

ZONING STAFF REPORT

Date: July 25, 2014

Meeting Date: September 2, 2014

Case No.: ZC08-01-007

Determination: Approved Amended Postponed Denied

Prior Action: Tabled (08/05/14)

Posted: 08/15/14

GENERAL INFORMATION

PETITIONER: Gulf States Real Estate Services, L.L.C.
OWNER: Versailles LLC & Lucky 7 Irrevocable Trust
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision; S15 & 16, T7S, R11E; Ward 3, District 1
SIZE: 92.61 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Undeveloped	A-4 (Single Family Residential) & C-2 (Highway Commercial) Districts
South	I-12	
East	Commercial	C-2 (Highway Commercial) District
West	Undeveloped	A-4 (Single Family Residential) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The petitioner is requesting a major Amendment to the originally approved PUD (Planned Unit Development Overlay) and the addition of 22.30 acres of PUD (Planned Unit Development Overlay) to the development. The commercial subdivision is now proposed to be developed with a total of 20 lots (originally approved to be developed with a total of 23 lots). The lots are identified on the plan, by 3 different colors representing the maximum height allowable for each area (see below, charts depicting the differences between the original approval and new proposal). Note that the maximum allowable height in Area 2 is proposed to be between 40 feet & 60 feet. The rear yard setbacks have been adjusted, according to the maximum height allowable within Area 2 and by taking into consideration that a portion of Area 2 is directly abutting Versailles Residential Subdivision (see below, chart).

The site will be accessed through Holiday Square Blvd and an extension of Holiday Square Blvd connecting to Holiday Blvd, to the north of the site.

A list of permitted and prohibited uses has been provided as required. Also, as indicated on the plan, the landscaping, lighting, parking and signage will meet all Parish Requirements. Note that a land clearing permit and trees survey will have to be submitted for each parcel, before application for building permit.

SUBDIVISION INFORMATION (Proposed)

Section	Setbacks & Landscape buffer	Maximum Height
Area 1 Lot 13-19	Front: 30' Side: 10' Rear: 10'	100'
Area 2 Lot 9-12	Front:30' Side: 10' Rear: 10' 110' setback from property line: max height of 40' 200' setback from property line: max height of 60' 100' buffer in the rear, abutting residential (as shown on the plan)	40' & 60'
Area 3 Lot 1-8	Front: 40' Side: 10' Rear: 10'	45'

SUBDIVISION INFORMATION (Currently approved)

Section	Setbacks	Maximum Height
Area 1	Front: 30' Side: 10' Rear: 25'	100'
Area 2	Front:30' Side: 10' Rear: 0' 100' buffer in the rear, abutting residential	40'
Area 3	Front: 40' Side: 10' Rear: 30'	60' Lots 3 & 15: limited to 45'

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

GREENSPACE

The proposed amendment and addition will create an increase of the total acreage of greenspace from 18.55 acres (25%) to 23.95 acres (25.86 %) . The most important environmental feature of the property, Bayou Monga and its surroundings, will remain undeveloped and preserved as part of the required greenspace for the PUD. Additional greenspace is also proposed to be provided, in the rear of lot 16, for detention purposes (identified as lot 21). As shown on the plan, a 4' sidewalk is proposed to be provided along Versailles Business Parkway & Holiday Square Blvd, allowing pedestrians to access the different businesses within the development.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the area to be developed with residential uses. The proposed development does not meet the 2025 future land use plan, considering that it is proposed to be entirely developed with commercial uses. However, considering the proximity of the interstate and the presence of existing commercial businesses directly abutting the site, staff feels that the proposed PUD is appropriate for the area.

STAFF RECOMMENDATION:

The staff recommends that the request for a Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay) be approved.

CASE NO.: ZC08-01-007

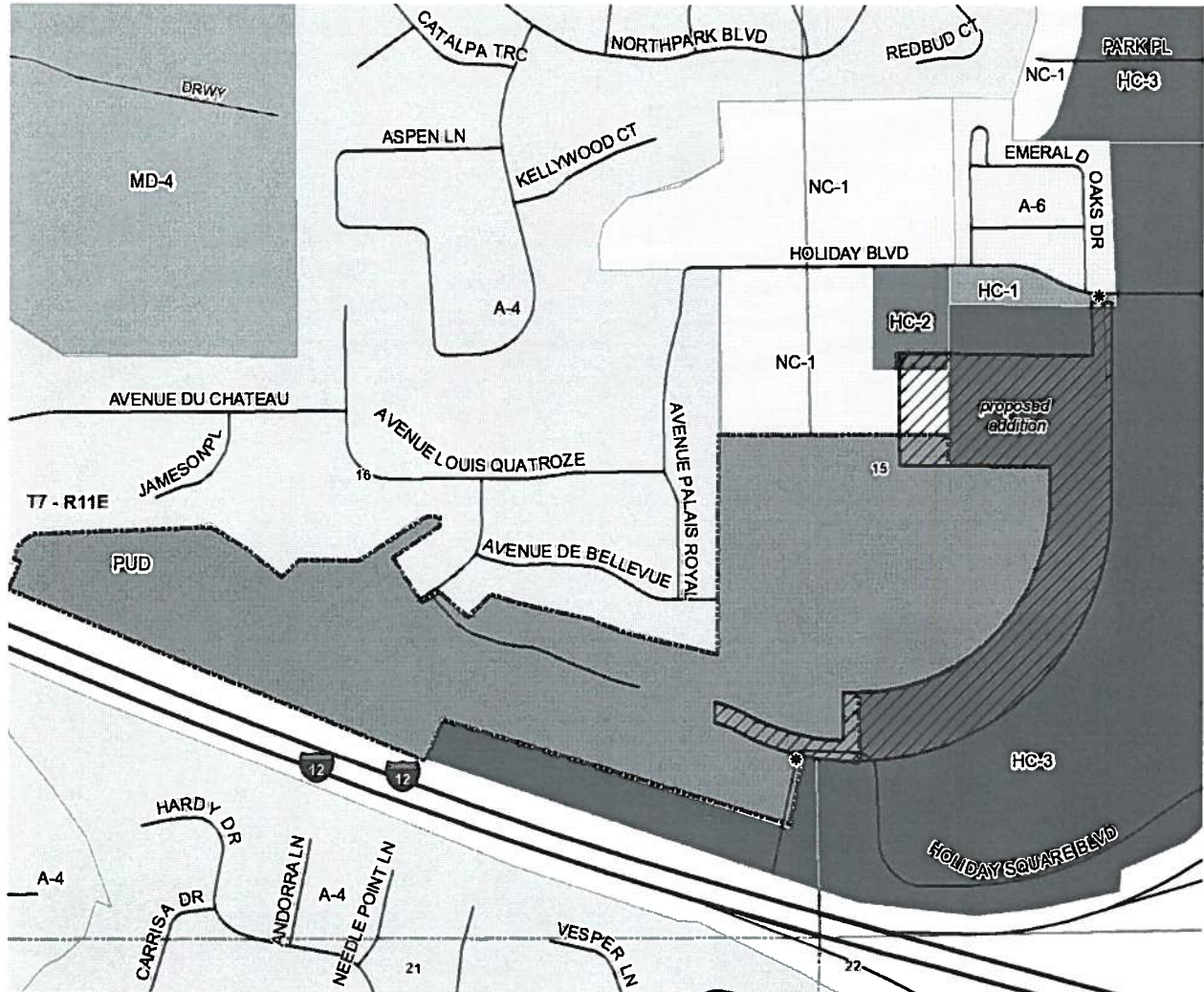
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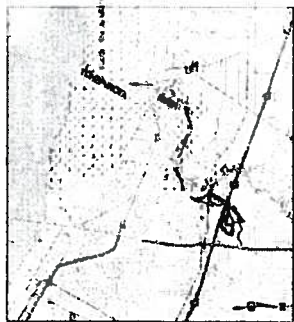
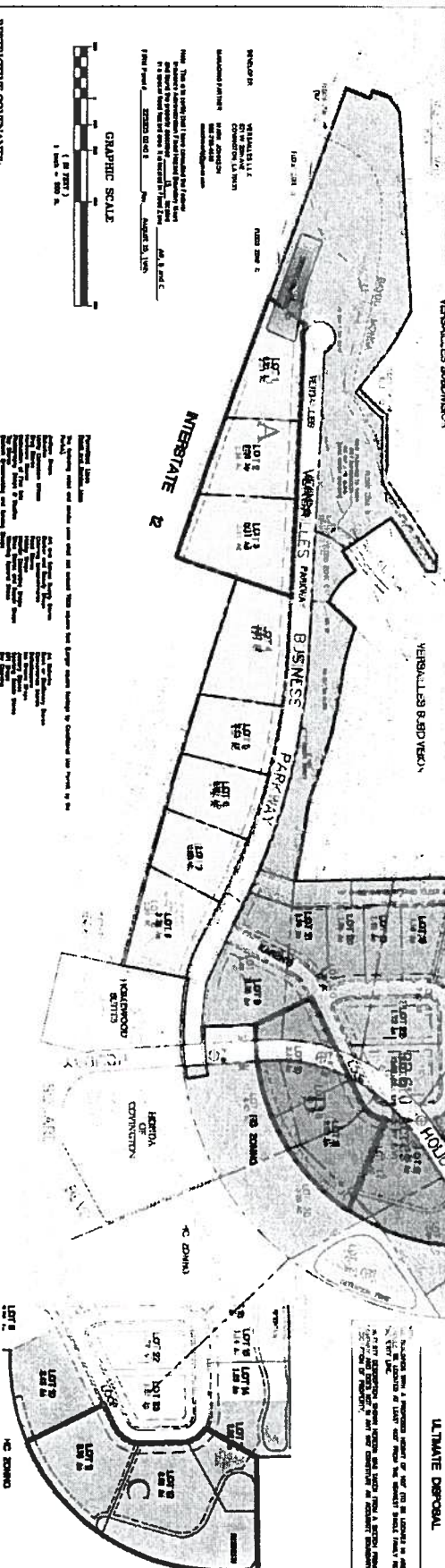
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A map showing the intersection of Highway 100 and Highway 150. The ERIC building is located near the intersection. The map also shows the location of the ERIC building relative to the intersection of Highway 100 and Highway 150. The map includes labels for 'LA Hwy 150', 'LA Hwy 100', 'ERIC', 'MARTINEZ', 'COURTNEY', and 'N'. A north arrow is also present.

VERSAILLES BUSINESS PARK
A PLANNED UNIT DEVELOPMENT
SECTIONS 15 & 16 TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

[illegible][illegible]

RESTRICTIVE COVENANTS

[illegible]

DEVELOPMENT NOTES

[illegible][illegible][illegible]

1. *What is the purpose of the study?*
 2. *What are the research questions or hypotheses?*
 3. *What is the study design?*
 4. *What are the variables?*
 5. *What are the data sources?*
 6. *What are the data collection methods?*
 7. *What are the data analysis methods?*
 8. *What are the results?*
 9. *What are the conclusions?*
 10. *What are the limitations?*
 11. *What are the implications?*
 12. *What are the future research directions?*
 13. *What are the ethical considerations?*
 14. *What are the funding sources?*
 15. *What are the conflicts of interest?*
 16. *What are the acknowledgments?*
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 18. *What are the appendices?*
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Information from leading firms, he is quick to add, is not always shared with other firms. But he says that the industry is becoming more open and transparent, and that the industry is becoming more competitive. He says that the industry is becoming more competitive, and that the industry is becoming more competitive.

Published in June 2

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VERSAILLES BUSINESS PARK
SECTIONS 15&16, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR MARKETING PURPOSES ONLY

RCL

GENERAL TALK

Preaching
 Planning
 Preparing
 Presenting

RICHARD C. LAMBERT
 Editor

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 Fax: 619/594-0001
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Printed in the United States of America
 0-978-1-56563-000-0

Project Editor: _____

Project Manager: _____

Production Editor: _____

Design: _____

Illustrations: _____

Typesetting: _____

Printer: _____

RCL-98

11-13-97

10/97

Previously Approved Plan

2008-01-007



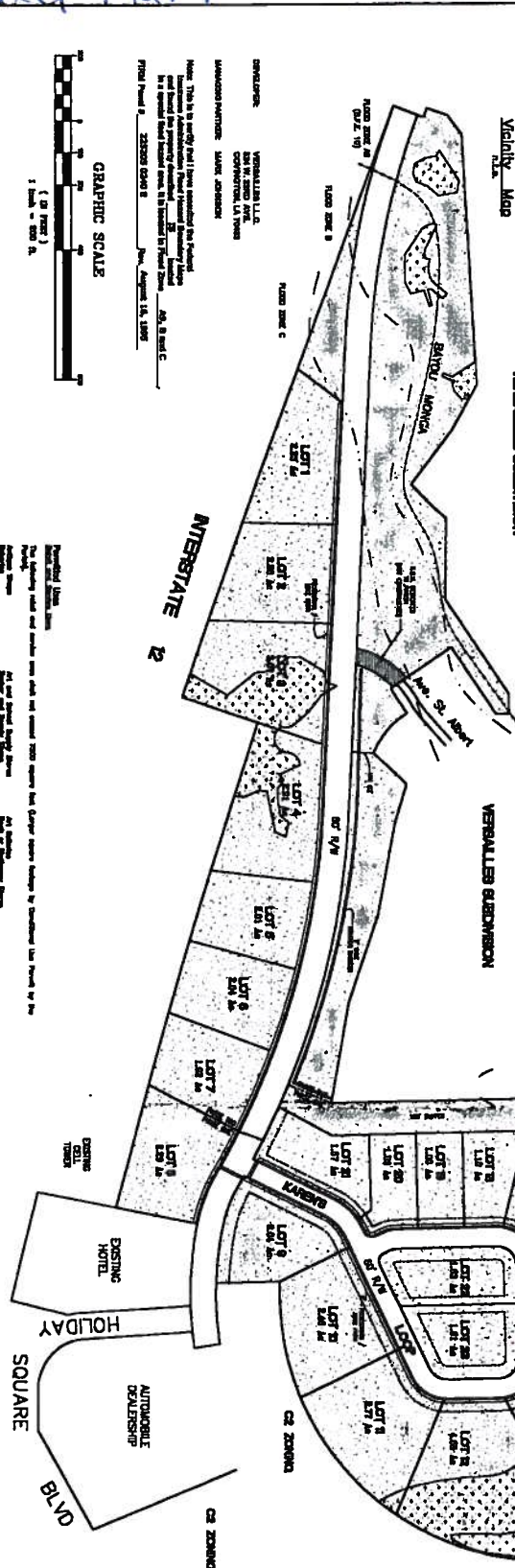
CONCEPTUAL PLAN FOR REZONING VERSAILLES BUSINESS PARK A PLANNED UNIT DEVELOPMENT SECTIONS 15 & 16 TOWNSHIP 7 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA

