VACATE, IN PART, THE MORATORIUM ORIGINALLY ESTABLISHED BY ORDINANCE COUNCIL SERIES NO. 22-4832 ON THE RECEIPT OF SUBMISSIONS BY THE PARISH ZONING COMMISSION FOR REZONING OF PROPERTY WHICH WOULD RESULT IN AN INCREASE IN THE ALLOWABLE DENSITY OF A RESIDENTIALLY-ZONED PARCEL GREATER THAN A-4 (FOUR [4] UNITS PER ACRE), A PLANNED UNIT DEVELOPMENT OVERLAY ("PUD"), OR A TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT ("TND"), SPECIFICALLY ON 8.62 ACRES OF LAND LOCATED ON THE WEST SIDE OF LOUISIANA HWY. 25, NORTH OF AIRPORT RD. AND RONALD REAGAN HWY. (DISTRICT 3).

WHEREAS, on May 05, 2022, the Parish Council adopted Ordinance C.S. No. 22-4832, establishing a Parishwide moratorium and subsequently extended said moratorium six [6] times with the most recent being Ordinance C.S. No. 24-5361, extending the moratorium on the receipt of submissions by the Parish Zoning Commission for the rezoning of property which would result in an increase in the allowable density of a residentially-zoned parcel greater than A-4 (four [4] units per acre), a Planned Unit Development Overlay ("PUD"), or a Traditional Neighborhood Development District ("TND"); and

WHEREAS, it has been requested that the 8.62 acres of land located on the west side of Louisiana Hwy. 25, north of Airport Rd. and Ronald Reagan Hwy. be removed from the moratorium; and

WHEREAS, said 8.62 acres of land being more fully described as follows and on the attached exhibit:

A certain tract of land containing 8.62 acres, more or less, located in section 20, Township 6 south, range 11 east, Greensburg Land District, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commencing at the ¼ section corner between sections 20 and 29, thence north 89 degrees 30 minutes 00 seconds east, 172.30 feet;

Thence north 28 degrees 30 minutes 00 seconds west, 256.70 feet to the point of beginning.

Thence north 26 degrees 07 minutes 07 seconds west, 263.24 feet;

Thence north 60 degrees 40 minutes 00 seconds east, 1429.88 feet;

Thence south 29 degrees 20 minutes 00 seconds east, 263.52 feet;

Thence south 60 degrees 41 minutes 39 seconds west, 1444.65 feet to the point of beginning.

WHEREAS, it has been determined that the lifting of the moratorium on the aforementioned property will not have adverse effects on the infrastructure.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, that pursuant to Chapter 2, Article XVI, Sec. 2-264 of the Code of Ordinances, the Parish Council vacates, in part, the moratorium established by Ordinance C.S. No. 22-4832, and any subsequent extension thereof, to remove therefrom the restriction of the receipt of submissions to the Parish Zoning Commission for the rezoning of the 8.62 acres of land located on the west side of Louisiana Hwy. 25, north of Airport Rd. and Ronald Reagan Hwy. (District 3)

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, AND THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: MR. IMPASTATO

SECONDED BY: MR. CORBIN


YEAS: SMITH, ROLLING, CAZAUBON, SEIDEN, PHILLIPS, TANNER, IMPASTATO, BURKE, COUGLE, O'BRIEN, LAUGHLIN, BINDER, CORBIN, STRICKLAND (14)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7TH DAY OF MARCH, 2024, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.


ARTHUR LAUGHLIN, COUNCIL CHAIR

ATTEST:


KATRINA L. BUCKLEY, COUNCIL CLERK



ZONING STAFF REPORT
ZC83-07-076A

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: Subdivision located on the south side of Louisiana Highway 433, west of US Highway 90, and north of Lake Pontchartrain; Slidell; S37, T10S, R15E; Ward 8, District 13

Council District: 13

Petitioner: Jones Fussell - Paul Mayronne

Posted: April 12, 2024

Owner: Succession of Frederick J. Sigur – Frederick Sigur, Jr.

Commission Hearing: May 7, 2024

Size: 187.028 acres

Determination: Approved, Denied, Postponed



Current Zoning

Rigolets Estates Planned Unit Development

Requested Zoning

Major Amendment to the PUD

Future Land Use

Mixed-Use

Flood Zone

Effective Flood Zone V15

Preliminary Flood Zone VE

Critical Drainage: Coastal CDA

BFE:

ABFE 19' + 1' Freeboard = 20' Bottom of Lowest Horizontal Member

FINDINGS

Zoning History

1. The petitioner is requesting a Major Amendment to the Rigolets Estates, Phase 3 Planned Unit Development. The site is located on the south side of Louisiana Highway 433, west of US Highway 90, and north of Lake Pontchartrain. Slidell.
2. The original Rigolets Estates Planned Unit Development was approved in 1983 Per Council Ordinance No. 83-682. Phase 3 of the Rigolets Estates PUD contained four sections including the "Single-Family Homes", the "Waterfront Villa Homes", the "Marina Commercial" area, and the "Single-Family Resort Home Community".
3. The PUD plan was amended in February, 2022 to alter the "Single-Family Homes" site to decrease the average lot size by 10 sq. ft., add 24 new single-family lots, and add greenspace around the streets to create roadway buffers and additional amenities.
4. The most current PUD plan exceeds the greenspace requirements by 37% and meets active and passive recreation requirements by proposing multiple amenities.

Current Request

5. The current request is for a "Gated Motor Coach Resort" and applies to Parcels P-5, P-6, P-7, P-8, P-9, P-10, P-11 and Marina Basin, as set forth on the most current PUD plan attached here within. While the applicant has supplied a set of guidelines and requirements to be reviewed by the Zoning Commission for final approval, a summary of the request as follows:
 - a. *Permitted Uses* - Allowable uses include motor coaches and coach houses and other uses suboratanant to a motor coach resort use including offices, fuel dock and service facilities, public restrooms and showers, recreational facilities and amenities, etc. All



ZONING STAFF REPORT
ZC83-07-076A

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

motor coaches permitted within the proposed facility must be Class A or Super C MC and can be no older than fifteen years old.

- b. *Size of Motor Coach Sites* - Each motor coach site which has frontage on a canal, and the property across the canal is limited to single-family residential uses and shall be required to have a coach house. The typical motor coach site must have a minimum size of 3,600 square feet and each site must have parking for the motor coach and one additional vehicle.
- c. *Density and Buffers* - The developed resort must be at least five acres in size and must have a density no greater than 7 sites per acre. A minimum buffer area of 30 feet must be imposed around the perimeter of the resort and must be planted to achieve a 70% screening via living plant material. The resort shall be required a gated entrance.
- d. *Utilities* - The motor coach resort is proposing a required potable water supply and a central sewerage disposal station requirement. Electrical utilities including a pedestal providing at least a 50-amp electric connection is required at each site. The resort must be lit during night time hours.

Staff Findings

6. If the Zoning Commission chooses to approve the request for the "Gated Motor Coach Resort", it shall be subject to the applicant providing:
 - a. A master plan showing the subject parcel's location, existing streets, buildings, watercourses and easements, acreage of each proposed use, the access and traffic flow, and tabulations of total gross acreage in the development. This plan must comply with the Major Subdivision standards set forth in Chapter 125 and must be heard before the Planning Commission

Consistency with New Directions 2040

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.

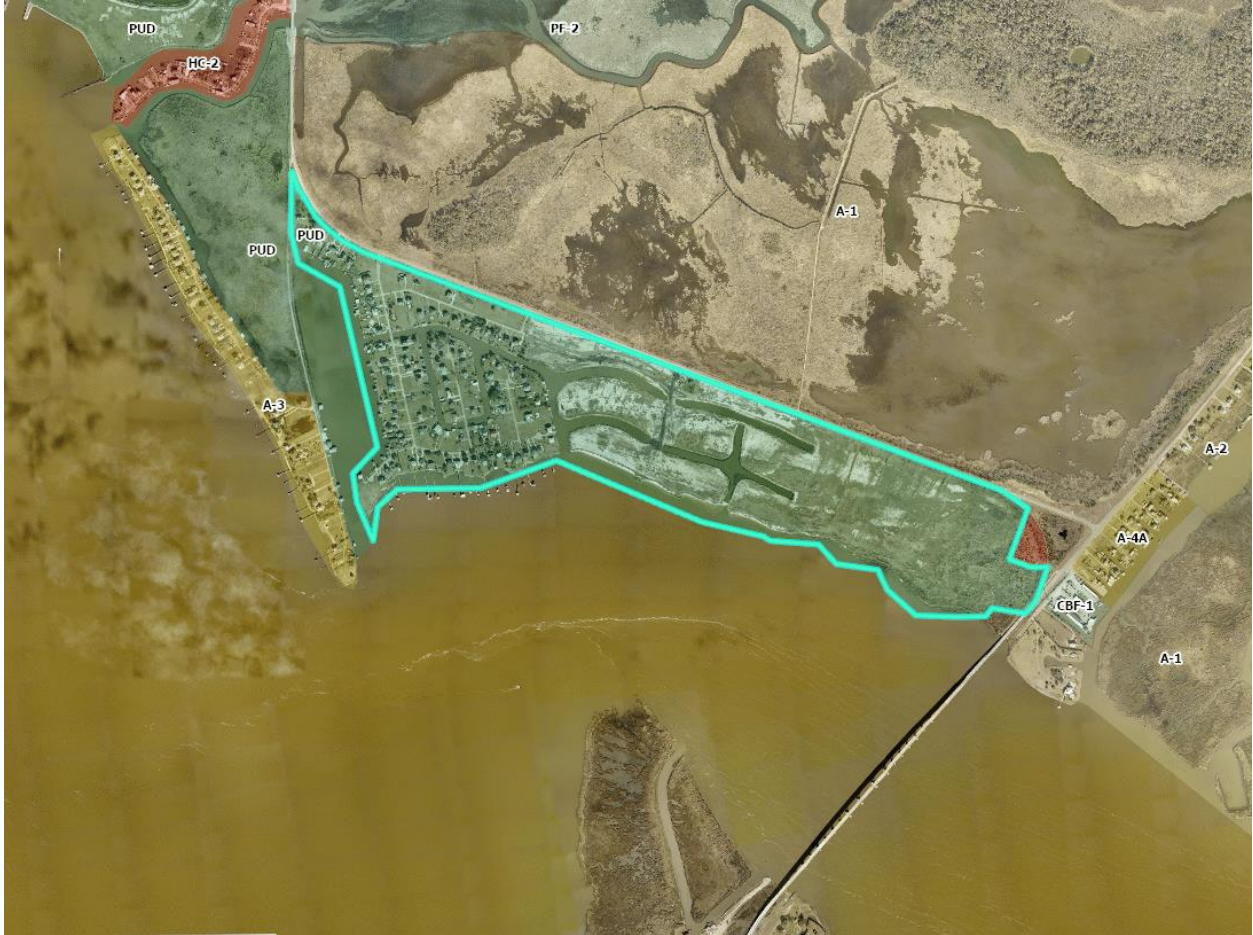
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - b. Goal 1.6: New development and redevelopment will be environmentally sustainable.
 - c. Strategy 1.8.1: Maintain zoning classifications for mixed-use development at various scales and intensities.
 - d. Goal 3.5: Existing onsite wastewater treatment systems will be upgraded and maintained to meet modern standards, preventing pollution of local water bodies.



