

ZONING STAFF REPORT

Date: 01/31/17
Case No.: 2016-399-ZC
Prior Action: Postponed (12/06/17)
Posted: 01/17/17

Meeting Date: 2/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Chris Fernandez

OWNER: Cabiran Road, LLC - Charles Ruffino

REQUESTED CHANGE: From A-3 Suburban District, I-1 Industrial District & I-2 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive; S32, T8S, R14E; Ward 9, District 11

SIZE: 15 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	A-3 Suburban District	Undeveloped
South	I-2 Industrial District	Industrial
East	I-1 Industrial District	Undeveloped
West	I-2 Industrial District	Undeveloped

EXISTING LAND USE:

Existing development: No **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-3 Suburban District, I-1 Industrial District & I-2 Industrial District to I-2 Industrial District. This site is located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff has no objection to the request, considering that the site is surrounded by Industrial zoning districts on the south, east and west sides. However, the size of the parcel requested to be rezoned, should be reduced to create a buffer along the north side, where abutting single family residences.

STAFF RECOMMENDATION:

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

Case No.: 2016-399-ZC

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OWNER: Cabiran Road, LLC - Charles Ruffino

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2016-399-ZC

A-1A

HC-2

ROSE

FLEETWOOD

A-3

I-1

T8-R14E

CAMP VILLIERE

32

CABIRAN

I-2

37

SOUTH

TAMMANY TRACE

TAMMANY TRACE

CORNER

NC-4

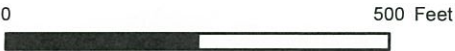
Slidell

A-2

37

T8-R14E

5



2016-399-2C

FLEETWOOD DRIVE (SIDE)

SURVEY OF THREE 5+ ACRE TRACTS
LOCATED IN SECTION 32, T8S-R14E
ST. TAMMANY PARISH, LA.



DATE: 10/09/07 SCALE: 1"=100' PROJECT: 07-274
THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY
RECORDED HEREON WAS MADE ON THE GROUND UNDER MY
DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH
LAND SURVEYING STANDARDS OF PRACTICE FOR PROFESSIONAL
LAND SURVEYORS AS ESTABLISHED IN LOUISIANA
ADMINISTRATIVE CODE TITLE 46:25, CHAPTER 25 FOR A
CLASS "C" SURVEY.

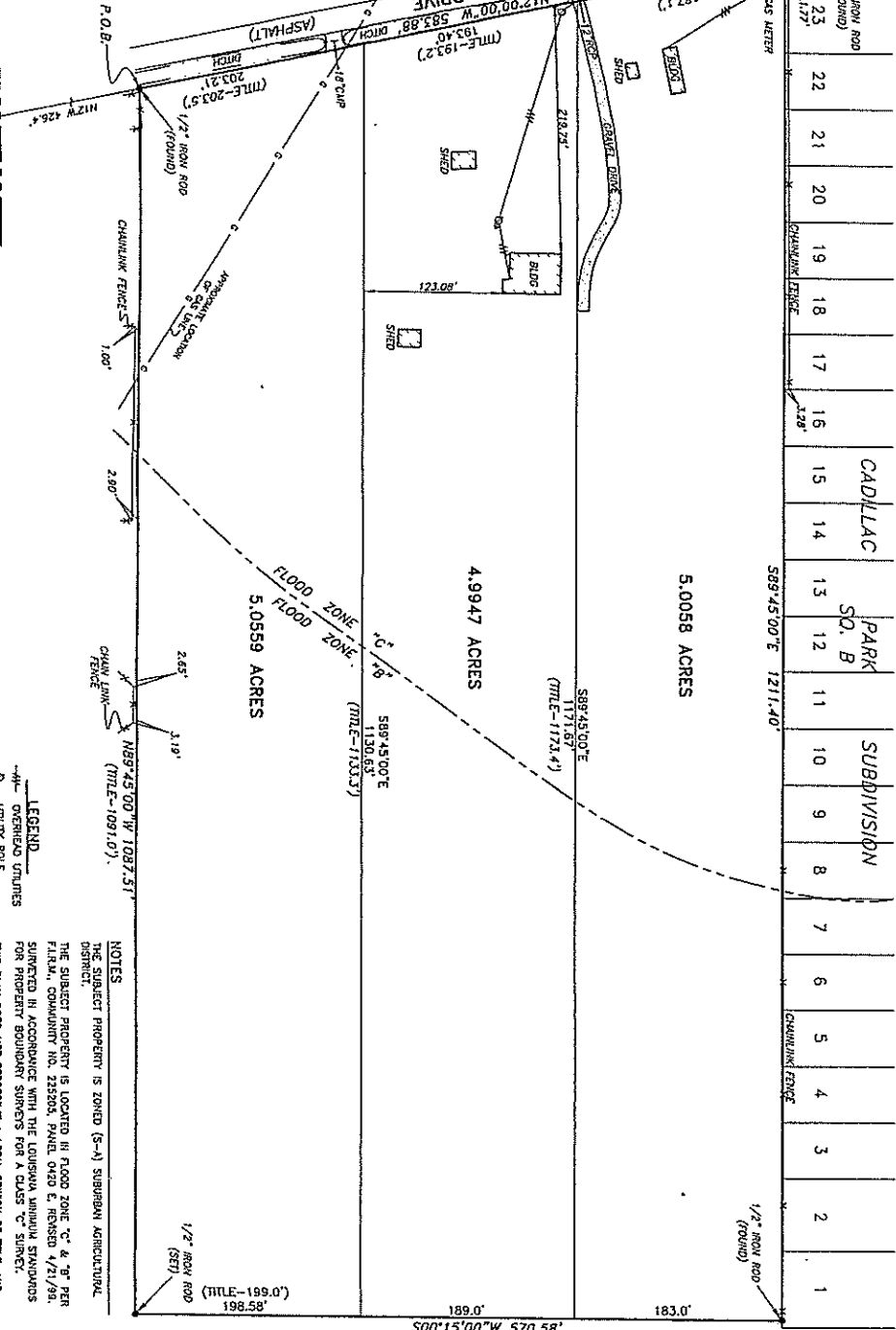


PREPARED AT THE REQUEST OF:
CHARLIE RUFENO

BY: *R. Clement*
RONALD CLEMENT, P.L.S.
LA. REGISTRATION NO. 4622



M AND N LAND SURVEYING, LLC
74232 HWY. 25, COVINGTON, LA. 70435
PHONE: 985-871-0280 FAX: 985-871-0280



LEGEND
--- OVERHEAD UTILITIES
--- UTILITY POLE
--- ANCHOR

NOTES
THE SUBJECT PROPERTY IS ZONED (S-A) SUBURBAN AGRICULTURAL DISTRICT.
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" & "D" PER FIRM, COMMUNITY NO. 23803, PANEL 0420 E, REvised 1/21/99.
SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.
THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE, AND SHALL NOT BE FILED UPON FOR THAT PURPOSE. ALL APPLICABLE STATUTES SHALL NOT BE SHOWN.
CERTAIN FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY.
BEARINGS ARE BASED UPON A PLAN OF CADILLAC PARK SUBDIVISION LOCATED IN SECTION 32, T8S-R14E, TAMMANY PARISH BY LARRY P. HARRISON, DATED 12/31/94.

ZONING STAFF REPORT

Date: 01/31/17
Case No.: ZC08-01-007
Prior Action: Approved (09/02/14)/ Postponed (12/06/16)
Posted: 01/18/17

Meeting Date: 02/07/17
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

Case No.: ZC08-01-007

PETITIONER: Gulf States Real Estates Services, LLC

OWNER: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC

REQUESTED CHANGE: Major Amendment to the 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 5

SIZE: 92.61 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential & Undeveloped	A-4 Single Family Residential District & NC-1 Professional Office District
South	I-12	
East	Commercial	HC-3 Highway Commercial District
West	Undeveloped	A-4 Single Family Residential District

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 of the originally approved PUD (Planned Unit Development Overlay) to allow for Lot 7 to be developed with a 302 multi-family unit residential complex. The remaining portion of the subdivision is proposed to be developed with a total of 11 commercial lots (originally approved to be developed with a total of 20 lots). The lots are identified on the plan, with 4 different colors representing the allowable uses, setbacks, and maximum height for each area (see below, charts). 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

Section	Setbacks & Landscape buffer	Maximum Height
Area 1 Lot 12-18	Front: 25' Side: 10' Rear: 10'	100'
Area 2 Lot 9-10	Front:25' 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 7	Front:25' Side: 10' Rear: 10'	45'
Area 4 Lot 8	Front:25' Side: 10' Rear: 10'	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

A total of 23.95 acres of greenspace (25.79%) is proposed to be provided, which will allow to create a buffer along the existing single family residential subdivision, on the north and west sides of the site. 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 subdivision partially meets the 2025 future land use plan, considering that lot 7is proposed to be developed with multi-family residential complex. The addition of a multi-family residential development within the proposed subdivision will allow to provide a wider variety of uses and meet the objections of the PUD Overlay.

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD be approved

Case No.: ZC08-01-007

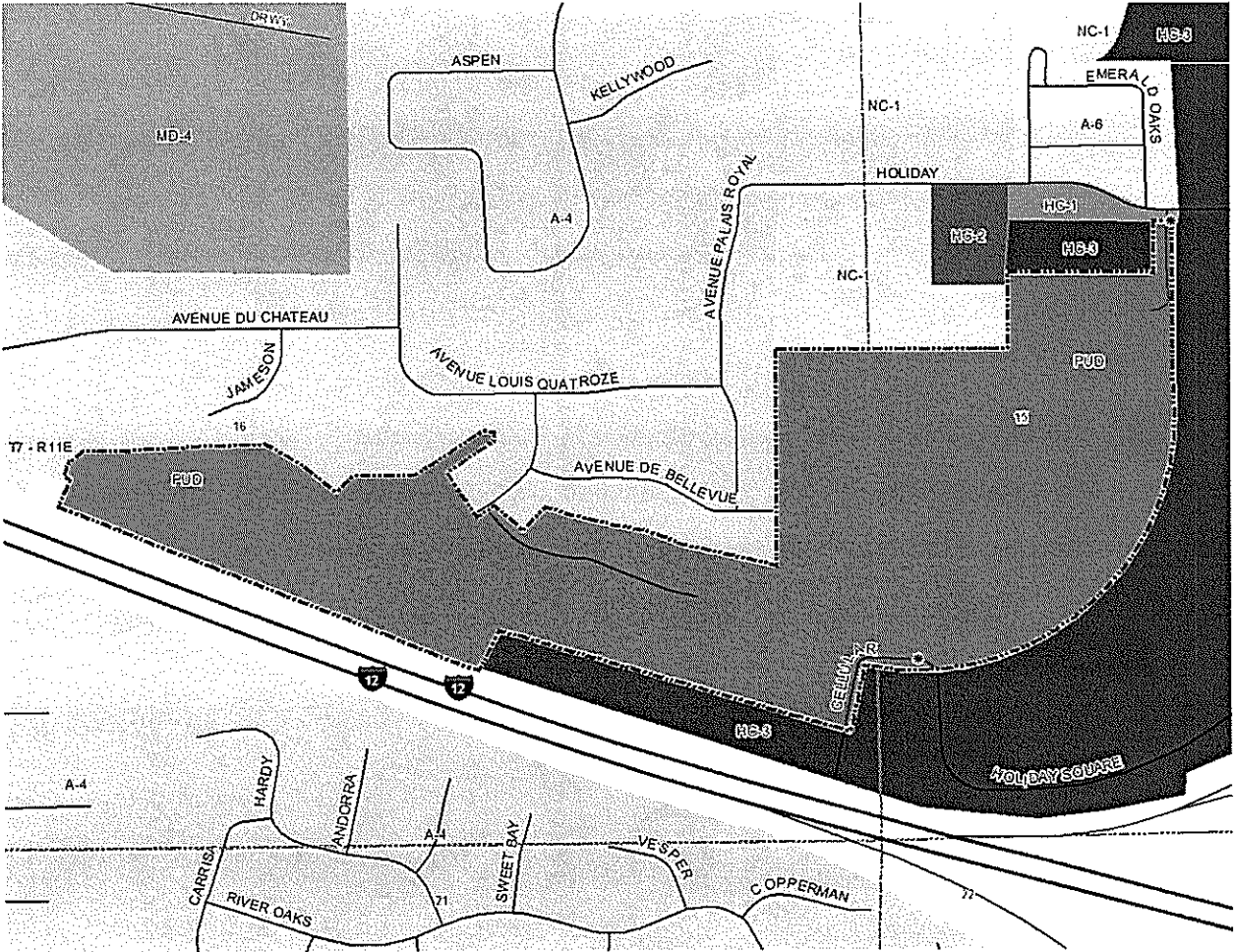
PETITIONER: Gulf States Real Estates Services, LLC

OWNER: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC

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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 5

SIZE: 92.61 acres



700-01-007

VERSAILLES BUSINESS PARK
SECTION 16 & 18 TOWNSHIP 7
ST. TAMMANY PARISH, LOUISIANA

FOR VERSAILLES BUSINESS PARK, LLC.

DATE: _____

SIGNATURE: _____

STAMP: _____

REVISION BY

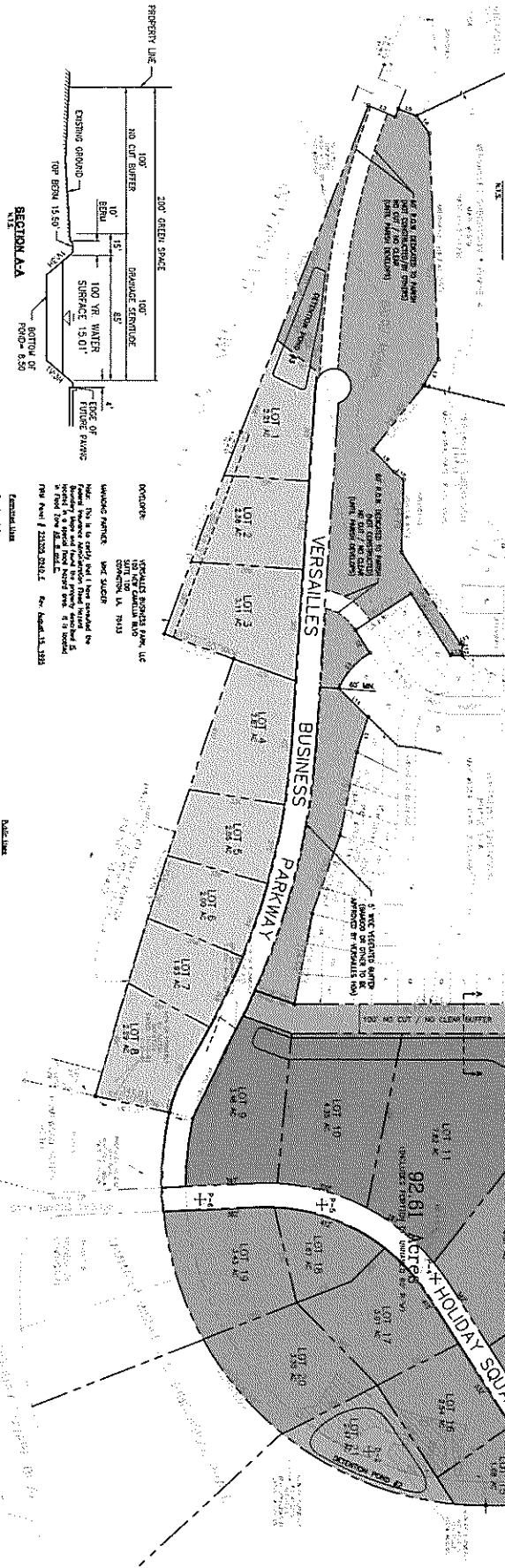
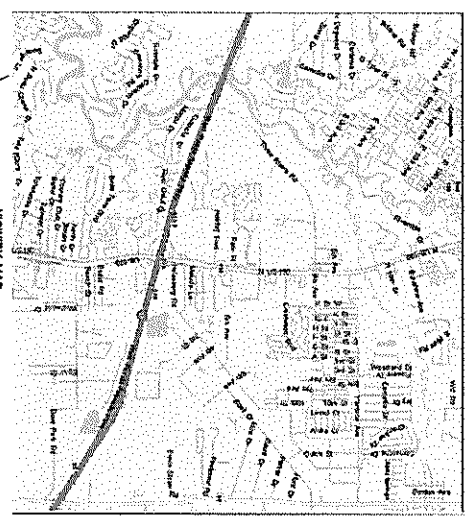
NO.	DATE	BY
1	10-15-10	VS
2	11-15-10	VS
3	12-15-10	VS
4	01-15-11	VS
5	02-15-11	VS
6	03-15-11	VS
7	04-15-11	VS
8	05-15-11	VS
9	06-15-11	VS
10	07-15-11	VS
11	08-15-11	VS
12	09-15-11	VS
13	10-15-11	VS
14	11-15-11	VS
15	12-15-11	VS
16	01-15-12	VS
17	02-15-12	VS
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387	12-15-42	VS
388	01-15-43	VS
389	02-15-43	VS
390	03-15-43	VS
391	04-15-43	VS
392	05-15-43	VS
393	06-15-43	VS
394	07-15-43	VS
395	08-15-43	VS
396	09-15-43	VS
397	10-15-43	VS

Previously Approved
POD PLAN

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

DATE: 10/1/2007
BY: [Signature]
FOR: [Signature]
PROJECT: [Signature]
REVISION: [Signature]

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 71° 58' 30" E	124.92	6	N 66° 13' 54" E	2.02
2	S 89° 22' 48" E	50.88	7	N 66° 13' 54" E	106.16
3	N 62° 28' 09" E	100.00	8	N 19° 28' 57" E	4.05
4	N 68° 21' 52" W	29.87	9	N 66° 13' 54" E	42.98
5	N 64° 35' 26" E	24.44	10	S 60° 04' 28" W	40.00
6	S 59° 51' 46" E	102.20	11	N 66° 01' 10" E	140.35



1. TO THE EXTENT OF ANY CONFLICT, THE CONCEPTUAL PLAN SHALL BE THE FINAL AUTHORITY.
2. THE CONCEPTUAL PLAN SHALL BE THE FINAL AUTHORITY.
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REVISION BY

MAJOR AMENDMENT TO:
VERSAILLES BUSINESS PARK
SECTION 15 & 16, TOWNSHIP 7
SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR VERSAILLES BUSINESS PARK, LLC.
COVINGTON, LA.