VERSAILLES SUBDIVISION

TRACT ACRES	NO. OF LOTS	PLANNED UNIT DEVELOPMENT
20.17 & 16.17	100	PLANNED UNIT DEVELOPMENT
TOTAL TRACT OF 36.34	100	PLANNED UNIT DEVELOPMENT
CENTRAL	CENTRAL	STREET LIGHTS
WATER SYSTEM	WATER SYSTEM	STREET LIGHTS

LOCAL PARTICIPATION

LOCAL PARTICIPATION



GRAPHIC SCALE

1" = 200'

RESTRICTIVE COVENANTS:

1. THE COVENANTS OF THIS SUBDIVISION SHALL BE BINDING UPON THE OWNERS AND SUCCESSORS OF THE LANDS HEREIN SHOWN AND SHALL RUN WITH THE LAND.
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WATER SYSTEM	WATER SYSTEM	STREET LIGHTS

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CENTRAL	CENTRAL	STREET LIGHTS
WATER SYSTEM	WATER SYSTEM	STREET LIGHTS



ULTIMATE DISPOSAL

PROPERTY DESCRIPTION

DESCRIPTION OF THE PROPERTY

AREA ONE	AREA TWO	AREA THREE
12.98 Acres	6.74 Acres	26.23 Acres
100	100	100
100	100	100
100	100	100
100	100	100
100	100	100
100	100	100
100	100	100
100	100	100
100	100	100

CONCEPTUAL PLAN FOR REZONING VERSAILLES BUSINESS PARK SECTIONS 15&16, TOWNSHIP 7 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA

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

If yes, which major arterial streets? Holiday Boulevard

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

If yes, please explain? Normal Construction Activities Associated with Site work preparation

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

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

(Does the proposed subdivision development...)

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

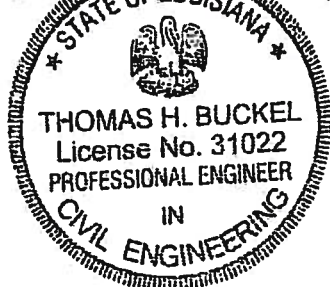
b.) breach any Federal, State or Local standards relative to:

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

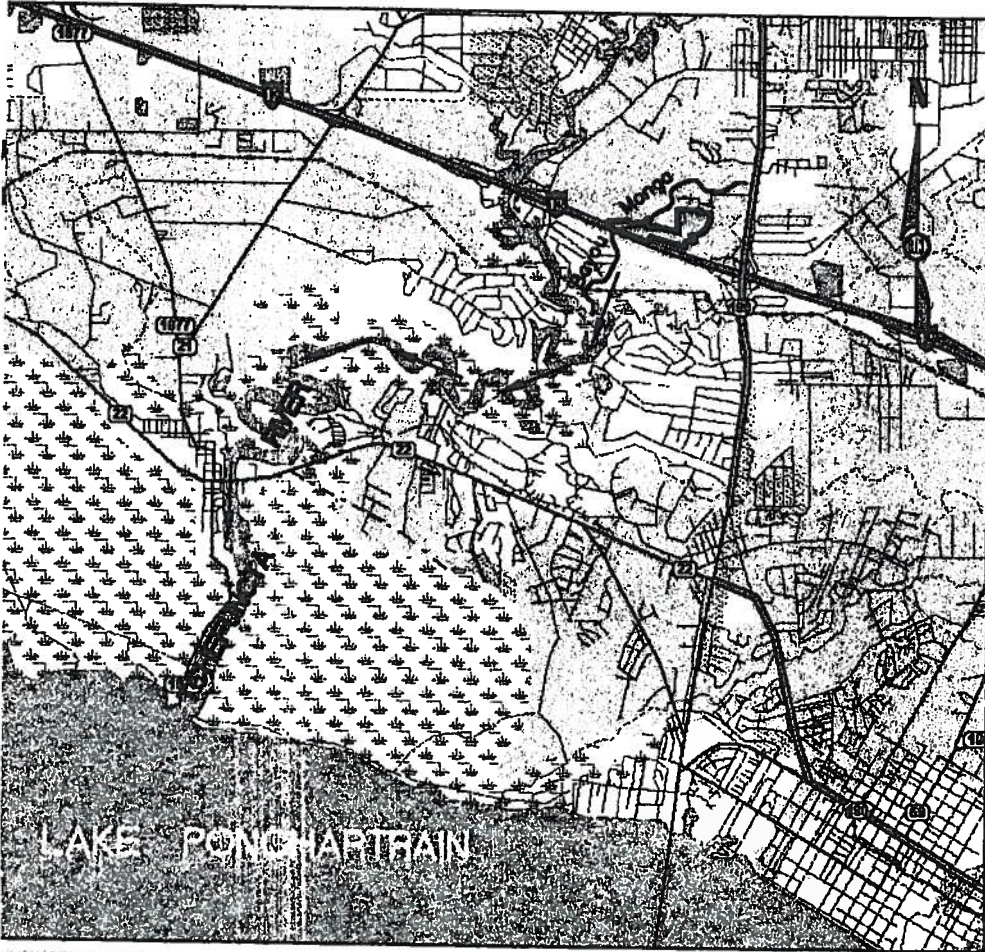
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Thomas H. Buckel
ENGINEER/SURVEYOR OR DEVELOPER
(SIGNATURE)

6/13/14
DATE



ZC08-01-007



RCL

CONSULTANTS, L.L.C.

Planning
•
Architecture
•
Engineering
•
Construction
Management

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ST. TAMMANY PARISH COUNCIL
ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. 14-_____

COUNCIL SPONSOR _____ PROVIDED BY DEVELOPMENT _____

INTRODUCED BY _____ SECONDED BY _____

ON THE _____ DAY OF _____, 2014

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED
DEVELOPMENT CODE, VOLUME I (ZONING), SECTION 6.01
PLANNED UNIT DEVELOPMENT OVERLAY RELATIVE TO OPEN
SPACE & MAJOR AMENDMENT TO THE PUD (ZC14-08-075).

WHEREAS, it is necessary to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), specifically to amend the standards for major amendment and provide regulation for open space within the PUD Planned Unit Development Overlay.

NOW, THEREFORE, the Parish of St. Tammany hereby ordains, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 2, Definitions by amending the following terms to the existing definitions:

Open Space: An unoccupied space open to the sky on the same lot with the building, or in the case of a PUD overlay ~~the dedicated open space as per the PUD plan.~~ land and/or water area retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.01 Planned Unit Development Overlay, specifically Section 6.0103 A. 8. c. Maximum total land area, Minimum public and private open space, streets, off-street parking and loading areas.

c. Green Open space (as defined in Article 2 – Definitions)

1. A minimum of 25% of open space is required for all PUD's.
2. In no case shall required open space along the existing road frontage be less than 1/4 acre in area and less than 100 feet in width.
3. In no case shall required open space along other boundary lines (without road frontage) be less than 1/4 acre in area and less than 50 feet in width.
4. No more than fifty percent (50%) of the required open space shall be satisfied using Limited Use Land (herein defined). Limited Use Land shall mean land which is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are required to satisfy one (1) acre of required open space.
4. 5. Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
5. 6. Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.01 Planned Unit Development Overlay, specifically Section 6.0104 Amendment to the Planned Unit Overlay as follows:

6.0104 AMENDMENT TO THE PLANNED UNIT DEVELOPMENT

Amendments to the PUD shall be classified as either major or minor in character.

A. Major amendments to the PUD shall require the developer to submit revised plans to the Department of Development Planning. Upon review of the proposed amendments to the PUD by the staff, a public hearing shall be established for the review of the major changes by the Zoning Commission.

The Zoning Commission shall have the authority to review and approve all major changes to the PUD. Public advertisement shall be required at least fifteen (15) days prior to the meeting date and shall run in the official journal of the Parish at least twice during that time period.

Furthermore, the developer shall pay ~~additional~~ the processing fees according to the St. Tammany Parish Code of Ordinances, Section 1-0212.063 for ~~procurement of his~~ the proposed major PUD changes. ~~The additional fees shall be established by the Department of Planning upon initial review of the proposed amendments.~~

Major changes to the PUD plan include changes to:

1. The use of the land,
2. ~~The use, bulk and~~ location of significant buildings and structures,
3. ~~The location of open spaces~~
4. 3. A cumulative reduction in the quantity or quality of open space and, the total of the originally approved overall acreage of open space by more than 5% and/or below the minimum of 25% of required open space,
5. 4. An cumulative increase in the intensity of use and/or in the density of a development by more than 5% of the total of the originally approved overall acreage and/or,
5. A setback adjustment for an entire phase and/or section of a subdivision of 10 lots or more. All other request of setback adjustment affecting less than 10 lots will have to be appealed to the Board of Adjustments.

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____
—

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____ 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2014-_____.

MARTY GOULD, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____, 2014
Published adoption on: _____, 2014

Delivered to Parish President: _____, 2014 @ _____
Returned to Council Clerk: _____, 2014 @ _____

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5200

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. BELLISARIO

PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. CANULETTE

ON THE 5 DAY OF JUNE, 2014

ORDINANCE TO AMEND THE CODE OF ORDINANCES
APPENDIX C, UNIFIED DEVELOPMENT CODE, ARTICLE 2,
DEFINITIONS, RELATIVE TO COMMUNITY HOME (2014-09-074)

WHEREAS, St. Tammany Parish has adopted a Unified Development Code as Appendix C to the Code of Ordinances; and

WHEREAS, included in said Appendix is a list of definitions to be used in the interpretation of said Code; and

WHEREAS, the term Community Home needs to be amended to conform with federal law to also include the definition of a Shelter Care Home as per Title 48, Chapter 88, of the State of Louisiana Administrative Code.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Code of Ordinances, Appendix C, Unified Development Code, Article 2, Definitions, is hereby amended to read as follows:

Community Home:

Residential living options that are certified, licensed, or monitored by the Louisiana Department of Health and Human Resources ("DHHR") to provide residential services to six or fewer persons who are disabled (see Disabled Person). Community homes that provide for six or fewer persons who are mentally retarded or developmentally disabled shall have twenty-four hour supervision including at least one but not more than two twenty-four hour attendants. Such a residential facility shall be considered a single family unit. Notwithstanding the foregoing, in accordance with federal law, the definition (including the interpretation and application) of the term "Community Home" in the Unified Development Code shall also include the definition of "Shelter Care Home" as per Title 48, Chapter 88, of the State of Louisiana Administrative Code (in current form and as hereafter amended), but in no event shall said "Community Home" have more than ten (10) residents under any circumstances (or such lesser amount as allowed by the DHHR license).

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

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

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

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

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 10 DAY OF JULY , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: May 29 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5199

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. ARTIGUE

PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. CANULETTE

ON THE 5 DAY OF JUNE, 2014

ORDINANCE TO AMEND THE CODE OF ORDINANCES,
APPENDIX C, UNIFIED DEVELOPMENT CODE, ARTICLE 7
SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 7.06
ACCESSORY BUILDINGS AND STRUCTURES, 7.0602 BOAT
HOUSES AND BOAT SLIPS TO INCREASE THE PERMITTED SIZE
OF BOAT HOUSES (2014-09-077)

WHEREAS, the St. Tammany Parish Code of Ordinances, Appendix C, Unified Development Code, Article 7 Supplemental District Regulations, Section 7.06 Accessory Buildings and Structures, 7.0602 Boat Houses and Boat Slips, regulates the size of a boat house that can be constructed in residential districts; and

WHEREAS, the existing regulations prevents the construction of a boat house exceeding eight hundred (800) square feet; and

WHEREAS, considering the increased size of the boats being utilized in St. Tammany in residential districts, it is deemed necessary to increase the permitted size of boat houses.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Code of Ordinances, Appendix C, Unified Development Code, Article 7 Supplemental District Regulations, Section 7.06 Accessory Buildings and Structures, 7.0602 Boat Houses and Boat Slips, is hereby amended to read as follows:

Article 7 Supplemental District Regulations

Section 7.06 Accessory Buildings and Structures

7.0602 Boat Houses and Boat Slips

The following regulations shall apply to accessory boat houses and boat slips in residential districts:

A. A boat house may not be used as a dwelling, guest house, or servants quarters unless specifically permitted by other sections of this ordinance.

B. The height of a boat house shall not exceed twenty (20) feet as measured from the required lot elevation.

C. No boat house shall exceed ~~twenty (20) feet in width no forty (40) feet in depth~~ seven and one-half percent (7 1/2 %) of the area of the lot on which the main building is situated or sixteen hundred (1,600) square feet whichever is greater.

D. Boat houses and boat slips, together with other accessory buildings, may occupy no more than fifty (50) percent of the required rear yard.

E. Bulkheads, pilings, breakwaters and other similar structures shall not be located beyond the established shoreline and shall conform to all standards established by applicable regulatory agencies.

F. Piers, docks, and other similar structures shall be located by and shall conform to all standards established by applicable regulatory agencies.

