

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. - WEDNESDAY, NOVEMBER 2<sup>ND</sup>, 2016**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LA**

**DRAFT**

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- **Phones and Pagers**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES FOR THE , 2016 ZONING MEETING**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS**

**1. 2016-185-ZC**

Major Amendment to the PUD (Planned Unit Development Overlay)  
Acres: 163.45 acres  
Petitioner: Arrow Engineering - Darrell Fussell  
Owner: Tammany North Properties LLC - Robert Bruno  
Location: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077, S33, T6S, R10E, Ward 1, District 3  
Council District: 3

**2. 2016-368-ZC**

Existing Zoning: A-6(Multiple Family District)  
Proposed Zoning: A-5(Two-Family District)  
Acres: 12,000 sq. ft.  
Petitioner: Scotty & Veronica Eymard  
Owner: Scotty & Veronica Eymard  
Location: Parcel located on the north side of Lakeview Drive, east of US Hwy 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell, S33, T9S, R14E, Ward 9, District 13  
Council District: 13

**POSTPONED FROM THE 10/04/2016 MEETING**

ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. - WEDNESDAY, NOVEMBER 2, 2016  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

DRAFT

3. **2016-380-ZC**

Existing Zoning: Text Change Mobile Food Truck  
Proposed Zoning: Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) various to add mobile food trucks as administrative permit

POSTPONED FROM THE 10/04/2016 MEETING

4. **2016-399-ZC**

Existing Zoning: A-3(Suburban District), I-1(Industrial District) & I-2 (Industrial District)  
Proposed Zoning: I-2(Industrial District)  
Acres: 15 acres  
Petitioner: Chris Fernandez  
Owner: Charles Ruffino  
Representative: Warren Campagna  
Location: Parcel located on the east side of Cabiran Dr, east of Camp Villere Road, south of Fleetwood Dr , S32, T8S, R14E, Ward 9, District 11  
Council District: 11

5. **2016-408-ZC**

Existing Zoning: A-4(Single Family Residential District)  
Proposed Zoning: PF-1(Public Facilities District)  
Acres: 6.15 acres  
Petitioner: St. Tammany Humane Society, INC  
Owner: St. Tammany Humane Society, INC  
Location: Parcel located on the south side of Harrison Avenue, and on the east & west sides of 6th Street., S11, T7S, R11E, Ward 3, District 2  
Council District: 2

6. **2016-409-ZC**

Existing Zoning: CB-1(Community Based Facilities District)  
Proposed Zoning: HC-2(Highway Commercial District)  
Acres: 2 acres  
Petitioner: Diane Troyer  
Owner: Grace Disciples of Christ Church  
Location: parcel located on the east side of US Highway 190 East Service Road, north of Bodet Lane, south of Pontchitolawa Drive, being 975 U S Highway 190 East Service Road, Covington., S22, T7S, R11E, Ward 4, District 5  
Council District: 5

7. **2016-410-ZC**

Existing Zoning: A-3(Suburban District)  
Proposed Zoning: NC-4(Neighborhood Institutional District)  
Acres: 1.1 acres  
Petitioner: Bryan & Kallie Vallecillo  
Owner: Bryan & Kallie Vallecillo  
Location: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being Lot 8, Square 5, Live Oak Hills Subdivision, S18, T7, R10E, Ward 1, District 1  
Council District: 1

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

DRAFT

8. **2016-411-ZC**

Existing Zoning: A-2(Suburban District)  
Proposed Zoning: A-2(Suburban District) & MHO(Manufactured Housing Overlay)  
Acres: 1.42 acres  
Petitioner: Verazonda & Robert Walker  
Owner: Verazonda & Robert Walker  
Location: Parcel located north side of Karrie Lane, east of Elaine Lane, S13, T6S, R10E, Ward 3, District 3  
Council District: 3

9. **2016-414-ZC**

Existing Zoning: A-3(Suburban District)  
Proposed Zoning: A-3(Suburban District) & MHO(Manufactured Housing Overlay)  
Acres: 1.47 acres  
Petitioner: Shelley Schmalz  
Owner: Eljay Schmalz  
Location: Parcel located on the south side of Cypress Street, east N. Tranquility Road, Lot 16, Uranium Park., S27, T8S, R13E, Ward 9, District 11  
Council District: 11

10. **2016-415-ZC**

Existing Zoning: MD-3(Medical Facility District)  
Proposed Zoning: MD-1(Medical Research District)  
Acres: 2.55 acres  
Petitioner: Jeffrey D. Schoen  
Owner: NEWTRAC WEST LLC/Emerson P. Loga, III  
Location: Parcel located at the end of Keystone Boulevard, east of US Highway 190 East Service Road, S37, T7S, R11E, Ward 4, District 5  
Council District: 5

11. **2016-416-ZC**

Existing Zoning: A-2(Suburban District)  
Proposed Zoning: A-4 (Single Family Residential District) & PUD(Planned Unit Development Overlay)  
Acres: 17.81 acres  
Petitioner: Jeffrey D. Schoen  
Owner: 1781 Property LLC/Adam Henning  
Location: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive, S17, T7S, R10E, Ward 1, District 1  
Council District: 1

12. **2016-417-ZC**

Existing Zoning: A-2(Suburban District)  
Proposed Zoning: A-4(Single family Residential District)  
Acres: 17.81 acres  
Petitioner: Jeffrey D. Schoen  
Owner: 1781 Property, LLC/Adam Henning  
Location: parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive, S17, T7S, R10E, Ward 1, District 1  
Council District: 1

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DRAFT

13. **2016-418-ZC**

Existing Zoning: A1A(Suburban District) & RO(Rural Overlay)  
Proposed Zoning: A-4(Single Family Residential District)  
Acres: 87.06 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Lonesome Development LLC/Tim Henning  
Location: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Boulevard, east of East Stadium Drive., S29 & 38, T6S, R11E, Ward 3, District 3  
Council District: 3

14. **2016-419-ZC**

Existing Zoning: A-1A(Suburban District) & RO(Rural Overlay)  
Proposed Zoning: A-4(Single Family Residential) & PUD(Planned Unit Development Overlay)  
Acres: 87.06 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Lonesome Development LLC/Tim Henning  
Location: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Boulevard, east of East Stadium Drive, S29 & 38, T6S, R11E, Ward 3, District 3  
Council District: 3

15. **2016-421-ZC**

Existing Zoning: A-1(Suburban District)  
Proposed Zoning: A-1(Suburban District) with MHO(Manufactured Housing Overlay)  
Acres: 2.21 acres  
Petitioner: Dawn Marchand  
Owner: Kim & Jason Best  
Location: Parcel located on the west side of F. King Road, north of Maurice Taylor Road, S6, T5S, R12E, Ward 2, District 6  
Council District: 6

16. **2016-422-ZC**

Existing Zoning: A-1A(Suburban District)  
Proposed Zoning: A-2(Suburban District)  
Acres: 163.45 acres  
Petitioner: Darrell Fussell  
Owner: Robert Bruno  
Location: Parcel located at the end of Joiner-Wymer Road, west of LA Highway 1077, S33, T6S, R10E, Ward 1, District 3  
Council District: 3

17. **2016-423-ZC**

Existing Zoning: A-6(Multiple Family Residential District)  
Proposed Zoning: A-4A(Single Family Residential District)  
Acres: .47 acres  
Petitioner: Thomas R. Cathey  
Owner: Thomas R. Cathey  
Location: Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 17, Pontlake Estates, 292 Lakeview Drive, Slidell, S32, T9S, R14E, Ward 9, District 13  
Council District: 13



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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

DRAFT

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS  
ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

1. **PR16-10-002 - Use: Retail Building & Restaurant**  
Corridor: Planned Corridor Overlay  
Zoning: HC-2 Highway Commercial District  
Use Size: 9000 sq. ft.  
Petitioner: John S. Bowers III  
Owner: JSB Hwy 21 Lots, LLC  
Representative: G & S Engineering LLC  
Location: Parcel located on the east side of LA Highway 21, south of Azalea  
Drive, S47, T7S, R11E, Ward 1, District 1.  
Council District: 1

### **OLD BUSINESS**

### **NEW BUSINESS**

### **ADJOURNMENT**

**MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. - TUESDAY, SEPTEMBER 6, 2016  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA**

## ROLL CALL

Present: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph  
Absent: Cazaubon, Doherty  
Staff Present: Helen Lambert, Sidney Fontenot, Cara Bartholomew, Lauren Davis, Terry Hand, Deb Henton

## CALL TO ORDER

The regular meeting of the St. Tammany Parish Zoning Commission was called to order by the Chairman, Dave Mannella.

## INVOCATION

The Invocation was presented by Mr. Randolph.

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Lorren.

## APPROVAL OF THE MINUTES FOR THE SEPTEMBER 6, 2016 ZONING MEETING

Richard moved to approve, second by Lorren.

**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

## POSTPONING OF CASES

## PUBLIC HEARINGS

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

1. 2016-329-ZC

Existing Zoning:	A-3 Suburban District
Proposed Zoning:	A-3 Suburban District & MHO Manufactured Housing Overlay
Acres:	22,500 sq. ft.
Petitioner:	Robt Maser
Owner:	Barbara A. Garcia
Location:	Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision, S32, T8S, R15E, Ward 8, District 9

Council District: 9

**POSTPONED FROM THE 9/06/2016 MEETING**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Robt Maser Opposition: none

**Randolph moved to approve, second by Fitzmorris.**

**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm,  
Randolph

**Nay:**

**Abstain:**

## OCTOBER 4, 2016 ZONING MEETING MINUTES, CONT.

### 2. 2016-368-ZC

Existing Zoning: A-6(Multiple Family District)  
Proposed Zoning: A-5(Two-Family District)  
Acres: 12,000 sq. ft.  
Petitioner: Scotty & Veronica Eymard  
Owner: Scotty & Veronica Eymard  
Location: Parcel located on the north side of Lakeview Drive, east of US Hwy 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell, S33, T9S, R14E, Ward 9, District 13.  
Council District: 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: *\*Owners request to postpone case until November meeting*

Opposition: none

**Fitzmorris moved to postpone, second by Randolph.**

**Yea: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph**

**Nay:**

**Abstain:**

### 3. 2016-370-ZC

Existing Zoning: A-3(Suburban District)  
Proposed Zoning: A-3(Suburban District) & MHO(Manufactured Housing Overlay)  
Acres: 670.78 acres  
Petitioner: Council Motion  
Location: Parcels located on the south side of Hwy 435, east and west of Hillcrest Blvd, S22, 23, 26&27, T6S, R11E &12E, Ward 6 & 10, District 6.  
Council District: 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Opposition: none

**Lorren moved to approve, second by Richardson.**

**Yea: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph**

**Nay:**

**Abstain:**

### 4. 2016-380-ZC

Existing Zoning: Text Change Mobile Food Truck  
Proposed Zoning: Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) various to add mobile food trucks as Administrative Permit.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: *\*Staff requests postponement until the November meeting*

Opposition: none

**Davis moved to postpone, second by Randolph.**

**Yea: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph**

**Nay:**

**Abstain:**

## OCTOBER 4, 2016 ZONING MEETING MINUTES, CONT.

### 5. 2016-381-ZC

Existing Zoning: Text Change Behavioral Healthcare Facility  
Proposed Zoning: An Ordinance amending the text of the Unified Development Code, Volume 1 (Zoning) to add a new use "Behavioral Healthcare Facility" to Section 2 Definitions and as a permitted use in Section 5.29 MD-3 Medical Facilities District.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sidney Fontenot Opposition: none

**Davis moved to approve, second by Richardson.**

**Yea: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph**

**Nay:**

**Abstain:**

### 6. 2016-385-ZC - Withdrawn

Existing Zoning: A-4(Single Family Residential)  
Proposed Zoning: A-4(Single Family Residential) & MHO(Manufactured Housing Overlay)  
Acres: 10,042.5sqft  
Petitioner: Louise Matthews  
Owner: Wade & Louise Matthews  
Location: Parcel located on the east side of Sunset Road, north of US Hwy 190, being lot 18 & the north half of lot 17, Square 2, Shady Acres Subdivision, S18, T9S, R15E, Ward 9, District 9  
Council District: 9

*\*Case was withdrawn by petitioners*

### 7. 2016-386-ZC

Existing Zoning: A-3(Suburban District)  
Proposed Zoning: I-3(Heavy Industrial District)  
Acres: 2.928 acres  
Petitioner: Michael Breeding  
Owner: Venora M. Galatas  
Location: Parcel located at end of Sloat Road, along Bayou Bonfouca, S9, T9S, R14E, Ward 9, District 12  
Council District: 12

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Michael Breeding Opposition: none

**Davis moved to approve, second by Willie.**

**Yea: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph**

**Nay:**

**Abstain:**

### 8. 2016-387-ZC

Existing Zoning: A-1(Suburban District)  
Proposed Zoning: A-1(Suburban District) & MHO(Manufactured Housing Overlay)  
Acres: 1.86 acres  
Petitioner: Manuel & Kathy Hoffman  
Owner: Manuel & Kathy Hoffman  
Location: Parcel located on the east side of Dreamland Court, north of Bruhl Road, S19, T5S, R11E, Ward 2, District 3  
Council District: 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Manuel Hoffman Opposition: none

## OCTOBER 4, 2016 ZONING MEETING MINUTES, CONT.

**Willie moved to approve, second by Richard.**

**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

**9. 2016-388-ZC**

Existing Zoning: HC-2(Highway Commercial District)

Proposed Zoning: HC-3(Highway Commercial District)

Acres: 1.43 acres

Petitioner: Marcia & Raymond Williams

Owner: Marcia & Raymond Williams

Location: Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision, S6, T9S, R15E, Ward 8, District 13

Council District: 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Marcia & Raymond Williams/owners Opposition: none

**Richard moved to approve, second by Randolph.**

**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

**10. 2016-389-ZC**

Existing Zoning: NC-4(Neighborhood Institutional District) & A-4(Single Family Residential District)

Proposed Zoning: NC-4(Neighborhood Institutional District), A-4(Single Family Residential District), & PUD(Planned Unit Development Overlay)

Acres: 27.99 acres

Petitioner: Kyle Associates/Franklin Kyle

Owner: James E. Shields, Sr.

Location: Parcel located on the south side of LA Hwy 1088, east of Trinity Drive, west of Forest Brook Blvd, S5, T8S, R12E, Ward 4, District 7.

Council District: 7

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Franklin Kyle/Kyle Assoc. Opposition: Carlo Hernandez

**Davis moved to approve, second by Richard.**

**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

**Nay:**

**Abstain:**

**11. ZC06-02-011 -WITHDRAWN**

Major amendment to PUD (Planned Unit Development Overlay)

Acres: 285.96 acres

Petitioner: Kyle Associates, LLC

Owner: 285 LLC.

Location: Parcel located on the east and west sides of LA Highway 1077, north of US Highway 190 , S21, T6S, R10E, Ward 1, District 3.

Council District: 3

*\*Case was withdrawn by the petitioner.*

OCTOBER 4, 2016 ZONING MEETING MINUTES, CONT.

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS  
ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

1. **PR16-10-002 - Use: Retail Building & Restaurant**  
Corridor: Planned Corridor Overlay  
Zoning: HC-2 Highway Commercial District  
Use Size: 9000 sq. ft.  
Petitioner: John S. Bowers III  
Owner: JSB Hwy 21 Lots, LLC  
Representative: G & S Engineering LLC  
Location: Parcel located on the east side of LA Highway 21, south of Azalea Drive, S47, T7S, R11E, Ward 1, District 1.  
Council District: 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Scot Gros/G&S Engineering Opposition: none

**Lorren moved to postpone, second by Randolph.**  
**Yea:** Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph  
**Nay:**  
**Abstain:**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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**Mr. Dave Mannella, Chairman**

Date: 10/21/2016

Case No.: 2016-185-ZC

Prior Action: Approved (04/05/16)

Posted: 10/12/2016

Meeting Date: 11/02/2016

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Arrow Engineering - Darrell Fussell

**OWNER:** Tammany North Properties LLC - Robert Bruno

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

**LOCATION:** Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3

**SIZE:** 163.45 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 & Residential	A-1 Suburban District
South	Undeveloped & Residential	A-3, A-2 & A-1 Suburban District
East	Undeveloped & Residential	A-1 Suburban District
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting a major amendment to PUD Planned Unit Development Overlay. This site is located at the end of Joiner Wymer Road, west of LA Highway 1077. The site was originally approved to be developed with 47 single family residential lots having an average lot size of 2.2 acres. The revised plan shows a total of 81 single family residential lots.

Note that a request has been submitted to rezone the site to A-2 Suburban District (2016-422-ZC) to allow for an increase in density.

**ACCESS**

The subdivision is proposed to be accessed from 2 separate accesses along Joiner Wymer Road.

GENERAL PUD CRITERIA

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

**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.

Based on the underlying zoning of A-2, the gross density of the proposed subdivision would be of 1units per acre, which would allow for a total of 163 units. Based on the formula the net density would allow for 124 lots/units. The proposal is for 81 lots, which meets the PUD regulation.

**GREENSPACE**

The previously approved plan showed that a total of 52 acres (31%) of greenspace were proposed to be provided, including 0.34 acres dedicated to active recreation and 51.65 acres dedicated to passive recreation. Considering the increase in the number of lots, the total acreage of greenspace and area dedicated to be passive and active area should be revised. Also, it appears that the location of the walking path and the greenspace area, is not clearly delineated in the rear of lots 35, 36 & 37.

Amenities	Type of Amenities
Passive	Access to large greenspace & walking path within greenspace area (aggregate surface)
Active	Playground and ½ basketball Court

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.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the site to be developed with residential and agricultural uses. The proposed residential development meets the 2025 future land use plan, as it allows for the preservation of approximately 50 acres of greenspace, most of the wetlands and some of the existing trees; however, the proposed increases of the density is a concern, considering the rural character of the surrounding area.

**STAFF RECOMMENDATION:**

The staff recommends that the request for Major Amendment to the PUD Planned Unit Development Overlay designation be postponed. Additional information must be provided regarding the greenspace area, some elements of the plan shall be redesign, such as the access to some of the lot through private road and the configuration of the cul de sacs, creating very narrow driveway access.



Case No.: 2016-185-ZC

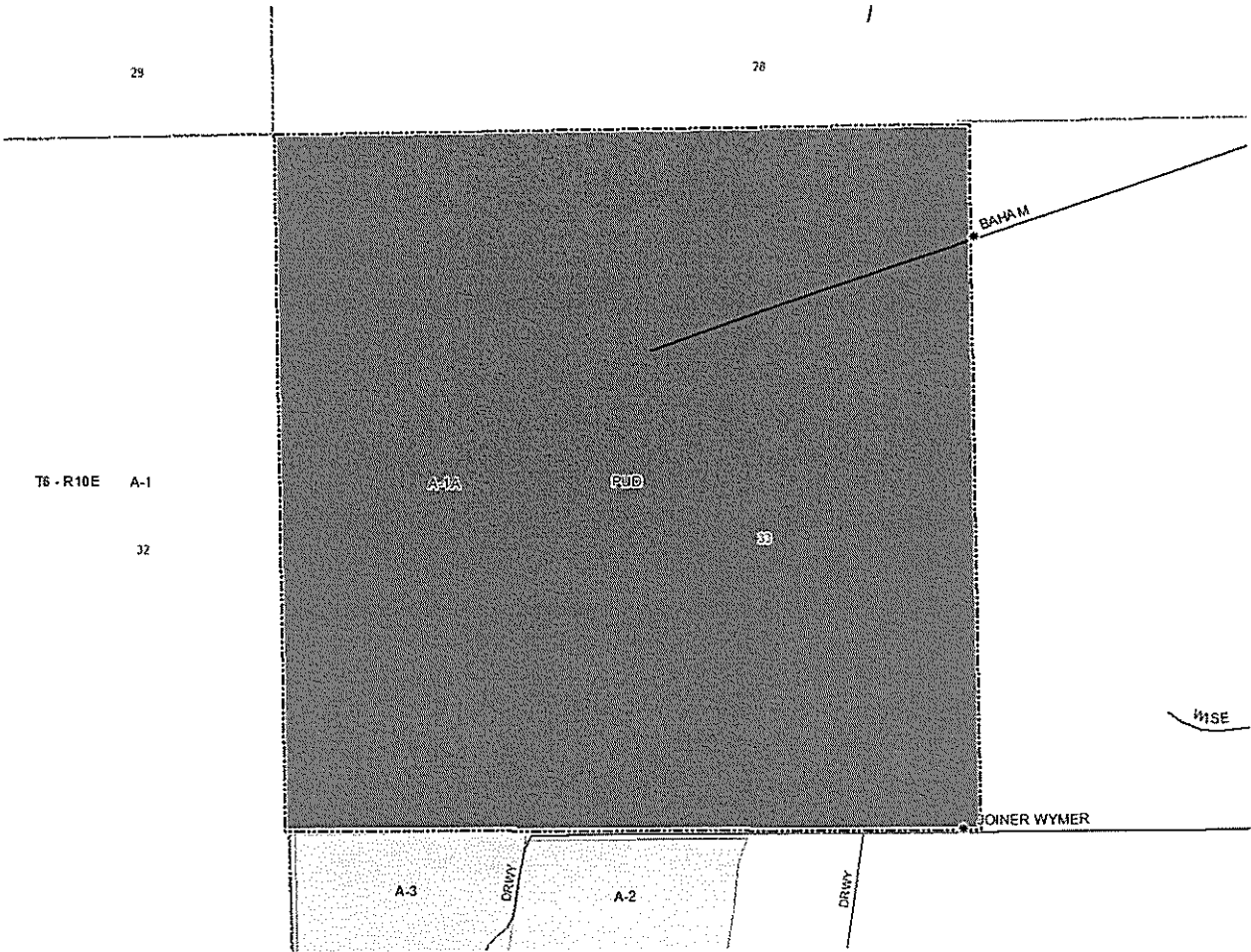
PETITIONER: Arrow Engineering - Darrell Fussell

OWNER: Tammany North Properties LLC - Robert Bruno

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

LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3

SIZE: 163.45 acres





2016-185-ZC

A-1 29

28

73030

BUDS

12319

BAHAM

12322

12298

BLUE STEM

GOLDENTOP

A-1A

PLUMEGRASS

ROSEBAY

SILVERTHORN

BUTTONBUSH

33

CROSSVINE

WISE

12261

JOINER WYMER

12252

CLEARING ?  
AIR ROAD

12120

A-2

12200

A-3

12090 12090  
12090

DRWY

DRWY

DRWY

DRWY

DRWY

DRWY

N

0 1,300 Feet



Issue	Description	Date
A	For review and comment	2-26-16
B	Revised to show 47 lots	3-28-16

WINGFIELD SUBDIVISION  
PLANNED UNIT DEVELOPMENT  
JOINER WYMER ROAD  
ST. TAMMANY PARISH

ARROW ENGINEERING  
& CONSULTING  
DARRELL FUSSELL, P.E.  
fusell.2@arrow.com  
Phone: 985-237-3908  
Madsenville, LA 70447  
PO BOX 881

T1

2016-185-ZC  
Previously Approved plan

NOTE:  
This subdivision is Flood Zone A, with a BFE of 28.0'.  
All lots will be allowed to have slab-on-grade foundations  
with the cut from the detention areas offsetting the required  
fill ranging from 1 ft on the north end of the subdivision and 4'  
on the south end of the subdivision.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY  
PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING FROM A CONCRETE POST WITH A BRASS CAP FOUND  
33. BEING THE NORTHWEST CORNER OF SECTION 33, OF SAID  
TOWNSHIP AND RANGE AND THE POINT OF BEGINNING,  
THENCE NORTH 12°02' 26.51.01 FEET TO A ONE INCH IRON PIPE  
FOUND, THENCE S00°40'45"E 2703.80 FEET TO A ONE INCH IRON  
PIPE FOUND ON THE NORTH SIDE OF JOINER WYMER ROAD,  
THENCE S89°58'22"W 2650.03 FEET TO A CONCRETE CORNER  
FOUND, THENCE N00°41'00"W 1335.39 FEET TO A CONCRETE POST  
FOUND, THENCE S45°05'10"E 1035.81 FEET TO A CONCRETE POST  
THE POINT OF BEGINNING, CONTAINING 163.45 ACRES.

