

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-233-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Samantha Hamilton
OWNER: Tamland Investments, INC
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Browns Village Road, west of Donya Street, north of Donnis Drive, being Lot 3, Square A, Brown Village Subdivision ; S33, T8S, R14E; Ward 9, District 14
SIZE: 12,500 sq.ft.

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 Residence	A-3 Suburban District
South	Single Family Residence	A-3 Suburban District
East	Single Family Residence	A-3 Suburban District
West	Vacant/Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Browns Village Road, west of Donya Street, north of Donnis Drive, being Lot 3, Square A, Brown Village Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

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

Case No.: 2016-233-ZC

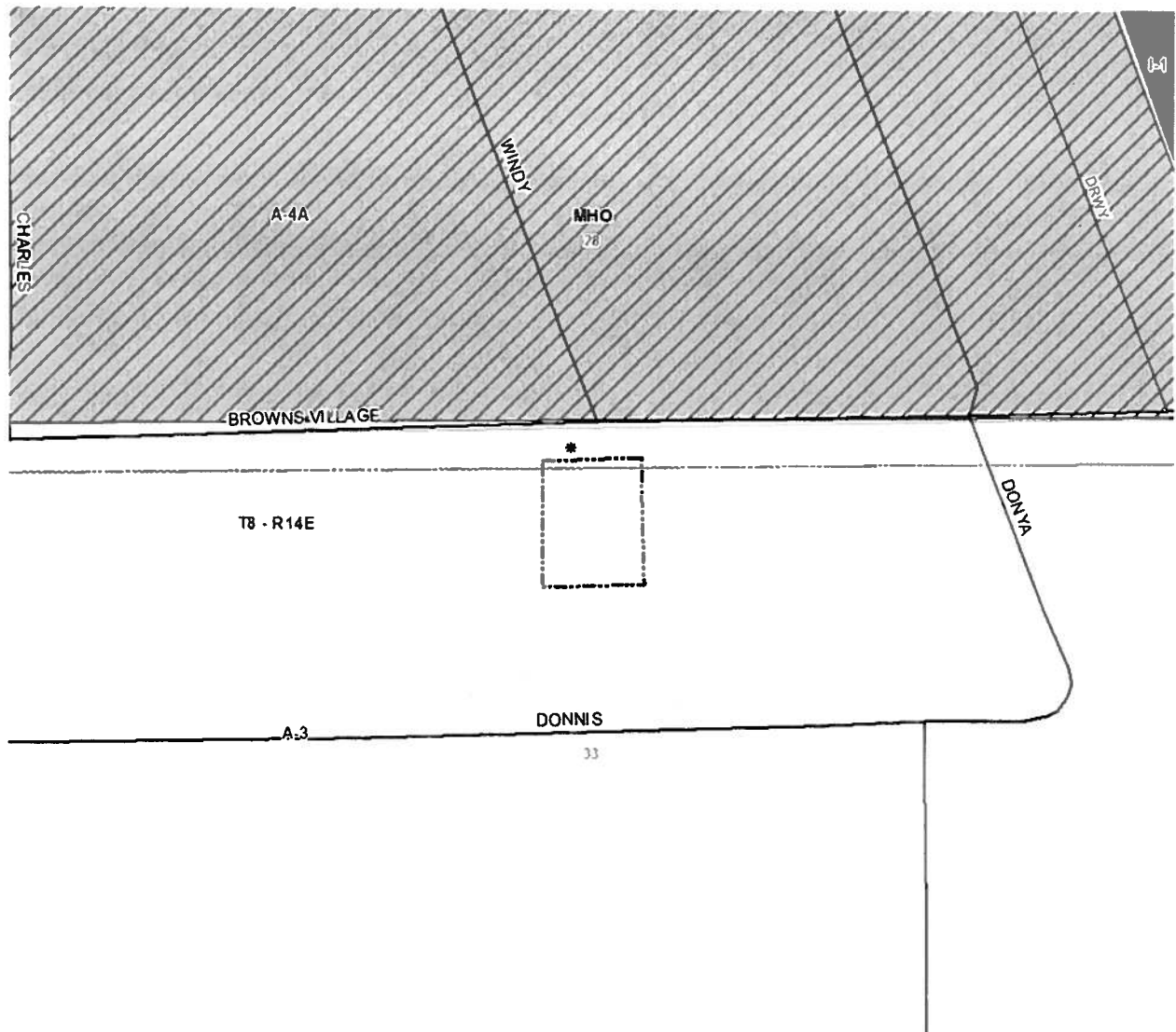
PETITIONER: Samantha Hamilton

OWNER: Tamland Investments, INC

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Browns Village Road, west of Donya Street, north of Donnis Drive, being Lot 3, Square A, Brown Village Subdivision ; S33, T8S, R14E; Ward 9, District 14

SIZE: 12,500 sq.ft.





61063
2016-233-ZC

61052

61049

61049

61047

61041

WINDY

A-4A

28

61037

DONNY

61029

61008

T3-R14E

DONNIS

A-3

33

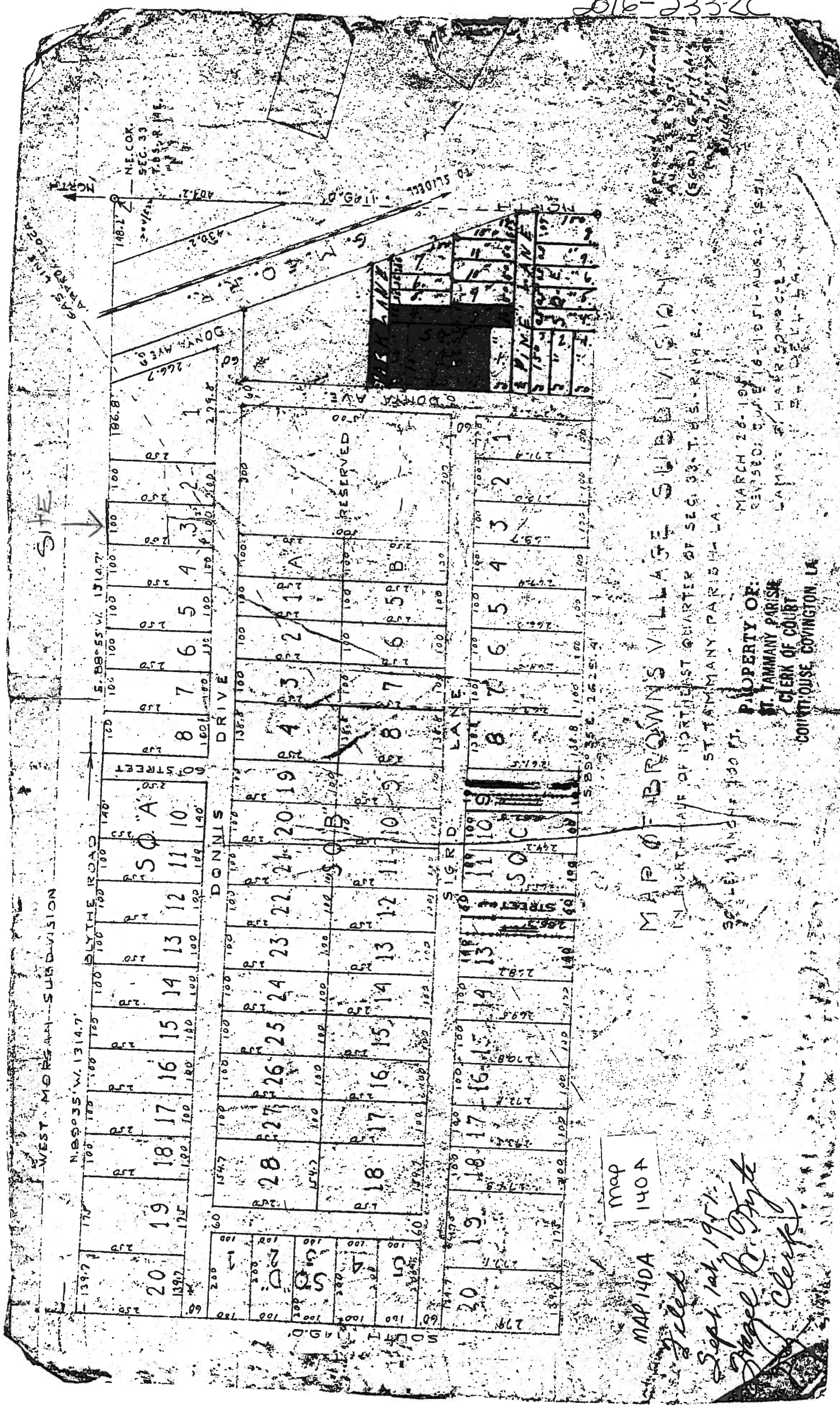
60509

DONYA

0

270 Feet

N



ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-244-ZC
Posted:05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Linda Bankston
OWNER: LA Xtreme Paintball of Slidell, LLC
REQUESTED CHANGE: From A-2 Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay
LOCATION: Parcel located on the south side of Dr. T. J. Smith Sr. Expressway, east of South Receiving Station Road, being 37000 Dr. T.J. Smith, Sr. Expressway, Slidell; S22, T8S, R14E; Ward 9, District 14
SIZE: 80 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	Undeveloped	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay. This site is located on the south side of Dr. T. J. Smith Sr. Expressway, east of South Receiving Station Road, being 37000 Dr. T.J. Smith, Sr. Expressway, Slidell. The 2025 future land use plan calls for the area to be developed in a manner which it would allow for the preservation of the natural landscape of the site. The site is currently developed with as a paintball field. The zoning change to CB-1 is being requested in order to bring the existing use in compliance with the appropriate zoning and the request to rezone to Rural Overlay is to allow for the future construction of a single family residence on the site. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 Community Based Facilities District & RO Rural Overlay designation be approved.

Case No.: 2016-244-ZC

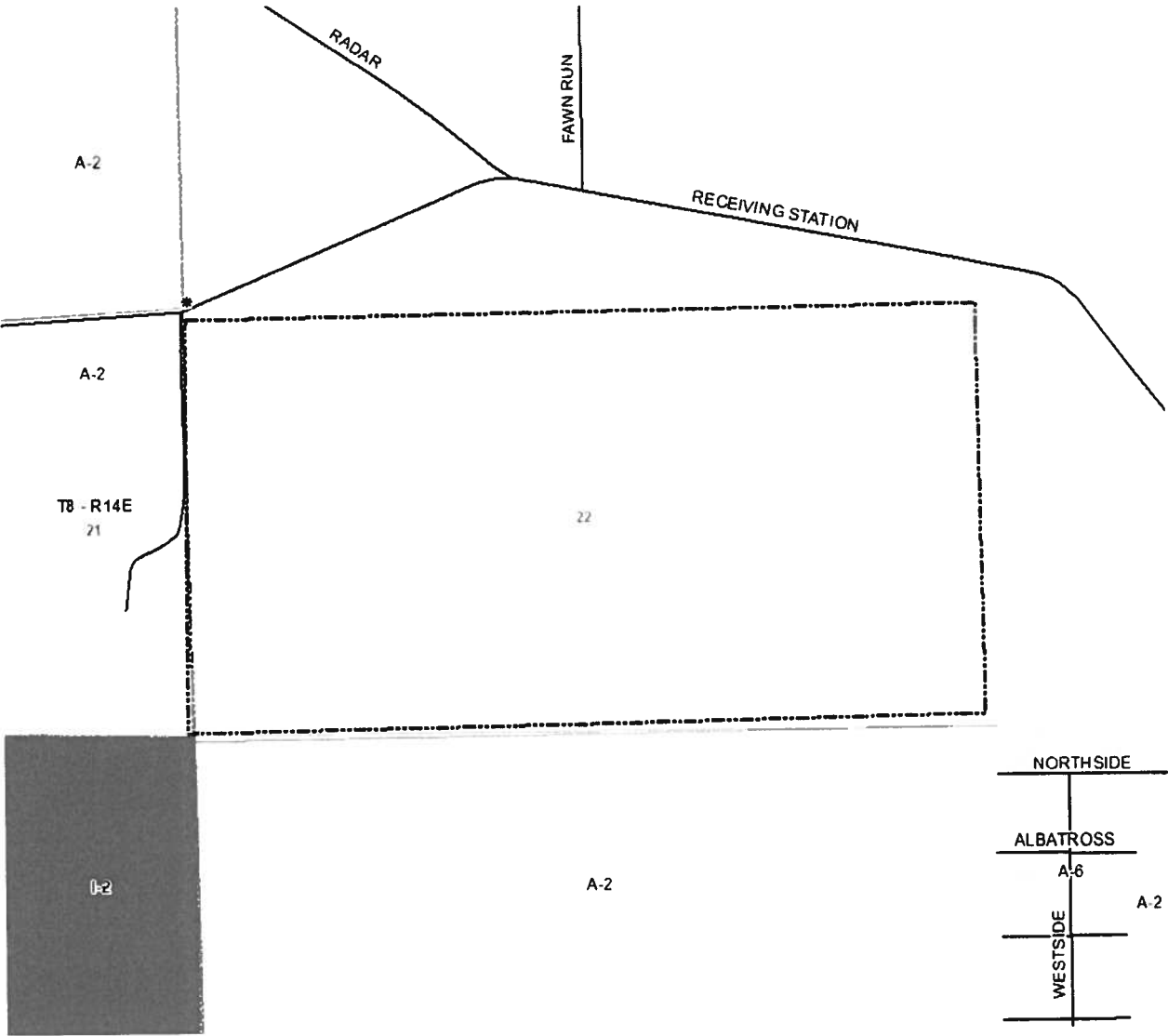
PETITIONER: Linda Bankston

OWNER: LA Xtreme Paintball of Slidell, LLC

REQUESTED CHANGE: From A-2 Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay

LOCATION: Parcel located on the south side of Dr. T. J. Smith Sr. Expressway, east of South Receiving Station Road, being 37000 Dr. T.J. Smith, Sr. Expressway, Slidell; S22, T8S, R14E; Ward 9, District 14

SIZE: 80 acres





2016-244-ZC

13

RADAR

BOAR RUN

DOE RUN

BOBCAT RUN

QUAIL RUN

FAWN RUN

HARE RUN

BULL RUN

ARMADILLO RUN

DR TJ SMITH SR

RECEIVING STATION

RECEIVING STATION

T3 - R14E

A-2

21

22

I-2

DRWY

NORTHSIDE

ALBATROSS

BLACKBIRD

CONDOR

A-6

WESTSIDE

EMU

FALCON

GUL

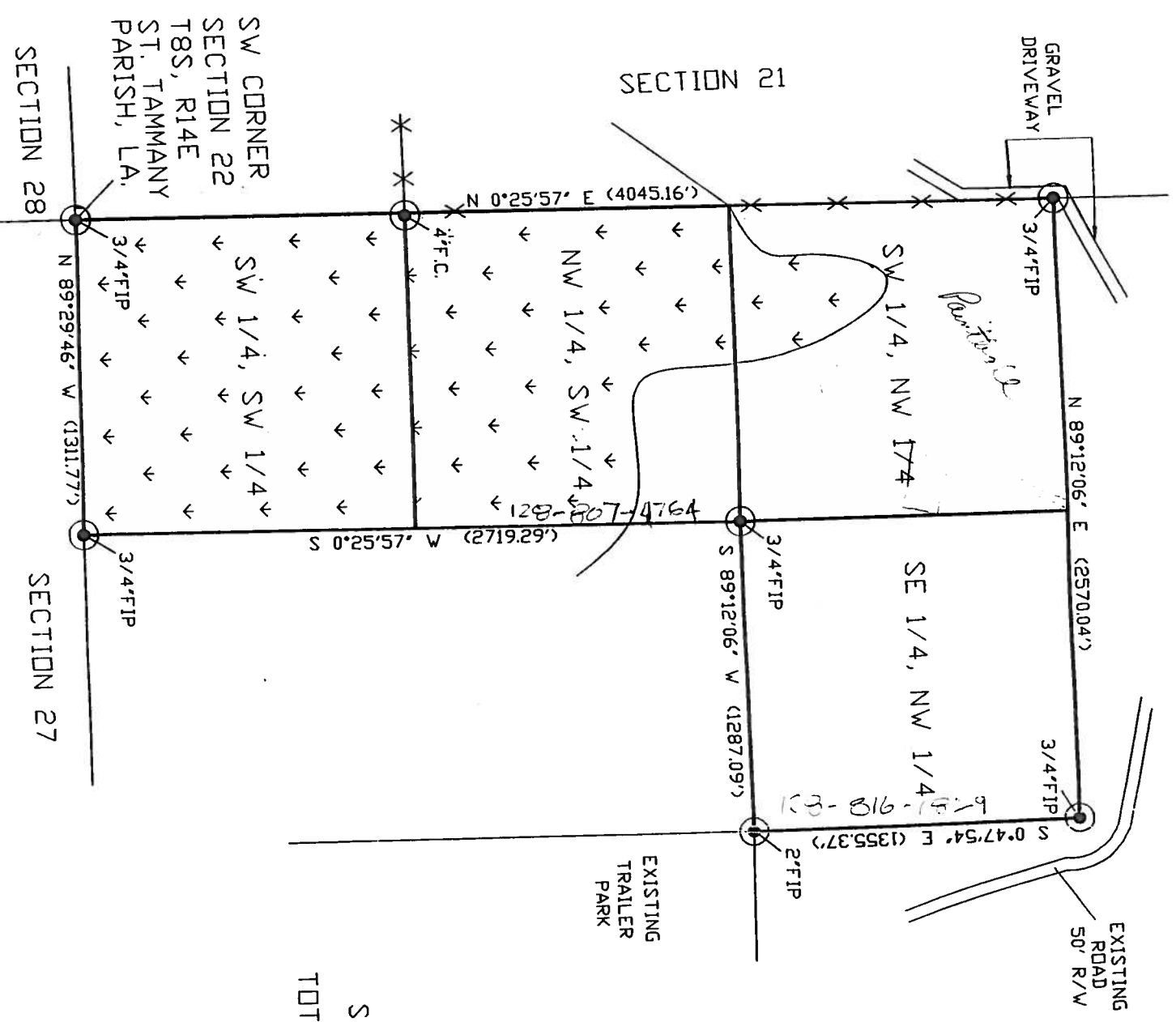
HERON

SOUTHSIDE

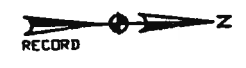
0 1,300 Feet



2016-244-ZC



SECTION 22
T8S, R14E
ST. TAMMANY PARISH, LA.
TOTAL ACRES : 161.86 ACERS



SCALE:		APPROVED BY:		DRAWN BY:	
DATE:					
SURVEY FOR:				DRAWING NUMBER:	

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-245-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Lonnie Johnson
OWNER: St. Tammany Fire District No. 13
REQUESTED CHANGE: From A-3 Suburban District & A-1 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the northwest corner of LA Highway 1077 & McDonald Road; S28, T6S, R10E; Ward 1, District 3
SIZE: 1.85 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & 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-3 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District & A-1 Suburban District to PF-1 Public Facilities District. This site is located at the on the northwest corner of LA Highway 1077 & McDonald Road. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public, in the surrounding area.

Note that the zoning change is being requested to allow for a fire station to be constructed on the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 Public Facilities District designation be approved.

Case No.: 2016-245-ZC

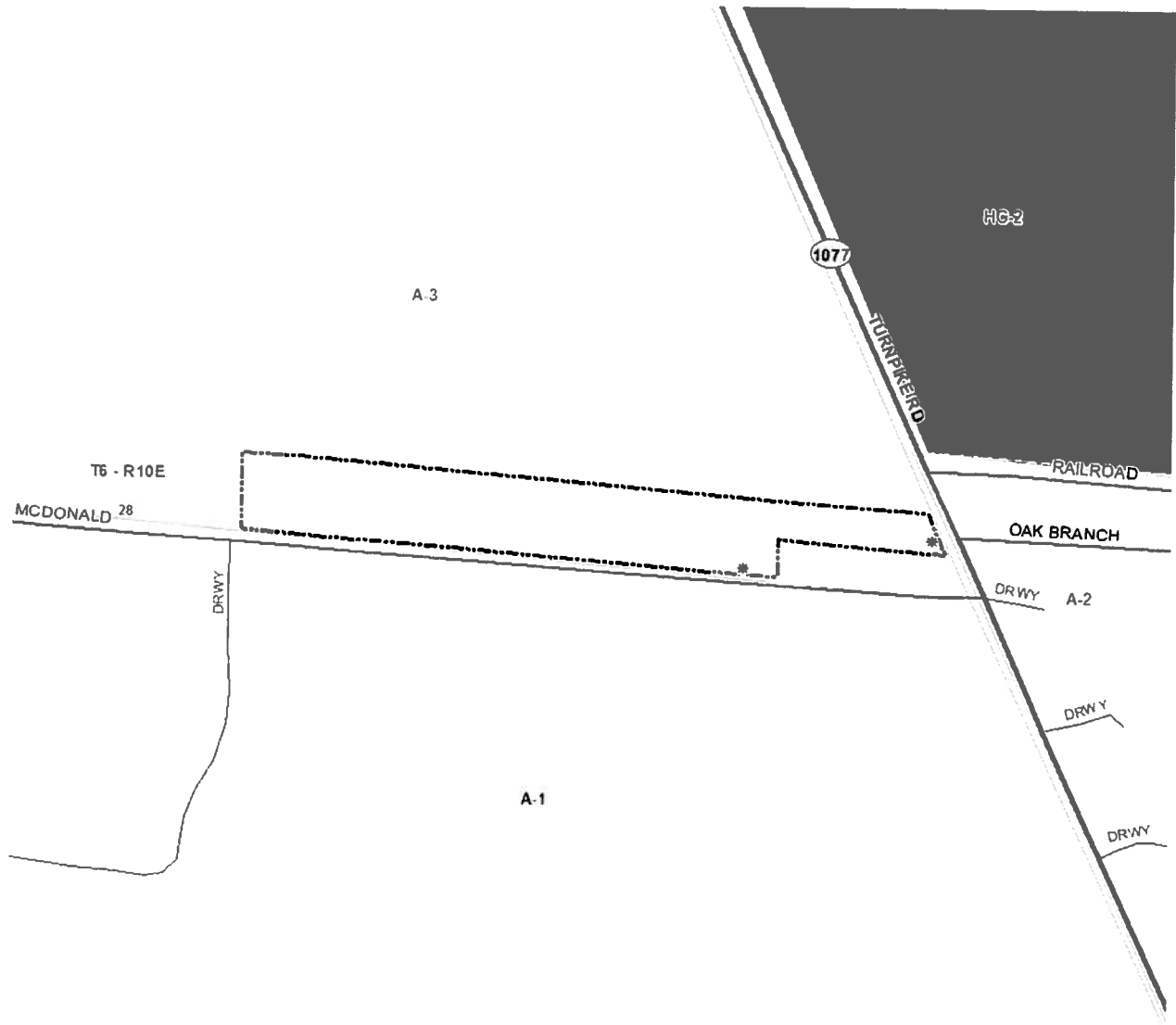
PETITIONER: Lonnie Johnson

OWNER: St. Tammany Fire District No. 13

REQUESTED CHANGE: From A-3 Suburban District & A-1 Suburban District to PF-1 Public Facilities District

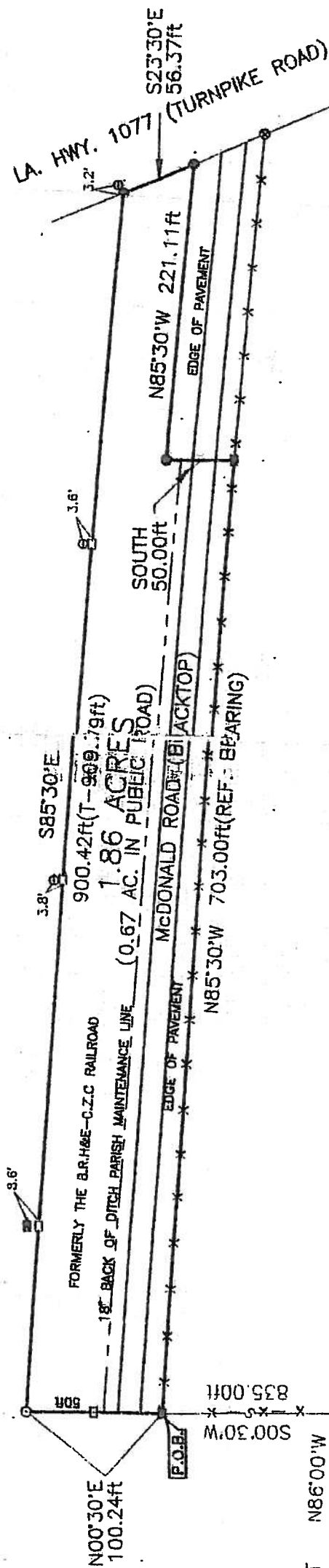
LOCATION: Parcel located on the northwest corner of LA Highway 1077 & McDonald Road; S28, T6S, R10E; Ward 1, District 3

SIZE: 1.85 acres





A SURVEY OF THE PROPERTY
FOR
BARBARA WINGFIELD



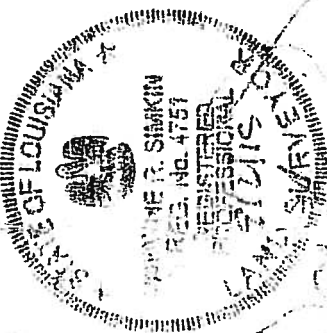
LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- WOOD FENCE POST
- WOOD STAKE SET
- ⊙ 2" METAL POST

NOTE: OWNER-CONTRACTOR TO DETERMINE BUILDING SETBACKS.

