

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-06-051

Posted: 06/11/14

Meeting Date: July 1, 2014

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER:

Alfred N. Young, Jr

OWNER:

Alfred N. Young, Jr & Glen Marie Young

REQUESTED CHANGE:

From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

LOCATION:

Parcel located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington; S20,T6S,R11E; Ward 3, District 3

SIZE:

1 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	Residential	A-1 (Suburban District)
South	Undeveloped	A-4 (Single Family Residential District)
East	Residential	A-1 (Suburban District)
West	Residential	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

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-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

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

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC14-06-051

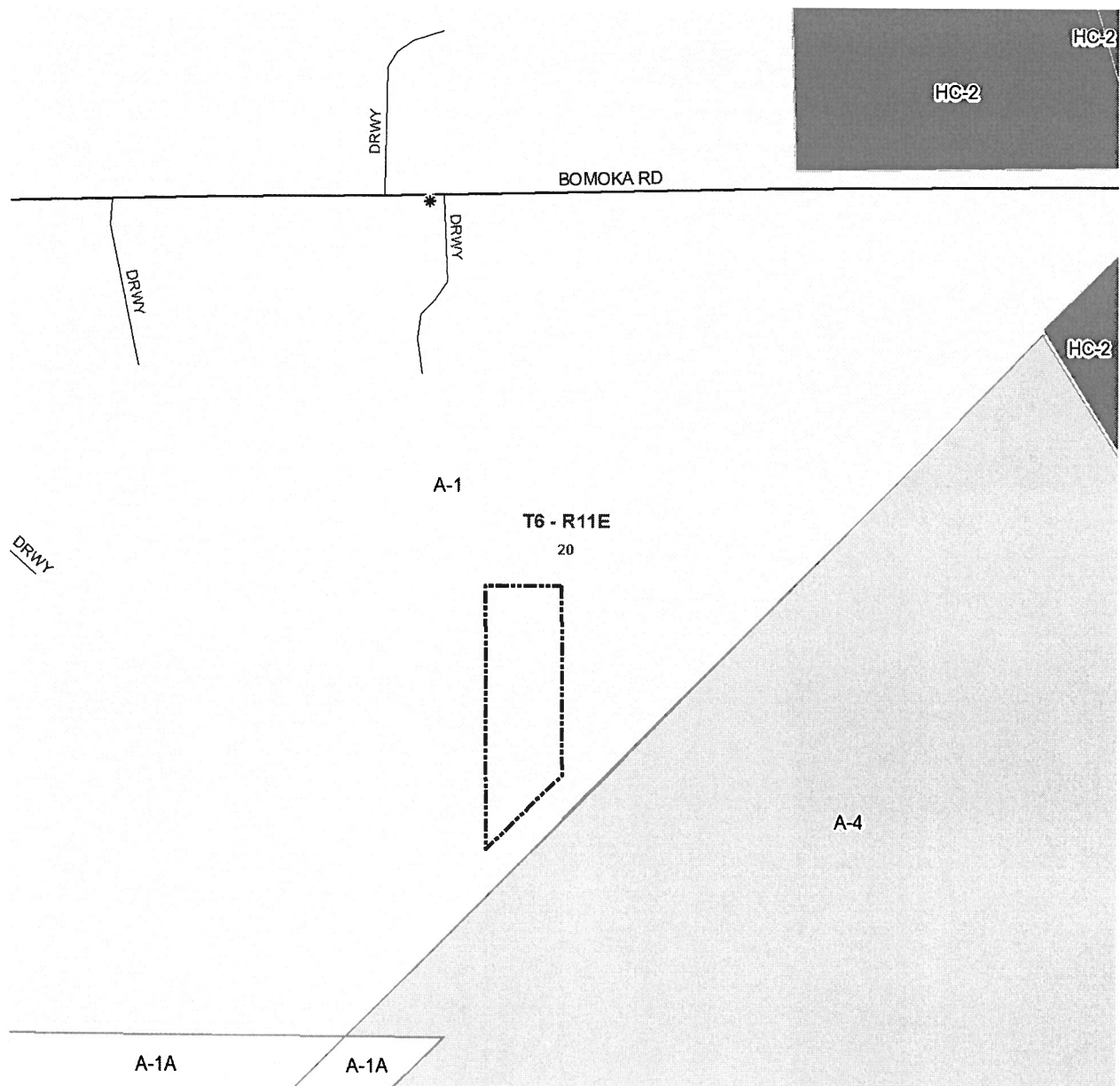
Alfred N. Young, Jr

Alfred N. Young, Jr & Glen Marie Young

From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

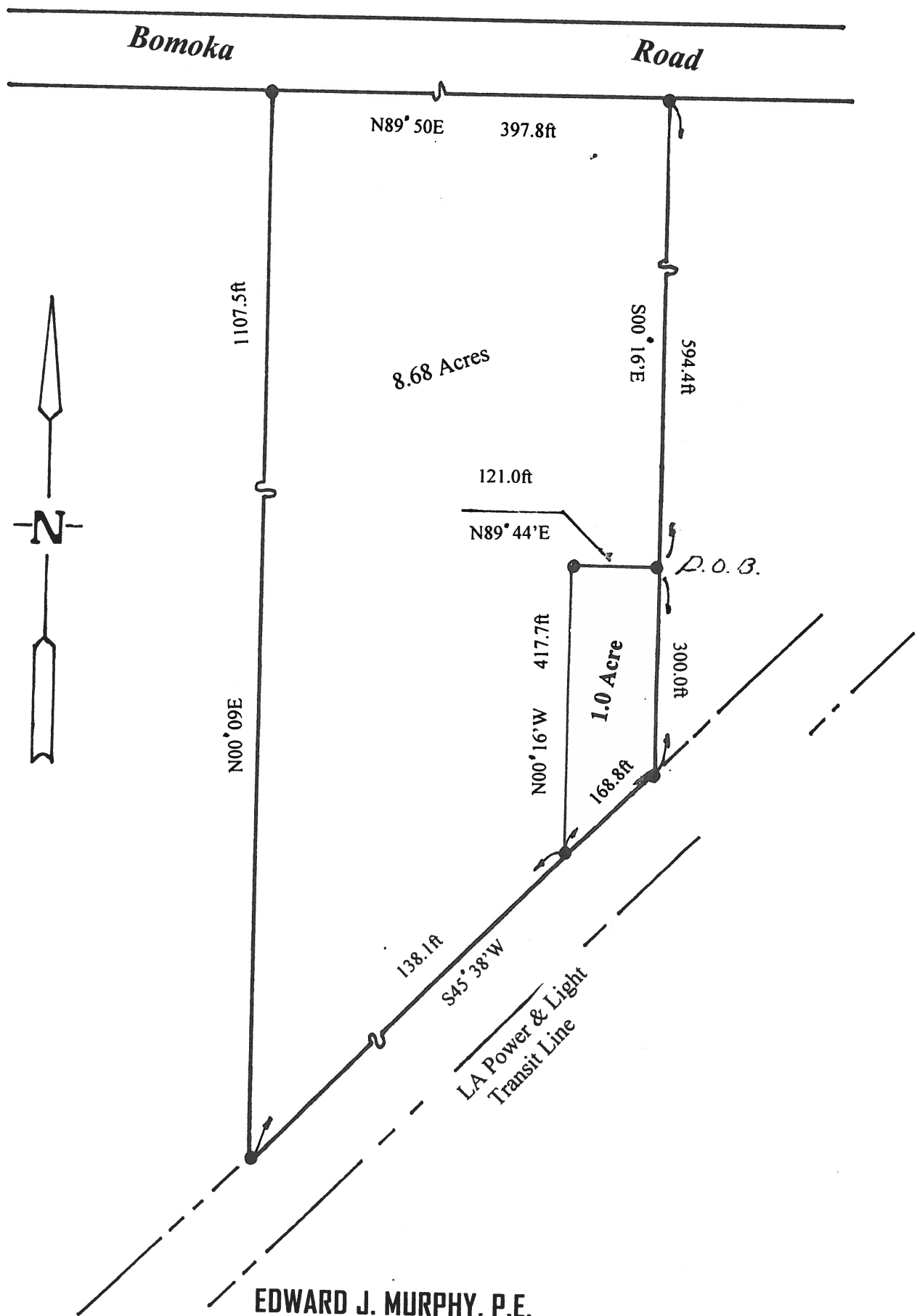
Parcel located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington; S20,T6S,R11E; Ward 3, District 3

1 acre



7C14-06-051

P.O.B. : From the Section corner common to Sections 19 & 20, T6S ,R11E in St. Tammany Parish run N00° 07'E, 399.7ft, thence, N89° 52'E, 1,118.6ft, thence, N89° 50'E, 397.8ft, thence S00° 10'E, 594.4ft to the P.O.B.



EDWARD J. MURPHY, P.E.
306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

SURVEY PREPARED FOR: *Reverend Alfred N. Young, Jr.*

PROPERTY SURVEYED: *1.0 Acre located in Section 20, T6S, R11E*

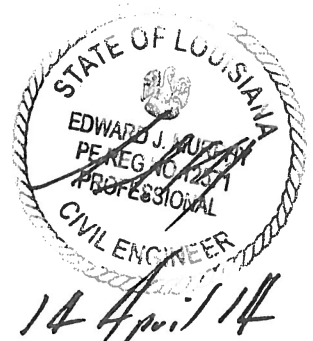
St. Tammany Parish, Louisiana

FLOOD ZONE: "C"

DATE: 14 April 2014

SCALE:

Municipal No.: 17140 Bomoka Road



ZONING STAFF REPORT

Date: June 23, 2014 Meeting Date: July 1, 2014
Case No.: ZC14-07-052 Determination: Approved Amended Postponed Denied
Posted: 06/11/14

GENERAL INFORMATION

PETITIONER: Connie Blue
OWNER: The Chris & Leon Roberts Irrevocable Trust
REQUESTED CHANGE: From A-1 (Suburban District) & A-3 (Suburban District) to A-1 (Suburban District), A-3 (Suburban District)& RO (Rural Overlay)
LOCATION: Parcel located on the south side of Meadowlark Drive, west of Rousseau Road, being 15258 Meadowlark Drive, Covington ; S36,T6S,R10E; Ward 1, District 3
SIZE: 17.362 acres

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	Residential	A-1 (Suburban District)
South	Residential	A-3 (Suburban District)
East	Residential/Undeveloped	A-1 (Suburban District) & A-3 (Suburban District)
West	Residential/Vacant	A-1 (Suburban District) & A-3 (Suburban District)

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

COMPREHENSIVE PLAN:
Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the south side of Meadowlark Drive, west of Rousseau Road, being 15258 Meadowlark Drive, Covington. The 2025 future land use plan calls for the area to be developed as a Planned District, with single family residences and conservation area. The site is currently developed with a large agricultural building. The zoning change is being requested in order to make the current use conform with the appropriate zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for a RO (Rural Overlay) designation be approved.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC14-07-052