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

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

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

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

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 10 DAY OF JULY , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: May 29 , 2014

Published Adoption: _____ , 2014

Delivered to Parish President: _____ , 2014 at _____

Returned to Council Clerk: _____ , 2014 at _____

ZONING STAFF REPORT

Date: July 25, 2014

Meeting Date: September 2, 2014

Case No.: ZC14-09-078

Determination: Approved Amended Postponed Denied

Posted: 08/15/14

GENERAL INFORMATION

PETITIONER: Amanda Dean
OWNER: Whitney Bank
REQUESTED CHANGE: From A-2 (Suburban District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the south side of Hickory Drive, west of LA Highway 41; S35,T7S,R14E; Ward 6, District 11
SIZE: 0.886 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to ED-1 (Primary Education District). The site is located on the south side of Hickory Drive, west of LA Highway 41. The 2025 Future Land Use Plan calls for the area to be developed with residential uses.

Note: There is an existing commercial structure on the site which was previously operated as a daycare under a Conditional Use Permit (CP 06-05-091). It appears that the requested rezoning is an attempt to bring the existing structure into compliance with the appropriate zoning district in order resume operation.

Staff does not object to the requested rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC14-09-078

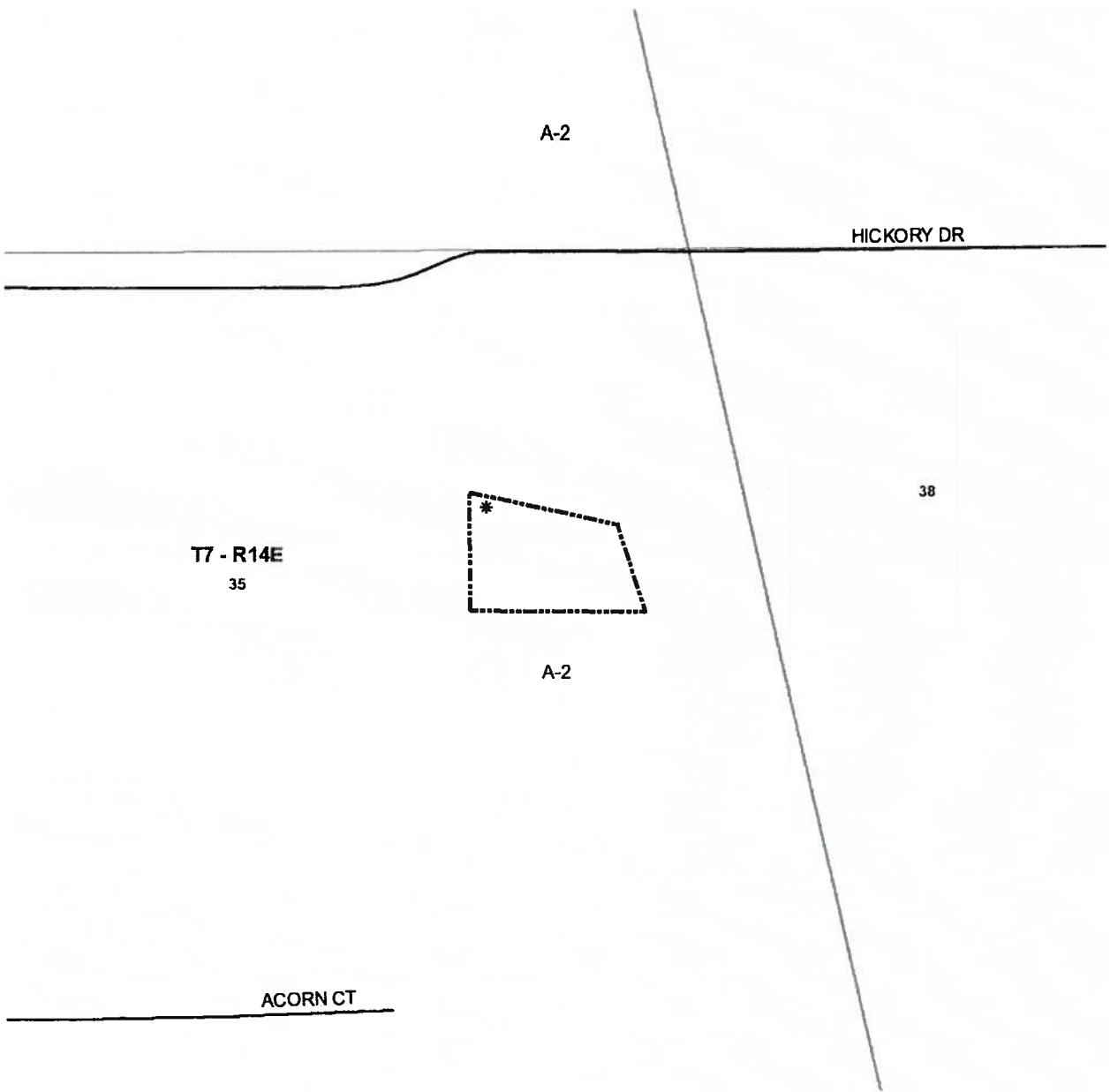
Amanda Dean

Whitney Bank

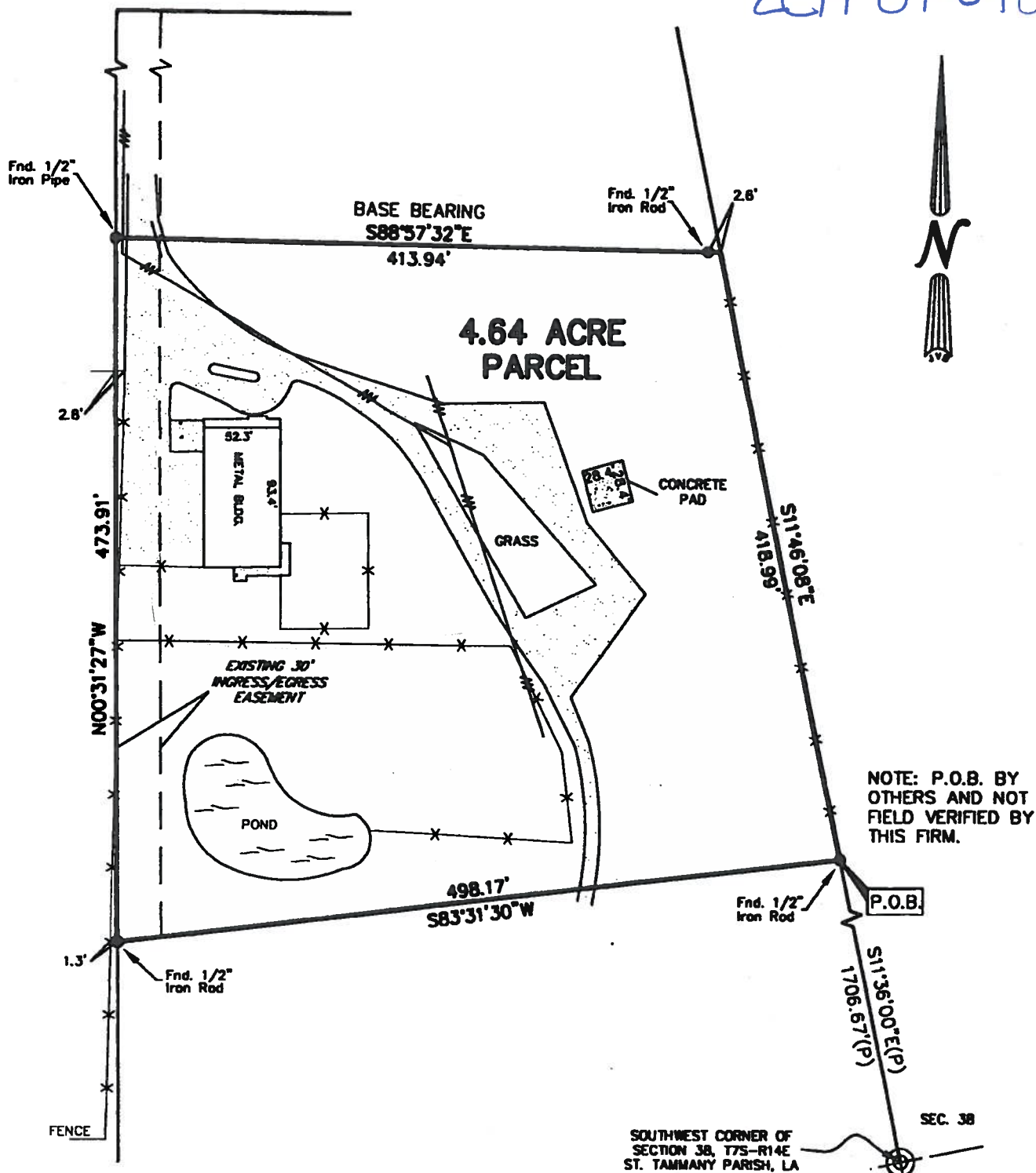
From A-2 (Suburban District) to ED-1 (Primary Education District)

Parcel located on the south side of Hickory Drive, west of LA Highway 41; S35,T7S,R14E; Ward 6, District 11

0.886 acres



ZC14-09-078



**NOTE: P.O.B. BY
OTHERS AND NOT
FIELD VERIFIED BY
THIS FIRM.**

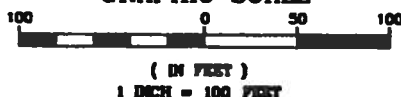
P.O.B

SEC 35

SEC. 38

GRAPHIC SCALE

- ☐ 1/2" Iron Rod Set
- ☒ 1/2" Iron Rod Found
- ☒ Cross



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: HICKORY DRIVE

**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 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. No. 225205 0300 C
F.I.R.M. Date 10/17/89
Zn C B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20120108

DATE: 4/17/12

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: rvbassoc@burkes.com

Phone: 985-849-0075 Fax: 985-849-0154
Mississippi Phone: 228-435-5800
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTION
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

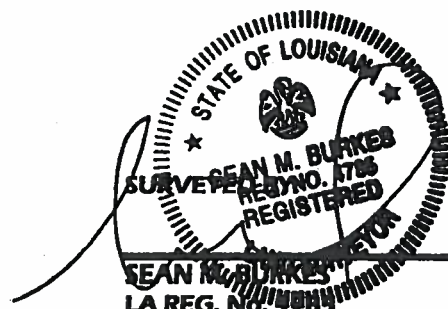
DRAWN BY:
DLT

CHECKED BY:
JDL

SCALE:
1" = 100'

**A SURVEY MAP OF A
4.64 ACRE PARCEL OF LAND SITUATED
IN SECTION 35, T-7-S, R-14-E,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: WHITNEY NATIONAL BANK



ZONING STAFF REPORT

Date: July 25, 2014
Case No.: ZC14-09-079
Posted: 08/15/14

Meeting Date: September 2, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Matt Bennett
OWNER: B B Mini Storage INC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)
LOCATION: Parcel located on the east side of US Highway 190, south of Kane Lane, being 7037 Highway 190, Covington; S37,T7S,R11E; Ward 4, District 5
SIZE: 1.7 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane, Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	HC-2 Highway Commercial District
South	Undeveloped/Commercial	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Hwy 190/ Commercial	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District). The site is located on the east side of US Highway 190, south of Kane Lane, being 7037 Highway 190, Covington. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. The requested zoning change to HC-2A would not allow for more intense uses on the site; however, it would allow for an increase in the maximum building size from 40,000 square feet to 75,000 square. Considering the size of the site, staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2A (Highway Commercial District) designation be approved.

The map displays the following features:

- Roads:** HWY 190 (with route markers 190 and 37), N CAUSEWAY BLVD, AZALEA DR, TCHEFUNCTE DR, KANE LN, HWY 190 EAST SERVICE RD, SANDY LN, INDUSTRY LN, DOLAN ST, HECTOR ST, and MONTAIGNE ST.
- Zoning Designations:** A-3, NC-4, T7-R11E, HC-2, MD-2, MD-3, A-6, and CB-1.
- Highlighted Parcel:** A large parcel bounded by HWY 190, KANE LN, and SANDY LN, containing a smaller rectangular area marked with a star (*).
- Other Labels:** 37, 27, and 28.

ZONING STAFF REPORT

Date: July 25, 2014

Meeting Date: September 2, 2014

Case No.: ZC14-09-080

Determination: Approved Amended Postponed Denied

Posted: 08/15/14

GENERAL INFORMATION

PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.5770 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-4 (Single Family Residential District)
South	Residential/Commercial	A-4 (Single Family Residential District)
East	Undeveloped	HC-2 (Highway Commercial District)
West	Undeveloped	I-2 (Industrial District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

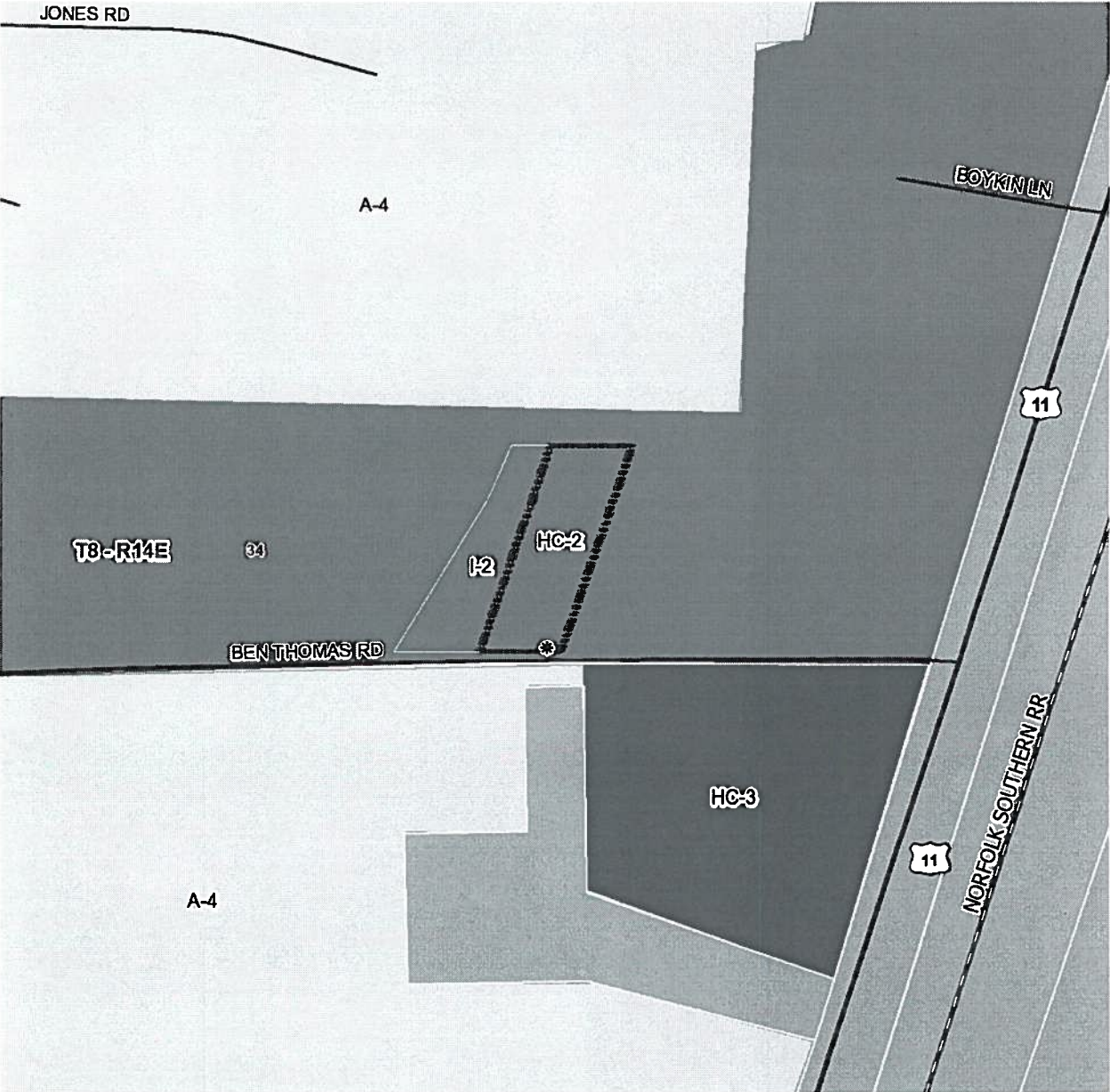
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that the site is currently developed with an office warehouse.