Reference 1) LEGAL DESCRIPTION OF THE DONALD D. WINGFIELD PROPERTY RECORDED IN INSTRUMENT #433102.

2) SURVEY BY C. R. SCHULTZ DATED NOVEMBER 19, 1970 FOR DONALD D. WINGFIELD. SAID DESCRIPTION AND SURVEY ON FILE IN THE OFFICIAL RECORDS OF THE CLERK OF COURT FOR ST. TAMMANY AND WERE USED FOR THE BASIS OF BEARINGS, TITLE(T) CALLS AND 1/4 SECTION TIE SHOWN.



NOTE 1) Said property is located in Flood Zone C per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 02D5C Map Revised, OCT. 17, 1989 Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as attested by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a D survey classification.

A SURVEY OF A PORTION OF GROUND SITUATED IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.

PROFESSIONAL LAND SURVEYORS
228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433
OFFICE (985)892-2847~FAX(985)892-2806

JOB NO.	DRAWN	DATE	SHEET NO.
15-88	ARS	09/01/15	1 OF 1
	CHECKED	SCALE	
	WRS	1"=100'	

WAYNE R. SIMKIN P.L.S. REG. # 4751

SEC. 28
SEC. 33

1/4 SEC.
CORNER

EAST N86°00'W
208.70ft 418.40ft

S00°30'W
835.00ft

N00°30'E
100.24ft

FORMERLY THE BLR.H&E-C.Z.C RAILROAD
-- 18" BACK OF DITCH PARISH MAINTENANCE LINE (0.67 AC. IN PUBLIC ROAD)

3.8' S85°30'E

900.42ft (T-909.79ft)

1.86 ACRES

McDONALD ROAD (BLACKTOP)

50.00ft SOUTH

N85°30'W 703.00ft (REF. BEARING)

N85°30'W 221.11ft

EDGE OF PAVEMENT

S23°30'E
56.37ft

LA. HWY. 1077 (TURNPIKE ROAD)



2016-245-22

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-253-ZC
Posted: 05/25/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jenette B. Gordon

OWNER: El Shaddi United Ministries

REQUESTED CHANGE: From A-4 Single-Family Residential District & HC-2 Highway Commercial District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Sunset Drive, north of US Highway 190, being 429 Sunset Drive, Slidell; S4, T9S, R14E; Ward 9, District 11

SIZE: 28,000 sq.ft.

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	A-4 Single-Family Residential District
South	Commercial	HC-2 Highway Commercial District
East	Commercial	A-4 Single-Family Residential District
West	Residential	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District & HC-2 Highway Commercial District to PF-1 Public Facilities District. This site is located on the west side of Sunset Drive, north of US Highway 190, being 429 Sunset Drive, Slidell. The 2025 future land use plan calls for the site to be developed with commercial uses. There is an existing church on the site. The objective of the request is to bring the current use in compliance with the appropriate zoning and to allow for an addition to the church. Staff does not have any objection to the request, considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public. The rezoning of the property to PF-1 will also create a transition between the commercial uses located on the south side of the property, along Gause West, and the existing residential neighborhood located on the north side of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 Public Facilities District designation be approved.

Case No.: 2016-253-ZC

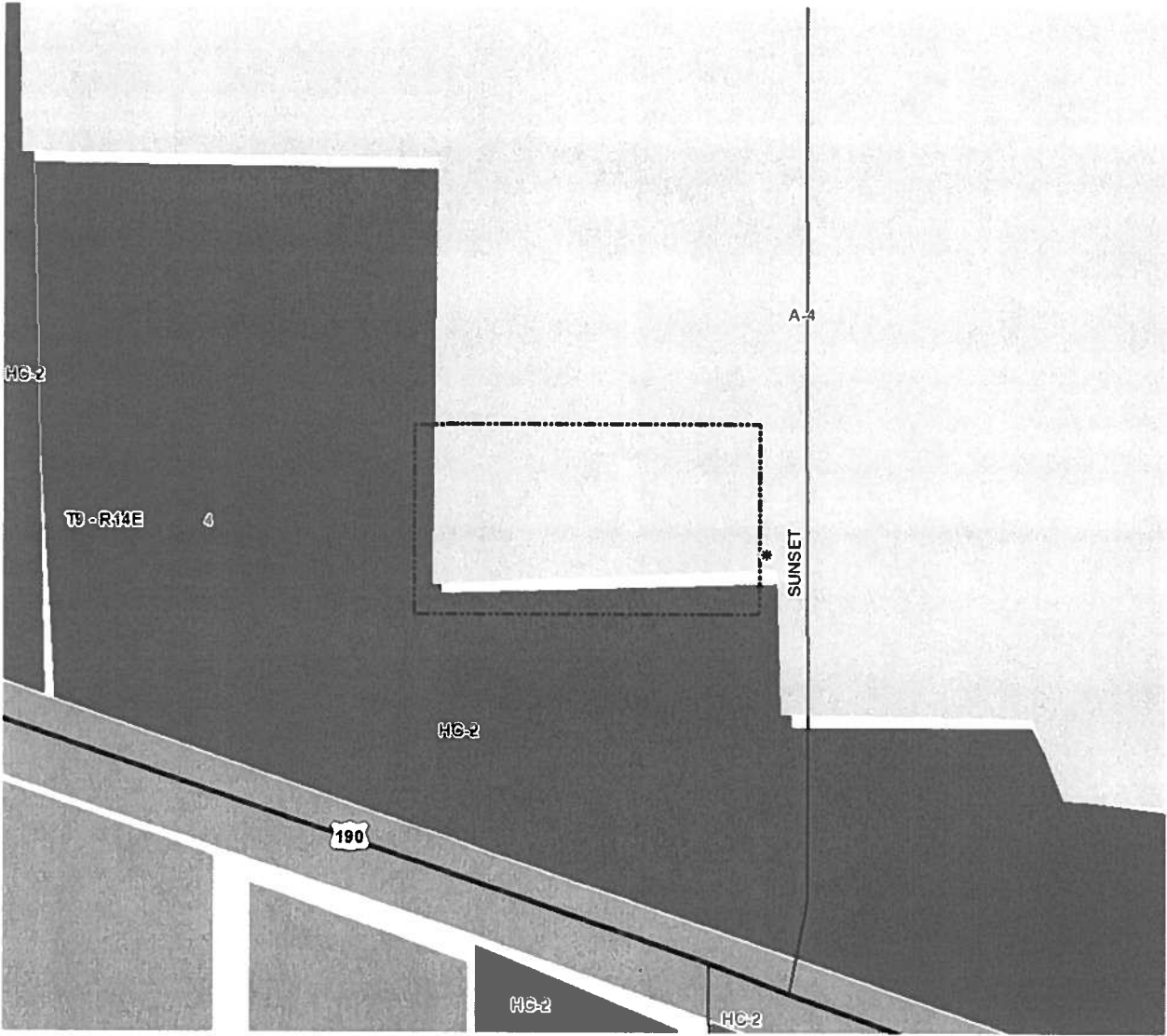
PETITIONER: Jenette B. Gordon

OWNER: El Shaddi United Ministries

REQUESTED CHANGE: From A-4 Single-Family Residential District & HC-2 Highway Commercial District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Sunset Drive, north of US Highway 190, being 429 Sunset Drive, Slidell; S4, T9S, R14E; Ward 9, District 11

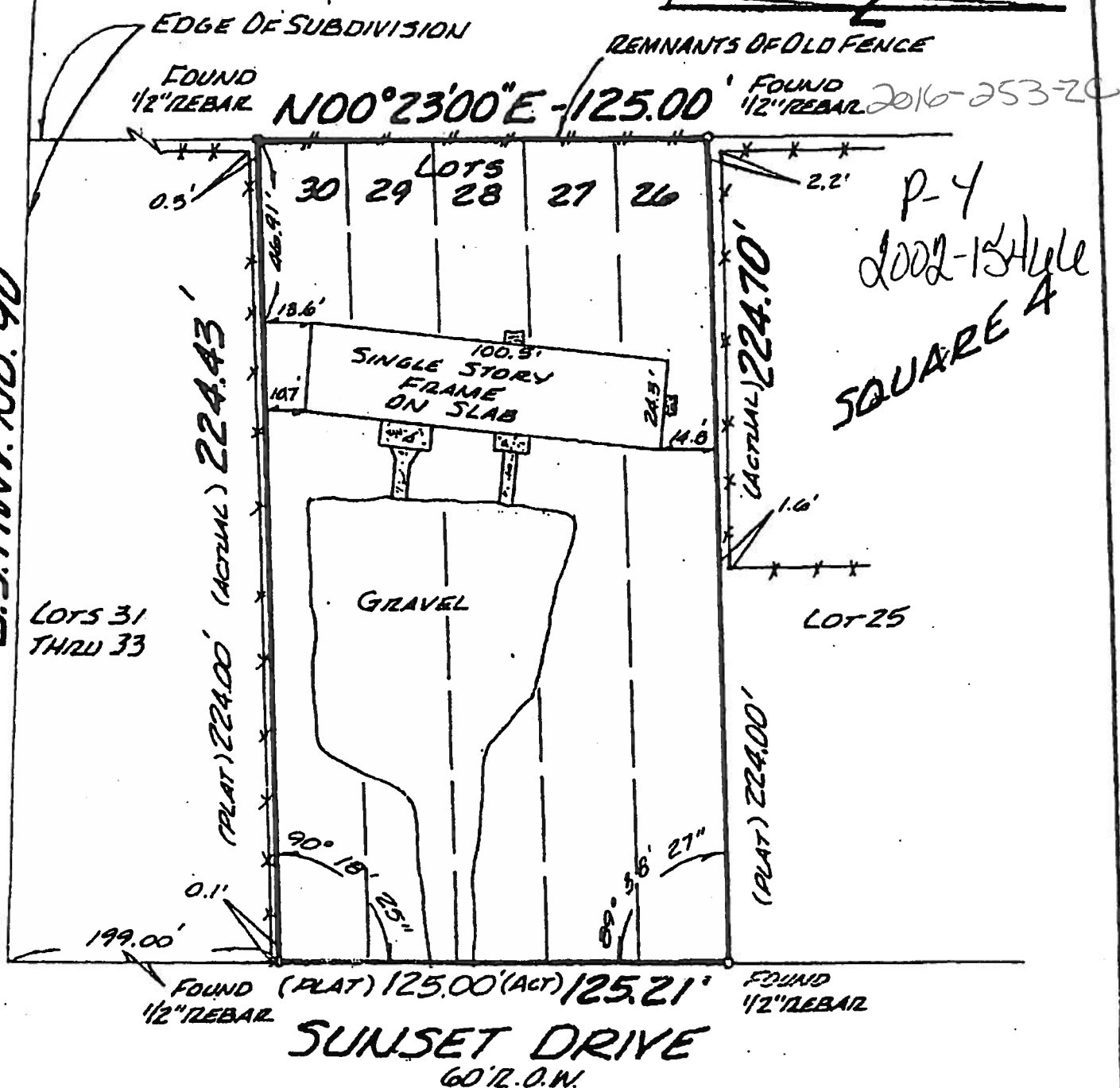
SIZE: 28,000 sq. ft.



A-2



U.S. HWY. NO. 90



ADDRESS: 23 SUNSET DRIVE

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

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

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

F.I.R.M. 4-21-99
225 2050420E
ZONE A-2 D.F.E. 11.0'
"Verify prior to Construction with Local Governing Body"

SURVEY NO. 1022436
DATE: 8-21-02

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
985-649-0075 FAX 985-649-0154

DRAWN BY: KP
SCALE: 1"=40.0'

REVISED:

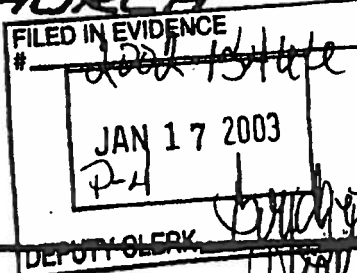
SURVEY MAP OF: LOTS 26 THRU 30 SQUARE 4

LOCATED IN: WOODLAND PARK SUBDIVISION

ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO:

CHRISTIAN CHURCH
OF SLIDELL



SURVEYED BY:

SEAN M. BURKES
LA. REG. NO. 4785

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-254-ZC
Posted: 05/25/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tina Willie Davis

OWNER: Mary Willie

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of L. Glass Road, south of LA Highway 40, being 82276 L. Glass Road, Folsom; S10, T5S, R10E; Ward 2, District 3

SIZE: 1 acre

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	Undeveloped & Residential	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay. This site is located on the east side of L. Glass Road, south of LA Highway 40, being 82276 L. Glass Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2016-254-ZC

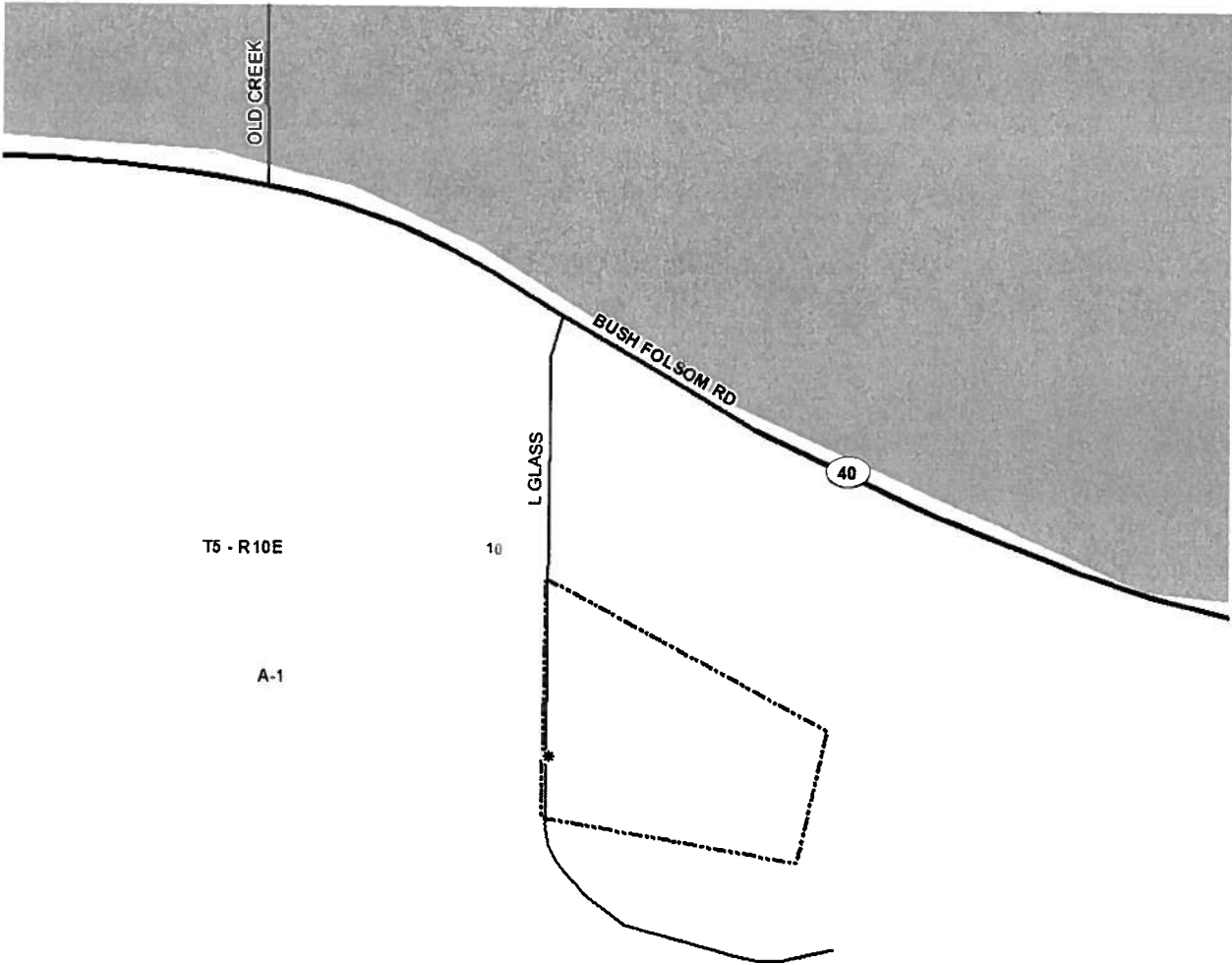
PETITIONER: Tina Willie Davis

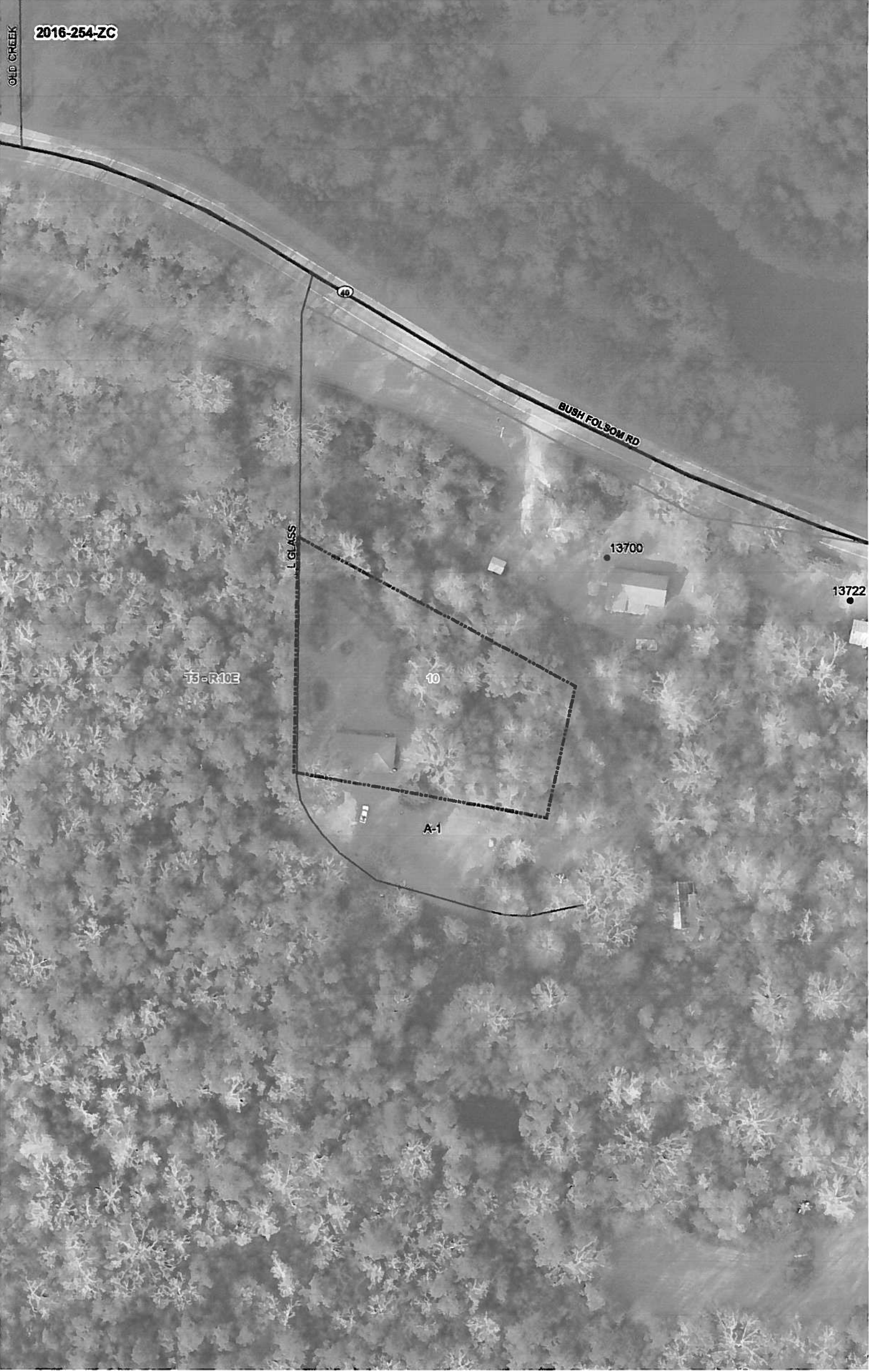
OWNER: Mary Willie

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of L. Glass Road, south of LA Highway 40, being 82276 L. Glass Road, Folsom; S10, T5S, R10E; Ward 2, District 3

SIZE: 1 acre

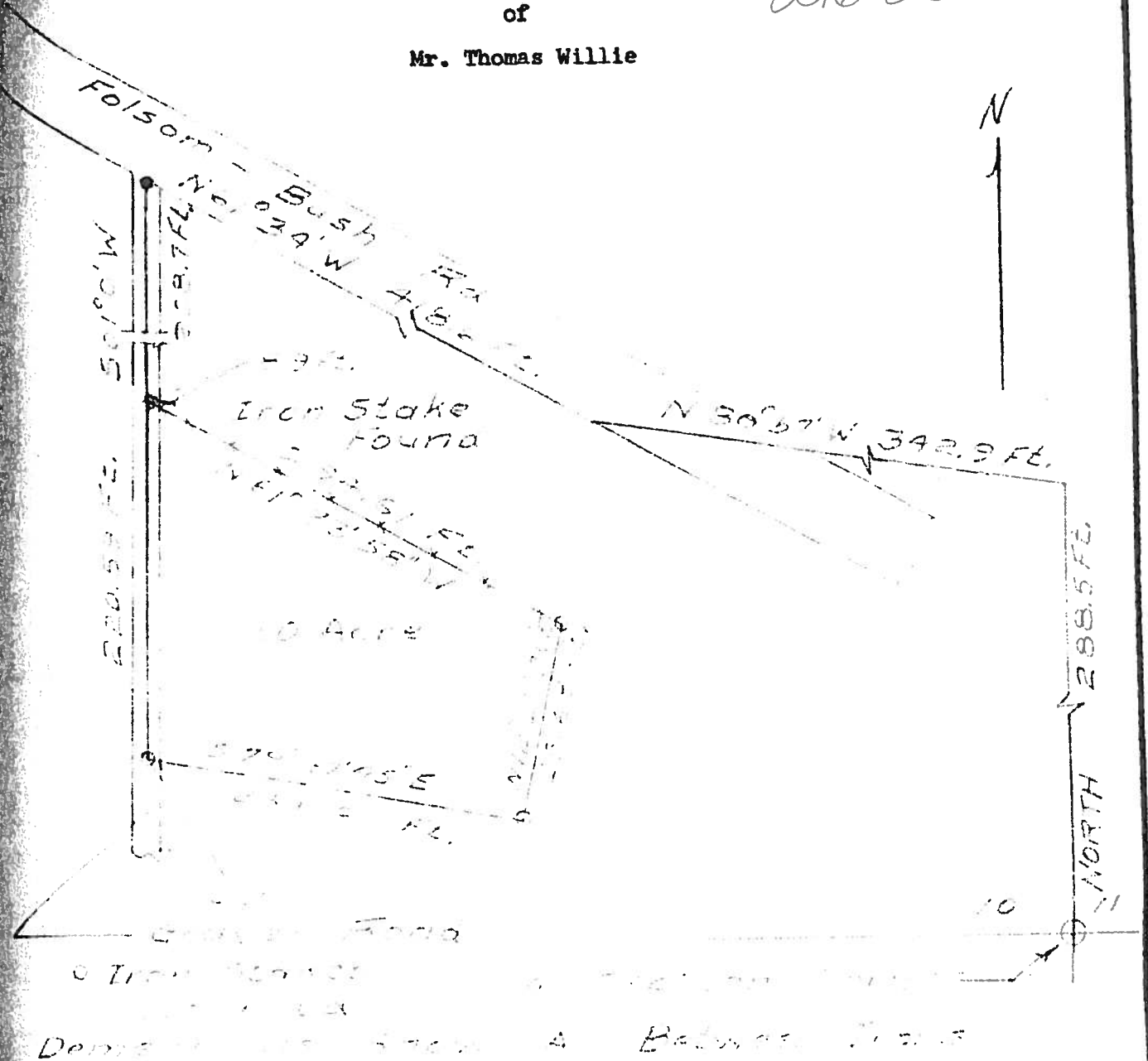




A Survey of the Property
of

Mr. Thomas Willie

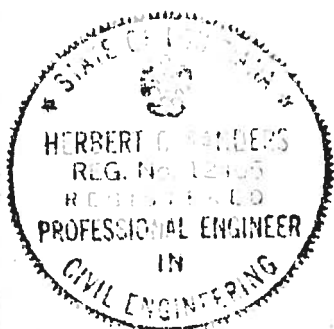
2016-254-ZC



A CERTAIN PIECE OR PORTION OF GROUND situated in Section 10, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Quarter Section Corner common to Sections 10 and 11, go North 288.5 feet to a point; thence North 80 degrees 57 minutes West 342.9 feet to a point located on the southern edge of the Folsom-Bush Road; thence North 61 degrees 34 minutes West 418.6 feet along the southern edge of said road to an iron stake located in a gravel road; thence South 01 degrees 0 minutes West 208.7 feet to an iron stake and the point of beginning. From the point of beginning, continue South 01 degrees 0 minutes West 220.59 feet to an iron stake; thence South 79 degrees 47 minutes 45 seconds East 239.78 feet to an iron stake; thence North 12 degrees 22 minutes 30 seconds East 125.68 feet to an iron stake; thence North 61 degrees 33 minutes 58 seconds West 294.61 feet to an iron stake and the point of beginning.