STAMP

SIGNATURE: _____

DATE: _____

DDG
DUPLANTIS DESIGN GROUP, PC
Civil Engineering • Architecture
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
PHONE: 985-498-6800 FAX: 985-498-6801
WWW.DDGPC.COM
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

DRAWN
CHECKED
DESIGNED
DATE
BY
PROJECT NO.
SHEET

ZC08-01-007

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Versailles Business Park LLC
Developer's Address: 109 New Camellia Blvd, Suite 100, Covington, LA, 70433
Street City State Zip Code
Developer's Phone No. 985-792-4385 985-964-0081 Mike Sawder
(Business) (Cell)
Subdivision Name: Versailles Business Park
Number of Acres in Development: 92.61 Number of Lots/Parcels in Development: 19
Ultimate Disposal of Surface Drainage: Lake Pontchartrain
Water Surface Runoff Mitigation Proposed: Detention

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☒ Concrete ☐ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tide Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☐ Residential ☒ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☒ Residential ☒ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for this development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? N/A
- Does the subdivision front on any waterways? ☒ Yes ☐ No
- If yes, what major streams or waterways? Bayou Monga

- 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 |

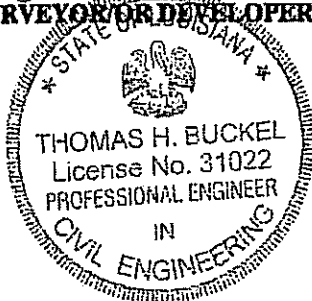
h.) breach any Federal, State or Local standards relative to:

- | | |
|---|---|
| • 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 |

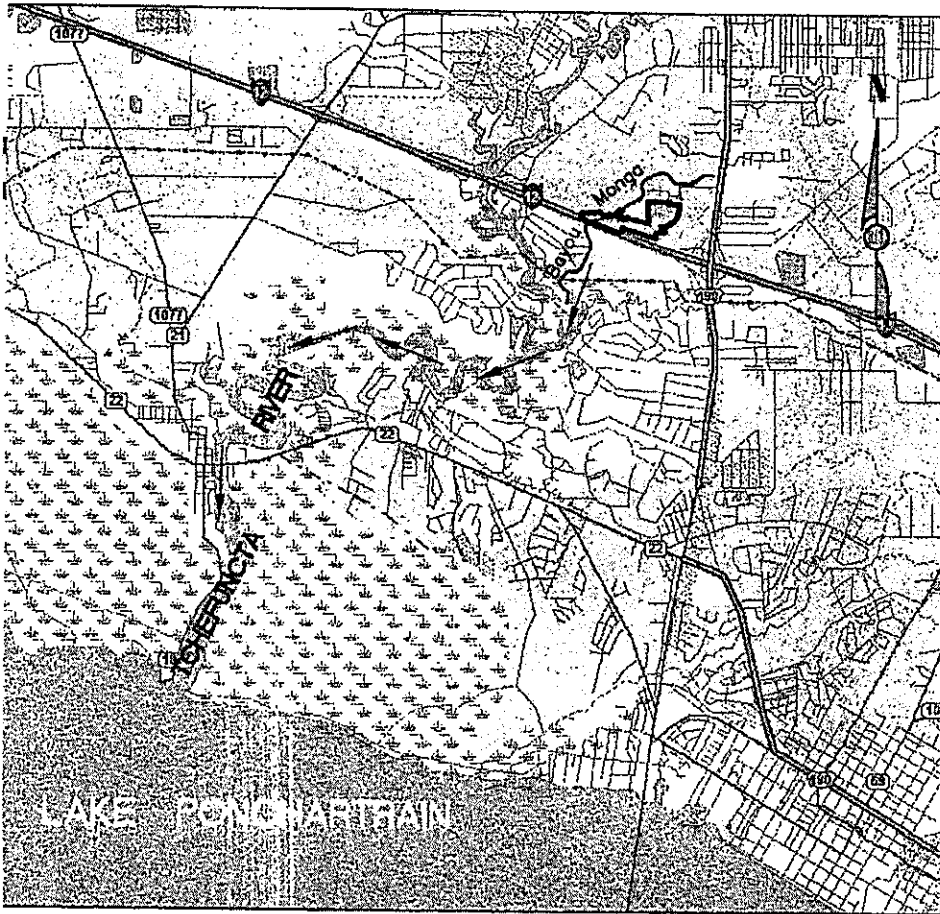
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

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

6/13/14
DATE



ZC08-01-007



RCL

CONSULTANTS, L.L.C.

Planning
•
Architecture
•
Engineering
•
Construction
Management

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.

521 N. Causeway Blvd.
Mandeville, LA 70448
985-727-4440
Fax 985-727-4447

P.O. Box 7807
Metairie, LA 70010
504-832-7348

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RCLC

ZONING STAFF REPORT

Date: 1/31/2017
Case No.: 2016-506-ZC
Posted: 01/17/17

Meeting Date: 2/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Connie T. Capdeboscq
OWNER: Connie C. LLC - Connie T. Capdeboscq
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the east side of LA Highway 434, south of Berry Todd Road, north of US Highway 190, being 1700 Highway 434, Lacombe; S43, T8S, R13E; Ward 7, District 7
SIZE: 0.67 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped/Pond	A-2 Suburban District
West	Undeveloped/Single Family 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 HC-2 Highway Commercial District. This site is located on the east side of LA Highway 434, south of Berry Todd Road, north of US Highway 190, being 1700 Highway 434, Lacombe. The 2025 Future Land Use plan calls for the area to be developed with residential uses. There is an existing multi occupancy commercial building located on the site. The objective of the request is to bring the existing commercial uses, in compliance with appropriate zoning. Staff does not completely object to the request; however, a less intensive commercial zoning classification would be more appropriate for the site.

Note that the site was zoned C-1 Neighborhood Commercial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.

Case No.: 2016-506-ZC

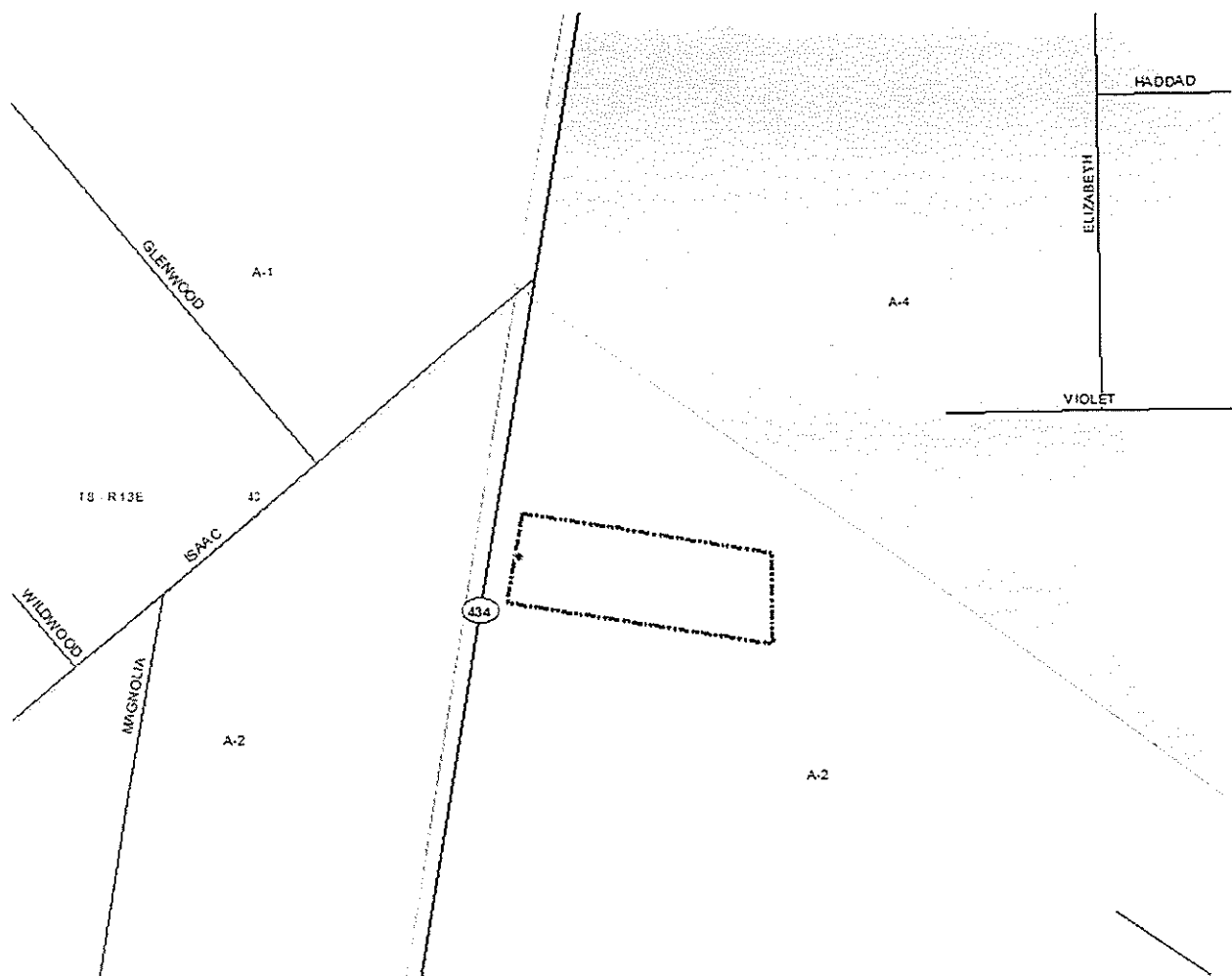
PETITIONER: Connie T. Capdeboscq

OWNER: Connie C. LLC - Connie T. Capdeboscq

REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the east side of LA Highway 434, south of Berry Todd Road, north of US Highway 190, being 1700 Highway 434, Lacombe; S43, T8S, R13E; Ward 7, District 7

SIZE: 0.67 acre



2016-506-ZC

A-1

A-4

VIOLET

GLENWOOD

T8-R13E

43

2016-506-ZC

A-2

HOLLY

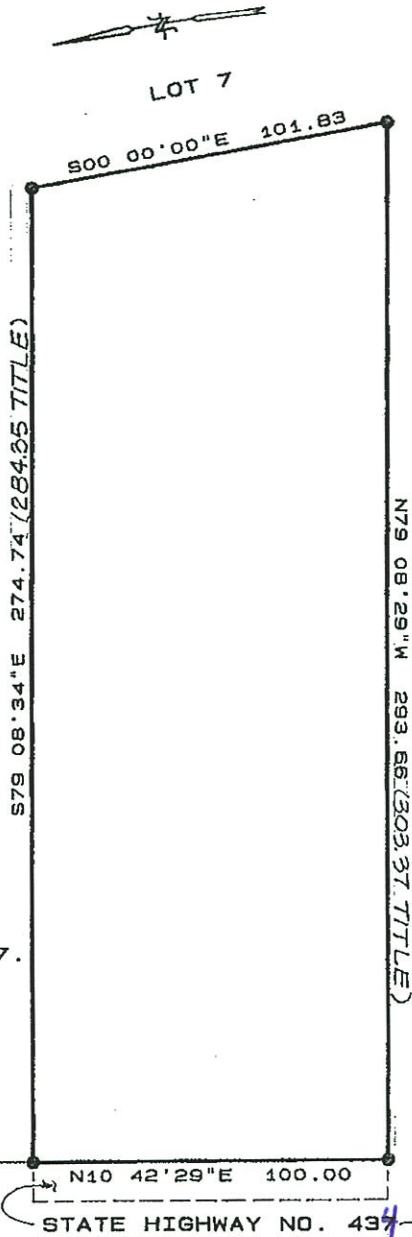
LEGAL DESCRIPTION

THE NORTHERN HALF OF LOT 9 IN LOT 2, GLENWOOD ACRES,
according to the survey by E.J. Champagne,
dated April 29, 1955, drawing no. S-1020.

ZC02-02-005

Prior ZC case number

2016-506-ZC



CERTIFIED TO:
ANTHONY COUSIN

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY
SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE
APPROPRIATE ST. TAMMANY GOVERNING OFFICIALS.

LEGEND:

- SET 1/2" IRON ROD
- FOUND IRON ROD
- FOUND OLD WOOD
- FENCE ---X---X---
- BEARINGS: RECORD
- SETBACK LINES ---
- FRONT SIDES
- REAR STREET

This survey is based upon the description
furnished by the client. There may be other
restrictions not shown on this plat that
may exist in the public records. There are
no visible encroachments existing except
where shown hereon. If not otherwise noted,
Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical
survey made on the ground and in accordance with the
standards of a SUBURBAN SURVEY and the applicable
standards of practice of the Louisiana Surveyors' Association, Inc. Signature
must be in RED and signed by the person who designed for this
plat to be certified as correct.

BRUCE W. POPE, II
REG. No. 4572
REGISTERED
PROFESSIONAL
SURVEYOR
WILSON POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO. 388
1990 SURGE DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5651 FAX: (504) 626-5626

CLASS/TYPE	"C"	CPN: 225205 0385 C
BOUNDARY	17 JUL 01	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	8399	SCALE: 1 inch= 40 ft

ZONING STAFF REPORT

Date: 1/31/2017
Case No.: 2016-516-ZC
Posted: 01/17/17

Meeting Date: 2/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mickey Renfroe
OWNER: Cure Land Co. LLC - Michael Cure
REQUESTED CHANGE: From A-1 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the south side of US Highway 90, west of Honey Island Marina Road and the Pearl River; S30, T9S, R16E; Ward 8, District 13
SIZE: 7.56 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	Undeveloped
South	Undeveloped	Undeveloped
East	Vacant	Undeveloped
West	Undeveloped	Undeveloped

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

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-1 Suburban District to HC-2 Highway Commercial District. This site is located on the south side of US Highway 90, west of Honey Island Marina Road and the Pearl River. The 2025 future land use plan calls for the site to be developed as a conservation area with uses that allow for the preservation of the natural environment and compatible commercial uses. The objective of the requested zoning change is to allow for the site to be used as a marina mainly for the docking and unloading of oyster boats. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2016-516-ZC

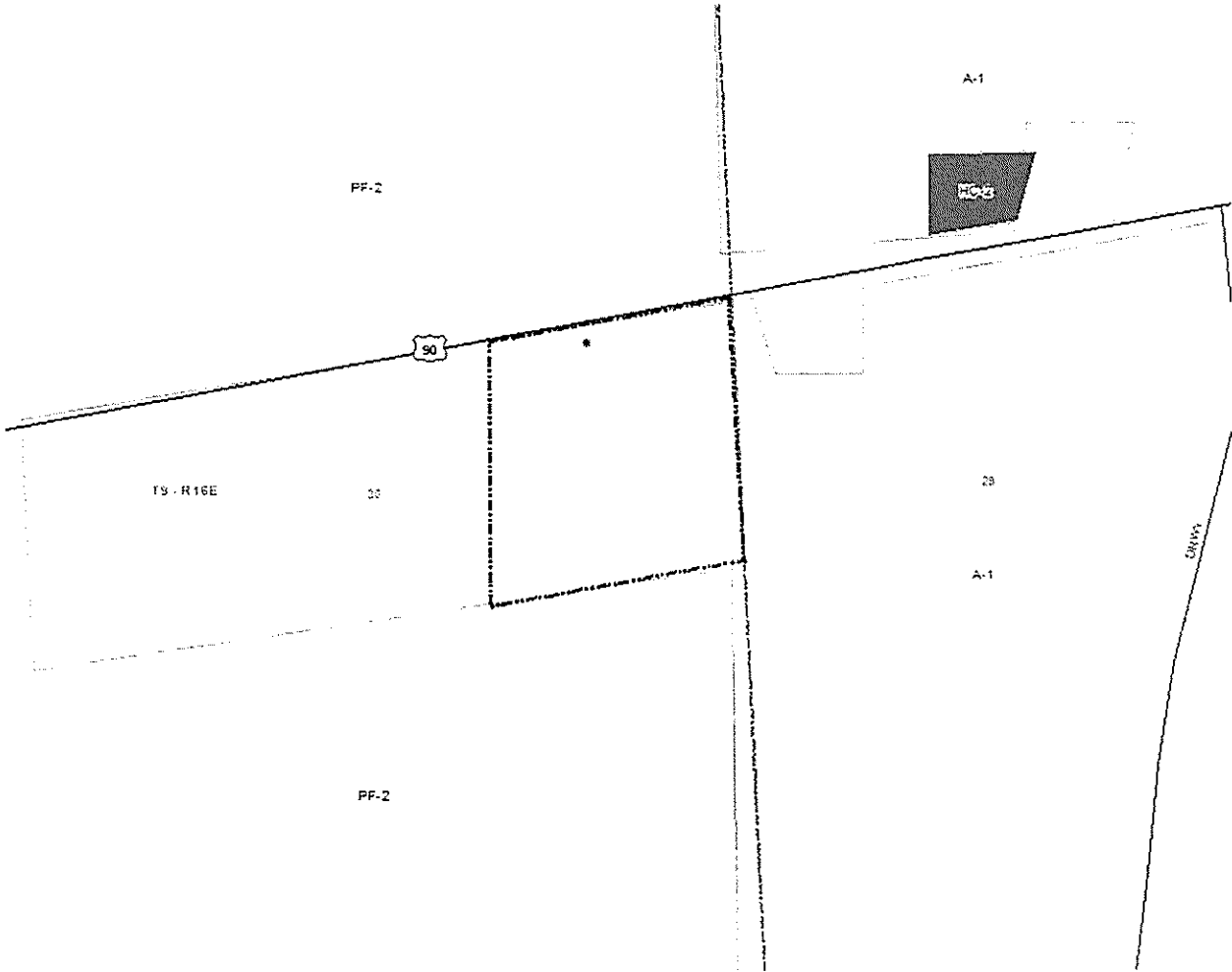
PETITIONER: Mickey Renfroe

OWNER: Cure Land Co. LLC - Michael Cure

REQUESTED CHANGE: From A-1 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of US Highway 90, west of Honey Island Marina Road and the Pearl River; S30, T9S, R16E; Ward 8, District 13