ZONING STAFF REPORT
ZC83-07-076A

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



ZC83-07-076

A-1

PUD

PF-2

HC-2

A-1

PUD

PUD

A-3

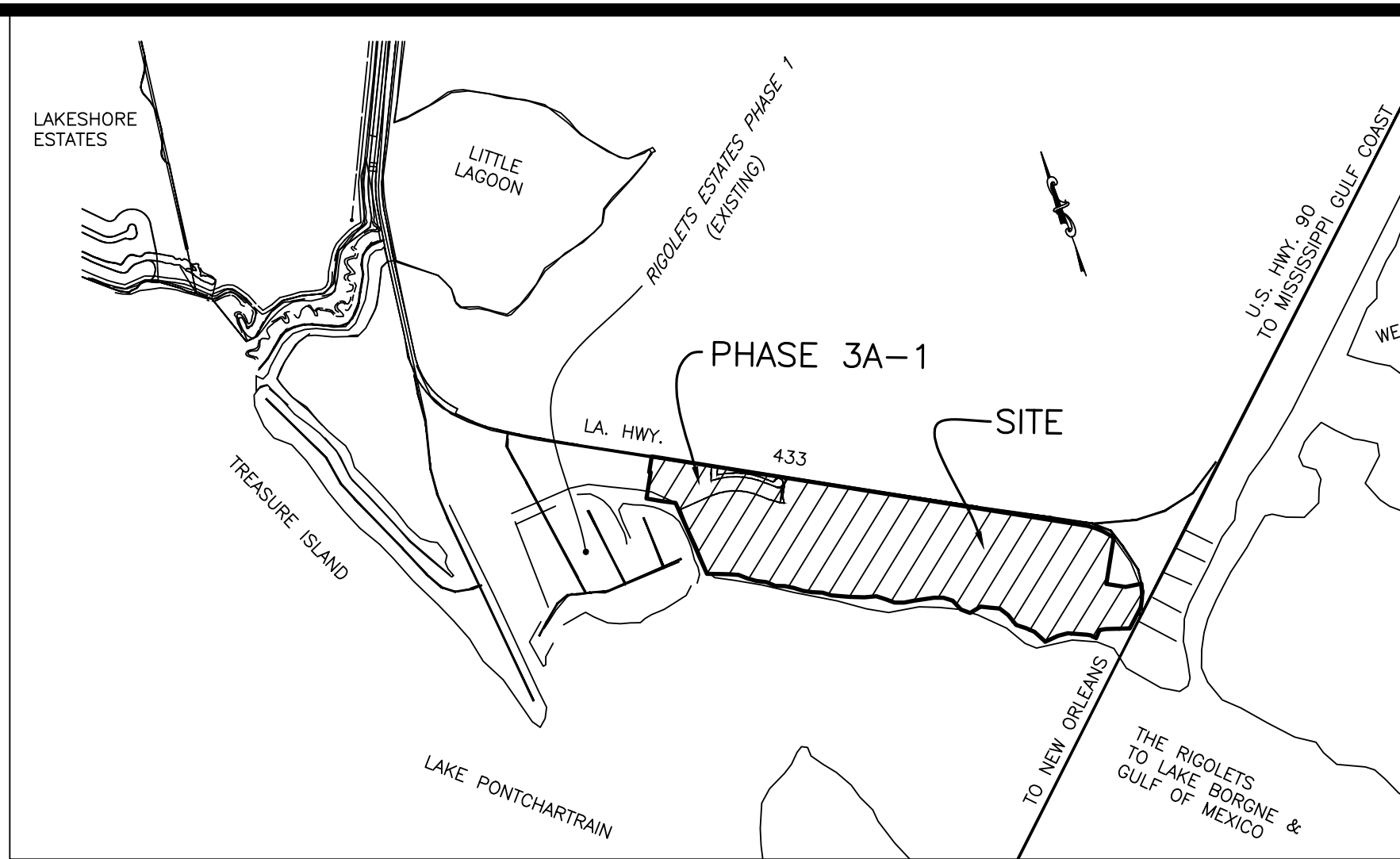
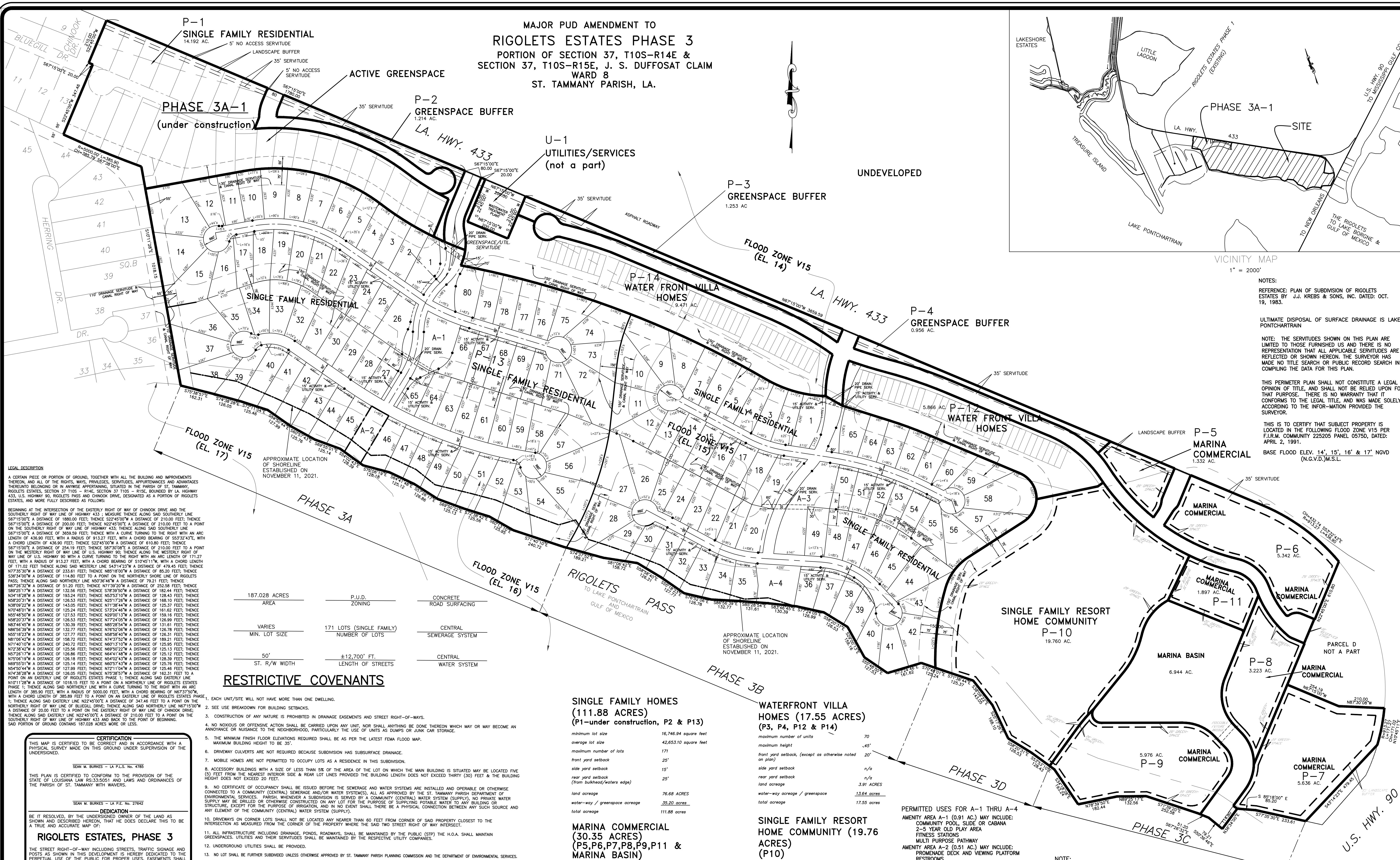
A-4A

CBF-1

A-1



MAJOR PUD AMENDMENT TO RIGOLETS ESTATES PHASE 3 PORTION OF SECTION 37, T10S-R14E & SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM WARD 8 ST. TAMMANY PARISH, LA.



VICINITY MAP 1" = 2000'

NOTES: REFERENCE: PLAN OF SUBDIVISION OF RIGOLETS ESTATES BY J.J. KREBS & SONS, INC. DATED: OCT. 19, 1983.

ULTIMATE DISPOSAL OF SURFACE DRAINAGE IS LAKE PONTCHARTRAIN

NOTE: THE SERVICED SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICED ARE REFLECTED OR SHOWN HEREON.

THIS PERIMETER PLAN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE.

THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE V15 PER F.I.R.M. COMMUNITY 225205 PANEL 05750, DATED: APRIL 2, 1991.

BASE FLOOD ELEV. 14', 15', 16' & 17' NGVD (N.G.V.D.), M.S.L.

Table with 3 columns: AREA, P.U.D. ZONING, and CONCRETE ROAD SURFACING. Includes rows for 187.028 ACRES, 171 LOTS (SINGLE FAMILY), and 50' ST. R/W WIDTH.

RESTRICTIVE COVENANTS

- 1. EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
2. SEE USE BREAKDOWN FOR BUILDING SETBACKS.
3. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
4. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT...

SINGLE FAMILY HOMES (111.88 ACRES) (P1-under construction, P2 & P13)

Table with 2 columns: Description and Value. Includes rows for minimum lot size (16,746.94 square feet), average lot size (42,653.10 square feet), and total acreage (111.88 acres).

WATERFRONT VILLA HOMES (17.55 ACRES) (P3, P4, P12 & P14)

Table with 2 columns: Description and Value. Includes rows for minimum number of units (70), maximum height (45'), and total acreage (17.55 acres).

SINGLE FAMILY RESORT HOME COMMUNITY (19.76 ACRES) (P10)

Table with 2 columns: Description and Value. Includes rows for minimum lot size (3,500 square feet), maximum number of lots (130), and total acreage (19.76 acres).

MARINA COMMERCIAL (30.35 ACRES) (P5,P6,P7,P8,P9,P11 & MARINA BASIN)

Table with 2 columns: Description and Value. Includes rows for maximum square footage (20,000/sq), maximum height (77'), and total acreage (30.35 acres).

GATED MOTOR COACH RESORT(50.11 ACRES) (P5,P6,P7,P8,P9,P10,P11 & MARINA BASIN)

Table with 2 columns: Description and Value. Includes rows for maximum density (7 sites/landings per acre), front yard setback (15'), and total acreage (50.11 acres).

PERMITTED USES FOR A-1 THRU A-4

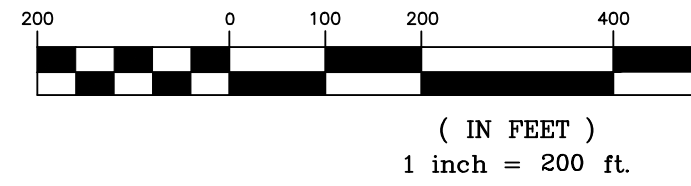
- COMMUNITY POOL, SLIDE OR CABANA
2-5 YEAR OLD PLAY AREA
FITNESS STATIONS
MULTI PURPOSE PATHWAY
AMENITY AREA A-2 (0.51 AC.) MAY INCLUDE: PROMENADE DECK AND VIEWING PLATFORM RESTROOMS

NOTE: PASSIVE & ACTIVE AMENITIES

ACTIVE AMENITY AREAS (A-1, A-2, A-3, A-4) TO INCLUDE THE INTERNAL WATERWAYS WHICH ARE OPEN TO LAKE PONTCHARTRAIN, AND THE PROPOSED MARINA AREA...

NOTE: TOTAL GREENSPACE IS 64.28 ACRES. THIS DOES NOT INCLUDE THE ADDITIONAL WATERWAY/GREENSPACE BETWEEN THE EXISTING SHORELINE AND PROPERTY LINE ALONG RIGOLETS PASS.

GRAPHIC SCALE



CERTIFICATION THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

SEAN M. BURKES - LA P.L.S. No. 4785 THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA LA 90:353(1) AND LA 90:353(2) AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN M. BURKES - LA P.E. No. 27842 BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES...

RIGOLETS ESTATES, PHASE 3

THE STREET RIGHT-OF-WAY INCLUDING STREETS, TRAFFIC SIGNAGE AND POSTS AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES...