RESTRICTIVE COVENANTS:

- A. No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s) all as approved by the department of environmental services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purposes of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).  
B. Construction of any nature is prohibited in parish drainage or street easement.  
C. Lots may not be used for the storage of trash or junk vehicles.  
D. The minimum finished floor elevation required in areas subject to periodic inundation flood (zones A and V) shall be indicated.  
E. No lot will be further subdivided without approval of the St. Tammany Planning Commission.  
F. The minimum culvert size to be used for driveways shall be stated.  
G. Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection of the street.  
H. The Homeowners Association will assume perpetual maintenance of common areas and detention ponds.  
I. Central sewer system to be provided offsite (tie into existing St. Mobile homes are not permissible on any lot within Wingfield

163.45 ACRES		51	8925'
AREA	NO. OF LOTS		LGTH. OF STREETS
2.0 ACRES	Community	SEWER SYSTEM	PUD
AVG. LOT SIZE	ZONING		
Asphalt	60'		Community
ROAD SURFACING	STREET WIDTH R.O.W.		WATER SYSTEM

SITE PLAN

SCALE: 1" = 150'-0"

WINGFIELD SUBDIVISION- PLANNED UNIT DEVELOPMENT  
SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST

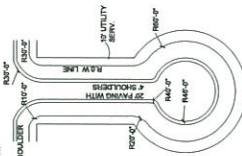


VICINITY MAP

SCALE: 1" = 3000'

P.U.D. NOTES

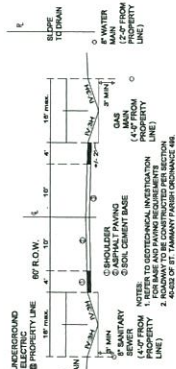
1. The number of lots for the Wingfield PUD is based on the following assumptions:
  - a. Front = 60'
  - b. Side = 10'
  - c. Rear = 20'
2. Sublots = 2
3. The proposed maximum height of any building or structure is 35'.
4. Green space = 52 acres (31 percent)
5. In no case shall required open space along the existing road frontage be less than 1/4 acre in area and less than 100 feet wide.
6. In no case shall required open space along other boundary lines (without road frontage) be less than 1/4 acre in area and less than 50 feet in width.
7. Construction and water services provided by Tammany Utilities.
8. Utility company providing telecommunication services shall be allowed to construct telecommunication Cabinet in subdivision.



CUL DE SAC AND  
CORNER DETAIL

NOT TO SCALE  
WALKING PATH SPECIFICATIONS:  
PROVIDE 3' WIDE CLEARED PATH  
WITH 2' OF PINE MULCH.

WETLANDS



60' R.O.W. TYPICAL SECTION

SCALE: 1" = 150'-0"



A map of the study area showing the location of the site. The site is marked with a shaded rectangle and labeled 'SITE'. It is located near the intersection of Highway 107 and Highway 1085. Other roads shown include Highway 107, Highway 1085, Highway 1086, and Highway 1087. Landmarks include the 'Bunny Lane' and 'John W. Wynn Rd.'. The map also shows the 'I-12' highway and the 'Hwy 107' and 'Hwy 1085' labels.



3. The proposed maximum height of any building or structure shall be 35'.
4. The proposed maximum height of any building or structure shall be 62' above ground level (51 percent). Does not include roof area.

Pavement green space = 51.65 acres

Active green space = .34 acres (Area of the basketball court and playground area on Cassvine Drive)

Passive green space = 51.31 acres (The existing road frontage be less than 1/4 acre in area and less than 100 feet in width.

6. In no case shall any open space along any boundary of a lot be less than 14 feet wide from 14 feet in area and less than 50 feet in length.

7. Central sewer and water services provided by Tennyson Utility Company providing telecommunication services shall be located to connected Telecommunication Cabinet in subdivision.

8. Wading pool, swimming pool, hot tub, spa, or other water feature must be fenced with a 2' wall be 2' aggregate surface.



**NOT TO SCALE**

SCALE 1"=10' HORIZ., NTS VERT.



**DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A CONCRETE POST WITH A BRASS CAP FOUND AT THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, BEING THE NORTHWEST CORNER OF SECTION 33, OF SAID TOWNSHIP AND RANGE AND THE POINT OF BEGINNING.

THENCE N89°13'29"E 2651.01 FEET TO A ONE INCH IRON PIPE FOUND, THENCE S00°40'45"E 2703.80 FEET TO A ONE INCH IRON PIPE FOUND ON THE NORTH SIDE OF JOINDER WYMER ROAD, THENCE S89°58'22"E 2650.03 FEET TO A CONCRETE CORNER FOUND, THENCE N00°41'00"W 1335.39 FEET TO A CONCRETE POST WITH BRASS CAP FOUND, THENCE N03°43'27"W 1333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 163.45 ACRES.

**RESTRICTIVE COVENANTS:**

- A. No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the department of environmental services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purposes of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- B. Construction of any nature is prohibited in parish drainage or street easement.
- C. Lots may not be used for the storage of trash or junk vehicles.
- D. The minimum finished floor elevation required in areas subject to periodic inundation flood (zones A and V) shall be indicated.
- E. No lot will be further subdivided without approval of the St. Tammany Planning Commission.
- F. The minimum culvert size to be used for driveways shall be stated.
- G. Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection as measured from the corner of the property where the said to street rights-of-way intersect. (Amended by ORD. NO. 94-2142, Adopted 12-15-1994)
- H. Mobile homes are not permissible on any lot within Wingfield Subdivision.
- I. The Homeowners Association will assume perpetual maintenance of common areas and detention ponds
- I. Homeowners Association membership is mandatory for all subdivision lot owners.
- J. Central sewer system to be provided offsite (tie into existing St. Tammany Utilities STU).

163.45 ACRES	81	8925'
AREA	NO. OF LOTS	LGTH. OF STREETS
2.0 ACRES	Community	PUD
AVG. LOT SIZE	SEWER SYSTEM	ZONING
Asphalt	80'	Community
ROAD SURFACING	STREET WIDTH R.O.W.	WATER SYSTEM

# SITE PLAN

SCALE: 1" = 150'-0"

WINGFIELD SUBDIVISION - REVISED  
PLANNED UNIT DEVELOPMENT  
JOINER WYMER ROAD  
ST. TAMMANY PARISH

**ENGINEERING**  
**INC.**  
**P.E.**  
**om**  
Phone: 985-237-3908

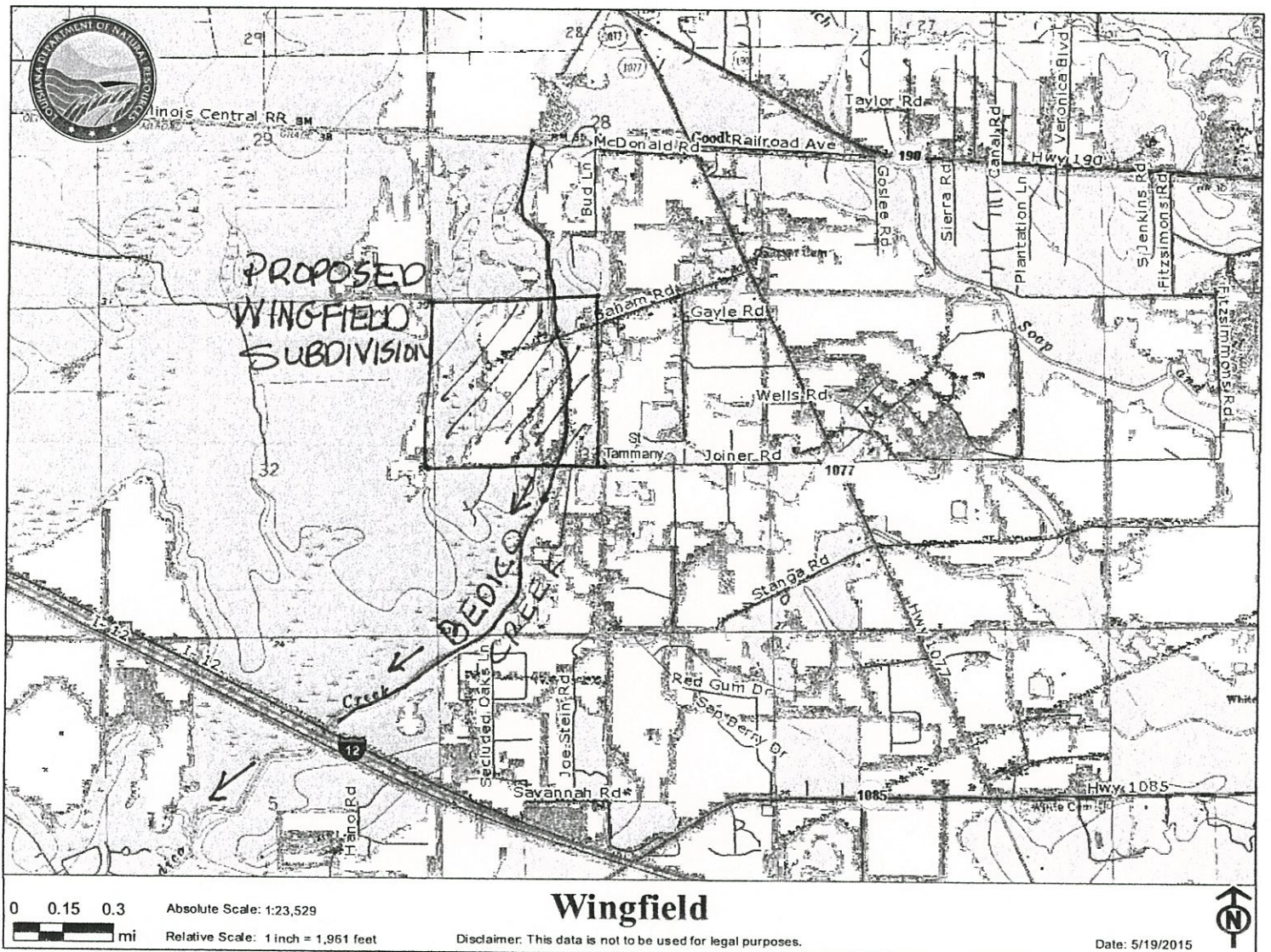
PO BOX 881  
Madisonville, LA 70447

1

Proposed Play 2016-185-ZC



2016-185-ZC



## ULTIMATE DISPOSAL

Bedico Creek to Tangipahoa River  
to Pontchartrain Lake

2016-185-2C

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Robert Bruno

Developer's Address: 70325 Hwy 1077 Covington LA 70433  
Street City State Zip Code

Developer's Phone No. 985-792-7110  
(Business) (Cell)

Subdivision Name: Wingfield Subdivision

Number of Acres in Development: 163.45 Number of Lots/Parcels in Development: 50

Ultimate Disposal of Surface Drainage: Bedico Creek → Tangipahoa River - Lake Ponchar-  
train

Water Surface Runoff Mitigation Proposed: To Detention Pond

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

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



2016-185-ZC

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

If yes, which major arterial streets? \_\_\_\_\_

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

If yes, please explain? Dust from Road Construction

- 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.*

Daniel Fuzell

ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

5-19-15

DATE

**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-368-ZC  
**Prior Action:** Postponed (10/11/16)  
**Posted:**10/11 /16

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

**GENERAL INFORMATION**

**PETITIONER:** Scotty & Veronica Eymard  
**OWNER:** Scotty & Veronica Eymard  
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-5 Two Family Residential District  
**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13  
**SIZE:** 12,000 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	Undeveloped/Residential	A-4A Single Family Residential District
South	Undeveloped/Residential	PUD Planned Unit Development Overlay
East	Undeveloped/ Residential	A-6 Multiple Family Residential District
West	Undeveloped/Residential	A-6 Multiple Family Residential District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-6 Multiple Family Residential District to A-5 Two Family Residential District. This site is located on the north side of Lakeview Drive, east of US Highway 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell. 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; however, the A-4A zoning classification would be more appropriate for the site.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-5 Two Family Residential District designation be denied and suggest that the request be amended to A-4A Single Family Residential District.



**Case No.:** 2016-368-ZC

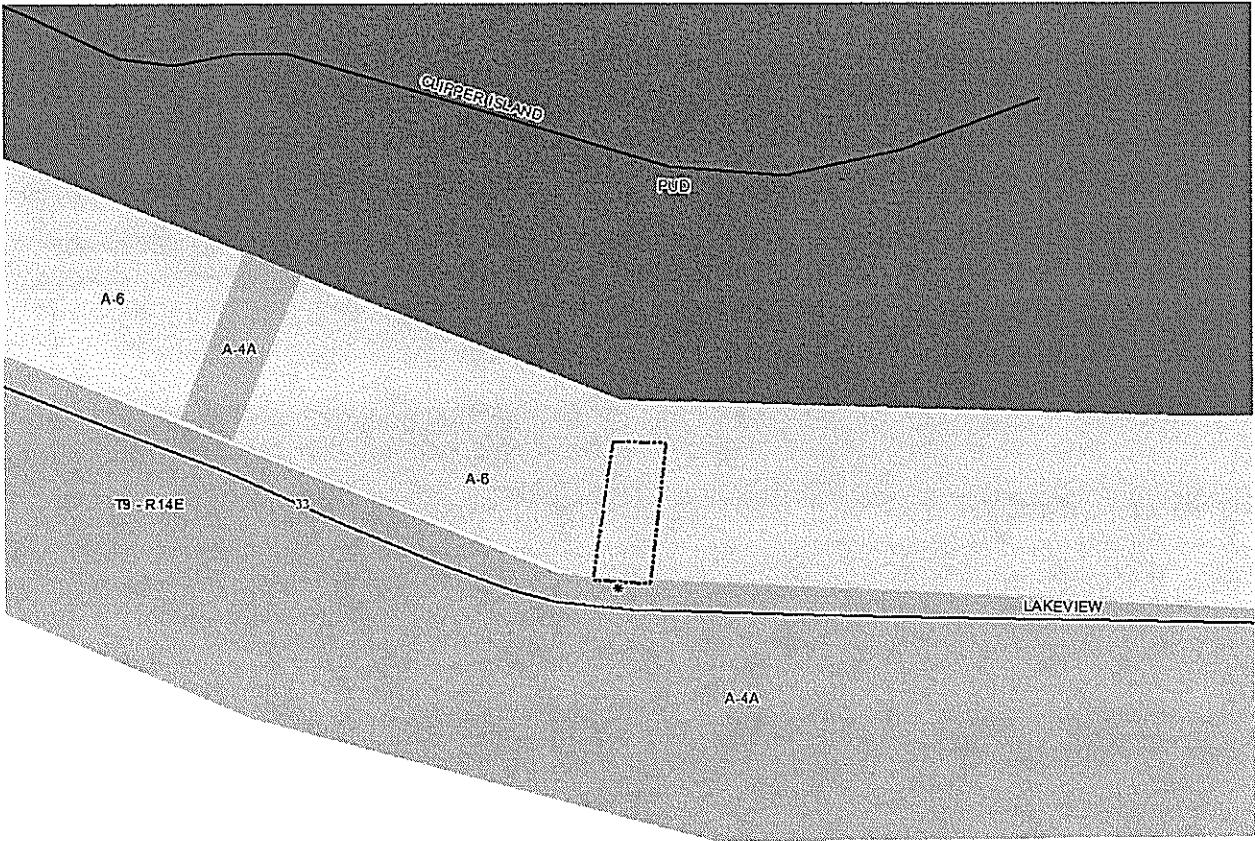
**PETITIONER:** Scotty & Veronica Eymard

**OWNER:** Scotty & Veronica Eymard

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-5 Two Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13

**SIZE:** 12,000 sq. ft.





2016-368-ZC

CLIPPER ISLAND

PUD

A-6

2016-368-ZC

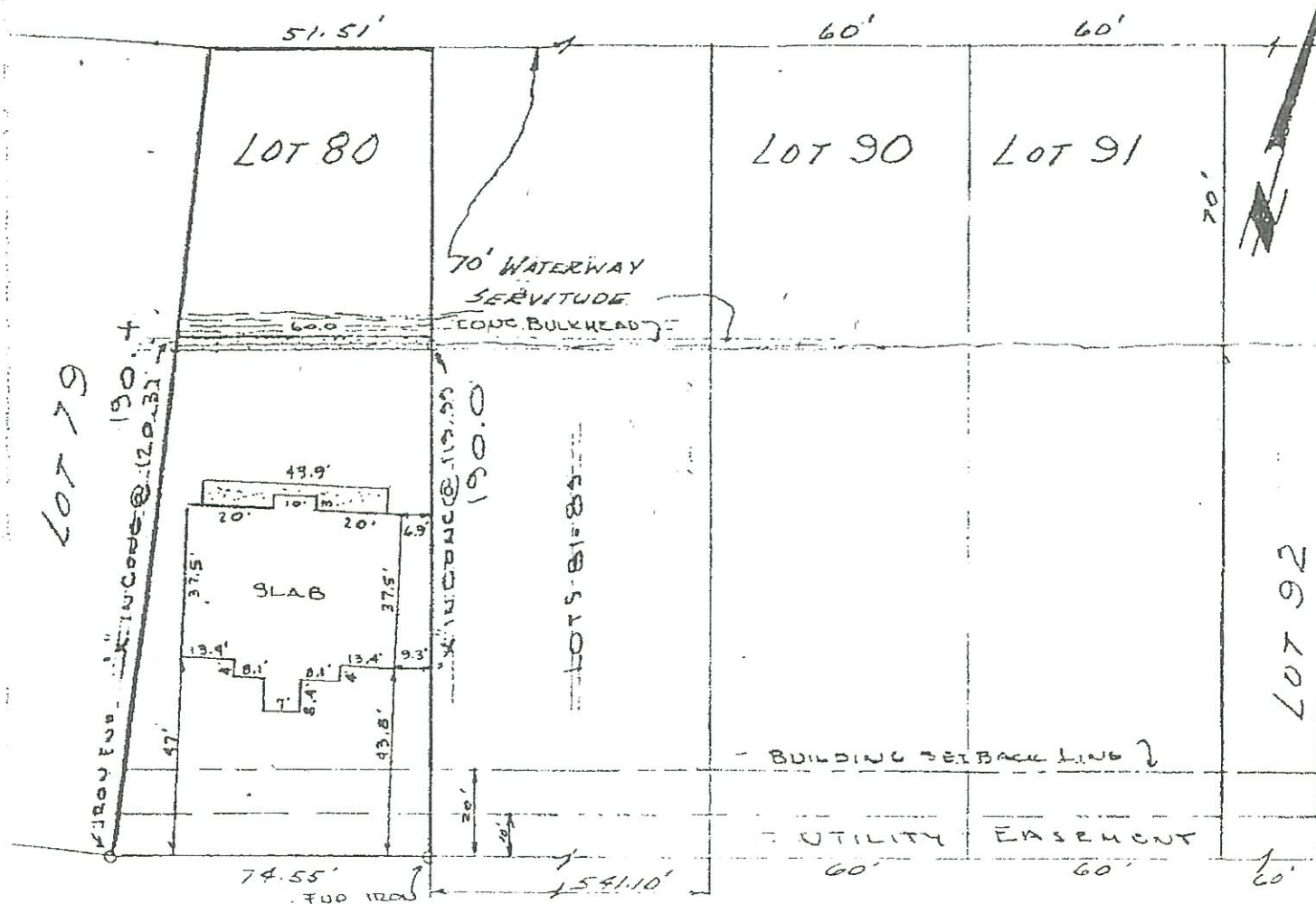
33  
T9 - R14E

LAKEVIEW

A-4A







NORTH SHORE DRIVE

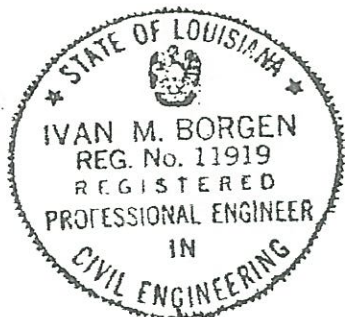
# SURVEY MAP

205

LOT 80 OF EDEN ISLES SUBDIVISION UNIT 2

ST. TAMMANY PARISH, LOUISIANA  
FOR

DONALD JACOBS



SURVEY NO: 19989/24709/25150

DATE: MAR 15, 1979

REV: AUG. 5, 1980 SW  
" SEPT. 18, 1980 SW

THIS SURVEY IS CERTIFIED  
TRUE AND CORRECT BY

IVAN M. BORGES  
NO. 686

SCALE: 1" = 40'

ST. TAMMANY PARISH COUNCIL  
ORDINANCE

ORDINANCE CALENDAR NO: \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: \_\_\_\_\_ PROVIDED BY: PLANNING AND DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED  
DEVELOPMENT CODE, VOLUME 1 (ZONING) VARIOUS TO ADD MOBILE  
FOOD TRUCKS AS ADMINISTRATIVE PERMIT.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2016-380-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of the Unified Development Code, Volume 1 (Zoning) to add a new use “Mobile Food Trucks” to Section 2 Definitions and as a permitted use in the following Sections; and

WHEREAS, the St. Tammany Parish Council considered the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Council has determined that it is in the best interest of the businesses and citizens of St. Tammany Parish to implement an ordinance addressing mobile food trucks; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Unified Development Code, Volume I (Zoning), as follows:

Section 2 - Definitions, add a new definition as follows:

Mobile Food Truck: a double-axle vehicle (truck or trailer unit) that is completely mobile with no permanent fixed location, the vendor of which prepares all or most of its victuals on board the vehicle to serve or distribute to customers, in a form suitable for immediate ingestion or consumption.

BE IT FURTHER ORDAINED, that Mobile Food Trucks be established as an administrative permits, in the following sections:

Section 5.14 NC-1 Professional Office District

In Section 5.1403 ADMINISTRATIVE PERMITS, add a new,

“C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations.” and re-number section as necessary.

Section 5.15 NC-2 Indoor Retail and Service District

In Section 5.1503 ADMINISTRATIVE PERMITS, add a new,

“C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations.” and re-number section as necessary.

Section 5.16 NC-3 Lodging District

In Section 5.1603 ADMINISTRATIVE PERMITS, add a new,

“C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations.” and re-number section as necessary.

Section 5.17 NC-4 Neighborhood Institutional District

In Section 5.1703 ADMINISTRATIVE PERMITS, add a new,

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.18 NC-5 Retail and Service District

In Section 5.1803 ADMINISTRATIVE PERMITS, add a new,

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.19 NC-6 Public, Cultural and Recreational District

In Section 5.1903 ADMINISTRATIVE PERMITS, add a new,

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.19A PBC-1 Planned Business Center

In Section 5.1903 ADMINISTRATIVE PERMITS, add a new,

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.19B PBC-2 Planned Business Center

In Section 5.1903 ADMINISTRATIVE PERMITS, add a new,

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.20 HC-1 Highway Commercial District

In Section 5.2003 ADMINISTRATIVE PERMITS, add a new,

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.21 HC-2 Highway Commercial District

In Section 5.2103 ADMINISTRATIVE PERMITS, add a new,

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.21A HC-2A Highway Commercial District

In Section 5.2103 ADMINISTRATIVE PERMITS, add a new,

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.22 HC-3 Highway Commercial District,

In Section 5.2203 ADMINISTRATIVE PERMITS, Add a new

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.23 HC-4 Highway Commercial District

In Section 5.2303 ADMINISTRATIVE PERMITS, Add a new

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.23A HC-5 Highway Commercial District

In Section 5.2303A ADMINISTRATIVE PERMITS, Add a new

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.24 I-1 Industrial District

In Section 5.2403 ADMINISTRATIVE PERMITS, Add a new

"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.25 I-2 Industrial District

In Section 5.2503 ADMINISTRATIVE PERMITS, Add a new

"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.26 I-3 Heavy Industrial District

In Section 5.2603 ADMINISTRATIVE PERMITS, Add a new

"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.26A I-4 Heavy Industrial District

In Section 5.2603A ADMINISTRATIVE PERMITS, Add a new

"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.27 MDc1 Medical Residential District

In Section 5.2703A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.28 MD-2 Medical Clinic District

In Section 5.2803A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.29 MD-3 Medical Facility District

In Section 5.2903A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.29A MD-4 Medical Research District

In Section 5.2903A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.30 PF-1 Public Facilities District

In Section 5.3003 ADMINISTRATIVE PERMITS, Add a new

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.30A PF-2 Public Facilities District

In Section 5.3003A ADMINISTRATIVE PERMITS, Add a new

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.30B CB-1 Community Based Facilities District

In Section 5.3003B ADMINISTRATIVE PERMITS, Add a new

"F. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.31 ED-1 Primary Education District

In Section 5.3103A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.32 ED-2 Higher Education District

In Section 5.3203A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.33 AT-1 Animal Training/Housing District

In Section 5.3303A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.34 RBG Riverboat Gaming District

In Section 5.3403A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.36 SWM-1 Solid Waste Management District

Add a new Section 5.3603A ADMINISTRATIVE PERMITS, Add a new

"A. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.37 SWM-1 Solid Waste Management District

Add a new Section 5.3607A ADMINISTRATIVE PERMITS, Add a new

"A. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.3 AML Advanced Manufacturing and Logistics District

In Section 5.3803A ADMINISTRATIVE PERMITS, Add a new

"8. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

BE IT FURTHER ORDAINED, that the minimum standards for this use be established as follows:  
Amend Section 8.01 Minimum Standards for Specific Uses, as follows:

Add a new BB. "MOBILE FOOD TRUCKS

1. An Administrative Permit shall be applied for, approved, and kept on the site at all time. A copy of the lease and/or written permission from the property owner or authorized agent, which would include the allowable day(s) & hours of operation and duration of the contract, a legal description of the property, survey, copy of occupational license and a site plan shall be provided. This site plan shall indicate setbacks and location of the mobile food truck on the site, parking, site triangles, and property dimensions.
2. The maximum duration of a mobile food truck administrative permit is limited to allowable number of days and dates indicated on lease or written permission submitted with the application form.
3. The mobile food truck must be located entirely on private property and shall not be located in any required setback, sight distance triangle, buffer, or public right-of-way.
4. The mobile food truck shall not locate in any minimum required parking spaces for the business (es) located on the site. If enough parking cannot be provided for the existing business (es) and the mobile food truck, the use may not be located on the site.
5. The mobile food truck shall be removed from the location when not in operation.
6. Trucks may not operate:
  - a. Within 20 feet of any intersection, stop sign, flashing beacon, yield sign, or other traffic control signal located on the side of a roadway;
  - b. Within 3 feet of any public or private driveway, wheelchair ramp or bicycle ramp;
  - c. In any manner that impedes an exit or entrance of an operating building;
  - d. In any manner that impedes traffic flow on a public street, private drive or parking aisles.
7. Vendors must obey all applicable parking, traffic and vehicle safety laws, regulations, and restrictions.
8. The mobile food truck must meet all applicable state codes.
9. Trucks can remain in on one property no longer than 4 hours.
10. Trucks may only sell food; no other goods, wares, or other items may be sold.
11. No vendor may sell alcoholic beverages unless properly permitted in accordance with all applicable regulations, including but not limited to Chapter 3, Article V, Section 101.00 et seq., Article VI, Section 116.00 et seq., Article VII, Section 154.00 et seq., Article VIII, Section 185.00 et seq., Article IX, Section 191.00 et seq. and as amended as per law.
12. No furniture or any other objects can be placed in the street, sidewalk, or any right-of-way, except a trash receptacle.
13. All vendors shall provide a trash receptacle within three feet of the front or back of the truck on a public street.
14. All vendors must keep a 50 foot radius around the truck clean during operation and upon ceasing operation.
15. No horns, amplification systems, or other sound-producing devices or music systems which can be heard outside of the truck may be use.
16. A maximum of 1 sign not exceeding 16 square feet per side, off the vehicles, will be allowed on the property where the food truck is licensed to operate. Off-premise signs are prohibited. No signs shall be located within public rights-of-way or in sight triangles.
17. No third party advertising may be displayed on any mobile food truck.



