

## ZONING STAFF REPORT

Date: March 24, 2014

Meeting Date: April 1, 2014

Case No.: ZC14-04-027

Determination: Approved Amended Postponed Denied

Posted: 3/14/14

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### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-1A (Suburban District) to A-3 (Suburban District)  
**LOCATION:** Parcel located on the north side of Henry Rd, east of Lee Road;  
S23,T5S,R11E; Ward 2, District 2  
**SIZE:** 3.31 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Undeveloped	A-1A (Suburban District)
South	Residential	A-1A (Suburban District)
East	Residential	A-1A (Suburban District)
West	Residential	A-1A (Suburban District)

#### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

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

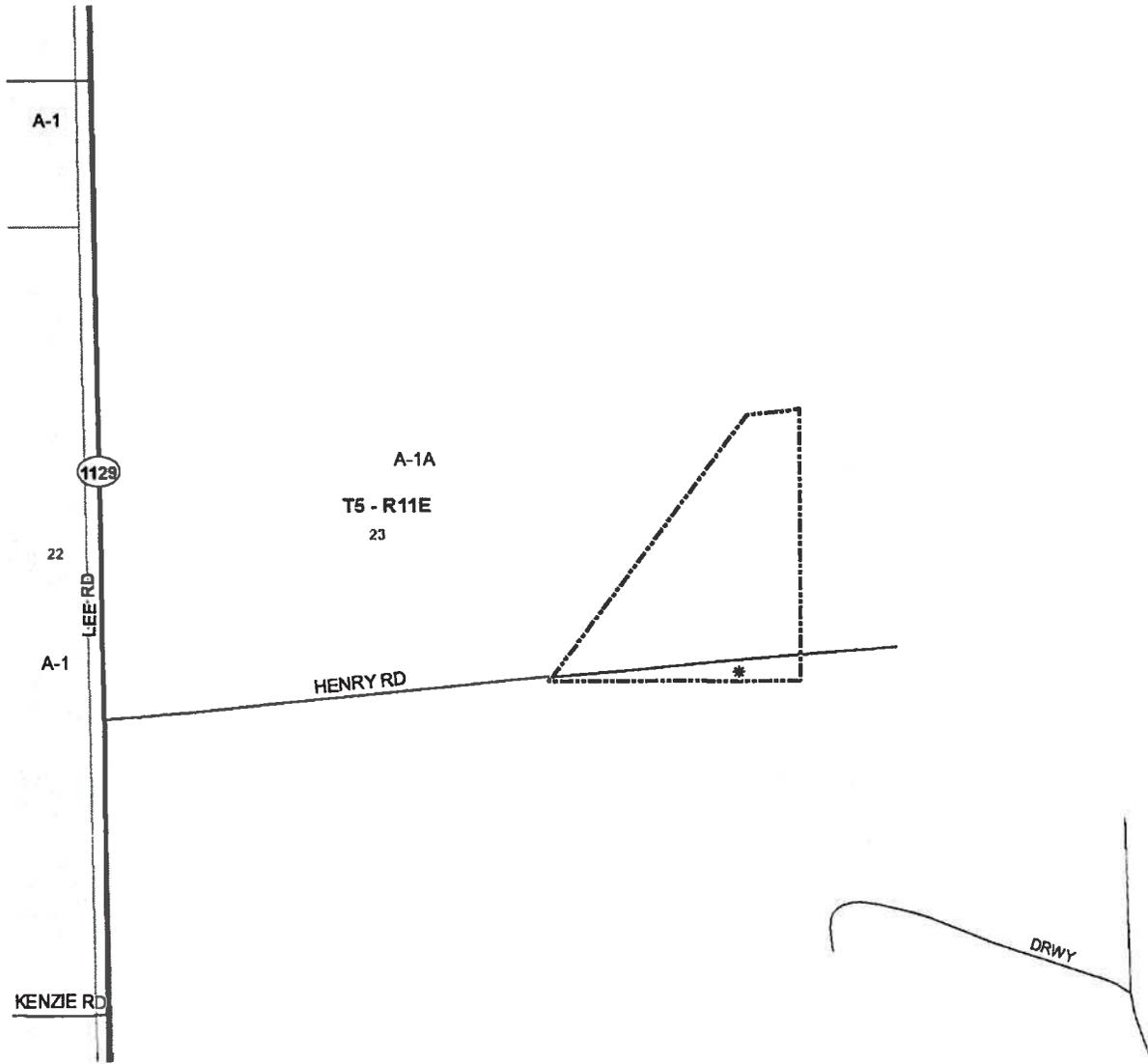
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) to A-3 (Suburban District). The site is located on the north side of Henry Rd, east of Lee Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Considering that the site is surrounded by properties zoned A-1A (Suburban District), staff feels that there is no compelling reason to recommend approval of the request.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 (Suburban District) designation be denied.

**CASE NO.:** ZC14-04-027  
**REQUESTED CHANGE:** From A-1A (Suburban District) to A-3 (Suburban District)  
**LOCATION:** Parcel located on the north side of Henry Rd, east of Lee Road;  
S23,T5S,R11E; Ward 2, District 2  
**SIZE:** 3.31 acres



Sec. 15

Sec. 14

Sec. 22

Sec. 23

N 89°50'E (T)  
1327.26' (T)

**Note:**  
Any utilities, servitudes, ditches, driveways, additional fences, and/or additional improvements of any nature that may exist within this property, if any, are not shown hereon.

**Note:**  
This property may be subject to a right of way to St. Tammany Parish Police Jury for passage and maintenance of Henry Road and ditches.

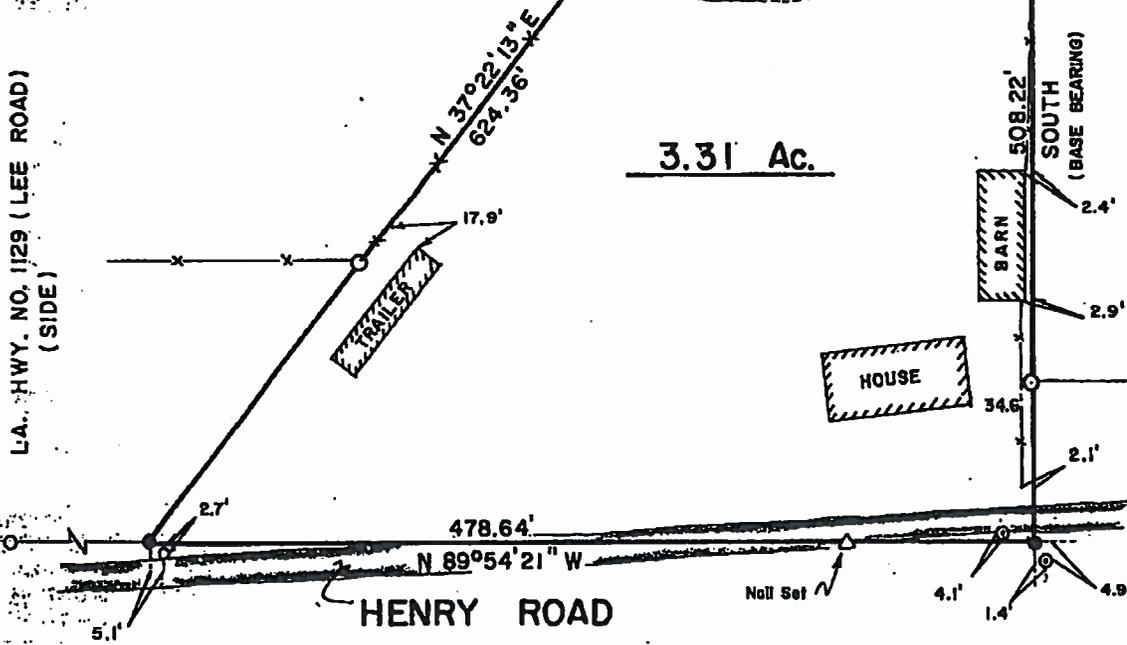
**Reference Surveys and Basis for Bearings:**  
Plat of Survey by C. R. Schultz, Surveyor, dated September 22, 1943.

**Note:**  
The boundary shown on this survey does not conform to Record Title. The undersigned does not Guarantee or Warrant Title to all property shown within this boundary.

APPROX. LOC. OF FLOOD ZONE TRANSITION LINE

L.A. HWY. NO. 1129 (LEE ROAD)  
(SIDE)

3.31 Ac.



This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Maps and find that the subject property is located in FLOOD ZONES "A" & "C" per panel number 225205 0150 C, rev. 10-17-89.

This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted Louisiana Minimum Standards of Practice for property boundary surveys for a CLASS "C" SURVEY, except as noted hereon.