SUCCESSION OF FREDERICK J. SIGUR APPROVAL

PARISH PLANNING COMMISSION CHAIRMAN DIRECTOR OF PARISH ENGINEERING PARISH PLANNING COMMISSION SECRETARY CLERK OF COURT DATE FILED FILE NUMBER

J.V. Burkes & Associates, Inc. SURVEYING • ENGINEERING • ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvb@jvb.com Phone: 885-649-0075 Fax: 885-649-0154

Table with 3 columns: Description, Date, and Initials. Includes rows for Revised Major PUD Amendment, Revised Per Comments, and Revised Per Parish Comments.

MAJOR PUD AMENDMENT TO RIGOLETS ESTATES PHASE 3 PORTION OF SECTION 37, T10S, R14E, & SECTION 37, T10S, R15E, J.S. DUFFOSAT CLAIM, WARD 8, ST. TAMMANY PARISH, LOUISIANA

SCALE: 1"=200' DATE: 11/20/2021 DRAWN BY: RMK CHECKED BY: SMB DWG. NO: 20210507 SHEET 1 OF 1



ZONING STAFF REPORT
2024-3765-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

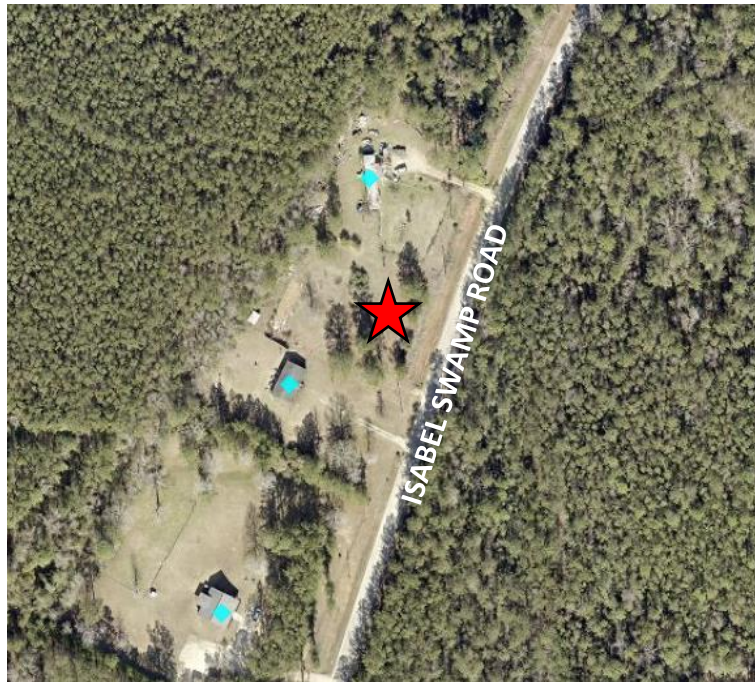
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Isabel Swamp Road, north of LA Highway 40, Bush; S50, T5S, R12E; Ward 2, District 6 **Council District:** 6

Petitioner: David and Tracy Whittaker **Posted:** April 26, 2024

Owner: David and Tracy Whittaker **Commission Hearing:** May 7, 2024

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



Current Zoning

A-1 Suburban District and RO Rural Overlay

Requested Zoning

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

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements

FFE is 12" above crown of street elevation

FINDINGS

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The subject property consists of 1 acre and is located on the west side of Isabel Swamp Road, north of Louisiana Highway 40, Bush.

Zoning History

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

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-1 Suburban District

Site and Structure Provisions

3. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay
East (Across Isabel Swamp Road)	Undeveloped	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay

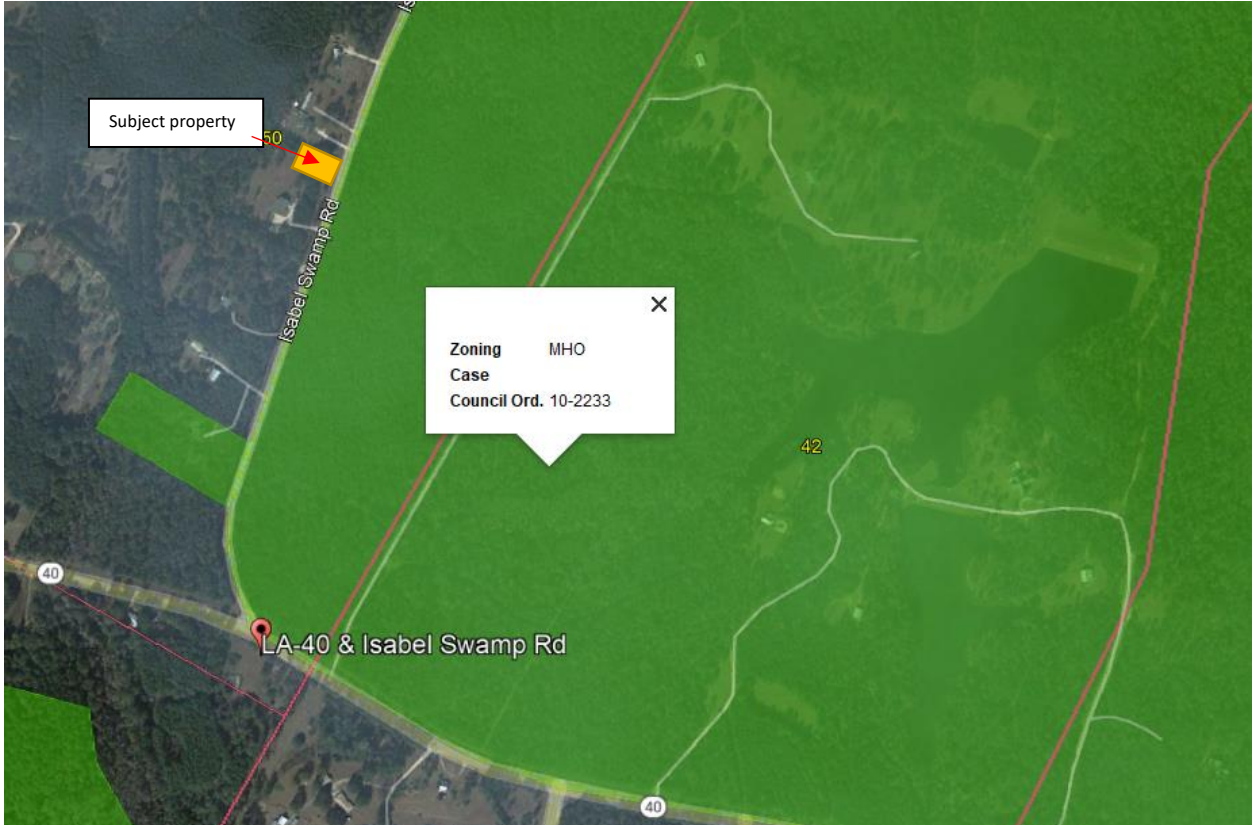


ZONING STAFF REPORT
2024-3765-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- The subject property abuts residentially-zoned parcels zoned A-1 Suburban District and RO Rural Overlay on all sides. Directly north of the parcel sits a manufactured home that is of legal non-conforming use.
- The site is also within the vicinity (across Isabel Swamp Road) of a portion of the Comprehensive Rezoning effort done by the St. Tammany Parish Council in 2009-2010 (part of the Northeast Study Area) that rezoned a large portion of St. Tammany to the MHO Manufactured Housing overlay (below)



- In addition to this area, there is also a parcel that was independently rezoned to obtain the MHO Manufactured Housing Overlay in 2014 (Council Ord. 14-3074).
- The existing A-1 Suburban District requires a minimum parcel size of 5 acres with 300' of parish road frontage. The allowable density under the A-1 Suburban District is one dwelling unit per every 5 acres. As this property consists of only 1 acre, the maximum number of dwelling units that can be put on this site is one, as well as the potential for one accessory guest home that would not exceed 1,000 sqft of living space.
- If approved, the applicant could apply for building permits to place a manufactured home on-site.

Consistency with New Directions 2040

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

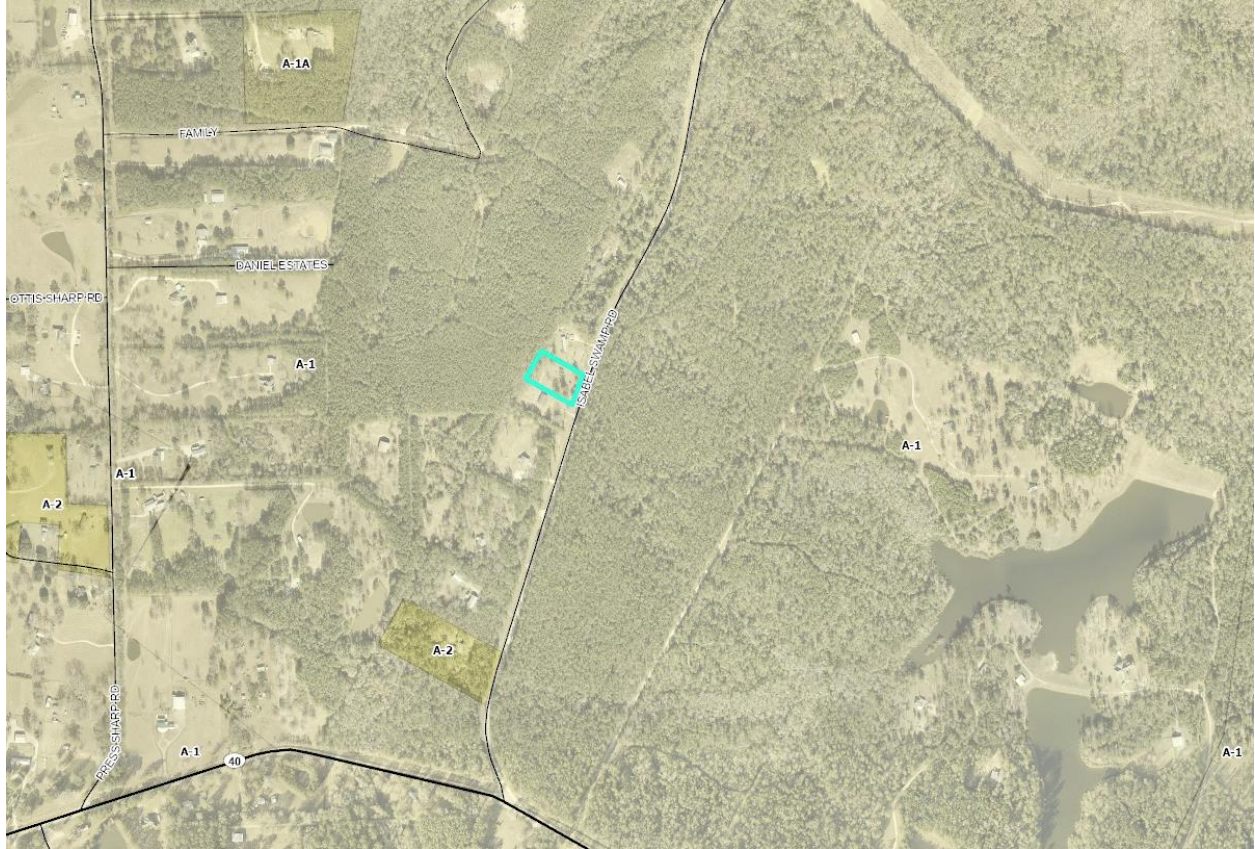
- The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - Goal 1.8: A variety of safe, affordable,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



ZONING STAFF REPORT
2024-3765-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2024-3765-ZC

43

MHO

T4-R12E
MHO

60

A-1A
MHO

FAMILY

51

ISABEL SWAMP RD

50

T5-R12E

MHO

MHO

42

40

5

A-1





ZONING STAFF REPORT
2024-3770-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 Interstate 59 and on the south side of Honey Island Swamp Road, Pearl River; S38, T7S, R15E; Ward 6, District 9 **Council District:** 9

Petitioner: St. Tammany Parish Government **Posted:** April 15, 2024

Owner: Amy Fisher Barber and Kelly R. Barber **Commission Hearing:** May 7, 2024

Size: 29.4559 acres **Determination:** Approved, Denied, Postponed



Current Zoning
N/A
Requested Zoning
HC-2 Highway Commercial District
Future Land Use
Rural & Agricultural
Flood Zone
Effective Flood Zone A
Preliminary Flood Zone AE
Critical Drainage:
Yes
Elevation Requirements
BFE 27' + 1' Freeboard = 28' FFE

FINDINGS

1. The petitioner is requesting to zone the subject property to HC-2 Highway Commercial District. The subject property consists of 29.4559 acres and is located on the west side of Interstate 59 and on the south side of Honey Island Swamp Road, Pearl River.