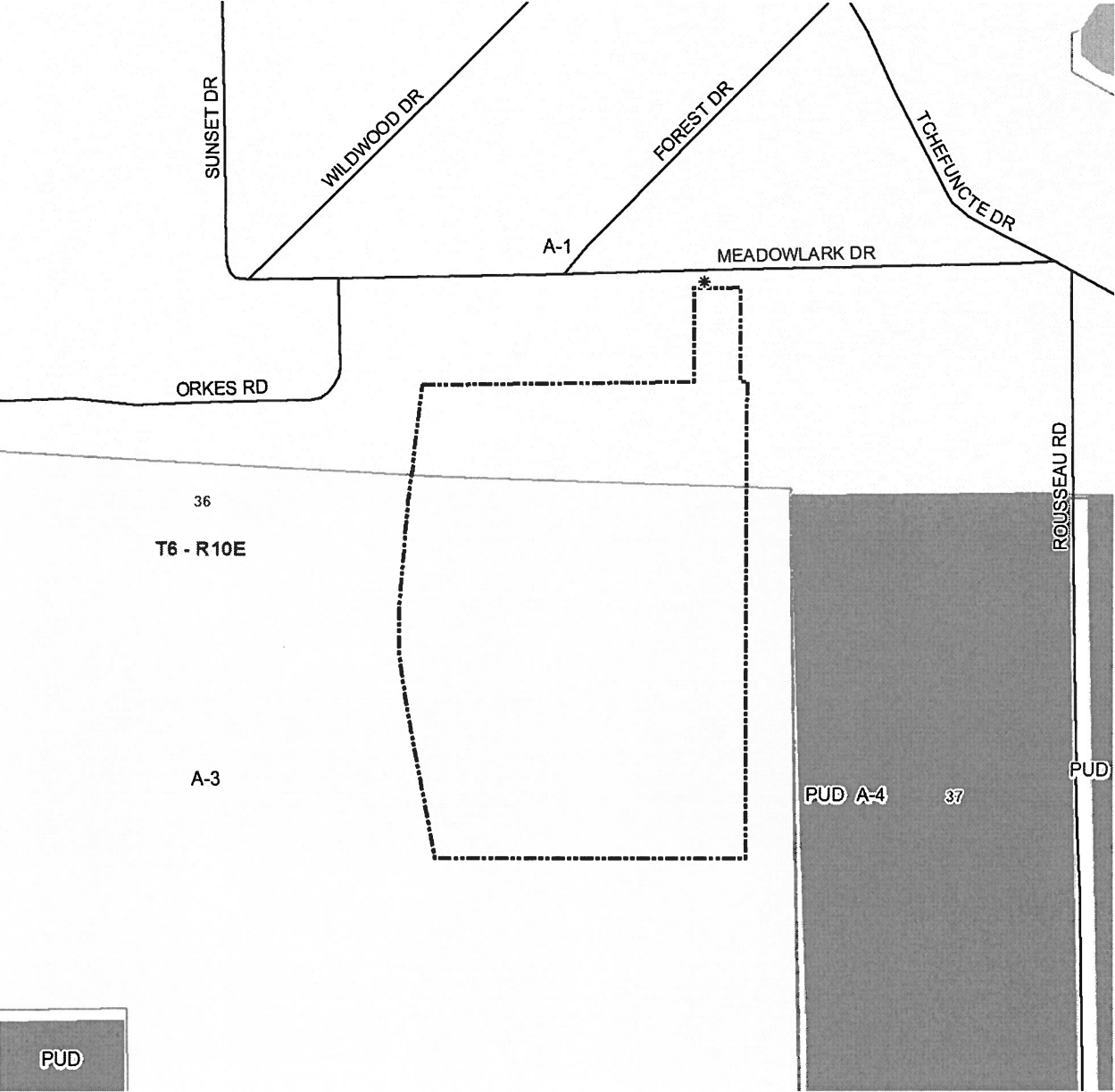
Connie Blue

The Chris & Leon Roberts Irrevocable Trust

From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)

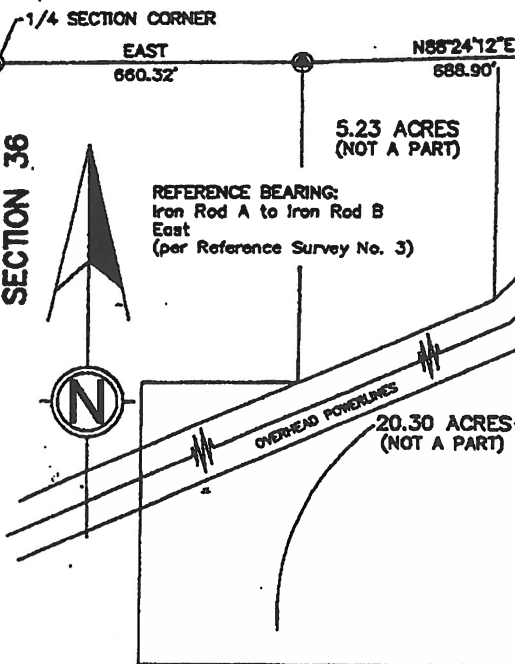
Parcel located on the south side of Meadowlark Drive, west of Rousseau Road, being 15258 Meadowlark Drive, Covington ; S36,T6S,R10E; Ward 1, District 3

17.362 acres



2C14-07-052

SECTION 35
SECTION 36



REFERENCE BEARING:
Iron Rod A to Iron Rod B
East
(per Reference Survey No. 3)

LEGEND

- = 1-1/2" IRON PIPE FOUND
- ⊙ = 1-1/4" IRON PIPE FOUND
- ⊙ = 1" IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊙ = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

NOTE:

This property is located in Flood Zones B & C, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1989.

APPROVAL:

A MINOR SUBDIVISION OF LOT 8, SQUARE 2, RIVER FOREST COUNTRY CLUB & A PARCEL OF LAND BOTH BEING 60.528 ACRES INTO PARCELS A & B, LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

Dave Dorety
CHAIRMAN OF THE PARISH PLANNING COMMISSION

Ron Keller
SECRETARY OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

Dr. Silvana Hearn
CLERK OF COURT

10-29-2013 5216A
DATE FILED FILE NO.

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

REFERENCE SURVEYS:

1. Survey for Chris Roberts by Thomas J. Fonctuberta, Surveyor, dated May 24, 1993, filed St. Tammany Parish Clerk of Court Map File No. E1474.
2. Survey for Leon & Crescentia Roberts by John G. Cummings, Surveyor, dated February 17, 2000, Job No. 0170B.
3. Survey for Tom Ketchum by John G. Cummings, Surveyor, dated December 15, 2004, Job No. 0170C.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

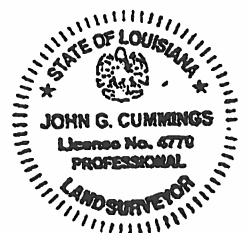
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **Connie Roberts Blue**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF LOT 8, SQUARE 2, RIVER FOREST, COUNTRY CLUB & A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 300' JOB NO. 0170-H DATE: 9-13-2013 REVISED: 10-15-2013

ZONING STAFF REPORT

Date: June 23, 2014 Meeting Date: July 1, 2014
Case No.: ZC14-07-053 Determination: Approved Amended Postponed Denied
Posted: 6/12/2014

GENERAL INFORMATION

PETITIONER: Bichtrang Pham
OWNER: Lydia J Williams
REQUESTED CHANGE: From A-4 (Single Family Residential District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the west side of US Highway 11, north of Second Street, being lots 9 & 10, Square 40 & 62065 US Highway 11, Slidell; S23,T8S,R14E; Ward 8, District 14
SIZE: 10,680 sq.ft.

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	Residential	A-4 Suburban District
South	Residential	A-4 Suburban District
East	Hwy 11 / Residential	A-4 Suburban District
West	Residential	A-4 Suburban District

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

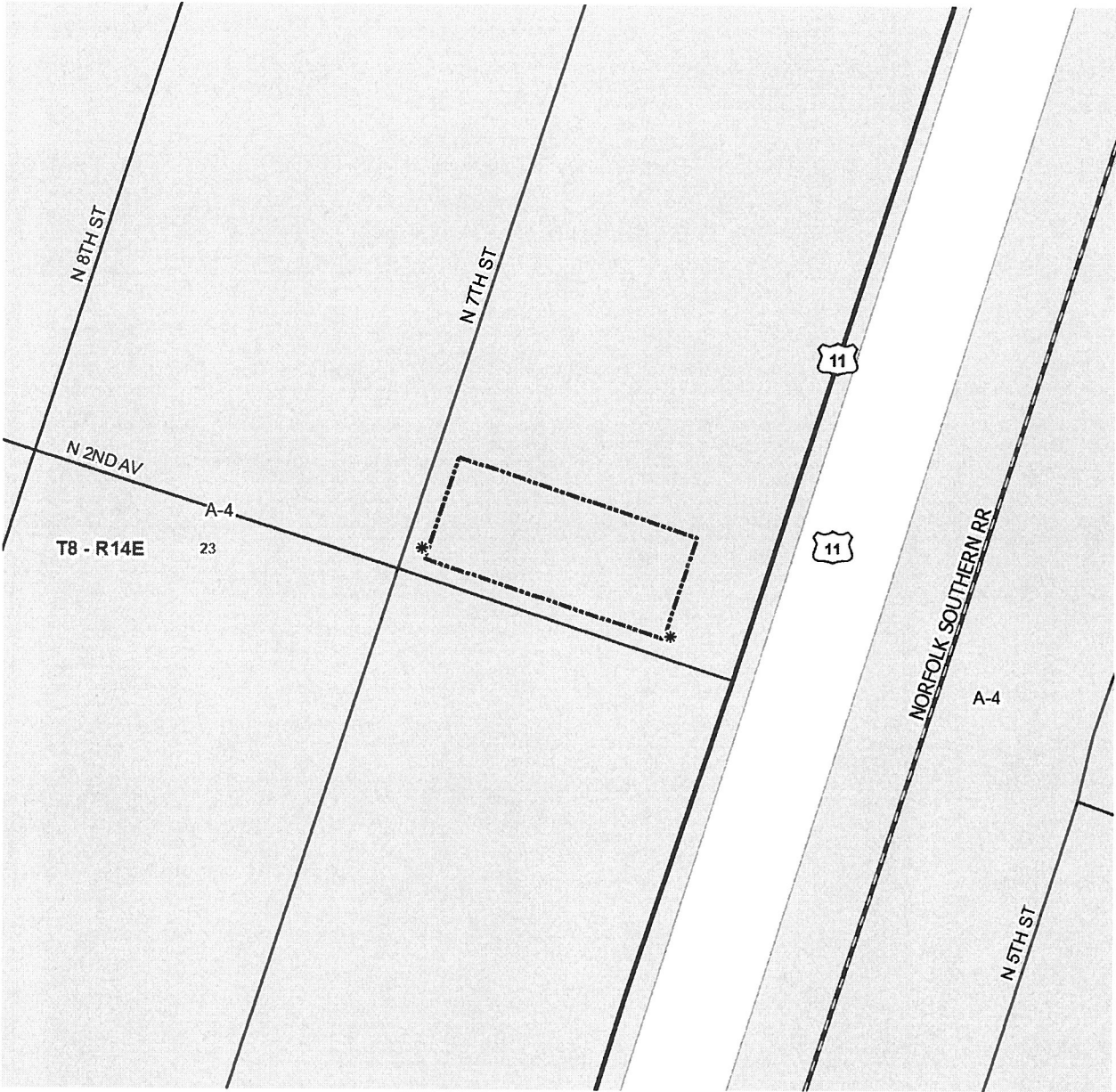
COMPREHENSIVE PLAN:
Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to HC-1 (Highway Commercial District). The site is located on the west side of US Highway 11, north of Second Street, being lots 9 & 10, Square 40 & 62065 US Highway 11, Slidell. The 2025 Future Land Use Plan calls for the site to be developed with commercial uses. The site is currently developed with a convenience store and an attached residential dwelling.