(T) = Commencement Call  
Per Title

SURVEY OF A PARCEL OF LAND  
SITUATED IN  
SECTION 23  
TOWNSHIP 5 SOUTH  
RANGE 11 EAST  
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:

JAMES BLACKWELL



FONTCUBERTA  
*Surveys*  
INCORPORATED



CERTIFIED CORRECT

*Thomas J. Fontcuberta*  
SURVEYOR

DATE	SCALE	○ = IRON PIPE FD. ◎ = IRON ROD FD. ● = IRON ROD SET	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
4-26-96	1" = 100'		RLF	TJF	965595	125-865-A

# ZONING STAFF REPORT

Date: March 24, 2014

Meeting Date: April 1, 2014

Case No.: ZC14-04-028

Determination: Approved Amended Postponed Denied

Posted: 03/14/14

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## GENERAL INFORMATION

**REQUESTED CHANGE:** From A-2 (Suburban District) & PUD (Planned Unit Development Overlay) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the south side of 12th Street, east of US Highway 190; S42,T7S,R11E; Ward 3, District 2  
**SIZE:** 1.16 acres

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## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	NC-6 (Public Cultural & Recreational District)
South	Undeveloped	A-2 (Suburban District)
East	Apartment & Undeveloped	PUD (Planned Unit Development Overlay) & A-2 (Suburban District)
West	Commercial	HC-2 (Highway Commercial District)

### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

### COMPREHENSIVE PLAN:

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

### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) & PUD (Planned Unit Development Overlay) to HC-2 (Highway Commercial District). The site is located on the south side of 12th Street, east of US Highway 190. The 2025 future land use plan calls for the site to be developed with commercial uses. There is an existing commercial building on the site.

Note that the site was zoned C-2 Highway Commercial District before the comprehensive rezoning. Staff does not have any objection to the request.

### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-04-028  
**REQUESTED CHANGE:** From A-2 (Suburban District) & PUD (Planned Unit Development Overlay) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the south side of 12th Street, east of US Highway 190; S42,T7S,R11E; Ward 3, District 2  
**SIZE:** 1.16 acres



2014-04-028

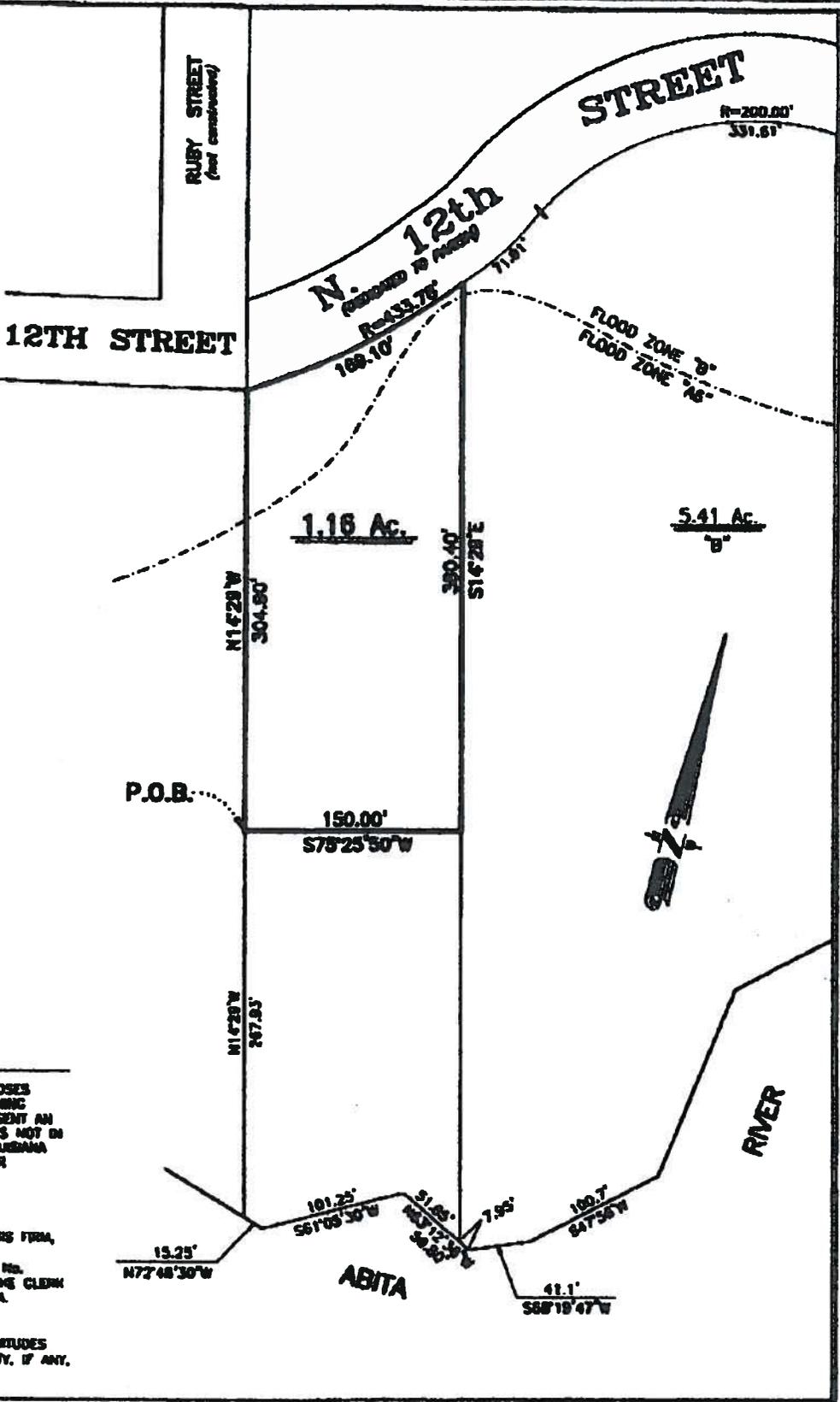
The P.O.B. shown herein is described as being located North 28 degrees 07 minutes West, 1101.31'; South 14 degrees 40 minutes East, 43 seconds East, 497.48'; South 75 degrees 31 minutes East, 600.07'; South 14 degrees 20 minutes East, 17 seconds East, 609.89'; South 75 degrees 24 minutes East, 64.96'; South 75 degrees 20 minutes East, 52 seconds West, 610.07'; South 14 degrees 31 minutes East, 18 seconds East, 212.83'; South 75 degrees 37 minutes East, 67 seconds West, 435.07'; South 14 degrees 31 minutes East, 629.25'; South 14 degrees 34 minutes East, 60.07'; South 14 degrees 30 minutes East, 60.07'; South 14 degrees 40 minutes East, 303.45'; South 75 degrees 40 minutes East, 303.64'; South 14 degrees 28 minutes East, 43 seconds East, 607.37'; North 75 degrees 28 minutes East, 434.07'; South 14 degrees 28 minutes East, 303.07'; North 75 degrees 25 minutes East, 208.77'; South 12 degrees 14 minutes East, 434.07'; South 14 degrees 43 seconds East, 493.07'; South 14 degrees 20 minutes East, 303.77'; South 12 degrees 30 seconds West, 66.67'; South 63 degrees 07 minutes East, 62.45'; North 80 degrees 33 minutes 50 seconds West, 66.67'; North 15 degrees 48 minutes 35 seconds West, 43.20'; North 19 degrees 38 minutes West, 121.78'; South 67 degrees 25 minutes 12 seconds West, 103.67'; South 48 degrees 10 minutes West, 130.11'; South 65 degrees 28 minutes West, 104.17'; South 47 degrees 55 minutes West, 104.17'; South 65 degrees 18 minutes 47 seconds West, 41.17'; North 65 degrees 17 minutes 38 seconds West, 7.96'; North 63 degrees 12 minutes 30 seconds West, 51.80'; South 51 degrees 09 minutes 30 seconds West, 101.20'; North 75 degrees 45 minutes East, 13.25'; and North 14 degrees 20 minutes West, 207.63' from the Fourth Mile Post From the Southwest Corner of Township 8 South, Range 11 East, St. Tammany Parish, La.

THIS PLAN WAS PREPARED FOR PURPOSES ILLUSTRATING INFORMATION FOR A ZONING CHANGE ONLY AND DOES NOT REPRESENT AN ACTUAL GROUND SURVEY. THIS PLAN IS NOT IN CONFORMANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

**REFERENCE SURVEY AND DATA FOR REVISION:**

PLAN OF REVISION TOPGRAPHED BY THIS FIRM, DATED 11-08-2004, REVISED THERE 12-17-2004, RECORDED IN MAP FILE No. 3748 OF THE OFFICIAL RECORDS OF THE CLERK OF COURT OF ST. TAMMANY PARISH, LA.