Zoning History

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

Ordinance / Zoning Case	Prior Classification	Zoning Classification
86-059A	C-2 Commercial	N/A

Site and Structure Provisions

3. The subject property is currently undeveloped and sits between US Interstate 59 and Honey Island Swamp Road.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	STATE LINE (Mississippi)
South	Undeveloped	PF-2 Public Facilities District
East (Across I-59)	Undeveloped	I-1 Industrial District and A-1 Suburban District
West (across Norfolk Southern Railroad)	Arcosa Aggregate Plant	I-2 Industrial District



ZONING STAFF REPORT
2024-3770-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject site abuts undeveloped land zoned PF-2 Public Facilities District to the south, an aggregate plant zoned I-2 Industrial District to the west, and undeveloped land zoned I-1 Industrial District and A-1 Suburban District to the east across Interstate 59. The subject parcel is on the Parish/State border and abuts Mississippi to the north.
6. The Comprehensive Rezoning effort by St. Tammany Parish in 2009/2010 was done in conjunction with the update to the Unified Development Code and rezoned most areas of the Parish in correlation with the then-newly adopted zoning districts. Due to error, the subject property was not assigned a zoning classification through this property and, as such, must be zoned.
7. The most recent zoning assigned to this parcel was the C-2 Commercial District from Land Use 523 as of Zoning Case # 86-09-059A and Police Jury Series No. 86-722.
8. The prior C-2 Commercial District and requested HC-2 Highway Commercial District can be considered equivalent to one another in relation to land use. The C-2 Commercial District encompassed a larger assortment of uses which are as follows:

C-2 Commercial Permitted Uses:

Retail and Service Uses: (Nightclubs, bars and lounges; Farmer's Market; Funerary Crematoriums, Cemeteries; Entertainment which typically consists of live or programmed performances; Drive-in Movie Theaters; Bus, Truck or other transportation terminals; Any other retail establishment not specifically permitted herein but which has economic compatibility with established uses on adjoining premises and which meets the intent and purpose of this District;
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; Passengers Transportation Terminals; Autobody Shops (Minimum Standards apply); Mini-Warehouses; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation (Minimum standards for contractor's yards apply);
New construction of uses which have an area of over 50,000 Square Feet.

Public Uses: Museums and Libraries; Governmental Offices; Police and Fire Stations; Public Utility Facilities.

Public Cultural and Recreational Uses: Horse riding and training stables; Kennels

Educational: Elementary, Middle Schools, or High, Public or Private; Institution of Fine Arts; Adult Education Classes; Vocational Schools

Medical: Veterinary Hospitals; Hospitals; Out-Patient Surgical and Treatment Centers
Psychiatric, Mental Health and similar centers; Hospices; Methadone Centers and Clinics not operated wholly within a public or private hospital.

Miscellaneous Uses: Outdoor Advertising (Billboards); Heliports; Light welding shops less than 3,000 square feet; Mobile Homes designed for residential purposes but utilized non-residential Purposes; internally illuminated signs which blink, flash or change intensity of color.

Residential Uses: Single Family Residences with densities greater than two (2) dwelling units per 45,000 square feet; Dwelling units that exceed one story in height located above any first floor designed for business uses; Mobile Homes used for residential purposes; Institutional housing; Hotels and Motels of 150 or less rooms; Apartment-Hotels.



ZONING STAFF REPORT
2024-3770-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

9. The existing permitted uses for the HC-2 Highway Commercial Districts are more focused on intense retail uses and are as follows:

HC-2 Highway Commercial District Permitted 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 containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

10. If the zoning request is approved, the applicant could apply for building permits to construct any of the above.

Consistency with New Directions 2040

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

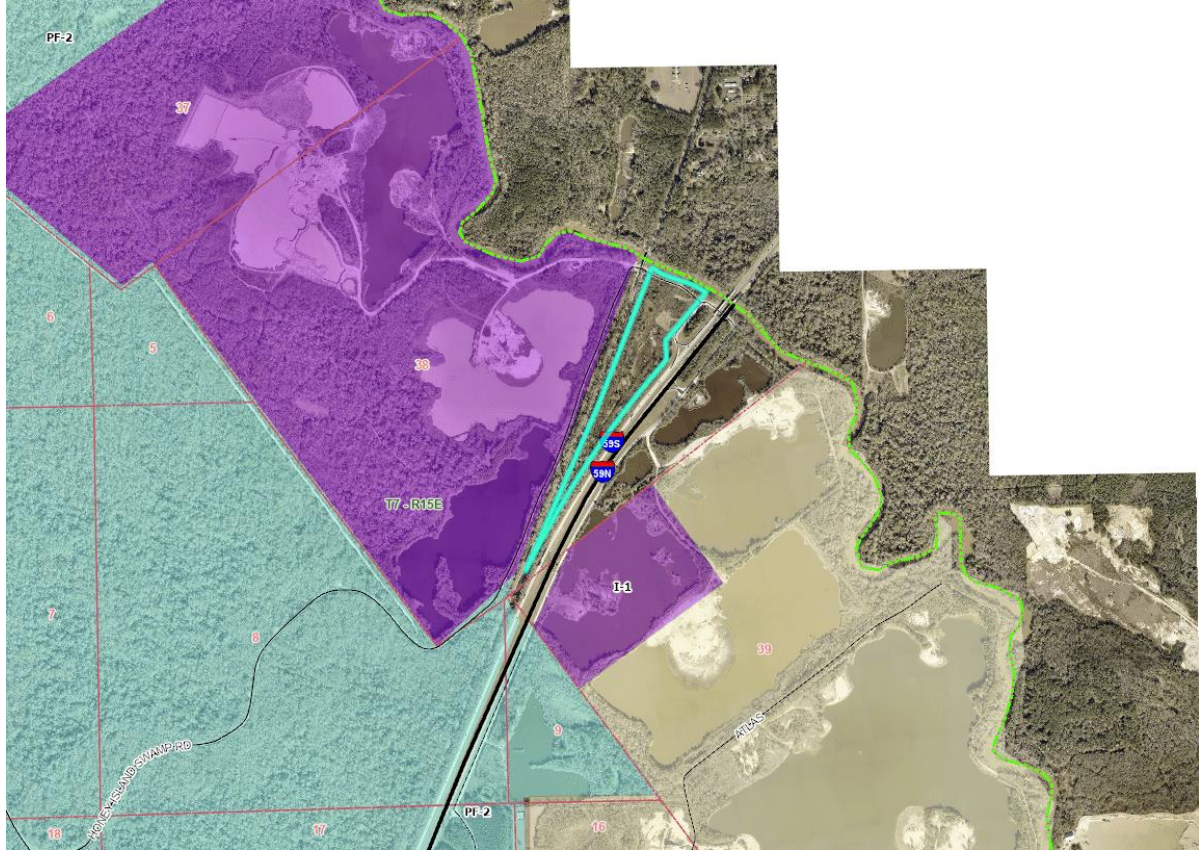
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
 - b. Goal 5.2: St. Tammany 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
2024-3770-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