Note that the site was zoned M-1Light Industrial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 (Industrial District) designation be approved.

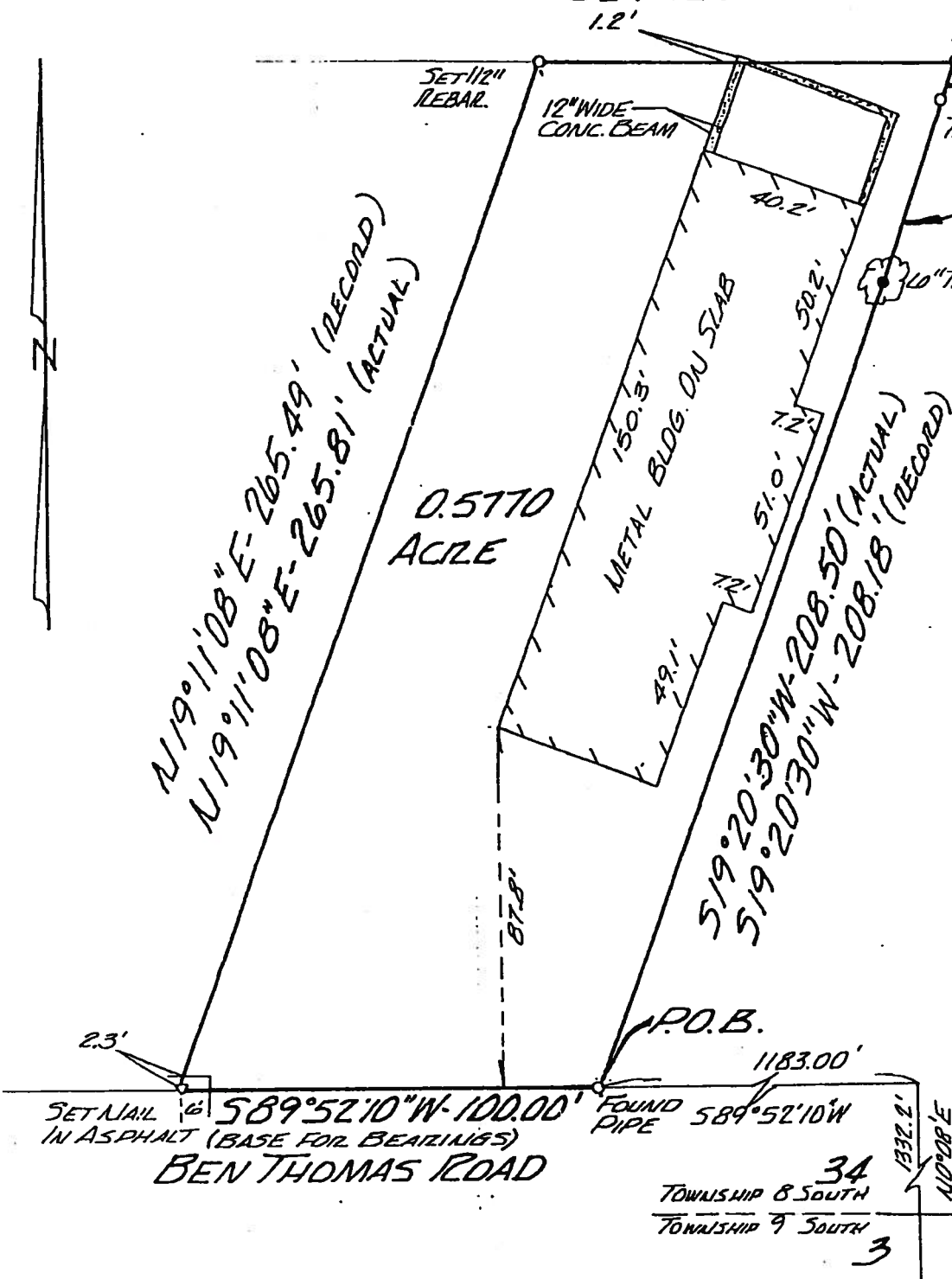
CASE NO.: ZC14-09-080
PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.5770 acre



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.

589°42'37"E-100.00' 2C14-091-080



REFERENCE SURVEY
NO. 27700/37594
BY IVAN BORGES
DATED AUG. 18, 1981
REV. FEB. 8, 1984.

NOTE: P.O.B. BY
OTHERS AND NOT
FIELD VERIFIED BY
THIS FIRM.

F.I.R.M. 225 205 0420 D
4-2-91
ZONE A-2 B.F.E. 15.0'

ADDRESS:

SURVEY No. 980627
DATE: 3-27-98

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

DRAWN BY: KP
SCALE: 1" = 40'

REVISED:

SURVEY MAP OF: A PARCEL OF LAND

ZONING STAFF REPORT

Date: July 25, 2014 Meeting Date: September 2, 2014
Case No.: ZC14-09-081 Determination: Approved Amended Postponed Denied
Posted: 08/15/14

GENERAL INFORMATION

PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to I-2 (Industrial District)
LOCATION: Parcel located on the south side of Ben Thomas Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14
SIZE: 0.6060 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Office Warehouse	I-2 (Industrial District) & HC-2 (Highway Commercial District
South	Parking lot for Charter Communication	City of Slidell
East	Access to parking lot	City of Slidell
West	Undeveloped	A-4 (Single-Family Residential District)

EXISTING LAND USE:
Existing development? No Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

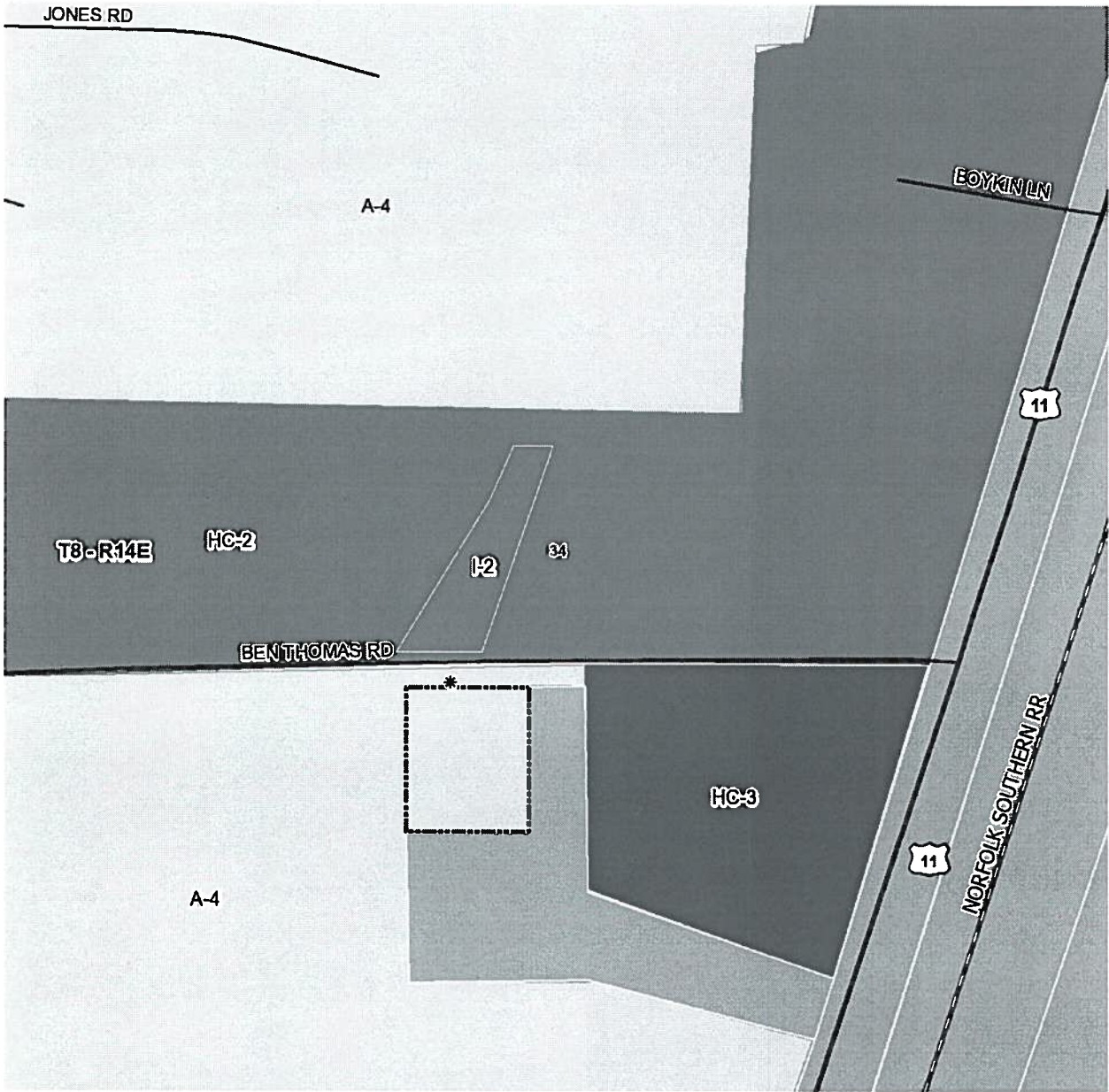
The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to I-2 (Industrial District). The site is located on the south side of Ben Thomas Road, west of US Highway 11. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff is not completely opposed to the request considering the presence of office warehouses on the north and east sides of the site. However, considering the small size of the property, an I-1 Industrial zoning district may be more appropriate for the site.

Note that the site was zoned M-1Light Industrial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 (Industrial District) designation be denied.

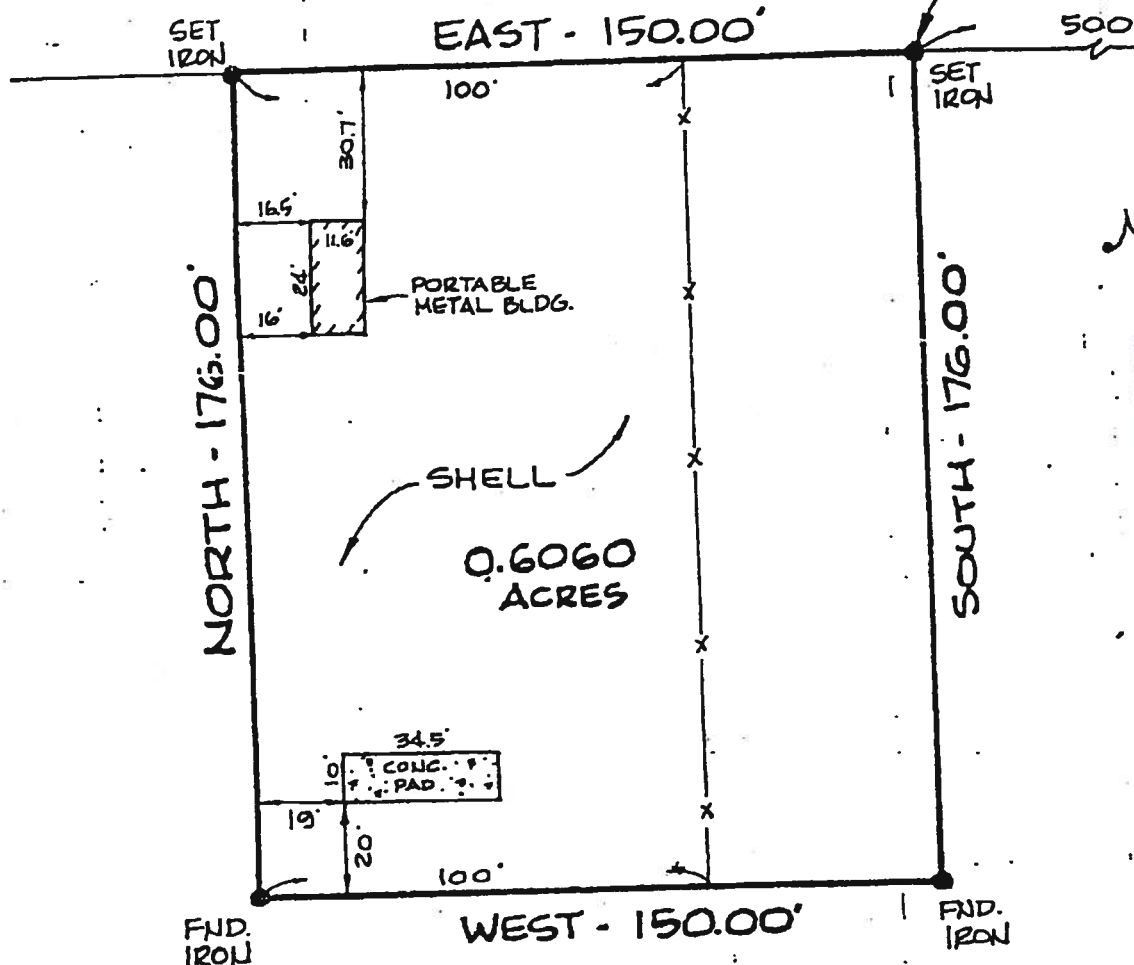
CASE NO.: ZC14-09-081
PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to I-2 (Industrial District)
LOCATION: Parcel located on the south side of Ben Thomas Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14
SIZE: 0.6060 acre



244-09-081

FROM THE CORNER COMMON TO SECTIONS
2, 3, 34, 35, T8S, R14E; THENCE 100° 35' E-
1,332.2'; THENCE WEST - 743.0'; THENCE
S19° W - 42.3'; THENCE WEST - 500.0' TO
THE POINT OF BEGINNING.