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



**SURVEY OF PROPERTY  
SITUATED IN SECTION 42  
TOWNSHIP 7 SOUTH  
RANGE 11 EAST**



**FONTCUBERTA  
Surveys  
INCORPORATED**

# ZONING STAFF REPORT

Date: March 24, 2014

Meeting Date: April 1, 2014

Case No.: ZC14-04-029

Determination: Approved Amended Postponed Denied

Posted: 03/14/14

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## GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Michael Fridge  
**REQUESTED CHANGE:** From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision ; S33,T8S,R13E; Ward 7, District 7  
**SIZE:** 3.5 acres

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## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-4 Suburban District
South	Residential	A-4 Suburban District
East	Residential	A-4 Suburban District
West	Undeveloped	A-4 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:

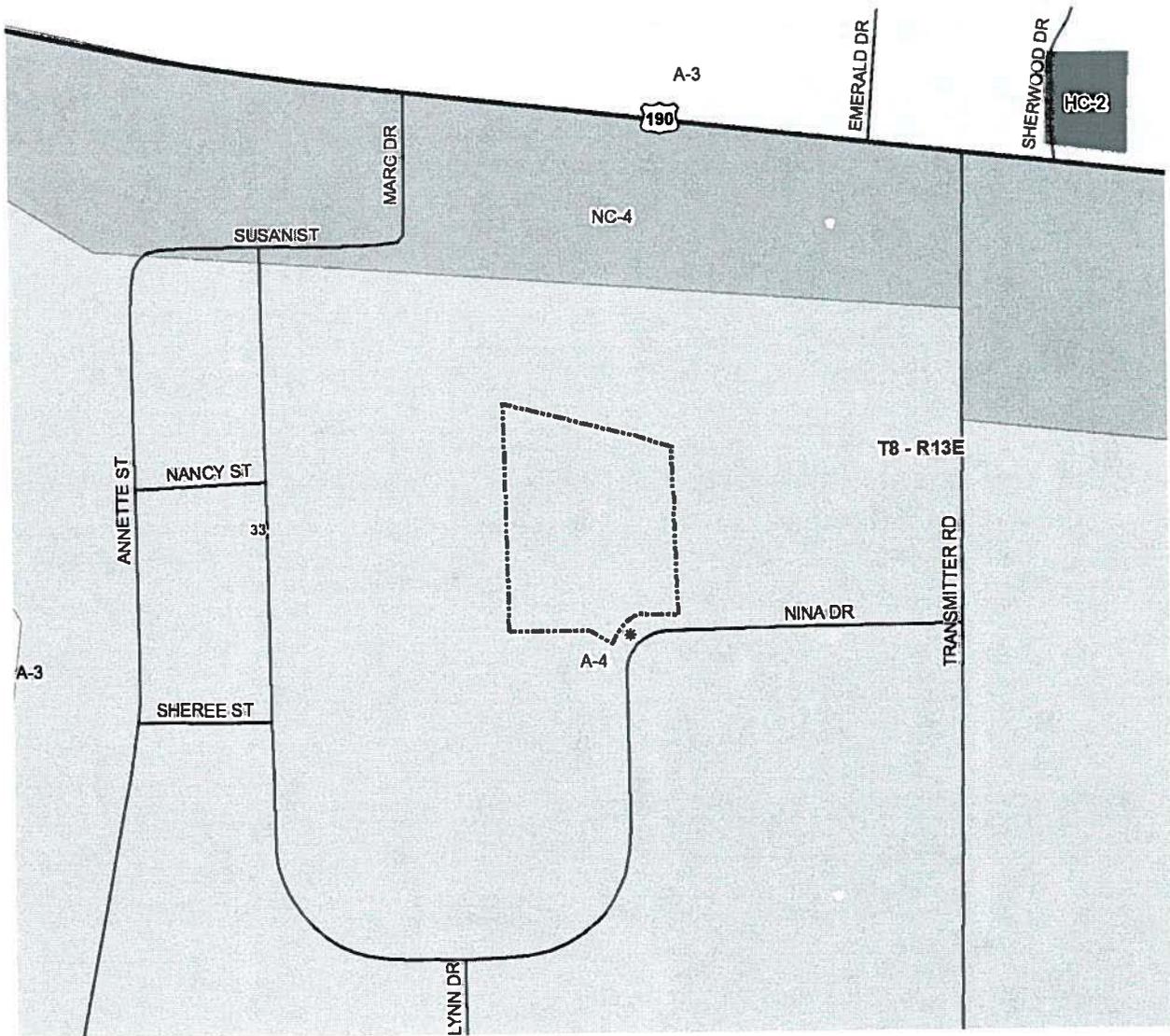
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision. The 2025 Future Land Use Plan calls for residential development in the area including mobile homes. There are several mobile homes in close proximity to the subject parcel. Staff does not object to the request.

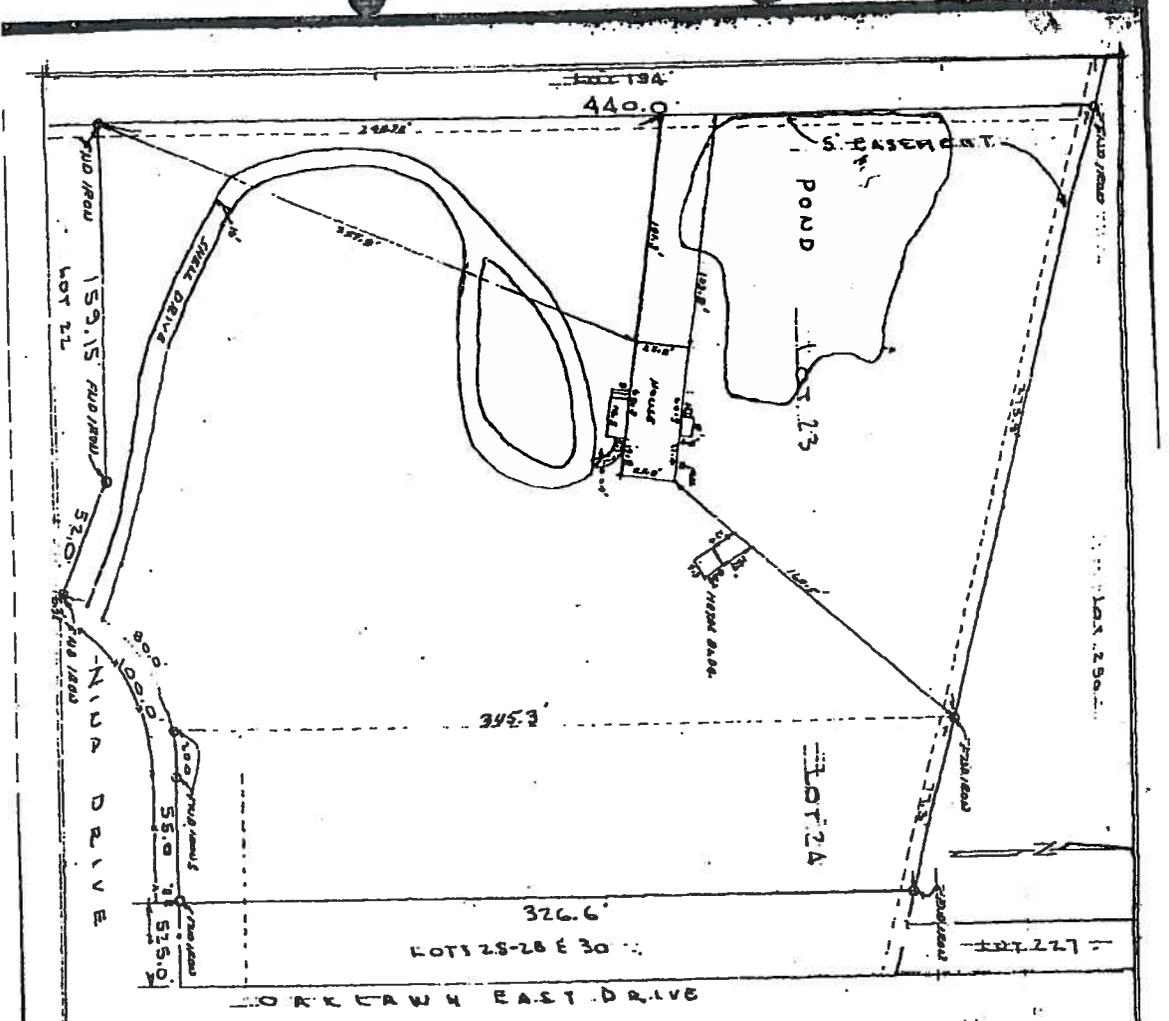
Note: A zoning change (ZC11-08-067) to MHO was previously requested, for the same site. The Zoning Commission granted approval at the hearing; however, it was denied by the Council, after hearing the appeal.