Note: Prior to the Comprehensive Rezoning it was zoned C-2 Highway Commercial District.

STAFF RECOMMENDATION:
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be approved.

CASE NO.: ZC14-07-053
PETITIONER: Bichtrang Pham
OWNER: Lydia J Williams
REQUESTED CHANGE: From A-4 (Single Family Residential District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the west side of US Highway 11, north of Second Street, being lots 9 & 10, Square 40 & 62065 US Highway 11, Slidell; S23,T8S,R14E; Ward 8, District 14
SIZE: 10,680 sq.ft.



2014-07-053

LOWELL E. CUMMINGS

LICENSED SURVEYOR

216 S. NEW HAMPSHIRE STREET • COVINGTON, LOUISIANA 70433

R. 14 E.
ALTON, LA.
SECTION 23

SQ. 39

SEVENTH STREET

3RD AVE.

SQ. 40

MRS. LOUIS PIAZZA

GENE P. GRIFFITH

AVENUE

SIXTH STREET OR U.S. HIGHWAY 11

SOUTHERN RAILROAD

PLAT

SHOWING A SURVEY FOR

EARNEST A. WILLIAMS & MRS. LOUIS PIAZZA

LOCATED IN SECTION 23, TOWNSHIP 8 SOUTH,
RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

SURVEY BY

Lowell E. Cummings

reg. surveyor "S-135"

MARCH 28, 1972
date

COVINGTON, LA.

SCALE 1"=100'

ZONING STAFF REPORT

Date: June 23, 2014 **Meeting Date:** July 1, 2014
Case No.: ZC14-07-054 **Determination:** Approved Amended Postponed Denied
Posted: 6/12/2014

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the west side of Crawford Road, north of LA Highway 41; S27,T7S,R14E; Ward 6, District 6
SIZE: 3.7288 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **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	Residential	A-2 & A4A Suburban Districts
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:

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.

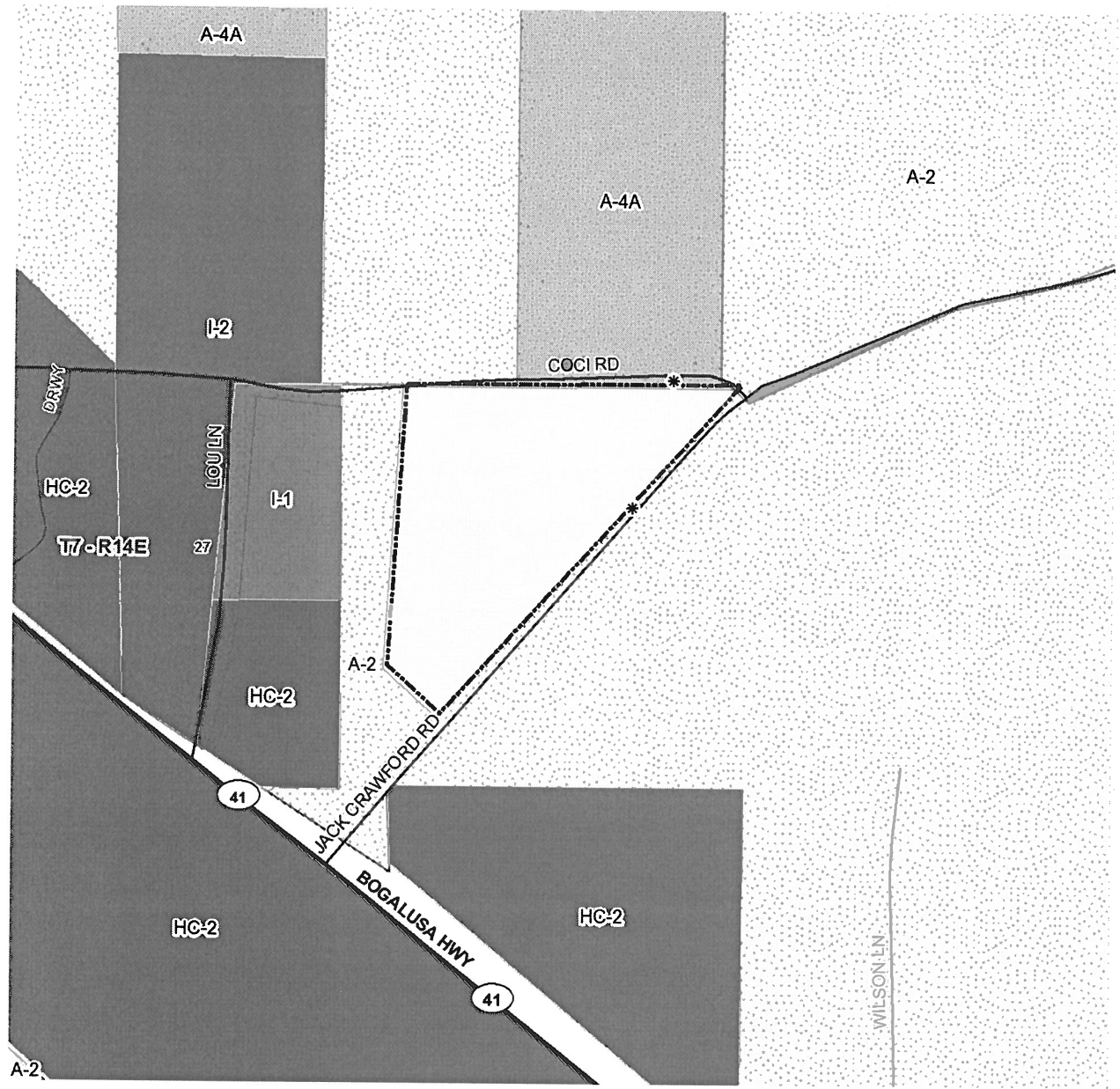
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay). The site is located on the west side of Crawford Road, north of LA Highway 41. The 2025 Future Land Use Plan recommends that the area be developed with commercial uses. The property is currently surrounded on all sides by Rural Overlay. Staff feels the requested Rural Overlay is appropriate for this site and fits with the surrounding land uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.

CASE NO.: ZC14-07-054
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the west side of Crawford Road, north of LA Highway 41; S27,T7S,R14E; Ward 6, District 6
SIZE: 3.7288 acres



Camper To: ELAINE GALIANO



REFERENCE: Survey No. 32534,
by MAL BORGES, JR.
DATED 2-17-63.

FLRM 2252050900G

ZONE C D.F.A. 44
10-11-81

CHASING LIFE 60

03 JUL 1969

10/21/2005

007.1

1

ZONING STAFF REPORT

Date: June 23, 2014 **Meeting Date:** July 1, 2014
Case No.: ZC14-07-055 **Determination:** Approved Amended Postponed Denied
Posted: 6/11/2014

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcels located on the north side of Galatas Road, east of Revere Road; S14,T7S,R10E; Ward 1, District 1
SIZE: 2.31 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	A2-Suburban District
South	Residential	A2-Suburban District
East	Undeveloped	A2-Suburban District
West	Residential	A2-Suburban District

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** Yes

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.

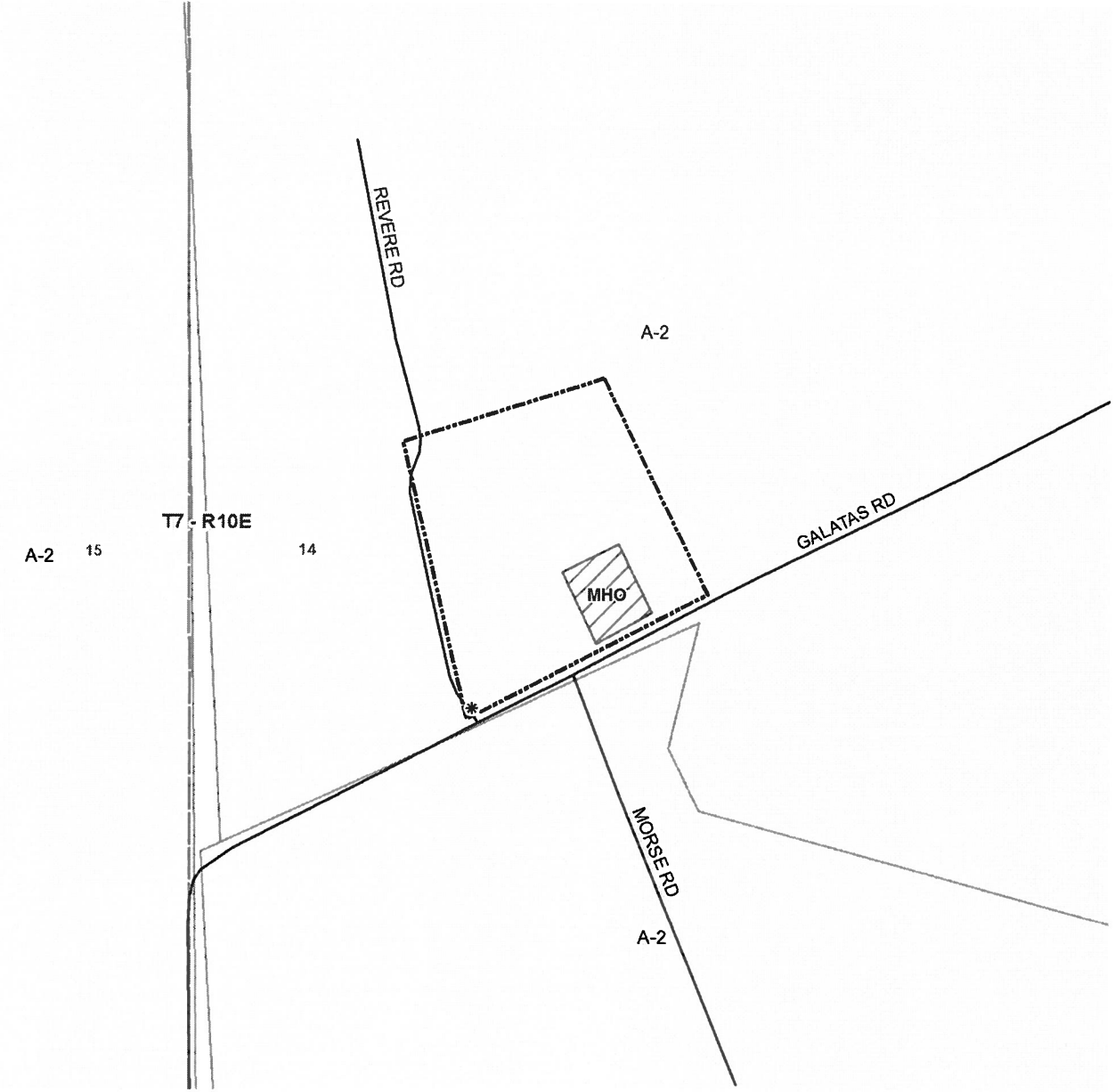
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Galatas Road, east of Revere Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The area in question is currently developed with a mix of stick built homes and manufactured homes, at a density exceeding the A-2 Suburban Zoning District. The objective of the zoning change request is to bring the parcels of land, located at the corner of Galatas & Revere Road, in conformity with the appropriate zoning and land use. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay) designation be approved.