BEN THOMAS ROAD



SURVEY MAP
OF
0.6060 ACRES OF LAND

LOCATED IN
SECTION 34 - T8S - R14E
ST. TAMMANY PARISH, LA.
CERTIFIED TO
REV. ALBERT BRECKENRIDGE



SURVEYED BY:
J. V. Burkes III
J.V. BURKES III
LA. REG. NO. 840
SLIDELL, LA.

SCALE: 1" = 40'
DATE: MARCH 10, 1989
SURVEY NO: 890, 115 FLOOD HAZARD ZONE A2.

DWN: UZM

ZONING STAFF REPORT

Date: July 25, 2014 **Meeting Date:** September 2, 2014
Case No.: ZC14-09-082 **Determination:** Approved Amended Postponed Denied
Posted: 08/18/14

GENERAL INFORMATION

PETITIONER: Jack T. Hopper
OWNER: Hwy 36 Industrial Park, LLC
REQUESTED CHANGE: From A-4 (Single-Family Residential District) & I-2 (Industrial District) to I-2 (Industrial District)
LOCATION: Parcel located south of Eden Street, east of Industry Park, west of Nursery Street ; S36,T6S,R11E; Ward 3, District 2
SIZE: 0.46 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Private **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 (Single-Family Residential District)
South	Undeveloped	A-4 (Single-Family Residential District)
East	Undeveloped	A-4 (Single-Family Residential District)
West	Industrial	I-2 (Industrial District)

EXISTING LAND USE:
Existing development? Y/N **Multi occupancy development?** Y/N

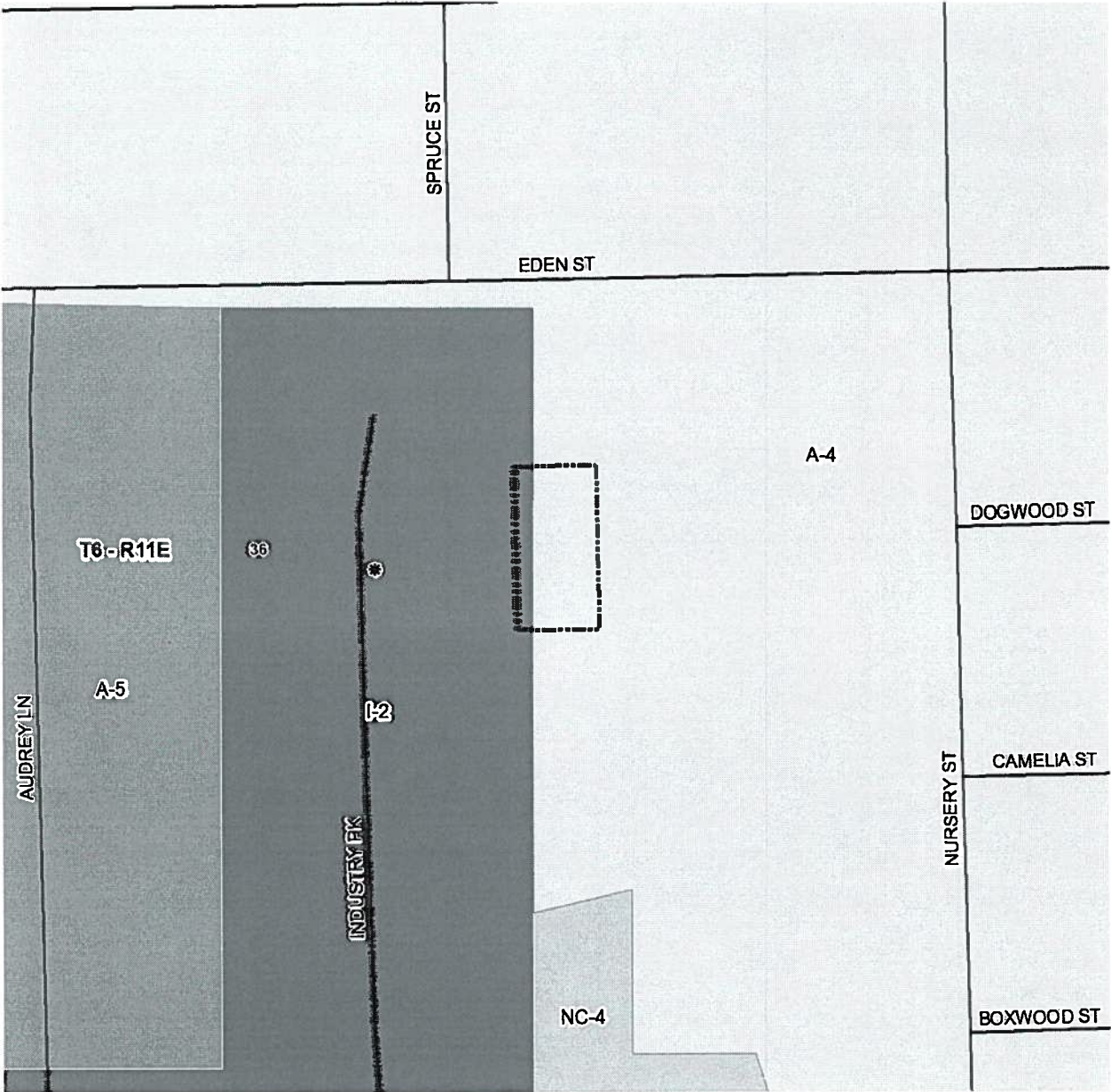
COMPREHENSIVE PLAN:
Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) & I-2 (Industrial District) to I-2 (Industrial District). The site is located south of Eden Street, east of Industry Park, west of Nursery Street. The 2025 future land use plan calls for the area to be developed with industrial uses. Staff does not have any objection to the request, considering that the site is directly abutting industrial uses, zoned I-2 Industrial District.

Note that the site was rezoned to M-2 Intermediate Industrial (ZC09-02-004) before the Comprehensive Rezoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an I-2 (Industrial District) designation be approved.

CASE NO.: ZC14-09-082
PETITIONER: Jack T. Hopper
OWNER: Hwy 36 Industrial Park, LLC
REQUESTED CHANGE: From A-4 (Single-Family Residential District) & I-2 (Industrial District) to I-2 (Industrial District)
LOCATION: Parcel located south of Eden Street, east of Industry Park, west of Nursery Street ; S36,T6S,R11E; Ward 3, District 2
SIZE: 0.46 acre

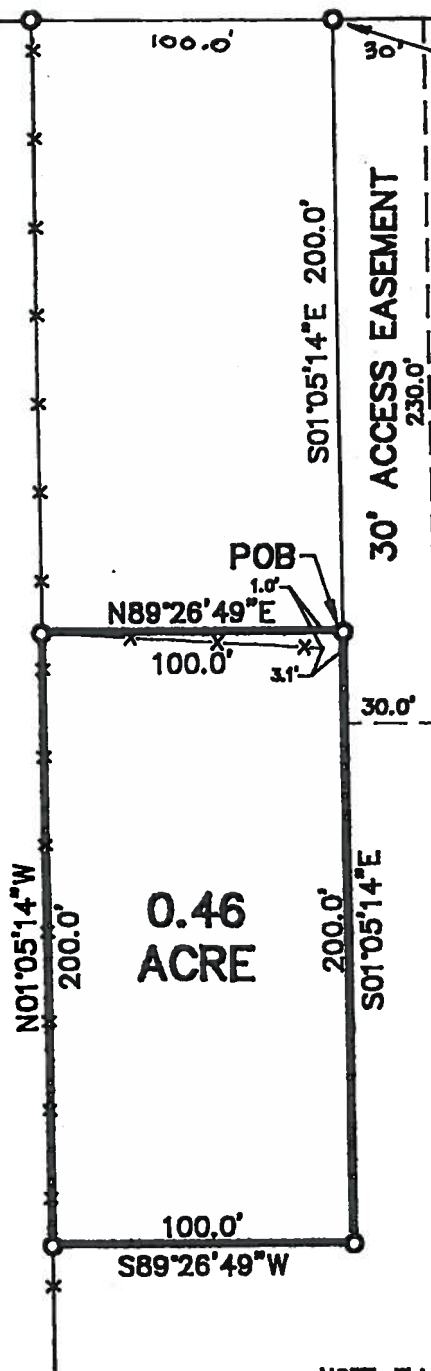


2014-09-082

EDEN STREET (GRAVEL)



REFERENCE BEARING:
ASTRONOMIC NORTH
DETERMINED BY SOLAR
OBSERVATIONS



THIS CORNER IS LOCATED S00°42'20"W
878.93' & S89°26'49"W 891.40' FROM
THE 1/4 SECTION CORNER COMMON
TO SECTIONS 25 & 36, T8S, R11E.

0.46
ACRE

NOTE: This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0235 C,
dated October 17, 1989.

LEGEND

○ = 1/2" Iron Rod Found

REFERENCE SURVEY:

Survey for Phillip Willie by Fred L. Tilley, Surveyor,
dated June 10, 1996.

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

John G. Cummings and Associates

(504) 892-1849

503 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70433

PLAT PREPARED FOR: **Loyd Living Trust**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP
6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH,
LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND CONFORMS TO ALL APPLICABLE STANDARDS SET
FORTH BY THE STATE OF LOUISIANA, AND BEARS A
CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1' = 60'

JOB NO. 02077

DATE: MAY 30, 2002

REVISED:

ZONING STAFF REPORT

Date: July 25, 2014
Case No.: ZC14-09-083
Posted: 08/15/14

Meeting Date: September 2, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Armando G. & Patricia P. Mendoza
OWNER: Armando G. & Patricia P. Mendoza
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Trap Street, south of Francis Street, north of Bobby Jones Blvd, being lots 15 & 16, Square 16, Hillcrest Country Club ; S26,T6S,R12E; Ward 6, District 10
SIZE: 40,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** Gravel **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential/Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

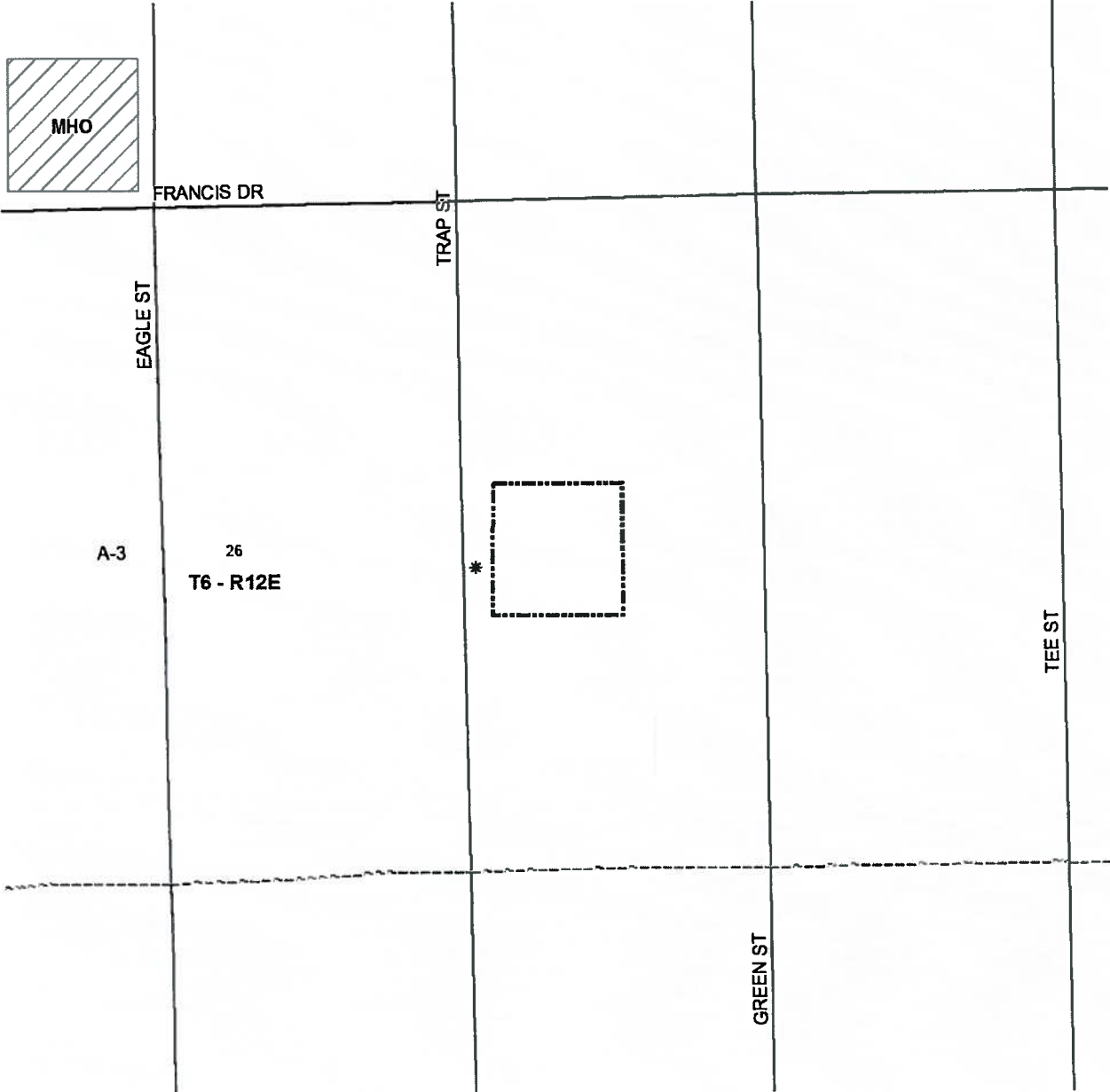
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the east side of Trap Street, south of Francis Street, north of Bobby Jones Blvd, being lots 15 & 16, Square 16, Hillcrest Country Club. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including manufactured homes. There are many mobile homes in the immediate vicinity. Staff does not object to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