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

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE  
PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016;  
AND BECOMES ORDINANCE COUNCIL SERIES NO. 2016-.

\_\_\_\_\_  
COUNCIL CHAIRMAN, MARTY DEAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: \_\_\_\_\_, 2016  
Published adoption on: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 @ \_\_\_\_\_  
Returned to Council Clerk: \_\_\_\_\_, 2016 @ \_\_\_\_\_

# ZONING STAFF REPORT

**Date:** 10/21/2016  
**Case No.:** 2016-399-ZC  
**Posted:** 10/11/16

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

---

## GENERAL INFORMATION

**PETITIONER:** Chris Fernandez  
**OWNER:** Cabiran Road, LLC - Charles Ruffino  
**REQUESTED CHANGE:** From A-3 Suburban District, I-1 Industrial District, I-2 Industrial District to I-2 Industrial District 11  
**LOCATION:** Parcel located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive; S32, T8S, R14E; Ward 9, District 11  
**SIZE:** 15 acres

---

## GENERAL INFORMATION

### ACCESS ROAD INFORMATION

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

### LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

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

### EXISTING LAND USE:

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

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

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

### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District, I-1 Industrial District & I-2 Industrial District to I-2 Industrial District. This site is located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff has no objection to the request, considering that the site is surrounded by Industrial zoning districts on the south, east and west sides.

### STAFF RECOMMENDATION:

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

Case No.: 2016-399-ZC

**PETITIONER:** Chris Fernandez

**OWNER:** Cabiran Road, LLC - Charles Ruffino

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

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

**SIZE:** 15 acres





2016-399-ZC

HC-2

A-1A

ROSE

FLEETWOOD

A-3

I-1

32

T8-R14E

CAMP VILLIERE

CABIRAN

I-2

TAMMANY TRACE

TAMMANY TRACE

37

SOUTH

CORNER

NC-4

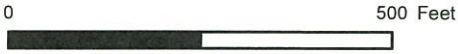
Slidell

A-2

37

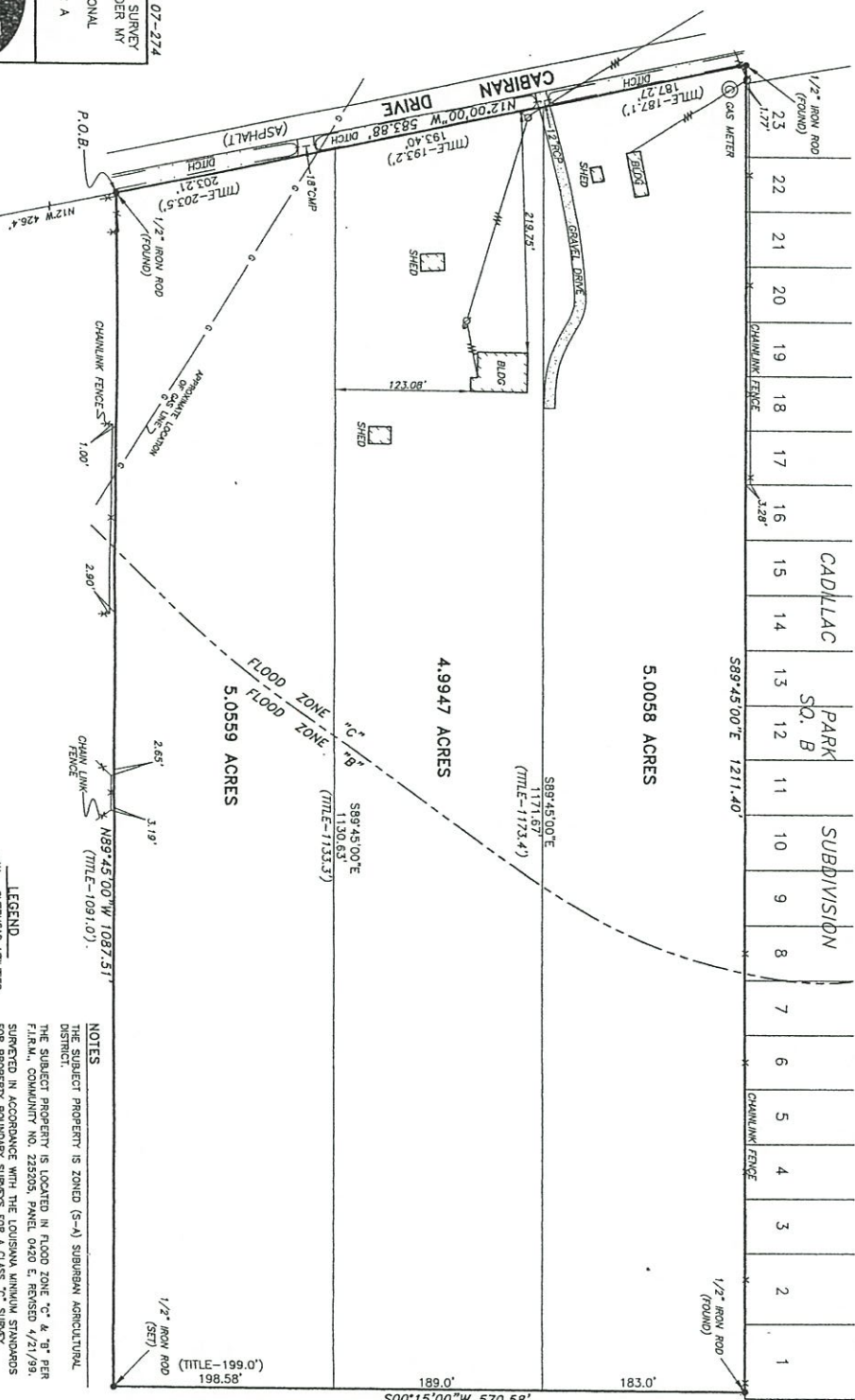
T9-R14E

5





2016-399-ZC



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

STATE OF LOUISIANA  
 LAND SURVEYOR  
 RONALD CLEMENT  
 License No. 04622  
 PROFESSIONAL

DATE: 10/09/07 SCALE: 1" = 100' PROJECT: 07-274

PREPARED AT THE REQUEST OF:  
CHARLIE RUFFINO

RONALD CLEMENT, P.L.S.  
L.A. REGISTRATION No. 4622



**M AND N LAND SURVEYING, LLC**

74232 HWY. 25, CCVINGTON, LA. 70435  
PHONE: 985-871-0280 FAX: 985-871-0290



**LEGEND**

— OVERHEAD UTILITIES

Ø UTILITY POLE

← ANCHOR

NOTES:  
THE SUBJECT PROPERTY IS ZONED (S-A) SUBURBAN AGRICULTURAL DISTRICT.  
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" & "B" PER F.I.R.M., COMMUNITY NO. 225203, PANEL 0430 E, REVISION 4/21/1993.  
SITUATED IN ACCORDANCE WITH THE LOUISIANA WATERS STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.  
THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE, AND SHALL NOT BE FILED UPON FOR THAT PURPOSE. ALL APPLICABLE EASEMENTS AND/OR RIGHTS MUST BE SHOWN.  
CERTAIN FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.  
BEARINGS ARE BASED UPON A PLAT OF COLLAGE PARK SUBDIVISION LOCATED IN SECTION 32, T8S-14E, R14E, TANGIPAHOA PARISH BY LAMAR HARRISON, DATED 12/31/74.

## ZONING STAFF REPORT

**Date:** 10/21/2016  
**Case No.:** 2016-408-ZC  
**Posted:**10/11/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

---

### GENERAL INFORMATION

**PETITIONER:** Council Motion

**OWNER:** St. Tammany Humane Society INC

**REQUESTED CHANGE:** From A-4A Single-Family Residential District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the south side of Harrison Avenue and on the east & west sides of 6th Street ; S11, T7S, R11E; Ward 3, District 2

**SIZE:** 6.15 acres

---

### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good/Moderate

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped/Residential	A-2 Suburban District
South	Residential	A-4A Single Family Residential District
East	Pond	A-4A Single Family Residential District
West	Residential	A-4A Single Family Residential District

#### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A Single-Family Residential District to PF-1 Public Facilities District. This site is located at the on the south side of Harrison Avenue and on the east & west sides of 6th Street. The 2025 future land use plan calls for the area to be developed with residential uses. The existing building located on the site is currently occupied by the St. Tammany Humane Society. The objective of the request is to bring the site into compliance with the appropriate zoning classification and for future potential development.

#### STAFF RECOMMENDATION:

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

Case No.: 2016-408-ZC

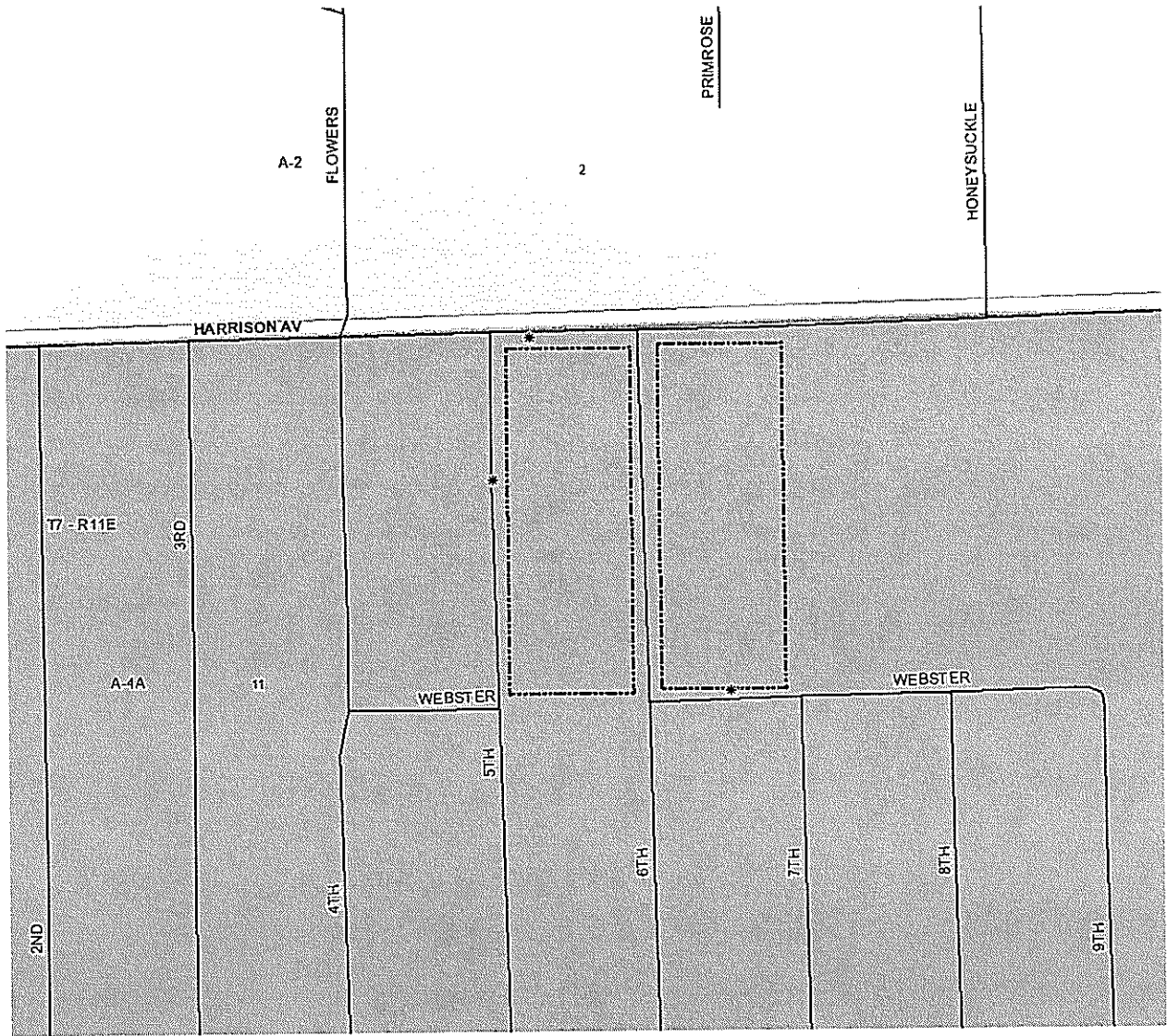
PETITIONER: Council Motion

OWNER: St. Tammany Humane Society INC

REQUESTED CHANGE: From A-4A Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located on the south side of Harrison Avenue and on the east & west sides of 6th Street ; S11, T7S, R11E; Ward 3, District 2

SIZE: 6.15 acres





2016-408-ZC





**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-409-ZC  
**Posted:**10/11/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Diane Troyer

**OWNER:** Grace Disciples of Christ Church - Diane Troyer

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the east side of US Highway 190 East Service Road, north of Bodet Lane, south of Pontchitolawa Drive, being 975 US Highway 190 East Service Road, Covington; S22, T7S, R11E; Ward 4, District 5

**SIZE:** 2 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

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

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-1 Professional Office
South	Commercial	HC-2 highway Commercial
East	Undeveloped	A-3 Suburban District
West	US HWY 190	N/A

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**  
Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

**STAFF COMMENTS:**  
The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District to HC-2 Highway Commercial District. This site is located on the east side of US Highway 190 East Service Road, north of Bodet Lane, south of Pontchitolawa Drive, being 975 US Highway 190 East Service Road, Covington. The 2025 Future Land Use plan calls for the area to be developed for institutional uses. Staff does not have any objections to the request considering that the site is directly abutting HC-2 Highway Commercial District to the south.

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

Case No.: 2016-409-ZC

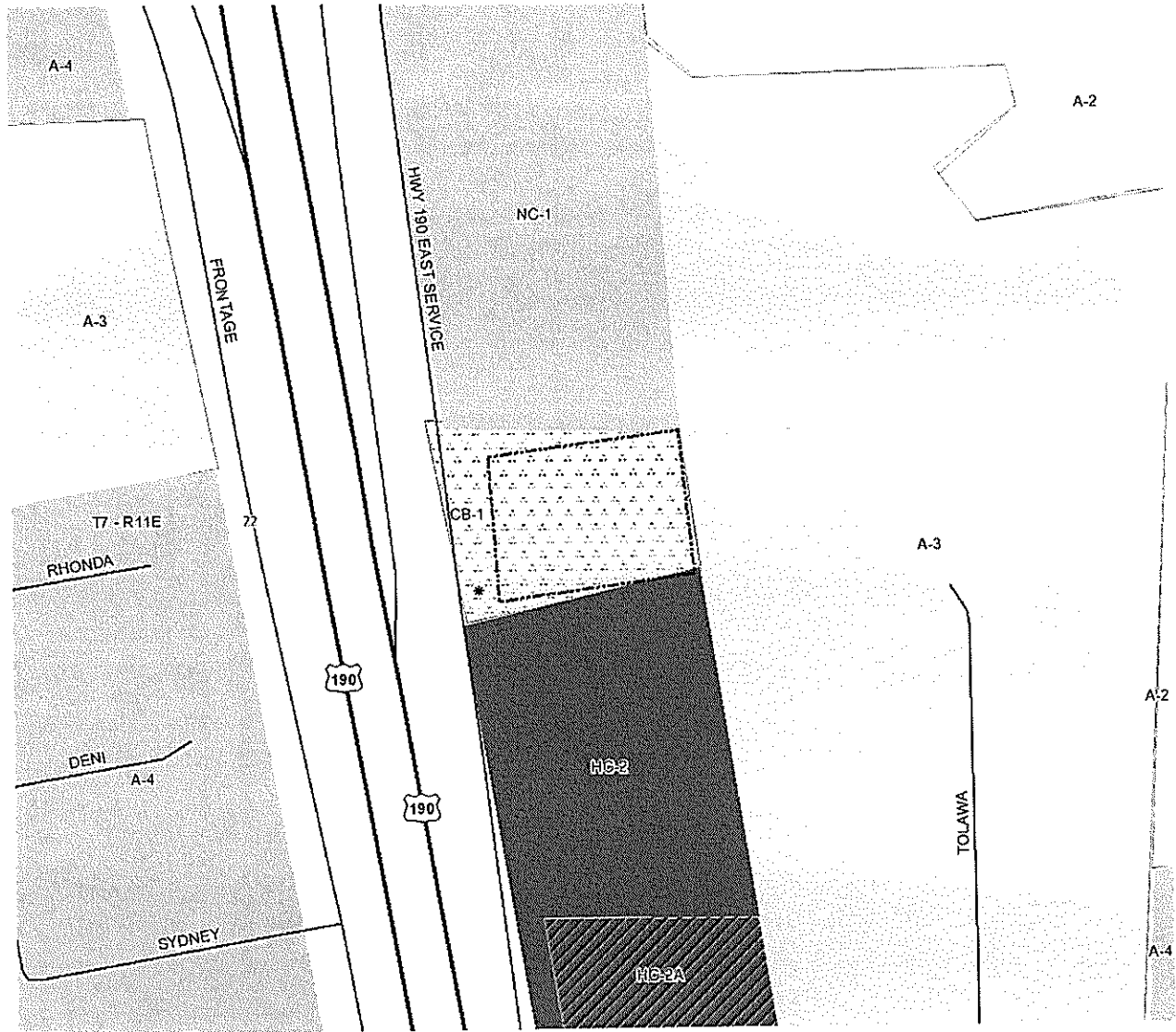
**PETITIONER:** Diane Troyer

**OWNER:** Grace Disciples of Christ Church - Diane Troyer

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the east side of US Highway 190 East Service Road, north of Bodet Lane, south of Pontchitolawa Drive, being 975 US Highway 190 East Service Road, Covington; S22, T7S, R11E; Ward 4, District 5

**SIZE:** 2 acres





2016-409-ZC

A-2

NC-1

T7-R11E

22

CB-1

A-3

HC-2

A-4

SYDNEY

FRONTAGE

Hwy 190 EAST SERVICE

HC-2A

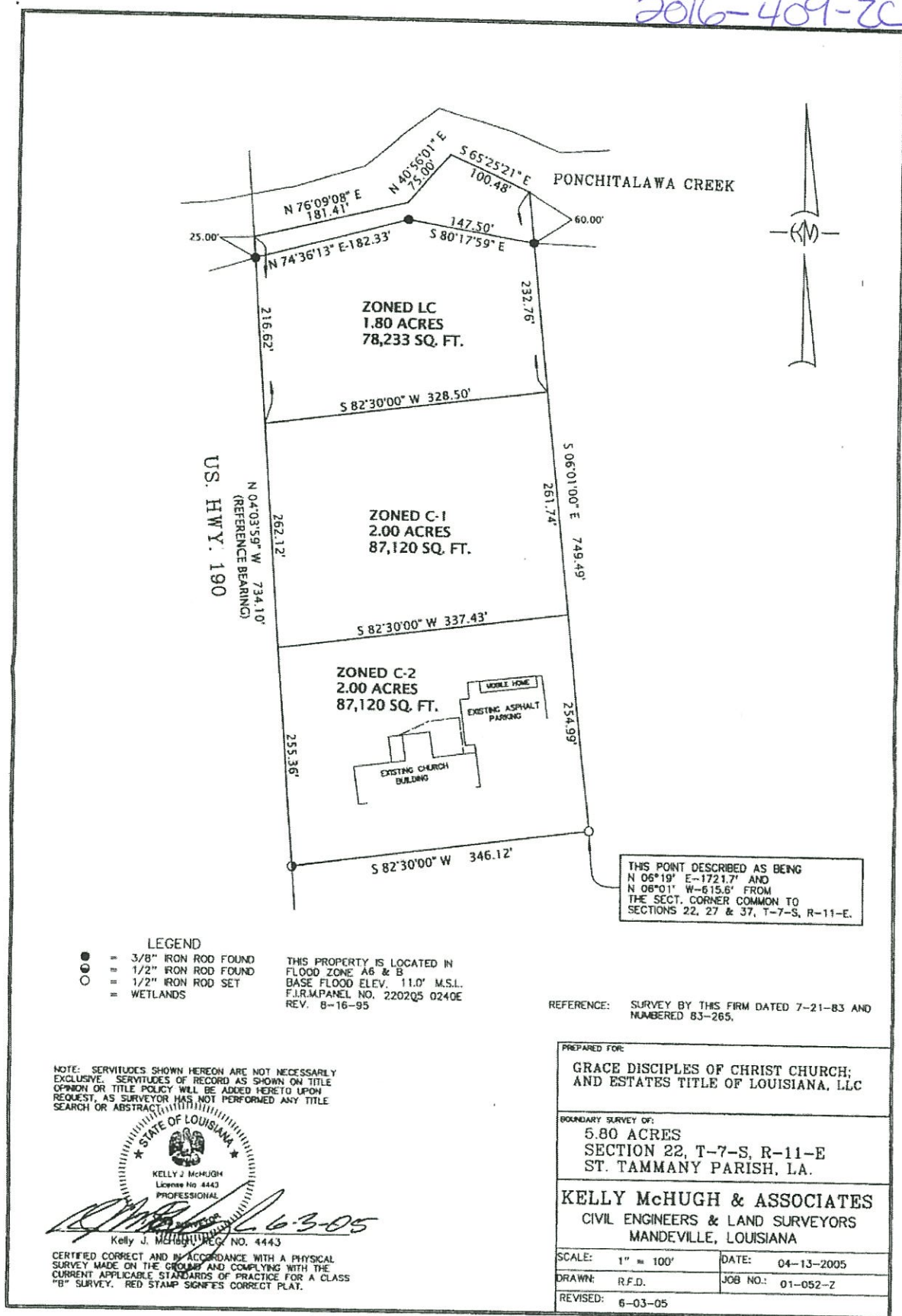
BODET

0 300 Feet





2016-409-ZC



**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-410-ZC  
**Posted:**10/13/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Bryan & Kallie Vallecillo  
**OWNER:** Bryan & Kallie Vallecillo  
**REQUESTED CHANGE:** From A-3 Suburban District to NC-4 Neighborhood Institutional District  
**LOCATION:** Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being Lot 8, Square 5, Live Oak Hills Subdivision; S18, T7S, R10E; Ward 1, District 1  
**SIZE:** 1.1 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

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

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-2 Suburban District
East	Commercial	HC- Highway Commercial District
West	Residential	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 NC-4 Neighborhood Institutional District. This site is located at the on the north side of LA Highway 22, east of Kathmann Drive, being Lot 8, Square 5, Live Oak Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff has no objection to the request, considering the location of the site, along Hwy 22, and that the objective of the NC-4 zoning designation is to provide services to the surrounding neighborhoods.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be approved.