CASE NO.: ZC14-07-055
REQUESTED CHANGE: From A-2 (Suburban District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcels located on the north side of Galatas Road, east of Revere Road; S14,T7S,R10E; Ward 1, District 1
SIZE: 2.31 acres



ZONING STAFF REPORT

Date: June 23, 2014 Meeting Date: July 1, 2014
Case No.: ZC14-07-056 Determination: Approved Amended Postponed Denied
Posted: 6/11/2014

GENERAL INFORMATION

PETITIONER: Robert L. Bernard
OWNER: Dianne Boland
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the east side of Delaune Road, south & east of Albert Thompson Road, being 79493 Delaune Road, Folsom; S39,T5S,R10E; Ward 2, District 3
SIZE: 4.614 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	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

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

COMPREHENSIVE PLAN:
Residential / Agricultural – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District). The site is located on the east side of Delaune Road, south & east of Albert Thompson Road, being 79493 Delaune Road, Folsom. The 2025 Future Land Use Plan calls for the area to be developed with agricultural & residential uses. Staff sees no compelling reason to increase the density in the area, as the property is entirely surrounded by A-1 zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-2 (Suburban District) designation be denied.

CASE NO.:
PETITIONER:
OWNER:
REQUESTED CHANGE:
LOCATION:

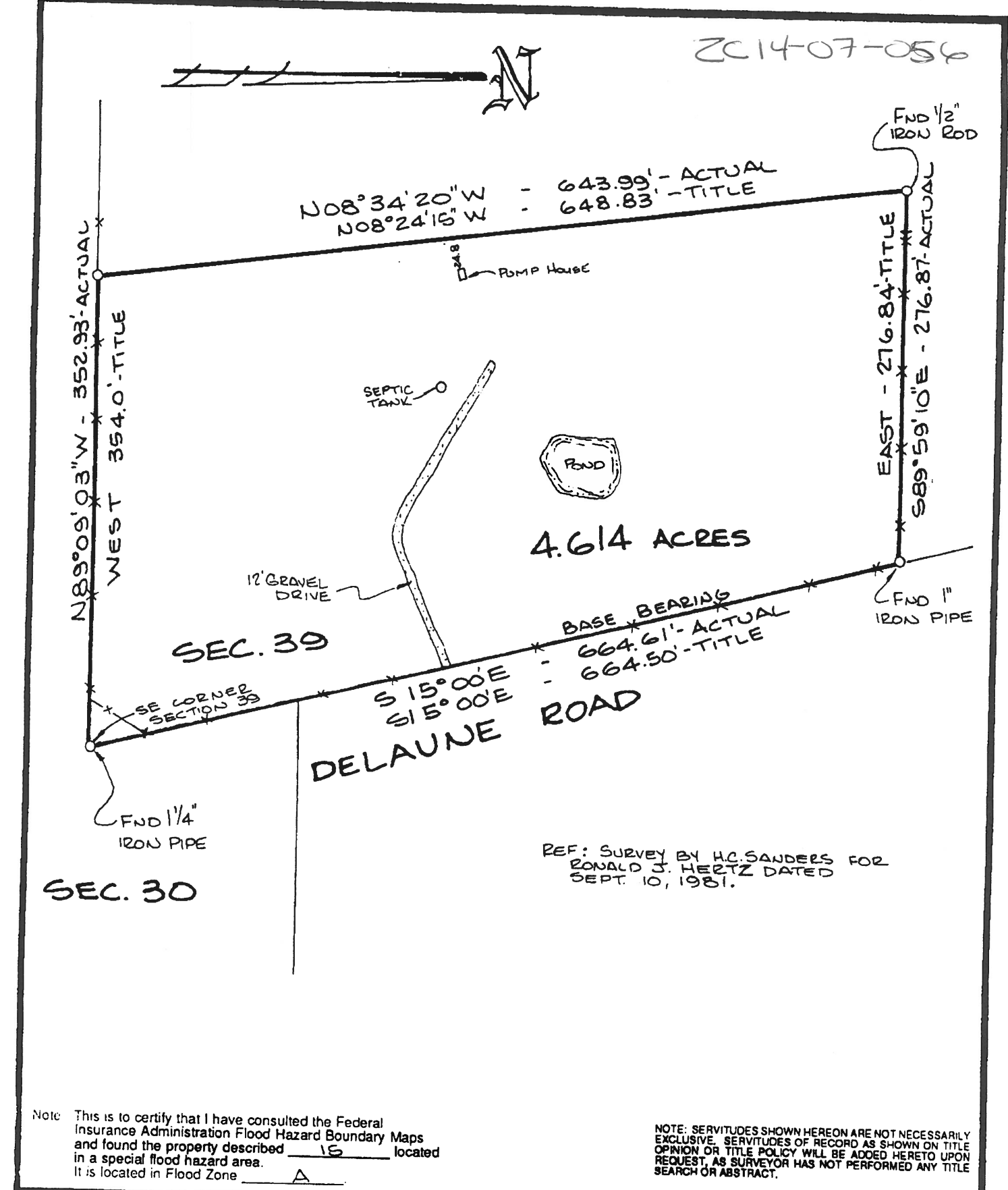
SIZE:

ZC14-07-056
Robert L. Bernard
Dianne Boland
From A-1 (Suburban District) to A-2 (Suburban District)
Parcel located on the east side of Delaune Road, south & east of
Albert Thompson Road, being 79493 Delaune Road, Folsom;
S39,T5S,R10E; Ward 2, District 3

4.614 acres

The map illustrates the location of the subject parcel, which is a rectangular area outlined with a dashed line. The parcel is situated on the east side of Delaune Road, south and east of Albert Thompson Road. The map includes labels for Albert Thompson Rd, Delaune Rd, and the parcel number 39. The surrounding area is labeled with A-1 and T5 - R10E. The map also shows the surrounding area, including the T5 - R10E zone and the A-1 district.

A-1



Survey of		
A PARCEL OF GROUND SITUATED IN SECTION 39 -		
TOWNSHIP 5 SOUTH - RANGE 10 EAST		
ST. TAMMANY PARISH, LOUISIANA		
FOR		
TERRENCE E. BOLAND AND DIANNE BOLOGNA BOLAND, GREEN		
TREE FINANCIAL CORP. & LAWYERS TITLE INSURANCE CORPORATION		
	Randall W. Brown & Associates, Inc. Professional Land Surveyors Planners • Consultants 101 Garden Ave. • Mandeville, LA 70448 (504) 624-5368 • FAX (504) 624-5309	Date: APRIL 11, 1994 Survey No. 94236 Scale: 1" = 100' Drawn By: TPB File No. 3498/46725 Revised:

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-07-057

Posted: 6/11/2014

Meeting Date: July 1, 2014

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

John & Nanette Martin

John & Nanette Martin

From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)

Parcel located on the north & south sides of Arc Road, north of Boyd Road, east of Trinchard Road ; S38,T6S,R10E; Ward 1, District 3

18.44 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Residential	A-1 Suburban District
South	Undeveloped	PUD Planned Unit Development
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 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-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the north & south sides of Arc Road, north of Boyd Road, east of Trinchard Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff feels the requested Rural Overlay is appropriate for this site and fits with the surrounding land uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC14-07-057