SIZE: 7.56 acres



2016-516-ZC

PF-2

HC-2

90

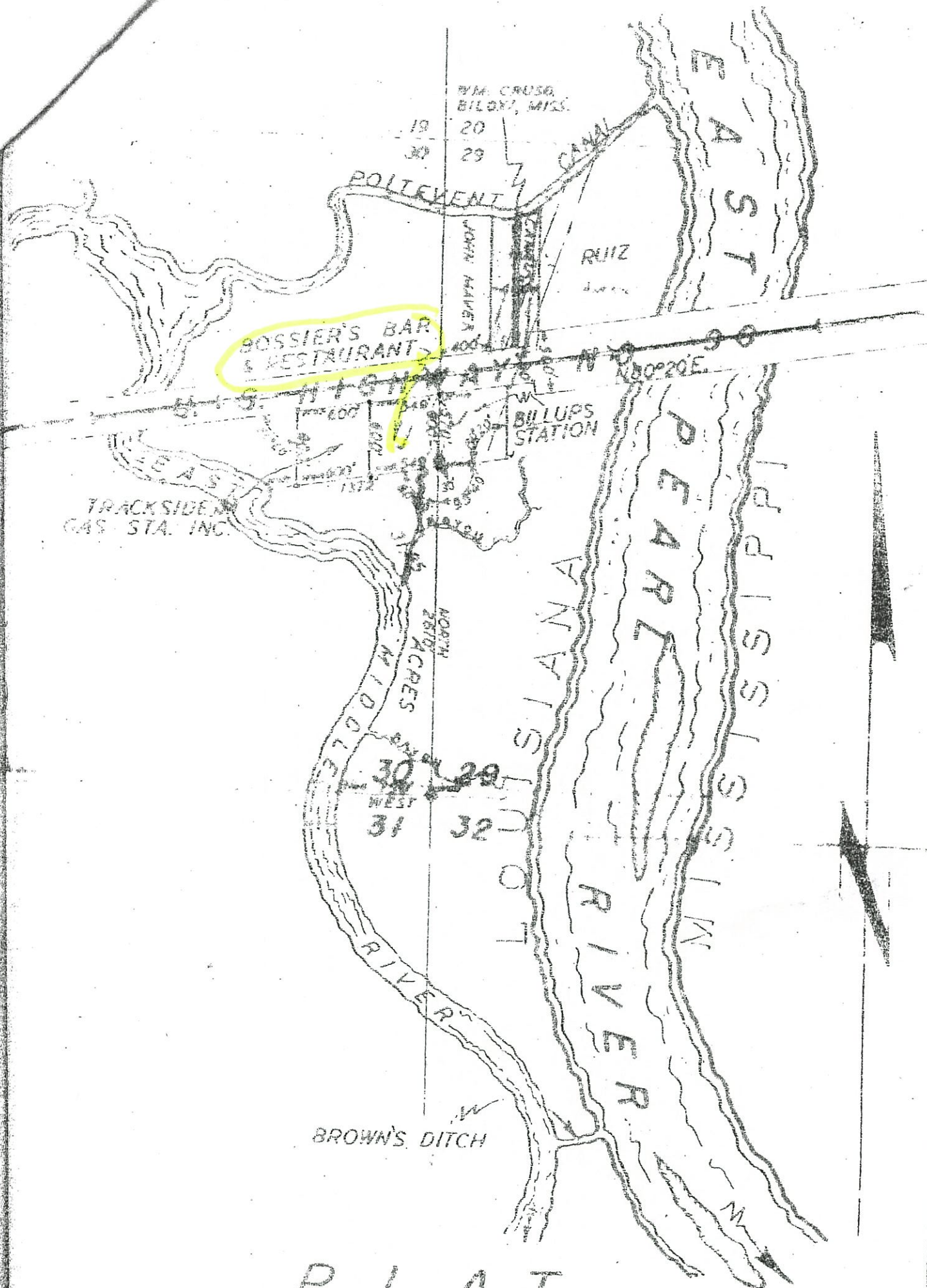
T9-R16E

30

29

2016-516-ZC

A-1



PLAT

SHOWING A SURVEY FOR
 REGINAL C. BOSSIER
 LOCATED IN SECTION 30, TOWN-
 SHIP 9 SOUTH, RANGE 16 EAST,
 ST. TAMMANY PARISH, LA.

SURVEY BY *Paul E. Cunningham*
 REG SURVEYOR "S-135"
 AUGUST 7 1956 COVINGTON, LA.

SCALE 1"=1000'

ZONING STAFF REPORT

Date: 1/31/2017
Case No.: 2016-522-ZC
Posted: 01/18/17

Meeting Date: 2/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tellus Management, LTD - Rebecca Rostrup

OWNER: Earl A. Dufrene Jr. & Mary W. Cooper Dufrene & Julio C. & Anne Arana

REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of Parker Drive, west of LA Highway 59; S12, T7S, R11E; Ward 3, District 5

SIZE: 1.93 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Single Family Residential	A-2 Suburban District
South	Single Family Residential	A-2 Suburban District
East	Mini Storage & Vacant	HC-2 Highway Commercial District & NC-6 Public, Cultural & Recreational District
West	Storage Buildings	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 HC-2 Highway Commercial District. This site is located on the south side of Parker Drive, west of LA Highway 59. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval of the request, considering that the site is surrounded by A-2 Suburban District, on the north, south and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.

Case No.: 2016-522-ZC

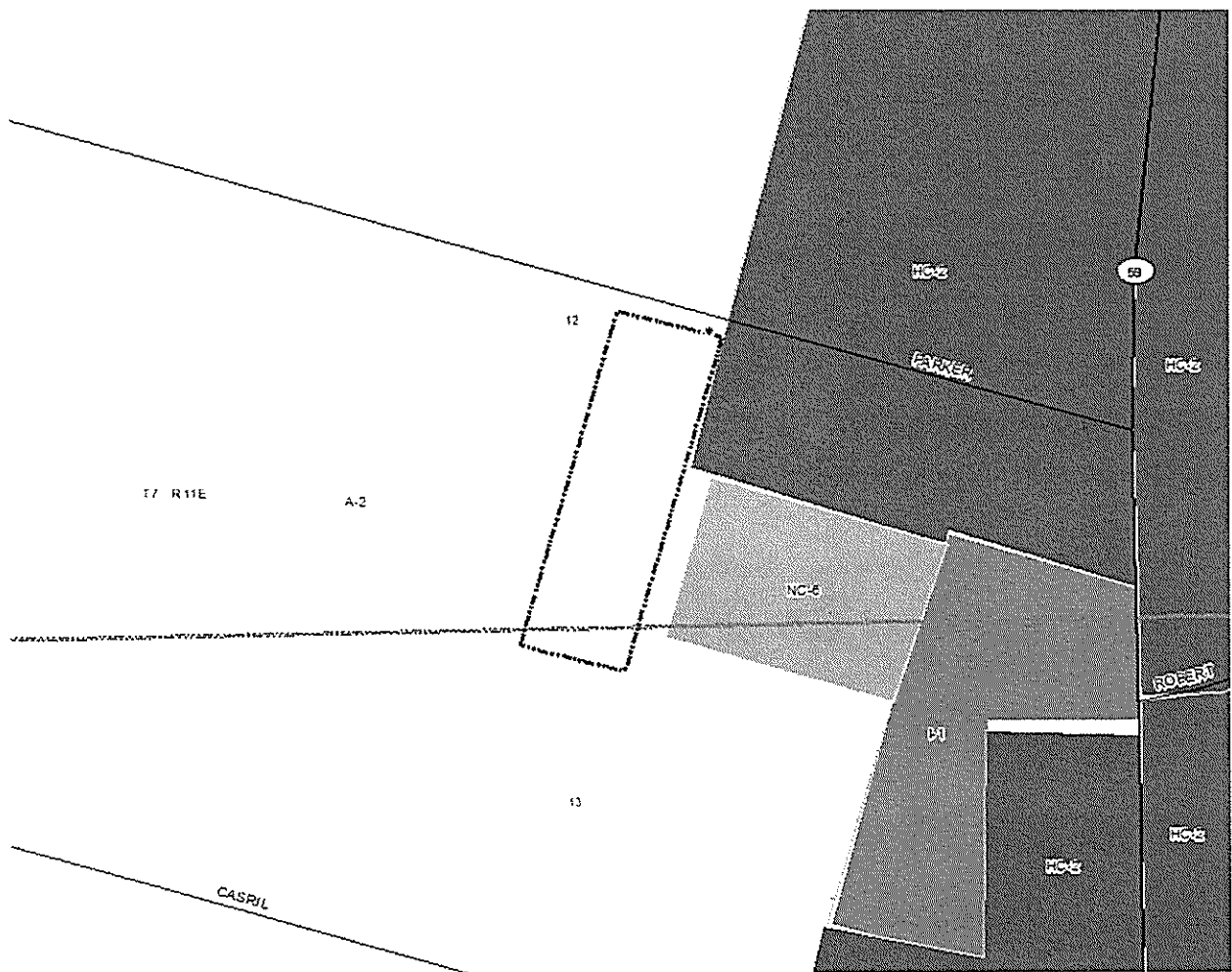
PETITIONER: Tellus Management, LTD - Rebecca Rostrup

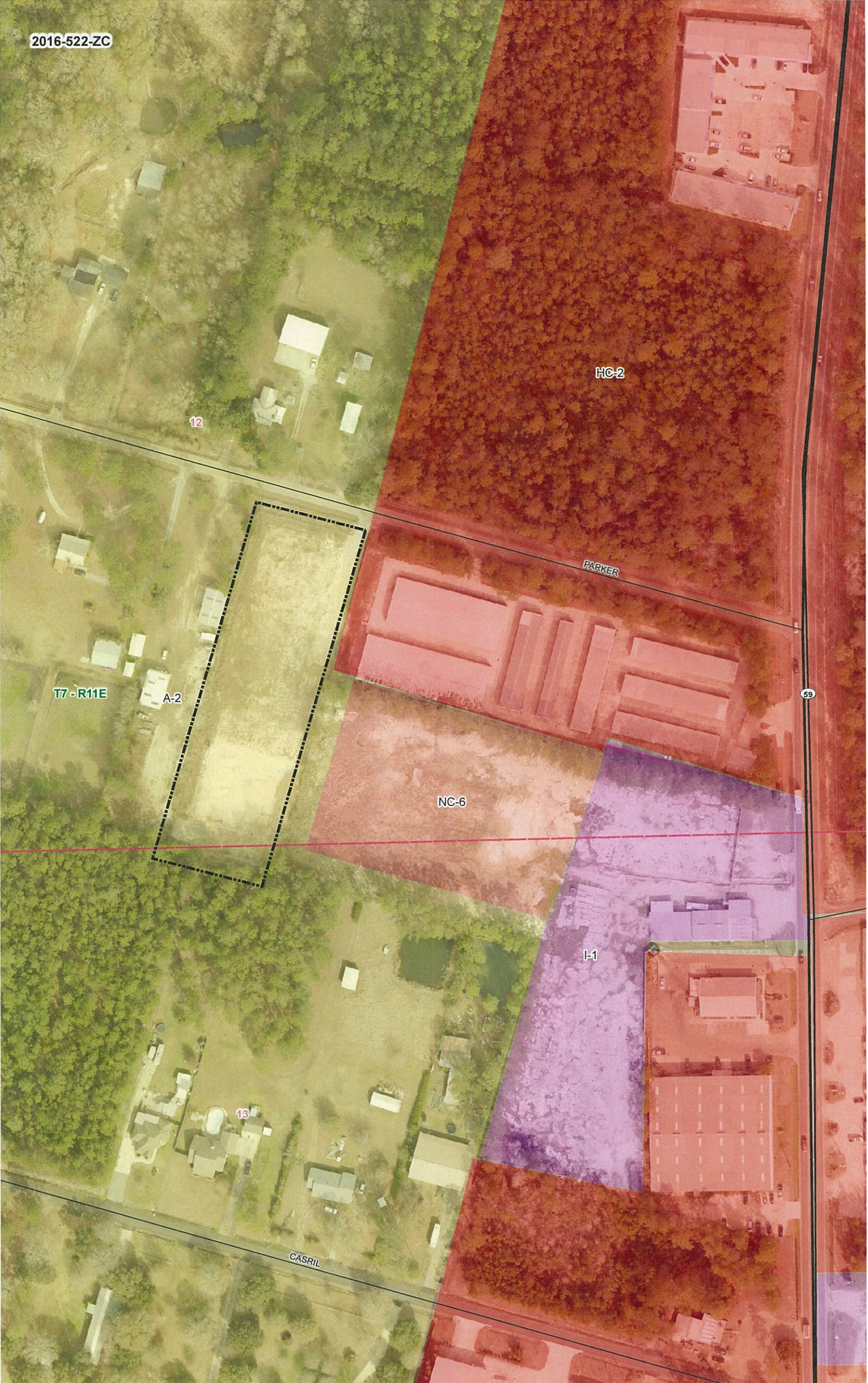
OWNER: Earl A. Dufrene Jr. & Mary W. Cooper Dufrene & Julio C. & Anne Arana

REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District

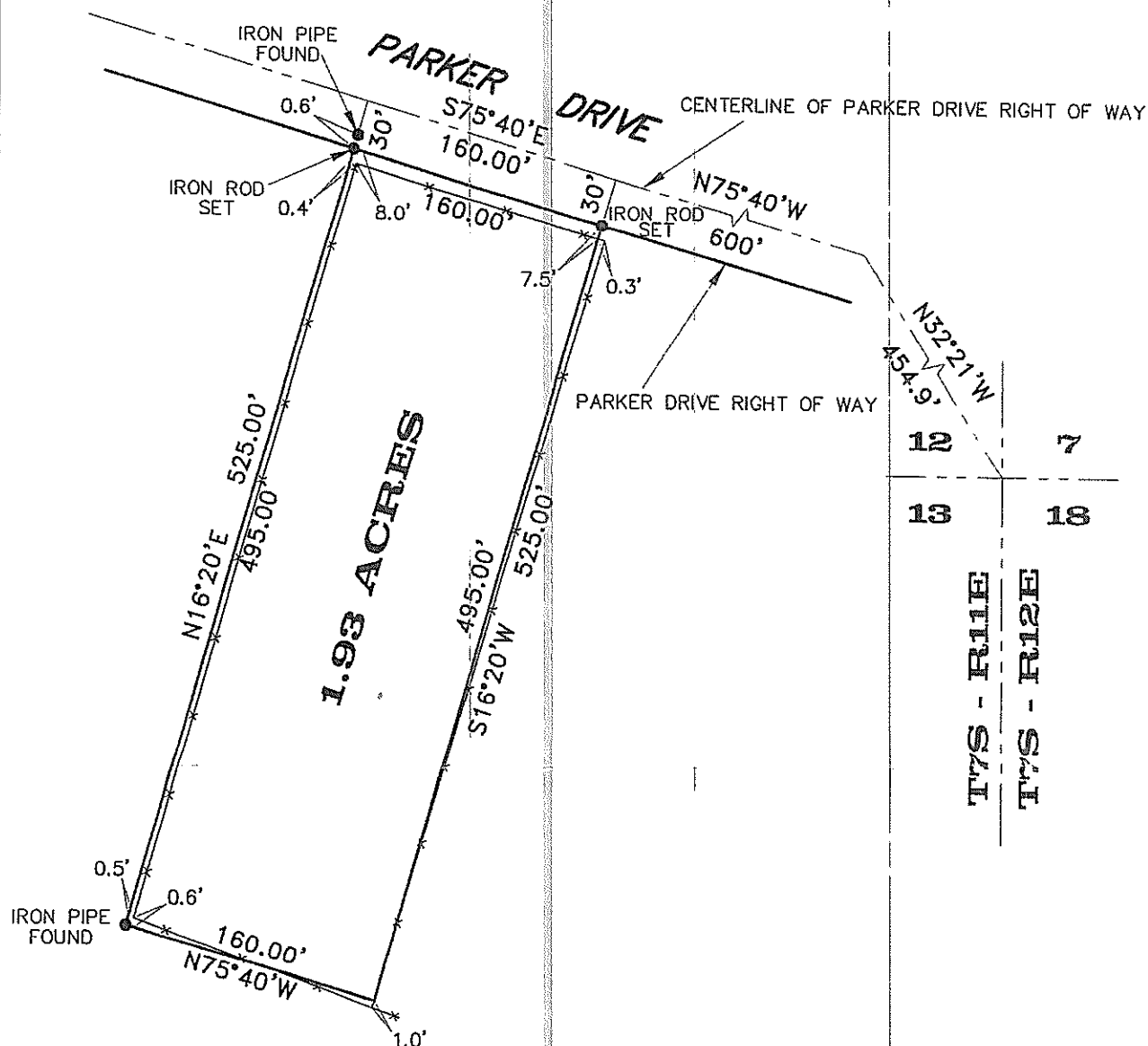
LOCATION: Parcel located on the south side of Parker Drive, west of LA Highway 59; S12, T7S, R11E; Ward 3, District 5

SIZE: 1.93 acres





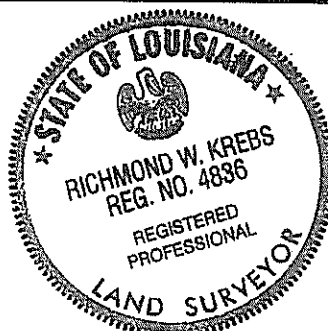
BOUNDARY SURVEY OF
A 1.93 ACRE PARCEL
OF LAND SITUATED IN
SECTION 12
T7S - R11E
ST. TAMMANT PARISH, LA



12	7
13	18
T7S - R11E	T7S - R12E

NOTE:

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY SCALFANO ENGINEERING, INC., DATED SEPTEMBER 22, 2005

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: OCTOBER 17, 1989 FLOOD ZONE: C
BASE FLOOD ELEVATION: N/A COMMUNITY PANEL: 225205 0235 C

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF BAYOU CONCRETE PUMPING, LLC

R. W. KREBS, L.L.C.
RICHMOND W. KREBS
PROFESSIONAL LAND SURVEYING
P.O. BOX 8641
METAIRIE, LA 70011-8641
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: richmond@rwkcrebs.com
WEB: www.rwkcrebs.com

BY: *Richmond W. Krebs*

DATE: NOVEMBER 15, 2013 DRAWN BY: RWK
SCALE: 1" = 100' CHECKED BY:
JOB #: 133106

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R.W. KREBS, LLC

ZONING STAFF REPORT

Date: 1/31/2017
Case No.: 2016-523-ZC
Posted: 01/18/17

Meeting Date: 2/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: 285 LLC - Richard Murphy
OWNER: 285 LLC - Richard Murphy
REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District & HC-2 Highway Commercial District
LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3
SIZE: 157.31 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential & Undeveloped	A-2 & A-1 Suburban District
South	Industrial & Undeveloped	I-2 Industrial District
East	Undeveloped	A-1 Suburban District
West	Residential & Undeveloped	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.
Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay to A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District & HC-2 Highway Commercial District. This site is located on the east side of LA Highway 1077, north of US Highway 190. The 2025 future land use plan calls for the area to be developed with agricultural uses. The objective of the request is to establish the underlying zoning of a Planned Unit Development Overlay, proposed to be developed with residential & commercial uses.

Note that a zoning change request to Planned Unit Development Overlay has also been submitted for the same site (2017-524-ZC).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District& HC-2 Highway Commercial District designation be postponed, considering that additional information is required to be provided, for the requested zoning change to PUD (2017-524-ZC), which was submitted for the same site.