T6 - R15E 37

2024-3770-ZC

37

38

59S

59N

I-1

T7 - R15E

39

HONEY ISLAND SWAMP RD

ATLAS

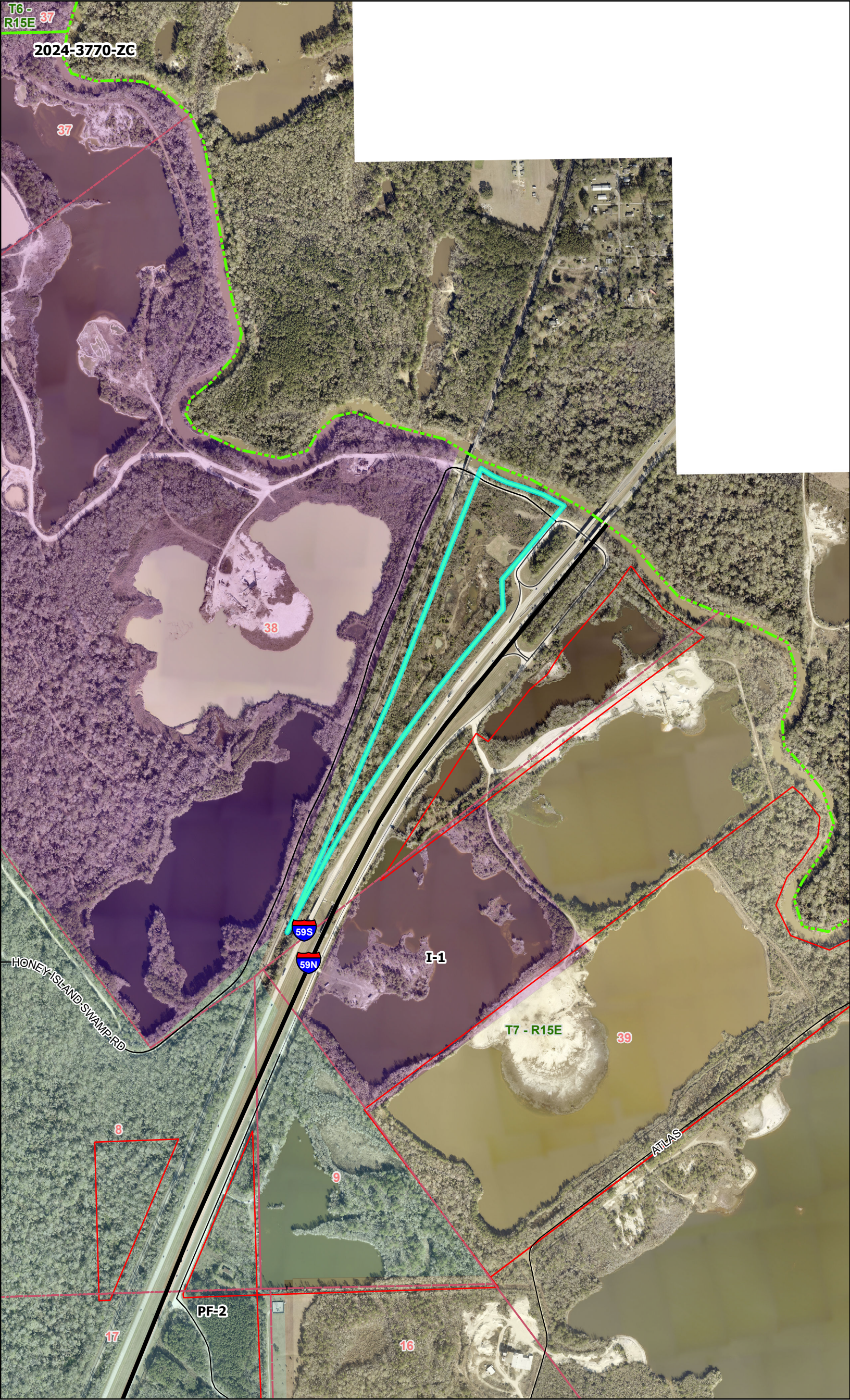
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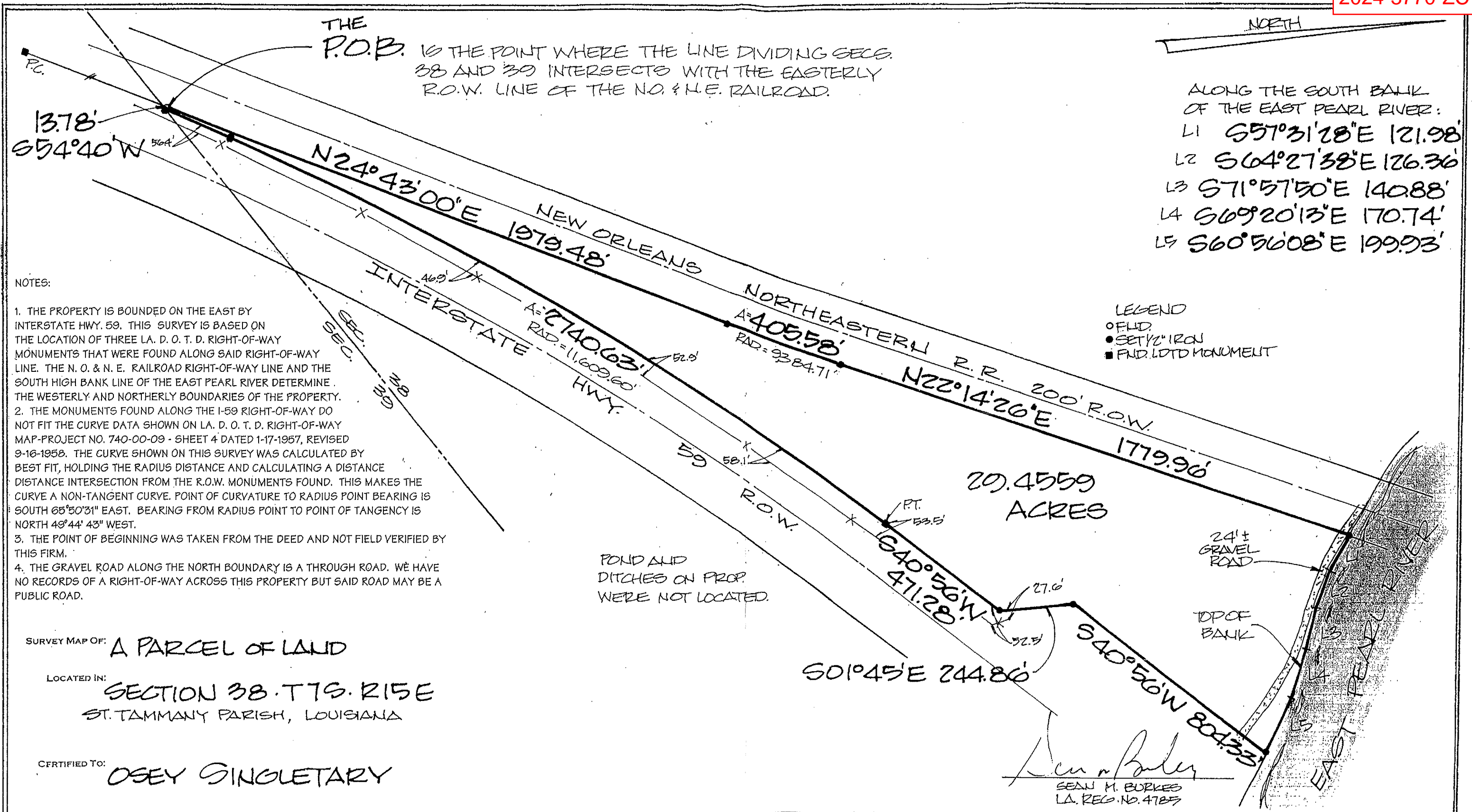
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PF-2

17

16





THE P.O.B. IS THE POINT WHERE THE LINE DIVIDING SECS. 38 AND 39 INTERSECTS WITH THE EASTERLY R.O.W. LINE OF THE NO. & N.E. RAILROAD.

- ALONG THE SOUTH BANK OF THE EAST PEARL RIVER:
- L1 S57°31'28"E 121.98'
 - L2 S64°27'38"E 126.36'
 - L3 S71°57'50"E 140.88'
 - L4 S69°20'13"E 170.74'
 - L5 S60°56'08"E 199.93'

NOTES:

1. THE PROPERTY IS BOUNDED ON THE EAST BY INTERSTATE HWY. 59. THIS SURVEY IS BASED ON THE LOCATION OF THREE L.A. D. O. T. D. RIGHT-OF-WAY MONUMENTS THAT WERE FOUND ALONG SAID RIGHT-OF-WAY LINE. THE N. O. & N. E. RAILROAD RIGHT-OF-WAY LINE AND THE SOUTH HIGH BANK LINE OF THE EAST PEARL RIVER DETERMINE THE WESTERLY AND NORTHERLY BOUNDARIES OF THE PROPERTY.
2. THE MONUMENTS FOUND ALONG THE I-59 RIGHT-OF-WAY DO NOT FIT THE CURVE DATA SHOWN ON L.A. D. O. T. D. RIGHT-OF-WAY MAP-PROJECT NO. 740-00-09 - SHEET 4 DATED 1-17-1957, REVISED 9-16-1958. THE CURVE SHOWN ON THIS SURVEY WAS CALCULATED BY BEST FIT, HOLDING THE RADIUS DISTANCE AND CALCULATING A DISTANCE DISTANCE INTERSECTION FROM THE R.O.W. MONUMENTS FOUND. THIS MAKES THE CURVE A NON-TANGENT CURVE. POINT OF CURVATURE TO RADIUS POINT BEARING IS SOUTH 65°50'31" EAST. BEARING FROM RADIUS POINT TO POINT OF TANGENCY IS NORTH 49°44' 43" WEST.
3. THE POINT OF BEGINNING WAS TAKEN FROM THE DEED AND NOT FIELD VERIFIED BY THIS FIRM.
4. THE GRAVEL ROAD ALONG THE NORTH BOUNDARY IS A THROUGH ROAD. WE HAVE NO RECORDS OF A RIGHT-OF-WAY ACROSS THIS PROPERTY BUT SAID ROAD MAY BE A PUBLIC ROAD.

LEGEND
 ○ FLD.
 ● SET 1/2" IRON
 ■ FND. L.D.T.D. MONUMENT

SURVEY MAP OF: **A PARCEL OF LAND**
 LOCATED IN: **SECTION 38. T7S. R15E**
ST. TAMMANY PARISH, LOUISIANA
 CERTIFIED TO: **OSEY SINGLETARY**

POND AND DITCHES ON PROP. WERE NOT LOCATED.

20.4559 ACRES

Sean M. Burkes
 SEAN M. BURKES
 LA. REG. NO. 4785

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

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

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

F.I.R.M. 225 205
0325610-17-89
 ZONE A NOT B.F.E. SHOWN
 "Verify prior to Construction with Local Governing Body"

NO: 1022032 DATE: 8.14.02 SCALE: 1" = 300' BY: CAD

J.V. BURKES & ASSOC., INC.
 2990 Gause Boulevard East, Suite "B" • Slidell LA 70461
 985-649-0075 (Fax) 985-649-0154



ZONING STAFF REPORT
2016-149-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: Subdivision located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road, Madisonville; S4, T7S, R10E; Ward 1, District 4 **Council District:** 4

Petitioner: Jones Fussell - Paul Mayronne **Posted:** April 17, 2024

Owner: Deer Crossing, LLC **Commission Hearing:** May 7, 2024

Size: 23.28 acres **Determination:** Approved, Denied, Postponed



Current Zoning

Deer Crossing Planned Unit Development

Requested Zoning

Major Amendment to the PUD

Future Land Use

Residential – Medium Intensity; Mixed-Use

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

BFE

FFE: 12" above the crown of the street elevation

FINDINGS

Zoning History

1. The petitioner is requesting a Major Amendment to the Deer Crossing Planned Unit Development. The site is located at the southwest intersection of Interstate 12 and LA Highway 1085, across from Perrilloux Road, Madisonville.
2. The original Deer Crossing Planned Unit Development received approval from the Parish Council in 2016 (Case No. 2016-149-ZC/Ordinance No. 16-3505) and Preliminary approval from the Planning Commission on May 10, 2016 (Case No. 2016-251-PP) and then again on November 14, 2017 for a revised plan (Case No. 2017-823-PP). A condition of the 2016 Planned Unit Development approval included the addition of "no cut buffers along Highway 1085 and I-12".
3. Since the 2017 preliminary approval, the northern "50 ft. greenspace" which was initially intended to provide a buffer from the northern lots along Spotted Fawn Drive and I-12 has been clear cut for the placement of Entergy transmission lines. Entergy established this servitude on October 27, 2017 (Inst. #2091281). A limited work order for clearing and grubbing was issued on March 14, 2018 and an unlimited work order was issued on June 13, 2018.
4. The applicant submitted an application for Final Subdivision approval on February 9, 2024 and the case was advertised and placed on the March 18, 2024 Planning Commission agenda. The case was postponed due to the buffer discrepancy as well as some minor uncompleted items that existed at the time of final inspection and review.
5. Per Section 130-1674(d), "all terms, conditions, safeguards, and stipulations made at the time of approval for PUD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, or safeguards shall constitute a violation of these zoning regulations". Additionally, per Section 130-1675, the removal of the



ZONING STAFF REPORT
2016-149-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

conditioned 50' no cut buffer along Interstate 12 is a change to the use of the land and therefore constitutes a Major Amendment to the Planned Unit Development which must be reviewed and approved before the Zoning Commission.

6. Per Section 125-94, "the Planning Commission shall review whether subdivision plans meet the minimum requirements, and shall consider whether the plans ensure and conform to the best interests of public health, safety and welfare. The Planning Commission shall reserve the right to stipulate any reasonable additional requirements for subdivisions. These considerations may include, but are not limited to recreational areas, general street design and construction specifications, buffer zones and screening, and lot designs and configurations".