#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-04-029  
**PETITIONER:** Jeff Schoen  
**OWNER:** Michael Fridge  
**REQUESTED CHANGE:** From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision ; S33,T8S,R13E; Ward 7, District 7  
**SIZE:** 3.5 acres





SURVEY MAP  
 OF  
 LOTS 23 & 24 SQUARE 9  
 OF  
 DARLAWK EAST SECTION TWO  
 ST. TAMMANY PARISH, LOUISIANA  
 MARVIN E. THOMPSON  
 ENGINEER, STATE OF LOUISIANA, INC.

SURVEY NO. 14558/28024  
 DATE: MAR 8, 1978  
 REVISED: OCT. 7, 1981



THIS SURVEY IS CERTIFIED  
 TRUE AND CORRECT BY

*[Signature]*  
 IVAN M. BORGEN  
 NO. 886

SCALE: 1" = 60'

## ZONING STAFF REPORT

Date: March 24, 2014

Meeting Date: April 1, 2014

Case No.: ZC14-04-030

Determination: Approved Amended Postponed Denied

Posted: 03/13/14

### GENERAL INFORMATION

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

**LOCATION:** Parcel located on the north side Stewart Road, east of Green Valley Road, being 12132 Stewart Road, Folsom; S10,T6S,R10E; Ward 3, District 3

**SIZE:** 4 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped & Residential	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.

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

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side Stewart Road, east of Green Valley Road. The 2025 future land use plan calls for the front part of the site to be developed with residential and agricultural uses and the other half of the site as a Planned District with single family residence and conservation area. Staff does not have any objection to the request, as it appears that Stewart Road is developed with a mix of mobile homes and stick built homes.

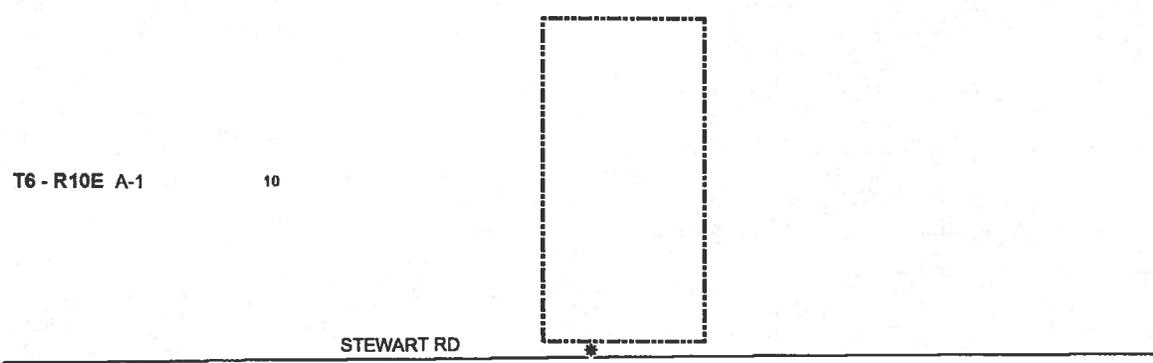
#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-04-030  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side Stewart Road, east of Green Valley Road, being 12132 Stewart Road, Folsom; S10,T6S,R10E; Ward 3, District 3  
**SIZE:** 4 acres

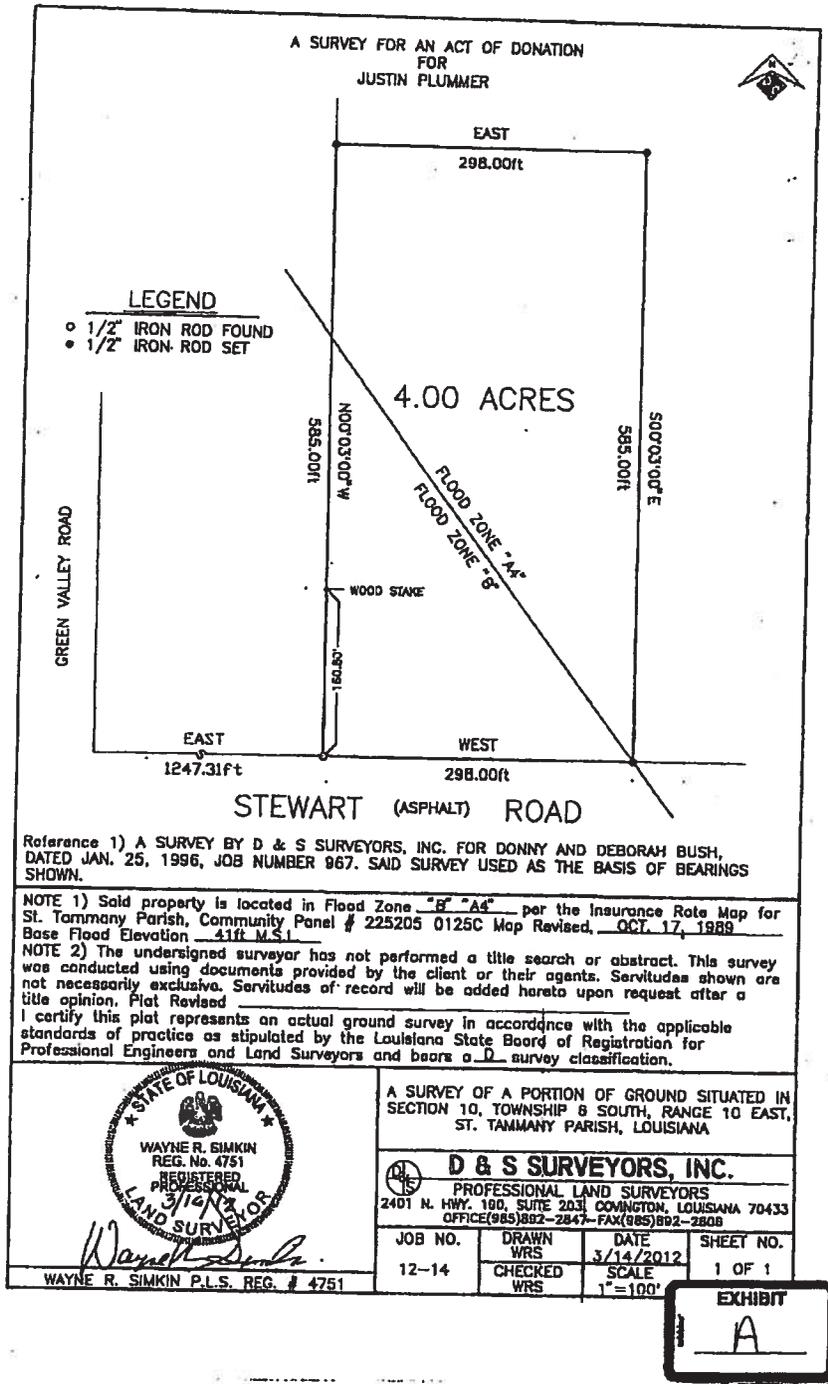
T6 - R10E A-1 10

STEWART RD



DRWY

2014-04-030



## ZONING STAFF REPORT

Date: March 24, 2014

Meeting Date: April 1, 2014

Case No.: ZC14-04-031

Determination: Approved Amended Postponed Denied

Posted: 03/13/14

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### GENERAL INFORMATION

**PETITIONER:** Claude Grace  
**OWNER:** Claude Grace  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the south side of Mashie Street, west of Ace Street, east of Iron Street, being lot 27, Square 7, Hillcrest Country Club Subdivision, Addition No 2; S27,T6S,R12E; Ward 10, District 6  
**SIZE:** 0.49 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Residential	A-3 (Suburban 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 A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Mashie Street, west of Ace Street, east of Iron Street, being lot 27, Square 7, Hillcrest Country Club Subdivision, Addition No 2. 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.