Said property contains 1.0 acre.



A Portion of Ground situated in
Section 10, Township 5 South, Range 10 East,

St. Tammany Parish,
Louisiana.

H. C. SANDERS & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS

OFFICE
892-2847

730 E. BOSTON ST.
COVINGTON LA. 70433

HOME
892-3104

JOB NO.

DRAWN

DATE

SHEET NO.

ST-74-96

hcs

31 May 74

1 of 1

CHECK'D

SCALE

1" = 100'

hcs

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-255-ZC
Posted: 05/25/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Money Hill Plantation, LLC
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the east side of LA Highway 21, north of Money Hill Drive, south of Esbon Drive ; S23 & 26, T5S, R12E; Ward 5, District 6
SIZE: 17.15 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 & pond	A-2 Suburban District
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	A-2 Suburban District
West	Residential	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 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 21, north of Money Hill Drive, south of Esbon Drive. The 2025 future land use plan calls for the area to be developed as a planned district including residential uses and conservation areas. Staff acknowledges the presence of HC-2 zoning, just south of Money Hill Drive; however, no commercial development has been taking place in the area since the rezoning was approved, through the comprehensive zoning. At this time, staff does not see any compelling reasons to recommend approval of the requested zoning change to allow for any additional commercial zoning in the area.

Note that a zoning change to HC-2 was submitted for the same site, during the comprehensive rezoning; however, it was not approved by the Council. Prior to the comprehensive rezoning, the site was zone R Rural Zoning District.

STAFF RECOMMENDATION:

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

Case No.: 2016-255-ZC

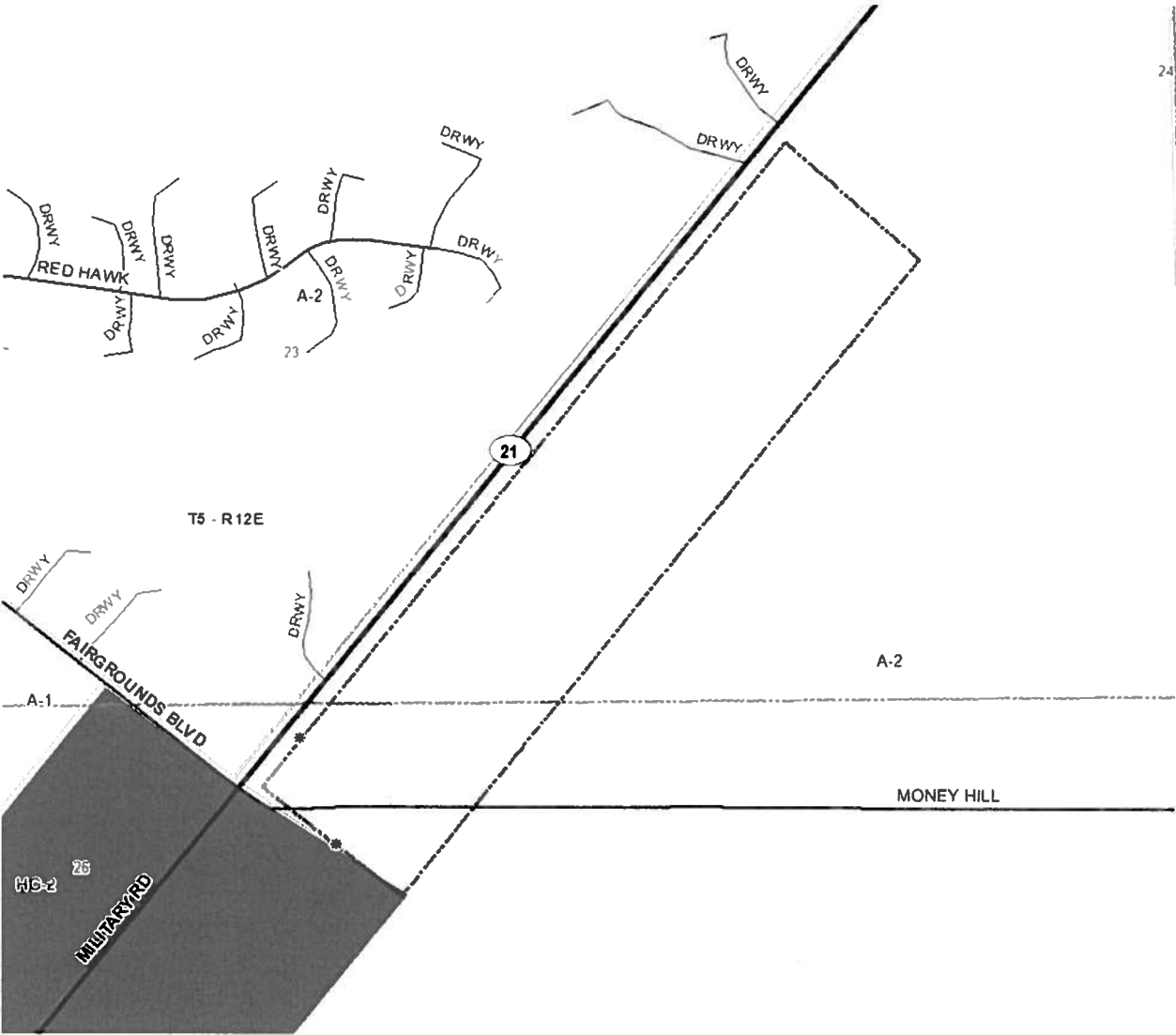
PETITIONER: Jeffrey D. Schoen

OWNER: Money Hill Plantation, LLC

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

LOCATION: Parcel located on the east side of LA Highway 21, north of Money Hill Drive, south of Esbon Drive ; S23 & 26, T5S, R12E; Ward 5, District 6

SIZE: 17.15 acres



2016-255-ZC

HOOOT OWL

80252

26377

20401

MORNING DOVE

26384

26420

WOODCOCK

80000

80014

79740

79710

24

79680

79676

79660

ESBON

79607

RED HAWK

T5-R12E

FAIRGROUNDS

A black and white photograph of a street sign that reads "MILITARY RD" in bold, capital letters, mounted on a post.

A-2

HC-2

26

25

UNKNOWN

MONEY HILL

N

A horizontal scale bar with a black outline. The left end is labeled '0' and the right end is labeled '1,000 Feet'. The bar is divided into two equal segments by a vertical line in the middle.

A Sketch Map showing the Existing Zoning & Proposed Zoning of a 17.15 Acre Parcel of Land, located in Sections 23 & 26, T-5-S, R-12-E, St. Tammany Parish, Louisiana

Reference for Sketch Map: A Survey Map by Jeron R. Fitzmorris, Dated 9-16-09, #14067

This Point is reported S01°17'E, 314.40 and S38°43'W, 1276.2 from the 1/4 Corner Common to Sections 23 & T-5-S R-12-E, St. Tammany Parish, Louisiana

**Existing Zoning A-2—
Proposed Zoning HC-2**

Fairgrounds

Blvd. - 7

Section 23
Section 26

La. Hwy. 21

N51°26'35"W
399.80'

**Money Hill
Parkway**

17.15 ACRES

400.00'



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

MAP PREPARED FOR ***Money Hill Plantation, LLC***

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN Located in Sections 23 and 26, Township 5 South,
Range 12 East, St Tammany Parish, Louisiana.

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

LAND SURVEYING LLC

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

BRUCE M. BUTLER
LOUISIANA PROFESSIONAL JOURNALIST
LICENSE NO. 4894

SCALE: 1" = 600'

DATE: 4-14-16

NUMBER: 17394

10013/Moneyhill34.31AcresZoning

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-257-ZC
Prior Action: Zoning change to A-4 approved (05/2014)
Posted: 05/25/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Joshua Wainer
OWNER: Watercross Development, LLC
REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay
LOCATION: Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy ; S47, T7S, R11E; Ward 1, District 1
SIZE: 80.37 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	A-2 Suburban District
South	Multi Family & Commercial	HC-3 Highway Commercial District
East	Tchefuncte River	
West	Commercial & Residential	HC-3 Highway Commercial District & A-2 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.

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay. This site is located north of Westshore Drive Extension & north of Pinnacle Pkwy. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential and conservation area. The PUD is proposed to be developed as a single family residential subdivision of a maximum of 143 lots. The size of the lots considerably varies throughout the development mainly because of the presence of wetlands, the configuration of the site and the fact that it is abutting the Tchefuncte River.

Note the A-4A, underlying zoning of the site (ZC14-03-025), was approved by the council in May 2014.

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
Minimum front, sides & rear yard setbacks & maximum height	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	Shall be 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.

Current gross density of this property, under the A-4A Single family Residential District is at 6 units per acre, which would allow for a maximum of 482 lots. The net density would allow for 362 units. The proposal is for 143 units with a net density would be 1.7 units per acre.

GREENSPACE

A total of 27 acres of greenspace (33%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area, an active recreation area and some other small passive greenspace area. The total acreage dedicated to active recreation is 0.85 acres, consisting of boat launch giving access to the Tchefuncte River. The total acreage dedicated to passive recreation is 26.15 acres consisting of open greenspace and undisturbed wetlands areas. Note that the 0.21 acre greenspace area cannot be included as part of the total greenspace area considering that it is not a minimum of a ¼ of an acre in area. Also, provide information regarding the 18.7 acre & 6.97 acre greenspace area, as if that portion of the greenspace is inundated by water for a period of greater than four (4) months within each calendar year. Finally, benches, gazebos and playground equipment should be provided within the proposed greenspace areas.

As a condition of Ordinance 499, a “*Recreational Development Plan*” shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets some of the objectives of the 2025 future land use plan. However, staff is concerned by the fact that a large portion of the site is covered with wetlands and that almost half of proposed number of lots are entirely or partially located within the wetland area. For that reason, staff feels that a lower density would be more suitable for the development of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be postponed, considering that additional information shall be provided regarding the required greenspace area.

Case No.: 2016-257-ZC

PETITIONER: Joshua Wainer

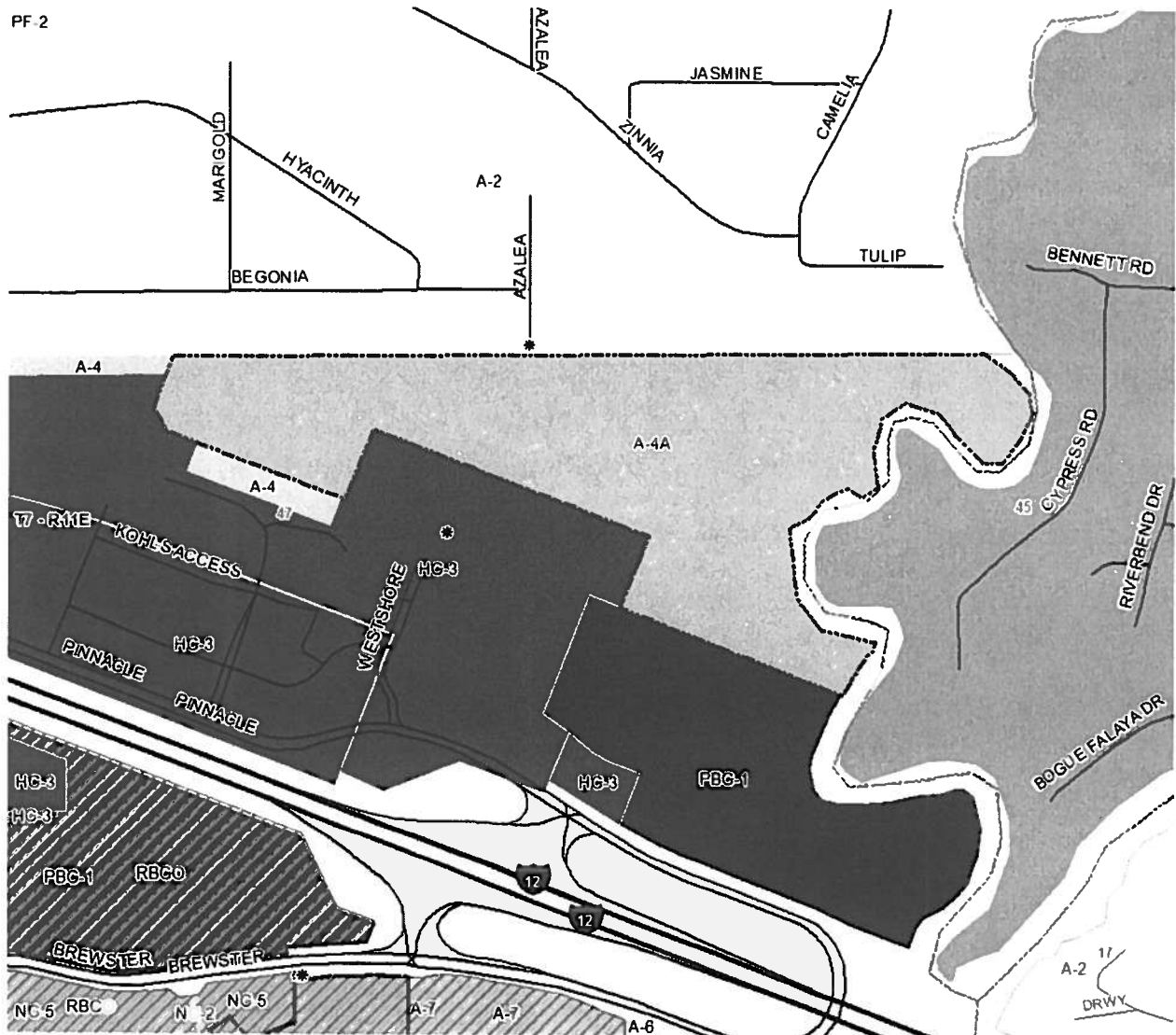
OWNER: Watercross Development, LLC

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy ; S47, T7S, R11E; Ward 1, District 1

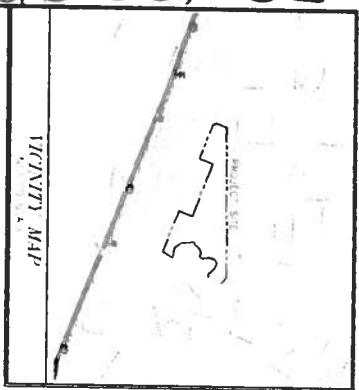
SIZE: 80.37 acres

PF 2





2016-257-ZC



THE ESTIMATES OF MATHEMATICS

1997

STAFFYORK'S INFORMATION



JOHN E. BONNEAU
& ASSOCIATES, INC.

Professional Land Surveyor - Planner - Consultants

THE ESTATE AT WATERBURY, MASS. LEGAL DESCRIPTION

100-443887-100

RESTRICTIVE COVENANT

[The page contains dense handwritten text in approximately 20 vertical columns, which is mostly illegible due to extreme blurriness.]



1. **DR. J. J. JOHNS & DONNELL & ASSOC., INC.**
1000 17th St., N.W.
Washington, D.C. 20036
(202) 462-1100

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Fe^{+3}/Fe , g	0.4836

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ALL STATE FINANCIAL CO.

A PUD OF THE ESTATES AT WATERCROSS
SITUATED IN SECTION 47, T-7-S, R-11-E
ST. TAMMANY PARISH, LOUISIANA.

SITUATED IN SECTION 47, T-7-S, R-11-E
ST. TAMMANY PARISH, LOUISIANA.

ST. TAMMANY PARISH, LOUISIANA

1071

2016-257-2C

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: WATERCROSS DEVELOPMENT, LLC

Developer's Address: 321 VETERANS MEMORIAL BLVD. METAIRIE LOUISIANA 70005
Street City State Zip Code

Developer's Phone No. (504) 834-5511
(Business) (Cell)

Subdivision Name: ESTATE AT WATERCROSS

Number of Acres in Development: 81.14 Number of Lots/Parcels in Development: 145

Ultimate Disposal of Surface Drainage: TCHEFUNCTE RIVER

Water Surface Runoff Mitigation Proposed: STORM WATER QUALITY "FIRST FLUSH" WILL BE INCORPORATED
INTO THE PROJECT

(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 ☐ Tilt 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? TCHEFUNCTE RIVER & FLOWERS BAYOU

- 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? _____

- 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:

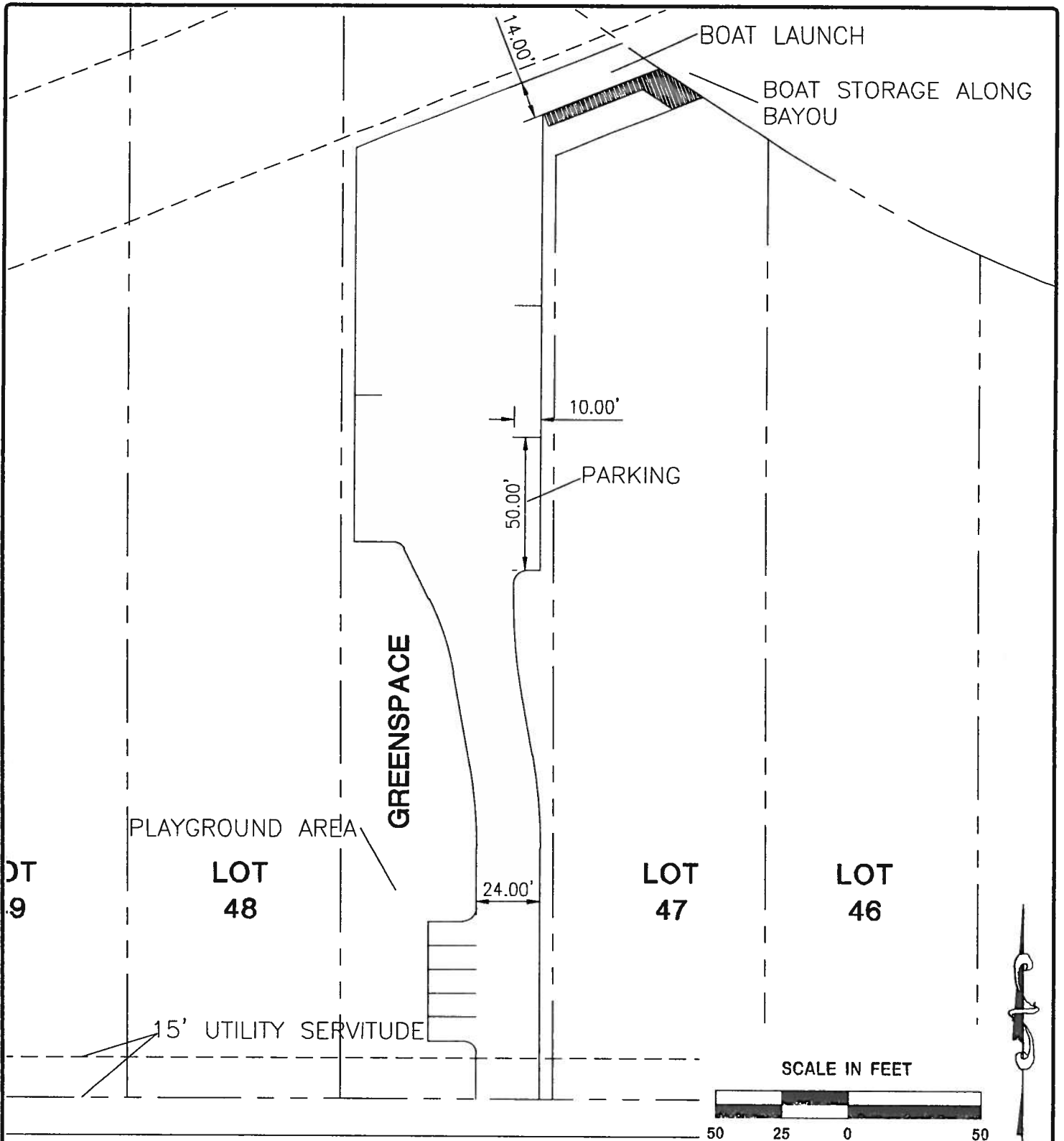
- | | |
|--|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any 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.