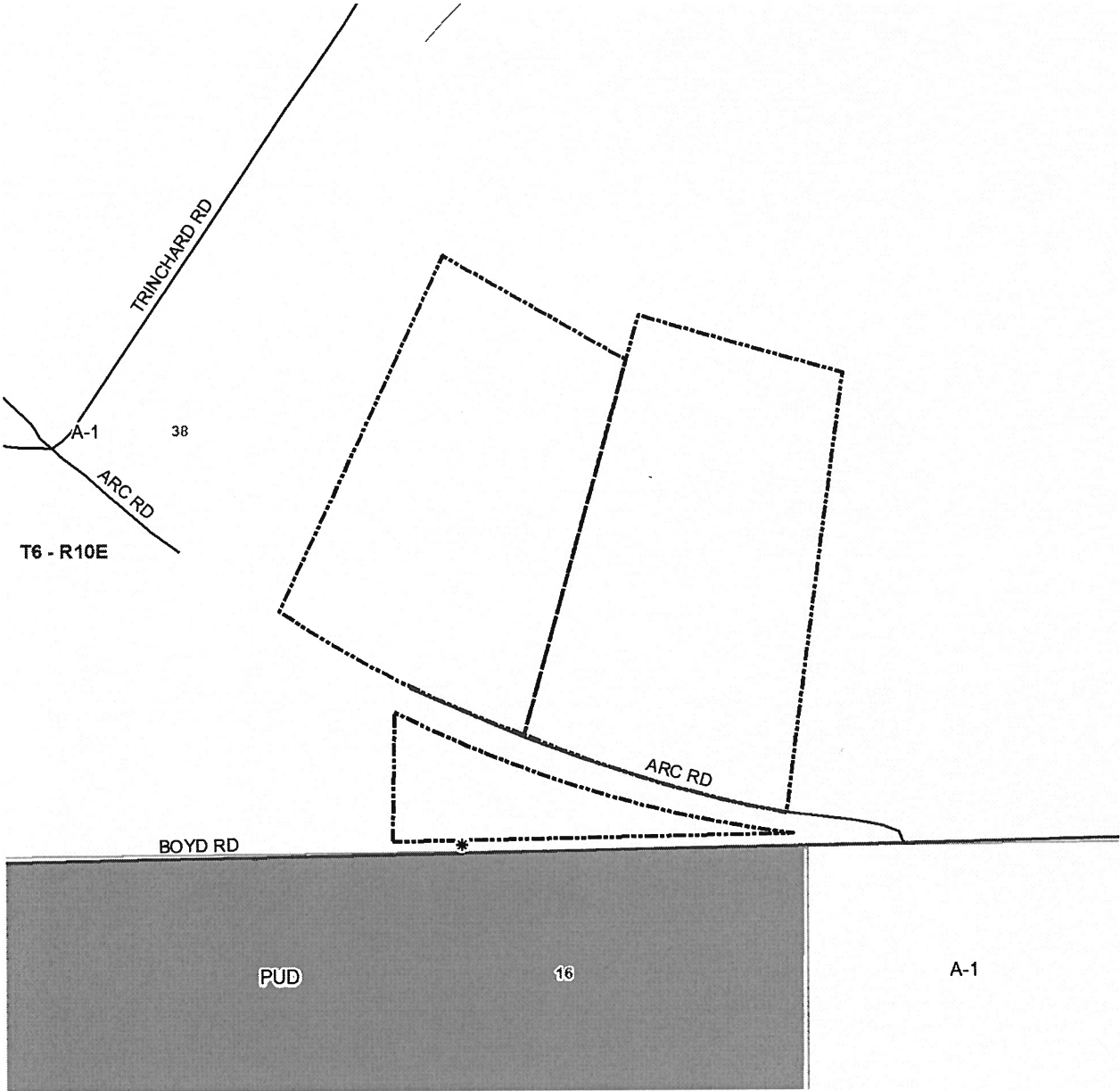
John & Nanette Martin

John & Nanette Martin

From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)

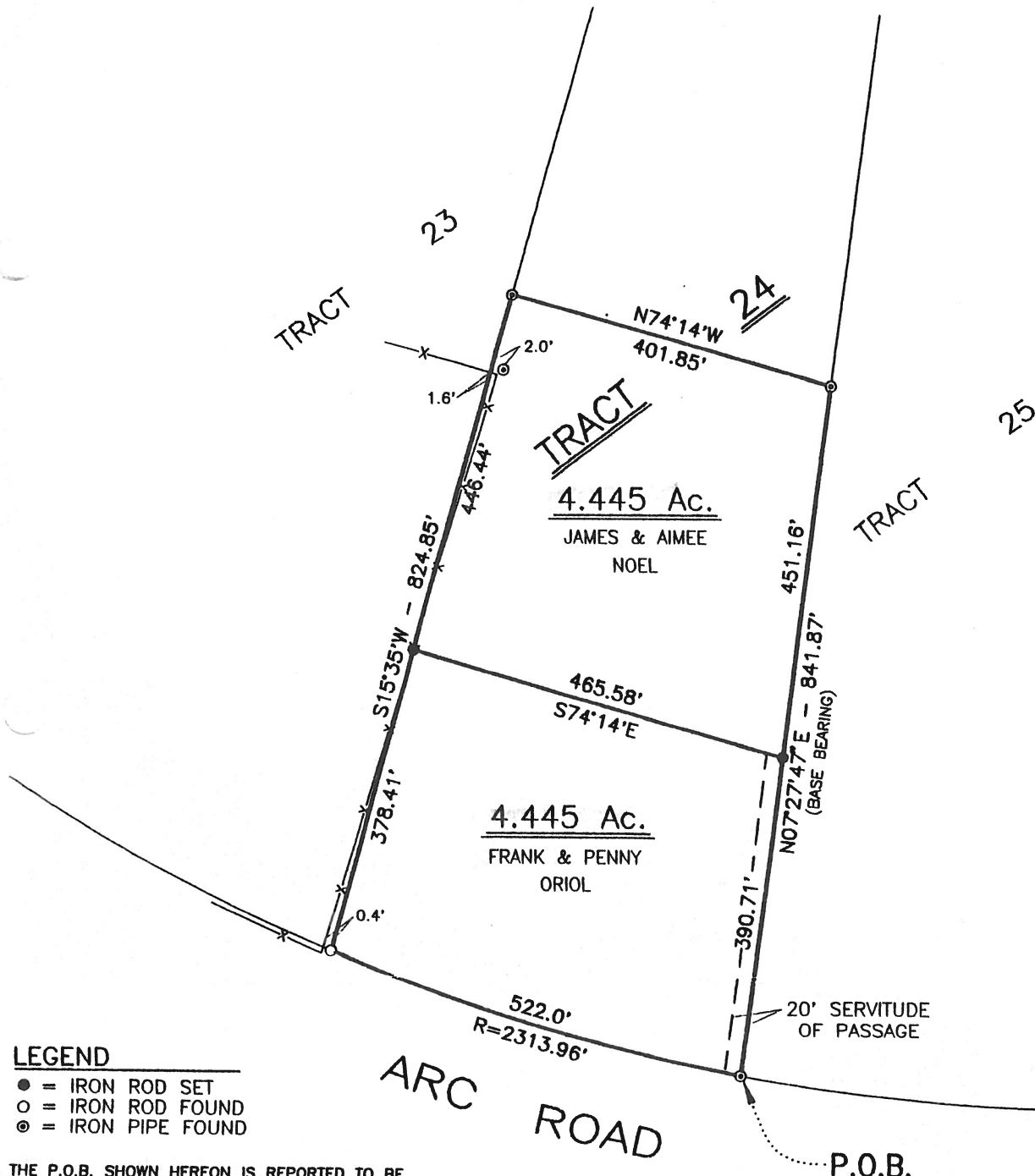
Parcel located on the north & south sides of Arc Road, north of Boyd Road, east of Trinchard Road ; S38,T6S,R10E; Ward 1, District 3

18.44 acres



2014-07-057

TCHEFUNCTE RIVER (side)

**LEGEND**

- = IRON ROD SET
- = IRON ROD FOUND
- ⊙ = IRON PIPE FOUND

THE P.O.B. SHOWN HEREON IS REPORTED TO BE S89°34'W 1800'; THENCE GO S89°36'50"W 300'; THENCE GO ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2313.96' AND AN ARC LENGTH OF 352.9' FROM THE SECTION CORNER COMMON TO SECTIONS 38, 16 & 15, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

**REFERENCE SURVEY AND
BASIS FOR BEARINGS:**

PLAT OF SURVEY BY JOHN E. BONNEAU
& ASSOCIATES, INC. DATED FEB. 13, 2001,
SURVEY No. 2001 076B.

NOTE:

ANY DITCHES, UTILITIES AND/OR ADDITIONAL
SERVITUDES THAT MAY EXIST WITHIN THIS
PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE
F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND
THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD
ZONE "A4" PER PANEL NUMBER 225205 0125 C,
REVISED OCT. 17, 1989.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS
AN ACTUAL SURVEY MADE ON THE GROUND UNDER
THE DIRECT SUPERVISION OF THE UNDERSIGNED AND
IS TRUE AND CORRECT AND IN ACCORDANCE WITH
THE ADOPTED LOUISIANA MINIMUM STANDARDS OF
PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR
A CLASS "C" SURVEY.

SURVEY OF
A PARCEL OF GROUND
BEING A PORTION OF TRACT 24
RIVER'S BEND ESTATES
SECTION 38
TOWNSHIP 6 SOUTH
RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED CORRECT TO:

JAMES & AMIEE NOEL
and FRANK & PENNY ORIOLE



FONTCUBERTA
Surveys
INCORPORATED

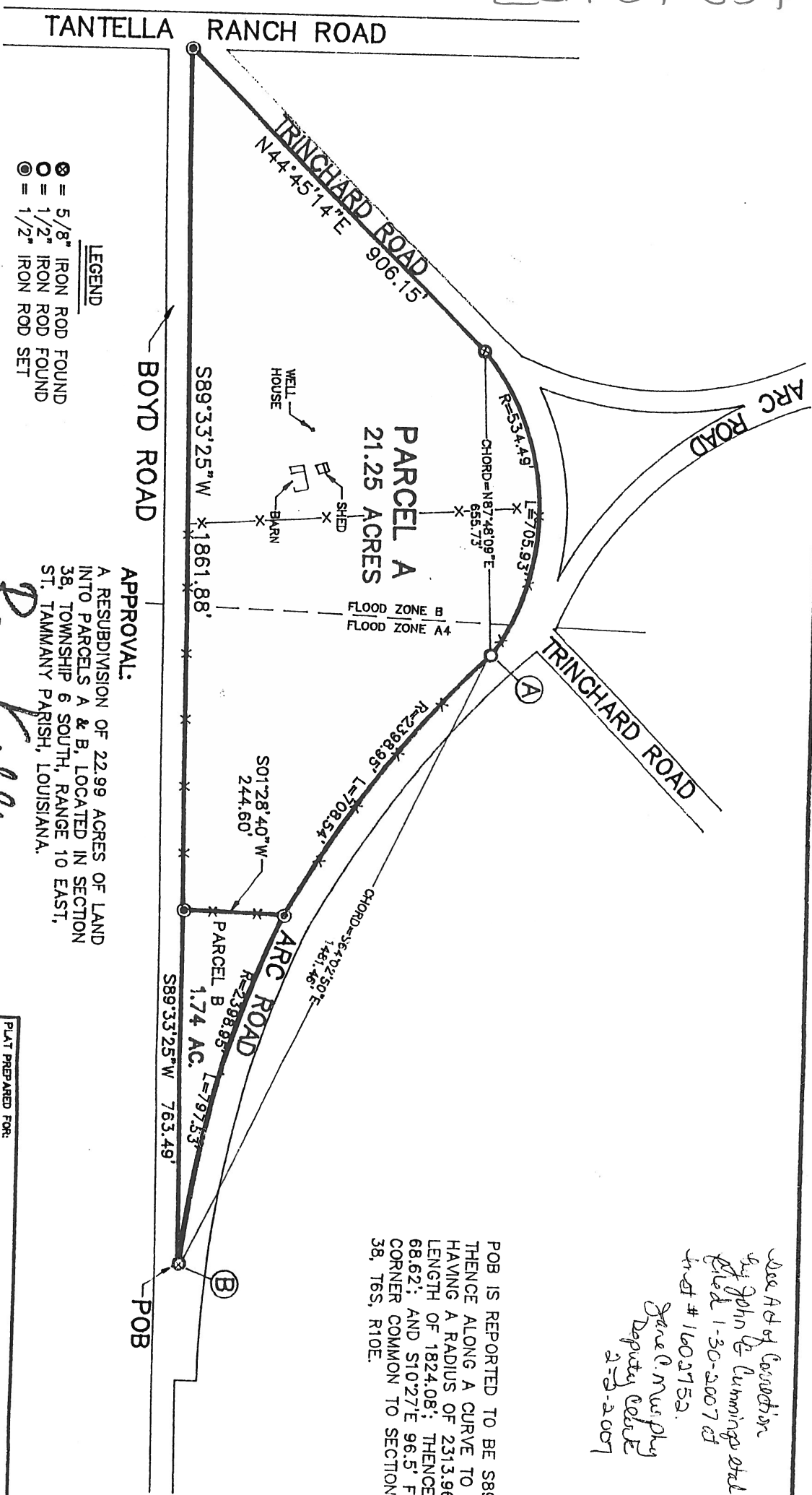
PROFESSIONAL
LAND SURVEYORS
CERTIFIED CORRECT

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (504) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
6-19-2001	1" = 200'		MFD	TJF	218836	127-328

Prof. Dr. Dr. h.c.