Staff Findings

7. Based on the best available data, the approximate crown of Interstate 12 in this location is 28 ft. (Google Earth, 2024). The approved paving and grading plan for the Deer Cross Subdivision shows the lots which are adjacent to Interstate 12 as having a finished grade of roughly 23.5 ft. This is an approximate 4.5 ft. ground elevation grade change.
8. The applicant is proposing to construct a 10' wooden fence, a portion of which will consist of lattice work along the rear of Lots 18-42. While this will likely help to visually obstruct the interstate asphalt, it will only obscure roughly 5.5' of the associated vehicular traffic based on the above referenced numbers.
9. The average car in the US is between 5 -6' tall; the average truck is between 8-10' tall; and the average semi-truck and trailer is roughly 13.5' tall. Additionally, levels of highway traffic noise typically range from 70 to 80 dB(A) at a distance of 50 feet from the highway (US Department of Transportation, Federal Highway Administration; 2003). In 2022, Interstate 12 East Bound counted an average of 40,000 ADT. In considering these typical standards for what is common traffic on the interstate, staff has determined that a 10' wooden fence, a portion of which will consist of lattice work as proposed will not provide enough acoustical or visual relief caused by the adjacent Interstate traffic. As such, staff recommends a minimum 15' sound wall to act as a sufficient noise barrier or the rearrangement of the lots within the PUD so as to plant to provide a sufficient landscape buffer as was originally required.
10. If the Zoning Commission chooses to approve the request for the Major Amendment to the Deer Park PUD as requested, staff suggests the Commission to consider requiring the following:
 - a. The addition of the following restrictive covenants for all homes which are adjacent to the Interstate:
 - i. The installation of double or triple paned glass windows and solid core doors
 - ii. The installation of sound deadening materials such as fiberglass insulation in walls
 - iii. The required use of brick or concrete instead of wood
 - iv. The use of rigid metal frame connectors in exterior walls not made of masonry to dampen vibrations from the exterior that may transmit through walls

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



ZONING STAFF REPORT
2016-149-ZC

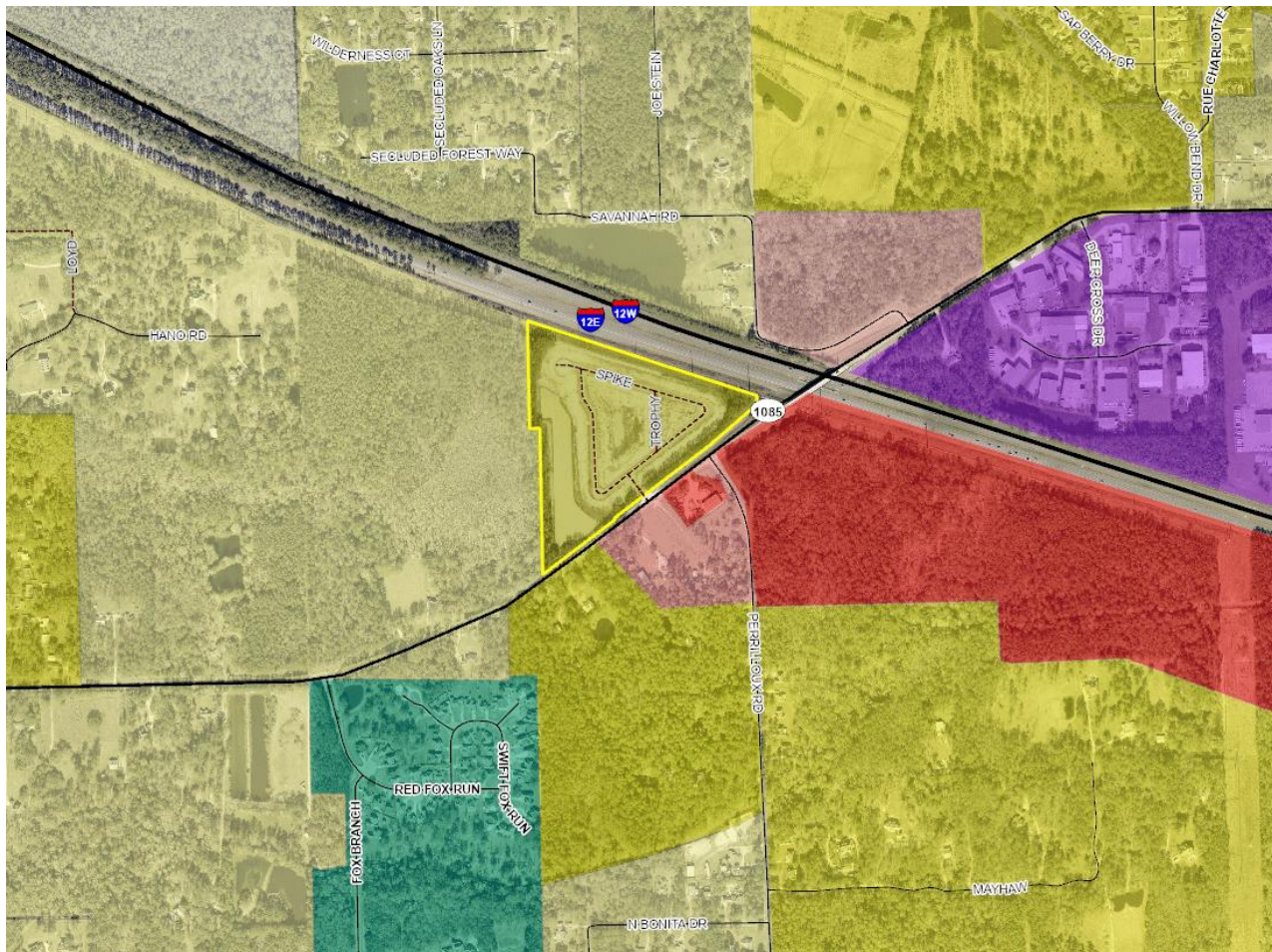
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

1. The proposed zoning change is not consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 7.3: Light and noise pollution will be minimal.
 - b. Strategy 2:1:3: Beautify Parish public rights-of-way through planting and maintaining native trees and landscapes