WATERCROSS DEVELOPMENT, LLC BY: _____
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

DATE

4/18/16



DUPLANTIS DESIGN GROUP, PC
 CIVIL ENGINEERING • ARCHITECTURE
 34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
 PHONE: 985-249-6180 || FAX: 985-249-6190
 THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

1. BOAT LAUNCH EXHIBIT
TCHEFUNCTE RIVER LOTS
ESTATES AT WATERCROSS
S47-T7S-R11E
ST. TAMMANY PARISH, LA
 DATE: 3-21-16

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-258-ZC
Posted: 05/25/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Zachary & Heather Davis
OWNER: Zachary & Heather Davis
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay
LOCATION: Parcel located on the south side of River Road, east of Airport Road, being 74643 River Road, Covington ; S21, T6S, R11E; Ward 3, District 2
SIZE: 5.002 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	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District & RO Rural Overlay. This site is located on the south side of River Road, east of Airport Road, being 74643 River Road, Covington. The 2025 future land use plan calls for the area to be developed with new residential uses, compatible with the surrounding uses. The objective of the request is to allow for the construction of a barn on the site. Considering the size of the property and the rural character of the area, staff has not objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2016-258-ZC

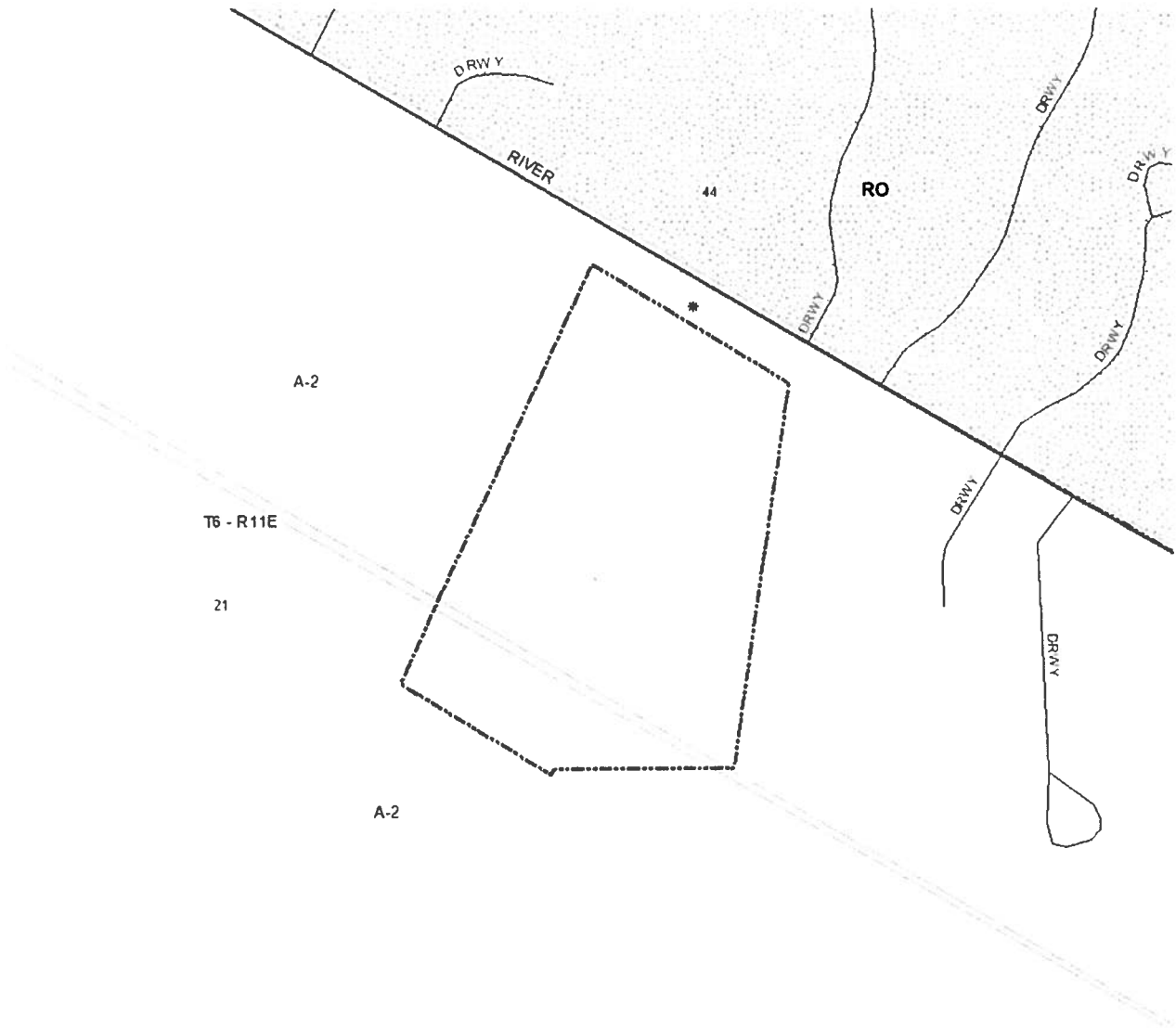
PETITIONER: Zachary & Heather Davis

OWNER: Zachary & Heather Davis

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay,

LOCATION: Parcel located on the south side of River Road, east of Airport Road, being 74643 River Road, Covington ; S21, T6S, R11E; Ward 3, District 2

SIZE: 5.002 acres



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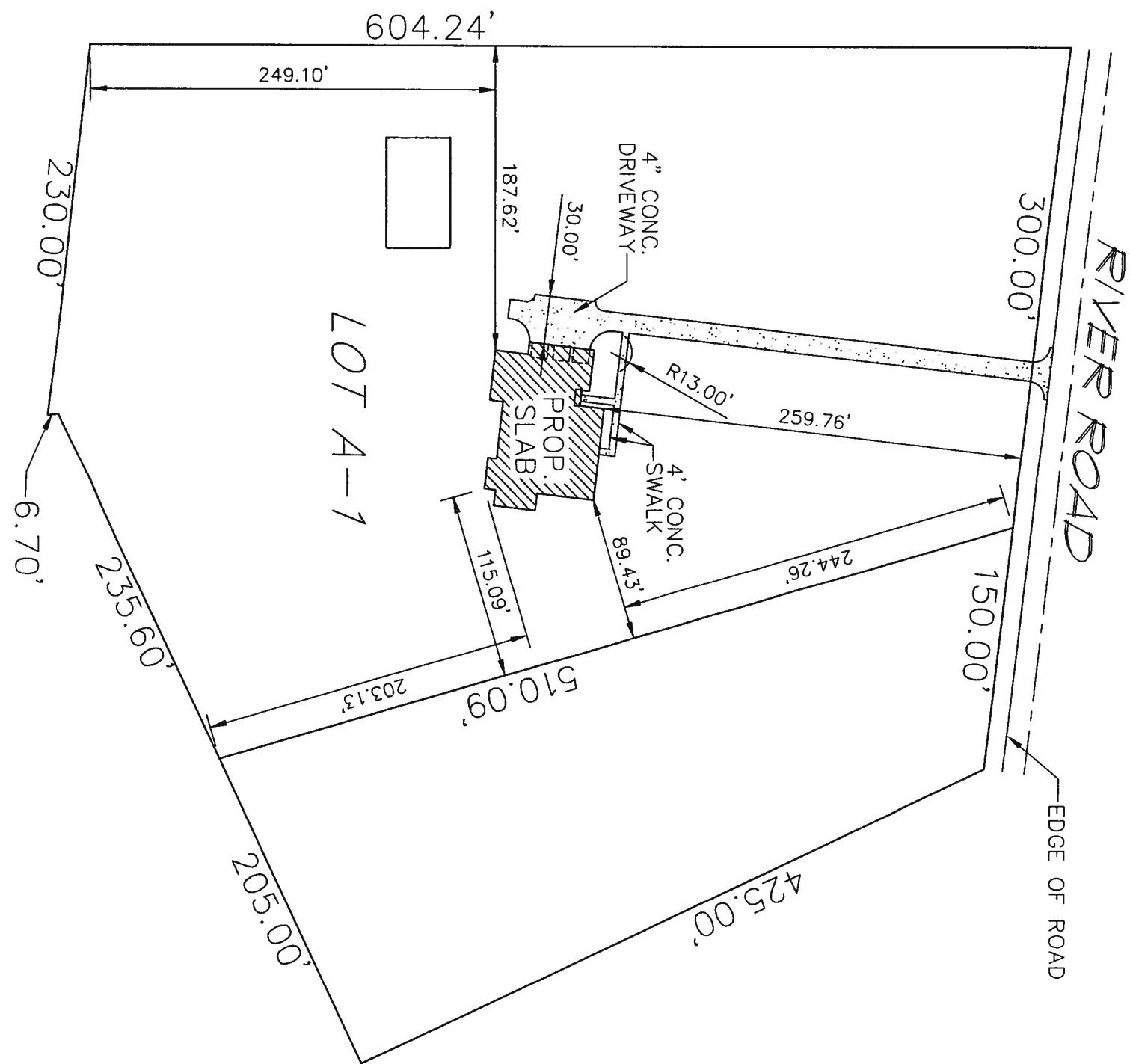
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2016-258-ZC



PLOT PLAN

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-261-ZC
Posted: 05/26/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tim Henning
OWNER: James & Sandy Wood
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District (2.254 acres) & A-3 Suburban District (21.879 acres)
LOCATION: Parcel located on the east side of LA Highway 1077, north of Tantela Ranch Road ; S17 & 20, T6S, R10E; Ward 1, District 3
SIZE: 24.14 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential & Undeveloped	A-1 Suburban District
South	Undeveloped	PUD Planned Unit Development District
East	Undeveloped	PUD Planned Unit Development District
West	Undeveloped	A-1 Suburban District & A-1A 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 petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District & A-3 Suburban District. This site is located on the east side of LA Highway 1077, north of Tantella Ranch Road. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses and conservation areas. The A-2 Suburban District is being requested to allow for the creation of a 2.254 acre parcel of land for the existing single family residence, to be sold separately. The remaining 21.879 acre portion of the site is requested to be rezoned to A-3, to be added to the adjacent residential PUD development (see requested major amendment to the PUD ZC04-07-055).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District & A-3 Suburban District designation be approved.

Case No.: 2016-261-ZC

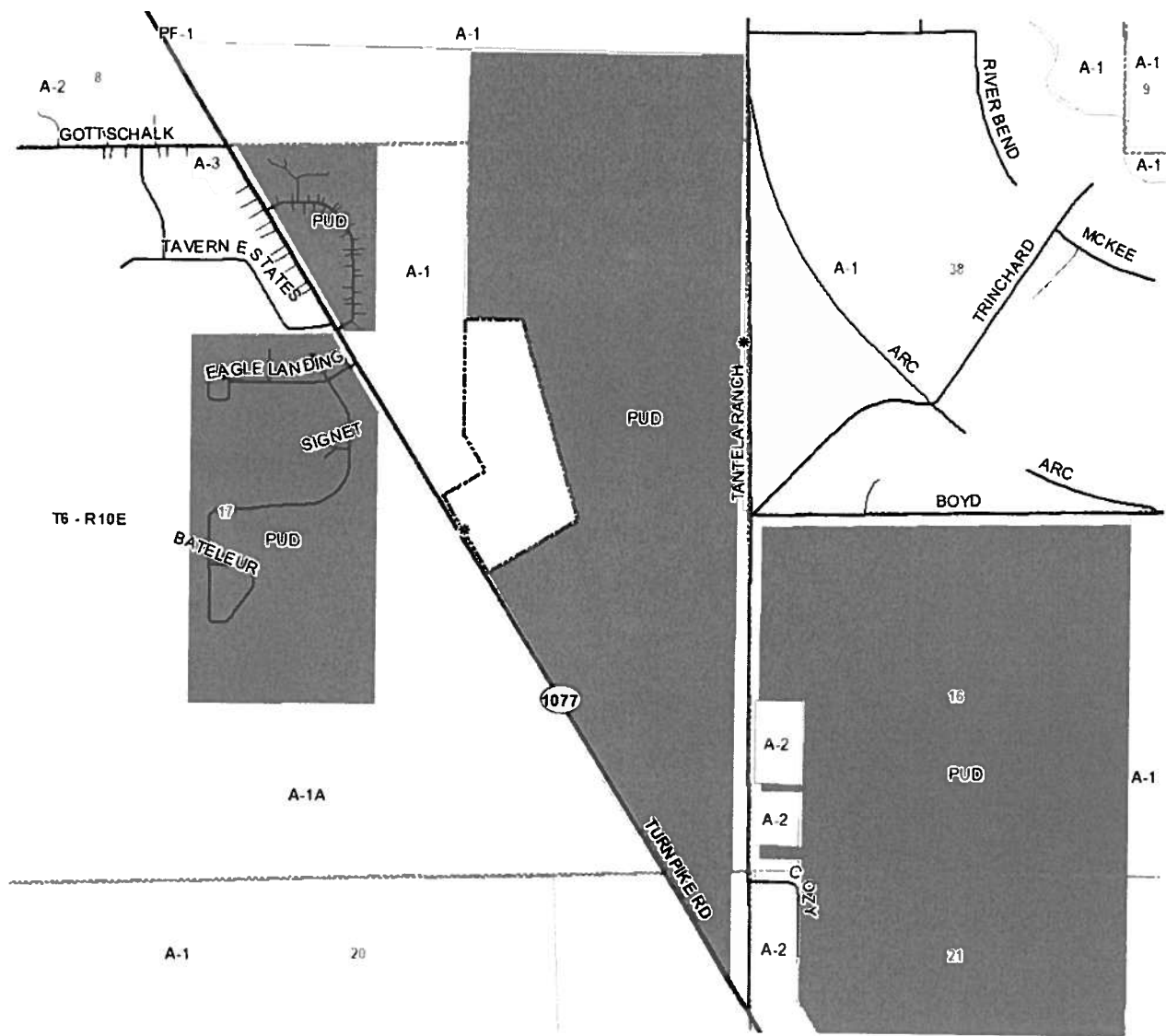
PETITIONER: Tim Henning

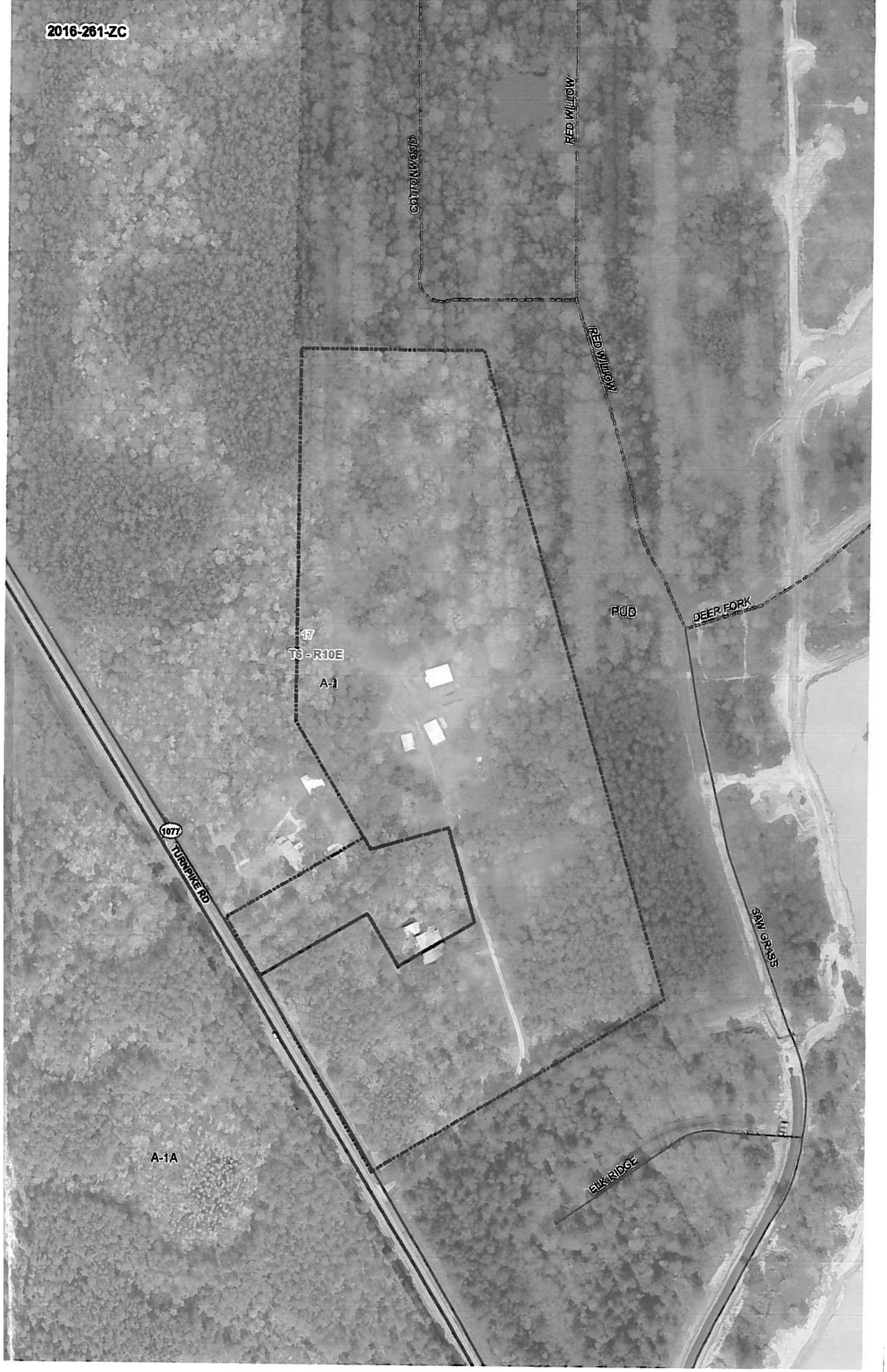
OWNER: James & Sandy Wood

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District (2.254 acres) & A-3 Suburban District (21.879 acres)

LOCATION: Parcel located on the east side of LA Highway 1077, north of Tantela Ranch Road ; S17 & 20, T6S, R10E; Ward 1, District 3

SIZE: 24.14 acres





ZONING STAFF REPORT

Date: 5/31/2016

Case No.: ZC04-07-055

Prior Action: Approved by Council (11/02/06)

Posted: 05/26/2016

Meeting Date: 6/7/2016

Determination: Approved, Amended, Postponed,
Denied

GENERAL INFORMATION

PETITIONER: Lonesome Development, L.L.C., c/o Tim Henning

OWNER: Lonesome Development, L.L.C., c/o Tim Henning

REQUESTED CHANGE: Major Amendment to the (Planned Unit Development Overlay) & addition of 21.879 acres

LOCATION: Parcel located west of Tantella Ranch Road, east of LA Highway 1077, north of the intersection of Tantella Ranch Road and LA Highway 1077; S8, 17, & 20, T6S, R10E; Ward 1, District 1

SIZE: 228.321 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & Parish

Road Surface: 2 lane asphalt

Condition: Moderate

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development:

Multi occupancy development:

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 site is located west of Tantella Ranch Road, east of LA Highway 1077. A single family residential development of a total of 260 lots was approved to be developed on the site in 2004. The request consist of a major amendment of the originally approved PUD plan and the addition of 21.879 acres. Note that a zoning change request to A-3 (2016-261-ZC) has also been submitted to establish the underlying zoning of the 21.879 acre parcel to be added to the PUD.

The requested amendments of the originally approved subdivision consists of:

- A reconfiguration of the roads and the lots, resulting in an improvement of the circulation.
- A reduction of the total number of ponds from 5 small ponds to 3 large ponds to improve the drainage of the site.
- Increase in the total acreage of greenspace from 59.78 acres to 67.565 acres and the addition of active and passive amenities.
- Increase of size of the buffer along Hwy 1077 & Tantella Ranch Road.
- The addition of 21.879 acres to the site, proposed to be developed with single family residential lots, making for a total of 296 residential lots with an average lot size of 15,000 sq.ft.

ACCESS

As originally approved, the site is proposed to be accessed from Tantella Ranch Road through a 2 way drive and from Hwy 1077 through a boulevard type access drive.

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	Provided as Required
Restrictive Covenants	Provided as Required
Minimum front, sides & rear yard setbacks & maximum height	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

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.

Current gross density of this additional 21.879 acre property, under the A-1 Suburban District is at 1 units per 5 acres, which would allow for a maximum of 4 lots. According to the requested zoning change to A-3 Suburban District, the gross density would be of 2 units per acre, which would allow for 43 units. The net density would allow for 33 units. The proposal is for 33 units with a net density would be 1.5 units per acre.

GREENSPACE

A total of 67.565 acres of greenspace (29.60%) is proposed to be provided throughout the subdivision, including 50 % of the pond area and the active and passive recreation area. The total acreage dedicated to active recreation is 4.366 acres (1.9%), consisting of a pool and cabana, playground, recreational fishing in ponds and a cleared active recreation area for volleyball, softball or other sports. The total acreage dedicated to passive recreation is 63.19 acres consisting of open space and dedicated walking paths. The proposed recreational amenities create a considerable improvement to the subdivision. The reconfiguration of the subdivision is also making the open spaces and pond area more functional and beneficial to the residents.

Additional information to be provided:

- A complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.
- A cross-section of the proposed walking/jogging path shall be provided, indicating the width and materials to be used for the construction of said path (acceptable material type: aggregate, semi hard, hard surface materials. No grass or natural ground pat allowed.).

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets some of the objectives of the 2025 future land use plan. The proposed PUD fails to conform to the “Single Family Residential - Conservation” classification in that this designation calls for “a density – within the overall tract – which is similar to that of adjoining residential uses.” The proposed subdivision is surrounded by large undeveloped tracts of land and few single family residences. However, the density of the proposed revised PUD is lower than the density of the approved PUD subdivisions located in proximity (Northridge Subdivision 1.63 lots/acre, Eagle Lake Subdivision 2 lots/acre and Bedico Ranch (not constructed) approved at 1.26 lots/acre).

STAFF RECOMMENDATION:

The staff recommends that the requested major amendment to the PUD and the addition be approved.

Case No.: ZC04-07-055

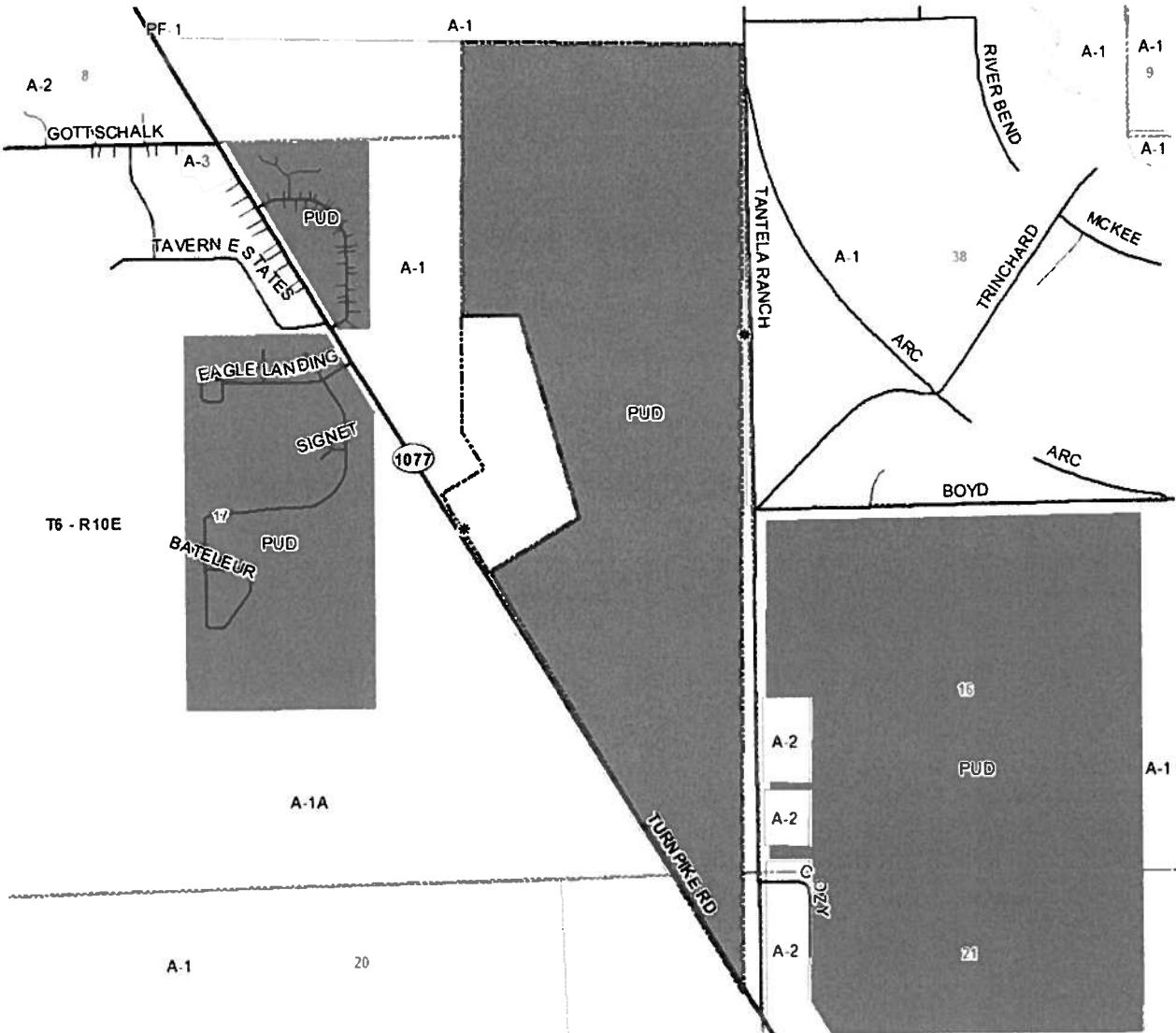
PETITIONER: Lonesome Development, L.L.C., c/o Tim Henning