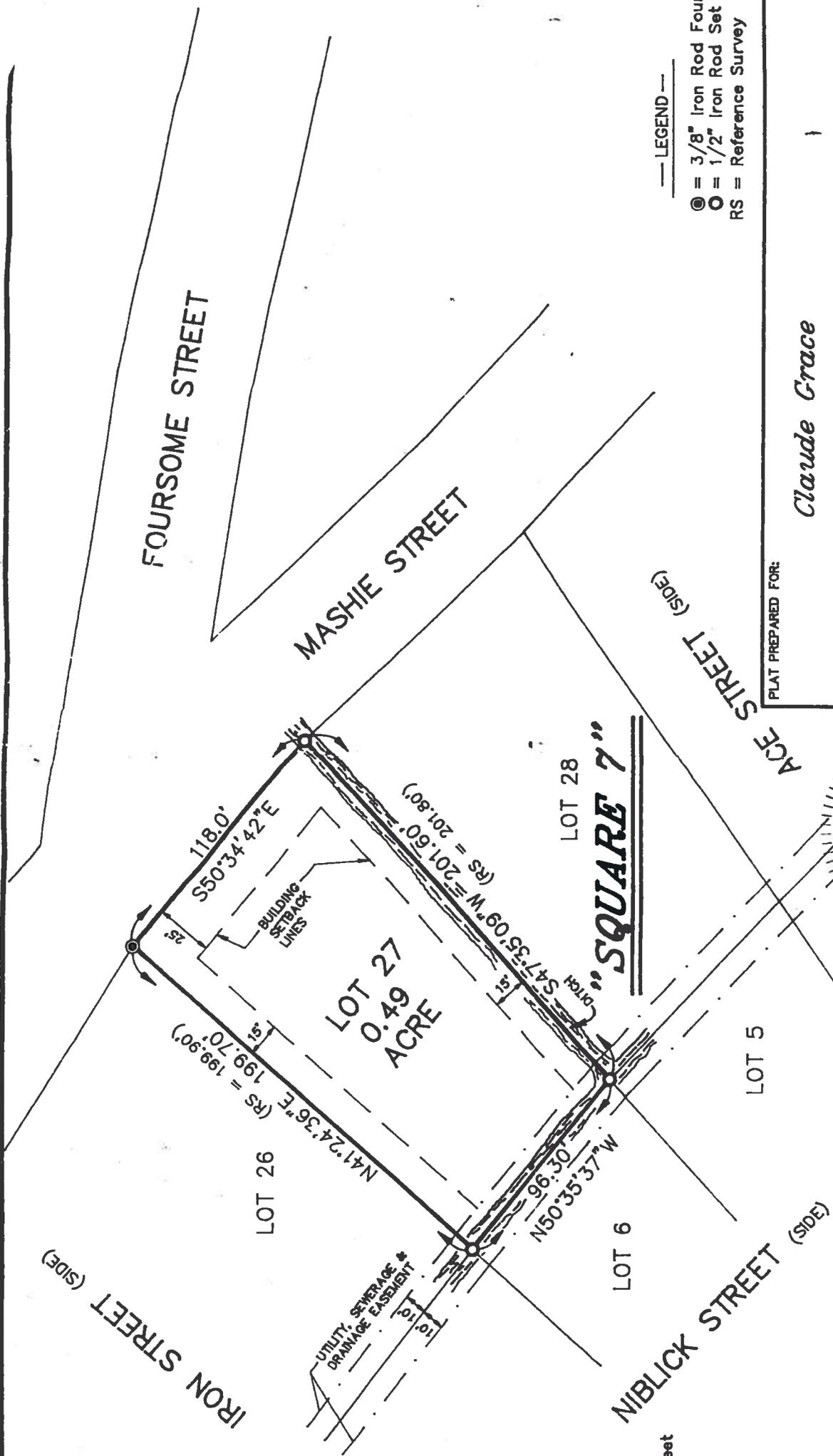
#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-04-031  
**PETITIONER:** Claude Grace  
**OWNER:** Claude Grace  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the south side of Mashie Street, west of Ace Street, east of Iron Street, being lot 27, Square 7, Hillcrest Country Club Subdivision, Addition No 2; S27,T6S,R12E; Ward 10, District 6  
**SIZE:** 0.49 acres



2014-04-031



— LEGEND —  
 ● = 3/8" Iron Rod Found  
 ○ = 1/2" Iron Rod Set  
 RS = Reference Survey

PLAT PREPARED FOR: **Claude Grace**

DATE:	11-1-99
SCALE:	1" = 60'
REVISED:	

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

SHOWING A SURVEY OF: **A PARCEL OF LAND BEING LOT 27, SQUARE 7, HILLCREST COUNTRY CLUB SUBDIVISION, ADDITION NO. 2, ST. TAMMANY PARISH, LOUISIANA.**

**JOHN G. CUMMINGS & ASSOCIATES**  
 Professional Land Surveyors COVINGTON, LOUISIANA

PROFESSIONAL LAND SURVEYOR  
 License No. 4770

JOB NO. 99161



REFERENCE BEARING:  
 N74°52'14"E (assumed)  
 Along the North Side of Ace Street

REFERENCE SURVEY:  
 Plot of Hillcrest Country Club Subdivision, Addition 2, by Robert A. Berlin, Surveyor, dated October 24, 1960, revised April 18, 1962 and April 23, 1962.

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 TO THE UNDERSIGNED. NO PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE OR UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

# ZONING STAFF REPORT

Date: March 24, 2014

Meeting Date: April 1, 2014

Case No.: ZC14-04-032

Determination: Approved Amended Postponed Denied

Posted: 03/14/14

## GENERAL INFORMATION

**PETITIONER:** Kenneth Starling  
**OWNER:** Kenneth Starling  
**REQUESTED CHANGE:** From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the south side of US Highway 190, east of Banner Road, west of Westminster Drive ; S5,T9S,R14E; Ward 9, District 14  
**SIZE:** 1.47 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	City of Slidell
South	Undeveloped	HC-1 Highway Commercial District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial (Post Office)	HC-1 Highway Commercial District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

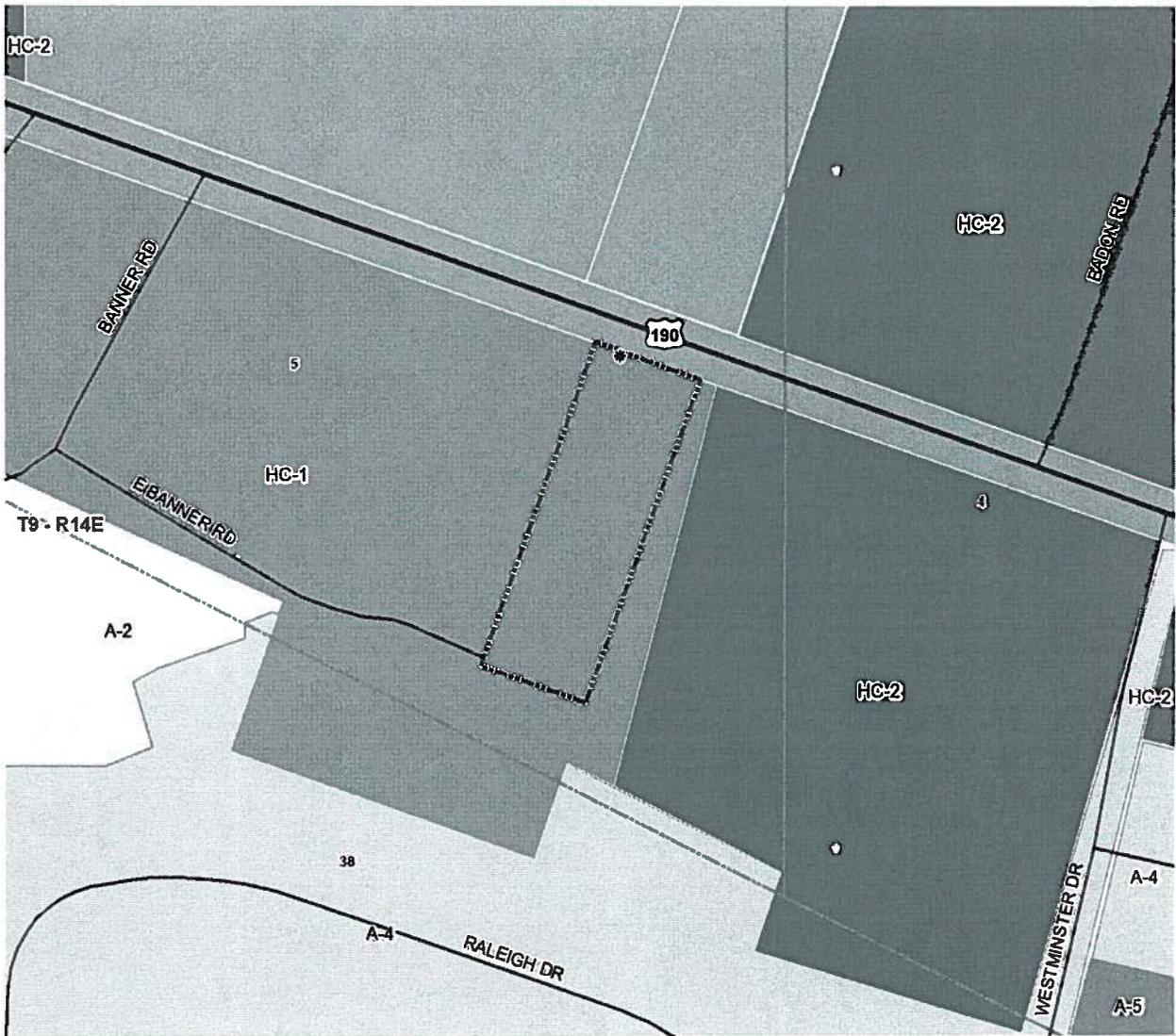
The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District). The site is located on the south side of US Highway 190, east of Banner Road, west of Westminster Drive. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. Staff does not object to the request.