Case No.: 2016-410-ZC

PETITIONER: Bryan & Kallie Vallecillo

OWNER: Bryan & Kallie Vallecillo

REQUESTED CHANGE: From A-3 Suburban District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being Lot 8, Square 5, Live Oak Hills Subdivision; S18, T7S, R10E; Ward 1, District 1

SIZE: 1.1 acres





2016-410-ZC

ALICE

LANDRY

LANDRY

A-3

MARY

18

T7 - R10E

HC-1

PONCHATOULA HWY

22

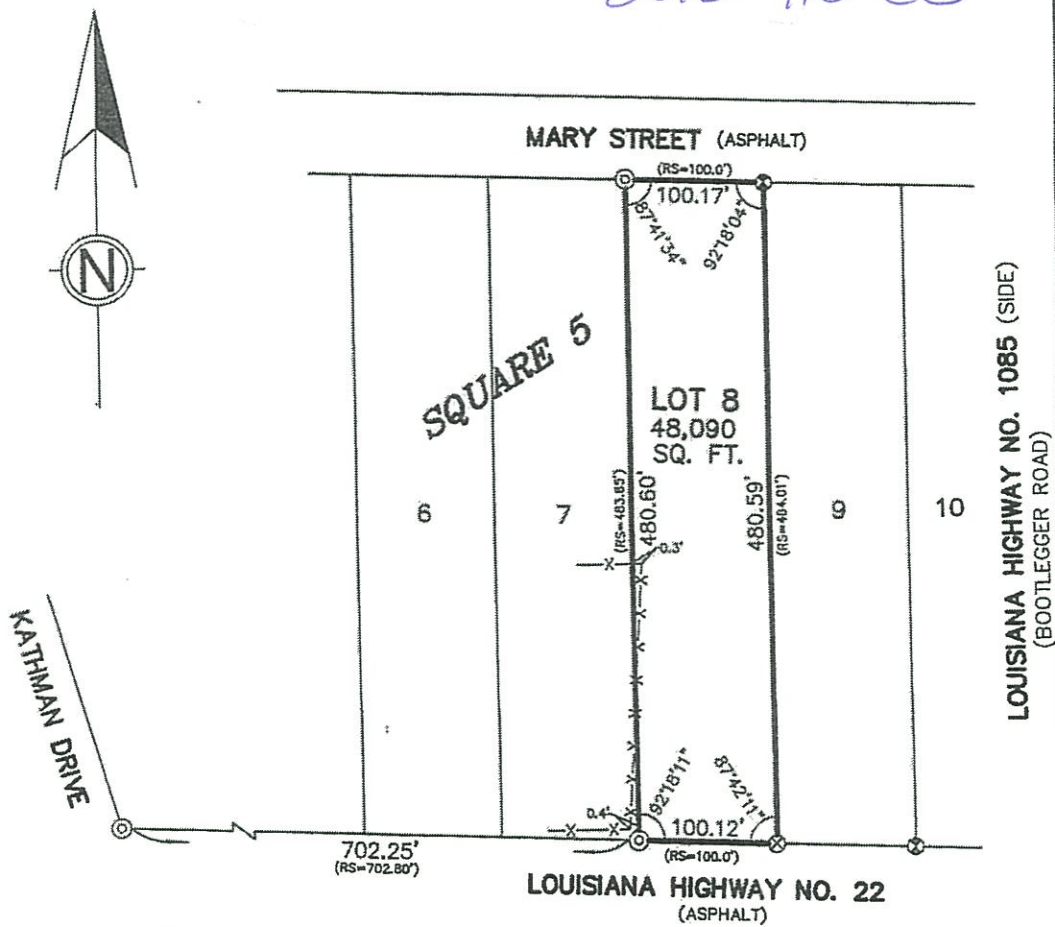
A-2

NC-2

A-4



2016-410-ZC



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0215 C, dated April 2, 1991.

2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

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

**LEGEND**  
⊗ = 1-1/2" IRON PIPE FOUND  
⊙ = 1/2" IRON PIPE FOUND  
⊕ = 5/8" IRON ROD FOUND  
RS = REFERENCE SURVEY

REFERENCE SURVEY:

Plot of Live Oak Hills Subdivision by Robert A. Berlin, Surveyor, dated July 2, 1962, revised October 5, 1962, filed St. Tammany Parish Clerk of Court Map File No. 109A.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

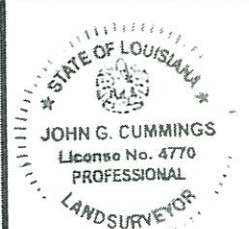
COVINGTON, LA 70433

PLAT PREPARED FOR: **Bryan Vallecillo & Kallie LeBoeuf Vallecillo, Winters Title Agency, Inc., and First American Title Insurance Company**

SHOWING A SURVEY OF: **LOT 8, SQUARE 5, LIVE OAK HILLS SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 16182

DATE: 7-5-2016

REVISED:



**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-411-ZC  
**Posted:** 10/12/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Verazonda & Robert Walker  
**OWNER:** Verazonda & Robert Walker  
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District with MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the north side of Karrie Lane, east of Elaine Lane ; S13, T6S, R10E; Ward 3, District 3  
**SIZE:** 1.42 acres

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**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	Residential	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:**

**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 A-2 Suburban District with MHO Manufactured Housing Overlay. This site is located on the north side of Karrie Lane, east of Elaine Lane. The 2025 Future land Use Plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff has no objection to the request considering that the area is mostly developed with manufactured homes.

**STAFF RECOMMENDATION:**

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

**Case No.:** 2016-411-ZC

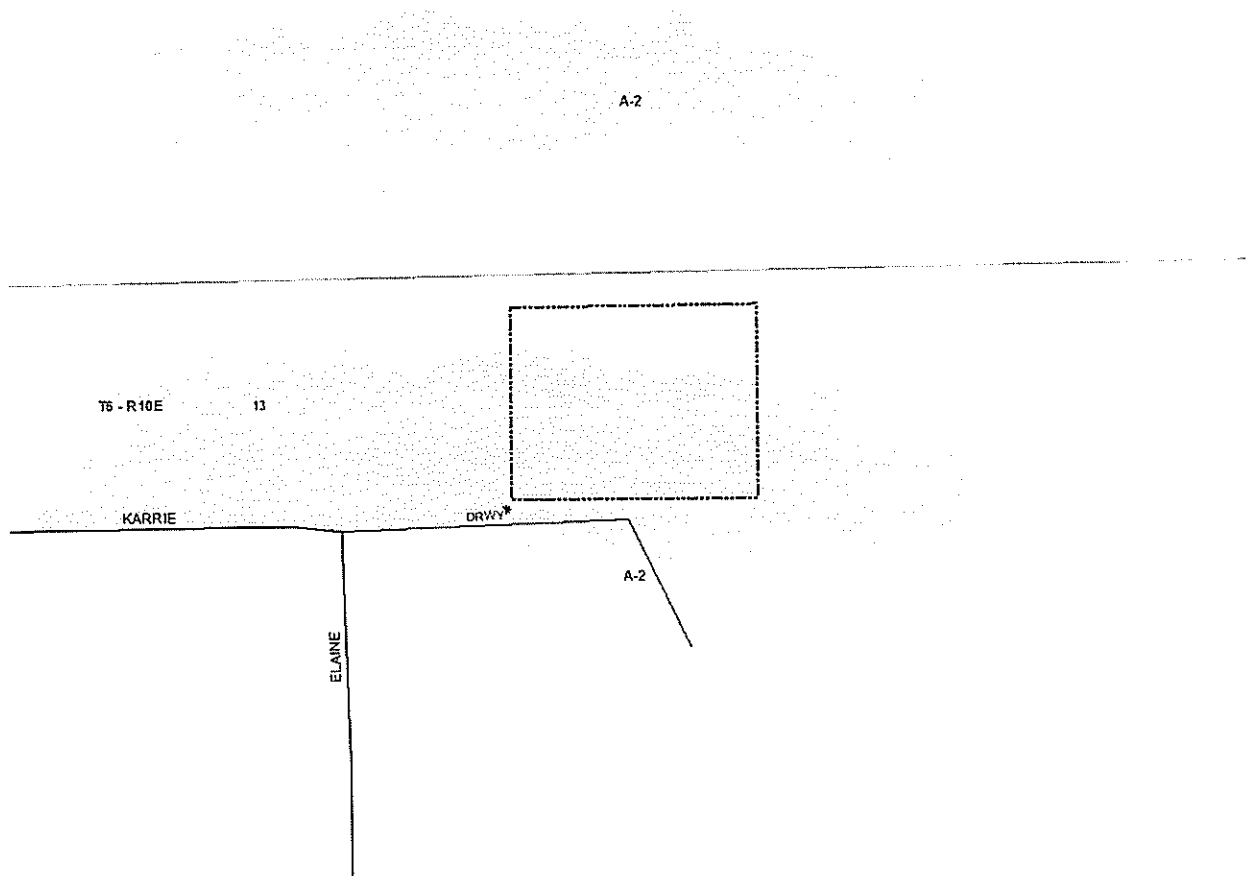
**PETITIONER:** Verazonda & Robert Walker

**OWNER:** Verazonda & Robert Walker

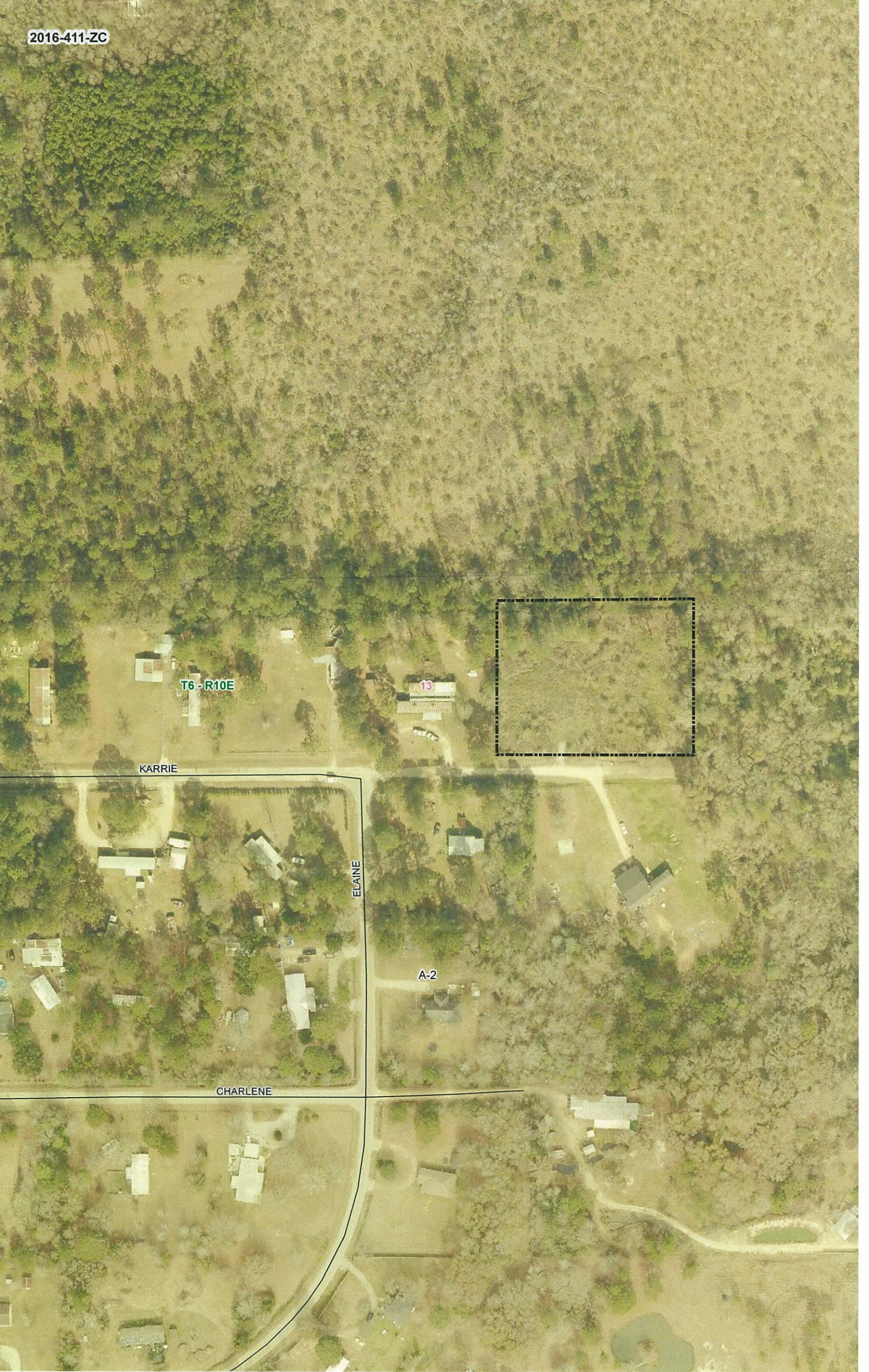
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District with MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Karrie Lane, east of Elaine Lane ; S13, T6S, R10E; Ward 3, District 3

**SIZE:** 1.42 acres

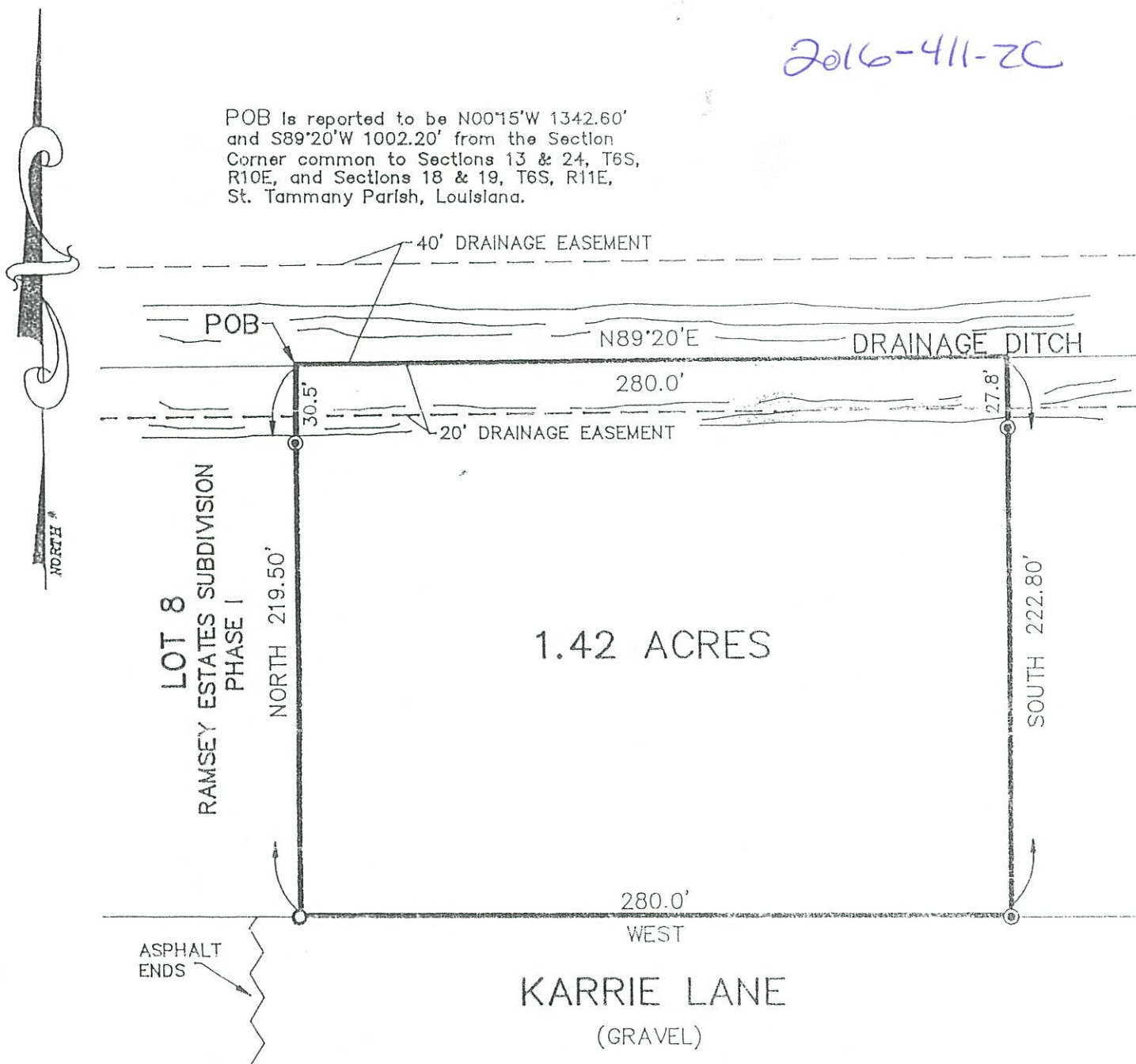








POB is reported to be N00°15'W 1342.60' and S89°20'W 1002.20' from the Section Corner common to Sections 13 & 24, T6S, R10E, and Sections 18 & 19, T6S, R11E, St. Tammany Parish, Louisiana.



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

LEGEND

- = 3/8" Iron Rod Found  
 ⊙ = 1/2" Iron Rod Set

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

(504) 892-1549

John G. Cummings and Associates

508 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70433

PLAT PREPARED FOR: *Frank Walker*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 02147

DATE: 10/11/02

REVISÉ:

**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-414-ZC  
**Posted:**10/11/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Shelley Schmalz  
**OWNER:** Eljay Schmalz  
**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the south side of Cypress Street, east N. Tranquility Road, Lot 16, Uranium Park; S27, T8S, R13E; Ward 9, District 11  
**SIZE:** 1.47 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-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District & MHO
West	Residential	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 Cypress Street, east N. Tranquility Road, Lot 16, Uranium Park. The 2025 Future land Use Plan calls for the area to be developed with residential uses including manufactured homes. Staff has no objection to the request.

**STAFF RECOMMENDATION:**

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

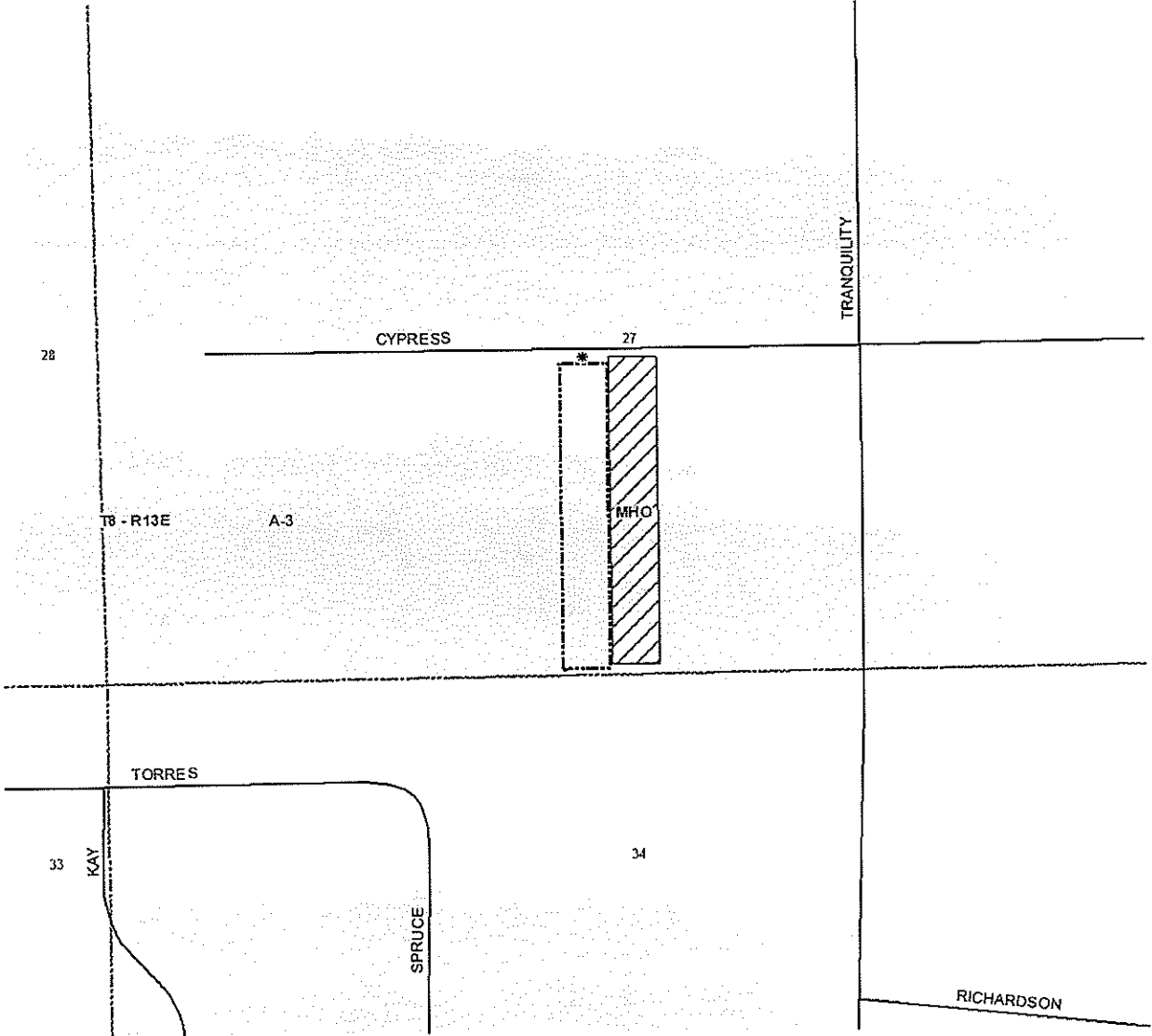
**PETITIONER:** Shelley Schmalz

**OWNER:** Eljay Schmalz

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

**LOCATION:** Parcel located on the south side of Cypress Street, east N. Tranquility Road, Lot 16, Uranium Park; S27, T8S, R13E; Ward 9, District 11

**SIZE:** 1.47 acres

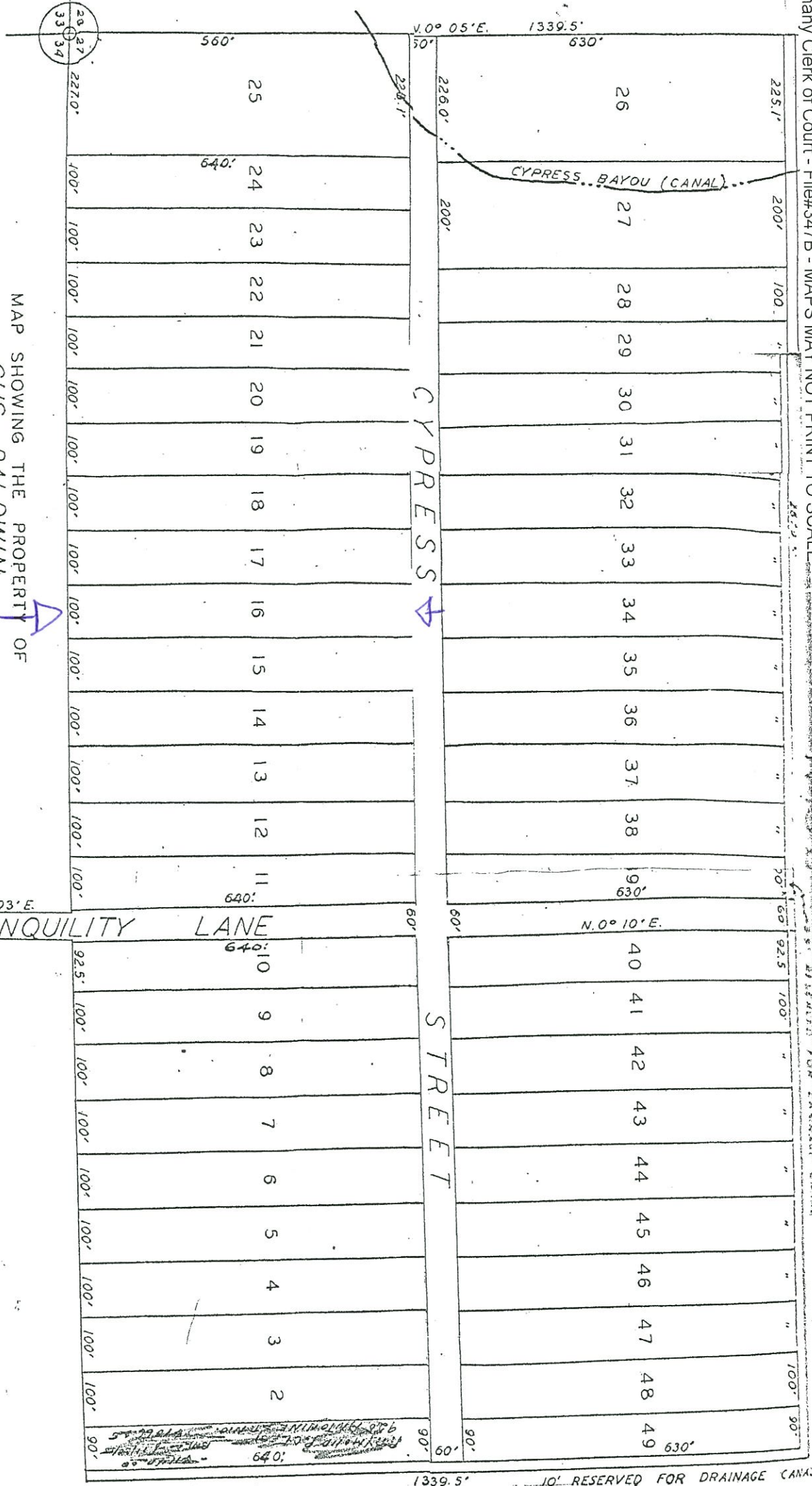








2016-414-ZC  
T 03



MAP SHOWING THE PROPERTY OF  
**GUS BALDWIN**

BEING LOCATED IN THE SOUTH HALF OF THE  
SOUTHWEST QUARTER, OF SECTION 27, TOWNSHIP  
8 SOUTH, RANGE 13 EAST, NINTH WARD,  
ST. TAMMANY PARISH, LOUISIANA.