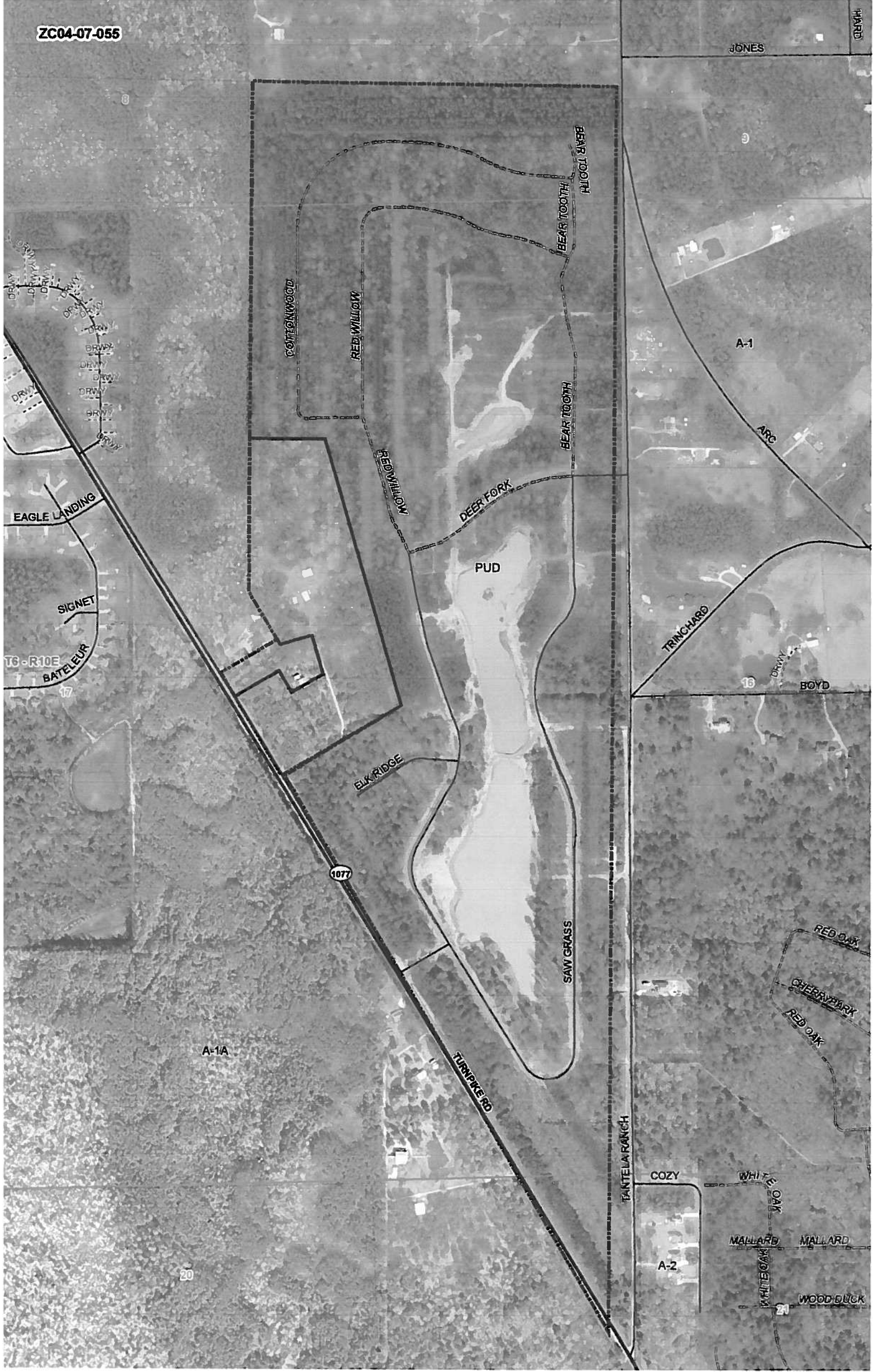
OWNER: Lonesome Development, L.L.C., c/o Tim Henning

REQUESTED CHANGE: Major Amendment of the PUD Planned Unit Development District & addition of acres

LOCATION: Parcel located west of Tantella Ranch Road, east of LA Highway 1077, north of the intersection of Tantella Ranch Road and LA Highway 1077; S8, 17, & 20, T6S, R10E; Ward 1, District 1

SIZE: 228.321 acres





ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-262-ZC
Posted: 05/26/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Patricia Lacoste, Richard Zimmer, Dianne Zimmer, Herb Davis
OWNER: Patricia Lacoste, Richard Zimmer, Dianne Zimmer, Herb Davis
REQUESTED CHANGE: From A-2 Suburban District to ED-1 Primary Education District
LOCATION: Parcel located on the west side of Magnolia street, north of Sassafras Street, being 252 & 256 Magnolia Street, Mandeville; S45, T8S, R11E; Ward 4, District 4
SIZE: 1.596 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	Single Family Residential	A-2 Suburban District
West	Single Family Residential	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to ED-1 Primary Education District. This site is located at the on the west side of Magnolia street, north of Sassafras Street, being 252 & 256 Magnolia Street, Mandeville. The 2025 future land use plan calls for the area to be developed with single family residential uses. There is existing private elementary school on the lot located at 252 Magnolia St. The other site is developed with a single family residence. The objective of this request is to bring the existing use in compliance with the appropriate zoning district and to allow for expansion of the school on the adjacent lot. Staff does not have any objections to the request to bring the existing use in compliance with the appropriate zoning; however, there is no compelling reason to recommend approval of the expansion on the adjacent lot.

STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 Primary Education District designation be approved only for the parcel located at 252 Magnolia Street, and recommend denial of the requested zoning change for the parcel located at 256 Magnolia Street.

Case No.: 2016-262-ZC

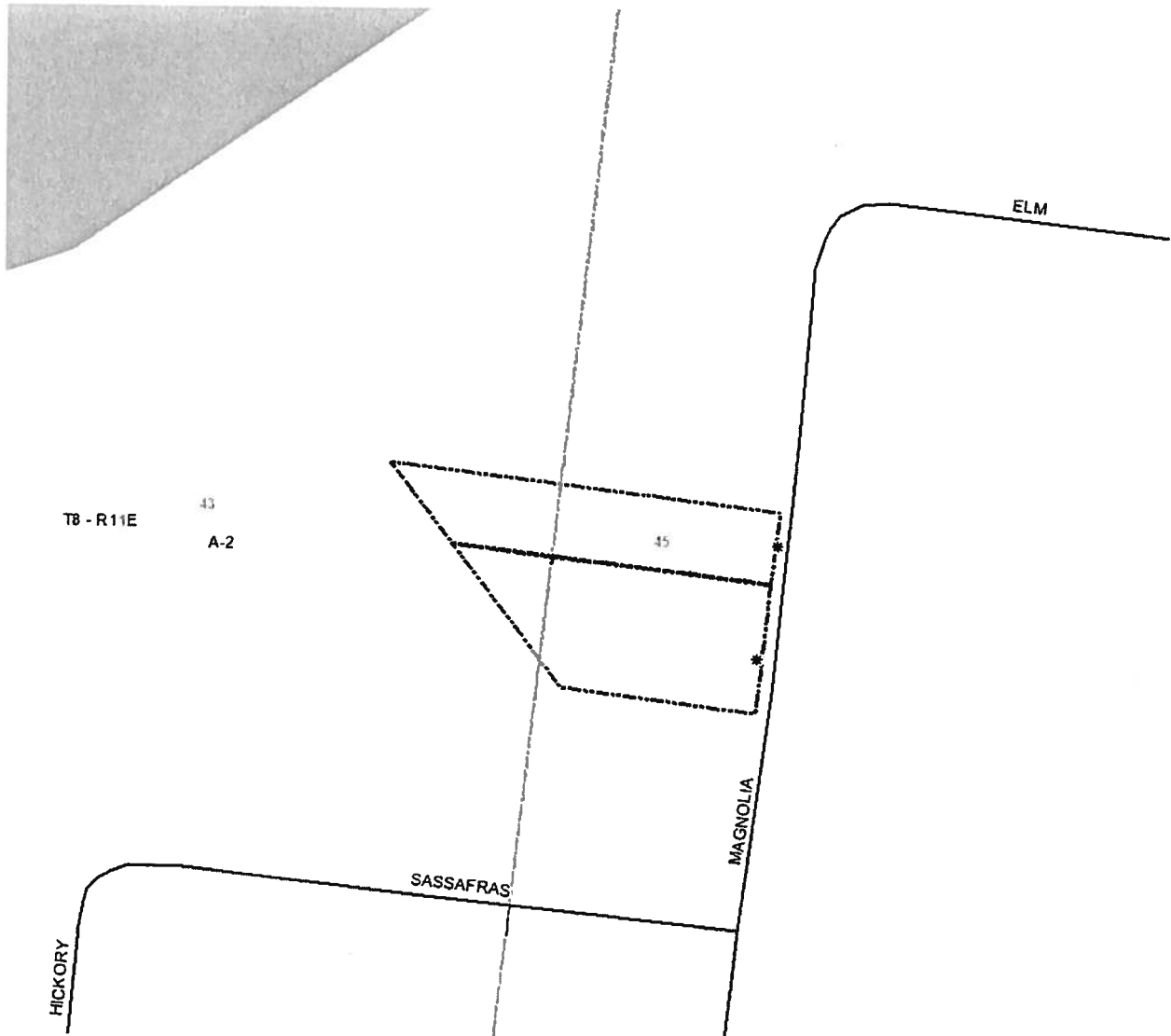
PETITIONER: Patricia Lacoste, Richard Zimmer, Dianne Zimmer, Herb Davis

OWNER: Patricia Lacoste, Richard Zimmer, Dianne Zimmer, Herb Davis

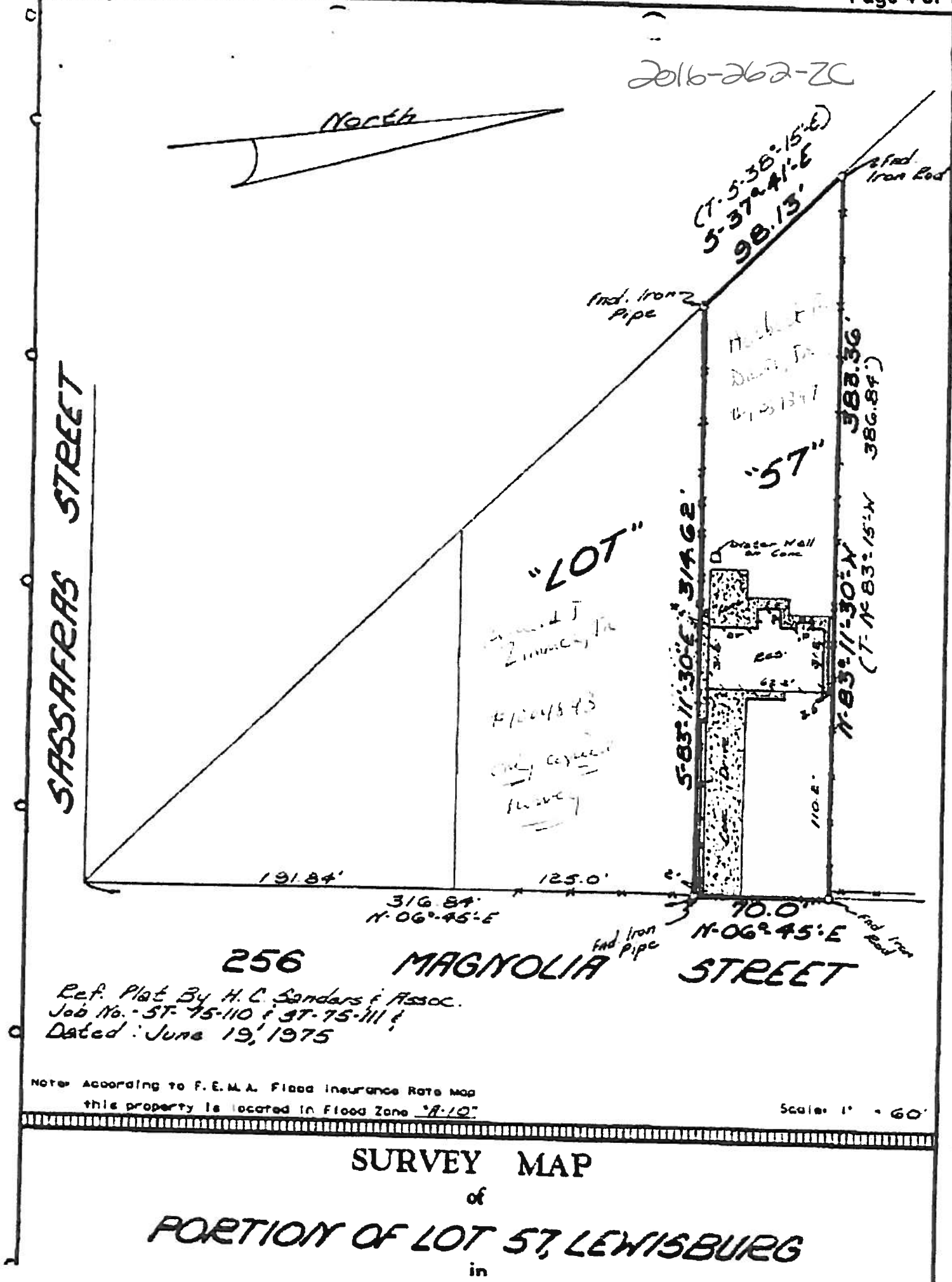
REQUESTED CHANGE: From A-2 Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the west side of Magnolia street, north of Sassafras Street, being 252 & 256 Magnolia Street, Mandeville; S45, T8S, R11E; Ward 4, District 4

SIZE: 1.596 acres







2016-262-2

84'

86'45'00"W 125.00

ASPHALT

68.9

BLDG.

POOL

BLDG.

#252

191.75

N83°15'06"W

N37°41'00"W 179.81

314.62

S83°11'30"E

MAGNOLIA ST.

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

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the Minimum Standard Detailed Requirements for ALTA / ASBM Land Title Survey, pursuant to the accuracy standards of a QUALITY survey and the applicable standards of practice cited in LAC 48:XXI. Signature must be in ink and attested by the undersigned for this plat to be certified correct.

BRUCE W. POPE, II
REG. No. 4672
REGISTERED
PROFESSIONAL
WILSON-POPE, PLS
LOUISIANA, REGISTERED LAND SURVEYORS
1550 BURG DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5851 FAX: (504) 626-5828

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-263-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti

OWNER: James E. Maurin

REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District & A-4 Single-Family Residential District to A-4 Single Family Residential District, NC-5 Retail and Service District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1

SIZE: 19 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	Undeveloped	PBC-1Planned Business Campus
South	Residential	PUD Planned Unit Development Overlay
East	Multi Family	A-7 Multi Family Residential District
West	Undeveloped	NC-5 Retail & Service 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 petitioner is requesting to change the zoning from NC-5 Retail and Service District & A-4 Single-Family Residential District to NC-5 Retail Service District & A-4 Single Family Residential District to PUD Planned Unit Development Overlay. This site is located at the southeast intersection of Brewster Road and River Chase Drive and proposed to be developed as a single family residential development of a total of 78 lots (see chart below).

Note that a zoning change request to A-5 Two Family Residential District has been submitted for a 9.1 acre portion of the site, in order to establish the underlying zoning (2016-264-ZC).

Lot Type	Number of lots	Lot size
Alley Loaded Lot	47 lots	35'-42'X 115'
Front Loaded Lot	31 lots	60'-70' X 100'-200'

Note that as per Ordinance 499: a traffic impact analysis (TIA) is required for all development of more than 50 lots.

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-263-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: James E. Maurin
REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District & A-4 Single-Family Residential District to A-4 Single Family Residential District, NC-5 Retail and Service District & PUD Planned Unit Development Overlay
LOCATION: Parcel located at the at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1
SIZE: 19 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	PBC-1Planned Business Campus
South	Residential	PUD Planned Unit Development Overlay
East	Multi Family	A-7 Multi Family Residential District
West	Undeveloped	NC-5 Retail & Service 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.

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STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-5 Retail and Service District & A-4 Single-Family Residential District to NC-5 Retail Service District & A-4 Single Family Residential District to PUD Planned Unit Development Overlay. This site is located at the southeast intersection of Brewster Road and River Chase Drive and proposed to be developed as a single family residential development of a total of 78 lots (see chart below).

Note that a zoning change request to A-5 Two Family Residential District has been submitted for a 9.1 acre portion of the site, in order to establish the underlying zoning (2016-264-ZC).

Lot Type	Number of lots	Lot size
Alley Loaded Lot	47 lots	35'-42'X 115'
Front Loaded Lot	31 lots	60'-70' X 100'-200'

Note that as per Ordinance 499: a traffic impact analysis (TIA) is required for all development of more than 50 lots.

ACCESS & CIRCULATION

The site is proposed to be accessed from River Chase Drive & Continental Drive, through a round-about and an existing boulevard type driveway.

A per Ordinance 499 the following information is required to be provided:

- Street jogs (intersections on opposite sides of a street) must be no closer than 125' apart measured at the centerline of each intersection. The intersections at "B", "C" and "D" Streets appear to be in violation of this requirement. Therefore, the developer's engineer needs to review this matter and make adjustments, if needed, in order to comply with code.
- Show a typical inset detail on the PUD plan that depicts the roadway width and radius for the cul-du-sac at the end of "C" Street. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius for the roadway.
- Proper street names are required to be depicted on the plan and vetted and approved by the 911 addressing officer for the parish.

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	Shall be Provided as Required under UDC Section 6.01 & Ordinance 499 Section 40-074.001
Minimum front, sides & rear yard setbacks & maximum height	Provided as Required
Water & Sewer facilities	Provided as Required (located on site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Map Shall be 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.

Current gross density of this property, under the A-4 is at 4 units per acres, which would allow for a maximum of 45 units & under the requested zoning change to A-5, it would be at 1 units per 4000 square feet, which would allow for a maximum of 99 units, for a total maximum allowable number of units of 144. The net density would allow for a total of 84 units. The proposal is for 78 units with a net density would be 6 units per acre.

GREENSPACE

A total of 4.85 acres of greenspace (25.5%) is proposed to be provided throughout the subdivision. The total acreage dedicated to active recreation is 0.26 acres, consisting of playground equipment. The total acreage dedicated to passive recreation is 4.59 acres consisting of open spaces and sidewalks. Considering that several pocket parks are proposed throughout the subdivision, benches and gazebos should be provided as well as a formal walking path from River Chase Drive, through the playground park, to Alley 3.

Note that if the developer is providing a walking/jogging path, a cross-section detail should be depicted on the PUD plan indicating the width and materials to be used for the construction of said path. Furthermore, the path should be constructed of either an aggregate, semi-hard or hard-surfaced materials (not natural ground or a grass path).

Also as a condition of Ordinance 499, a "*Recreational Development Plan*" shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets the objectives of the 2025 future land use plan by providing a high density single family residential development, creating a balance with the existing and proposed uses in the surrounding area. The conservation criteria of the 2025 is also being meet through the design of the subdivision which allows for the preservation of several existing live oak trees.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be postponed, considering that additional required information shall be provided as stated above. Note that the proposed PUD does provide very little diversity of lot sizes and a small amount of passive and active amenities; however, it is part of the River Chase development, which has for objective to provide a variety of commercial & residential uses. As a part of a global development, the proposed PUD meets the 2025 future land use plan and definitely provides a balance with the adjacent uses.

Case No.: 2016-263-ZC

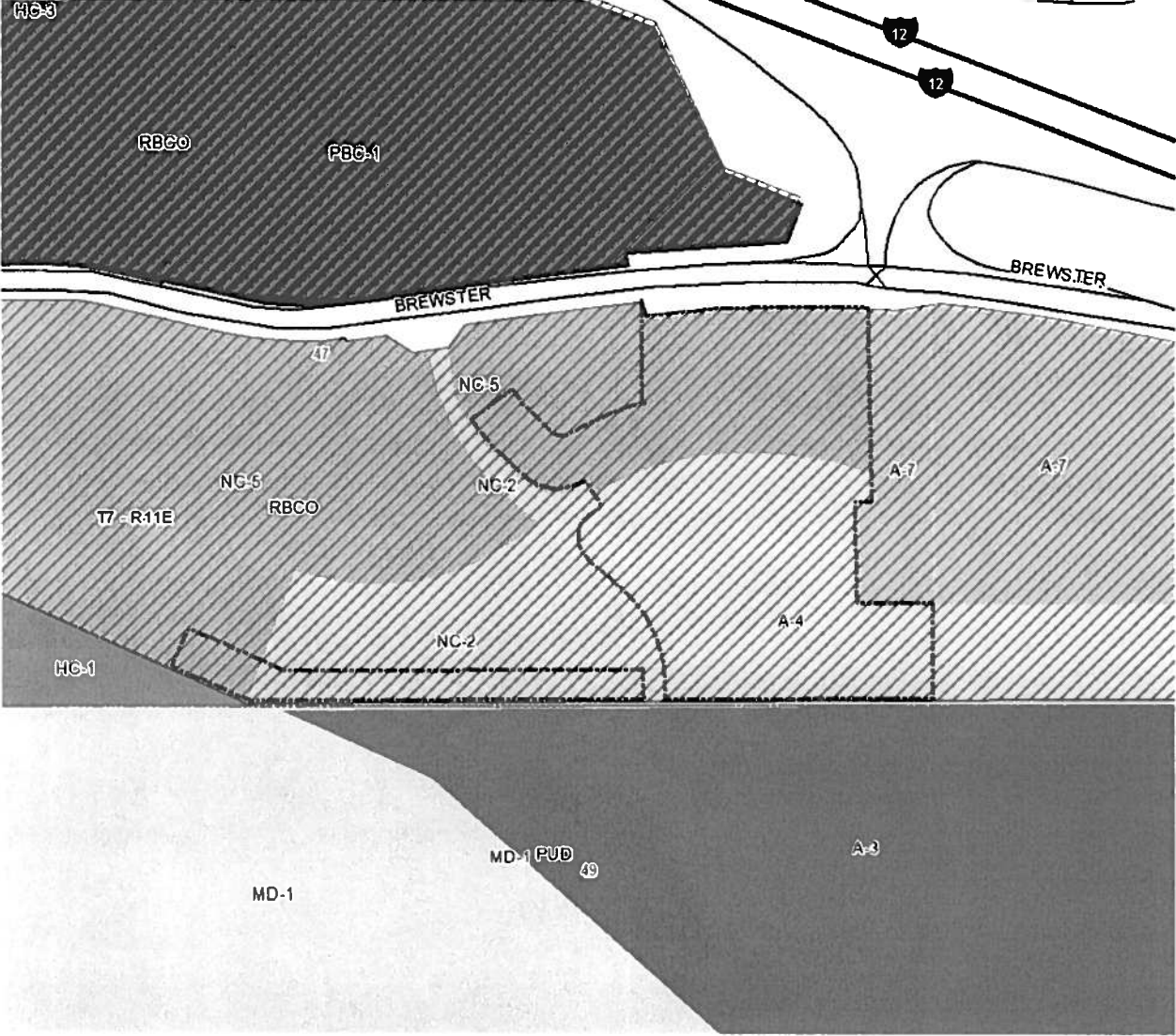
PETITIONER: Mark Salvetti

OWNER: James E. Maurin

REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District & A-4 Single-Family Residential District to A-4 Single Family Residential District, NC-5 Retail and Service District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1