Note: The property was zoned C-2 prior to the Comprehensive Rezoning of St. Tammany Parish in 2009.

#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-04-032  
**PETITIONER:** Kenneth Starling  
**OWNER:** Kenneth Starling  
**REQUESTED CHANGE:** From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the south side of US Highway 190, east of Banner Road, west of Westminster Drive ; S5,T9S,R14E; Ward 9, District 14  
**SIZE:** 1.47 acres



ZC14-04-032

# WETLAND MAP FOR KENNETH STARLING

**MAP**  
 SCALE: 1" = 100'  
 0 100

USACE F.I. December 15, 2005  
 by MICHAEL WINDHAM

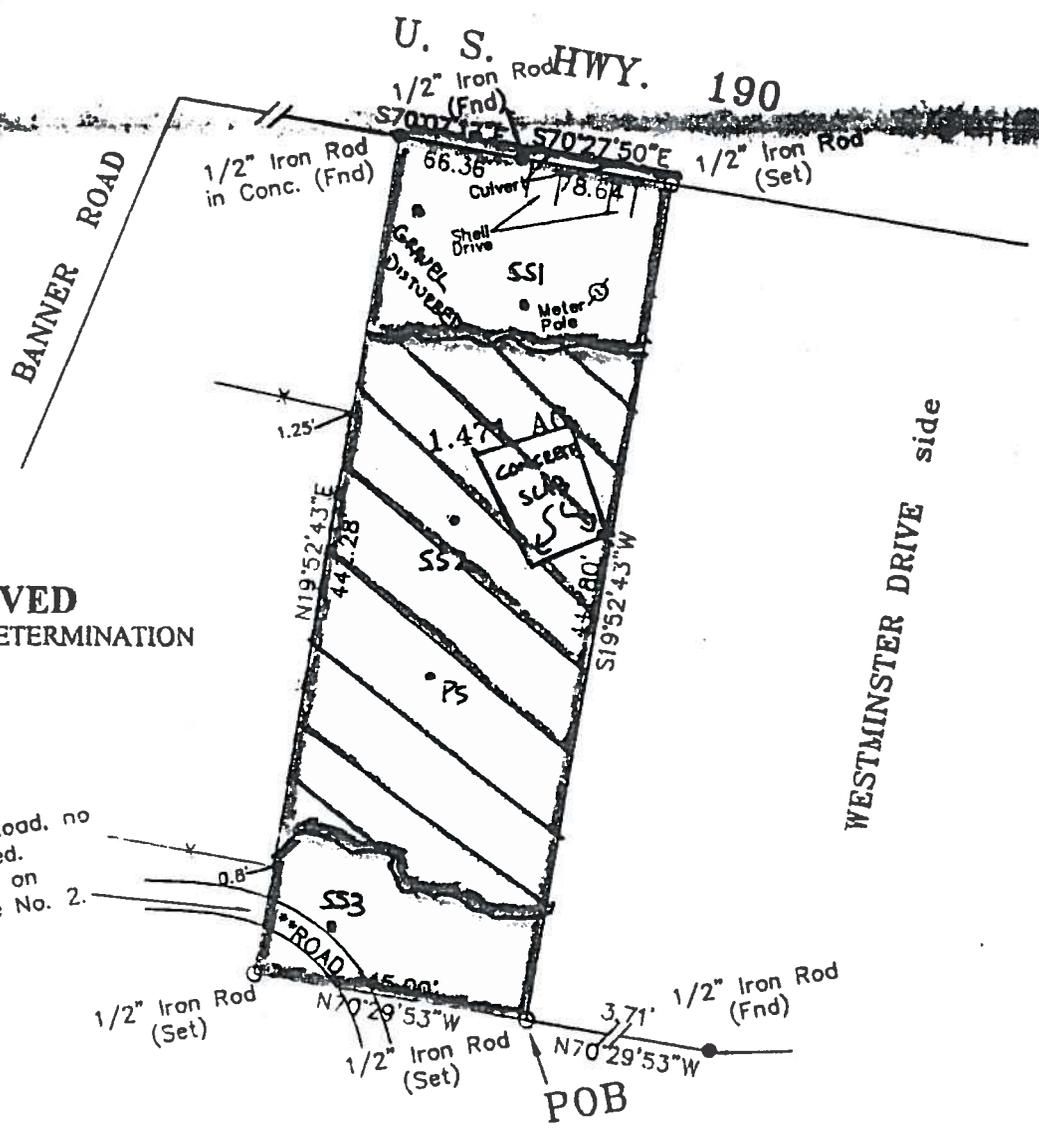


FOR BURKES  
 (# M/VN-2005-4384)

- = WETLAND
- = NON-WETLAND
- = OTHER WATERS OF THE U.S.

**APPROVED**  
 JURISDICTIONAL DETERMINATION

\*\*ROAD  
 Graveled Road. no  
 longer used.  
 As shown on  
 Reference No. 2.



± 1.471-ACRE PARCEL LOCATED IN SEC.5-T9S-R14E,  
 HIGHWAY 190 EAST, SLIDELL, ST. TAMMANY PARISH, LA  
 LATITUDE: N30° 17.723' / LONGITUDE: W89° 48.329'

# ZONING STAFF REPORT

Date: March 24, 2014

Meeting Date: April 1, 2014

Case No.: ZC06-07-053

Determination: Approved Amended Postponed Denied

Posted: 3/13/14

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## GENERAL INFORMATION

**PETITIONER:** Paul Mayronne  
**OWNER:** Darin C. Short  
**REQUESTED CHANGE:** Major Amendment to PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the south side of Briarhollow Drive, north & west of Hummingbird Drive, being lots 528A, Tchefuncta Club Estates, Phase II S49, T7S, R11E; Ward 1, District 1  
**SIZE:** 11,981.35 sq.ft.

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## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential/Undeveloped	PUD (Planned Unit Development Overlay)
South	Greenspace/Residential	PUD (Planned Unit Development Overlay)
East	Residential	PUD (Planned Unit Development Overlay)
West	Residential	PUD (Planned Unit Development Overlay)