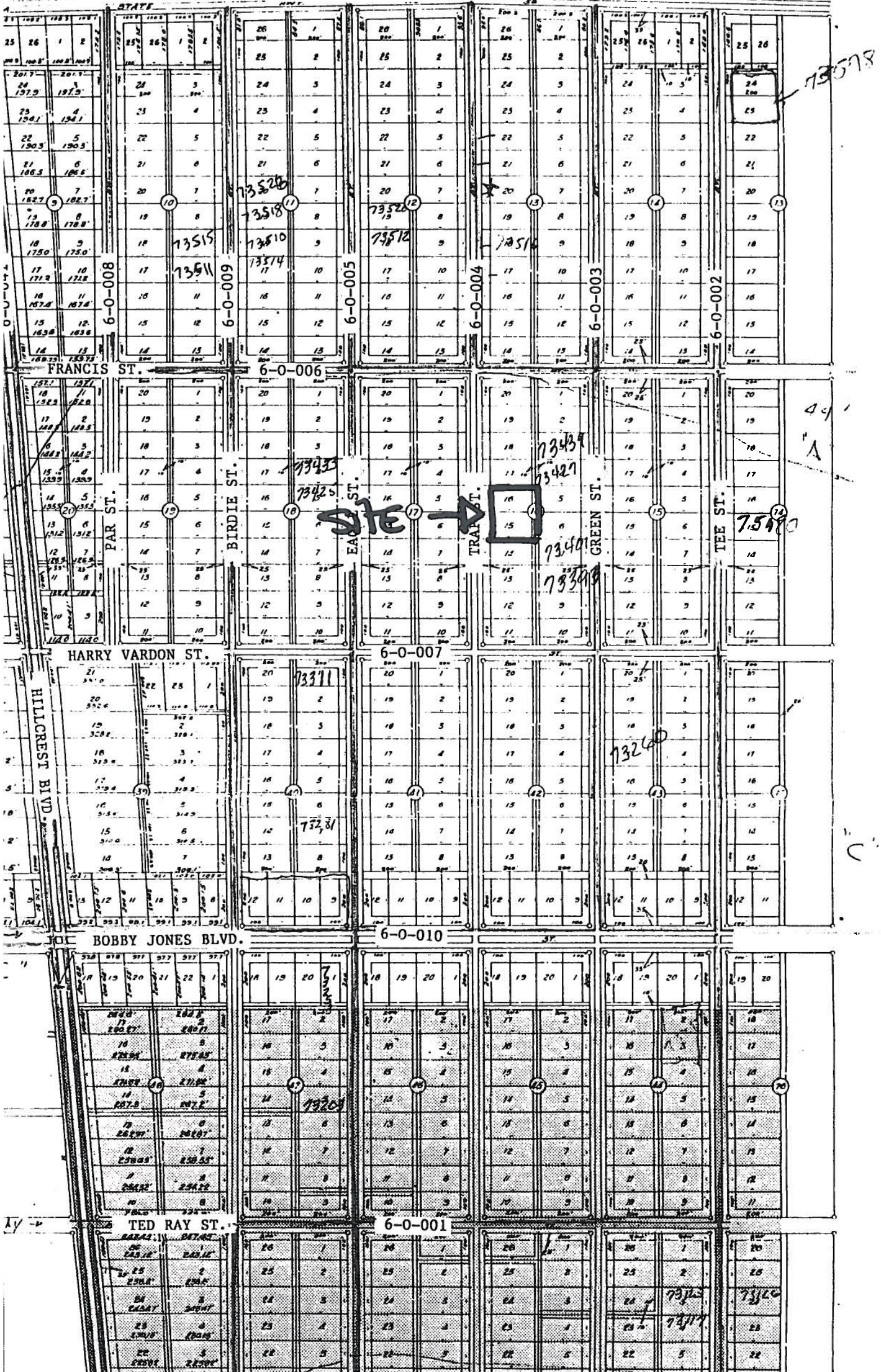
CASE NO.: ZC14-09-083
PETITIONER: Armando G. & Patricia P. Mendoza
OWNER: Armando G. & Patricia P. Mendoza
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Trap Street, south of Francis Street, north of Bobby Jones Blvd, being lots 15 & 16, Square 16, Hillcrest Country Club ; S26,T6S,R12E; Ward 6, District 10
SIZE: 40,000 sq.ft.



HILLCREST #1

HWY 435

ZC44-09-083



ZONING STAFF REPORT

Date: July 25, 2014 **Meeting Date:** September 2, 2014
Case No.: ZC14-09-084 **Determination:** Approved Amended Postponed Denied
Posted: 08/15/14

GENERAL INFORMATION

PETITIONER: David P. Miller
OWNER: Denise Miller Young & David P. Miller
REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single-family Residential District)
LOCATION: Parcel located on the north side of Destin Street, west of Albert Street, being Square 242, Town of Mandeville; S38,T8S,R11E; Ward 4, District 7
SIZE: 6.2 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish **Road Surface:** 2 Lanes, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:
Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-4A (Single-family Residential District). The site is located on the north side of Destin Street, west of Albert Street, being Square 242, Town of Mandeville. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to increase the density of the zoning considering that the site is surrounded by A-3 zoned property.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4A (Single-family Residential District) designation be denied.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC14-09-084

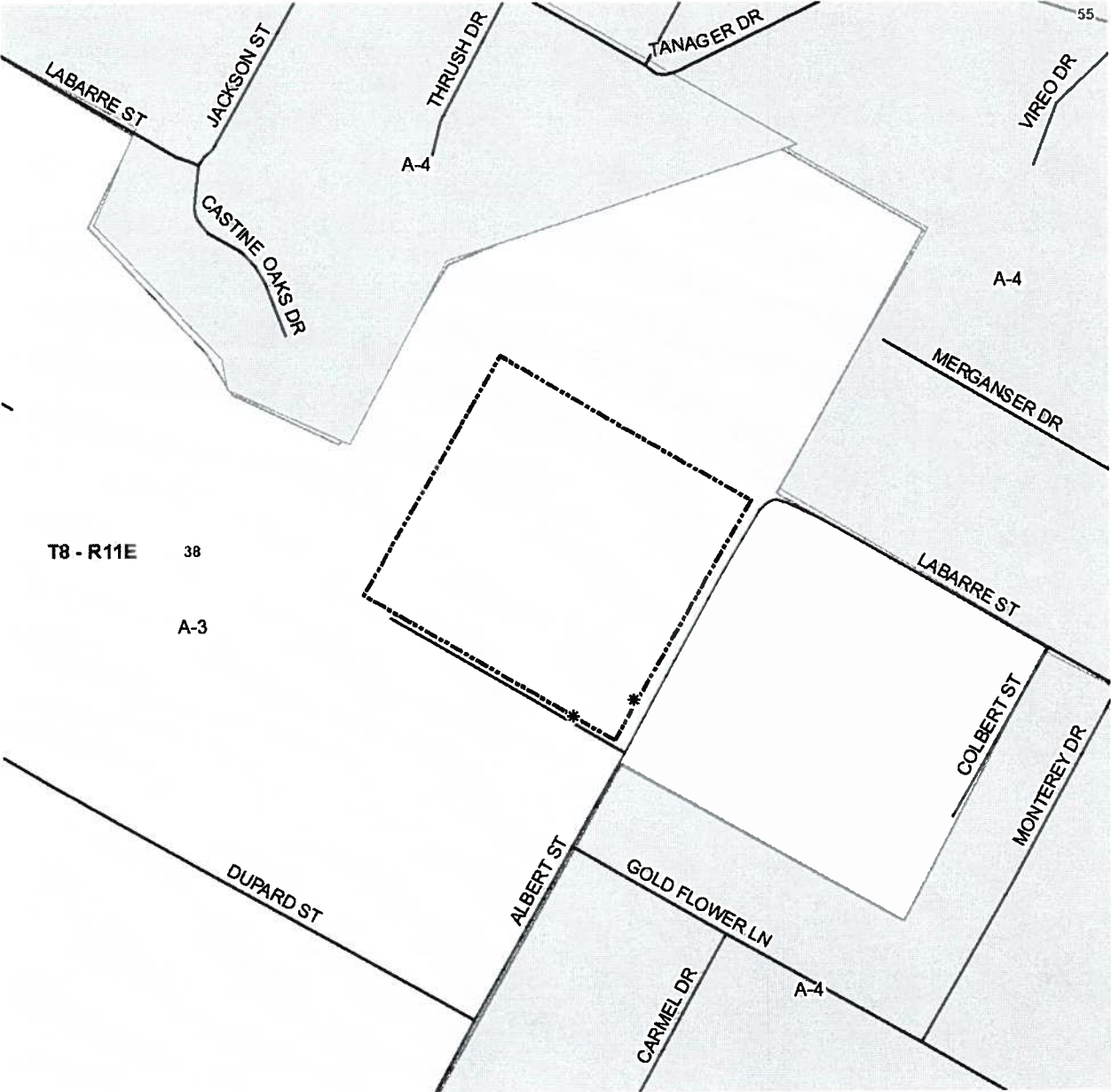
David P. Miller

Denise Miller Young & David P. Miller

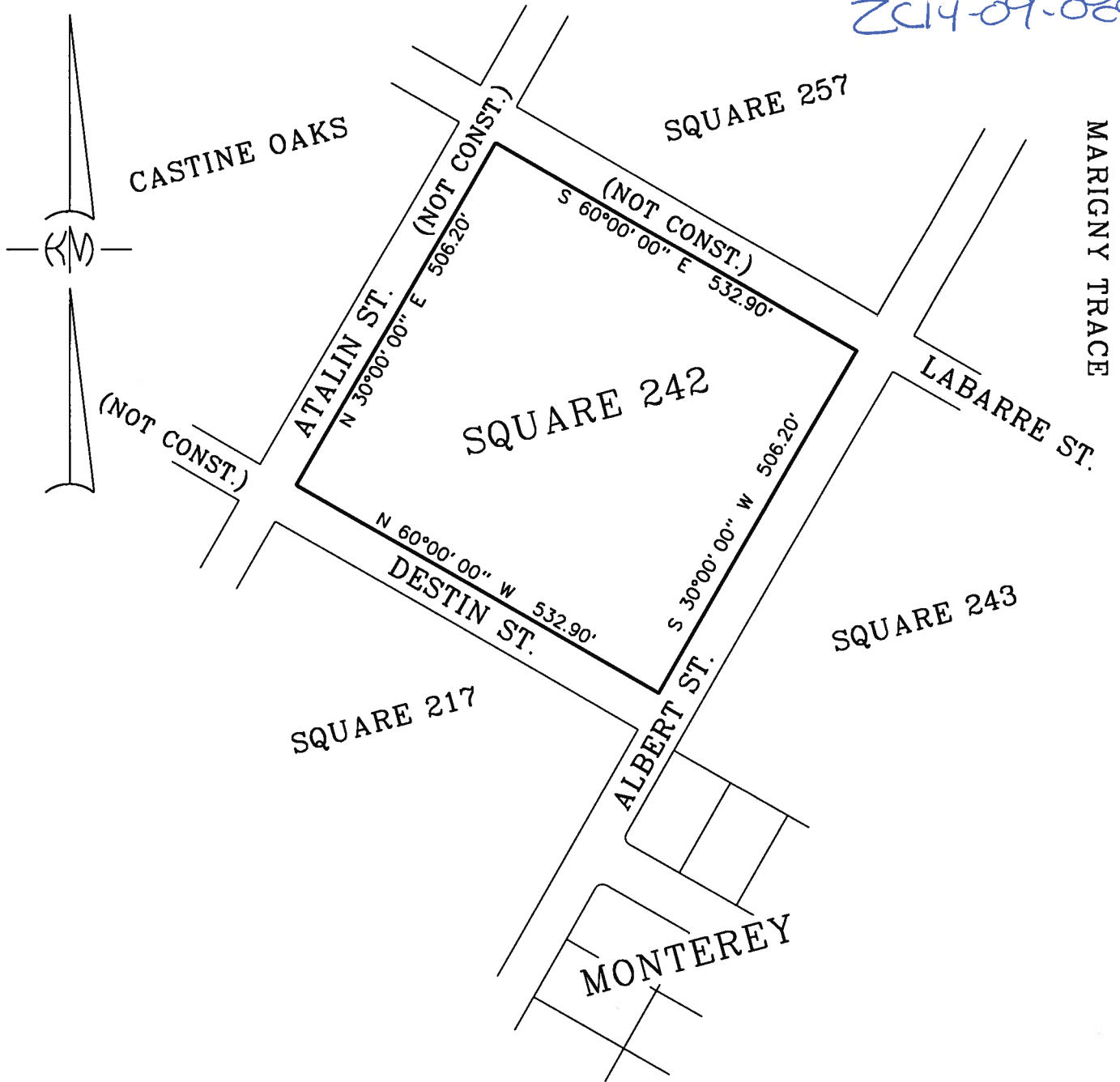
From A-3 (Suburban District) to A-4A (Single-family Residential District)

Parcel located on the north side of Destin Street, west of Albert Street, being Square 242, Town of Mandeville; S38,T8S,R11E; Ward 4, District 7

6.2 acres



2014-09-024



SKETCH OF:

SQUARE 242
TOWN OF MANDEVILLE (UNINCORPORATED)
ST. TAMMANY PARISH, LA.