SURVEY BY *[Signature]* PARISH SURVEYOR  
ST. TAMMANY PARISH, LA.  
SURVEY No 1553

SCALE 1"=200' APRIL 18, 1955

MAP 347B

*URANUM PARK S/D*

PROPERTY OF:  
ST. TAMMANY PARISH  
CLERK OF COURT  
COURTHOUSE, COVINGTON, LA



# ZONING STAFF REPORT

Date: 10/21/2016  
Case No.: 2016-415-ZC  
Posted:10/11/2016

Meeting Date: 11/2/2016  
Determination: Approved, Amended, Postponed, Denied

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## GENERAL INFORMATION

**PETITIONER:** Jeffrey D. Schoen  
**OWNER:** NEWTRAC WEST, LLC - Emerson P. Loga  
**REQUESTED CHANGE:** From MD-3 Medical Facility District to MD-1 Medical Residential District  
**LOCATION:** Parcel located at the end of Keystone Blvd, east of US Highway 190 East Service Road ; S37, T7S, R11E; Ward 4, District 4  
**SIZE:** 2.55 acres

---

## GENERAL INFORMATION

### ACCESS ROAD INFORMATION

Type: private                                      Road Surface: 2 lane Concrete                                      Condition: Good

### LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD Planned Unit Development
South	Commercial	MD-3 Medical Facility District
East	Commercial	MD-2Medical Clinic District
West	Commercial	HC-2 Highway Commercial District

### EXISTING LAND USE:

Existing development: No                                      Multi occupancy development: No

### COMPREHENSIVE PLAN:

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

**Mixed Use – Commercial – Conservation** - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

### STAFF COMMENTS:

The petitioner is requesting to change the zoning from MD-3 Medical Facility District to MD-1 Medical Residential District. This site is located at the end of Keystone Blvd, east of US Highway 190 East Service Road. The 2025 Future land Use plan calls for the area to be developed as a planned district with a mix of commercial uses. Staff has no objection to the request considering that the area is developed with a mix of commercial and medical uses.

### STAFF RECOMMENDATION:

The staff recommends that the request for a MD-1 Medical Residential District designation be approved.



**Case No.:** 2016-415-ZC

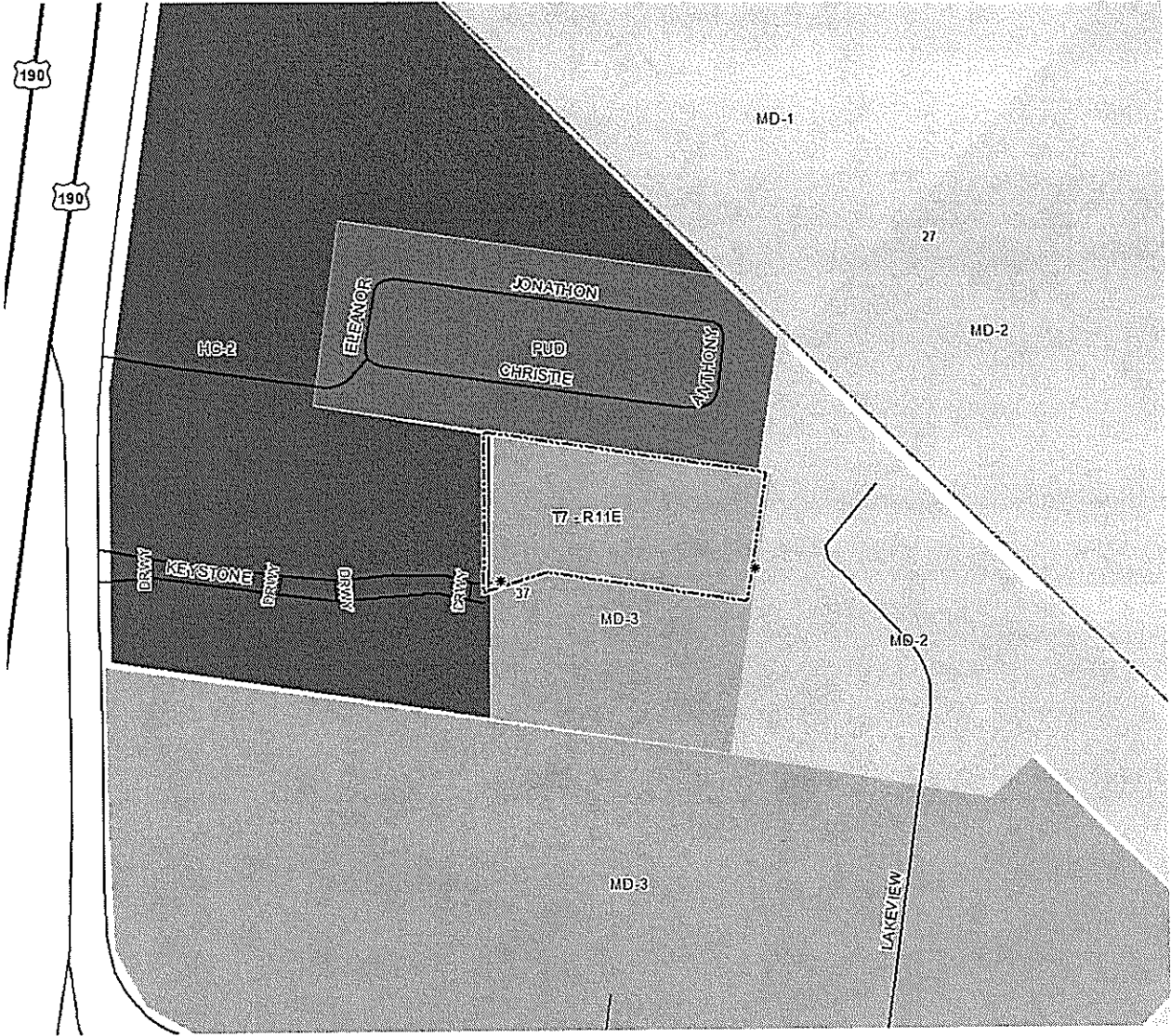
**PETITIONER:** Jeffrey D. Schoen

**OWNER:** NEWTRAC WEST, LLC - Emerson P. Loga

**REQUESTED CHANGE:** From MD-3 Medical Facility District to MD-1 Medical Residential District

**LOCATION:** Parcel located at the end of Keystone Blvd, east of US Highway 190 East Service Road ; S37, T7S, R11E; Ward 4, District 4

**SIZE:** 2.55 acres





2016-415-ZC

MD-1

27

ELEANOR

JONATHON

PUD

CHRISTIE

ANTHONY

T7-R11E

HC-2

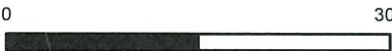
KEYSTONE

37

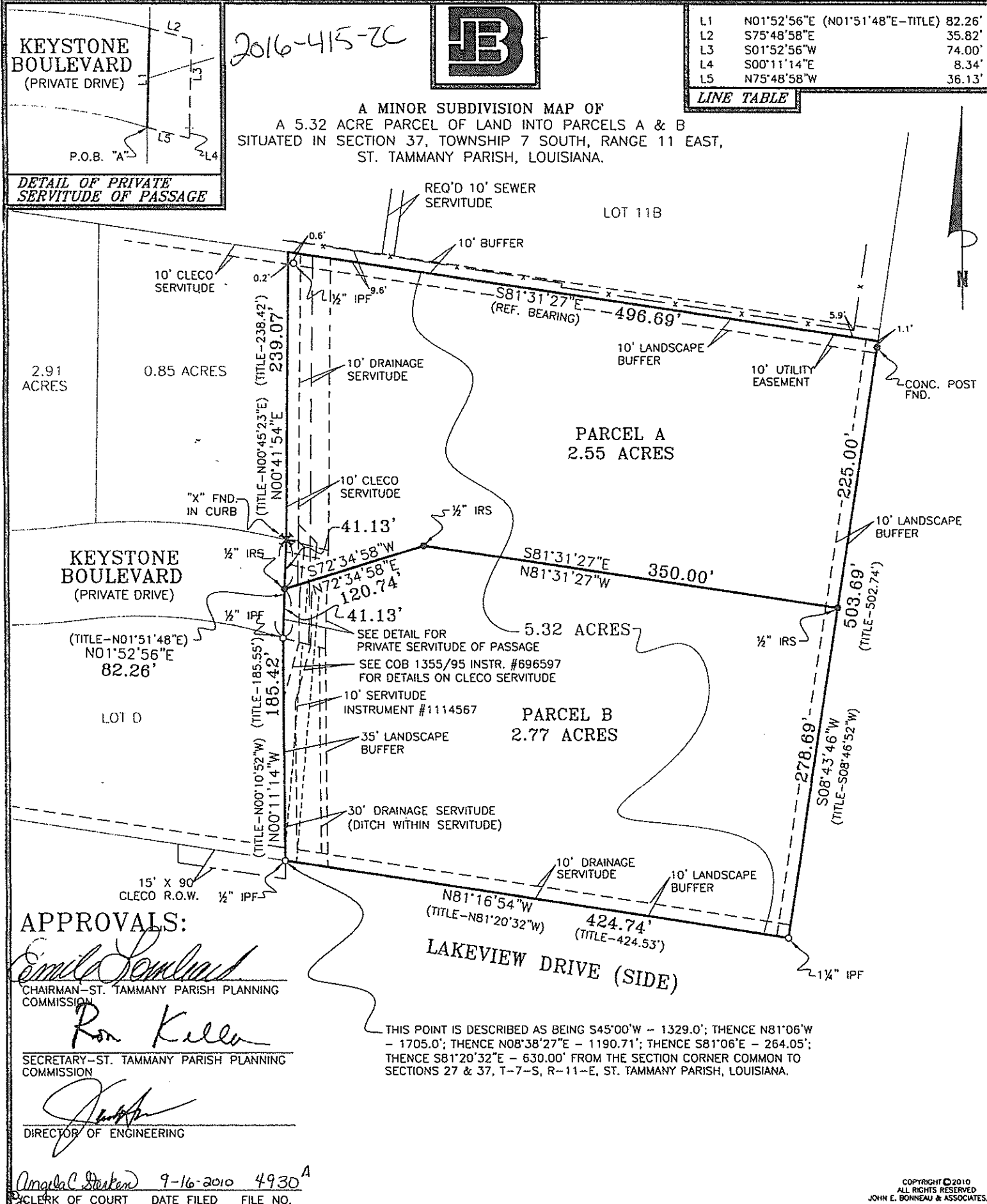
MD-2

MD-3

LAKEVIEW







REFERENCE SURVEY:  
1.) A SURVEY BY THIS FIRM, SURVEY NO. 2004 040-R DATED FEBRUARY 5, 2004.  
2.) A SURVEY BY THIS FIRM, SURVEY NO. 931256 DATED AUGUST 26, 1993.

BASIS FOR BEARINGS: The Reference Surveys.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E ; Revised: AUGUST 16, 1995

A MINOR SUBDIVISION MAP OF  
A 5.32 ACRE PARCEL OF LAND INTO PARCELS A & B  
situated in  
SECTION 37, T-7-S, R-11-E  
ST. TAMMANY PARISH, LOUISIANA  
for  
NEWTRAC WEST, LLC

Survey No. 931256 A  
Date: JUNE 25, 2010  
Drawn by: SPH  
Revised: 7/27/10(OFFICE)  
Scale: 1" = 80'

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.  
NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.  
Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

JOHN E. BONNEAU & ASSOCIATES, INC.  
Professional Land Surveyors • Planners and Consultants  
420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447  
(985)845-1010 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

STATE OF LOUISIANA  
This Survey is Certified  
JOHN E. BONNEAU  
REG. No. 4423  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
Professional Land Survey  
Registration No. 4423



**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-416-ZC  
**Posted:**10/13/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed,  
Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Jeffrey D. Schoen  
**OWNER:** 1781 Property LLC - Adam Henning  
**REQUESTED CHANGE:** From A-2 Suburban District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive; S17, T7S, R10E; Ward 1, District 1  
**SIZE:** 17.81 acres

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**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 Subdivision	PUD Planned Unit Development Overlay
South	Residential	NC-4 Neighborhood Institutional District
East	Residential & Undeveloped	A-2 Suburban District
West	Residential & Undeveloped	A-2 Suburban District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-2 Suburban District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay. The site is proposed to be developed as a 46 lot single family residential subdivision. The lot size will have an average of 60’ X 130’.

Note that a zoning change request to A-4 Single Family Residential District has also been submitted for the same site in order to establish the underlying zoning (2016-417-ZC).

**ACCESS**

The site is proposed to be accessed through a boulevard type driveway from Highway 22.

GENERAL INFORMATION

Required information	Staff Comments	
Title of the project, name of the developer, legal description	Provided as Required	
Existing Land Use within 500' of all boundaries on the plan	Provided as Required	
Restrictive Covenants	Provided as Required	
Water & Sewer facilities	Provided as Required (off site H2O Systems, Inc)	
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.

The gross density of the 17.81 acre parcel of land, is at 4 units per acre based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 71 units. Based on the formula the net density would allow for 53 lots/units. The proposal is for 43 lots which meets the PUD requirements.

GREENSPACE

A total of 5.39 acres of greenspace (30%) is proposed to be provided within the subdivision, including non-disturbed wetlands area and a large pond. Note that the acreage and percentage of passive and active recreation has to be provided, including a list of amenities and proposed location on the site. Considering that a large greenspace area and pond are proposed to be preserved, a walking path, gazebo, benches and other active amenities should be provided on the site.

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.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed residential uses. Although the development does not provide a variety of lot size or choice of housing, the proposed development meets that objectives of the 2025 future land use plan by proposing a residential development with open space and allowing for the preservation of most of the wetlands and some existing live oak trees.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be postponed. Although, the environmentally sensitive design of the proposed PUD development makes it of a higher quality than it would be possible under the A-4 Single Family Residential District, staff remains concern with the high density, considering that the site is surrounded by single family residence on large parcels of land on the south, east and west sides. There is also a concern regarding the impact of the proposed subdivision, on the general drainage of the surrounding area. Also, the type of passive and active amenities shall be identified on the plan, in order to make the open space areas functional and beneficial to the residents of the subdivision.



**Case No.:** 2016-416-ZC

**PETITIONER:** Jeffrey D. Schoen

**OWNER:** 1781 Property LLC - Adam Henning

**REQUESTED CHANGE:** From A-2 Suburban District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive; S17, T7S, R10E; Ward 1, District 1

**SIZE:** 17.81 acres





2016-416-ZC

PINEY RIDGE

MOSSY OAK

LODEN

PUD

T7-R10E 17

A-2

16

A-3

DANA

PONCHATOULA HWY

22

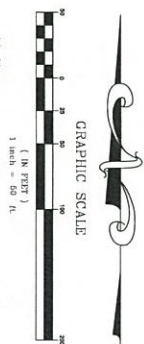
NC-4

0 400 Feet







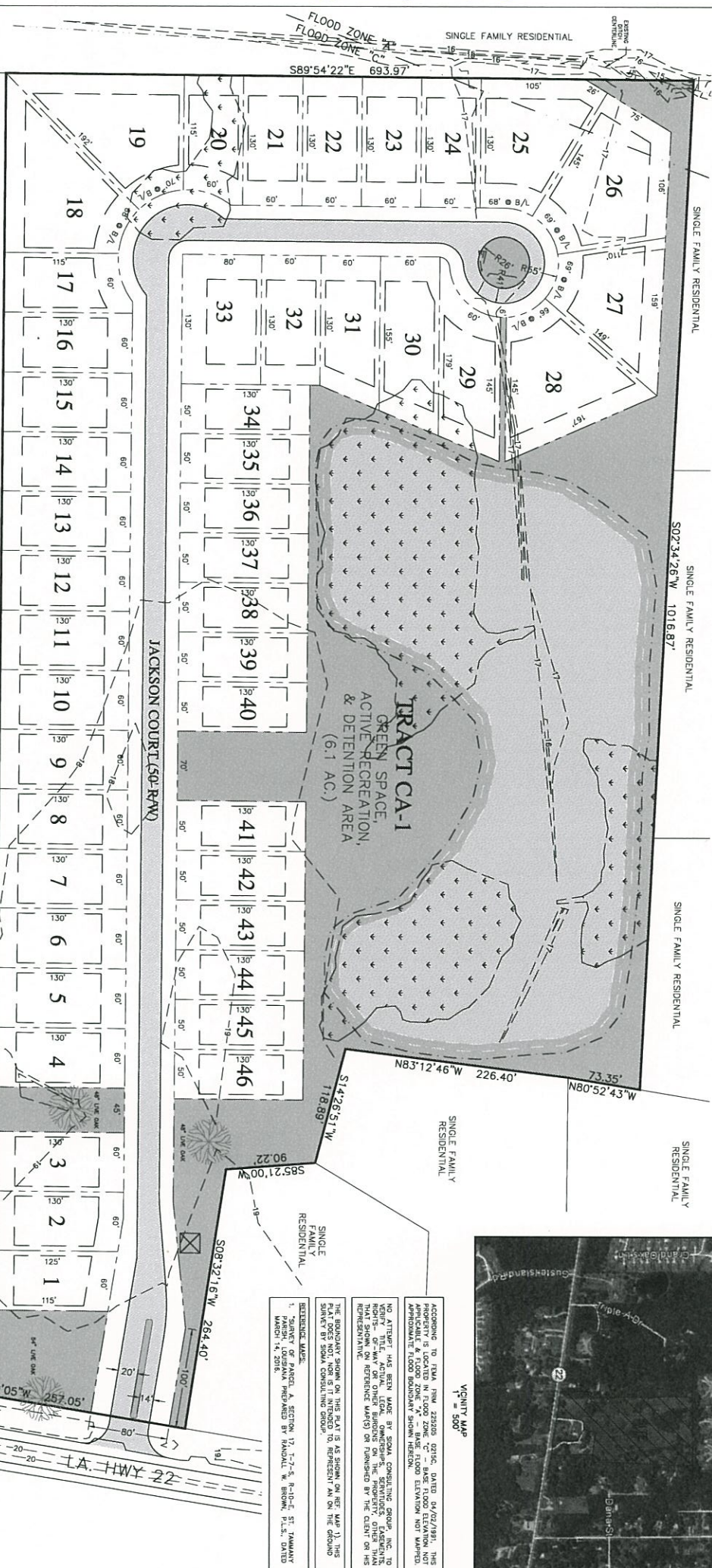
2016-416-ZC



**P.U.D. PLAN OF  
JACKSON COURT SUBDIVISION  
SECTION 17, T-7-S, R-10-E**

**LEGEND:**

	GENERAL LOCATION OF TELECOMMUNICATION CABINET AND SEWAGE PUMP STATION
	INITIAL WETLAND DELINEATION (SUBJECT TO CHANGE)

[illegible][illegible]

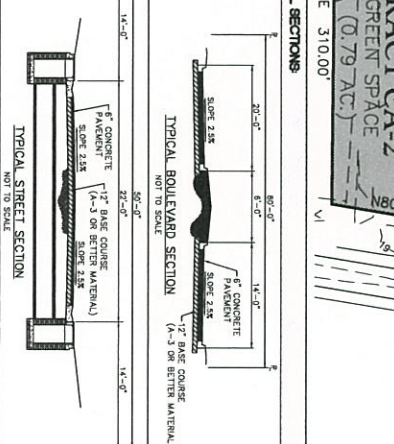
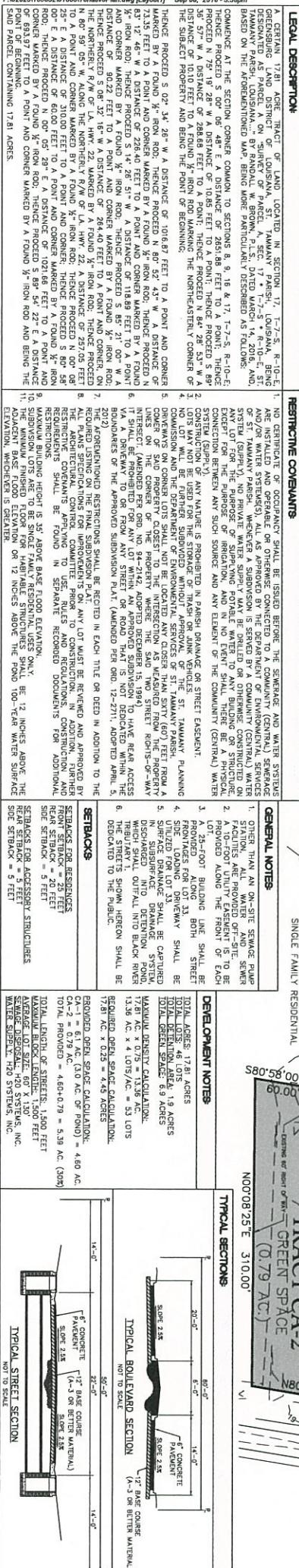
DESIGNED	WILSON
CHECKED	
DETAILED	WILSON
CHECKED	
PROJECT NUMBER	160602
ISSUE DATE	SEPT. 2016

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECONSTRUCTION, CONTRACT, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT



**JACKSON COURT SUBDIVISION  
PLANNED UNIT DEVELOPMENT  
ST. TAMMANY PARISH**

**P.U.D. PLAN**





2016-416-ZC

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: 1781 Property, LLC

Developer's Address: 381 Highway 21, Madisonville, LA 70447  
Street City State Zip Code

Developer's Phone No. 985-892-4801  
(Business) (Cell)

Subdivision Name: Jackson Court

Number of Acres in Development: 17.81 Number of Lots/Parcels in Development: 46

Ultimate Disposal of Surface Drainage: Black River Tributary 1

Water Surface Runoff Mitigation Proposed: Detention Pond

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

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☒ Concrete ☐ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☒ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? N/A
- Does the subdivision front on any waterways? ☒ Yes ☐ No
- If yes, what major streams or waterways? Black River Tributary 1



2016 416-ZC

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

If yes, which major arterial streets? LA HWY 22

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

If yes, please explain? N/A

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

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

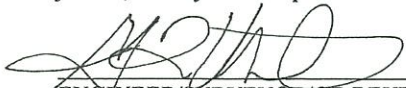
(Does the proposed subdivision development...)