#### 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.

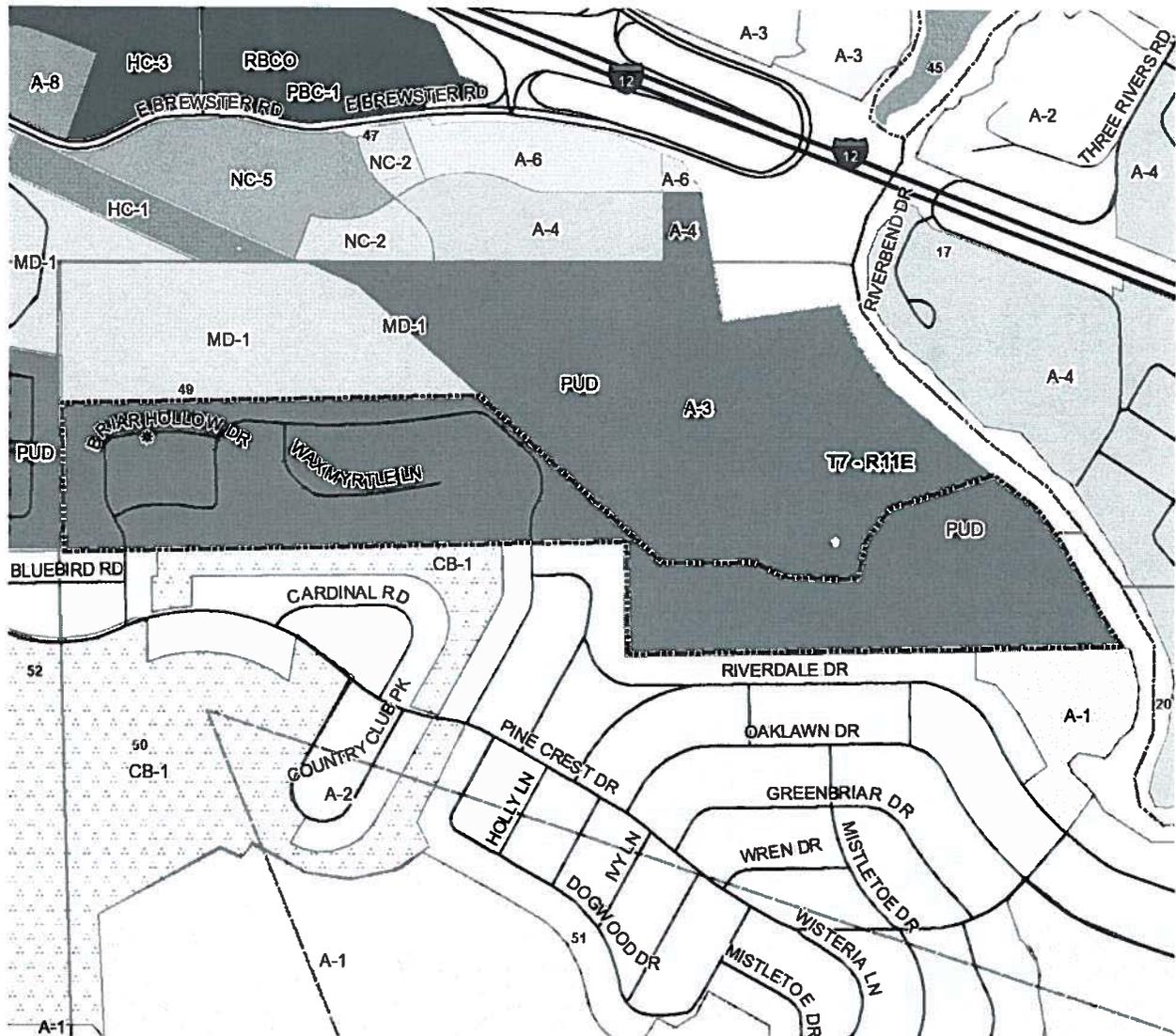
#### STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD. The request consists of a reduction of the required rear yard setback from 10' to 3' on lot 528A. The subject lot abuts a no-cut green space buffer owned by Tchefuncta Club Estates. Staff has no objections to the request considering that the site abuts a large buffer.

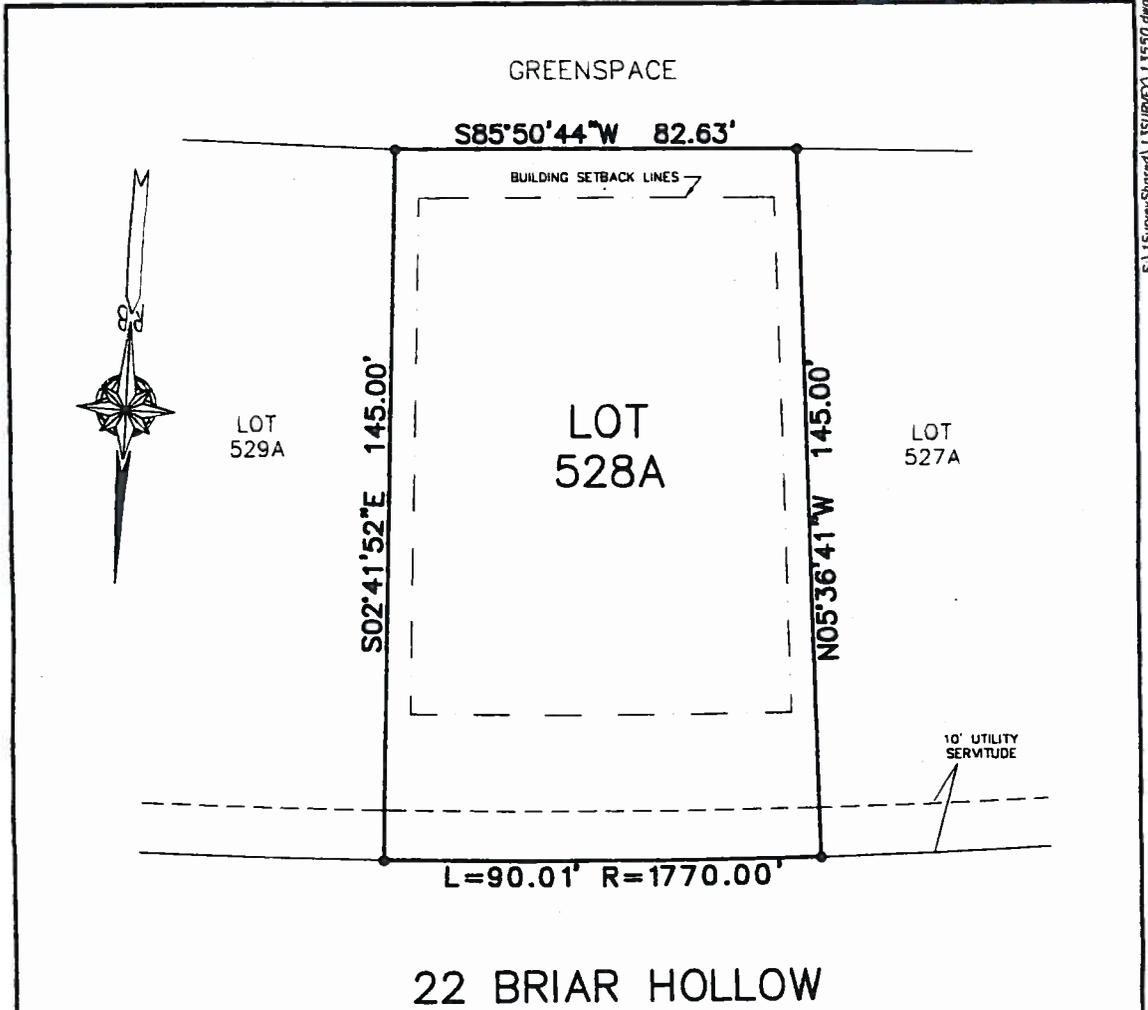
#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC06-07-053  
**PETITIONER:** Paul Mayronne  
**OWNER:** Darin C. Short  
**REQUESTED CHANGE:** Major Amendment to PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the south side of Briarhollow Drive, north & west of Hummingbird Drive, being lots 528A, Tchefuncta Club Estates, Phase II S49, T7S, R11E; Ward 1, District 1  
**SIZE:** 11,981.35 sq.ft.



2C06-07-053



22 BRIAR HOLLOW

REFERENCE:  
 Resubdivision map by Bruce M Butler, III  
 Map File No.: 4870A  
 Date Filed: 3-11-2011

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# 225205 0220 C Rev. 4-2-1991

BLDG. SETBACKS PER PLAT  
 FRONT - 30'  
 SIDE - 5'  
 REAR - 10'  
 BUILDING SETBACK LINES SHOULD BE  
 DETERMINED BY OWNER OR CONTRACTOR  
 PRIOR TO ANY CONSTRUCTION. (PER PLAT)  
 ● DENOTES 1/2" IRON ROD FND  
 UNLESS OTHERWISE NOTED

Survey of  
 LOT 528A \* TCHEFUNCTA CLUB ESTATES \* PHASE II  
 ST. TAMMANY PARISH, LOUISIANA  
 FOR  
 DARIN C. SHORT  
 WHITNEY BANK; LANDMARK TITLE GROUP, L.L.C.  
 FIRST AMERICAN TITLE INSURANCE COMPANY

THE SERVICE AND CONDITIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
 FORTH. THE USES AND CONDITIONS FOR WHICH THIS SURVEY WAS MADE ARE NOT  
 GUARANTEED. THE SURVEYOR HAS MADE NO SEARCH OF PUBLIC RECORDS IN COMPILING THE DATA FOR THIS SURVEY

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

**RANDALL W. BROWN**  
 REG. NO. 14586  
  
 Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Reg. No. 14586

**Randall W. Brown & 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

Date: APRIL 25, 2013  
 Survey No. 13550  
 Project No. (CRS) B13550.TXT  
 Scale: 1" = 30' ±  
 Drawn By: RJB  
 Revised:

ZC 06-07-053

**DARIN SHORT**  
**4840 HIGHWAY 22, APT. 12-10**  
**MANDEVILLE, LOUISIANA 70471**

February 27, 2014

St. Tammany Parish Department of Development  
c/o Helen Lambert, Assistant Director  
21454 Koop Drive  
Mandeville, Louisiana 70471

**Re: Major Amendment to PUD – Tchefuncta Club Estates, Phase II**  
**Lot 528**

Dear Ms. Lambert:

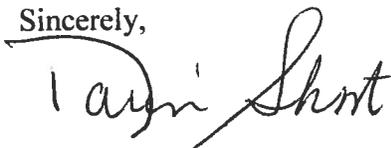
Please be advised that I am the owner of Lot 528, Tchefuncta Club Estates, Phase II and am in the process of building my home. At this time, I would request a major amendment to the PUD, reducing the rear setback line on my lot to three (3') feet. As you will see from the site plan attached hereto, the amendment is being requested so that I might construct a pool on my lot.