750-40-172



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

REFERENCE SURVEY:
Survey for Richard & Holly Ryan by Randall W. Brown, Surveyor, dated 6-10-97.

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 COMPLYING DATA FOR THIS SURVEY.

SECRETARY/PARISH PLANNING COMMISSION

PARISH ENGINEER

By *John G. Cummings*
CLERK OF COURT

DATE 8-11-2006 FILE NO. 42717D

PLAT PREPARED FOR:

Richard Ryan

SCALE: 1" = 300'

DATE: 5-16-06

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

A RESUBDIVISION OF A PARCEL OF LAND INTO PARCELS A & B, LOCATED IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

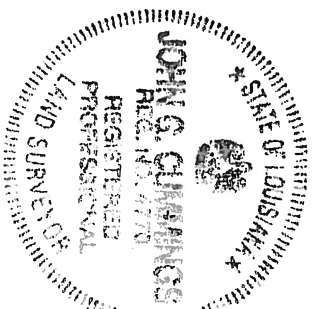
JOHN G. CUMMINGS & ASSOCIATES
Professional Land Surveyors

(985)892-1549

COVINGTON, LOUISIANA

JOB NO.

06176



See Act of Commission
by John G. Cummings et al
Filed 1-30-2007 at
Court # 1602152.
John G. Cummings
Deputy Clerk
2-2-2007

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S64°02'50"E
(per Reference Survey)

ZONING STAFF REPORT

Date: June 23, 2014 Meeting Date: July 1, 2014
Case No.: ZC14-07-058 Determination: Approved Amended Postponed Denied
Posted: 06/11/14

GENERAL INFORMATION

PETITIONER: Bradley & Robin Choate
OWNER: Bradley & Robin Choate
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located on the west side of Green Valley Road, south of LA Highway 1078, being 76351 Green Valley Road, Folsom; S10,T6S,R10E; Ward 3, District 3
SIZE: 9.73 acres

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	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1A (Suburban District). The site is located on the west side of Green Valley Road, south of LA Highway 1078, being 76351 Green Valley Road, Folsom. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses. Considering that the site is surrounded by A-1 Suburban zoning, staff feels that there is no compelling reason to increase the density in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A (Suburban District) designation be denied.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC14-07-058

Bradley & Robin Choate

Bradley & Robin Choate

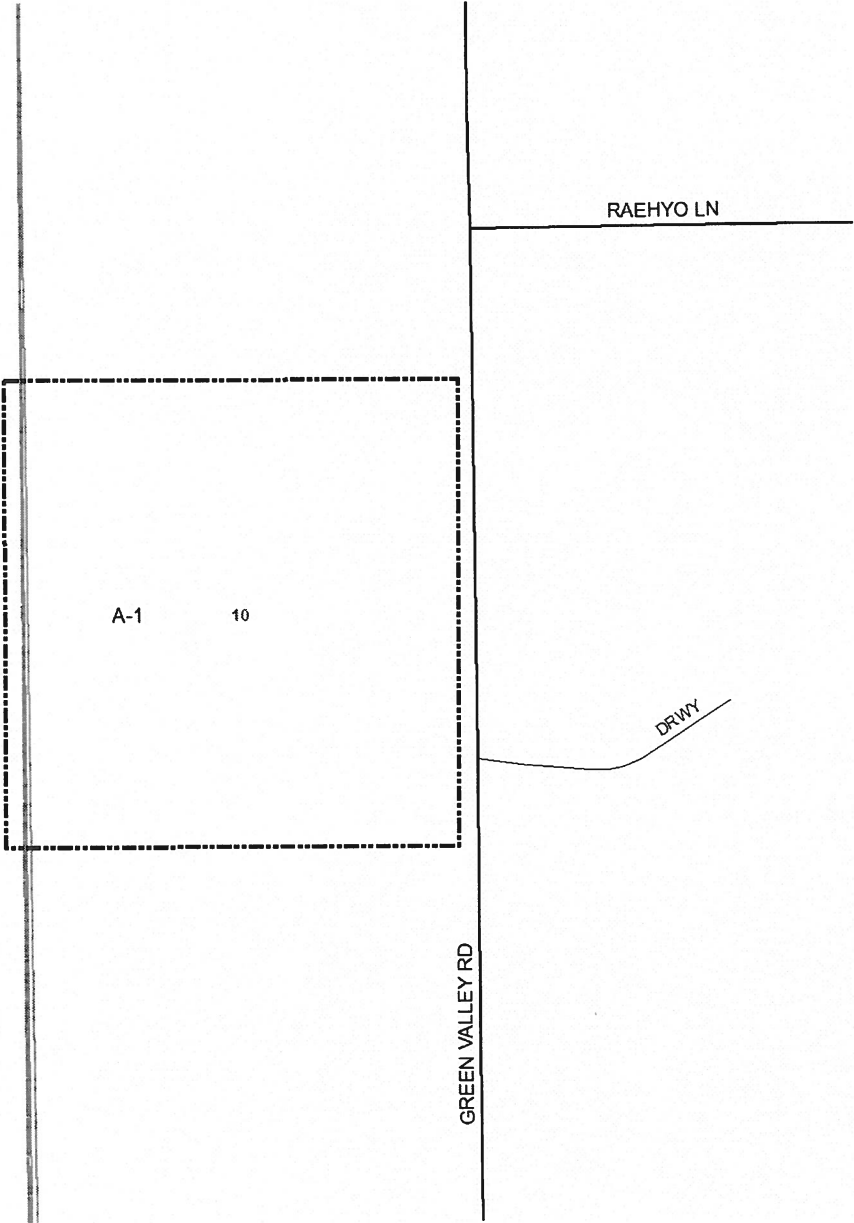
From A-1 (Suburban District) to A-1A (Suburban District)

Parcel located on the west side of Green Valley Road, south of LA Highway 1078, being 76351 Green Valley Road, Folsom; S10,T6S,R10E; Ward 3, District 3

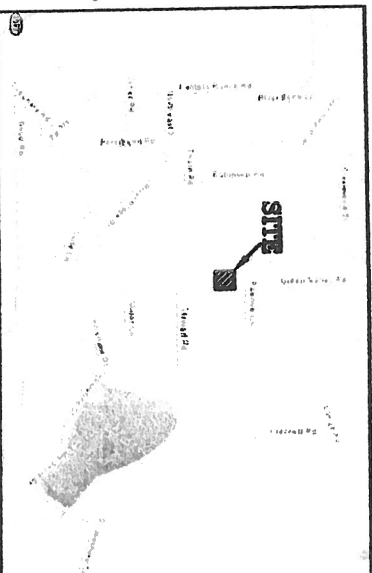
9.73 acres

T6 - R10E

A-19



ZC14-07-058



VICINITY MAP
(NOT TO SCALE)

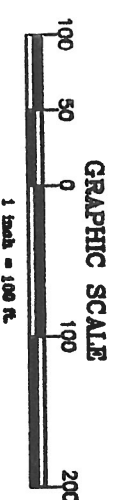
THE RESUBDIVISION FOR PROPERTY SHOWN ON THIS PLAN HAS BEEN ACCEPTED BY THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA

BY: _____ DATE: _____
SECRETARY OF THE PLANNING COMMISSION

BY: _____ DATE: _____
DIRECTOR OF PARISH ENGINEERING DEPARTMENT

BY: _____ DATE: _____
CLERK OF COURT

<u>MAP FILE NUMBER</u>	<u>DATE FILED FOR RECORD</u>



RONALD CLEMENT, P.L.S.

PROFESSIONAL LAND SURVEYOR
2330 EDENBORN AVE., No. 112

METTAIRIE, LA 70001

PHONE: 985-630-9942

EMAIL: clmont@ronniegol.com

THIS IS TO CERTIFY THAT THE BOUNDARY RESUBDIVISION RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF ST. TAMMANY PARISH AND THE LOUISIANA REVISED STATUTES (RS:33:5505).

**PREPARED AT THE REQUEST OF
BRAD CHOATE**

DRAWN BY: RGC

DATE: DECEMBER 04, 2013

RONALD CLEMENT, P.L.S.