PREPARED FOR:

DARLING DESIGN HOMES

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

SCALE: 1" = 200'

DATE: 07-14-14

DRAWN: DRJ

JOB NO.:

REVISED:

ST. TAMMANY PARISH COUNCIL
ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. 14-

COUNCIL SPONSOR _____ PROVIDED BY DEVELOPMENT

INTRODUCED BY _____ SECONDED BY _____

ON THE ____ DAY OF _____, 2014

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED
DEVELOPMENT CODE VOLUME 1 (ZONING), SECTION 7
SUPPLEMENTAL DISTRICT REGULATIONS RELATIVE TO
ADDING A SECTION TO ESTABLISH THE TREE BANK PROGRAM
(ZC14-09-085).

WHEREAS, St. Tammany Parish Government recognizes the importance of maintaining the parish's overall tree canopy balance because it contributes to the quality of life and environmental health of the community; and

WHEREAS, St. Tammany Parish Government has established regulations in the Unified Development Code to preserve protected trees and seeks to identify options during the development planning process to save or mitigate the impact to protected tree canopy; and

WHEREAS, St. Tammany Parish Government wishes to establish a Tree Bank Program as an additional option when other mitigation efforts outlined in the landscape ordinance are infeasible.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 7 Supplemental District Regulations, specifically Section 7.0105 C Removal of Live Oak Trees.

6. Appeal: The property owner or owner's authorized representative may appeal the denial of the land clearing application to remove an oak tree to the Board of Adjustment. The board may grant a variance to remove ~~like~~ live oak trees pursuant to the criteria as established in Section 7.0105C et al. The board may also require the applicant to provide compensation for the removal of said live oak trees, which may include:

- a. replacing the removed trees with either the same number, or more
- b. establishing the caliper of trees to be replanted
- c. planting a divergence of Class A trees, including live oaks, to replace the trees; and as an alternative to replacing trees on-site
- d. payment to the Tree Bank Program ~~require the applicant to donate trees to a non-profit organization in St. Tammany Parish for planting~~

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 7 Supplemental District Regulations, specifically Section 7.0105 Tree Preservation.

G. Tree Bank Program

a. Purpose. The purpose of the Tree Bank Program is to maintain the overall tree canopy balance within St. Tammany Parish by assessing fees for affected tree canopy in order to fund mitigation projects within the Parish.

b. Mitigation. Mitigation is not permitted outright, but shall be used as a last resort. If on-site mitigation is infeasible, where site conditions preclude compliance with the landscape ordinance, the property owner or owner's authorized representative shall pay into the parish's Tree Bank Program as determined by the Department of Development or the Board of Adjustments.

c. Site Assessment and Fee. The Department of Development shall conduct an assessment of the affected trees and calculate fees due according to a formula that will be based on industry standards. The formula is provided in Section 2-009.00 Parish Fees and Service Charges of the Parish Code of Ordinances.

d. Fee Collection. St. Tammany Parish shall establish an escrow account, as deemed necessary by the Director of Finance. All fees collected under the Tree Bank Program are to be immediately deposited into the escrow account.

e. Fee Expenditure. The funds collected under the Tree Bank Program are to be utilized for the purpose of landscaping green spaces on public land such as public rights-of-way, boulevards, parks, etc. Projects that provide additional benefits such as water quality, storm water runoff and erosion control are encouraged. The Director of Development or an authorized designee must review and approve project scopes for eligibility in accordance with the standards of this section before Tree Bank Program funds can be utilized.

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____ DAY OF _____, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO. 14-_____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

CONDITIONAL USE PERMIT STAFF REPORT

Date: 08/25/14

CASE NO.: CP07-09-157PR

Prior Action: Approved (01/02/08)

Posted: 09/15/14

Meeting Date: September 2, 2014

Determination:Approved Amended Postponed Denied

PETITIONER:

OWNER:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

LOCATION:

Samuel Markovich/Acadian Properties Northshore, LLC

Samuel Markovich/Acadian Properties Northshore, LLC

Retail Facility over 20,000 sq. ft.

Vacant

88,110 sq.ft.

8.138 acres

HC-2 (Highway Commercial) District

Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 4 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:		
Direction	Land Use	Zoning
North	Commercial	HC-2 (Highway Commercial) District
South	Commercial	HC-2 (Highway Commercial) District
East	Commercial	City of Covington
West	Commercial & Residential	HC-2 (Highway Commercial) District & A-4(Single Family Residential District)

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

A conditional use permit was originally approved for the a 88,110 sq.ft. Retail Shopping Center, on the subject site. The Louisiana Highway Department of Transportation (DOT) informed the owner of the site that road improvements will be taking place along Hwy 21, which will affect most of the required 50' buffer and parking setback of the proposed development (see attached drawing). Considering that the road improvement will require the State to acquire most of the first 50' of the property along Hwy 21, the petitioner is requesting a waiver of most of the required 50' buffer and parking setback and to only provide 10 Class A & 10 Class B trees within the remaining portion of the front landscape buffer. As a result of the taking of the front planting buffer from the DOT, most of the proposed parking lot will then be directly abutting the front property line.

As originally proposed, drainage ponds were to be provided within the greenspace area, to accommodate the drainage requirements (See attache plan). The revised plan shows that subsurface drainage will be provided on site, which will connect to the State drainage provided along Hwy 21.

Since the approval of the proposed development, a flat work permit has been issued for the construction of the parking lot. Considering the large size of the site, and that the construction of the facility has not taken place, staff feels that the proposed development could be reconfigured in order to meet the PCO buffer and setback requirements.

STAFF RECOMMENDATIONS:

The staff recommends denial of this request.

If the Commission wishes to recommend approval, it should be subject to all applicable regulations and the following conditions:

1.

2.

3.

2.

3.

4.

5.

6.

Meet all required Traffic improvements before occupancy, as originally approved under the TIA.

Provide the required landscaping on the north, south and west sides of the property and within the parking area.

Access ways through the periphery of an off-street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2-way traffic; and a minimum of 12' to 15' wide for one-way traffic.

Provide a landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that Class A trees have to be a minimum of 10' to 12' high & Class B trees have to be a minimum of 8' to 10' high after planting. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.

If a dumpster is required, provide the location and the required screening.

The property owner shall be responsible for the maintenance and the replacement of the required plant materials.

During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.

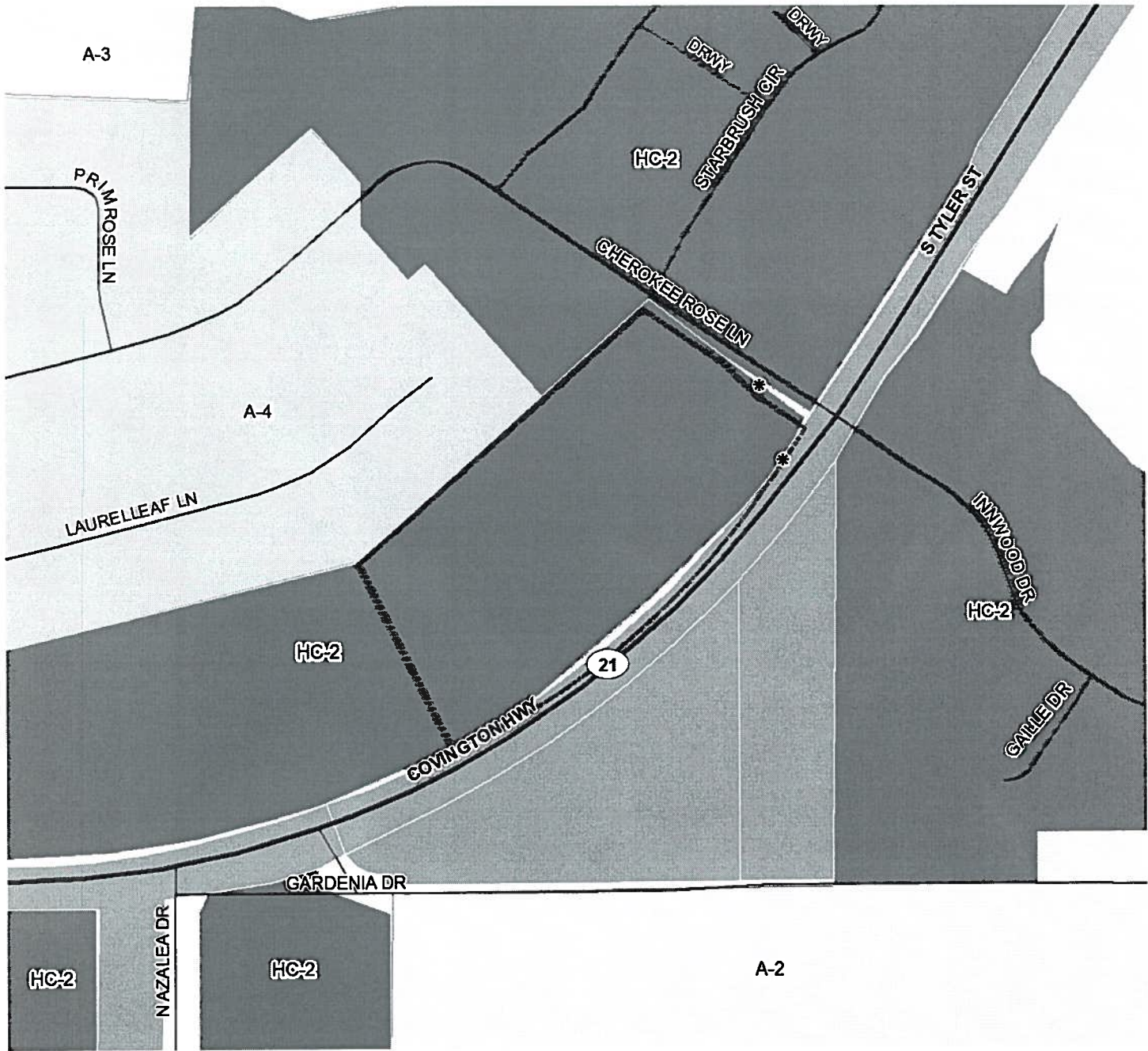
Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

CASE NO.:
PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
ZONING CLASSIFICATION:
LOCATION:

CP07-09-157PR
Samuel Markovich/Acadian Properties Northshore, LLC
Samuel Markovich/Acadian Properties Northshore, LLC
Retail Facility over 20,000 sq. ft.
Vacant
99,045 sq.ft.
8.138 acres
HC-2 (Highway Commercial) District
Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R11E;
Ward 1, District 1



APPENDIX A
CASE NO.: CP07-09-157PR
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 929.5 ft. (LA Highway 21)	100' building setback 50' planting area & parking setback 155 Class A 232 Class B 3' earthen berm or 70% living obscuring screen	30' planting area 37 Class A 37 Class B 93 Shrubs	50' planting area & parking setback 155 Class A 232 Class B 94 Shrubs/70% Living Shrubs Obscuring Screen	As petitioner proposes.
West Perimeter Planting 737.51 ft.	30' planting area 25 Class A 25 Class B 100% opaque 8' tall fence	25' planting area 25 Class A 25 Class B 100% opaque 8' tall fence	30' planting area 26 Class A 26 Class B 100% opaque 8' tall fence	Approved as proposed.
North Perimeter Planting 387.98 ft. (Cherokee Rose Lane)	30' planting area 16 Class A 16 Class B 39 Shrubs	30' planting area 16 Class A 16 Class B 39 Shrubs	30' planting area 14 Class A 14 Class B 40 Shrubs	Provide 2 additional Class A trees and 2 additional Class B trees.
South Perimeter Planting 399.52 ft.	10' planting area 13 Class A 13 Class B	10' planting area 13 Class A 13 Class B	10' planting area 15 Class A 15 Class B	Approved as proposed.
Parking Planting 251 Spaces Required 444 Spaces Provided	Parking areas shall be a minimum of 10% of the paved area. 1 Class A in Island / 12 spaces & in island at ends of row; 4th row divided by planting bed	1 Class A / 12 spaces & in islands at ends of row; 4th row divided by planting bed	1 Class A in Island / 12 spaces & in island at ends of row; 4th row divided by planting bed	Provide 1 Class A tree every 30 linear feet in the required median. Removed proposed Class B trees.

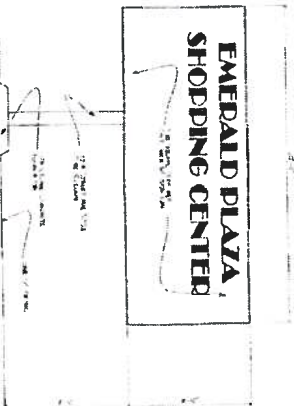
Other Considerations:
Hours of Operation: 7AM to 7PM

Number of Employees: Not provided.