SIZE: 19 acres

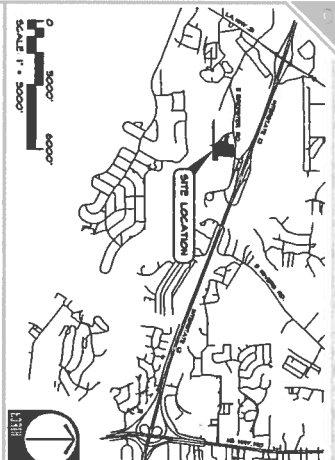
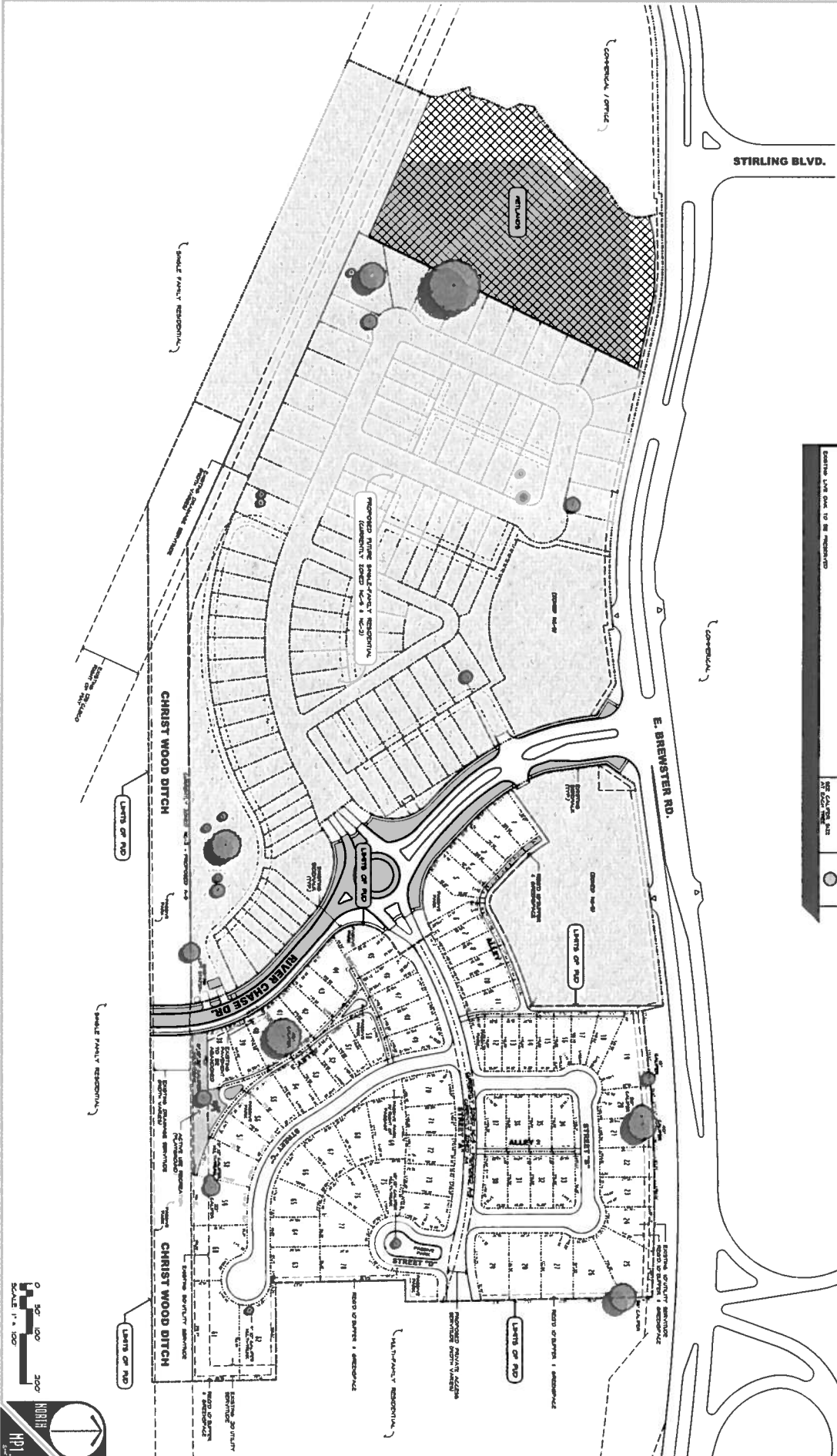


2016-267-ZC



610 Feet



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GENERAL NOTES

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- 1. The first part of the document is a list of names and their corresponding page numbers. The names are listed in a single column, and the page numbers are listed in a single column to the right of the names. The names are:



**Know what's below.
Call before you dig.**

THE PRESERVE AT RIVER CHASE
635 MAIN STREET
BATON ROUGE, LA 70801
PROJECT - 15129-00

PHASE 1 - PUD EXHIBIT

04/18/16 DRAFT

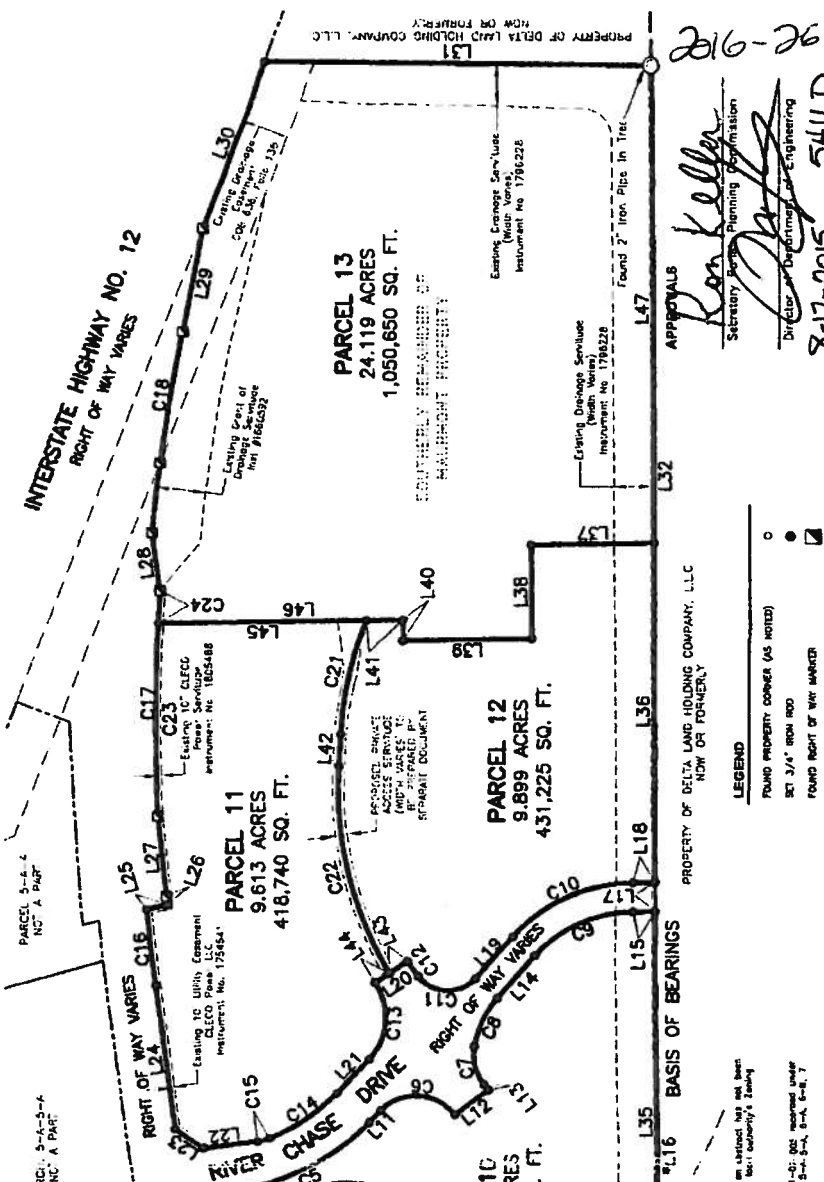
04/18/16

NOT FOR CONSTRUCTION
REVISIONS: 04/20/16

ARCHITECTURE
100 ST. ALLEMANE
LAFAYETTE LA 70504
PHONE 337-573-2076
FAX 337-573-2744

LAND

LINE TABLE							
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING
1	N 65-40-10" W	2,025.17	L13	N 52-47-43" E	13.22	L25	S 12-53-38" E
2	N 83-11-30" E	240.84	L14	S 16-51-02" E	118.06	L26	N 84-27-36" E
3	N 89-01-23" E	284.75	L15	S 02-05-57" E	45.00	L27	N 84-00-44" E
4	N 00-53-37" W	5.45	L16	S 86-45-43" E	1,013.07	L28	N 71-53-19" E
5	N 89-01-23" E	138.51	L17	S 89-40-43" W	60.00	L29	S 78-11-00" E
6	S 77-09-34" E	325.76	L18	N 02-20-57" W	45.06	L30	S 68-56-23" E
7	S 07-42-49" E	8.06	L19	N 48-32-02" W	115.40	L31	S 00-38-11" W
8	N 01-01-11" E	110.62	L20	N 32-57-42" W	80.00	L32	S 85-02-44" E
9	S 37-13-32" E	74.53	L21	N 46-34-10" W	84.53	L33	N 00-03-31" W
10	S 07-44-39" E	27.55	L22	N 34-42-26" W	110.89	L34	S 89-40-43" W
11	S 46-38-10" E	34.08	L23	N 34-54-22" E	71.05	L35	S 89-40-43" W
12	S 37-11-19" E	88.20	L24	N 82-11-11" E	297.88	L36	S 89-40-43" W

[illegible][illegible]

ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXA
 100 EAST 2ND STREET, THIBODLAUX, LOUISIANA 70155
 Phone • (504) 484-0084 Fax • (504) 484-0040
 EMAIL • ACADIASURV@ATTNLSURLIVE.COM

DATE	CHECKED BY	DRAWN	PROJECT NO.	SHEET NO.	TOTAL SHEETS

2016-263-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Prescott Bailey

Developer's Address: 635 Main Street Baton Rouge LA 70801
Street City State Zip Code

Developer's Phone No. 225-372-2814 225-229-6333
(Business) (Cell)

Subdivision Name: _____

Number of Acres in Development: 19 Number of Lots/Parcels in Development: 78

Ultimate Disposal of Surface Drainage: Water Quality Ponds then to Christ Wood Ditch

Water Surface Runoff Mitigation Proposed: Water Quality Ponds

(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? Fuel for Equipment
- Does the subdivision front on any waterways? ☒ Yes ☐ No
- If yes, what major streams or waterways? Christ Wood Ditch

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

If yes, which major arterial streets? Brewster Road

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

If yes, please explain? Open burning trees, standard equipment uses

- 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)

4/18/16
DATE

2016-263-ZC



DEPARTMENT OF THE ARMY

NEW ORLEANS DISTRICT, CORPS OF ENGINEERS

P.O. BOX 60267

NEW ORLEANS, LOUISIANA 70160-0267

REPLY TO
ATTENTION OF:

OCT 10 2002

Operations Division
Eastern Evaluation Section

SUBJECT: EG-20-010-0492

Stirling Mandeville, L.L.C.
ATTN: Lewis W. Stirling
109 Northpark Boulevard, Suite 300
Covington, Louisiana 70344

Dear Mr. Stirling:

Enclosed is a permit dated this date, subject as above, authorizing work under the Department of the Army permit program.

You are again reminded that any work not in accordance with the approved plans is subject to removal regardless of the expense and the inconvenience that such removal may involve and regardless of the date when the discrepancy is discovered.

Your attention is directed to all the terms and conditions of the approval. In order to have the work approved in accordance with the issued permit, all terms and conditions of the permit and plans shown on the drawings attached thereto must be rigidly adhered to.

It is necessary that you notify the District Engineer, Attention: Eastern Evaluation Section, in writing, prior to commencement of work and also upon its completion. The notification must include the permittee's name, as shown on the permit, and the permit number. Please note the expiration date on the permit. Should the project not be completed by that date, you may request a permit time extension. Such requests must be received before, but no sooner than six months before, the permit expiration date and must show the work completed and the reason the project was not finished within the time period granted by the permit.

A copy of Page 1 of the permit (ENG Form 1721) must be conspicuously displayed at the project site. Also, you must keep a copy of the signed permit at the project site until the work is completed.

Sincerely,

A handwritten signature in cursive script, reading "Ronnie W. Duke", is written over a horizontal line.

Ronnie W. Duke
Chief, Eastern Evaluation Section

Enclosure

DEPARTMENT OF THE ARMY PERMIT

Permittee: Stirling Mandeville, L.L.C.

Permit No. EG-20-010-0492

Issuing Office: New Orleans District

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Install and maintain a commercial subdivision and associated appurtenant structures, and improve an existing sewage outfall ditch. In accordance with the drawings attached in eight sheets; sheet 1, undated, sheet 2, dated June 29, 2001, sheets 3, 4, 5, 6 and 7, dated September 10, 2002, and sheet 8 dated September 13, 2002.

Project Location: In St. Tammany Parish, near Covington, Louisiana.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on **OCTOBER 31, 2007**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least 1 month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions: Page 4

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

- ☐ Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
- ☒ Section 404 of the Clean Water Act (33 U.S.C. 1344).
- ☐ Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

- a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

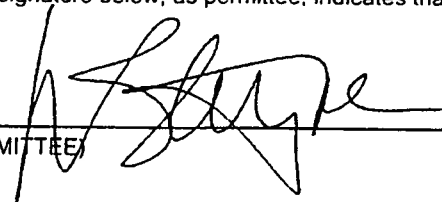
- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.

- e. Damage claims associated with any future modification, suspension, or revocation of this permit.
4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
- You fail to comply with the terms and conditions of this permit.
 - The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
 - Significant new information surfaces which this office did not consider in reaching the original public interest decision.

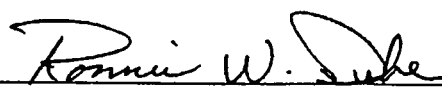
Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

X  X 10-10-02
(PERMITTEE) (DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

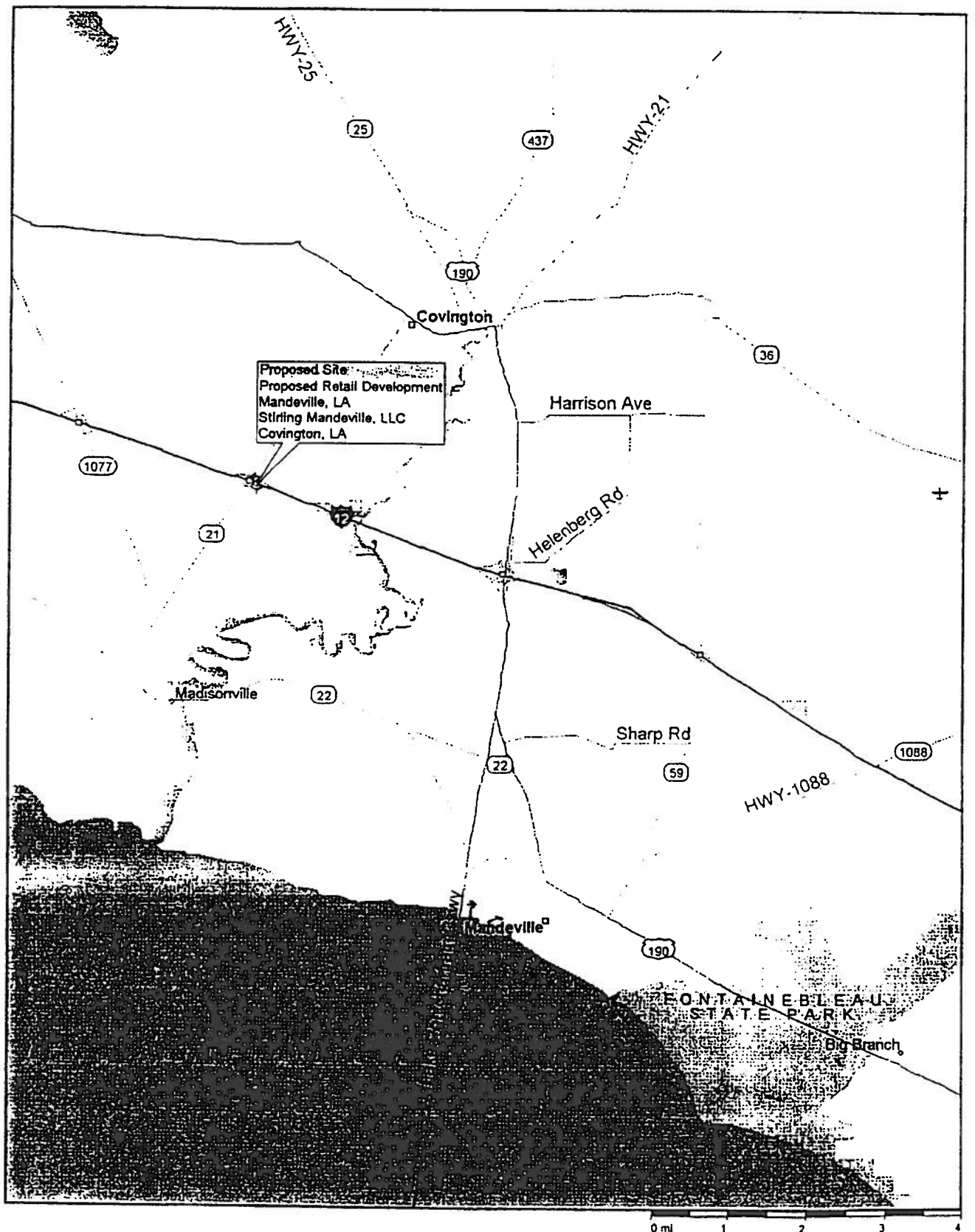
 October 10, 2002
Ronnie W. Duke, Chief Eastern Evaluation Section (DATE)
for Peter J. Rowan, District Engineer

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

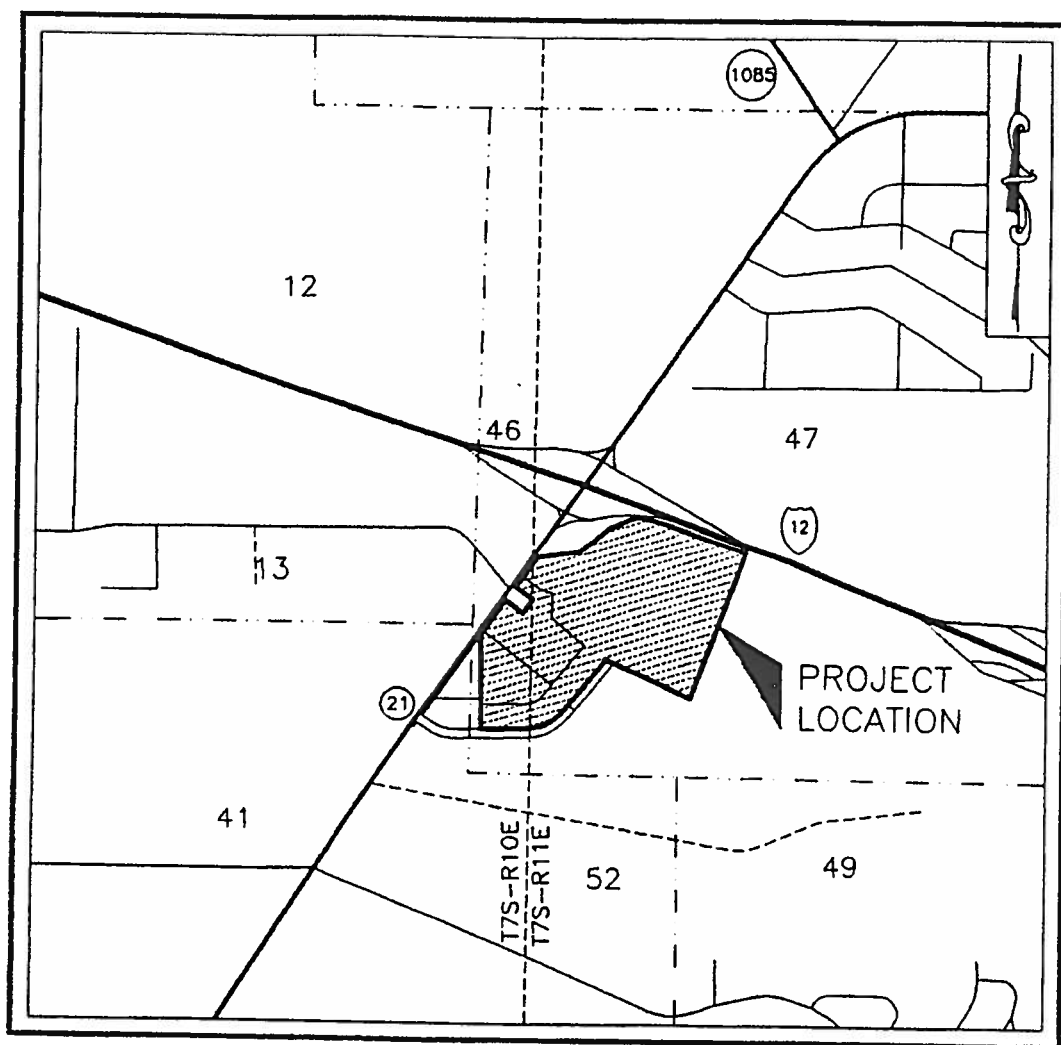
(TRANSFeree) (DATE)

SPECIAL CONDITIONS EG-20-010-0492

7. The permittee has agreed to compensate for unavoidable impacts to wetland functions and values by contributing funds to the Louisiana Nature Conservancy for the acquisition, enhancement, management and administration of 101.6 acres of pine flatwood/savanna wetlands.
8. The permittee shall make the contribution payable to "The Louisiana Nature Conservancy" and send it in care of Mr. Richard Martin, Post Office Box 4125, Baton Rouge, Louisiana 70821. The permittee shall include a copy of this permit with the contribution.
9. The permittee shall complete the mitigation prior to beginning work on the permitted project or within one year of permit issuance, whichever comes first. The Louisiana Nature Conservancy will provide the Corps of Engineers verification of receipt of the contribution and the Corps of Engineers will then contact the permittee informing him that he may proceed.
10. The compensatory mitigation identified above has been determined to be a necessary part of this permit approval. Failure by the permittee to perform the compensatory mitigation, in accordance with the permit conditions, is considered grounds for permit suspension, permit revocation, and/or restoration of the work performed under this authorization.
11. Prior to commencing work on the project, the permittee must obtain all approvals necessary from St. Tammany Parish.
12. Many local governing bodies have instituted laws and/or ordinances in order to regulate dredge and/or fill activities in floodplains to assure maintenance of floodwater storage capacity and avoid disruption of drainage patterns that may affect surrounding properties. Your project involves dredging and/or placement of fill, therefore, you must contact the local municipal and/or parish governing body regarding potential impacts to floodplains and compliance of your proposed activities with local floodplain ordinances, regulations or permits.
13. The permittee shall employ siltation controls around all construction sites that require earthwork (clearing, grading, dredging and/or deposition of fill material) such that eroded material is prevented from entering adjacent wetlands and/or waterways.
14. All best management practices and vegetative plantings of the detention/retention ponds must be in accordance with the agreed upon plan between the permittee and the St. Tammany Parish Engineering Department. The final recommendations of the St. Tammany Parish Engineering Department regarding the vegetative plantings must be forwarded to this District no later than 30 days from the date of the final plan.



Proposed Retail Development
Mandeville, LA
Stirling Mandeville, LLC
Covington, LA



VICINITY MAP

SCALE 1" = 2000'

DUPLANTIS
ENGINEERING, INC.
CIVIL ENGINEERS

200 East Sixth Street
Thibodaux, Louisiana 70301

Phone: 504.447.0080
Fax: 504.447.7008
e-mail: dei@e-l.net

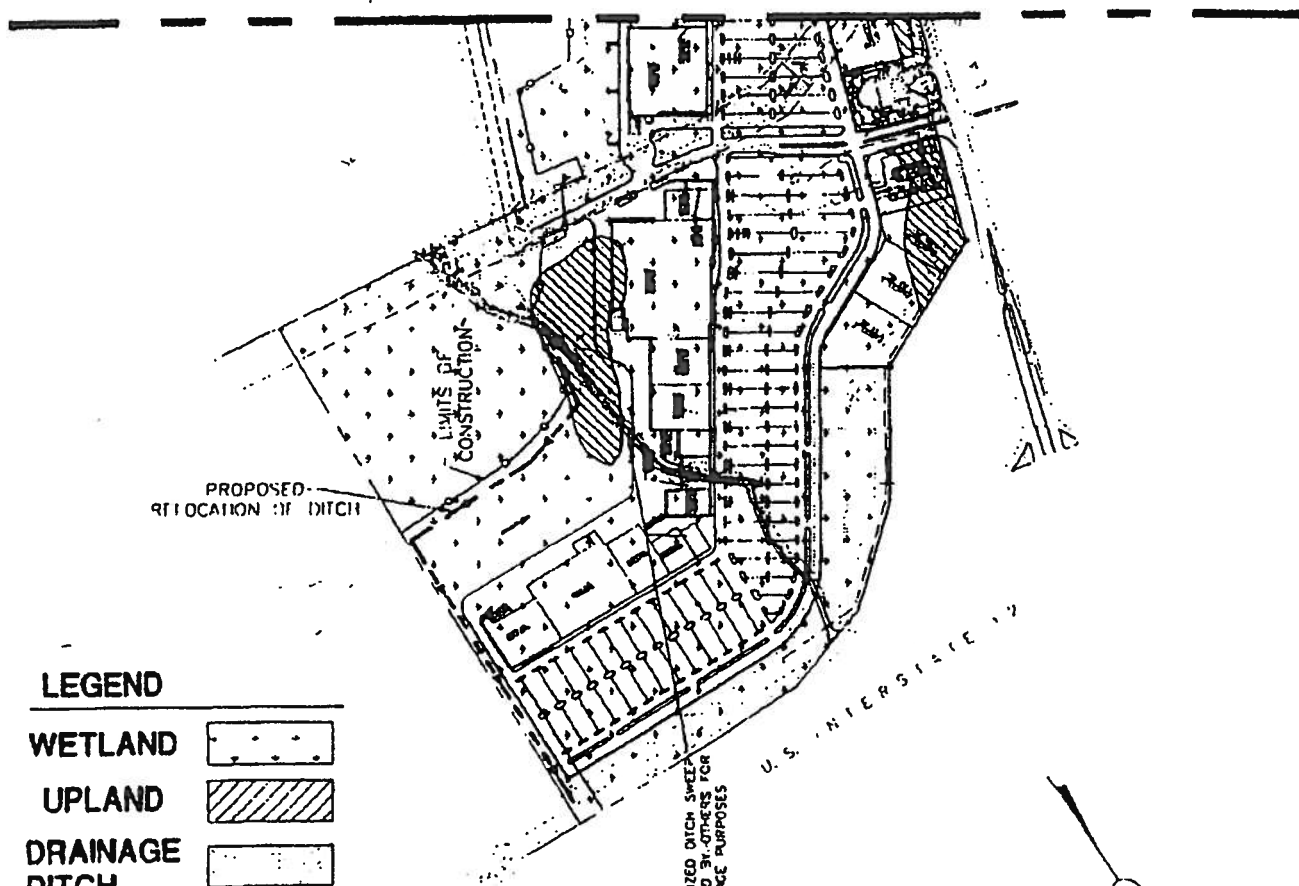
Site Development
Land Planning
Public Works

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, LLC
COVINGTON, LOUISIANA

DATE: 6/29/01

FILE: 00-263E3

MATCHLINE B



LEGEND

WETLAND	
UPLAND	
DRAINAGE DITCH	

*UNAUTHORIZED
WORK PERFORMED BY OTHERS.