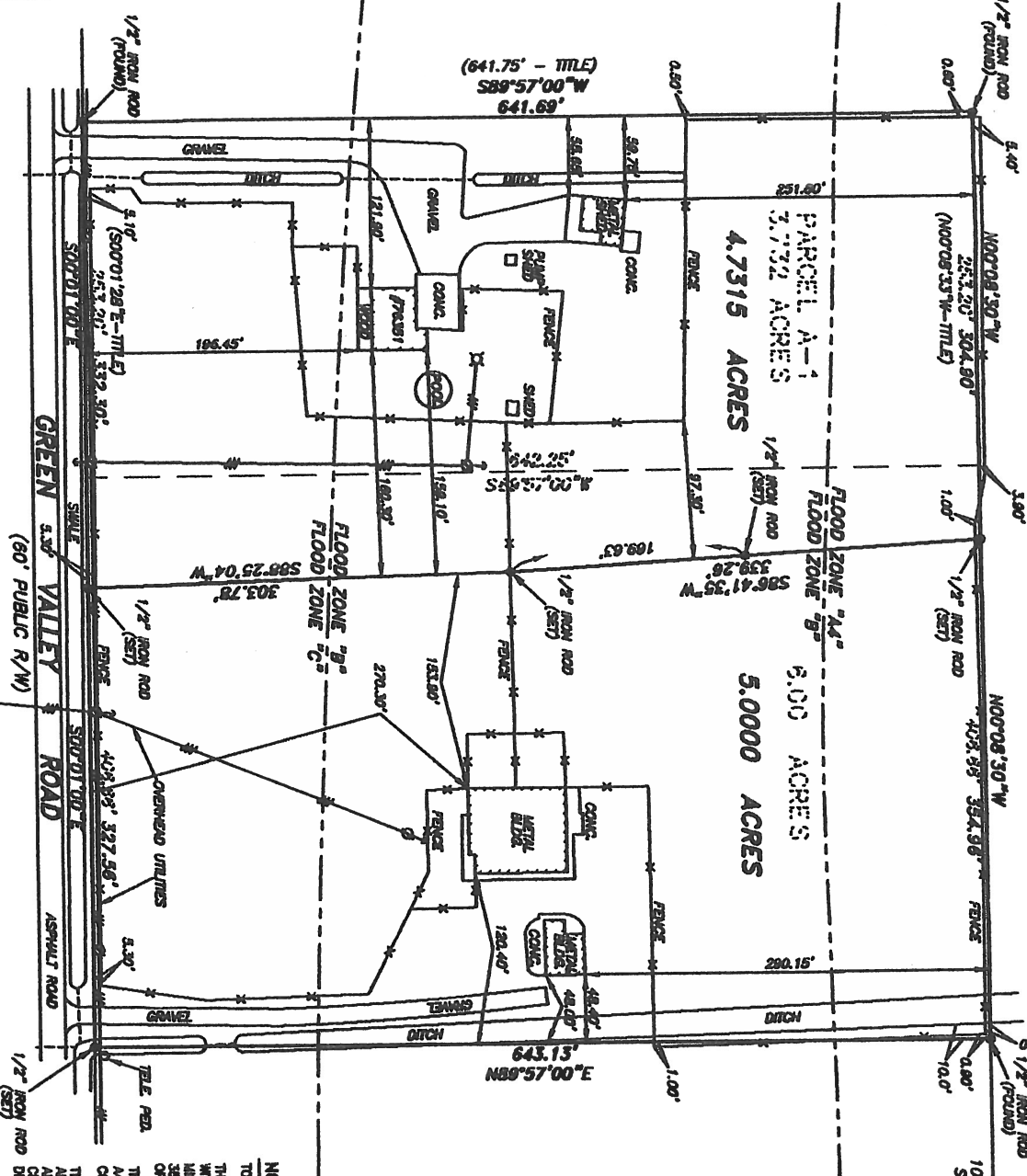
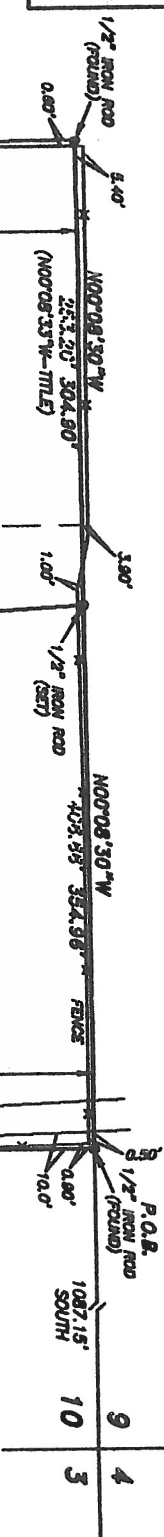
EXHIBIT No. 13-077



OWNER: BRADLEY J. CHOATE
76351 GREEN VALLEY RD
FOLSOM, LA. 70437

MINOR RESUBDIVISION
4.7315 ACRES & 5.0000 ACRES
SECTION 10, T6S-R10E
ST. TAMMANY PARISH, LA.

BEING A RESUBDIVISION OF A
6.00 ACRE TRACT & PARCEL A-1



NOTES

TOTAL LOTS: 2 TOTAL AREA: 0.7316 ACRES

THE SUBJECT PROPERTY IS ZONED A-1 (SUBURBAN DISTRICT) WITH A RO (RURAL OVERLAY). BUILDING SETBACKS: FRONT - 50' MINIMUM; SIDE - 15' MINIMUM; REAR - 30' MINIMUM; HEIGHT - 35' MAXIMUM. SETBACKS MUST BE VERIFIED BY PARISH OFFICIALS PRIOR TO CONSTRUCTION.

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE C, B, AND A4. BASE FLOOD ELEVATION: 48.0' N.G.A.D. PER F.I.R.M. COMMUNITY NO. 225205, PAGE 0125 C, REvised 10/17/88.

THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL APPLICABLE STATUTES MAY NOT BE SHOWN.

CERTAIN FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY
DIMENSIONS SHOW ACTUAL LOCATION.
SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS
"C" SURVEY.

BEARINGS ARE BASED UPON A PLAN OF SURVEY OF 6.00 ACRES LOCATED IN SECTION 10, T8S-R10, ST. TALLAMY PARISH, BY HERBERT C. SANDERS, DATED 8/23/84.

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-07-059

Posted: 6/11/2014

Meeting Date: July 1, 2014

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

Jeff Schoen

Mark & Kasey, LLC

From A-2 (Suburban District) to A-4 (Single-Family Residential District)

Parcel located at the southeast corner of Mill Road & Josephine Road; S36,T6S,R11E; Ward 3, District 2

1.5 acres

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	Tammany Trace	A-3 Suburban & I-1 Industrial Districts
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Commercial	A-2 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-2 (Suburban District) to A-4 (Single-Family Residential District). The site is located at the southeast corner of Mill Road & Josephine Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The property is currently surrounded with residential uses, on parcels of land of approximately 1 acre in size or larger. Staff feels that an increase of density in the area could be considered, seeing that there are approximately 3 warehouses in close proximity to the site and that the north side of the Tammany Trace is developed with a mobile home park some industrial uses. However, the requested zoning change to A-4 zoning could potentially allow for the creation of 6 lots on of the existing 1.5 acre parcel in question, which would create a significant increase of density in the area.

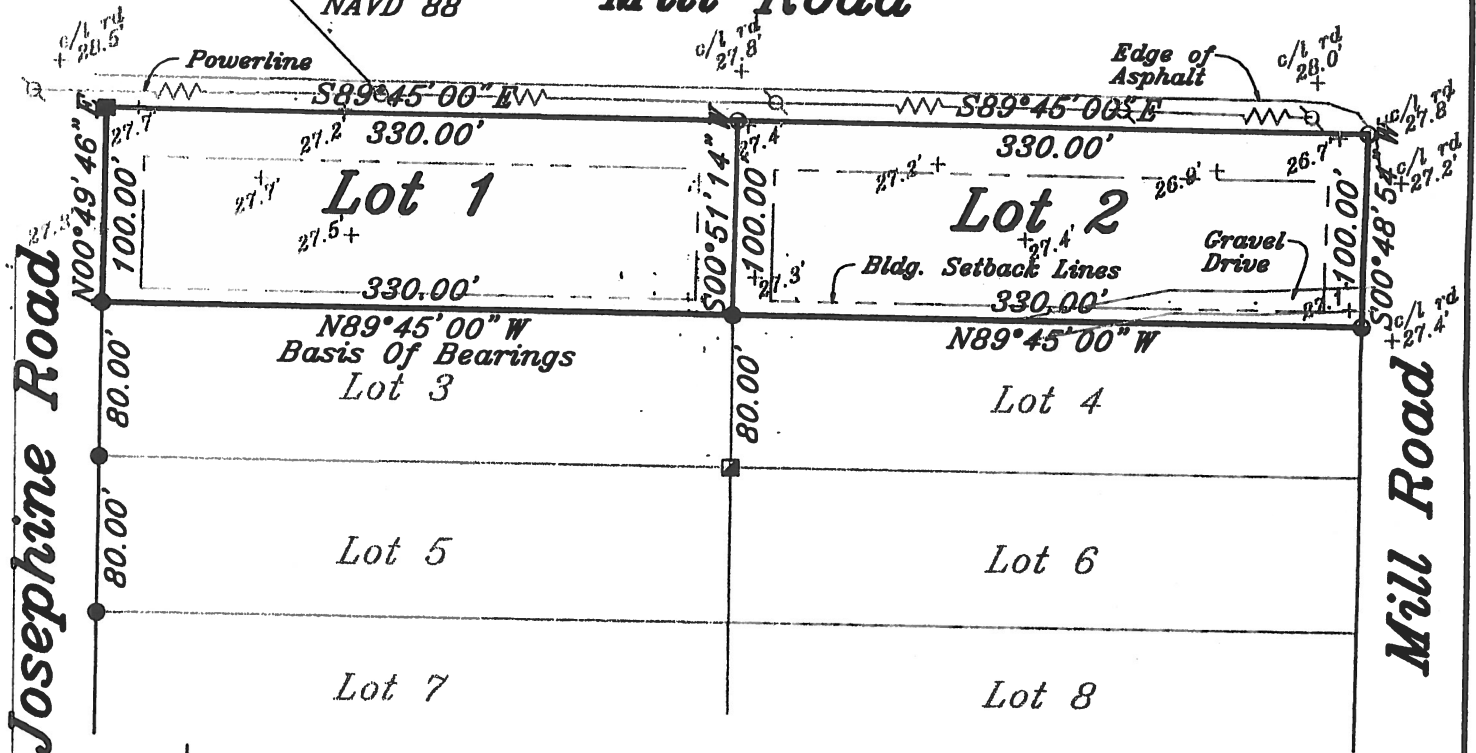
STAFF RECOMMENDATION:

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

2014-07-059

Mill Road

TBM #2585
Elev. 29.30'
NAVD 88



This property is located in Flood Zone C
as per FEMA FIRM, Comm. Panel No.
225205 0235 C, map dated 10-17-1989

Note:
Elevations relative to NAVD 88 Geoid 12A

Reference Survey:

1. Survey of Greensburg
Subdivision prepared by C. R.
Schultz dated Sept. 26, 1961
(Basis of Bearing)
2. Survey prepared by D & S
Surveyors, Inc. dated
Sept. 15, 2011 Job No. 11-64
3. Survey prepared by H. C.
Sanders & Associates dated
July 24, 1980 Job No ST-80-420

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

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

Building Setback Lines:

- Front - 25'
- Side - 20'
- Rear - 7.5'

Building setback lines should
be determined by owner or
contractor prior to any
construction

Legend:

- 1/2" Rebar Set
- 1/2" Rebar Found
- 5/8" Rebar Set
- 1 1/4" Iron Pipe Found
- 1/2" Iron Pipe Found
- △ Mag Nail Set
- + Elevation
- ⊘ Powerpole

MAP PREPARED FOR **Mark and Kasey, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Lots 1 and 2 Greensburg Subdivision, also in Section 36 Township 6 South Range 11 East St. Tammany Parish, Louisiana**

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

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

James R. Broussard
LICENSE NO. 4894

LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 100'

DATE: **March 21, 2014**

6253

ZONING STAFF REPORT

Date: June 23, 2014 Meeting Date: July 1, 2014
Case No.: ZC14-07-060 Determination: Approved Amended Postponed Denied
Posted: 6/12/2014

GENERAL INFORMATION

PETITIONER: Lisa Mitchell
OWNER: Gregory Mitchell
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
LOCATION: Parcel located on the south side of US Highway 190 West, east of Transmitter Road, west of South Tranquility Road, being 30414 US Highway 190 West, Lacombe; S33,T8S,R13E; Ward 7, District 11
SIZE: 2.91 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 3 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	A-3 Suburban District
South	Undeveloped	A-4 Suburban District
East	Undeveloped	PUD Planed Unit Development
West	Undeveloped	A-4 Suburban District, NC-4 Neighborhood Institutional 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 NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The site is located on the south side of US Highway 190 West, east of Transmitter Road, west of South Tranquility Road, being 30414 US Highway 190 West, Lacombe. The 2025 Future Land Use Plan calls for residential development in the area. There is an existing single family residence on the property. The zoning change is being requested in order to allow for the placement of a manufactured home on the site and to also allow for some agricultural uses.