2016-149-ZC

SECLUDED GROVE LOOP

SECLUDED OAKS LN

WILDERNESS CT

SECLUDED FOREST WAY

JOE STEIN

RED GUM DR

SAVANNAH RD



1085

TROPHY

SPIKE

PERILLEUX RD

MAYHAW

N BONITA DR

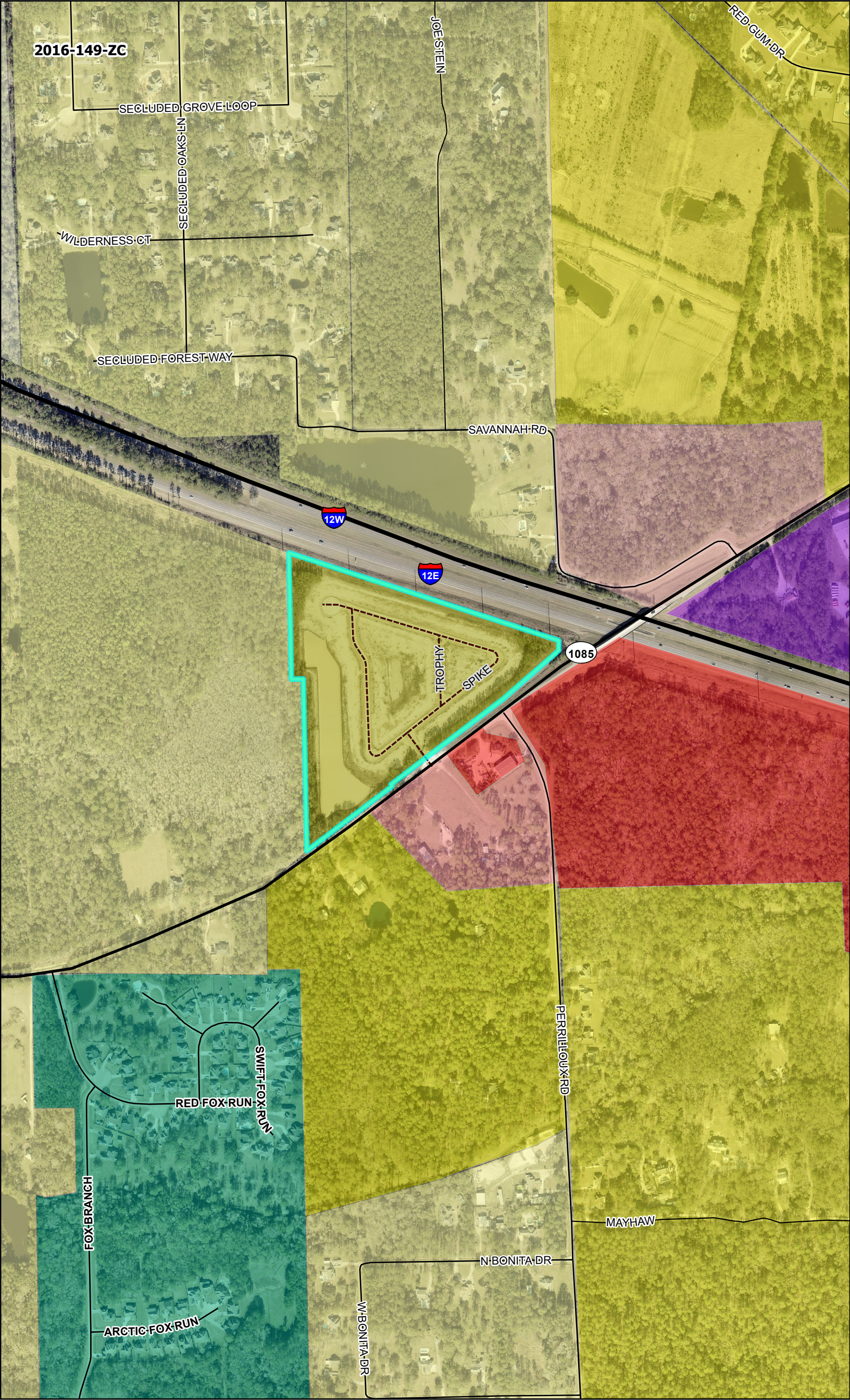
W BONITA DR

FOX BRANCH

RED FOX RUN

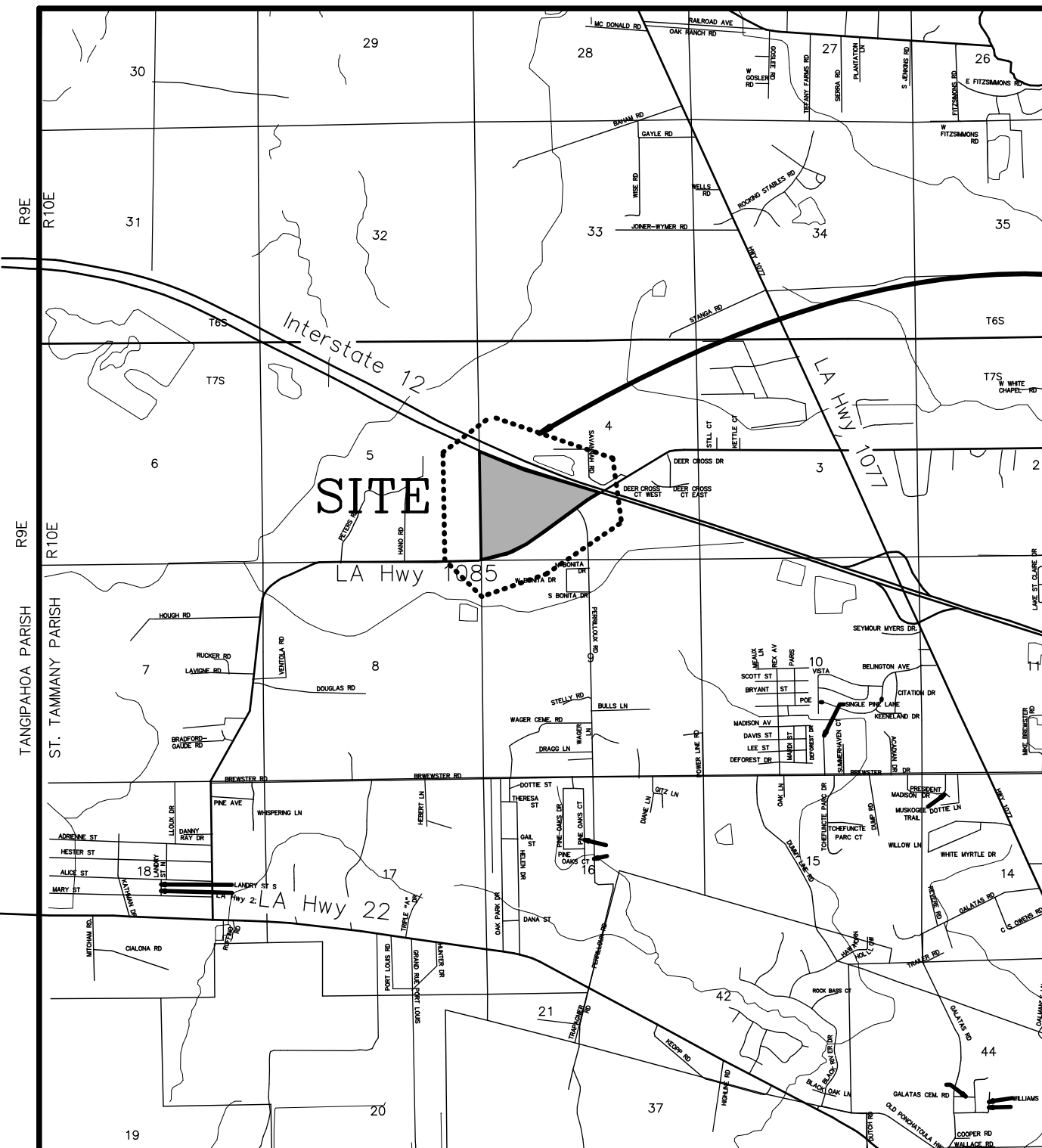
SWIFT FOX RUN

ARCTIC FOX RUN

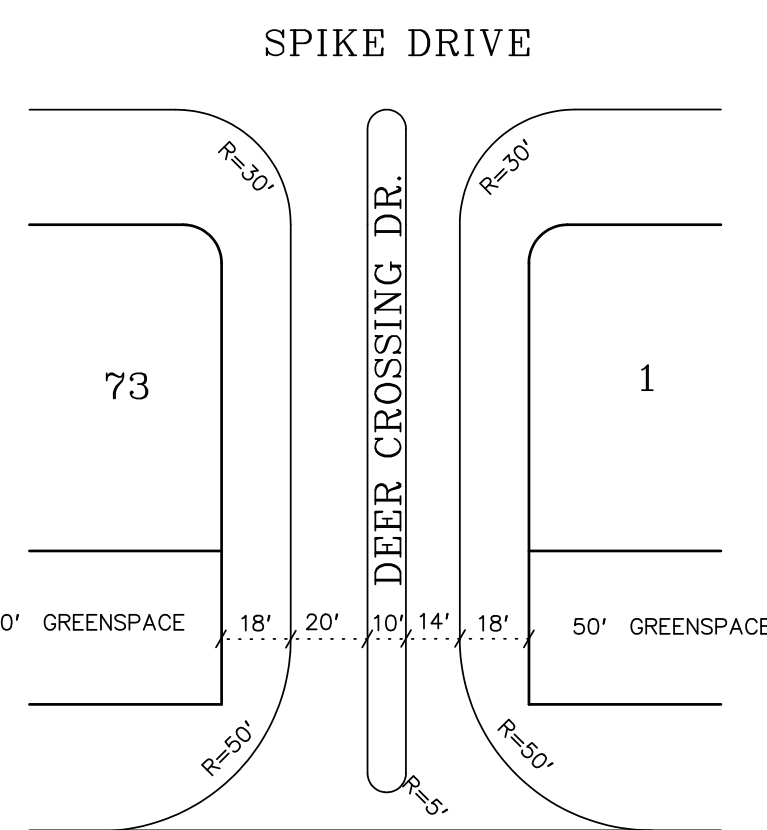


DEER CROSSING SECTION 4, T-7-S, R-10-E, ST. TAMMANY PARISH, LA.

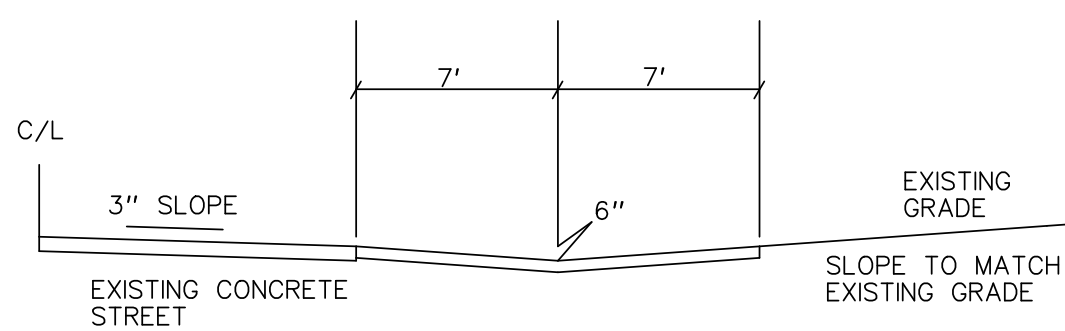
ALL AREAS WITHIN 500' OF THIS DEVELOPMENT ARE RESIDENTIAL (DEVELOPED AND UNDEVELOPED)



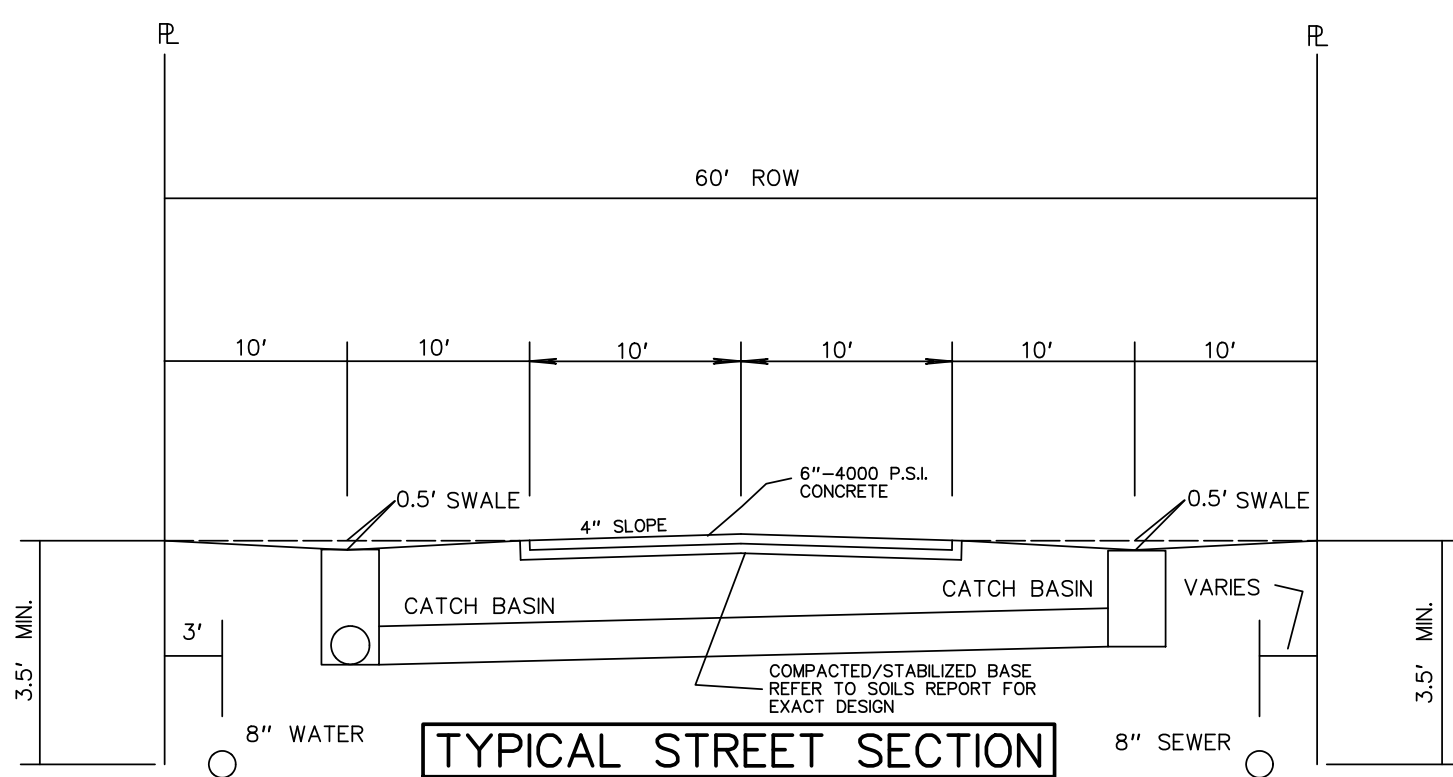
VICINITY MAP



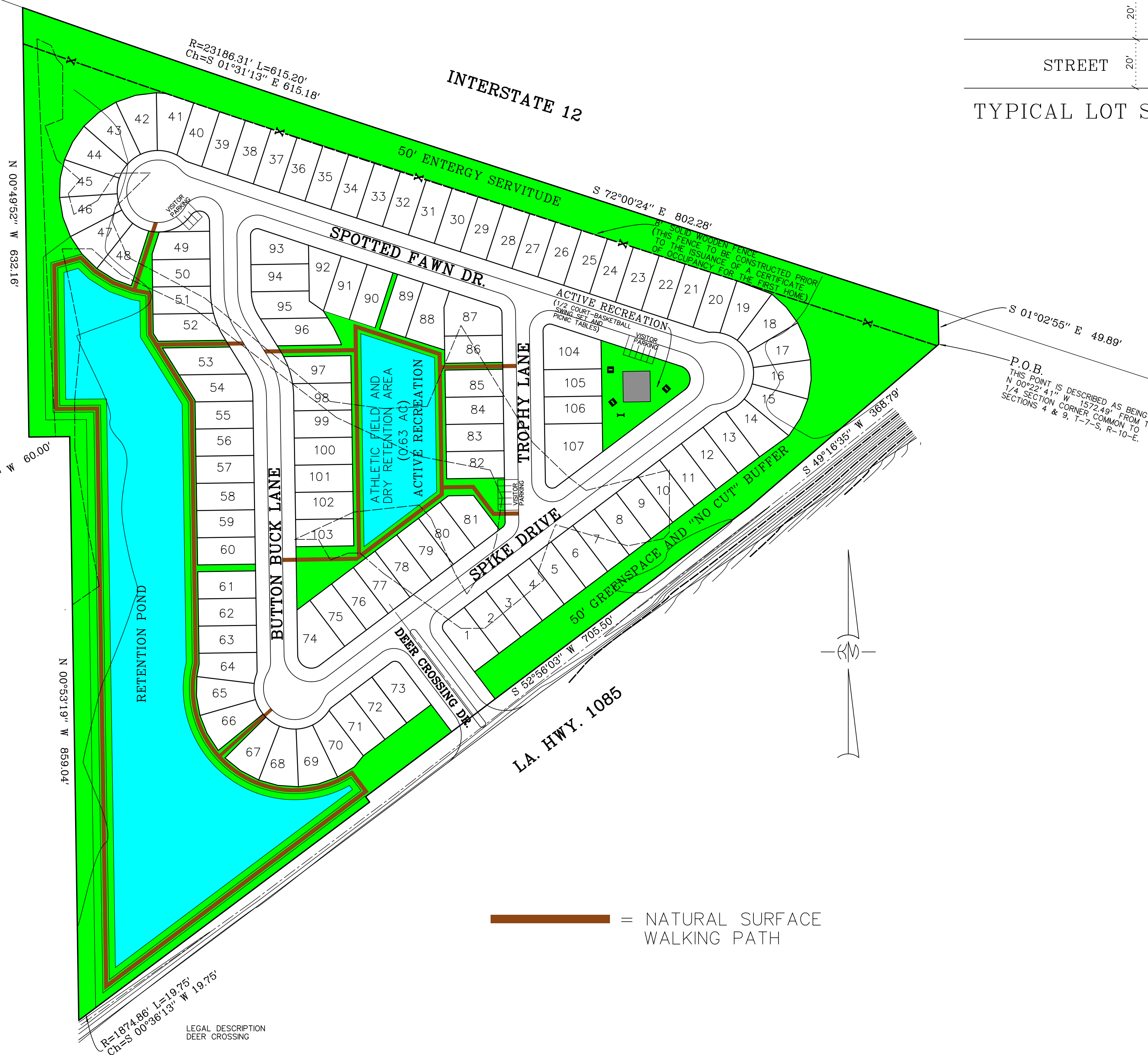
LA. HWY 1085
ENTRANCE DETAIL



DRIVEWAY CROSS-SECTION



TYPICAL STREET SECTION



LEGAL DESCRIPTION
DEER CROSSING

A certain parcel of ground situated in Section 4, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the 1/4 Section Corner common to Sections 4 & 9, Township-7-South, Range-10-East and measure North 00° 22' 41" West 1572.49' to the Point of Beginning