Case No.: 2016-523-ZC

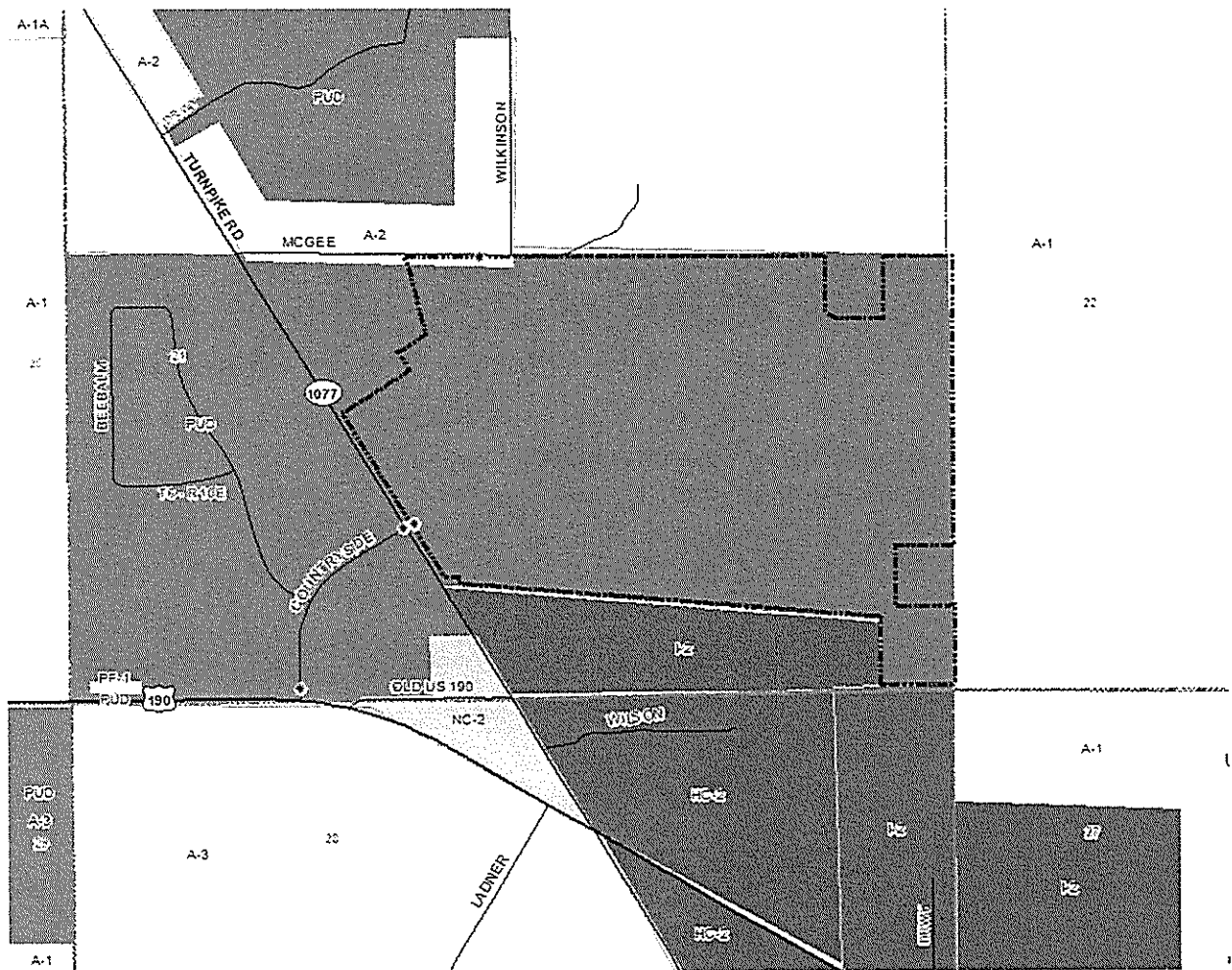
PETITIONER: 285 LLC - Richard Murphy

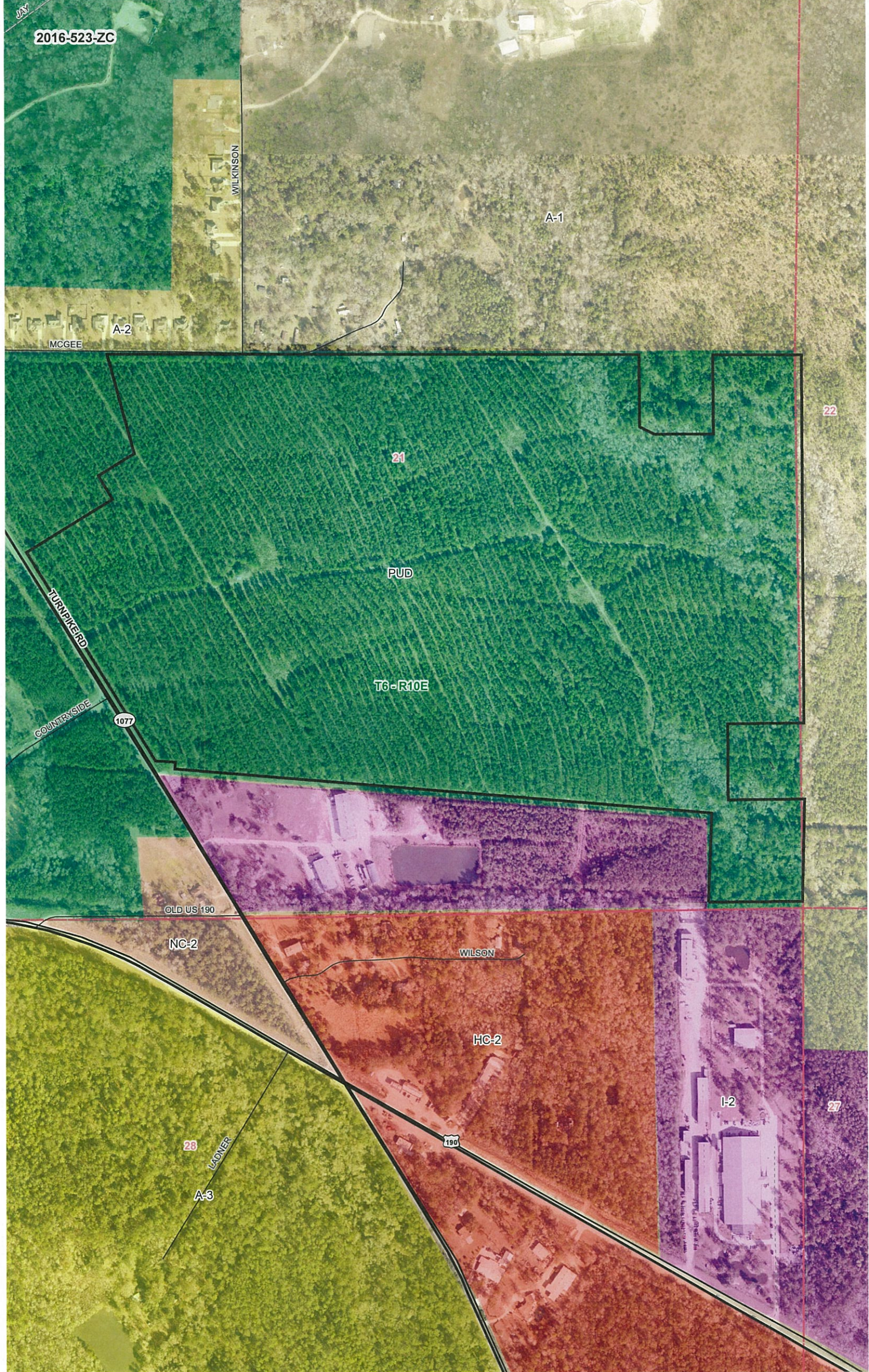
OWNER: 285 LLC - Richard Murphy

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District, & HC-2 Highway Commercial District

LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3

SIZE: 157.31 acres





2016-523-ZC

A-1

A-2

MCGEE

WILKINSON

21

PUD

T6-R10E

22

TURNPIKE RD

COUNTRYSIDE

1077

OLD US 190

NC-2

WILSON

HC-2

I-2

27

28

A-3

LADNER

190

0 1,000 Feet

N

[illegible]

conducted that the activity during exercise is reduced by 10 to 20% in the elderly compared to younger adults. The authors suggest that this may be due to a decrease in the number of motor units that are recruited during exercise. This is supported by the findings of a study by *Allen et al.* (1996) who found that the number of motor units recruited during exercise is reduced in the elderly compared to younger adults. The authors suggest that this may be due to a decrease in the number of motor units that are recruited during exercise. This is supported by the findings of a study by *Allen et al.* (1996) who found that the number of motor units recruited during exercise is reduced in the elderly compared to younger adults.

REPORT-DAY OF LA US 199 AS SHOWN ON FILE.
CIS, JIRK, AI

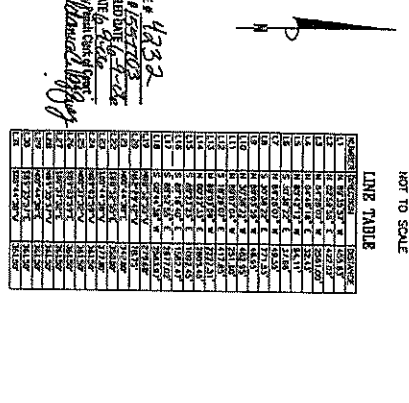
CONCENTRIC RINGS THE ULTIMO CHORDS CORRESPOND TO SECTIONS 21, 22, 23 & 24. THEREFORE A SQUARE KNOTS IN EAST TOWN, MASSACHUSETTS, IN 1850, MAY BE THE SAME AS THE "KNOTS OF EAST TOWN" MENTIONED IN THE "HISTORY OF EAST TOWN, MASSACHUSETTS, 1850" BY JAMES W. HARRIS, 1850, P. 100. THE "KNOTS OF EAST TOWN" MAY BE THE SAME AS THE "KNOTS OF EAST TOWN" MENTIONED IN THE "HISTORY OF EAST TOWN, MASSACHUSETTS, 1850" BY JAMES W. HARRIS, 1850, P. 100. THE "KNOTS OF EAST TOWN" MAY BE THE SAME AS THE "KNOTS OF EAST TOWN" MENTIONED IN THE "HISTORY OF EAST TOWN, MASSACHUSETTS, 1850" BY JAMES W. HARRIS, 1850, P. 100.

10. **CONSTITUTIONAL PROHIBITION** The Section contains provisions in Sections 31, 25, 27 & 28, of the Constitution of India, which are intended to ensure that the State shall not discriminate on the basis of religion, caste, sex, or place of birth, and that the State shall not discriminate against any person on the basis of religion, caste, sex, or place of birth. The provisions are intended to ensure that the State shall not discriminate against any person on the basis of religion, caste, sex, or place of birth.

1969, THE CENTRAL COAST COMPANY TO STRIKE, IS, 22 P. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 83

[illegible][illegible]

STAFFING NEEDS IN HOME CARE FOR OLDER PEOPLE WITH CHRONIC DEMENTIA. A. CHAMPAGNE, S. BROWN, J. DUFF, S. MANNING, P. LAMBERT, AND C. TAYLOR. *Abstract* The purpose of this study was to identify staffing needs in home care for older people with chronic dementia. A questionnaire survey of the service covered responses to questions on 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 83




LEGEND

⑤ = LOUISIANA DEPARTMENT
HIGHWAY WORKUNIT


—X— = FENCELINE
---G--- = GAS LINE
---O--- = IRON PIPE
● = IRON ROD
---C--- = OVERHEAD UTILITY LINE
P = POWER POLE
A = SIGN/POST

[illegible]


 JOHN E. BONNEAU
 & ASSOCIATES, INC.

MA No. 4423
REGISTERED
10/16/83
02/06/06
DATE
2006 Publication No. 423
Last Survey
Publication No. 423

SURVEYOR'S INFORMATION

 **JOHN E. BONNEAU
& ASSOCIATES, INC.**

SHEET NUMBER	Survey for:	285, LLC
	Property:	A BOUNDARY SURVEY OF 286.81 ACRE TRACT & (3) 3 ACRE OIL SITES, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.
	DRAWN BY	JBL/JFR
	DATE	02/09/01
	REVISION	DATE
	OIL SITES (3)	05/18/06
CHECKED	JEB	
SCALE	1" = 300'	
SURVEY #	2005-041	

ZONING STAFF REPORT

Date: 1/31/2017
Case No.: 2016-524-ZC
Posted: 01/18/17

Meeting Date: 2/7/2017
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: 285 LLC - Richard Murphy
OWNER: 285 LLC - Richard Murphy
REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District, HC-2 Highway Commercial District& PUD Planned Unit Development Overlay
LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3
SIZE: 157.31 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential & Undeveloped	A-1 & A-2 Suburban District
South	Industrial & Undeveloped	I-2 Industrial District
East	Undeveloped	A-1 Suburban District
West	Residential & Undeveloped	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay to A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay. The 157.21 acre site was originally part of a 285 acre PUD subdivision, approved to be developed as a 1280 unit traditional neighborhood development (see major amendment to the Goodbee Square/Countryside PUD – ZC06-02-011). The site is now proposed, as a new subdivision with a total of 402 single family residential units, a 6.72 acre multi- family residential development and a 7.55 acre commercial development (see Chart below). As indicated on the plan, the landscaping, lighting, parking and signage will meet all Parish Requirements and a list of permitted uses has also been provided, for the multi-family and commercial uses.

Note that a zoning change request to establish the underlying zoning of the proposed PUD has also been submitted for the same site (2017-523-ZC).

ACCESS

The site is proposed to be accessed through a two way driveway and a two lane boulevard type driveway, directly from Highway 1077.

SUBDIVISION INFORMATION

Type	Number of Units	Lot Size
Townhome Alley-Loaded Lot	19	25' X 115'
Alley Loaded Lot	55	40' X 125'
Neighborhood Regular	74	50' X 120'
Neighborhood Medium	195	60' X 120'
Neighborhood Large	59	70' X 120'
Multi Family	Total number of units to be provided	6.78 acres
Commercial	Multiple commercial buildings not to exceed 40,000 sq.ft.	7.55 acres

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
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Must be Provided as Required (on or off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required (see flood statement on plan)
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

As required under Section 6.0103 A.4.of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

Zoning	Acreage	Gross Density	Gross Number of Units	Net Density in acres (Gross Density X 0.75)	Number of Units (allowed based on net density)
A-5	13.9	8 units/ acre	111	10.4	83
A-4A	129.07	6 Units/ acre	774	96.8	580
A-8	6.78	1 unit/1500 sq. ft.	196	5.085	146
Total number of Units			1081		809
Total Proposed Number of Residential Units: 402 Units Provide total number of proposed multi-family units					

The gross density is based on the underlying zoning of A-4A Single Family Residential District, A-5 Two Family Residential District & A-8 Multiple Family Residential District, which would allow for a total of 1081 units. Based on the formula, the net density would allow for a total of 809 units. The proposal is for 402 residential units, which does not include the total number of proposed multi-family units. Additional information shall be provided regarding the proposed number of multi-family units, to determine if the total number of units meets the maximum net density allowable within the PUD development.

GREENSPACE

A total of 58.08 acres of greenspace (36.92%) is proposed to be provided within the subdivision. A total of 46.19 acres is dedicated to passive open space and a total of 10.87 acres is dedicated to active open space (see below list of passive and active amenities). The proposed amenities and the walking path will allow for the open space areas to be functional, beneficial and easy to access for the residents of the subdivision.

Amenities	Type of Amenities
Passive	Greenspace Area, Pavilion, walking path
Active	Pond for fishing, playground, exercise stations

Note that a complete Recreational Development Plan will have to be provided depicting the amenities to be provided, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas. Additional information shall also be provided as listed below:

- The type of material used for the walking path (aggregate, semi-hard or hard-surfaced materials).
- Clarify the calculation of the total acreage of greenspace area to be provided, in regards to the total acreage dedicated to the ponds and wetlands. Calculation shall be based on the following regulation: No more than fifty percent (50%) of the required open space shall be satisfied using Limited Use Land. 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.
- Confirm if fishing and/or swimming will be allowed within the pond identified as “Active Park”.
- Provide the type of active amenities to be provided within the park identified as “Active Park” and the allowable uses of the “Town Square Pavilion” (special events for residents, concerts, etc.).

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed with agricultural uses. The proposed subdivision does not meet the objectives of the 2025 future land use plan; however, the revised plan shows a reduction in density of the previously approved plan, provides a variety of lot size and choice of housing, and large open spaces allowing for the preservation of most of the wetlands.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District, HC-2 Highway Commercial District, PUD Planned Unit Development Overlay designation be postponed, considering that additional information is required, as listed above.