Note: Prior to the Comprehensive Rezoning the parcel was zoned C-2 Highway Commercial.

STAFF RECOMMENDATION:

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

CASE NO.: ZC14-07-060
PETITIONER: Lisa Mitchell
OWNER: Gregory Mitchell
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
LOCATION: Parcel located on the south side of US Highway 190 West, east of Transmitter Road, west of South Tranquility Road, being 30414 US Highway 190 West, Lacombe; S33,T8S,R13E; Ward 7, District 11
SIZE: 2.91 acres

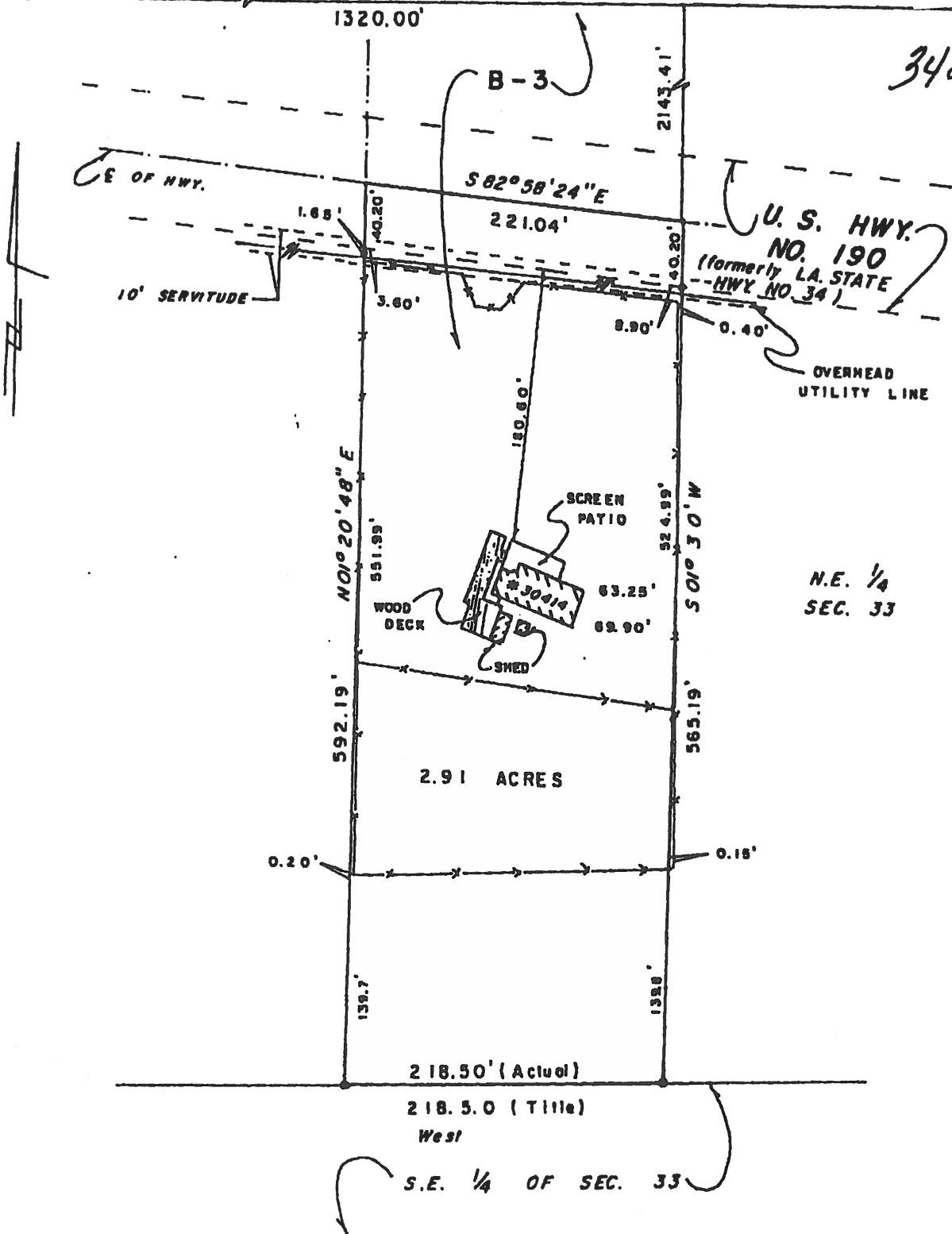


1/4 SECTION CORNER

East

2014-07-060

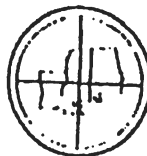
3427



THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING PARISH AGENT AND/OR THE F.I.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. (ZONE B)

SURVEY OF A PORTION OF TRACT B-3
SITUATED IN THE NORTHEAST QUARTER OF
SECTION 33, T8S-R13E
ST. TAMMANY PARISH, LA

Dading, Marques &
Associates, Inc.



P.O. BOX 790
METAIRIE, LA 70004
834-0200

Richard J. Dading
SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

Lawyers Title Insurance Corp. and
Elizabeth Grier wife of/and Harold S.
Hoag (B789DH/40723)

DATE	SCALE	o=Iron Rod o=Iron Pipe	DRAWN BY	CHECKED BY	JOB NO.	PLAT NO
5-15-91	1"=100'		W.J.B.	R.T.D.	91-0835	D-008-595

ZONING STAFF REPORT

Date: June 23, 2014 Meeting Date: July 1, 2014
Case No.: ZC14-07-061 Determination: Approved Amended Postponed Denied
Posted: 06/12/14

GENERAL INFORMATION

PETITIONER: Donny Higgin Gotham
OWNER: Donnie & Trina Smith
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Alamosa Lane & Carey Road, being 37325 Alamosa Lane, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 4.49 acres

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	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? Yes

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 A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the northeast corner of Alamosa Lane & Carey Road, being 37325 Alamosa Lane, Pearl River. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff has no objections to the request considering that the area is developed with a mix of stick built homes and manufactured homes.

STAFF RECOMMENDATION:

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

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC14-07-061

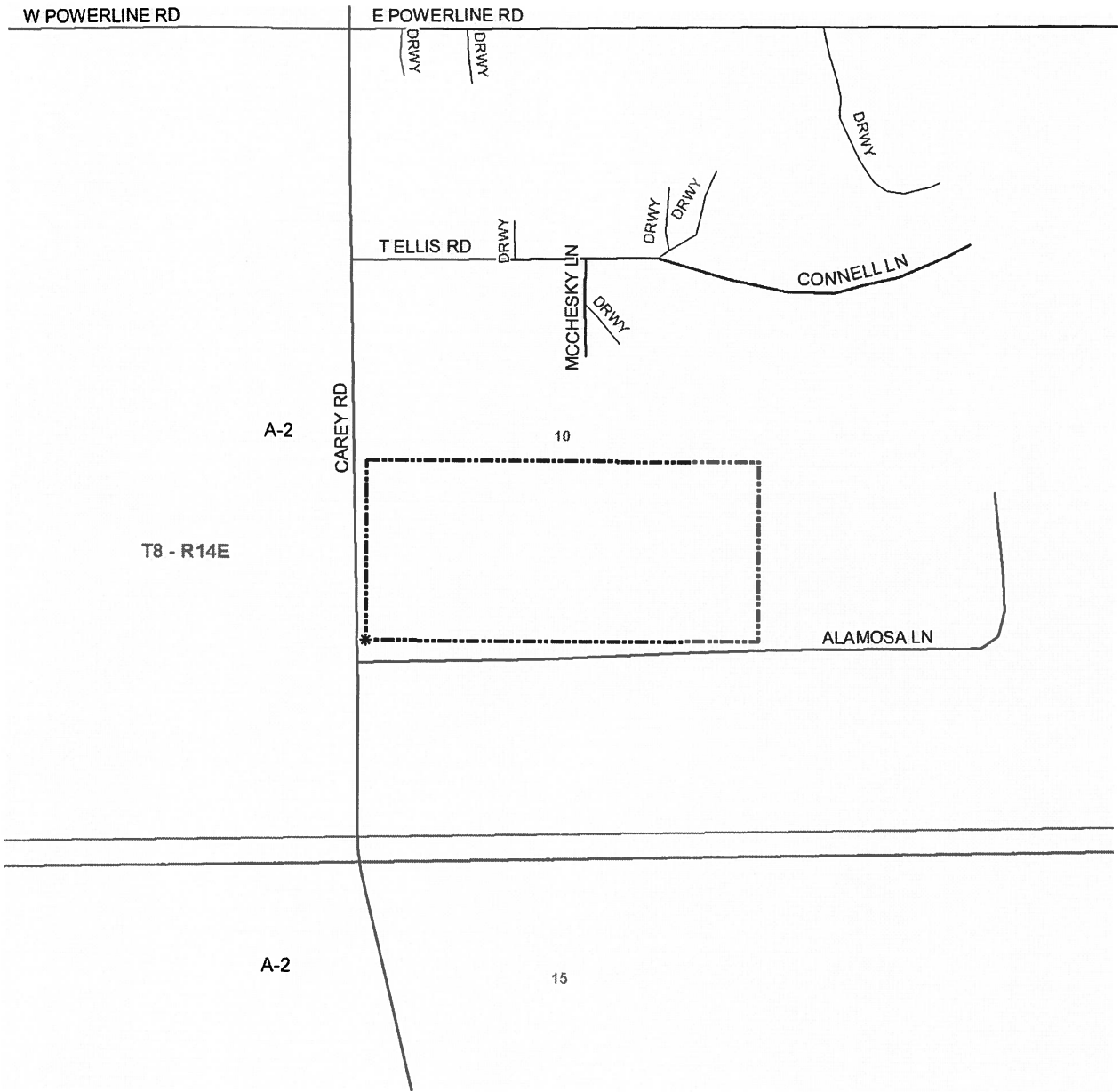
Donny Higgin Gotham

Donnie & Trina Smith

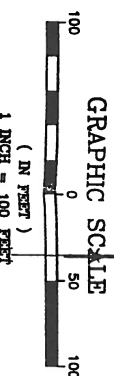
From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

Parcel located at the northeast corner of Alamosa Lane & Carey Road, being 37325 Alamosa Lane, Pearl River; S10,T8S,R14E; Ward 8, District 9

4.49 acres



ZC14-07-061



(IN FEET)

SEAN M. BUCKER
REG. NO. 4788
REGISTERED

SEAN M. BURKES
LA REG. NO. 4785