- |  |   |
|--|---|
| 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 |

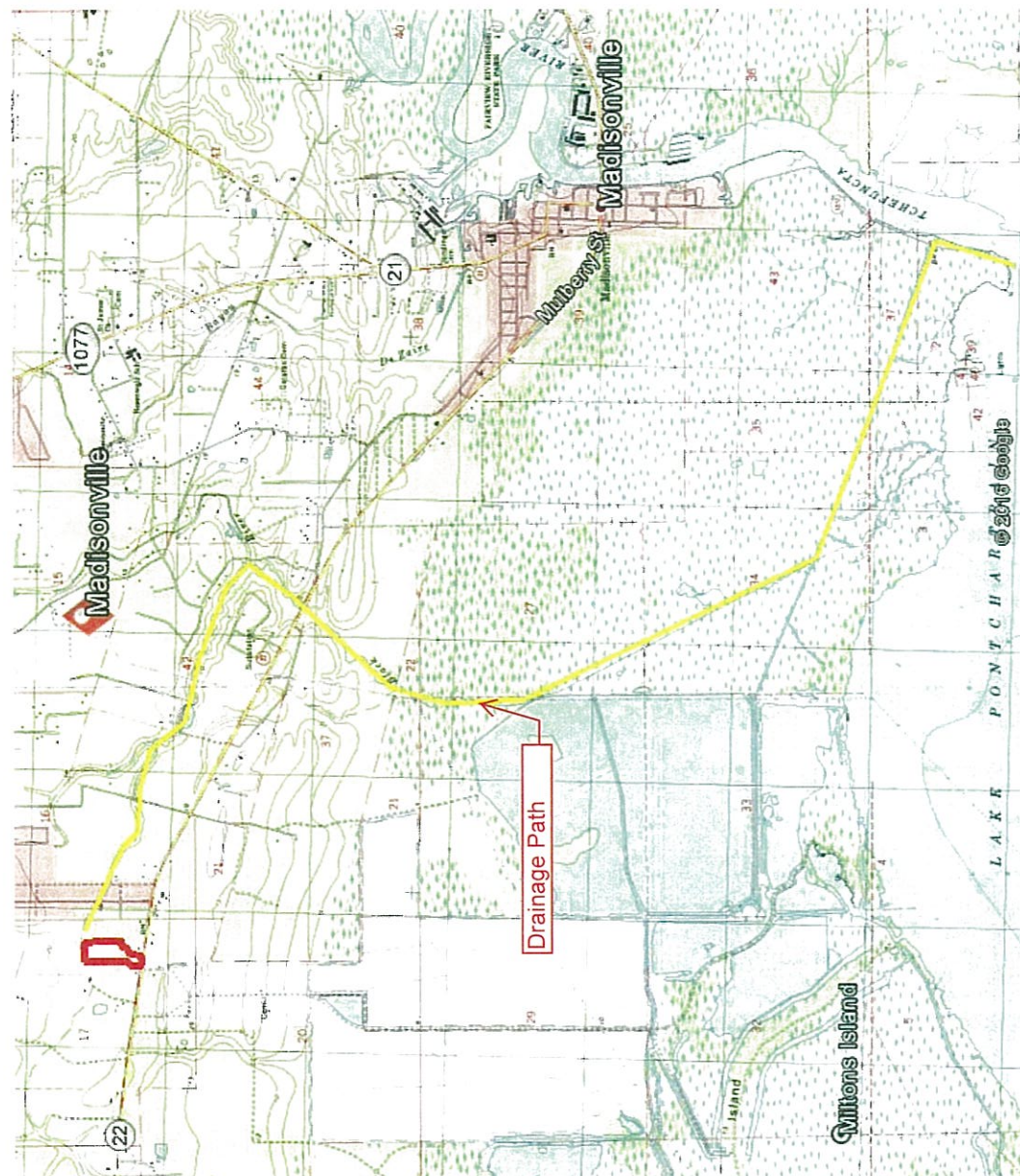
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

  
ENGINEER/SURVEYOR/DEVELOPER  
(SIGNATURE)

09/09/16  
DATE

GEOFFREY L. WILSON  
SIGMA CONSULTING GROUP, INC.

2016-416-2C





**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-417-ZC  
**Posted:** 10/13/16

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

---

**GENERAL INFORMATION**

**PETITIONER:** Jeffrey D. Schoen  
**OWNER:** 1781 Property LLC - Adam Henning  
**REQUESTED CHANGE:** From A-2 Suburban District to A-4 Single-Family Residential District  
**LOCATION:** Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive; S17, T7S, R10E; Ward 1, District 1  
**SIZE:** 17.81 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	PUD Planned Unit Development Overlay
South	Residential	NC-4 Neighborhood Institutional District
East	Residential & Undeveloped	A-2 Suburban District
West	Residential & Undeveloped	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 A-4 Single-Family Residential District. This site is located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Staff is concern by the impact of high density A-4 single family residential development on the area, considering that the site is surrounded by residential homes on large parcels of land on the south, east and west sides.

Note that a zoning change to PUD Planned Unit Development Overlay has been submitted for the same site (2016-416-ZC).

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4 Single-Family Residential District designation be postponed, considering that the requested zoning change has been submitted in connection with a proposed PUD Development, which is also recommended to be postponed.

**PETITIONER:** Jeffrey D. Schoen

**OWNER:** 1781 Property LLC - Adam Henning

**REQUESTED CHANGE:** From A-2 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive; S17, T7S, R10E; Ward 1, District 1

**SIZE:** 17.81 acres





2016-417-ZC

PINEY RIDGE

MOSSY OAK

LODEN

PUD

T7 - R10E 17

A-2

16

A-3

DANA

PONCHATOULA HWY

22

NC-4

0 400 Feet

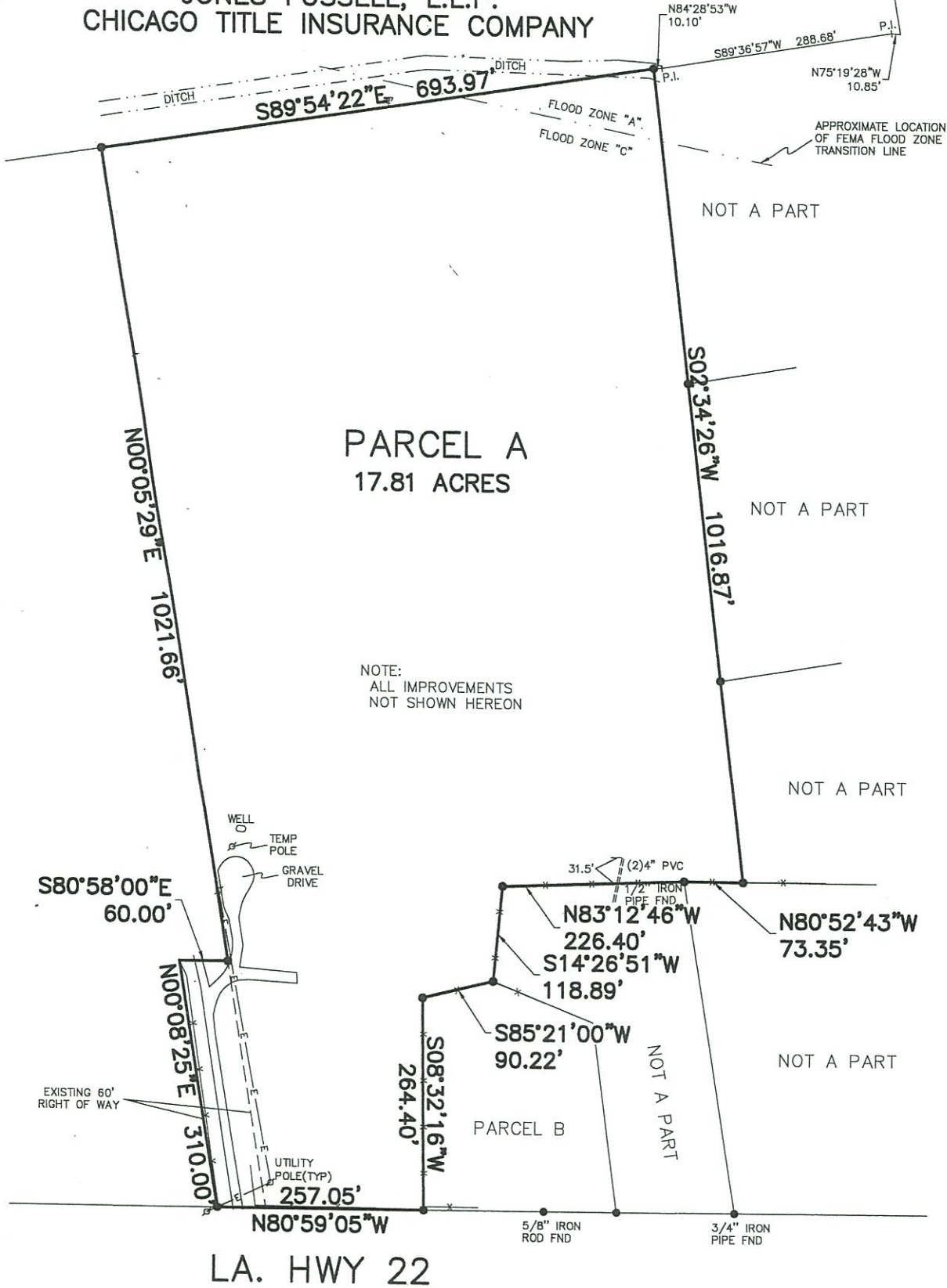




Survey of  
PARCEL A  
SEC. 17 \* T-7-S \* R-10-E  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
1781 PROPERTY, LLC  
JONES FUSSELL, L.L.P.  
CHICAGO TITLE INSURANCE COMPANY

206-417-20

SEC. 8  
SEC. 9  
SEC. 17  
SEC. 16  
2651.88'  
30006.48'E



NOTE:  
ALL IMPROVEMENTS  
NOT SHOWN HEREON

REF:  
RESUB BY JOHN G. CUMMINGS  
MAP FILE NO.: 4905A  
DATE FILED: 7-12-2010

● DENOTES 1/2" IRON ROD FND  
UNLESS OTHERWISE NOTED

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone A & C.  
FIRM Panel# 2252050215C Rev. 4-2-1991

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.		SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY" FOR A CLASS <u>C</u> SURVEY.	
<p>Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586</p>		<p>Randall W. Brown &amp; Associates, Inc. Professional Land Surveyors Geodetic • Forensic • Consultants 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 E-MAIL: info@brownsurveys.com</p>	
		<p>Date: MARCH 14, 2016 Survey No. 16179 Scale: 1"=150'± Drawn By: RJB Revised:</p>	



ZONING STAFF REPORT

**Date:** 10/21/2016  
**Case No.:** 2016-418-ZC  
**Posted:** 10/13/16

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

GENERAL INFORMATION

**PETITIONER:** Jeffrey D. Schoen

**OWNER:** Lonesome Development, LLC - Tim Henning

**REQUESTED CHANGE:** From A-1A Suburban District, RO Rural Overlay to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 3

**SIZE:** 87.06 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential Subdivision	City of Covington
South	Commercial	City of Covington & HC-2 Highway Commercial District
East	Undeveloped & Residential Subdivision	City of Covington & A-1A Suburban District
West	Residential & Undeveloped	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.

**Commercial – Mixed Use/ Light** - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

**Mixed Use – Other – Conservation** – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District & RO Rural Overlay to A-4 Single-Family Residential District. This site is located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive. The 2025 future land use plan calls for the area to be developed as a planned district including a mix of commercial and residential uses, at a variety of density, while providing some conservation areas. Staff does not have any objection to the request, considering that the site is abutting a residential subdivision with a similar density as the A-4 zoning district.

Note that a zoning change request to PUD Planned Unit Development Overlay request has been submitted for the same site (2016-419-ZC).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District designation be postponed, considering that the requested zoning change has been submitted in connection with a proposed PUD Development, which is also recommended to be postponed.

Case No.: 2016-418-ZC

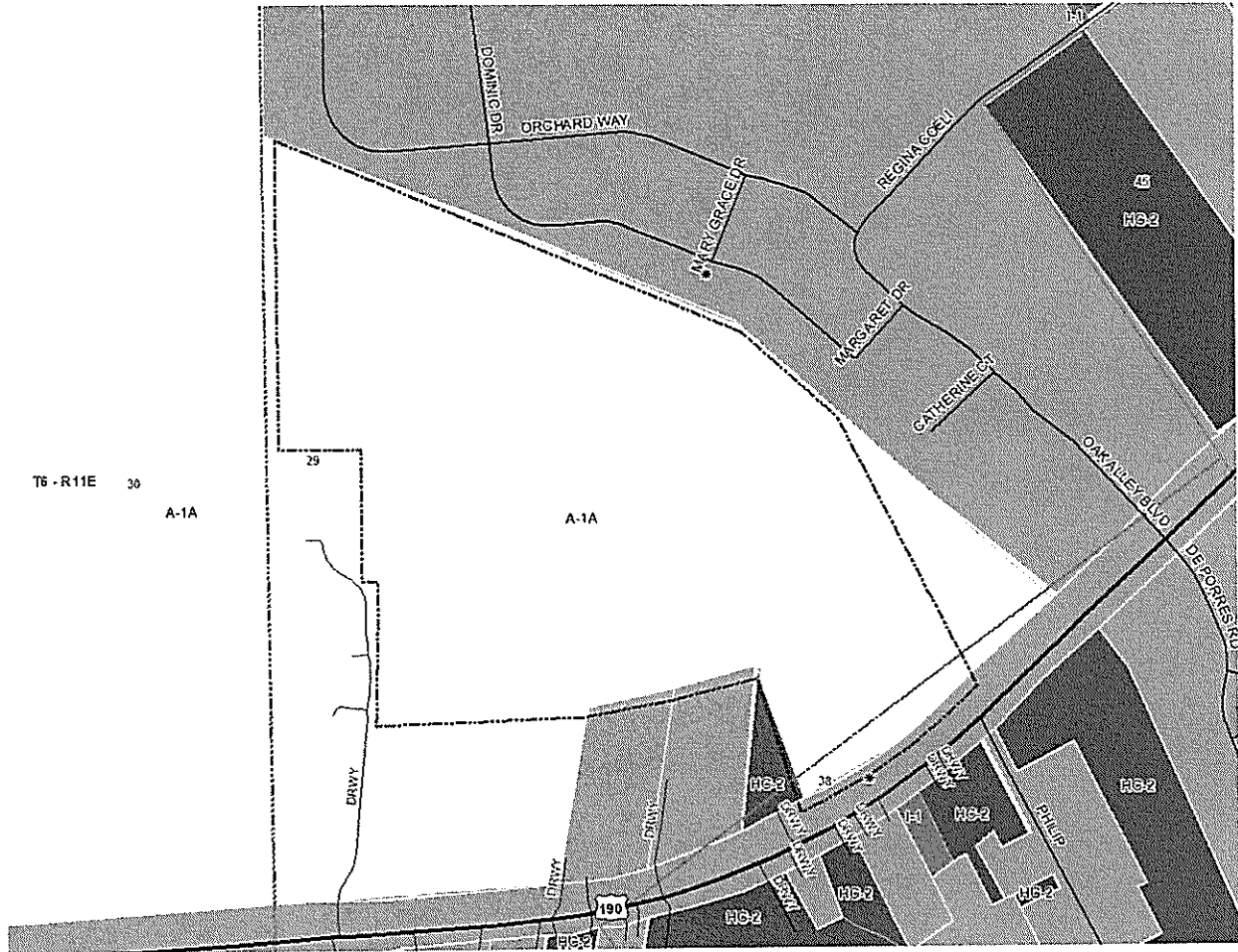
PETITIONER: Jeffrey D. Schoen

OWNER: Lonesome Development, LLC - Tim Henning

REQUESTED CHANGE: From A-1A Suburban District & RO Rural Overlay to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 3

SIZE: 87.06 acres









APPROVED:

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

1-20-2015

DATE FILED

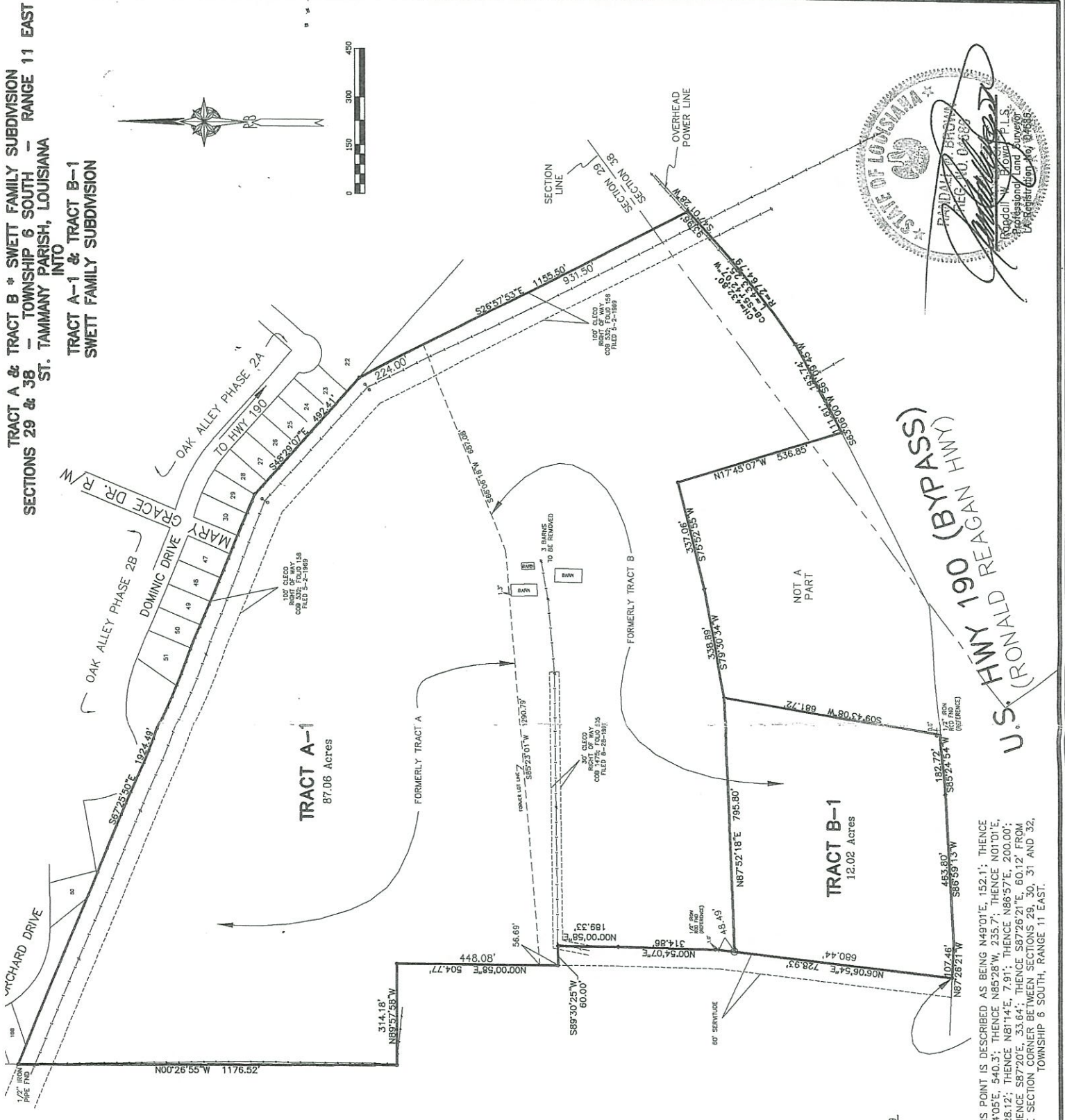
FILE NO.

53280

*Randy K. LeBlanc*

*Randy K. LeBlanc*

TRACT A & TRACT B \* SWETT FAMILY SUBDIVISION  
SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
TRACT A-1 & TRACT B-1  
SWETT FAMILY SUBDIVISION



- FENCE LINE
- OVERHEAD ELECTRIC LINE
- UTILITY POLE
- CONCRETE MONUMENT
- 1/2" IRON PIPE TO BE SET
- UNLESS OTHERWISE NOTED
- 60" SERVICE

REF.1: Survey by Bruce Butler, PLS  
Map File #: 5218-B  
Date Filed: 11-19-2013  
REF.2: Resub by Randall W. Brown  
Map File #: 5299C  
Date Filed: 9-25-2014

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone C.  
FIRM Panel#: 2252050230C Rev. 10-17-89.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

THE SURVEY AND INSTRUMENTS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SURVEYS AND INSTRUMENTS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

THIS POINT IS DESCRIBED AS BEING N49°01'E, 152.1'; THENCE N14°05'E, 540.3'; THENCE N85°28'W, 235.7'; THENCE N01°01'E, 728.12'; THENCE N81°14'E, 7.91'; THENCE N86°57'E, 200.00'; THENCE S87°20'E, 33.64'; THENCE S87°26'21"E, 60.12' FROM THE SECTION CORNER BETWEEN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 6 SOUTH, RANGE 11 EAST.

U.S. HWY 190 (BYPASS)  
(RONALD REAGAN HWY)



RANDALL W. BROWN & ASSOCIATES, PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
(985) 624-5388 • FAX(985) 624-5309

LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION  
TRACT A & TRACT B \* SWETT FAMILY SUBDIVISION  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
TRACT A-1 & TRACT B-1

REVISION DATE:	
DRAWN BY:	RWB
CHECKED BY:	RWB
DATE:	12-15-2014
SCALE:	1"=330'-0"
SURVEY NO.:	141393
SHEET:	

72-814-9102



## ZONING STAFF REPORT

**Date:** 10/21/2016  
**Case No.:** 2016-419-ZC  
**Posted:** 10/13/16

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed,  
 Denied

## GENERAL INFORMATION

**PETITIONER:** Jeffrey D. Schoen

**OWNER:** Lonesome Development, LLC - Tim Henning

**REQUESTED CHANGE:** From A-1A Suburban District & RO Rural Overlay to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 1

**SIZE:** 87.06 acres

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

Type: Federal

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

## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

<b><u>Direction</u></b>	<b><u>Surrounding Use</u></b>	<b><u>Surrounding Zone</u></b>
North	Residential Subdivision	City of Covington
South	Commercial	HC-2 Highway Commercial District
East	Undeveloped & Residential Subdivision	A-1A Suburban & City of Covington
West	Undeveloped & Residential	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.

**Commercial – Mixed Use/ Light** - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

**Mixed Use – Other – Conservation** – These planned districts would include mixed uses – at varying densities – and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay. The site is proposed to be developed as a 210 lot single family residential subdivision with 2 commercial sites along Hwy 190 (see chart below). Note that a zoning change request to A-4 Single Family Residential District has also been submitted for the same site, to establish the underlying zoning (2016-418-ZC).

Use and lot size	Number of lots
Single Family Residence lot width 50' to 59'	33
Single Family Residence lot width 60' to 69'	85
Single Family Residence lot width 70'+	66
Garden Homes width of 40'to 50'	26
Commercial lots: max building size of 45,000 sq. ft., max height of 35', permitted uses listed on the plat, subject to all Parish signage, landscaping, lighting & parking regulations	2

ACCESS

The site is proposed to be accessed through a boulevard type driveway from Highway 190. Additional connections are also proposed to be provided, through Marcy Grave Drive and the adjacent Oak Alley Subdivision to the east and through Gabriel Drive to the adjacent undeveloped parcel of land to the west. The proposed accesses, within and adjacent to the development site, allows for efficient and effective traffic circulation.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (on 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.

The gross density of the 87.06 acre parcel of land, is at 4 units per acre based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 348 units. Based on the formula the net density would allow for 261 lots/units. The proposal is for 210lots which meets the PUD requirements.

GREENSPACE

A total of 22.60 acres of greenspace (25%) is proposed to be provided within the subdivision, including non-disturbed wetlands area and large ponds. Note that the acreages and percentages of passive and active recreation have to be provided, including the location of the proposed amenities. Formal accesses to the pond with fishing platform should be shown on the plan as well the location of ball fields and playground area and walking path. Larger access to the 4.9 acres active open space area should be provided in order to make it more functional and beneficial to the residents of the subdivision.

Amenities	Type of Amenities
Passive	Parks for picnics and walking path
Active	Ponds for fishing, community park for softball, soccer and volleyball and playground

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.