Case No.: 2016-524-ZC

PETITIONER: 285 LLC - Richard Murphy

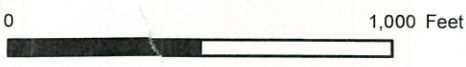
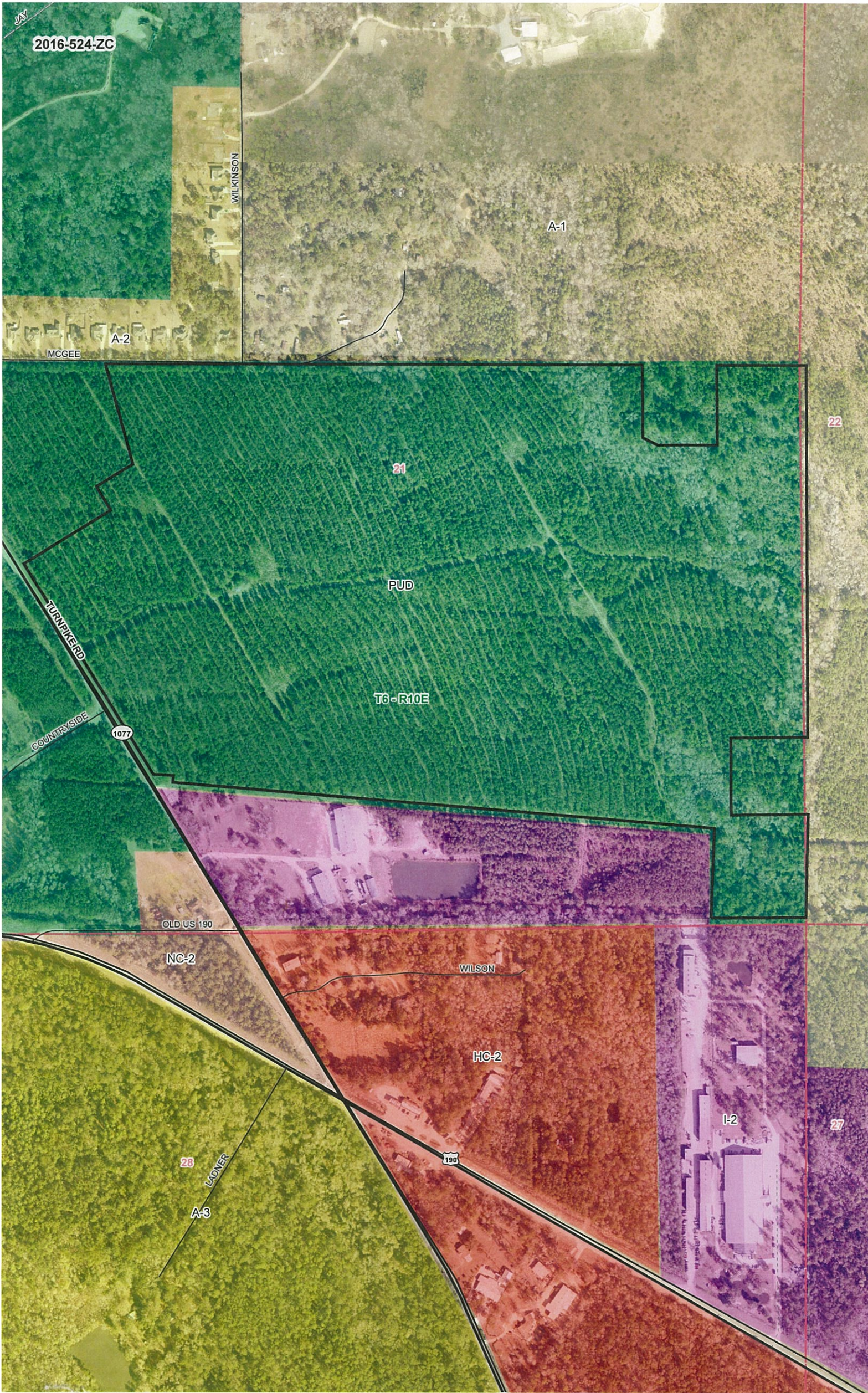
OWNER: 285 LLC - Richard Murphy

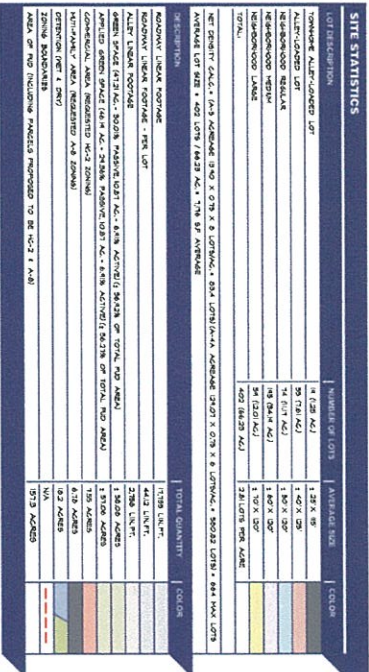
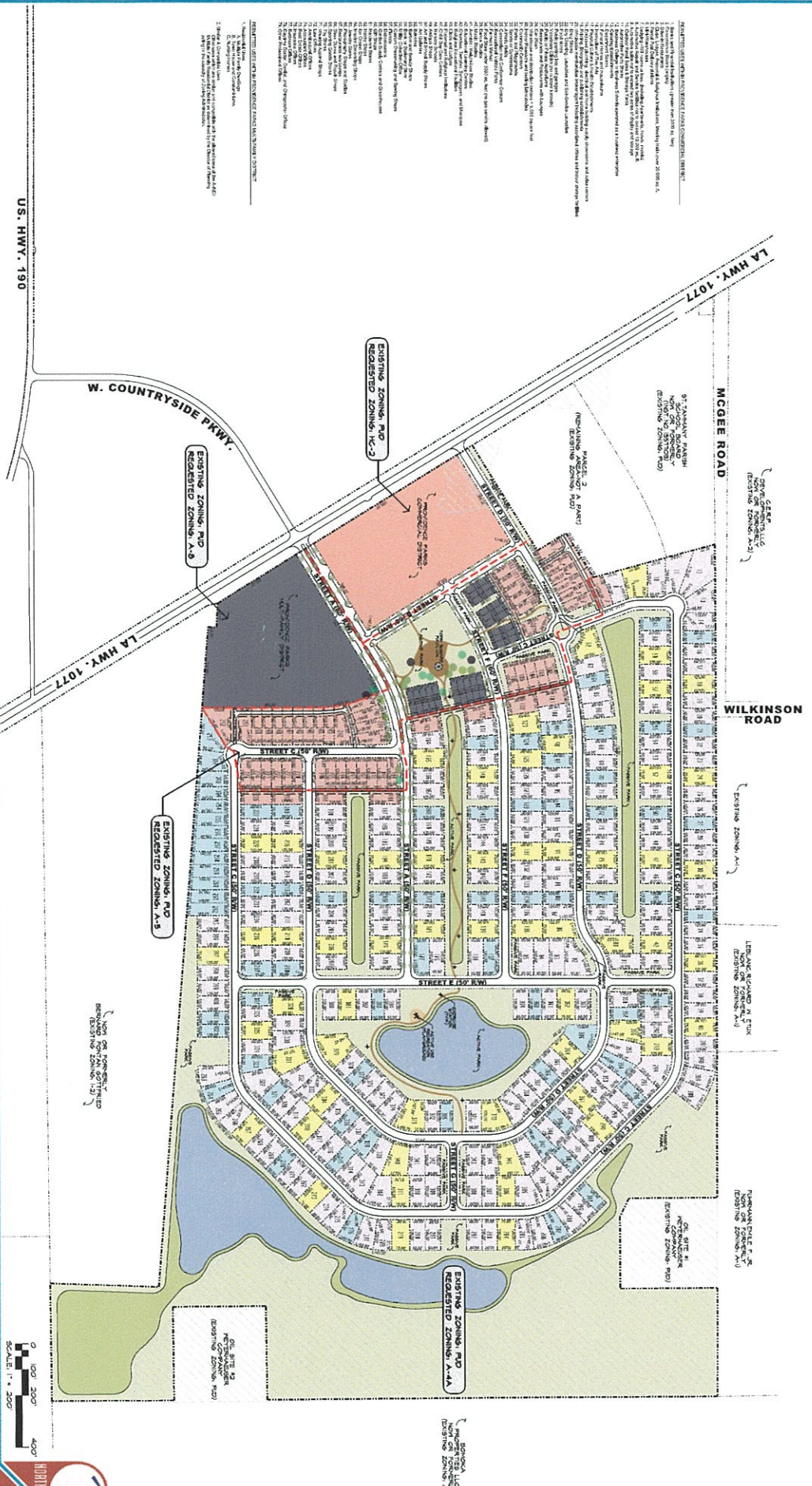
REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-4A Single-Family Residential District, A-5 Two Family Residential District, A-8 Multiple Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward I, District 3

SIZE: 157.31 acres





[illegible][illegible][illegible]

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: PRESCOTT BAILEY - SOUTHERN LIFESTYLE DEVELOPMENT

Developer's Address: 635 MAIN ST. BATON ROUGE LA 70801

Street	City	State	Zip Code
<u>225-389-6483</u>	<u>225-229-6333</u>		
(Business)	(Cell)		

Developer's Phone No. 225-389-6483 225-229-6333

Subdivision Name: Providence Parks

Number of Acres in Development: 157.31 Number of Lots/Parcels in Development: 415

Ultimate Disposal of Surface Drainage: SOAP & TALLOW BRANCH DITCH

Water Surface Runoff Mitigation Proposed: ON SITE WET & DRY DETENTION AREAS

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
 - Type of Water System Proposed: ☒ Community ☐ Individual
 - Type of Streets and/or Roads Proposed: ☒ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
 - Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
 - Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
 - Proposed Land Use: ☐ Undeveloped ☒ Residential ☒ Commercial ☐ Industrial ☐ Other
 - Surrounding Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☒ Industrial ☐ Other
 - Does the subdivision conform to the major street plan? ☒ Yes ☐ No
 - What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
 - Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? ☒ Yes ☐ No
- If yes, what major streams or waterways? SOAP & TALLOW BRANCH

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

If yes, which major arterial streets? _____

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

If yes, please explain? Dust from dirt hauling, smoke from trees burned on site, typical of Const.

- 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 |

h.) 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 |

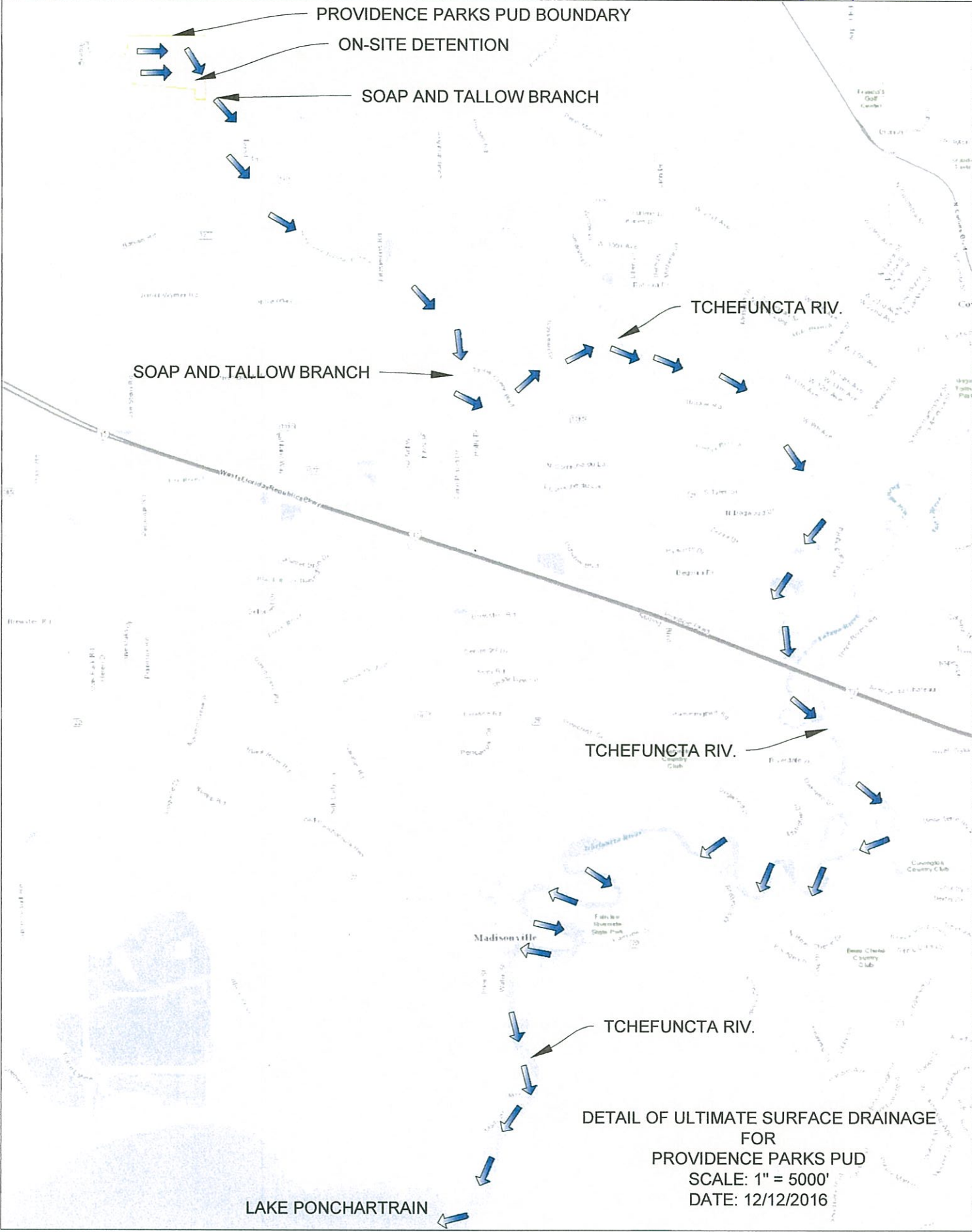
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

12/12/16

DATE

2016-524-ZC



ZONING STAFF REPORT

Date: 01/31/2017
Case No.: ZC06-02-011
Prior Action: M. A. to PUD approved (07/05/11)
Posted:01/18/17

Meeting Date: 02/07/17
Determination: Approved, Amended, Postponed,
Denied

GENERAL INFORMATION

PETITIONER: 285, LLC/Richard Murphy
OWNER: 285, LLC/Richard Murphy
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcel located on the east & west sides of LA Highway 1077, north US Highway 190; S21, T6S, R10E; Ward 1, District 3
SIZE: 122.93 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	PUD Planned Unit Development Overlay
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

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 request for major amendment to the PUD consists of a reduction of the total acreage of the Countryside/Goodbee Square Subdivision (see attached plan and see chart below). The 157.21 acre site was originally part of a 285 acre PUD subdivision, approved to be developed as a 1280 unit traditional neighborhood development (see proposed plan for the eastern side of Hwy 1077 2017-254-ZC). The Smart Code was being use as a form base code to describe all the components and regulations of the proposed subdivision.

As indicated on the plan, the school and commercial sites will meet all Parish landscaping, lighting, parking and signage requirements.

Note that zoning change requests have been submitted to establish the underlying zoning and the Planned Unit Development Overlay, for the eastern side of Hwy 1077 (see 2017-523-ZC & 2017-524-ZC).

SUBDIVISION INFORMATION

Type	Number of Units/acreage for each use	Location	Status
Zero Lot Line Garden Homes	79	Northwest side of the site	Existing
Single Family Residential Lots	73	Southwest side of the site	Proposed – Roads in construction
Commercial	15 acres	East & West sides of Highway 1077	Proposed – see list of allowable uses on plan
Education/School site	7.95 acres	East side of Highway 1077	Proposed – see list of allowable uses on plan

ACCESS

The site is proposed currently being accessed through two boulevard type entrances from Hwy 1077 and from Hwy 190.

GENERAL INFORMATION

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
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off-site Tammany Utilities)
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

A total of 87.35 acres of greenspace (71.06%) are provided within the subdivision, including non-disturbed wetlands area and greenspace. A total of 83.30 acres is dedicated to passive open space and a total of 4.05 acres is dedicated to active open space (see list of amenities below). The proposed amenities allows for the open space areas to be functional and beneficial to the residents of the subdivision.

Amenities	Type of Amenities
Passive	Existing Board walk, walking path & greenspace area
Active	Proposed playground equipment

Note that, if it has not been provided, a complete Recreational Development Plan shall be submitted depicting the proposed amenities, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

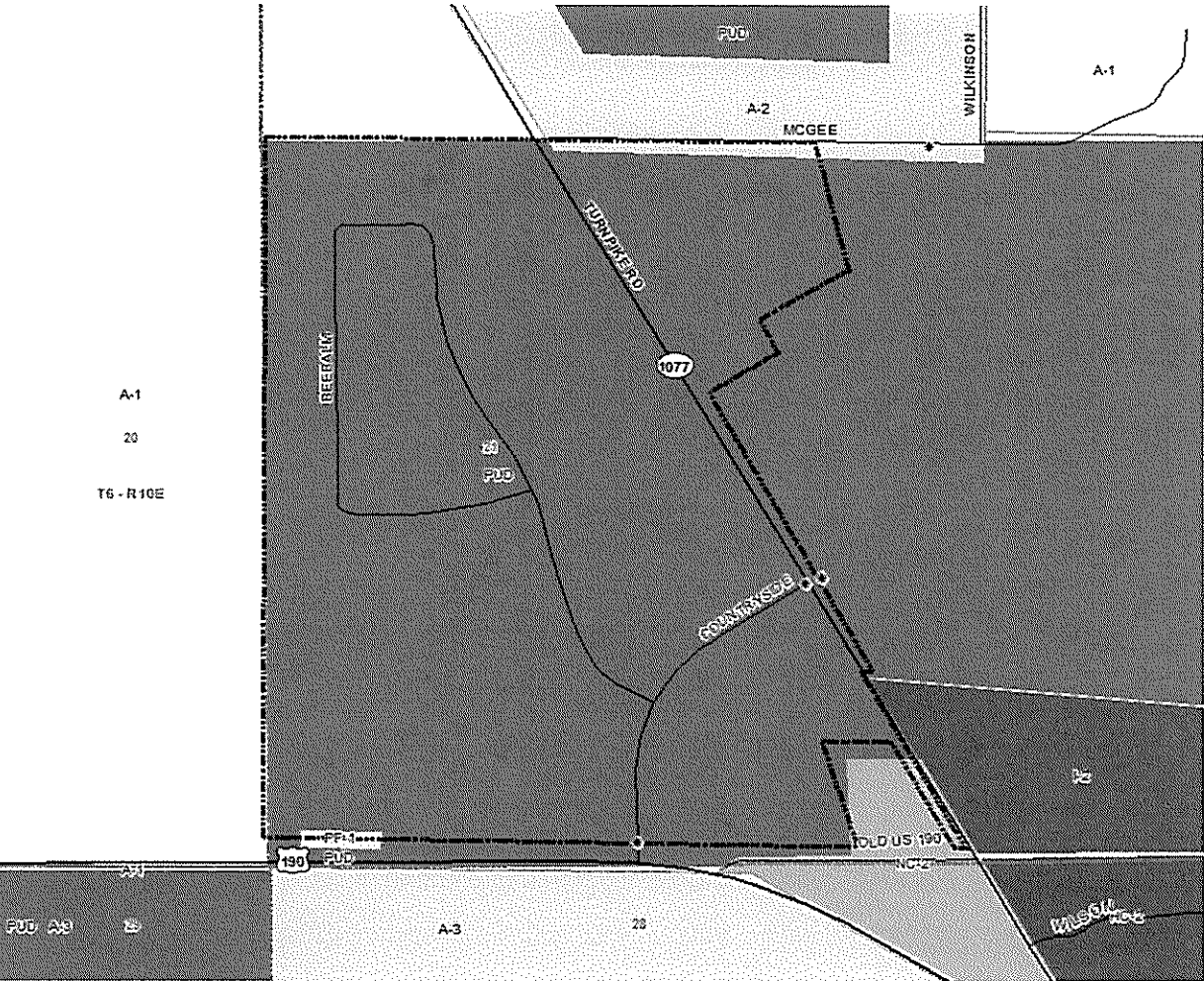
COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with residential uses and conservation areas. The existing zero lot line garden homes, the additional proposed 73 single family residential lots, the proposed commercial and educational uses, and the preservation of the greenspace & wetland areas, definitely contribute to meet the objectives of the 2025 future land use plan.

STAFF RECOMMENDATION:

The staff recommends that the requested major amendment to the PUD Planned Unit Development Overlay designation be postponed. As stated above, the major amendment to the PUD is being submitted, in conjunction with the proposed PUD to be located on the east side of Hwy 1077, which requires additional information for the review to be completed.