Noise Expected: Unknown

CPO7-09-157PR

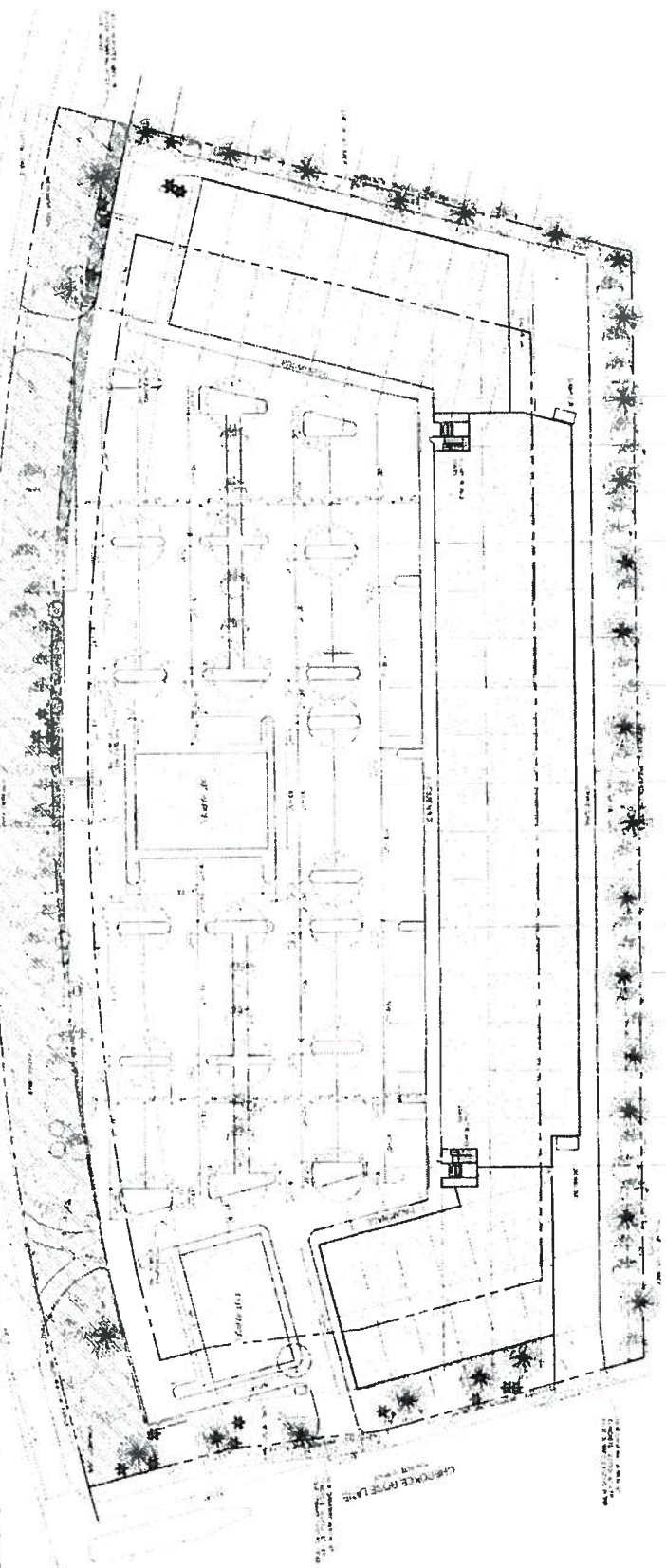
**EMERALD PLAZA,
SHOPPING CENTER**



2 MONUMENT SIGN DETAIL

1 SITE PLAN

SCALE: 1"=40'



NOTES AND VARIANCE

1. THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

2. THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

3. THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

4. THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

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10. THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

**EMERALD PLAZA
SHOPPING CENTER**

HB SA II
HARRY B. SMITH ARCHITECTS, P.C.

A1

2007-09-157812

LEGEND

PLAN

PLAN

PLAN

U.S. HIGHWAY 21

TURN ON AVE

BUILDING #1

OUT PARCEL

OUT PARCEL

CHEROKEE ROSE LANE

EMERALD PLAZA SHOPPING CENTER

HARRY BAKER SMITH ARCHITECTS



LS 1.1

157-09-157 PR

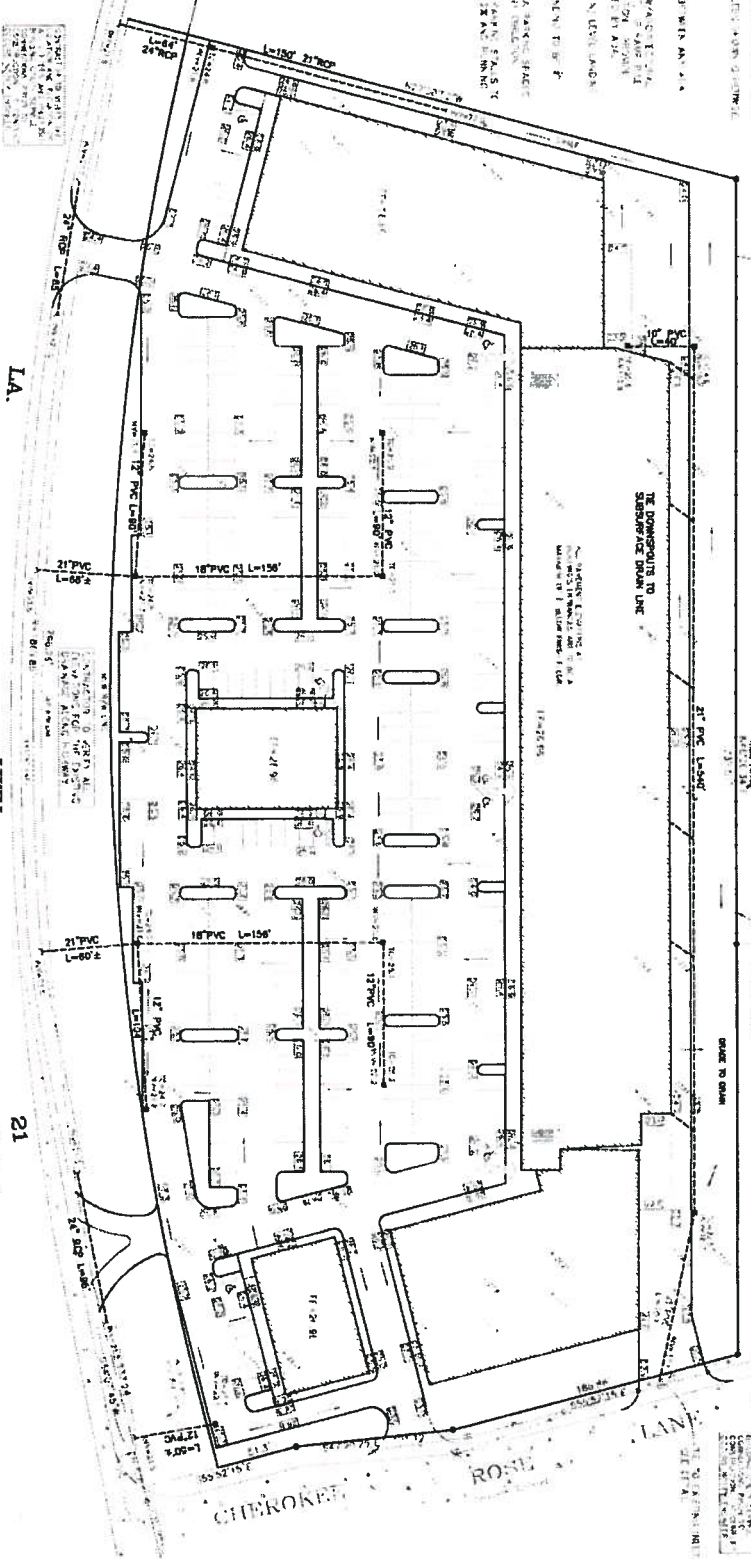
RAINFALL RUNOFF CALCULATIONS

PRE-PROJECT	
Area	1.00
Runoff Coefficient	0.50
Runoff	0.50
Post Project	
Area	1.00
Runoff Coefficient	0.50
Runoff	0.50

TUBER BRANCH
PHASE 7

TUBER BRANCH
PHASE 4

1. THE PLAN AND ELEVATION OF THE DRAINAGE SYSTEM ARE SHOWN ON THIS SHEET.
2. THE DRAINAGE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
3. ALL DRAINAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
4. THE DRAINAGE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
5. THE DRAINAGE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
6. THE DRAINAGE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
7. THE DRAINAGE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
8. THE DRAINAGE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:



- 1. DRAIN TO MAIN
- 2. DRAIN TO MAIN
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- 5. DRAIN TO MAIN
- 6. DRAIN TO MAIN
- 7. DRAIN TO MAIN
- 8. DRAIN TO MAIN

PRO. RECORD DETAIL

DRAIN INLET DETAIL

DRAIN LINE TIE-IN DETAIL

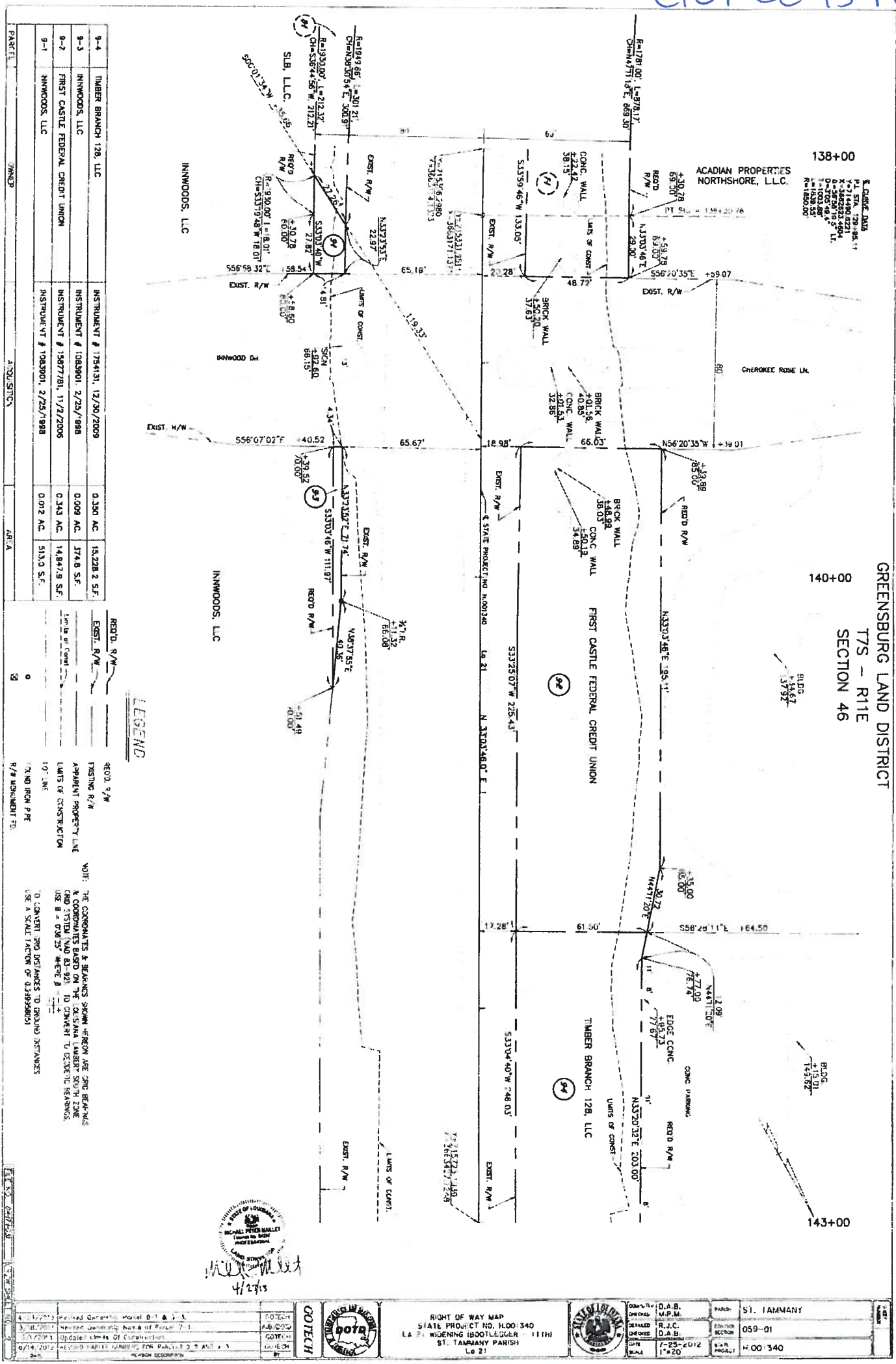


EMERALD PLAZA
SHOPPING CENTER
HIGHWAY 21, CONINGTON, LA
DRAINAGE PLAN

DUFRENE SURVEYING
& ENGINEERING INC.

OCTOBER 29, 2013

CP07-08-157 PR



128+0b

130+00

GREENSBURG LAND DISTRICT
T7S - R11E
SECTION 46
0

SCOTT A. ST.ROMAN &
CYNTHIA BOSWELL, ST.ROMAN

```

P.L. STA. 129+86.1
Y=714490.5221
X=5682623.4604
A=56°56' 9.5" LT
D=5°03'48.4"
T=1003.06'
L=1839.55'
R=1850.00'

```

ACADIAN PROPERTIES NORTHSHORE, L.L.C.

FOREST MANOR, LLC

133+00

7-1	ACADIAN PROPERTIES NORTHSHORE, L.L.C.	NOTICEMENT # 824660, 6/1/2007	0.332 AC.	40,568 S.F.
PARCEL	OWNER	ACADIAN STATION	AREA	

[illegible]

LEWIS

W)T THE COORDINATES & BEARINGS GIVEN HEREON ARE OLD BLANKINGS

TO CONVERT (M/D)S AND (S/D)S TO GROUND DISTANCE
USE A SCALE FACTOR OF 0.999857739



4/23/13



RIGHT OF WAY MAP
STATE PROJECT NO. H.601540
LA 21 WIDENING (BOOTLEGGER - 11TH)
ST. TAMMANY PARISH
LA 21



COMPILED BY UNICAL	D.A.B. M.P.M.	PARCH	ST. TAMMANY
ORIGINATED BY CHECKED	R.J.C. D.A.B.	CLERKING SECTION	059-01
DATE LOCAL	7-23 2012 1:20	STATE PROJECT	H.001340

138+00

GREENSBURG LAND DISTRICT
T7S - R11E
SECTION 46

```

$ C:RVE.DAT
P.L. STA. 128+85.11
Y=714480.6221
X=3682623.4804
A=56.5818.5° LT.
D=3705'49.4"
T=1003.281'
w=1039.55'
R=1850.00'

```