COMPREHENSIVE PLAN ANALYSIS

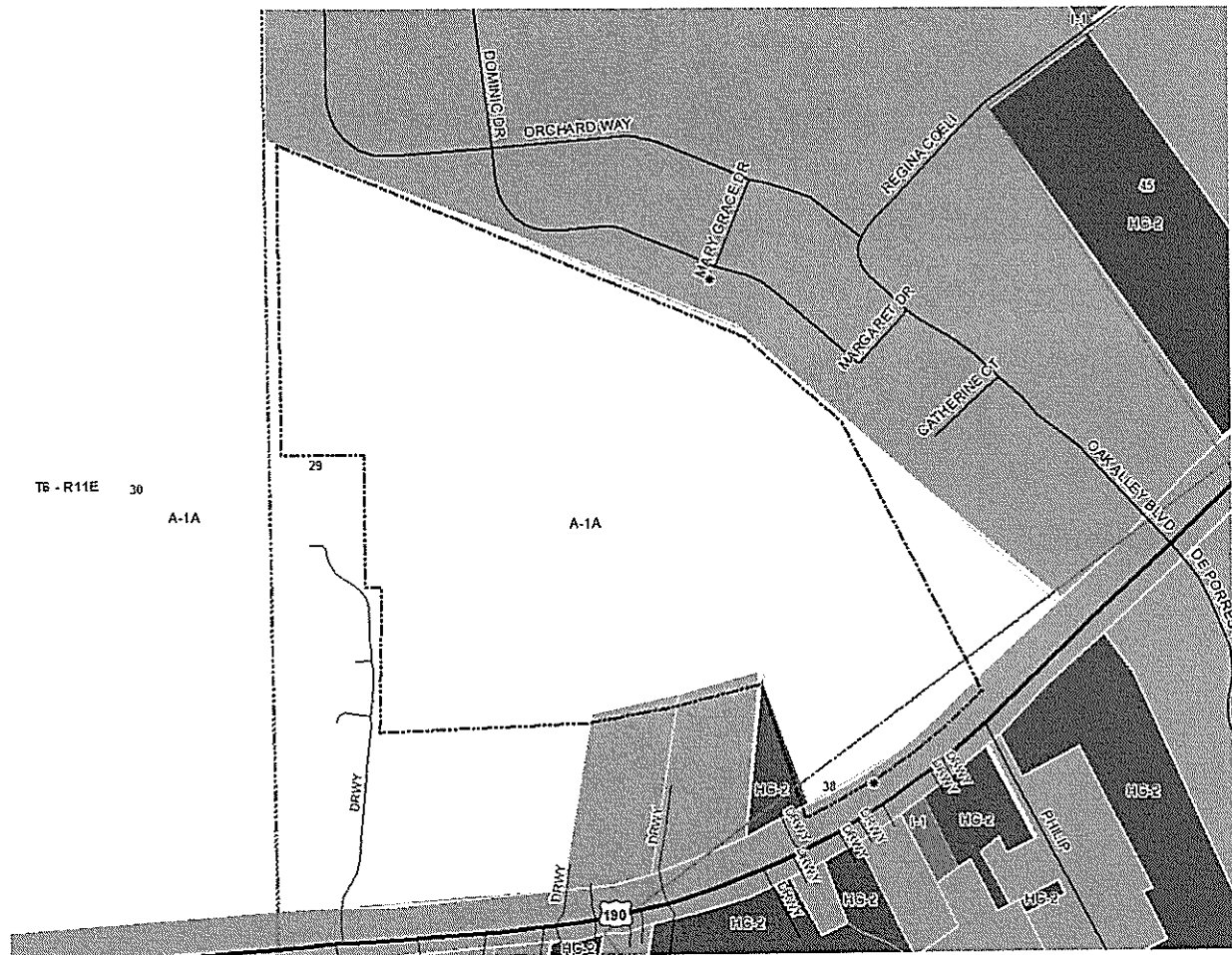
The 2025 future land use plan calls for the area to be developed as a planned district including a mix of commercial and residential uses, at a variety of density, while providing some conservation areas. Although a very small variety of lot sizes are being proposed within the subdivision, the proposed commercial uses along Hwy 190 definitely allow for the proposed development to meet the objectives of the 2025 future land use plan.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be postponed. As stated above, additional information shall be provided regarding the proposed greenspace and the passive and active amenities.



**SIZE:** 87.06 acres





2016-419-ZC





## P.U.D. PLAN OF

SECTIONS 29 &amp; 38, T-6-S, R-11-E,

**PROPOSED AMENITIES:**

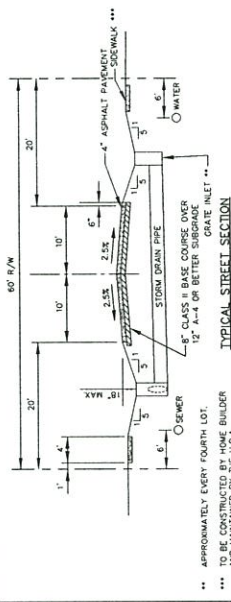
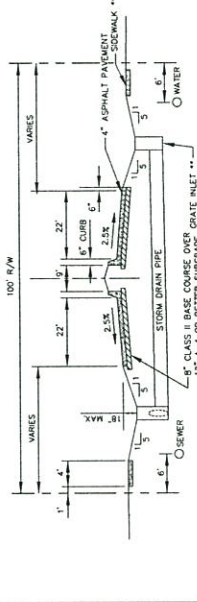
NO ATTEMPT HAS BEEN MADE BY SIGMA CONSULTING GROUP, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THE BOUNDARY SHOWN ON THIS PLAT IS AS SHOWN ON REF. MAP 1. THIS PLAT DOES NOT, NOR IS IT INTENDED TO, REPRESENT AN ON THE GROUND SURVEY BY SIGMA CONSULTING GROUP.

ACCORDING TO F.I.R.M. COMMUNITY NO. PANEL NO'S. 0125 C & 0230 C,  
DATED 10-17-89, THIS PROPERTY LIES IN FLOOD ZONE C.

REFERENCE MAPS:

1. "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B \* SWETT FAMILY SUBDIVISION..." BY RANDALL W. BROWN, P.L.S., DATED 12-15-2014.

[illegible]

### RESTRICTIVE COVENANTS

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE COMPLETED TO THE SATISFACTION OF THE TOWN ENGINEER (GENERAL) SEWERAGE AND/OR WATER SYSTEMS) AND APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY WATER MAIN, THE SUBDIVISION SHALL BE CONSTRUCTED WITH A MAIN OR DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH ENGINEER AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
5. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. (SHALL PER ORD. NO. 93-2742; ADOPTED DECEMBER 15, 1994)
6. IT SHALL BE PROHIBITED FOR ANY LOT WITH AN APPROVED SUBDIVISION TO BE REZONED TO A RESIDENTIAL ZONE THAT IS MORE RESTRICTIVE THAN THAT IS NOW DESIGNATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT. (ADOPTED PER ORD. 10-127-211, ADOPTED APRIL 5, 2012)
7. THE APPOINTMENTED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
8. ALL PLANS SPECIFICATIONS FOR IMPROVEMENTS ON ANY LOT MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. IN ADDITION, FURTHER RESTRICTIVE COVENANTS APPLYING TO THE PROJECT SHALL BE SET FORTH IN THE RECORDING INSTRUMENTS. THERE SHALL BE FOUND IN SEPARATE RECORDATIONS FOR ADDITIONAL RESTRICTIONS.
9. MAXIMUM BUILDING HEIGHT IS 35' ABOVE BASE FLOOD ELEVATION.
10. SUBDIVISION LOTS ARE TO BE SINGLE FAMILY RESIDENTIAL USES ONLY.
11. THE MINIMUM FINISHED FLOOR FOR HABITABLE STRUCTURES SHALL BE 12 INCHES ABOVE THE ADJACENT BASE FLOOD ELEVATION OR 12 INCHES GREATER THE POND 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.

OAK ALLEY MEADOWS SUBDIVISION  
PLANNED UNIT DEVELOPMENT  
ST. TAMMANY PARISH



**SIGMA**  
CONSULTING  
GROUP, INC.

DESIGNED	WILSON
CHECKED	
DETAILED	WILSON
CHECKED	
PROJECT NUMBER	140508
ISSUE DATE	OCT. 2016



PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING, RECORDATION,  
CONVEYANCE, SALES OR AS THE BASIS  
FOR THE ISSUANCE OF A PERMIT

**RESTRICTIVE COVENANTS:**

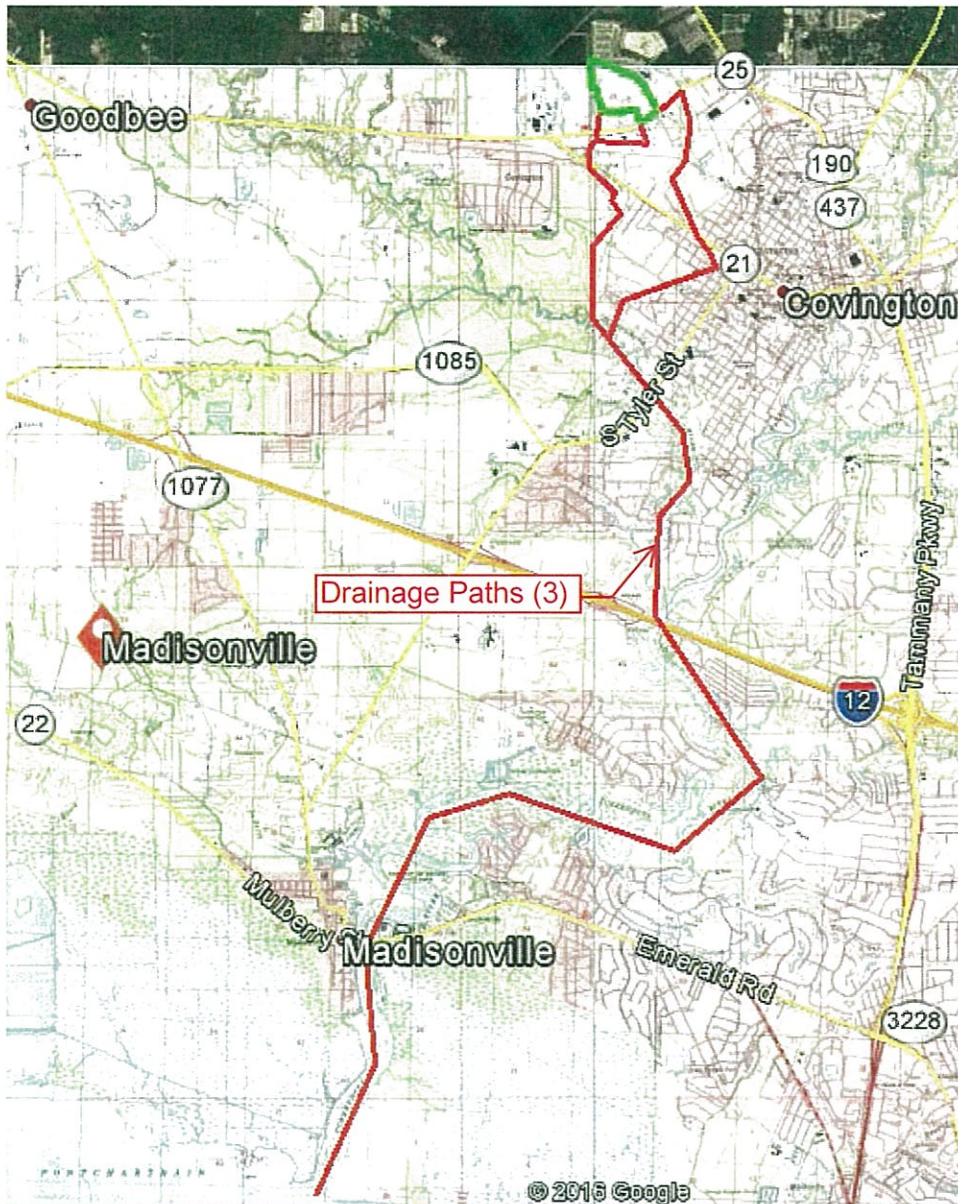
1. CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL ASSESSMENTS SHALL BE MADE BY THE TOWN ENGINEER, AND THE TOWN ENGINEER SHALL DETERMINE WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY WATER SYSTEM. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE LOCATED OR OTHERWISE CONNECTED TO THE BUILDING STRUCTURE EXCEPT FOR SUPPLY POTENTIAL TO THE BUILDING STRUCTURE EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH GRAMAGE OR STREET EASEMENT.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
5. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 10 FEET TO THE CORNER OF ANY LOT. DRIVEWAYS LOCATED AT THE INTERSECTION MEASURED FROM THE PROPERTY LINE TO THE CORNER OF THE INTERSECTION. WHEN THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT, (AMENDED PER ORD. NO. 84-2142, ADOPTED DECEMBER 15, 1994) IT SHALL BE PROHIBITED FOR ANY LOT WITH AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD OR ALLEY. (AMENDED PER ORD. NO. 12-2711, ADOPTED APRIL 5, 2012)
6. THE APPROPRIATED RESTRICTIONS SHALL BE REJECTED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
7. ALL PLANS, SPECIFICATIONS, FOR IMPROVEMENTS ON ANY LOT MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. IN ADDITION, FURTHER RESTRICTIVE COVENANTS APPLYING TO THE LOT SHALL BE RECORDED WITH THE PLAT. THEREAFTER, THERE SHALL BE NO FURTHER RESTRICTIVE COVENANTS RECORDED FOR ADDITIONAL RESTRICTIONS.
8. MAXIMUM BUILDING HEIGHT IS 35' ABOVE BASE FLOOD ELEVATION.
9. SUBDIVISION LOTS ARE TO BE SINGLE FAMILY RESIDENTIAL USES ONLY.
10. THE MINIMUM FINISHED FLOOR FOR HABITABLE STRUCTURES SHALL BE 12 INCHES ABOVE THE ADJACENT BASE FLOOD ELEVATION OR 12 INCHES ABOVE THE FLOOD 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.

LEGAL DESCRIPTION:

[illegible]



2016-419-ZC





2016-419-ZC

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Lonesome Development, LLC

Developer's Address: P.O. Box 67, Mandeville, LA 70470  
Street City State Zip Code

Developer's Phone No. 985-845-8990 985-373-5288  
(Business) (Cell)

Subdivision Name: Oak Alley Meadows

Number of Acres in Development: 87.06 Number of Lots/Parcels in Development: 210 (Res.)  
2 (Comm.)

Ultimate Disposal of Surface Drainage: Little Tchefuncte River (via Blue Swamp Creek & Rattlesnake Branch)

Water Surface Runoff Mitigation Proposed: Detention 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? N/A
- Does the subdivision front on any waterways? ☐ Yes ☒ No
- If yes, what major streams or waterways? N/A

2016-419-ZC

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

If yes, which major arterial streets? US Hwy 190 (Bypass)

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

If yes, please explain? N/A

- 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)

09/09/16  
\_\_\_\_\_  
DATE

Geoffrey L. Wilson  
Sigma Consulting Group, Inc.



**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-421-ZC  
**Posted:**10/11/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Dawn Marchand  
**OWNER:** Kim & Jason Best  
**REQUESTED CHANGE:** From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the west side of F. King Road, north of Maurice Taylor Road ; S6, T5S, R12E; Ward 2, District 6  
**SIZE:** 2.21 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 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-1 Suburban District
South	Residential	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/ 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 west side of F. King Road, north of Maurice Taylor Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. 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.: 2016-421-ZC

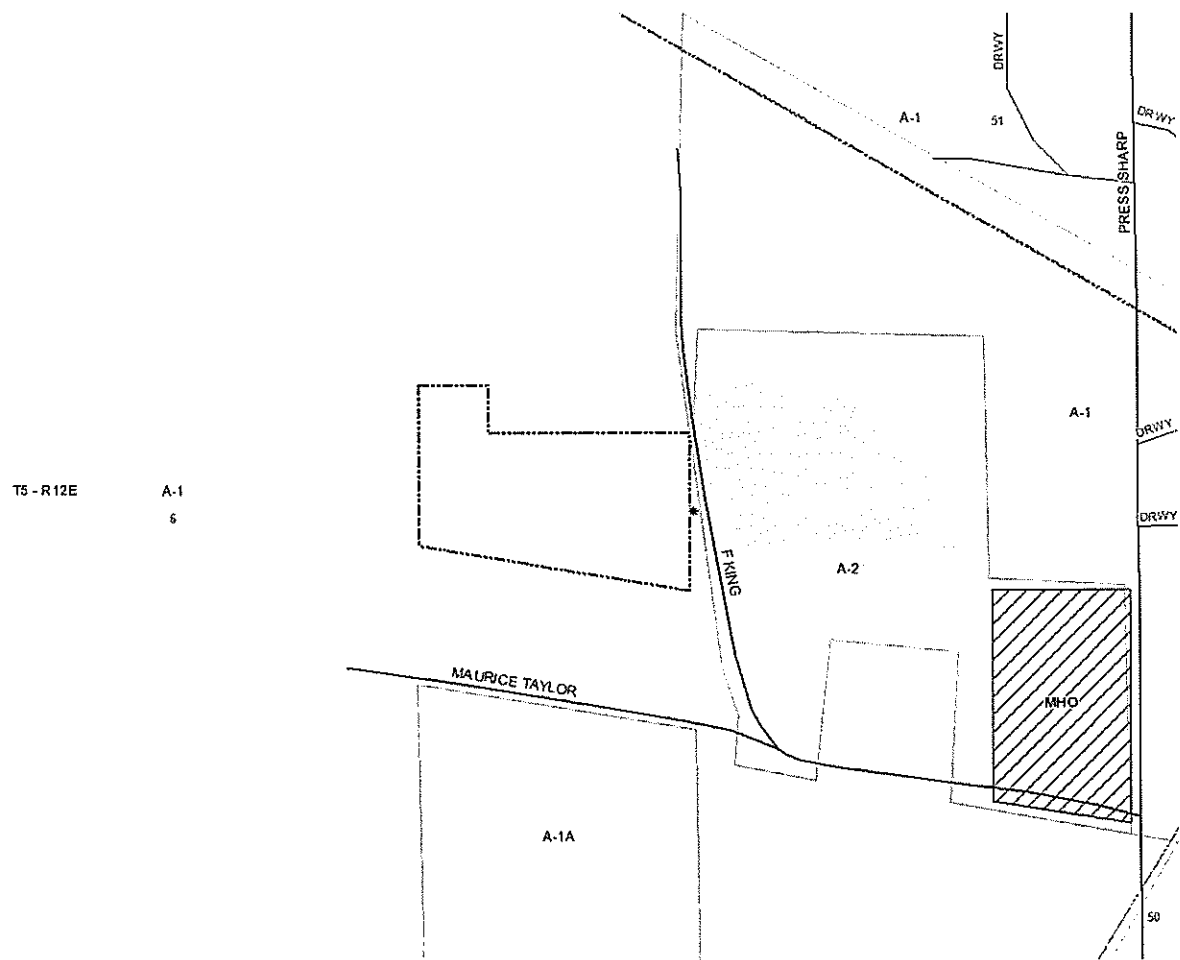
PETITIONER: Dawn Marchand

OWNER: Kim & Jason Best

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

LOCATION: Parcel located on the west side of F. King Road, north of Maurice Taylor Road ; S6, T5S, R12E; Ward 2, District 6

SIZE: 2.21 acres





2016-421-ZC

OTTIS SHARP

51

T5-R12E

A-1

6

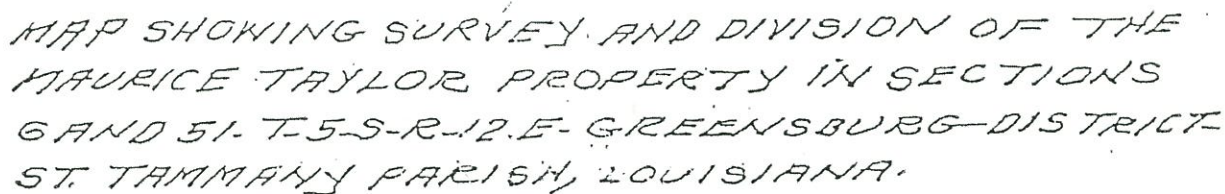
F KING

A-2

MAURICE TAYLOR

A-1A





*E. Schuyler*  
SURVIVOR  
COVINGTON, LA.

FROM 1/4 SECTION CORNER TO SECTIONS 6 & 7. T.5-  
R.12-RUN N.0°15'W. 20.00 CH. THENCE S.89°45'E. 7.42  
CH. THENCE N.20°45'E. 8.00 CH. THENCE N.15°45'E. 4.00  
CH. AND N.3°E. 13.87 CH. TO CORNER. A.



**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-422-ZC  
**Posted:** 10/12/16

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Arrow Engineering - Darrell Fussell  
**OWNER:** Tammany North Properties LLC - Robert Bruno  
**REQUESTED CHANGE:** From A-1A Suburban District to A-2 Suburban District  
**LOCATION:** Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3  
**SIZE:** 163.45 acres

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**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/Residential	A-1, A-2 & A-3 Suburban District
East	Undeveloped/Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

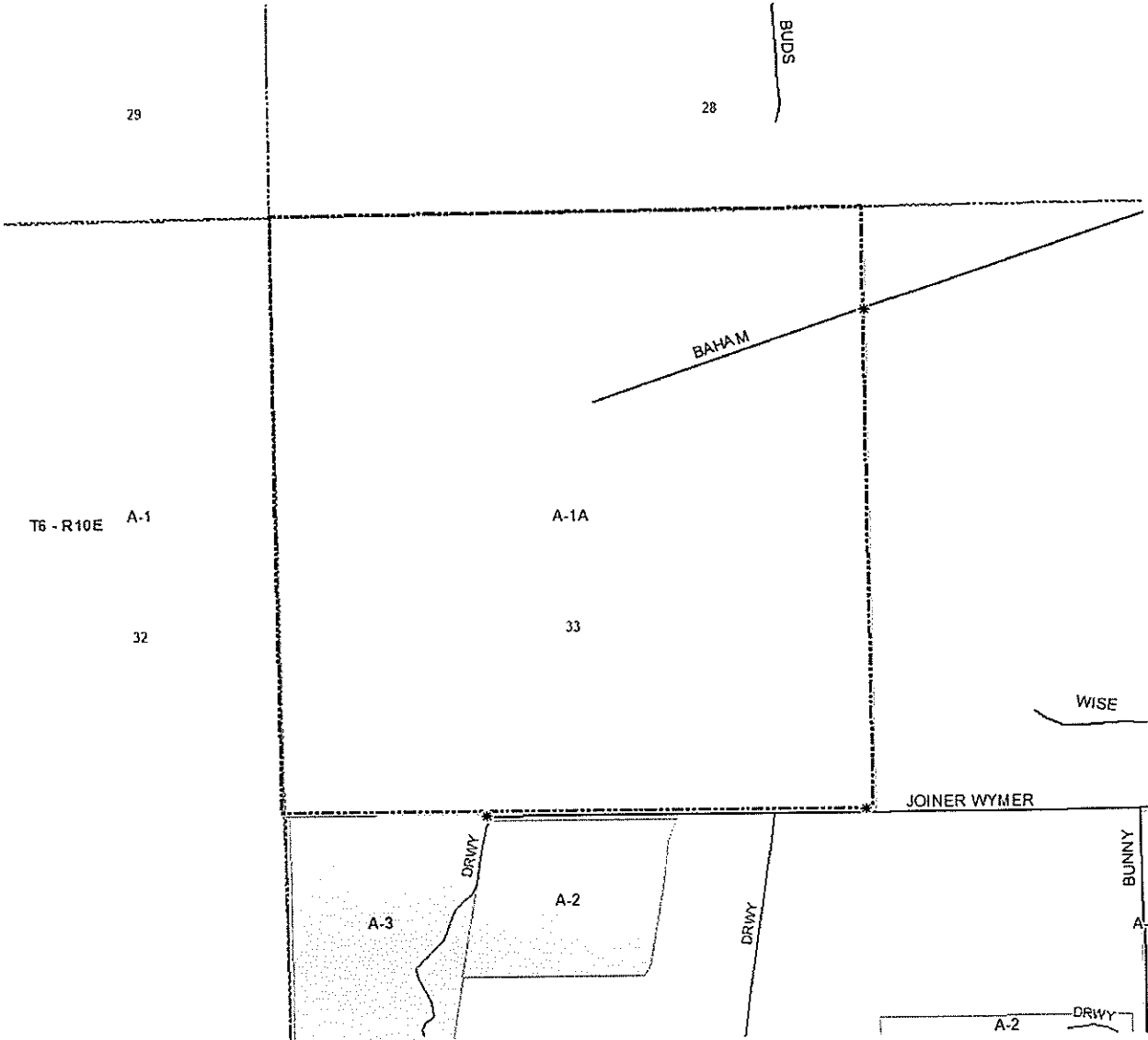
The petitioner is requesting to change the zoning from A-1A Suburban District to A-2 Suburban District. This site is located at the end of Joiner Wymer Road, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses.

Note that a major amendment of the previously approved subdivision PUD plan has been submitted for the same site (2016-185-ZC).

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-2 Suburban District designation be postponed, considering that the proposed revised PUD plan, submitted in connection with the subject zoning change, is recommended to be postponed.