Case No.: ZC06-02-011
PETITIONER: 285, LLC
OWNER: 285, LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcels located on the east & west sides of LA Highway 1077, north US Highway 190; S21, T6S, R10E; Ward 1, District 3
SIZE: 122.93 acres



ZC06-02-011

A-1

A-2

MCGEE

WILKINSON

21

1077

TURNPIKE RD

T6-R10E
PUD

DEERBAIN

COUNTRYSIDE

PF-1

190

I-2

OLD US 190

NC-2

HC-2

A-3

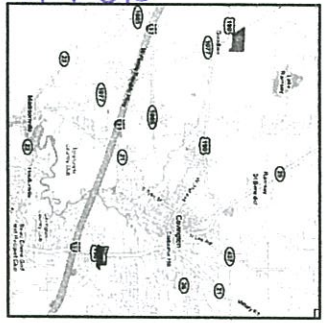
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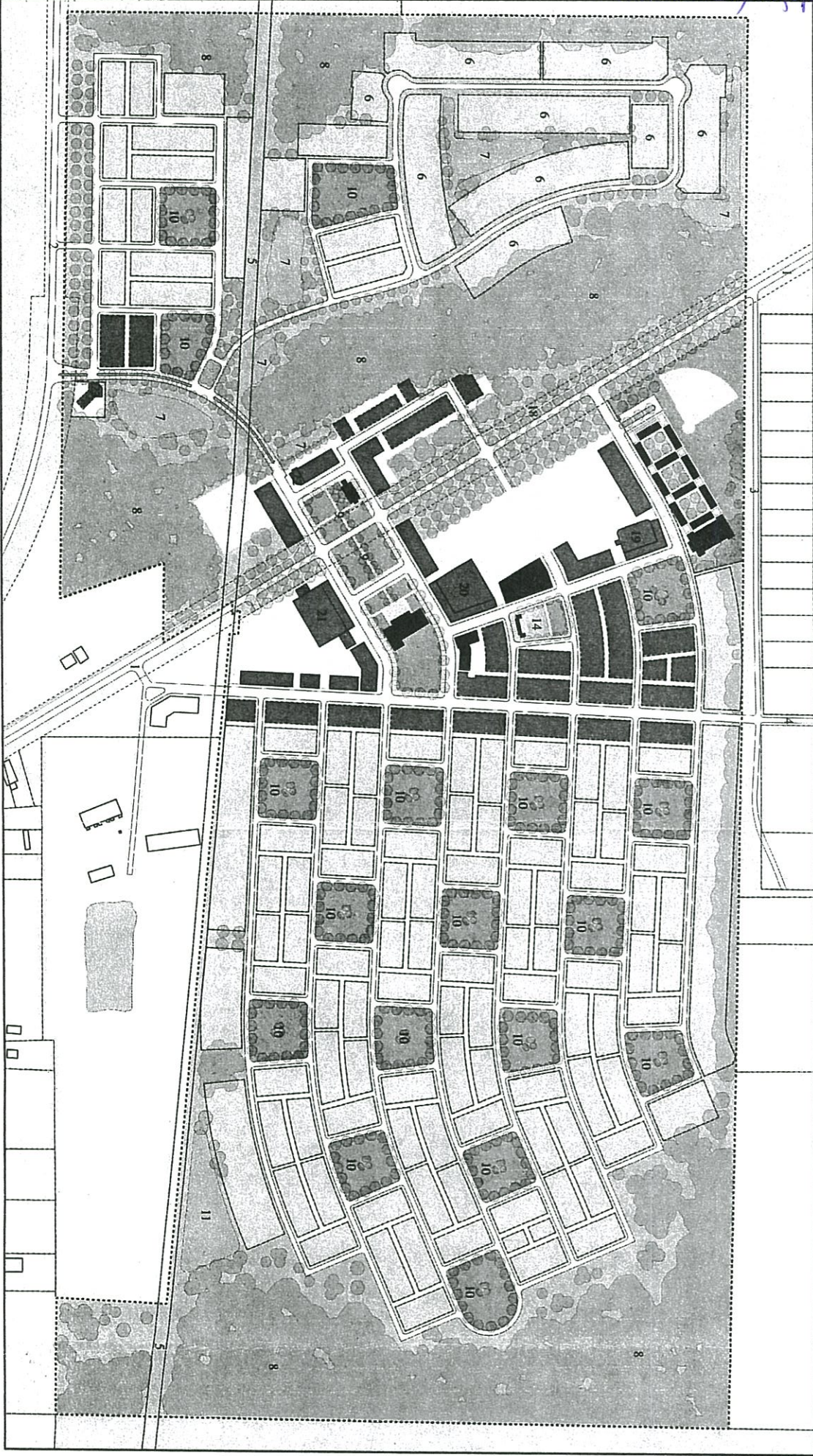
2C06-02-011
Previously Approved PUD



Goodbee Square

St. Tammany Parish, Louisiana
Illustrative Master Plan

Developer: 285, L.L.C.
19411 Hellenberg Road, Covington, LA 70433
Project Planner: Duany Plater-Zyberk & Co.
1023 Southwest 25th Avenue, Miami, FL 33135
September 10, 2008



PROJECT DATA

Zoning	PUD
Site Area	286 Acres
Number of Units	1,280
Average Lot Size	Varies
Number of Phases	10
Road Surface	Asphalt
Water System	Central
Sewer System	Central
Ultimate Surface Water Disposal	Lake Pontchartrain
Wetlands (Mixed bottomland hardwood)	have been mitigated

DRAWING KEY

- CIVIC BUILDINGS
- TOWN CENTER
- PRIVATE LOTS
- CIVIC OPEN SPACE
- OPEN SPACE
- PROPERTY BOUNDARY
- EXISTING CONDITIONS
 - Highway 1077
 - Highway 190
 - McGee Road
 - Wilkinson Road
 - Gas Line Easement
 - Existing Residential
 - Existing Retention
 - Existing Wetlands
- CIVIC SPACE & STRUCTURES
 - Town Center Green
 - Neighborhood Squares & Storm Water Retention
 - Proposed Retention
 - Elementary School
 - Community Pool
 - Amphitheater
 - Library
 - Town Hall
 - Church
 - Bike Path
- TOWN CENTER STRUCTURES
 - Pharmacy
 - Gym
 - Grocery Store
 - Coffee Shop
 - Gas Station

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: 285, LLC

Developer's Address:	757 St. Charles Avenue, Ste. 202 New Orleans	LA	70130
	Street	City	State Zip Code

Developer's Phone No. 985-626-4115 504-722-8625
(Business) (Cell)

Subdivision Name: Countryside P.U.D.

Number of Acres in Development: 122.93 Number of Lots/Parcels in Development: 152

Ultimate Disposal of Surface Drainage: Lake Ponchartrain

Water Surface Runoff Mitigation Proposed: Detention Pond

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☐ Community ☒ Individual
 - Type of Water System Proposed: ☒ Community ☐ Individual
 - Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
 - Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
 - Existing Land Use: ☒ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
 - Proposed Land Use: ☐ Undeveloped ☒ Residential ☒ Commercial ☐ Industrial ☐ Other
 - Surrounding Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
 - Does the subdivision conform to the major street plan? ☒ Yes ☐ No
 - What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
 - Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? ☐ Yes ☒ No
- If yes, what major streams or waterways? _____

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

If yes, which major arterial streets? LA Hwy 1077 and Hwy 190

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

If yes, please explain? _____

- 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? ☐ Yes ☒ No
- b.) disrupt, alter or destroy any historical or archeological sites or district? ☐ Yes ☒ No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? ☐ Yes ☒ No
- d.) displace a substantial number of people? ☐ Yes ☒ No
- e.) conform with the environmental plans and goals that have been adopted by the parish? ☒ Yes ☐ No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? ☐ Yes ☒ No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? ☐ Yes ☒ No

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

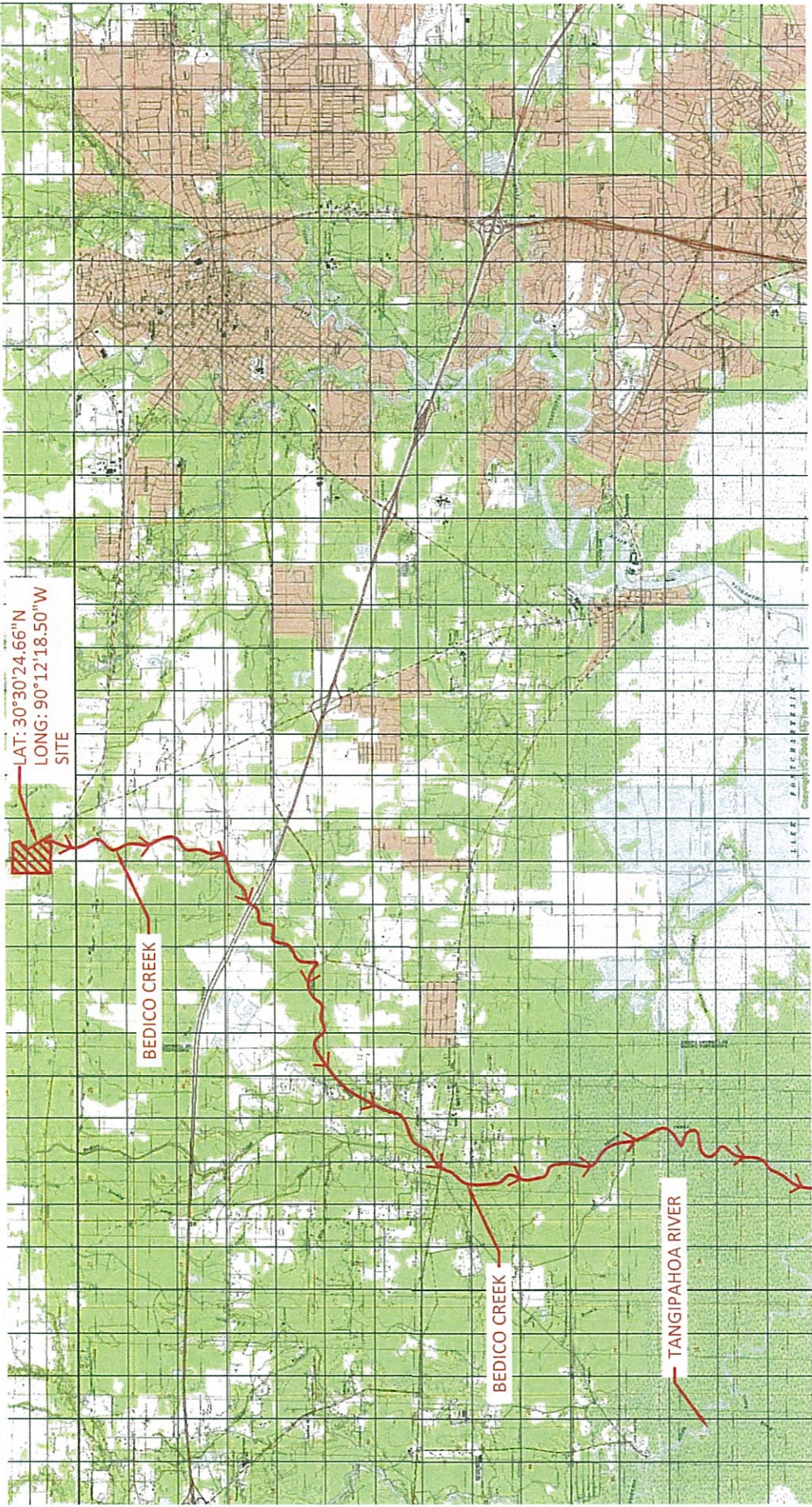
- air Quality ☐ Yes ☒ No
- noise ☐ Yes ☒ No
- water Quality ☐ Yes ☒ No
- contamination of any public or private water supply ☐ Yes ☒ No
- ground water levels ☐ Yes ☒ No
- flooding/inundation ☐ Yes ☒ No
- erosion ☐ Yes ☒ No
- sedimentation ☐ Yes ☒ No
- rare and/or endangered species of animal or plant habitat ☐ Yes ☒ No
- interfering with any movement of resident or migratory fish or wildlife species ☐ Yes ☒ No
- inducing substantial concentration of population ☐ Yes ☒ No
- dredging and spoil placement ☐ Yes ☒ 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.


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

01/05/17
DATE

2000-02-01



*LAKE PONTCHARTRAIN

* BEDICO CREEK - TANGIPAHOA RIVER -LAKE PONTCHARTRAIN



COUNTRYSIDE P.U.D. RECEIVING WATERS

ST. TAMMANY PARISH, LOUISIANA

01-06-2017



Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
608 Village Lane N., Metairie, LA 70001 • 504.882.9377

PLAN REVIEW STAFF REPORT

Date:01/31/17

CASE NO.: PR16-10-002

Prior Action: Postponed (12/06/16)

Posted: 01/18/17

Meeting Date: February 7, 2017

Determination:Approved Amended Postponed Denied

PETITIONER:	John S. Bowers III
OWNER:	JSB Hwy 21Lots, LLC
PROPOSED USE:	Retail Building & Restaurant
PREVIOUS/CURRENT USE:	Undeveloped
SQ. FT. OF USE:	9000 sq. ft.
GROSS AREA LOT SIZE:	1.25 acres
ZONING CLASSIFICATION:	HC-2 Highway Commercial District
CORRIDOR:	Planned Corridor Overlay
LOCATION:	Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State	Road Surface: 2 lane asphalt	Condition: Good
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LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Apartments & Undeveloped	HC-2 Highway Commercial District
South	Single Family Residential	A-2 Suburban District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial/office	HC-2 Highway Commercial District

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is proposing a new Retail Building & a Restaurant on a parcel located on the east side of LA Highway 21, south of Azalea Drive. A site and landscape plan has been provided as required. Additional information shall be provided as listed below.

STAFF RECOMMENDATIONS:

The staff recommends postponing of this proposal.

Should the Zoning Commission wishes to grant approval of the request, it should be subject to all applicable regulations and the following conditions:

1. Provide a revised scaled 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 (see attached chart). The size, caliper and species of the proposed trees shall be shown on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. 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. Considering that the property is heavily wooded, a trees survey shall be provided showing all existing trees to be preserved within the buffers and all cypress & live oak trees to be preserved on the site.
1. Indicate, on the plan, the abutting land use on the north, south, east & west sides of the site.
2. Provide location, dimensions, depth and description of any retention/detention ponds or retention/detention areas on, or to be placed on, the property.
3. Provide copy of master plan of entire site/adjacent future development, if available.
4. Provide a revised plan showing a reconfiguration of the ingress/egress driveway onto the site. Show dimensions of the driveways on the plan and identify location of drive thru, if applicable.
5. Note the that considering the location of the property, the proposed driveway, from Hwy 21, will have to permitted by the Department of Transportation. 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.
6. Provide the required number of parking spaces according to the UDC Section 7.07 for retail & restaurant.
7. Provide 9' wide island at the end of each row of parking.
8. Provide required 7' opaque screening around the dumpster.
9. Separate permit application will have to submitted for fascia & monument signs.
10. A land clearing permit will have to be obtain before apply for a building permit
11. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
12. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
13. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
14. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
15. 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.:

APPLICANT:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

PR16-10-002

John S. Bowers III

Retail Building & Restaurant

Undeveloped

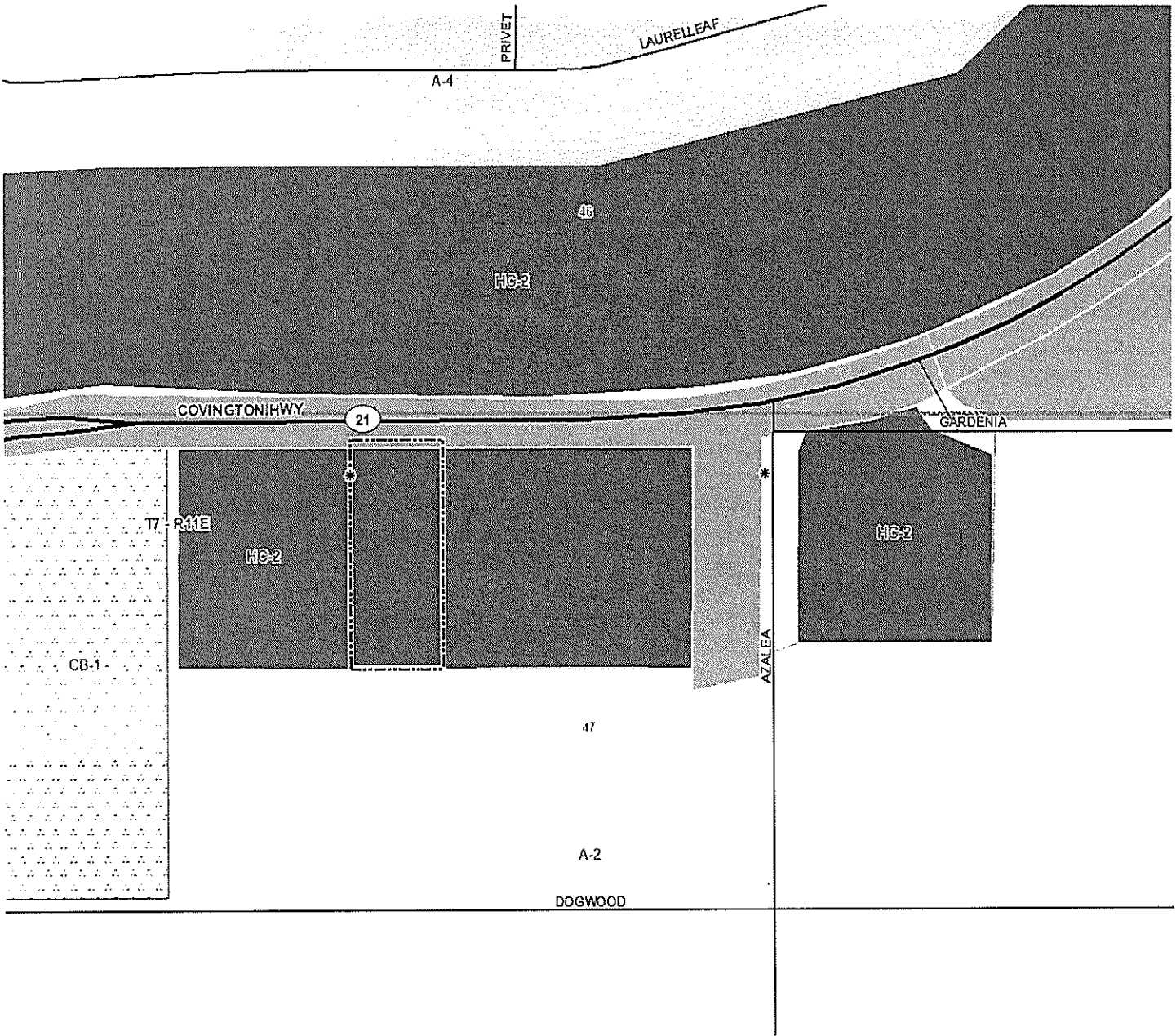
9000 sq. ft.