WETLAND EXHIBIT

91.96 ACRES OF WETLANDS

80.07 ACRES DISTURBED

11.89 ACRES UNDISTURBED (TO BE DEVELOPED AT A LATER DATE)

SCALE IN FEET



DUPLANTIS
ENGINEERING, INC.
CIVIL ENGINEERS

700 East Sixth Street
Houma, Louisiana 70301

Phone 985.447.0090
Fax 985.447.7009
e-mail: dplantis@earthlink.net

Site Development
Land Planning
Public Works

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, L.L.C.
COVINGTON, LOUISIANA

DATE: 9/10/02



WETLAND

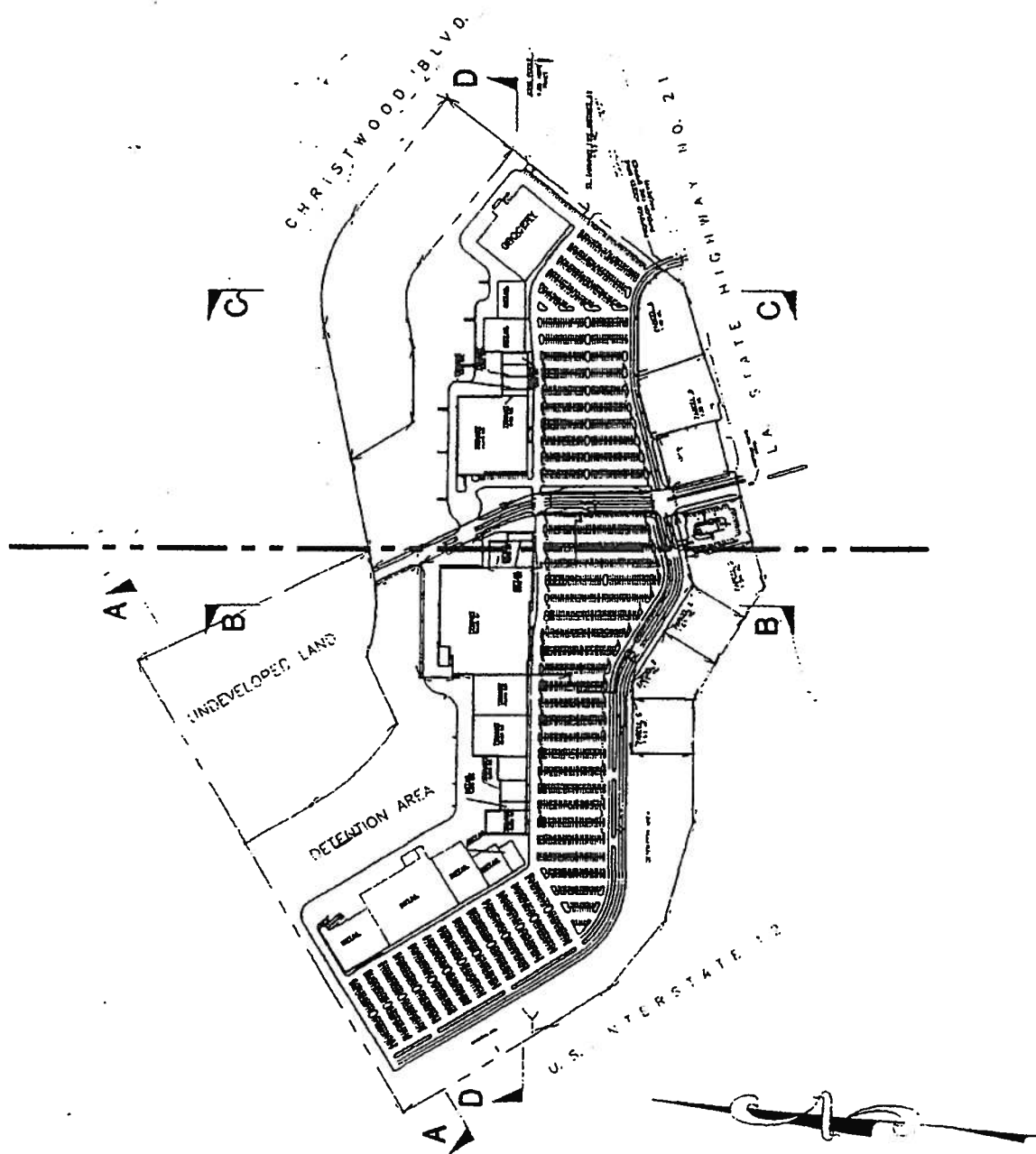
UPLAND

11.89 ACRES UNDISTURBED (TO BE DEVELOPED AT A LATER DATE)

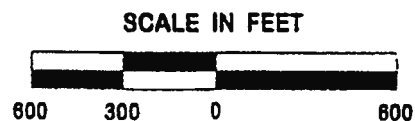
SCALE IN FEET



DATE: 9/10/02



MASTER SITE EXHIBIT



DUPLANTIS
ENGINEERING, INC.
CIVIL ENGINEERS

200 East South Street
Thibodaux, Louisiana 70301

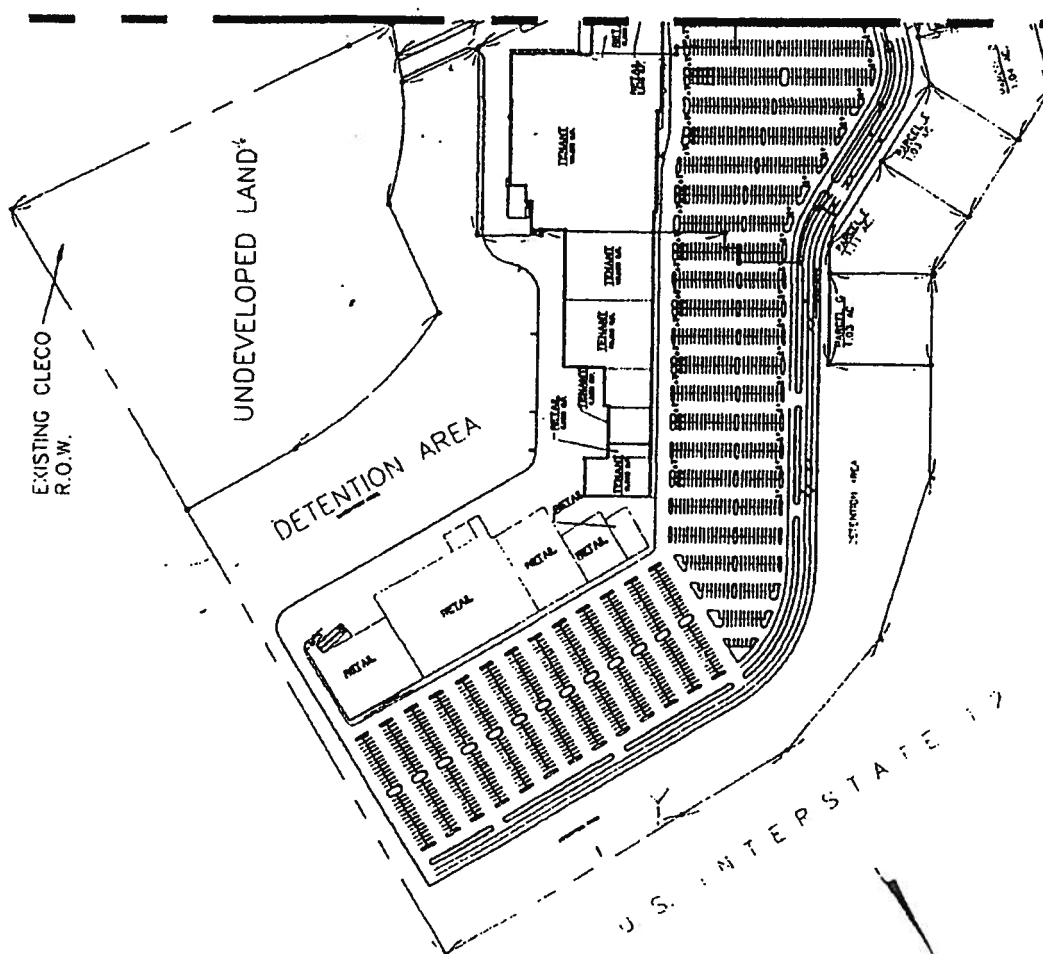
Phone: 985.447.0090
Fax: 985.447.7009
e-mail: de@de-engineering.net

Site Development
Land Planning
Public Works

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, L.L.C.
COVINGTON, LOUISIANA

DATE: 9/10/02

MATCHLINE A



SITE EXHIBIT

SCALE IN FEET



DUPLANTIS
ENGINEERING, INC.
CIVIL ENGINEERS

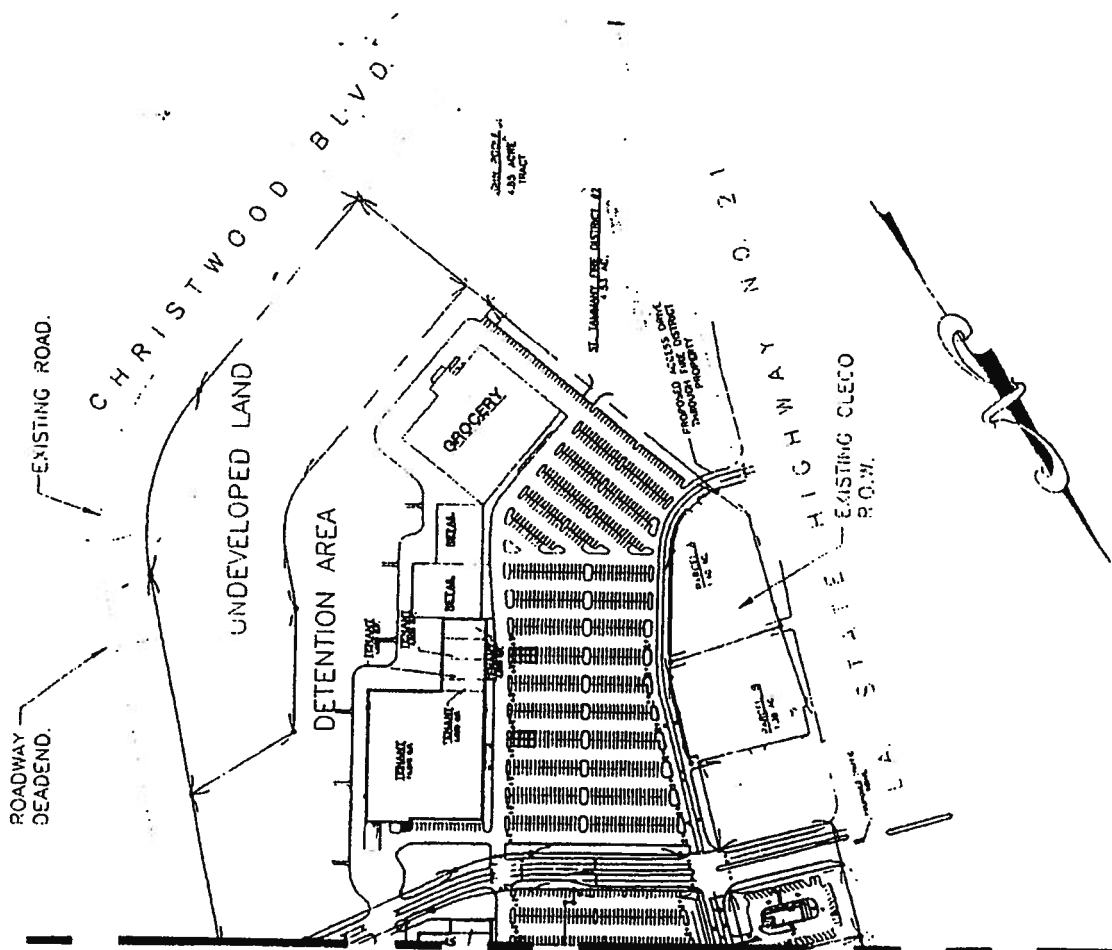
200 East Sixth Street
Thibodaux, Louisiana 70301

Phone: 985.447.0090
Fax: 985.447.7009
e-mail: dcl@ed-ei.net

Site Development
Land Planning
Public Works

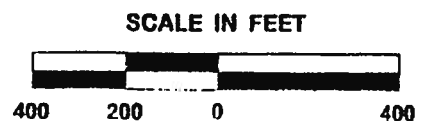
PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, L.L.C.
COVINGTON, LOUISIANA

DATE: 9/10/02



MATCHLINE A

SITE EXHIBIT



DUPLANTIS
ENGINEERING, INC.
CIVIL ENGINEERS

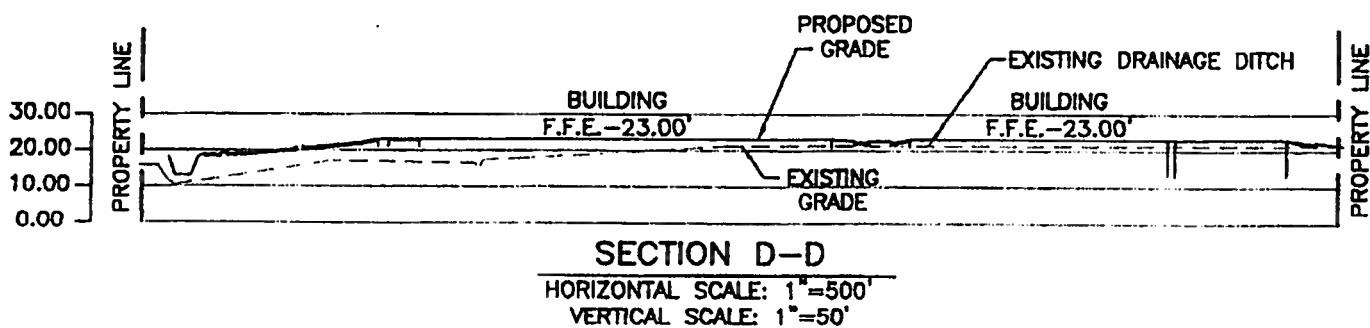
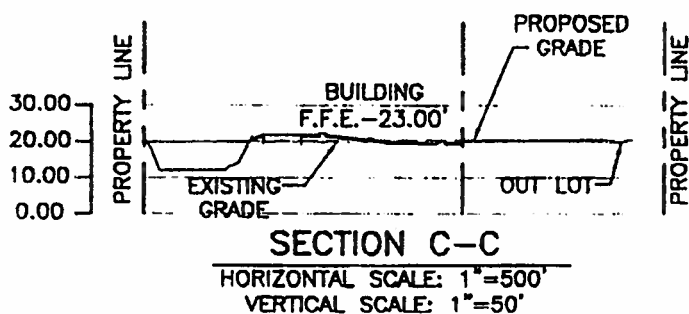
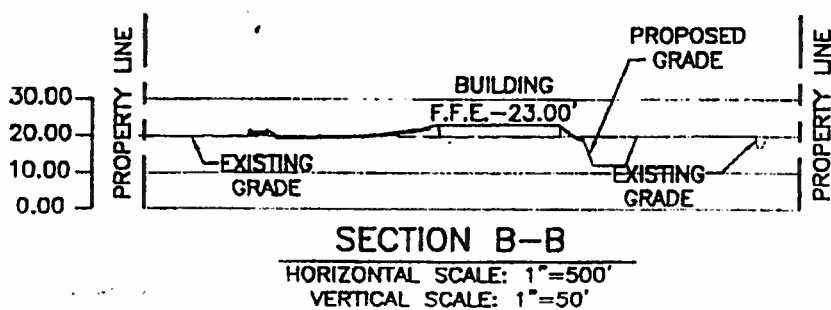
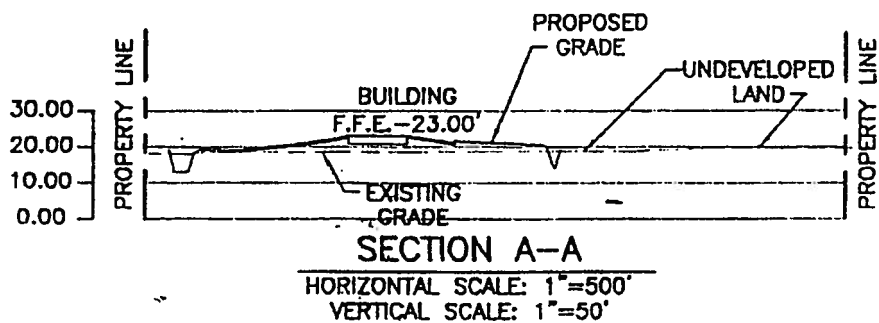
200 East Stark Street
Thibodaux, Louisiana 70301

Phone: 985.447.0090
Fax: 985.447.7009
e-mail: dplantis@earthlink.net

Site Development
Land Planning
Public Works

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, L.L.C.
COVINGTON, LOUISIANA

DATE: 9/10/02



DUPLANTIS
ENGINEERING, INC.
CIVIL ENGINEERS

200 East Sixth Street
Thibodaux, Louisiana 70301

Phone: 504.447.0090
Fax: 504.447.7009
e-mail: daniel@duplantis.com

Site Development
Land Planning
Public Works

**PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, LLC.
COVINGTON, LOUISIANA**

DATE 9/13/02



State of Louisiana
Department of Environmental Quality



M.J. "MIKE" FOSTER, JR.
GOVERNOR

J. DALE GIVENS
SECRETARY

OCT 15 2001

Solutions, Inc.
P.O. Box 820127
Vicksburg, MS 39182-0127

Attention: Peggy P. Holliday, Agent for Stirling Mandeville, LLC

RE: Corps of Engineers Permit (EG-20-010-0492)
Water Quality Certification (WQC 010215-03/AI 90632)
St. Tammany Parish

Gentlemen:

The Department has reviewed your comments regarding the above referenced project, as revised August 30, 2001, that would involve the clearing, grading, excavation, and placement of earthen and aggregate fill as necessary to construct access roads, building slabs, parking areas, detention ponds, utilities and other appurtenances all to implement a retail development (Mandeville Commercial Development) near Covington, Louisiana. This work was partially completed prior to obtaining a Department of the Army permit.

The requirements for Water Quality Certification have been met in accordance with LAC 33:IX.1507.A-E. Based on the information provided in your application, we have determined that the placement of the fill material will not violate the water quality standards of Louisiana provided for under LAC 33:IX.Chapter 11. Therefore, the Department has no objection to this project.

Sincerely,

Bliss M. Higgins
Assistant Secretary
Office of Environmental Services

BMH/mvrb

c: Corps of Engineers, New Orleans
Coastal Management Division



OFFICE OF ENVIRONMENTAL SERVICES • P.O. BOX 82135 • BATON ROUGE, LOUISIANA 70884-2135

AN EQUAL OPPORTUNITY EMPLOYER



02/10/2003 17:41 FAX

STIRLING COVINGTON

→ NEW ORLEANS

002



P.O. Box 4125
Baton Rouge, Louisiana 70821
TEL 504 338-1040
FAX 504 338-0103

International Headquarters
Arlington, Virginia
TEL 703 841-5300

February 3, 2003

Ronald J. Ventola
Department of Army
New Orleans District, COE
P. O. Box 60267
New Orleans, LA 70160-0267

Permit No.: EG-20-010-0492
Applicant: Stirling Mandeville, L.L.C.
TNC No.: 572

Dear Mr. Ventola,

This letter is confirmation that The Nature Conservancy of Louisiana has received a check from Stirling Mandeville, L.L.C. for 101.6 acres of pine wetland mitigation, which was required under the above listed permit. This contribution will be deposited in our Southeast Louisiana Pine Wetlands Mitigation Bank account and will be used for the acquisition, restoration and maintenance of pine wetlands in southeast Louisiana. To date, our mitigation bank in the Northshore area has helped conserve over 4,000 acres.

Sincerely,

A handwritten signature in cursive script that reads "Nelwyn C. McInnis".

Nelwyn C. McInnis
Florida Parishes Program Manager

Cc: Mr. Jimmy Maurin
Stirling Properties, Inc.
109 Northpark Blvd., Suite 300
Covington, LA 70433

Ms. Peggy Holiday
Solutions, Inc.
112 Jennifer Lane
Vicksburg, MS 39183

Mr. Mike Farabee
Department of the Army
New Orleans District, COE
OD-SE
P. O. Box 60267
New Orleans, LA 70160-0267

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-264-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: James E. Maurin
REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District to A-5 Two Family Residential District
LOCATION: Parcel located at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1
SIZE: 9.1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	PBC-1 Planned Business Campus
South	Undeveloped	A-4 Single Family Residential District
East	Multi Family	A-7 Multi Family Residential District
West	Undeveloped	NC-5 Retail & Service 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 petitioner is requesting to change the zoning from NC-2 Indoor Retail & Service District & NC-5 Retail and Service District to A-5 Two Family Residential District. This site is located at the southeast intersection of Brewster Road and River Chase Drive. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses and conservation areas. Staff does not have any objections to the request considering that the A-5 would create a transition between the abutting A-7 Multi Family Residential zoning on the west side and A-4 Single family Residential zoning on the south side. Also, the rezoning of the portion of the site currently, zoned NC-2 & NC-5 would also create a transition between the exiting commercial NC-5 and residential A-4 zoning districts.

Note that a zoning change to PUD Planned Unit Development Overlay has been requested for the same site (2016-263-ZC).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 Two Family Residential District designation be approved.