From the Point of Beginning measure

Thence South 49°14'35" West a distance of 368.79 feet to a point;

Thence South 52°56'03" West a distance of 705.50 feet to a point;

Thence South 37°01'53" East a distance of 9.94 feet to a point;

Thence South 53°04'20" West a distance of 514.99 feet to a point of curve;

Thence along a curve to the right having a radius of 1,874.86 feet, a delta of 00°38'13", an arc length of 19.75 feet, and a chord which bears South 53°22'27" West having a chord distance of 19.75 feet to a point on a line;

Thence North 00°53'19" West a distance of 859.04 feet to a point;

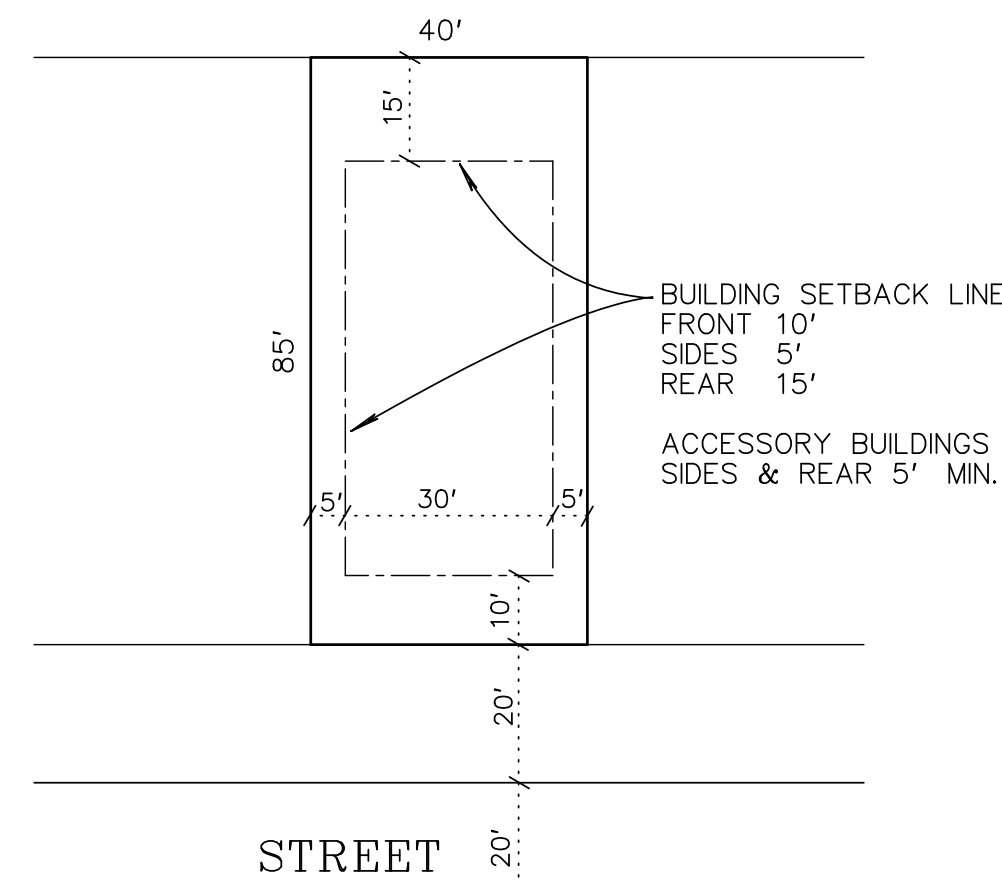
Thence South 89°28'19" West a distance of 60.00 feet to a point;

Thence North 00°49'52" West a distance of 632.16 feet to a point on a curve;

Thence along a curve to the left having a radius of 23,186.31 feet, a delta of 01°31'13", an arc length of 615.20 feet, and a chord which bears South 71°14'47" East having a chord distance of 615.18 feet to a point of tangency;

Thence South 72°00'24" East a distance of 802.28 feet to a point;

Thence South 01°02'56" East a distance of 48.89 feet to the POINT OF BEGINNING, and containing 1,018,389.36 square feet or 23.38 acre(s) of land, more or less.



TYPICAL LOT SCHEMATIC

- MINIMUM RESTRICTIVE COVENANTS
1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. UNLESS A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 3. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRIVEWAYS OR STREET EASEMENTS.
 4. NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DAMPS OR LEAK GAS STOVES.
 5. THE FRONT OF EACH LOT IS SUBJECT TO A 10 FOOT EASEMENT ALONG ALL STREETS.
 6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 7. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
 8. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY ST. TAMMANY UTILITIES.
 9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY (30) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT. VARIANCE WILL BE REQUESTED.
 10. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12" ABOVE THE CROWN OF THE STREET OR 12" ABOVE CURRENT BASE FLOOD ELEVATION WHERE THE EFT IS MORE THAN 12" BELOW THE STREET CROWN. THIS PROPERTY LOCATED IN FLOOD ZONES A6, B, & C. (BFE IS 17.0' IN A6 AREA).

AREA BREAKDOWN

TOTAL AREA	23.38 ac.
GREENSPACE (LESS 1/2 WET POND AREA)	8.95 ac. (38%)
PASSIVE	7.46 ac. (32%)
ACTIVE	1.49 ac. (06%)

(ACTIVE RECREATION TO INCLUDE 1/2 COURT HARD SURFACE BASKETBALL, GRASS FIELD FOR SOCCER/FOOTBALL/BASEBALL PICNIC TABLES AND SWINGSET)

DENSITY BREAKDOWN

UNITS ALLOWED [23.38 ACRES x 8 UNITS/AC (A5) x 0.75 =	140
UNITS DEPICTED	= 107

- NOTES**
1. THIS SUBDIVISION SHALL BE SERVED BY SEWER AND WATER FACILITIES PROVIDED BY TAMMANY UTILITIES (OFFSITE)
 2. THIS PROPERTY IS LOCATED IN FLOOD ZONE C BASE FLOOD ELEVATION - N/A RE: F.I.R.M. PANEL NO. 225205 0250 C REVISED 10-17-1989
 3. MAXIMUM HEIGHT OF ALL STRUCTURES TO BE 35' ABOVE FINISHED GRADE.
 4. A.T. & T. AND OTHER UTILITY COMPANIES WILL BE ALLOWED TO PLACE STRUCTURES AND/OR EQUIPMENT WITHIN THE AREAS DESIGNATED AS "GREENSPACE"
 5. ACCESSORY BUILDINGS WILL BE ALLOWED IN THIS SUBDIVISION

DEVELOPMENT SCHEDULE

EXPECTED TO BE COMPLETED 12-2016

DEVELOPER: DEER CROSSING DEVELOPMENT, LLC
ADDRESS: 845 GALVEZ ST., MANDEVILLE, LA. 70448

P.U.D. PLAN

**DEER CROSSING
SECTION 4, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.**

REVISIONS		DATE	DRAWN	JOB NO.
MARK	DATE			
	01-14-15			
	02-17-16			
	02-29-16			
	04-08-24			

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

SCALE: 1" = 225'
DATE: 12-08-15
JOB NO.: 15-125
DWG. NO.: 15-125-PUD

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE

ANDREW J. WALKER
KATHERINE RIECKE

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW
NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

April 5, 2024

VIA EMAIL AND HAND DELIVERY

St. Tammany Parish Planning Department
c/o Helen Lambert, Assistant Director
P.O. Box 628
Covington, Louisiana 70434

Re: Major Amendment to PUD – Deer Crossing

Dear Helen:

As you know, I represent Deer Crossing, L.L.C. (the “Developer”), which is the owner of Deer Crossing Subdivision (the “Subdivision”) which is being developed along Louisiana Highway 1085 and Interstate 12. The Subdivision was zoned as a PUD in 2016 with preliminary subdivision approval having originally been granted by the Planning Commission in May of 2016. The Subdivision, as originally approved, included a fifty (50’) foot “no cut” buffer along Interstate 12 and Highway 1085. For the reasons more particularly set forth below, we are requesting a major amendment to the PUD in order to convert the fifty (50’) foot “no cut” buffer along Interstate 12 to a greenspace buffer encumbered by an Entergy Louisiana, LLC (“Entergy”) utility servitude (the “Entergy Servitude”). I have attached hereto a revised PUD plan prepared by Kelly J. McHugh and Associates, Inc. which depicts this change, as well as a copy of the Entergy Servitude which is duly recorded with the St. Tammany Parish Clerk of Court.

The circumstances giving rise to this request began in late 2016 and early 2017 when the Developer was contacted by Entergy seeking permission to survey a portion of the Subdivision property for a new utility line. Upon receiving this request, the Developer inquired with Entergy regarding its intentions for the property. At that time, Entergy explained that it intended to use a portion of the property for the extension of a new, very large, transmission line from Tangipahoa Parish into St. Tammany Parish. Entergy further explained that it intended to acquire a servitude of one hundred twenty-five (125’) feet through the Subdivision property, paralleling the Interstate 12 right of way. The Developer immediately retain legal counsel and objected to Entergy’s plans. This began an approximately year long battle between the Developer and Entergy where the Developer attempted to prevent Entergy from acquiring the Entergy Servitude. It should be noted that Entergy, as a public utility, has the power of expropriation and threatened on numerous occasions that if it became necessary, it would expropriate the property needed for the Entergy Servitude. In recognition of Entergy’s legal ability to expropriate the property, the Developer pivoted from trying to prevent taking of its property (which it could not legally prevent) to trying to negotiate the least injurious result to the Subdivision. These negotiations culminated in the execution of the Entergy Servitude. As you will see, the Developer was able to reduce the width

Ms. Helen Lambert

April 5, 2024

Page 2 of 2

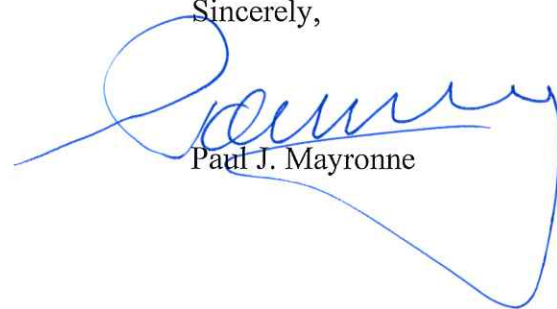
of the Entergy Servitude from one hundred twenty-five (125') feet to fifty (50') feet. Unfortunately, Entergy required that the entire Entergy Servitude area be clear-cut to accommodate their transmission line.

As explained above, the Developer did everything within its power to prevent the taking of the property and its clear-cutting. The clear-cutting of this area directly affects the value of the lots in the Subdivision. In fact, this occurrence is one of the reasons that it has taken so long for the Subdivision to be constructed, as the Developer carefully considered the resulting damage. Ultimately, the Developer chose to move forward and the Subdivision is now complete and ready for final subdivision approval. However, in order to try and ameliorate some of the damage from Entergy clearing the Entergy Servitude, the Developer is proposing to have an eight (8') foot opaque fence constructed along the southern edge of the Entergy Servitude to help block some of the interstate notice and to further block some of the visibility from the rear of the lots to the interstate. The Developer further proposes to have this fence fully constructed prior to the first certificate of occupancy being issued for any of the homes to be constructed within the Subdivision. Finally, since the fence will not be constructed at the time of final approval of the Subdivision, the Developer is proposing to establish a performance obligation to cover the cost of the fence installation.

In accordance with the foregoing, we would ask that this matter be placed on the St. Tammany Parish Zoning Commission's next available agenda for consideration.

Thank you for processing our request, and should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM/amp

Enclosures

cc: Deer Crossing, L.L.C.

Kelly J. McHugh