1.25 acres

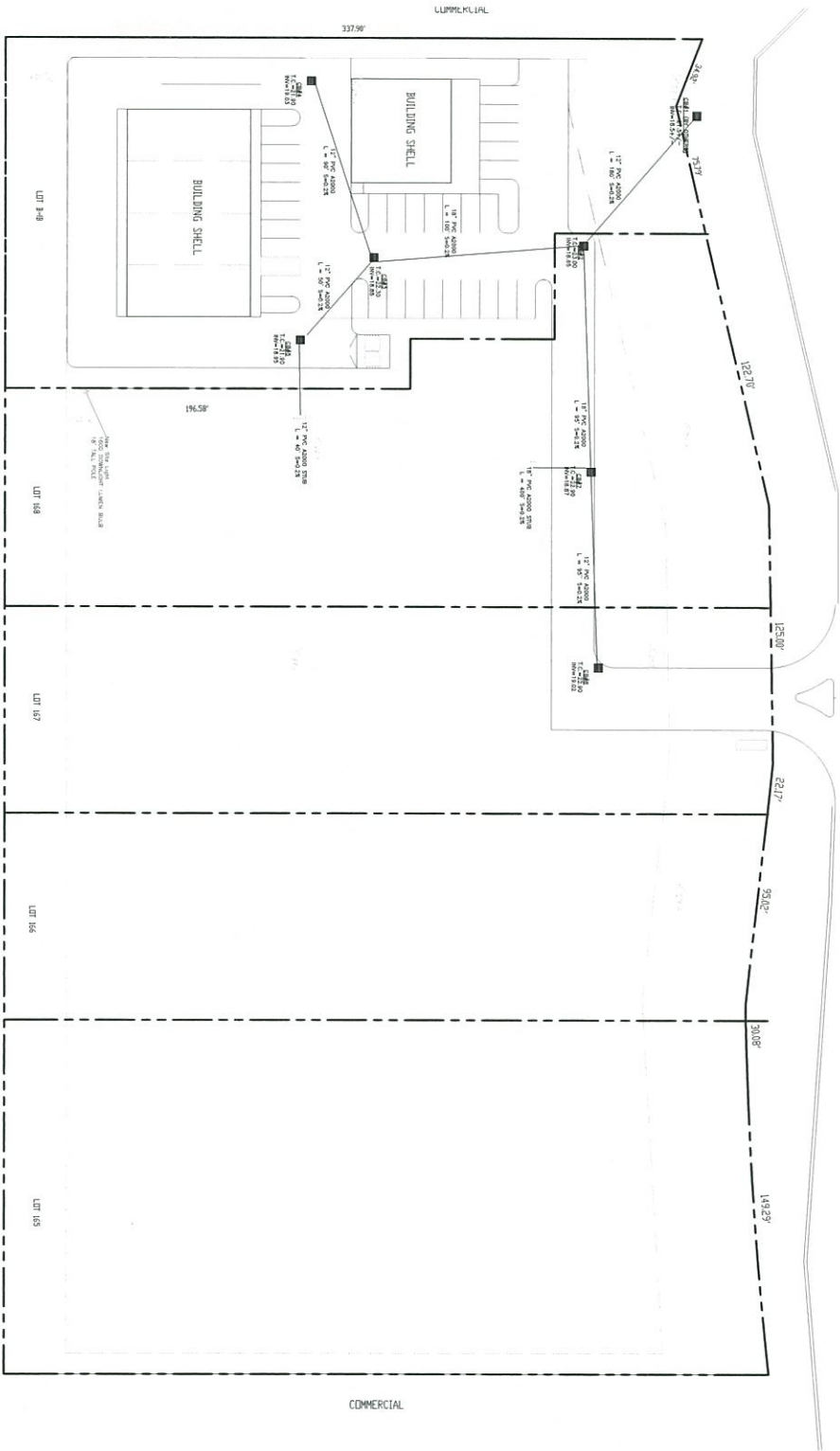
HC-2 Highway Commercial District

Planned Corridor Overlay

Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1



PR16-10-002



1
SITE PLAN - PHASE 1
1" = 30'-0"

LEGEND

- PROPERTY LINE
- CROWN / ROOF
- RECD CLEANOUT
- FLOW ARROW
- PROPOSED GRADE (TOP OF SIDEWALK/PAVEMENT)
- TOP OF SIDEWALK/CURB
- FINISHED GRADE
- EXISTING GRADES
- ESTIMATED FUTURE GRADES
- MATCH EXISTING GRADE

DRAINAGE NOTES:

AREA = 1.25 ACRES
RUBOFF REDUCTION SHALL BE BASED ON 25%
REDUCTION OF 25 YEAR EVENT
RETENTION METHOD
PARKING LOT DETENTION WITH RESTRICTED
OUTFLOW PIPE

NOTES:

1. UTILITIES SHOWN FOR GENERAL COORDINATION. SEE UTILITY PLAN FOR SPECIFIC INFORMATION (SHEET C-X).
2. ARCHITECTURE/MECHANICAL DRAWINGS FOR ADJUST LOCATIONS OF PVC CATCH BASIN ASSEMBLIES AS NECESSARY.
3. CONTRACTOR SHALL CONFIRM EXIST. DITCH CONSTRUCTION. COORDINATE WITH ENGINEER ON ANY REQUIRED ADJUSTMENTS.
4. FILL IN THE CLOUSED AREA SHALL BE PLACED AT A 1:1 SLOPE AND WILL REQUIRE PROPER EROSION CONTROL AND STABILITY. RETAINING WALL CAN BE UTILIZED AS WELL.

AZALEA GARDENS
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

DRAINAGE PLAN - PHASE I

SCALE (1/4"=1'-0") DESIGNED BY
SMG

1" = 20'-0" DRAWN BY
SMG

SCALE (1/16"=1'-0") CHECKED BY
SMG

1" = 40'-0" DATE
SMG

6 SEP 16 JOB NO.
1021

APPD	REMARKS	DATE

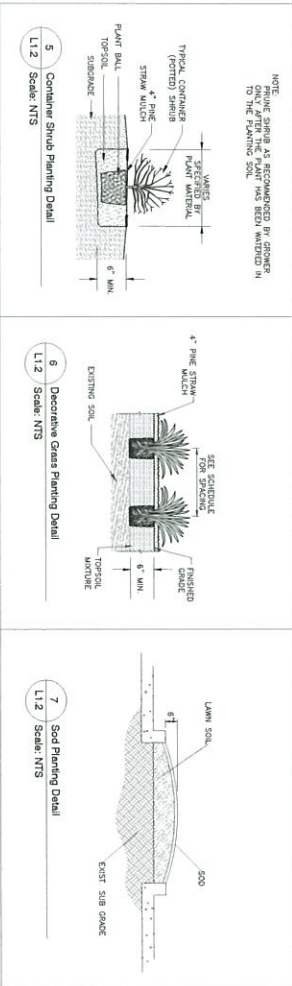
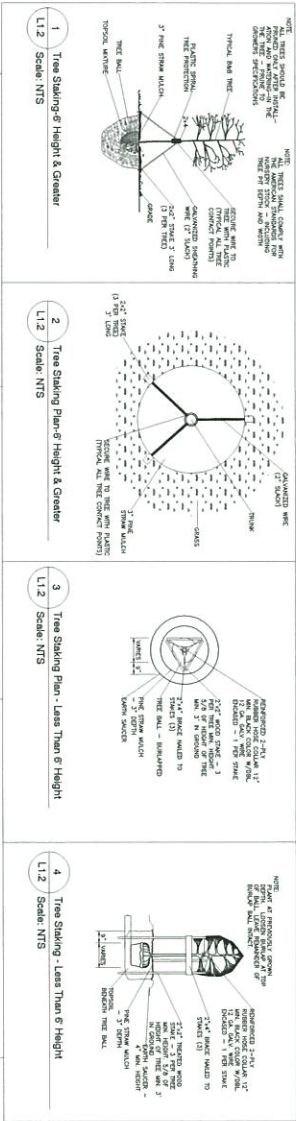


G&S ENGINEERING, LLC
PO BOX 71
MANDEVILLE, LA 70470
504-722-0630

C1

SHEET NO.

PROPOSED PROFESSIONAL DEVELOPMENT - LOT 34D NORTH-PARK - COVINGTON, LA							
MASTER LANDSCAPE PLAN MATERIALS SCHEDULE							
QUANTITY	BOTANICAL NAME	DESCRIPTION	ROOT (MM.)	HEIGHT (MM.)	SPREAD (MM.)	CALIPER (MM.)	NOTES
TREE							
16	Quercus Virginiana	Live Oak	B&B or Cal	10-12"	6-8"	2.5	Well Branched, specimen
10	Quercus phellos	Willow Oak	B&B or Cal	10-12"	6-8"	2.5	Well Branched, specimen
26	Ulmus parvifolia 'Drole'	Drole Elm	B&B or Cal	8-10"	4-6"	2.0"	Well Branched
24	Cornus florida	Dogwood	B&B or Cal	8-10"	4-6"	2.0"	Well Branched
32	Cercis canadensis	Redbud	B&B or Cal	8-10"	4-6"	2.0"	Well Branched
SHRUBS							
38	Raphtoepis indica	Indian Hawthorn	3 gal	12"	18"	-	Full Material
29	Rhododendron indicum	George Tabor Azalea	3 gal	24-30"	24-30"	-	Full Material
20	Dietes vegeta	Butterfly Iris	3 gal	-	-	-	-
30	Juniperus conferta	Shore Juniper	3 gal	-	24-30"	-	Full Material
20	Ilex 'Dorleaf'	Oakleaf Holly	15 gal	48"	-	-	Full Material
GROUND COVER							
3 Flats	Animula	Coverna selection	4" pots	-	-	-	Specified by owner



PLANT MATERIAL NOTES

- [illegible]

GENERAL NOTES

- [illegible]

SCALE (24,36)	DESIGNED BY
1" = 20'-0"	SMG
SCALE (11x17)	DRAWN BY
1" = 40'-0"	SMG
CHECKED BY:	
SMG	
DATE	JOB NO
6 SEP 16	1621

AZALEA GARDENS
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

LANDSCAPE DETAILS - PHASE 1

[illegible]

APPENDIX A
CASE NO.: PR16-10-002
LANDSCAPE CHART

FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting Hwy 21 111 ft.	50' planting area & parking setback 19 Class A 28 Class B 11 shrubs Living screen or 3' berm	30' planting area 4 Class A 4 Class B 11 shrubs	77' planting area & parking setback 16 Class A 24 Class B 26 Shrubs 3' berm	Provide an additional 3 Class A & 4 Class B trees
South Perimeter Planting 169.67 ft.	30' planting area 6 Class A 6 Class B 8' opaque fence	30' planting area 6 Class A 6 Class B 8' opaque fence	30' planting area 6 Class A 6 Class B 8' opaque fence	Approved as proposed - show all trees over 6" in caliper to be preserved
East Perimeter Planting 337.90 ft.	10' planting area 11 Class A 11 Class B	10' planting area 11 Class A 11 Class B	10' planting area 14 Class A 14 Class B	Approved as proposed - show all trees over 6" in caliper to be preserved
West Perimeter Planting 337.90 ft.	10' planting area 11 Class A 11 Class B	10' planting area 11 Class A 11 Class B	10' planting area 12 Class A 12 Class B	Approved as proposed - show all trees over 6" in caliper to be preserved
Parking Planting Spaces Required Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row (minimum of 9' wide);	1 Class A / 12 spaces & in islands at ends of row (minimum of 9' wide);	1 Class A / 12 spaces & in islands at ends of row	Provide the required number of parking spaces according to the UDC Section 7.07 for retail & restaurant Provide 9' wide island at the end of each row

PLAN REVIEW STAFF REPORT

Date: 01/31/17

CASE NO.: PR15-04-003

Prior Action: Approved with staff comments (04/17/15)

Postponed (01/03/17)

Posted: 01/18/17

Meeting Date: February 7, 2017

Determination: Approved Amended Postponed Denied Postponed

PETITIONER: John Pousson

OWNER: Christ Episcopal Church / Bob Brown, Senior Warden

PROPOSED USE: Driveways, Parking lots and Outdoor Lighting for the Running Track, Football Field & Tennis Courts

PREVIOUS/CURRENT USE: Vacant

SQ. FT. OF USE: 13.15 acres

GROSS AREA LOT SIZE: 36.08 acres

ZONING CLASSIFICATION: ED-2 (Higher Education District)

CORRIDOR: Highway 21 Planned Corridor

LOCATION: Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; S41 & 46, T7S, R10E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Commercial & Undeveloped	HC-3 (Highway Commercial District) & NC-1 (Professional Office District)
South	Residential	PUD (Planned Unit Development Overlay)
East	School	ED-1 (Primary Education District)
West	Undeveloped	NC-4 (Neighborhood Institutional District)

Existing development? No Multi occupancy development? Yes

STAFF COMMENTS:

The project was originally approved for the site to be developed with Running Track, Football Field & Tennis Courts for the Christ Episcopal School. The petitioner is now requesting to add:

- A new parking lot, to accommodate the previously approved sport facilities, during athletic events.
- 2 new interior driveways to the site, giving access to the new parking lot and to alleviate and reduce the traffic congestion on Christwood Blvd, when students are being dropped off in the morning and picked up the afternoon.
- Recreational field lighting around the athletic field.

Staff does not have any objections to the above request; however, the new parking lot, driveways and lighting shall meet all Parish requirements and the previously approved conditions for the running track, football field and tennis courts.

STAFF RECOMMENDATIONS:

The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

- Considering that the lighting has already been installed, provide an as built plan to confirm that the field lighting meets the Parish requirements and the attached photometric.
- Provide 1 Class A tree in island at the end of each row and every 12 spaces, within the new parking lot area.
- Provide the required landscaping along the south side of the property, where abutting residential (see attached chart, showing required landscaping to be provided).
- Provide a final landscape plan showing the size and location of all existing trees to be preserved and any new plant materials required to meet the applicable landscaping requirements, before occupancy of the site. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. 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.
- Apply for land clearing permit if trees have to be removed for the construction of the driveways and parking lot.
- Apply for site work permit before the construction of the driveways and parking lot.
- 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.
- 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.

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.:

APPLICANT:

OWNER:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

PR15-04-003

John Pousson, Dir of Fin Ops

Christ Episcopal Church / Bob Brown/ Senior Warden

Driveways, Parking lots and Outdoor Lighting for the Running Track, Football Field & Tennis Courts

Vacant

13.15 acres

36.08 acres

ED-2 (Higher Education District)

Highway 21 Planned Corridor

Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; S41 & 46, T7S, R10E; Ward 1, District 1





PR15-04-003

A-4

13

HC-2

A-3

NC-1

HC-3
RBCO

46

47

NC-4

MD-1

ED-2

T7-R11E

ED-1

PR15-04-003

T7-R10E

41

PUD

52

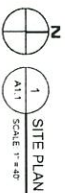
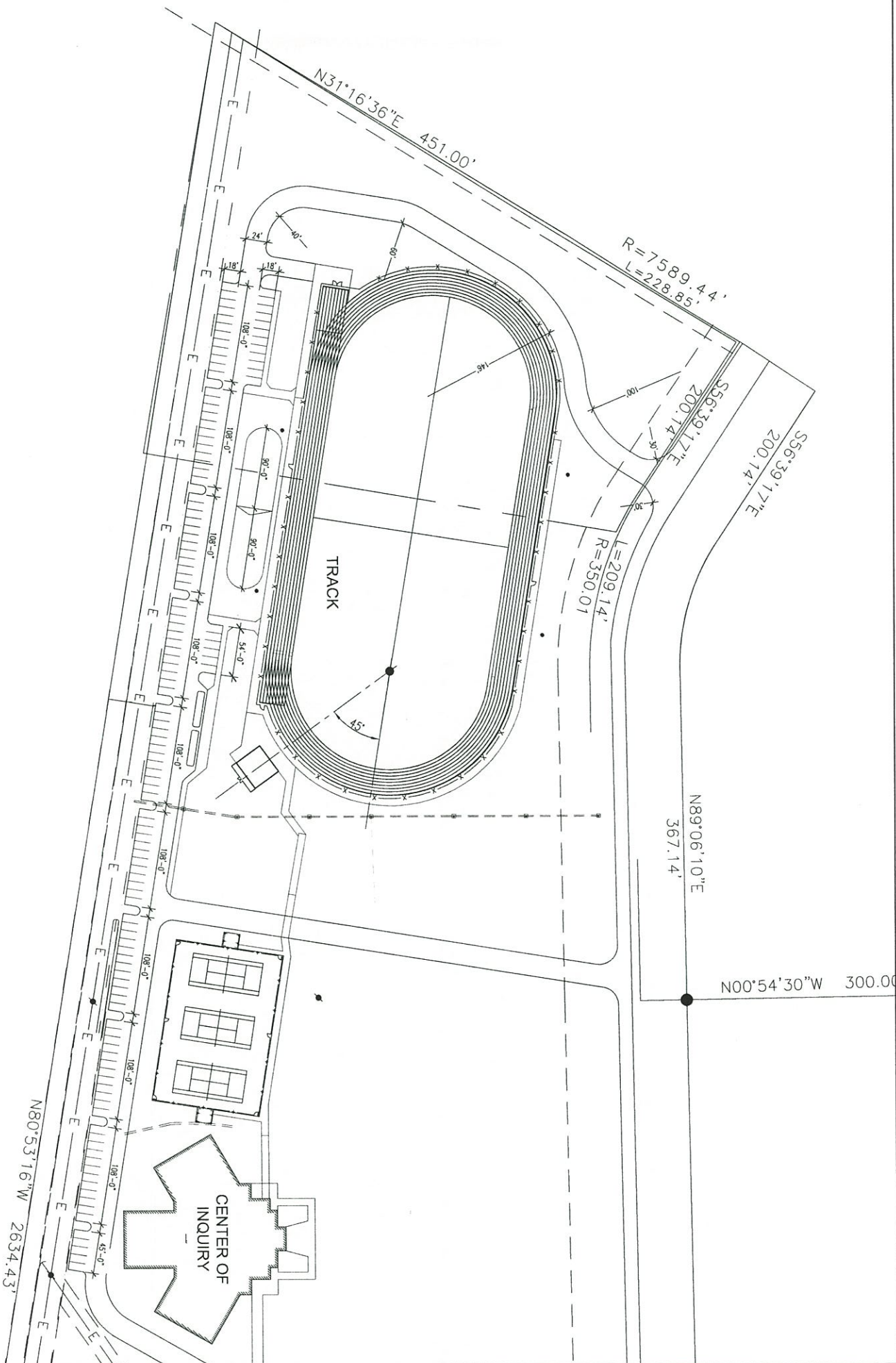
A-2

A-1

0 720 Feet



PR15-04-003



fl +
WB

fauntleroy latham
weldon barré
architects

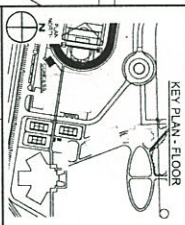
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229 ST. JOHN LAKE
COVINGTON, LA 70433
985-838-4100

CHRIST
EPISCOPAL
SCHOOL
CONCESSION
STAND

CHRIST EPISCOPAL
SCHOOL
80 CHRISTWOOD BLVD.
COVINGTON, LA 70433



Name	Date	Remarks
1. ELIJAH B. SMITH	11/11/1908	

OVERALL: SUFF PLAC

CONSTRUCTION DOCUMENTS

Job No	21504302	Sheet No
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NUM	Estimated 279
A1.7	

COMMENTS: 2014 FINANCIAL STATEMENTS ARE

PR15-04-003

SKETCH OF
CHRIST EPISCOPAL SCHOOL
36.09 ACRES SITUATED IN
SECTIONS 41 & 46, TOWNSHIP 7 SOUTH - RANGE 10 EAST &
SECTIONS 47 & 52, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA



UTILITY STATEMENT:
EXISTING UTILITIES AND PUBLIC RECORDS
HAVE BEEN REVIEWED AND FOUND TO BE
CORRECT. THE DESIGNER HAS NO KNOWLEDGE
OF ANY OTHER UTILITIES THAT MAY BE
PRESENT ON THE SITE. THE DESIGNER
HAS NOT CONDUCTED A FIELD SURVEY
TO VERIFY THE LOCATION OF UTILITIES.