Case No.: 2016-264-ZC

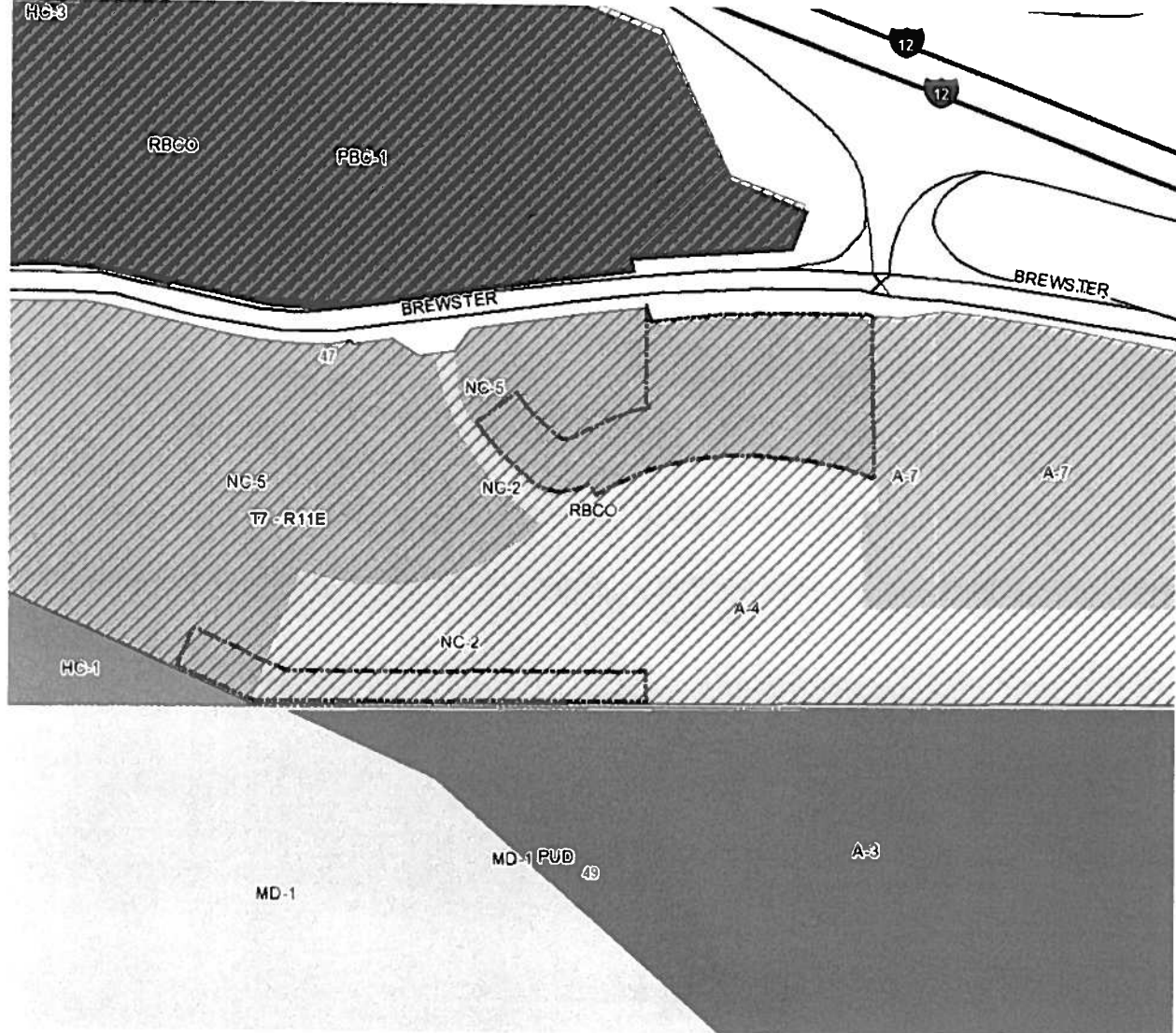
PETITIONER: Mark Salvetti

OWNER: James E. Maurin

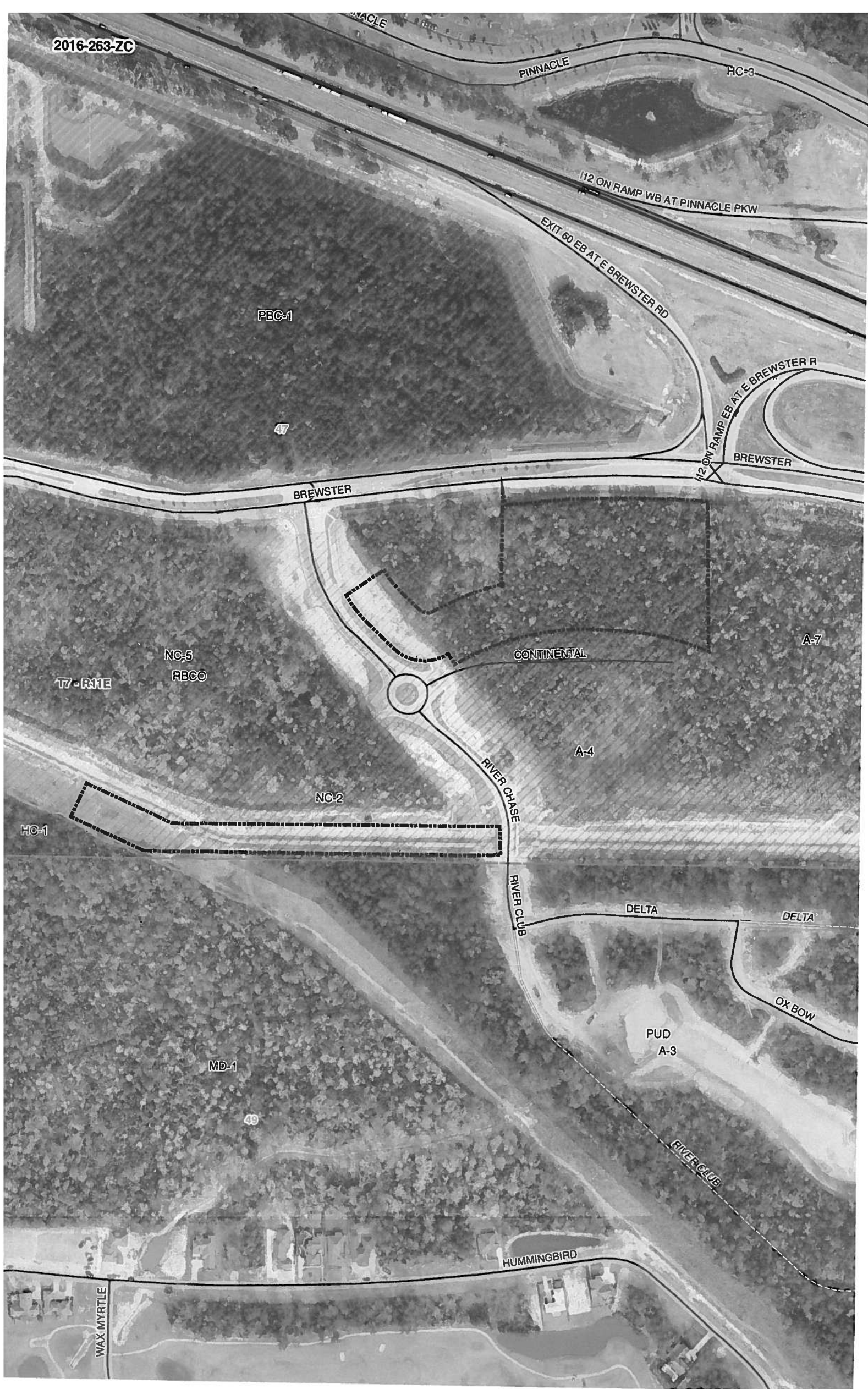
REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District to A-5 Two Family Residential District

LOCATION: Parcel located at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1

SIZE: 9.1 acre



2016-263-ZC



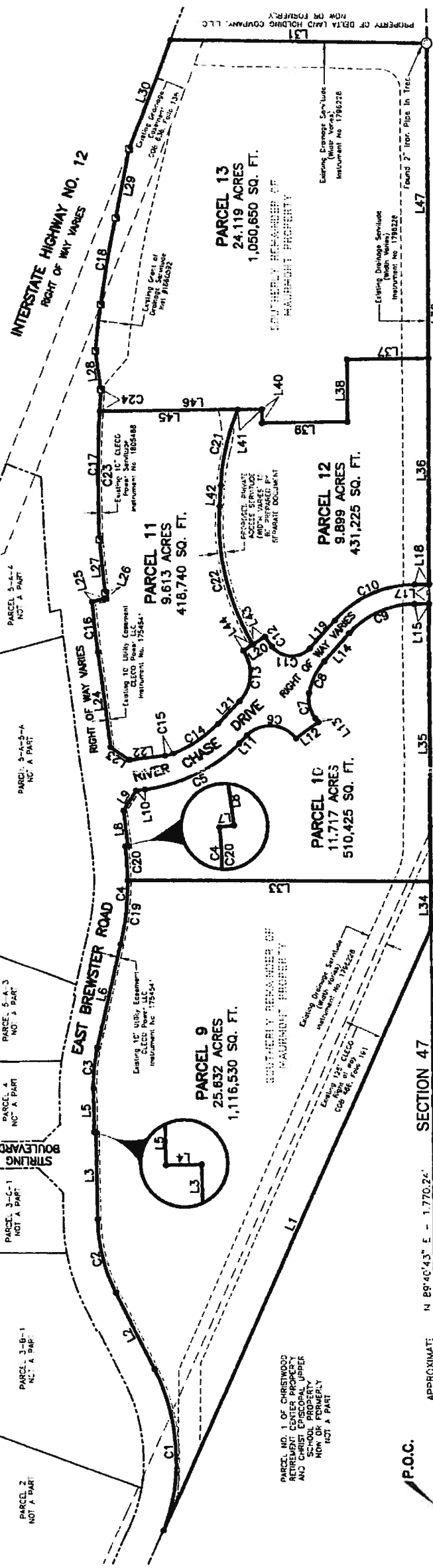
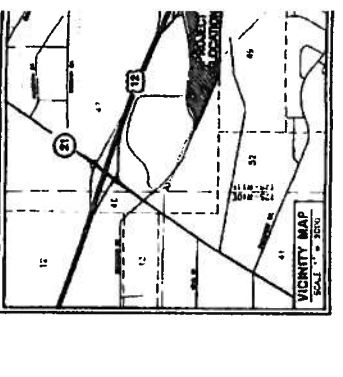
610 Feet



T 7 S - R 11 E
SECTION 47

CURVE TABLE				
CURVE	DELTA	LENGTH	CHORD BEARING & DISTANCE	CHORD BEARING & DISTANCE
C1	47°45'47"	915.00	512.84' N 87°04'50" E - 497.96'	512.84' N 87°04'50" E - 497.96'
C2	25°49'47"	516.00	232.17' N 78°08'28" E - 232.21'	232.17' N 78°08'28" E - 232.21'
C3	13°48'04"	315.00	124.30' N 84°04'00" E - 123.90'	124.30' N 84°04'00" E - 123.90'
C4	20°31'16"	666.00	304.93' S 87°26'11" E - 303.30'	304.93' S 87°26'11" E - 303.30'
C5	38°53'41"	490.00	332.63' S 57°11'09" E - 326.28'	332.63' S 57°11'09" E - 326.28'
C6	47°28'24"	100.00	82.86' S 78°26'35" W - 80.27'	82.86' S 78°26'35" W - 80.27'
C7	31°37'08"	220.00	110.08' S 64°18'05" E - 108.70'	110.08' S 64°18'05" E - 108.70'
C8	48°11'03"	370.00	227.07' S 34°28'28" E - 220.43'	227.07' S 34°28'28" E - 220.43'
C9	48°11'05"	330.00	277.58' N 24°18'39" W - 268.43'	277.58' N 24°18'39" W - 268.43'
C10	10°11'15"	75.00	132.54' N 07°03'37" E - 113.96'	132.54' N 07°03'37" E - 113.96'
C11	03°18'06"	800.00	38.18' N 34°22'44" E - 38.19'	38.18' N 34°22'44" E - 38.19'

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1	N 85°48'10" W	2,025.17'	L13	N 52°42'43" E	13.32'
2	N 83°11'20" E	280.34'	L14	N 48°32'07" E	115.80'
3	N 80°01'25" E	284.23'	L15	N 00°20'57" E	43.00'
4	N 00°58'37" W	5.56'	L16	N 86°46'42" W	1,013.07'
5	N 86°01'23" E	138.51'	L17	N 89°40'42" W	60.00'
6	N 77°08'34" E	325.76'	L18	N 00°20'57" E	45.06'
7	N 07°48'48" E	9.06'	L19	N 48°32'07" E	115.40'
8	N 86°11'11" E	110.82'	L20	N 32°57'47" W	80.00'
9	N 57°34'50" E	74.53'	L21	N 48°32'07" E	89.53'
10	N 07°44'26" E	27.45'	L22	N 07°44'26" E	110.89'
11	N 48°58'40" E	34.08'	L23	N 34°42'00" E	71.05'
12	N 37°17'17" E	85.20'	L24	N 82°12'11" E	287.88'



APPROVALS
Secretary of State
Director of Planning & Engineering
Date Filed
File No.

PROPERTY OF DELTA LAND HOLDING COMPANY, LLC
NOW OR FORMERLY
FOUND PROPERTY CORNER (AS NOTED)
SET 3/4" MON ROD
FOUND RIGHT OF WAY MARKED

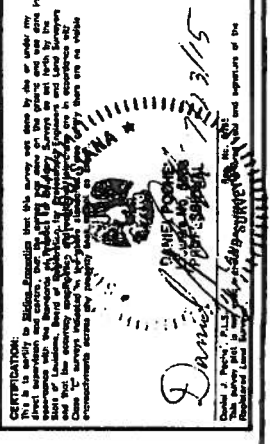
LEGEND
FOUND PROPERTY CORNER (AS NOTED)
SET 3/4" MON ROD
FOUND RIGHT OF WAY MARKED

NOTES:
1) Survey: 10-2, MC 2, A-4 & A-5
2) Reference: 10-2, MC 2, A-4 & A-5
3) Basis of Bearings: Bearings are based on Reference No. 10-2
4) Found Note: In accordance with FEMA Flood Insurance Rate Map number 220505-0210 C, dated October 17, 1985, for St. Tammany Parish, Louisiana, the property herein is located in Flood Zone "C" (area of undisturbed flood).
5) Utilities: Acadia Land Surveying, LLC, must be notified to locate within 10 days of the date of the survey.
6) The plat has been filed with the Louisiana State Office of the Secretary of State, and the plat is subject to the provisions of the Louisiana Surveying Act.
7) Acadia Land Surveying, LLC, has not and will not provide a statement of jurisdiction, and the plat is subject to the provisions of the Louisiana Surveying Act.
8) This survey is "Forfeited" or "Cancelled" as used herein is understood to be an acknowledgment of professional opinion by the surveyor, based upon the best knowledge, information, and belief, at such time and place as the surveyor is performing the survey, that the survey is correct and that the plat is subject to the provisions of the Louisiana Surveying Act.

PLAT SHOWING MINOR SUBDIVISION
OF THE
SOUTHERLY REMAINDER OF
MAURMONT PROPERTY
INTO
PARCELS 9 THRU 13 OF
MAURMONT PROPERTIES, LLC
LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH - RANGE 11 EAST
COVINGTON, ST. TAMMANY PARISH, LOUISIANA
FOR
STIRLING PROPERTIES

SECTION 52
SECTION 49
SECTION 47
SECTION 46
SECTION 45
SECTION 44
SECTION 43
SECTION 42
SECTION 41
SECTION 40
SECTION 39
SECTION 38
SECTION 37
SECTION 36
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SECTION 23
SECTION 22
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SECTION 19
SECTION 18
SECTION 17
SECTION 16
SECTION 15
SECTION 14
SECTION 13
SECTION 12
SECTION 11
SECTION 10
SECTION 9
SECTION 8
SECTION 7
SECTION 6
SECTION 5
SECTION 4
SECTION 3
SECTION 2
SECTION 1

ACADIA
LAND SURVEYING, LLC
LOUISIANA - MISSISSIPPI - TEXA
308 EAST 2ND STREET, THIBODIAUX, LOUISIANA 703
Phone: (888) 488-0004 Fax: (888) 488-0000
Email: ACADIA@ACADIALANDSURVEYING.COM



Date: 5/31/2016
Case No.: ZC15-04-035
Prior Action: Approved Council (07/09/15)
Posted: 05/26/16

Meeting Date: 6/7/2016
Determination: Approved, Amended, Postponed, Denied

PETITIONER: Kyle Associates, LLC

OWNER: Yanin, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive; S16 & 21, T7S, R10E; Ward 1, District 4

SIZE: 71 acre

Lot Type	Number of lots	Lot size
Single Family Residence	113 lots	75' X 140'
Garden homes	24 lots	50' X 100'

ACCESS

The site was originally proposed to be accessed from a two lane boulevard type entrance from Hwy 22 & a 2 lane driveway access from Trepagnier Road. The revised plan shows that the second access, from Trepagnier Road, has been removed. Staff feels that by reconfiguring the proposed 2.39 acre detention pond or by removing Lot 34, it would be possible to expand Laurel Drive and the access to Trepagnier Road could be provided.

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
Minimum front, sides & rear yard setbacks & maximum height	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

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.

Current gross density of this property, under the A-2 Suburban District is at 1 units per acre, which would allow for a maximum of 69 lots. According to the requested zoning change to A-4 Single Family Residential District the gross density would be of 4 units per acre, which would allow for 279 units. The net density would allow for 209 units. The proposal is for 137 units with a net density of 1.9 units per acre.

GREENSPACE

A total of 21 acres of greenspace (30%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area, an active recreation area and some other small passive greenspace area. The total acreage dedicated to active recreation is 1.53 acres, consisting of playground equipment and a swimming pool. The total acreage dedicated to passive recreation is 19.47 acres consisting of open space areas. Note that gazebo and benches should be provided within the greenspace areas and a walking path should be provided throughout the subdivision.

Additional information required:

- A complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.
- A cross-section of the proposed walking/jogging path shall be depicted on the PUD Plan, indicating the width and of said path.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets the objectives of the 2025 future land use plan by providing single family residential uses. The reconfiguration of the subdivision also allow to meet the conservation aspect of the 2025 future land use plan, by preserving most of the existing wetlands on the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a Major Amendment to the PUD (Planned Unit Development Overlay) designation be postponed. Staff is not opposed to the request; however, as stated above, an additional access should be provided from Trepagnier Road.

Case No.: ZC15-04-035

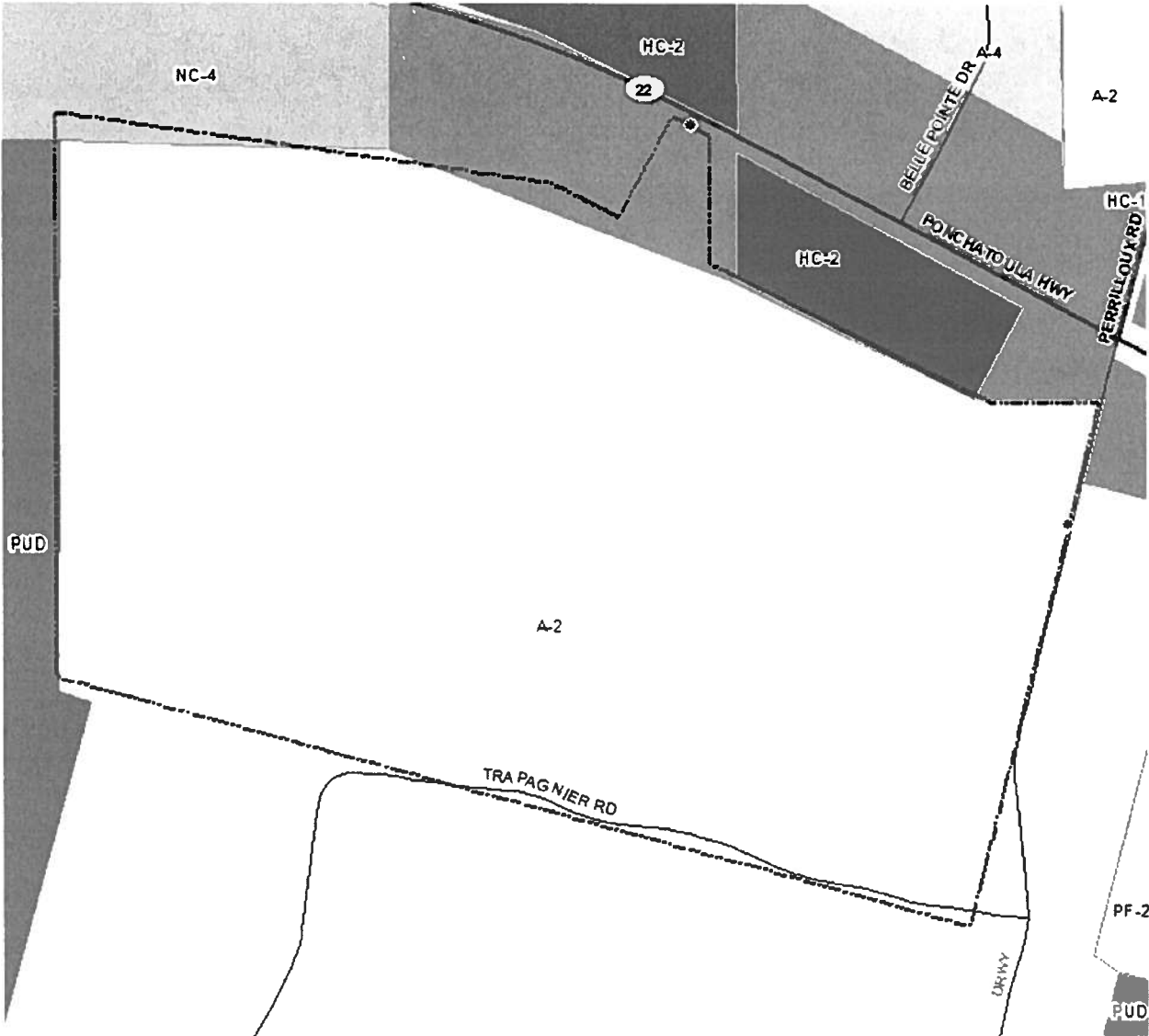
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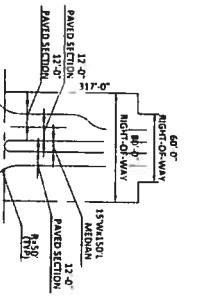
ZC15-04-035



OAK RIDGE



TYPICAL LOT DRAINAGE **TYPICAL LOT DRAINAGE**



TYPICAL ENTRANCE DETAIL

CLEAN OF COURT DATE FILED FILE NO.



CONCRETE ROADWAY NOTES



TYPICAL CONCRETE ROADWAY SECTION

- DATE OF RECEIPT: _____

1.034 ACRE PARCEL

[illegible]

ACCORDING TO A PAPER PREPARED BY DON J. CHAMPAIGN, SUNTUNG, DATED OCTOBER 18, 1971, THE ABOVE PROPERTY MEASURES AS FOLLOWS TO WIT:

ALONG 10.61 METERS AT SOUTHWEST CORNER OF TRACT 100A, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 10 EAST, WHICH POINT IS MARKED BY AN OLD WOOD AND NAIL, MEASURE THENCE ALONG THE BEARING NORTH 73° 30' WEST, 113.50 FEET TO A POINT AND CORNER WHICH POINT IS MARKED BY AN OLD WOOD STAKE, THENCE ALONG THE BEARING SOUTH 81° 51' E, 318.50 FEET TO A POINT MARKED BY AN OLD CONTIGUOUS ALONG A LINE BEARING SOUTH 71° 31' E, 134.50 FEET TO A POINT MARKED BY AN OLD CONTIGUOUS ALONG A LINE BEARING SOUTH 71° 31' E, 134.50 FEET TO A POINT MARKED BY AN OLD CONTIGUOUS ALONG A LINE BEARING SOUTH 71° 31' E, 134.50 FEET TO A POINT AND CORNER, THENCE ALONG THE BEARING NORTH 73° 30' WEST, 113.50 FEET TO A POINT AND CORNER MARKED BY AN OLD NAIL, MEASURE ALONG A LINE BEARING NORTH 73° 30' WEST, 220.64 FEET TO THE POINT OF BEGINNING.

AT&T AND OTHER UTILITY PROVIDERS MAY PLACE THEIR INFRASTRUCTURE WITHIN THE GREENSPACE

WETLANDS

NOTE: WETLANDS INFORMATION PROVIDED BY OTHERS

1

Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
632 Village Lane N • Mandeville LA 70471 • 985.727.9177

BMI CONSTRUCTION, LLC
BRIAN INTRAVIA

SITE PLAN

SCALE (12x34) 1" = 100'	DESIGNED BY KNS
SCALE (11x17) 1" = 200'	DRAWN BY KNS
	CHECKED BY FMK
DATE	JOB NO.

15009-PL SITE dwg

2015 04 03

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: BMI Construction, LLC

Developer's Address: 2895 Hwy 190, Suite 208 Mandeville, LA 70471
Street City State Zip Code

Developer's Phone No. (985) 727-0790 (985) 966-3636
(Business) (Cell)

Subdivision Name: Oak Ridge

Number of Acres in Development: 73 Number of Lots/Parcels in Development: 121

Ultimate Disposal of Surface Drainage: Lake Pontchartrain

Water Surface Runoff Mitigation Proposed: Detention Pond - 4 Acres

(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? _____

- 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? | <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)

02/12/15
DATE

ZC 15-04-035

N:\2015\15009 - Yancy 70ac PUUD\Design Submittals\STP Permits\ULTIMATE DISPOSAL MAP.dwg, 2/18/2015 1:56:10 PM, Adobe