**PETITIONER:** Arrow Engineering - Darrell Fussell  
**OWNER:** Tammany North Properties LLC - Robert Bruno  
**REQUESTED CHANGE:** From A-1A Suburban District to A-2 Suburban District  
**LOCATION:** Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E;  
Ward 1, District 3  
**SIZE:** 163.45 acres





2016-422-ZC

29

28

A-1

BUDS

BAHAM

BLUE STEM

GOLDENTOP

PUD

A-1A

PLUMEGRASS

ROSEBAY

33

SILVERTHORN

BUTTONBUSH

CROSSVINE

JOINER WYMER

T6 - R10E

32

A-2

A-3

DRWY

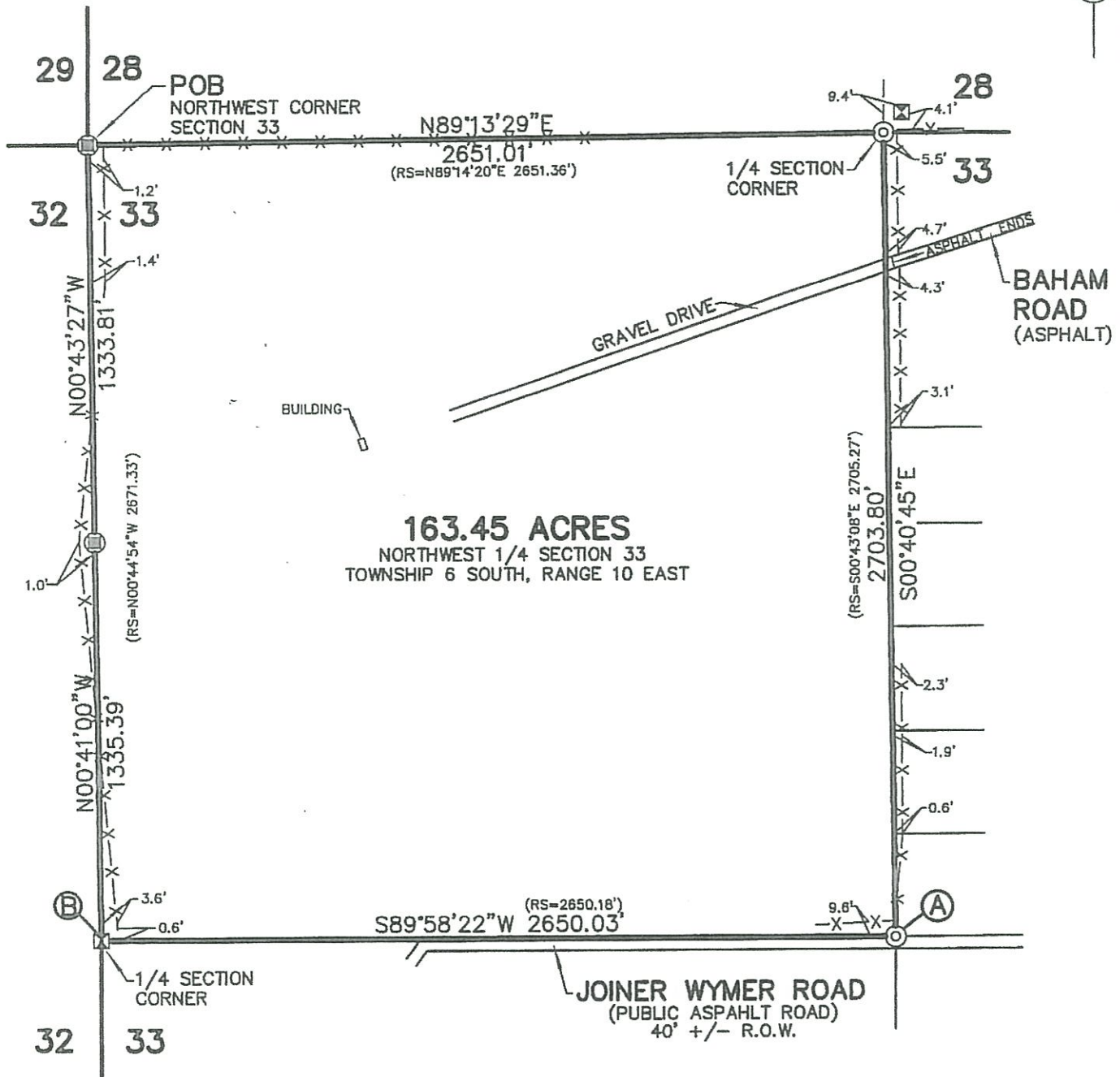
DRWY





2016-422-2C

REFERENCE BEARING:  
IRON PIPE A TO CONC CORNER B  
S89°58'22"W  
(per Reference Survey)



**LEGEND**

- ⊠ = CONCRETE CORNER FOUND
- ⊙ = CONC POST FD WITH BRASS CAP
- ⊙ = 1" IRON PIPE FOUND
- RS = REFERENCE SURVEY

**NOTE:**

1. This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

**REFERENCE SURVEY:**

Plat for Gulf States Real Estate Services, LLC by M and N Land Surveying, LLC dated January 7, 2008, filed at Instrument No. 1664907, St. Tammany Parish, Clerk of Court.

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

(985) 892-1549

503 N. JEFFERSON AVENUE

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

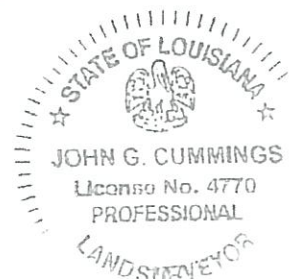
COVINGTON, LA 70433

PLAT PREPARED FOR: **Tammany North Properties, LLC**

SHOWING A SURVEY OF: **THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 500'

JOB NO. 15045

DATE: FEBRUARY 16, 2015

REVISED:



**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-423-ZC  
**Posted:**10/11/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

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**GENERAL INFORMATION**

**PETITIONER:** Thomas R. Cathey - Thomas R. Cathey

**OWNER:** Thomas R. Cathey - Thomas R. Cathey

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 17, Pontlake Estates, 292 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District

**SIZE:** 0.47 acre

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 2 Lane Asphalt                                      **Condition:** Fair

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD – Planned Unit Development
South	Residential	A-4A Single Family Residential District
East	Residential	A-6 Multiple Family Residential District
West	Residential	A-6 Multiple Family Residential District

**EXISTING LAND USE:**

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

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

**STAFF COMMENTS:**  
The petitioner is requesting to change the zoning from A-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, east of US Highway 11, being lot 17, Pontlake Estates, 292 Lakeview Drive, Slidell. 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.

**STAFF RECOMMENDATION:**  
The staff recommends that the request for an A-4A Single-Family Residential District designation be approved.

**Case No.:** 2016-423-ZC

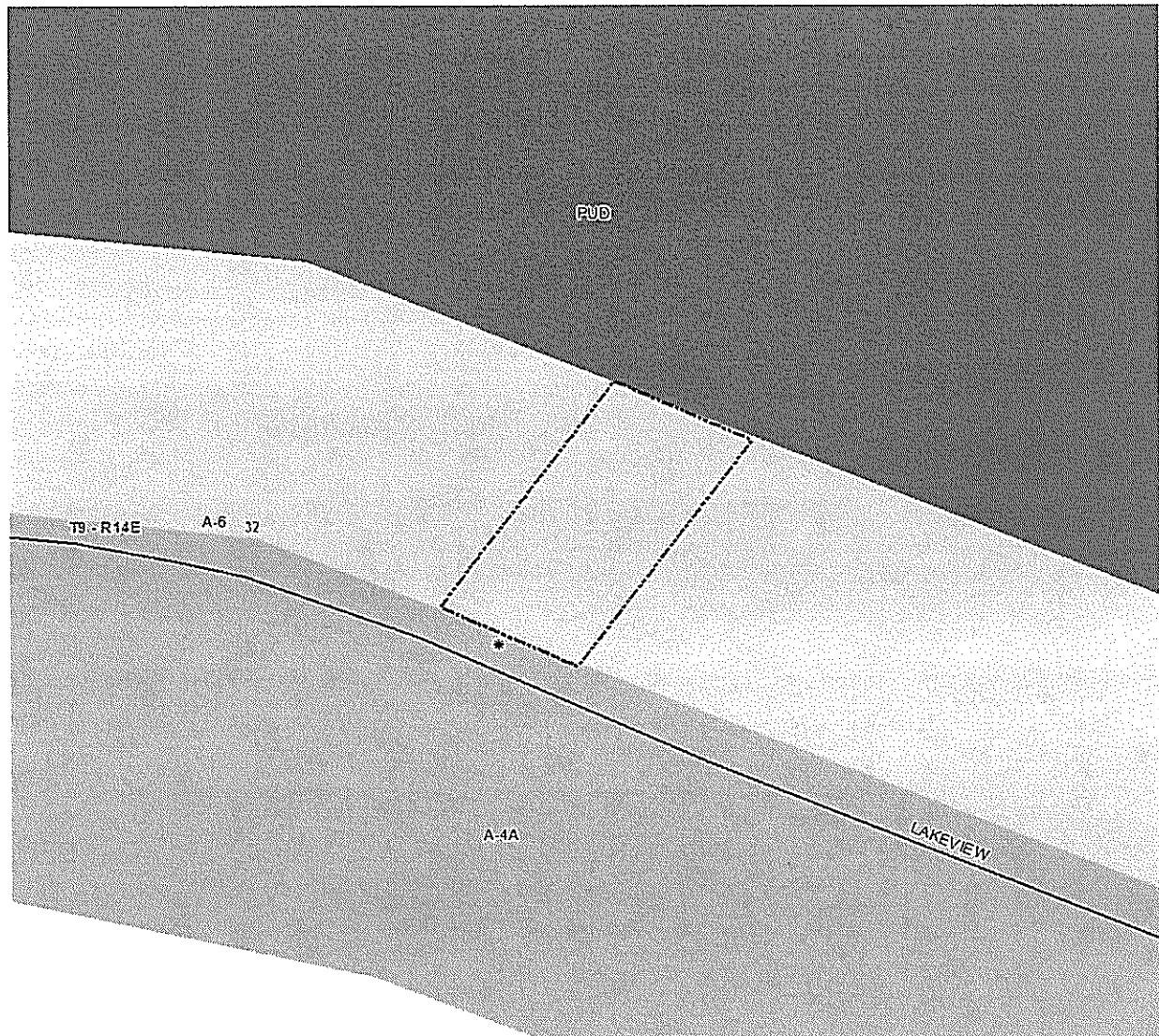
**PETITIONER:** Thomas R. Cathey - Thomas R. Cathey

**OWNER:** Thomas R. Cathey - Thomas R. Cathey

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 17, Pontlake Estates, 292 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District

**SIZE:** .47 acre









NOTE ACCORDING TO HUD F A FLOOD HAZARD BOUNDARY VA 401 76 S 88 01 06 E  
THIS PROPERTY IS 104 01'

NOT IN A FLOOD PRONE AREA  
X S LOCATED IN FLOOD ZONE A 10

2016-423-ZC  
N A L

70 WATERWAYS EASEMENT

CON RETE BULKHEAD

X IN CONC

X IN CONC

N 37 56 21 E  
197 62

EL 8 24 M L  
X

197 62  
S 37 56 21 W

125 70

20 BLDG. SETBACK

10 UTILITY EASEMENT

104 01

N 68 01 06 W

129 80

TBM EL 8 52 M L  
1' PAINT ON CURB

NORTH SHORE DRIVE (ASPHALT)

NOTE SETBACKS AND EASEMENTS ARE AS ESTABLISHED FOR EDEN ISLES S/D  
REF RECORDED S/D PLATS PONTLAKE ESTATES & EDEN ISLES UNIT 2

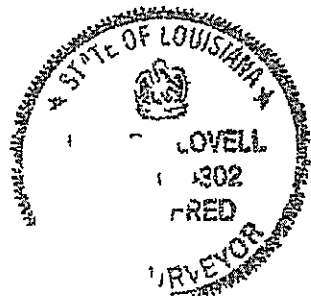
- SET IRON
- FOUND IRON
- FENCE POST

SCALE 1" = 30'

MAP SHOWING SURVEY OF A PORTION OF LOT 17,

SUBDIVISION PONTLAKE ESTATES, LOCATED IN  
SECTIONS 32 & 33, T9S - R14E, GLD, NEAR  
THE CITY OF SLIDELL - ST TAMMANY PARISH,  
LOUISIANA

FOR PAUL MICHEL



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED  
I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION AND IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR OTHER WAY ACROSS PROPERTY LINES, EXCEPT AS MAY BE NOTED ABOVE

SLIDELL LOUISIANA

ALBERT A. LOVELL & ASSOCS. INC.  
CONSULTING ENGINEERS

DATE 1 APRIL 1983  
JOB NO 96249



PLAN REVIEW STAFF REPORT

Date:10/21/16

CASE NO.: PR16-10-002

Prior Action: Postponed (10/04/16)

Posted: 10/13/16

Meeting Date: November 2, 2016

Determination: Approved Amended Postponed Denied

PETITIONER:

OWNER:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

John S. Bowers III

JSB Hwy 21Lots, LLC

Retail Building & Restaurant

Undeveloped

9000 sq. ft.

1.25 acres

HC-2 Highway Commercial District

Planned Corridor Overlay

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

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

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

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

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

STAFF RECOMMENDATIONS:

The staff recommends postponing of this proposal.

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

1. Provide a revised scaled landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements (see attached chart). The size, caliper and species of the proposed trees shall be shown on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground. Considering that the property is heavily wooded, a trees survey shall be provided showing all existing trees to be preserved within the buffers and all cypress & live oak trees to be preserved on the site.
1. Indicate, on the plan, the abutting land use on the north, south, east & west sides of the site.
2. Provide location, dimensions, depth and description of any retention/detention ponds or retention/detention areas on, or to be placed on, the property.
3. Provide copy of master plan of entire site/adjacent future development, if available.
4. Provide a revised plan showing a reconfiguration of the ingress/egress driveway onto the site. Show dimensions of the driveways on the plan and identify location of drive thru, if applicable.
5. Note the that considering the location of the property, the proposed driveway, from Hwy 21, will have to permitted by the Department of Transportation. Access ways through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic; and a minimum of 12' to 15' wide for one way traffic.
6. Provide the required number of parking spaces according to the UDC Section 7.07 for retail & restaurant.
7. Provide 9' wide island at the end of each row of parking.
8. Provide required 7' opaque screening around the dumpster.
9. Separate permit application will have to submitted for fascia & monument signs.
10. A land clearing permit will have to be obtain before apply for a building permit
11. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
12. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
13. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
14. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
15. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER

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

CASE NO.:

APPLICANT:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

PR16-10-002

John S. Bowers III

Retail Building & Restaurant

Undeveloped

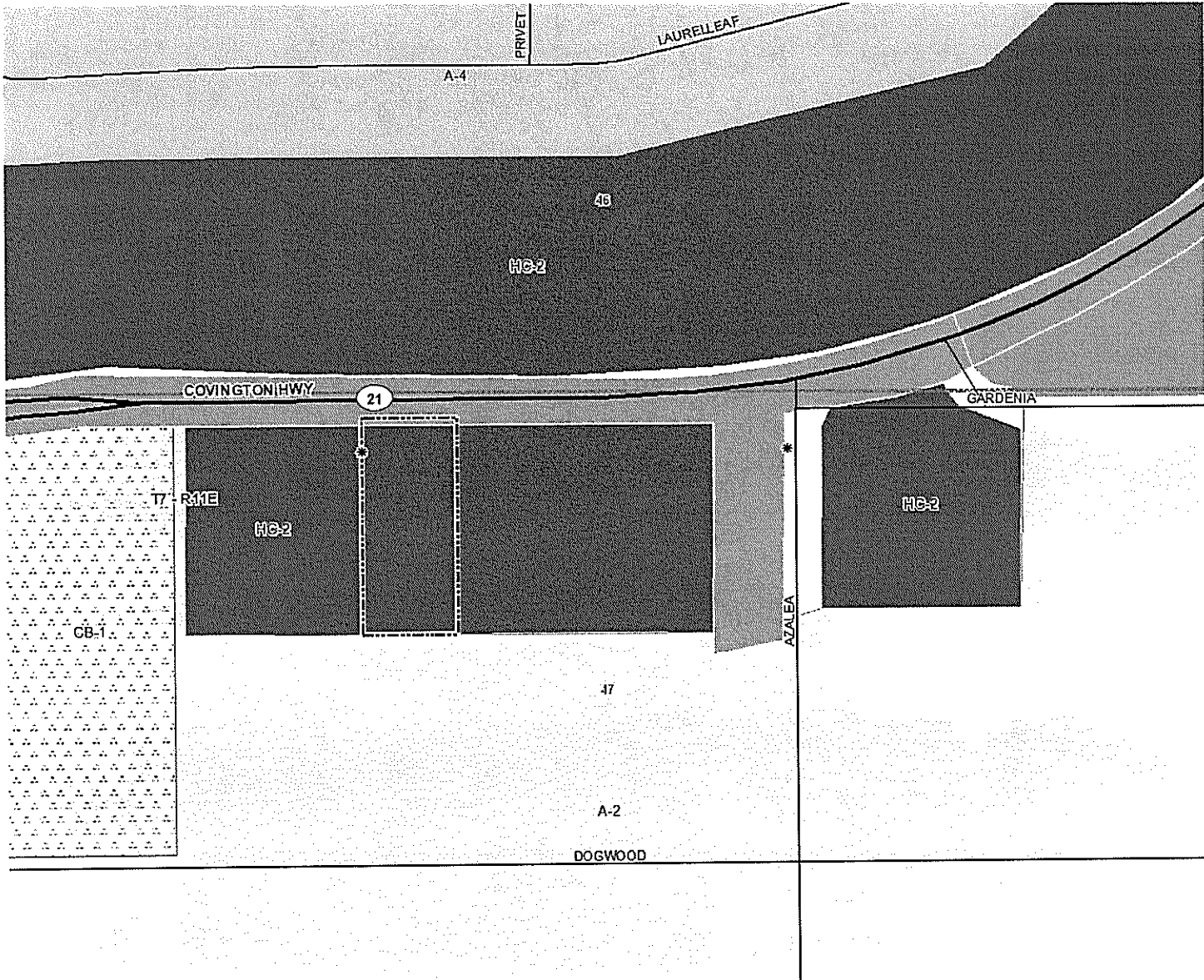
9000 sq. ft.

1.25 acres

HC-2 Highway Commercial District

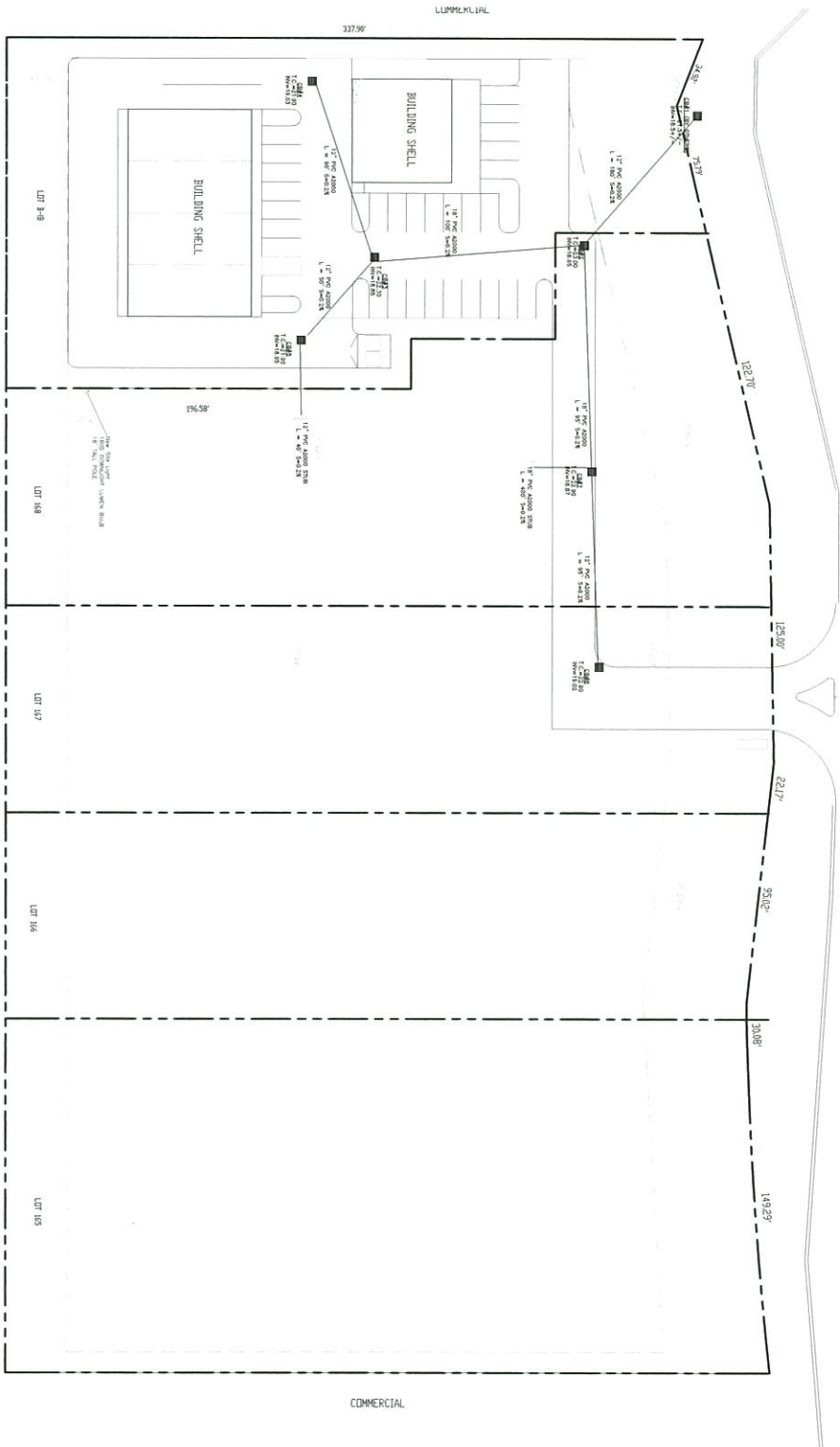
Planned Corridor Overlay

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





PR16-10-002



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

LEGEND

- PROPERTY LINE
- CROWN / RIDGE
- REC'D CLEAOUT
- FLOW ARROW
- PROPOSED GRADE (TOP OF SIDEWALK/PAVEMENT)
- TOP OF SIDEWALK/CURB
- TOP OF PAVEMENT
- FINISHED GRADE
- EXISTING GRADES
- ESTIMATED FUTURE GRADES
- MATCH EXISTING GRADE

DETAILED NOTES:

AREA = 1.25 ACRES  
MINOR ADJUSTMENT SHALL BE BASED ON 25% REDUCTION OF 1.25 FOR EXISTING RETENTION METHOD  
PARKING LOT DETENTION WITH RESTRICTED CATCHMENT PIPE

NOTES:

- UTILITIES SHOWN FOR GENERAL INFORMATION SEE UTILITY PLAN FOR SPECIFIC INFORMATION (SEE SHEET C-1)
- COORDINATE WITH MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF DOWNSPOUTS, EXISTING AND PROPOSED CATCH BASIN
- CONTRACTOR SHALL CONFORM WITH DITCH AND SIDEWALK ELEVATIONS PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER ON ANY REQUIRED ADJUSTMENTS.
- ALL IN THE CLOUTED AREA SHALL BE PROTECTED. CONTRACTOR SHALL REQUIRE 500 DURING CONSTRUCTION TO ENSURE A RETAINING WALL CAN BE UTILIZED AS WELL.

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

DRAINAGE PLAN - PHASE I

SCALE (24x36)	DESIGNED BY
1" = 20'-0"	SMG
SCALE (11x17)	DRAWN BY
1" = 40'-0"	SMG
CHECKED BY	
DATE	6 SEP 16
JOB NO.	1021

DATE	REMARKS	APPD



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

C1

SHEET NO.





PR16-10-002

PROPOSED PROFESSIONAL DEVELOPMENT - LOT 34D NORTH PARK - COVINGTON, LA  
MASTER LANDSCAPE PLAN MATERIALS SCHEDULE

PROPOSED PROFESSIONAL DEVELOPMENT - LOT 34D NORTH PARK - COVINGTON, LA							
MASTER LANDSCAPE PLAN MATERIALS SCHEDULE							
QUANTITY	BOTANICAL NAME	DESCRIPTION	ROOT (MM)	HEIGHT (MM)	SPREAD (MM)	CANOPY (MM)	NOTES
<b>TREE</b>							
16	Quercus virginiana	Live Oak	B&B or Cal	10'-12'	6-8'	2.5	Well Branched, specimen
10	Quercus phellos	Willow Oak	B&B or Cal	10-12'	6-8'	2.5	Well Branched, specimen
26	Ulmus parvifolia 'Drake'	Drake Elm	B&B or Cal	8-10'	4-6'	2.0"	Well Branched
24	Cornus florida	Dogwood	B&B or Cal	8-10'	4-6'	2.0"	Well Branched
32	Cercis canadensis	Redbud	B&B or Cal	8-10'	4-6'	2.0"	Well Branched
<b>SHRUBS</b>							
36	Raphanopis indica	Indian Hawthorn	3 gal	12"	18"	-	Full Material
29	Rhododendron indicum	George Tabor Azalea	3 gal	24-30"	24-30"	-	Full Material
20	Dietes vegata	Butterfly Iris	3 gal	-	-	-	-
30	Juniperus conferta	Shore Juniper	3 gal	-	24-30"	-	Full Material
20	Ilex 'Oakleaf'	Oakleaf Hely	15 gal	48"	-	-	Full Material
<b>GROUND COVER</b>							
3	Fatsia	Annulus	Owners selection	4" pots	-	-	Specified by owner

## PLANT MATERIAL NOTES

- [illegible]

## GENERAL NOTES

- [illegible]

DATE	JOB NO
6 SEP. 16	1621

[illegible]

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

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

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