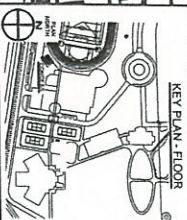
REFERENCES:

DAVID R. ADAMS, LICENSED
SURVEYOR, PROFESSIONAL
ENGINEER, CIVIL ENGINEER
NO. 10000, STATE OF LOUISIANA
NO. 10000, STATE OF LOUISIANA
NO. 10000, STATE OF LOUISIANA

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CHRIST
EPISCOPAL
SCHOOL
CONCESSION
STAND

CHRIST EPISCOPAL
SCHOOL
80 CHRISTWOOD BLVD.
COVINGTON, LA 70433



CONCESSION,
SEE 1/A2.1



SCOPE OF WORK:
WORK INCLUDES, BUT IS NOT LIMITED TO, ALL WORK REQUIRED TO COMPLETE A
NEW CONCESSION BUILDING ON THE CAMPUS OF CHRIST EPISCOPAL SCHOOL.
THE CONCESSION WORK INCLUDED IN THE PROJECT MORE SPECIFICALLY
INVOLVES THE CONSTRUCTION OF A CONCESSION BUILDING, MEN AND WOMEN TOILET
ROOMS, STORAGE (APPROXIMATELY 1,570 S.F. UNDER BEAM) AND CONCRETE
SIDEWALK.

THIS DRAWING HAS BEEN DEVELOPED AS PART OF A CAMPUS MASTER PLAN.

PHASE 1 ACCESS/LOOP ROAD - 24' WIDE
PARKING SPACES

DATE	215043.02	SCALE	1/8" = 1'-0"
DESIGNED BY	AD	SCALE	1/8" = 1'-0"
CHECKED BY	KAM	SCALE	1/8" = 1'-0"
DATE	11/17/15	SCALE	1/8" = 1'-0"

CONSTRUCTION DOCUMENTS

NO. 1	DATE	DESCRIPTION
1	11/17/15	PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		

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COVINGTON, LA 70433

PR15-04-003



drakeengineering
2783 LAFALCO BLVD.
HARVEY, LOUISIANA 70058
TELEPHONE (504) 875-2121 FAX (504) 361-7890

CHRIST EPISCOPAL SCHOOL
ATHLETIC FIELD LIGHTING
COVINGTON, LA

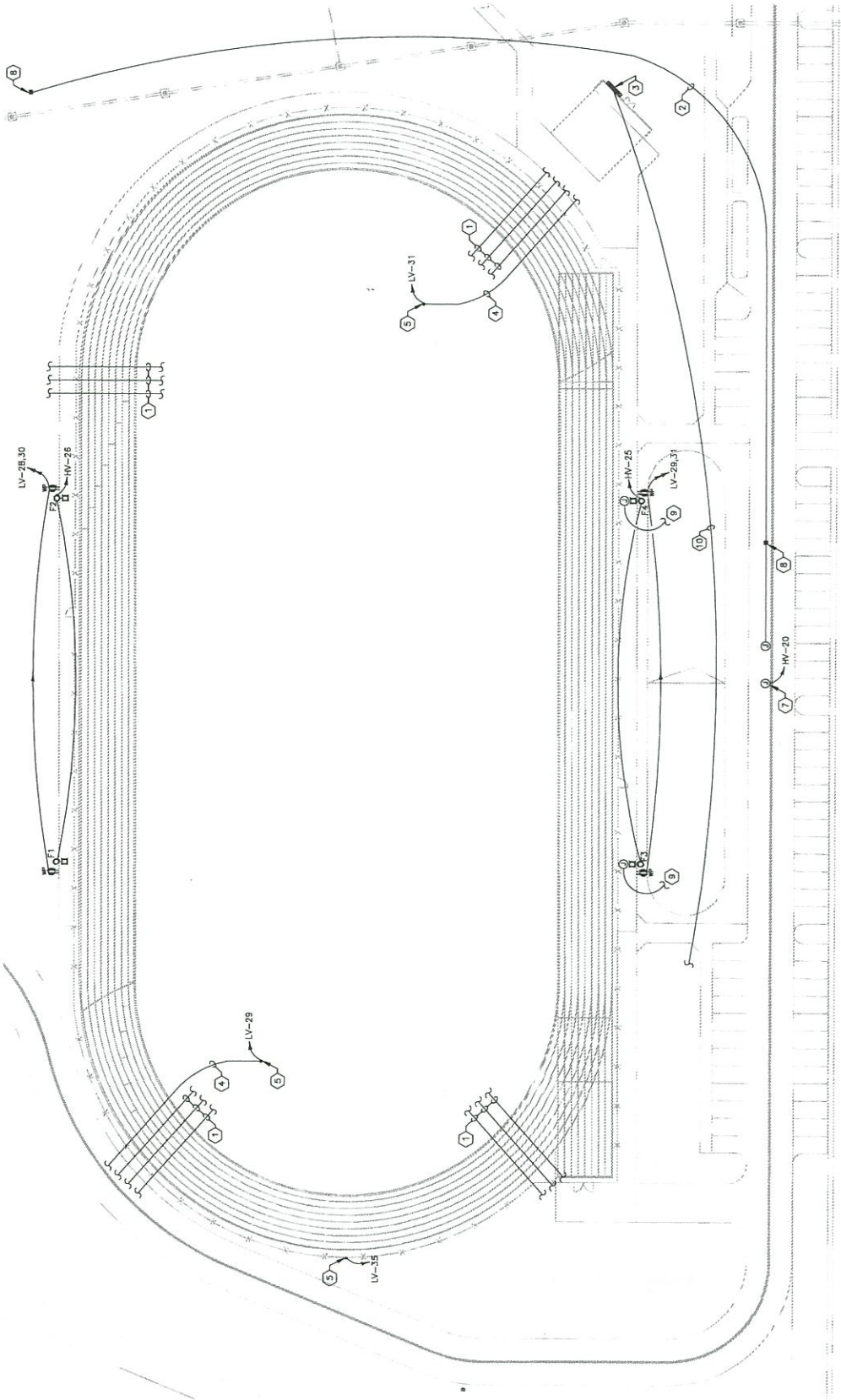
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NDD	_____
CHECKED	_____
RCO	_____
REVISED	_____

PROJECT	DRAKE #1157A16
DATE	8/17/16

SHEET	E1
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**ELECTRICAL**
CONTRACTORS, INC.
11111
11111

NOTE: THESE PLANS ARE THE SOLE PROPERTY OF A-E ELECTRICAL CONTRACTORS, INC. NO PART OF THESE PLANS ARE TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF A-E ELECTRICAL CONTRACTORS, INC.



- ELECTRICAL KEY NOTES**
- APPROXIMATE LOCATION OF THREE (3) EXISTING 4" CONDUITS STUBBED OUT 10' FROM BOTH SIDES OF TRACK INSTALLED BY OTHERS.
 - APPROXIMATE LOCATION OF TWO (2) EXISTING 4" CONDUITS FOR FUTURE SOUND SYSTEM AND COMMUNICATIONS.
 - APPROXIMATE LOCATION OF ELECTRICAL SERVICE.
 - 12"x12"x12" PRE-CAST CONCRETE PULLBOX WITH HEAVY DUTY ALUMINUM COVER MARKED "POWER." VERIFY EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
 - APPROXIMATE LOCATION OF NEW CONDUIT THROUGH EXISTING 4" SLEEVE ROUTED TO PULLBOX. VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
 - APPROXIMATE LOCATION OF NEW CONDUIT ROUTED FOR FUTURE STORAGE BUILDING. VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
 - APPROXIMATE LOCATION OF CONDUIT STUB UP 12" AT FUTURE PRESS BOX. CONDUIT SHALL ROUTE 2' CONDUIT TO ELECTRICAL EQUIPMENT PAD AND STUB UP FOR FUTURE WIRING.
 - 24"x24"x24" PRE-CAST CONCRETE PULLBOX WITH HEAVY DUTY ALUMINUM COVER MARKED "POWER" OR "COMMUNICATIONS" DEPENDING ON SUBSCRIPT. VERIFY EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
 - EXTEND 1 1/4" CONDUIT TO NEAREST "COMMUNICATIONS" PULLBOX FOR FUTURE SOUND SYSTEM WIRING. STUB UP WITHIN POLE BASE TO HAND HOLE HEIGHT.
 - APPROXIMATE LOCATION OF 2" CONDUIT ROUTED TO FUTURE STORAGE BUILDING.

1 ELECTRICAL SITE PLAN
E1 SCALE 1" = 30'-0"



drake engineering
2783 LAFALCO BLVD.
HARVEY, LOUISIANA 70058
TELEPHONE (504) 875-2121 FAX (504) 361-7890

CHRIST EPISCOPAL SCHOOL
ATHLETIC FIELD LIGHTING
COVINGTON, LA

DRAWN
NDD

CHECKED
RCO

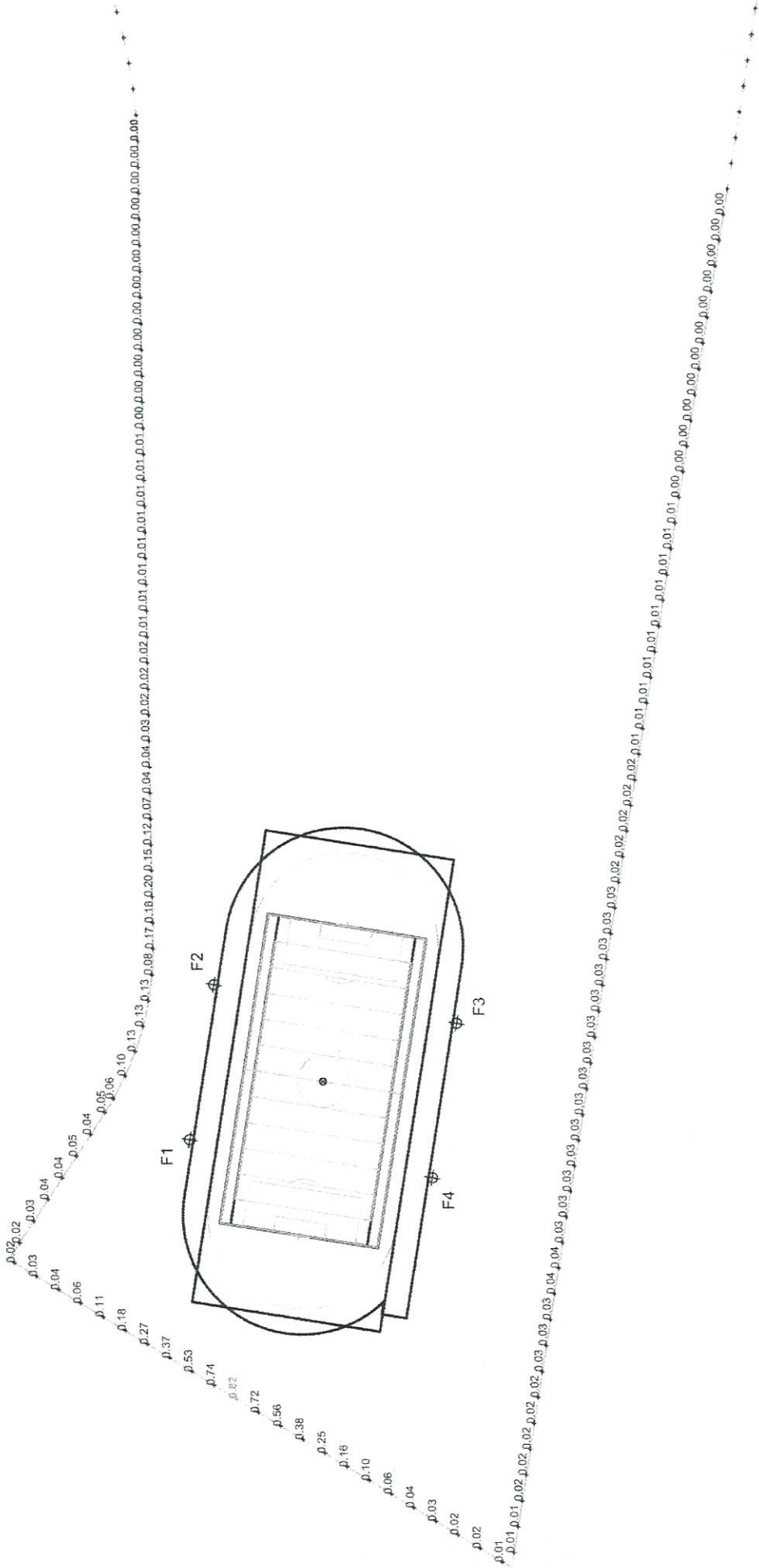
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PROJECT
DRAKE #1157A16

DATE
8/17/16

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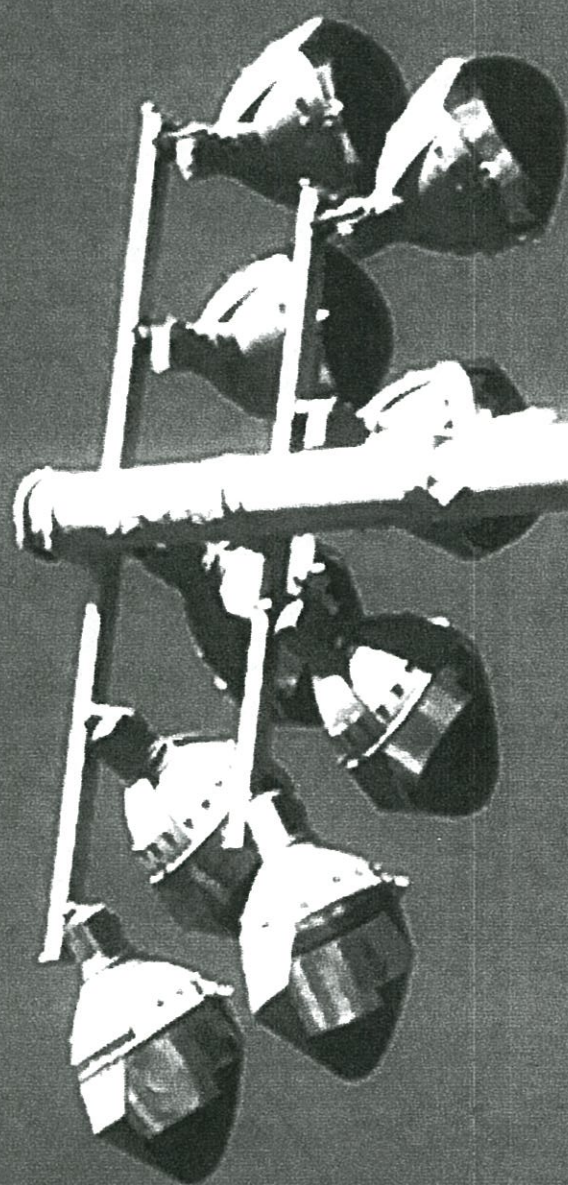
PR15-04-003



1 PHOTOMETRY SITE PLAN
E0 SCALE 3/16" = 1'-0"

FIXTURE SCHEDULE	
TYPE	DESCRIPTION
F1	70' POLE WITH NINE (9) 1500W AZ LAMPS, 70' MOUNTING HEIGHT.
F2	70' POLE WITH NINE (9) 1500W AZ LAMPS, 70' MOUNTING HEIGHT.
F3	70' POLE WITH NINE (9) 1500W AZ LAMPS, 70' MOUNTING HEIGHT.
F4	70' POLE WITH TEN (10) 1500W AZ LAMPS, 70' MOUNTING HEIGHT.

PR15-04-003



APPENDIX A
CASE NO.: PR15-04-003
LANDSCAPE CHART

FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Hwy 21 Street Planting 451 ft.	120' planting area 78 Class A 112 Class B 45 Shrubs	35' planting area 28 Class A 28 Class B 45 Shrubs	50' planting area 60 Existing trees to be preserved = 162 Credits 14 Class A 14 Class B 68 Shrubs	Request variance to reduce the required front planting area from 120' to 50'
North Perimeter Planting 689 ft.	30' planting area 23 Class A 23 Class B 69 Shrubs	30' planting area 28 Class A 28 Class B 69 Shrubs	30' planting area 35 Existing trees to be preserved = 92 Credits 5 Class B trees 46 Shrubs	Request reduction of the required number of shrubs. Shrubs are proposed to be provided only along the parking area to provide vehicular screen
South Perimeter Planting 1110 ft.	30' planting area 37 Class A 37 Class B 8' opaque screen	30' planting area 37 Class A 37 Class B 8' opaque screen	30' planting area 16 existing trees to be preserved = 24 Credits 25 Class A 25 Class B 8' opaque screen	As petitioner proposes
Parking Planting 48 Spaces Required 48 Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row;	1 Class A / 12 spaces & in islands at ends of row;	1 Class A / 12 spaces & in islands at ends of row;	As Petitioner proposes