Pursuant to the attached correspondence from Mr. Charles Barnett, Tchefuncta Club Estates, Inc., through its Architectural Control Committee, has reviewed my request and granted approval for my pool to be placed as indicated. I would also point out that my lot backs up to "no-cut" greenspace which is over two hundred fifty (250') feet deep. As a result, I would respectfully suggest that amending the rear setback line to accommodate the pool will in no way have any negative effect on any other resident or surrounding property owner.

Finally, please find enclosed my check in the amount of \$75.00 made payable to the Parish of St. Tammany for the fees associated with my request.

I would ask that my request please be placed on the St. Tammany Parish Zoning Commission's April 1, 2014 Agenda for consideration. Should you have any questions regarding my request, or need any additional information or documents, please do not hesitate to contact me.

Sincerely,



Darin Short

cc: Paul J. Mayronne, Esq.  
Honorable Marty Dean

**TCHEFUNCTA CLUB ESTATES, INC.**

2 Pinecrest Drive  
Covington, Louisiana 70433

Phone: (985) 892-4739

ZC06-07-053

March 20, 2013

Mr. Lance Lawson  
Old Orleans Construction  
P. O. Box 579  
Madisonville, LA 70447

Re: Lot 528  
Tchefuncta Estates Phase II

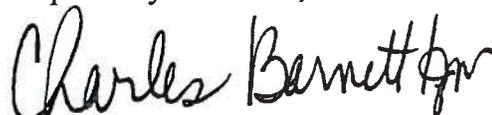
Dear Mr. Lawson:

It was certainly a pleasure to speak with you yesterday regarding the plans that you had submitted for Mr. Darren Short. The Architectural Control Committee met yesterday, reviewed the plans and the house is going to be a tremendous addition to the new neighborhood. We have reviewed all of the side, front and rear set backs and everything appears to be in order and the exterior materials meet all of our requirements.

The only item that I did want to bring up to you is the location of the pool. In reviewing the plans, it appears that the back edge of the pool is approximately three feet from the back of the property line. The Architectural Control Committee has the authority to allow a variance on the ten foot rear easement and we are going to allow this on this particular house. I do want to make sure that you are able to get the proper Parish Permits for the location of the pool three feet from the property line as I am sure you will before starting the project.

If you have any questions or comments, please give me a call at (985) 264-5684.

Respectfully submitted,



Charles Barnett

CB/jw

# PLAN REVIEW STAFF REPORT

Date: March 24, 2014  
CASE NO.: PR14-04-002  
Posted: 3/13/2014

Meeting Date: April 1, 2014  
Determination: Approved Amended Postponed Denied

PETITIONER: Michael Hurley  
OWNER: Mutual Savings and Loan Association  
PROPOSED USE: Bank  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 3,565 sq.ft.  
GROSS AREA LOT SIZE: 40,000 sq.ft.  
ZONING CLASSIFICATION: HC-2 (Highway Commercial District)  
CORRIDOR: Tammany Trace Overlay  
LOCATION: Parcel located on the west side of Capital Trace Row, north of Koop Drive, west of LA Highway 59, being 68021 Capital Trace Row, Mandeville ; S24,T7S,R11E; Ward 4, District 5

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Concrete

Condition: Good

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	HC2 -Highway Commercial District
South	Undeveloped	HC2 -Highway Commercial District
East	Undeveloped	HC2 -Highway Commercial District
West	Tammany Trace	PUD -Planned Unit Development

Existing development? No

Multi occupancy development? No

### STAFF COMMENTS:

Petitioner is proposing a Bank on a Parcel located on the west side of Capital Trace Row, north of Koop Drive, west of LA Highway 59, being 68021 Capital Trace Row, Mandeville. A site and landscape plan have been submitted meeting all the requirements.

### STAFF RECOMMENDATIONS:

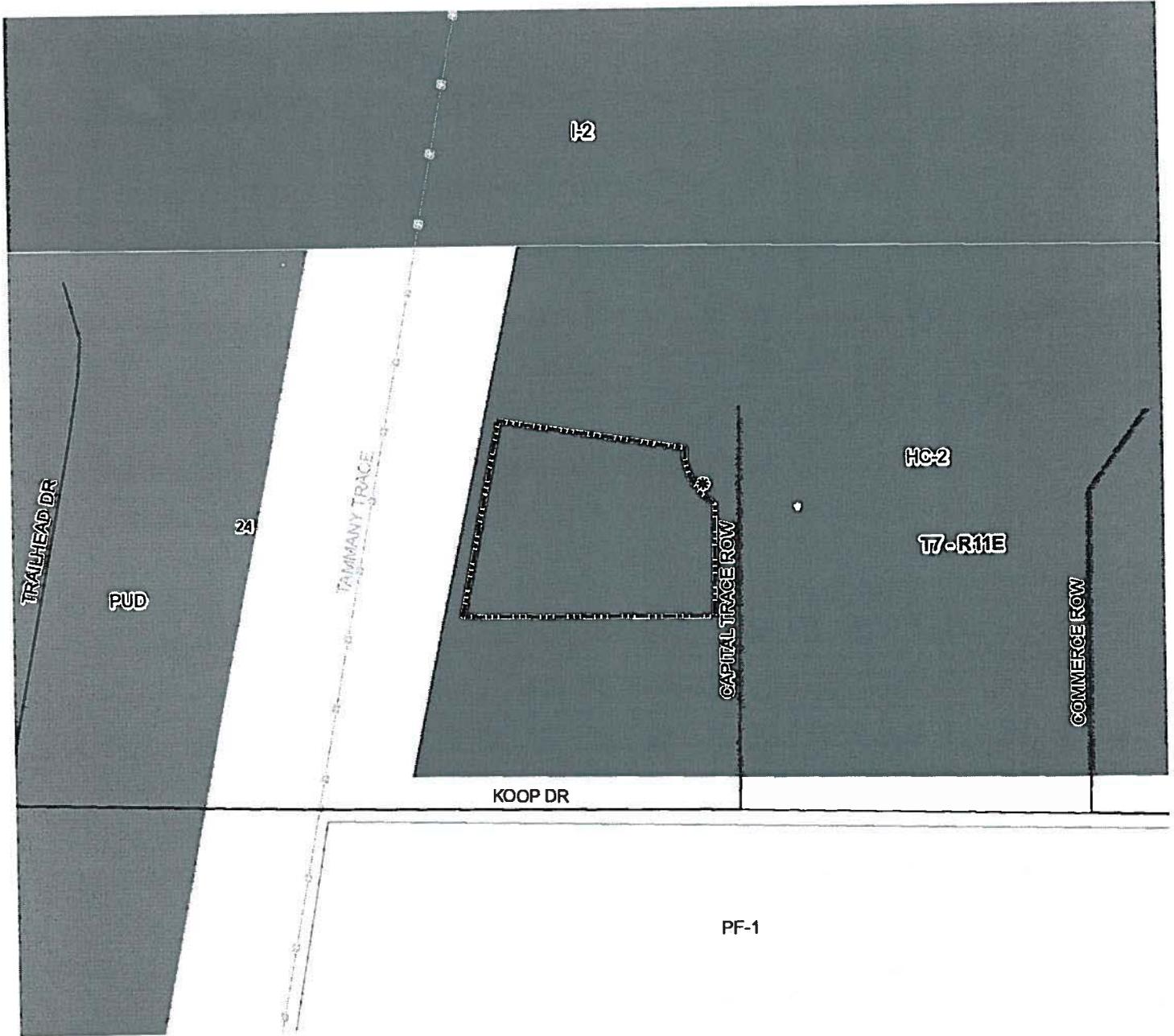
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. As required, exterior facades will be finished with cement plaster (stucco) & brick.
2. As required a 25' greenspace is provided along the Tammany Trace.
3. Provide a revised landscape plan showing the size and location of all existing trees before final landscaping inspection. 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.
4. 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.
5. If a dumpster is required, provide the location and the required screening.
6. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
7. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
8. 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.
9. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
10. 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.

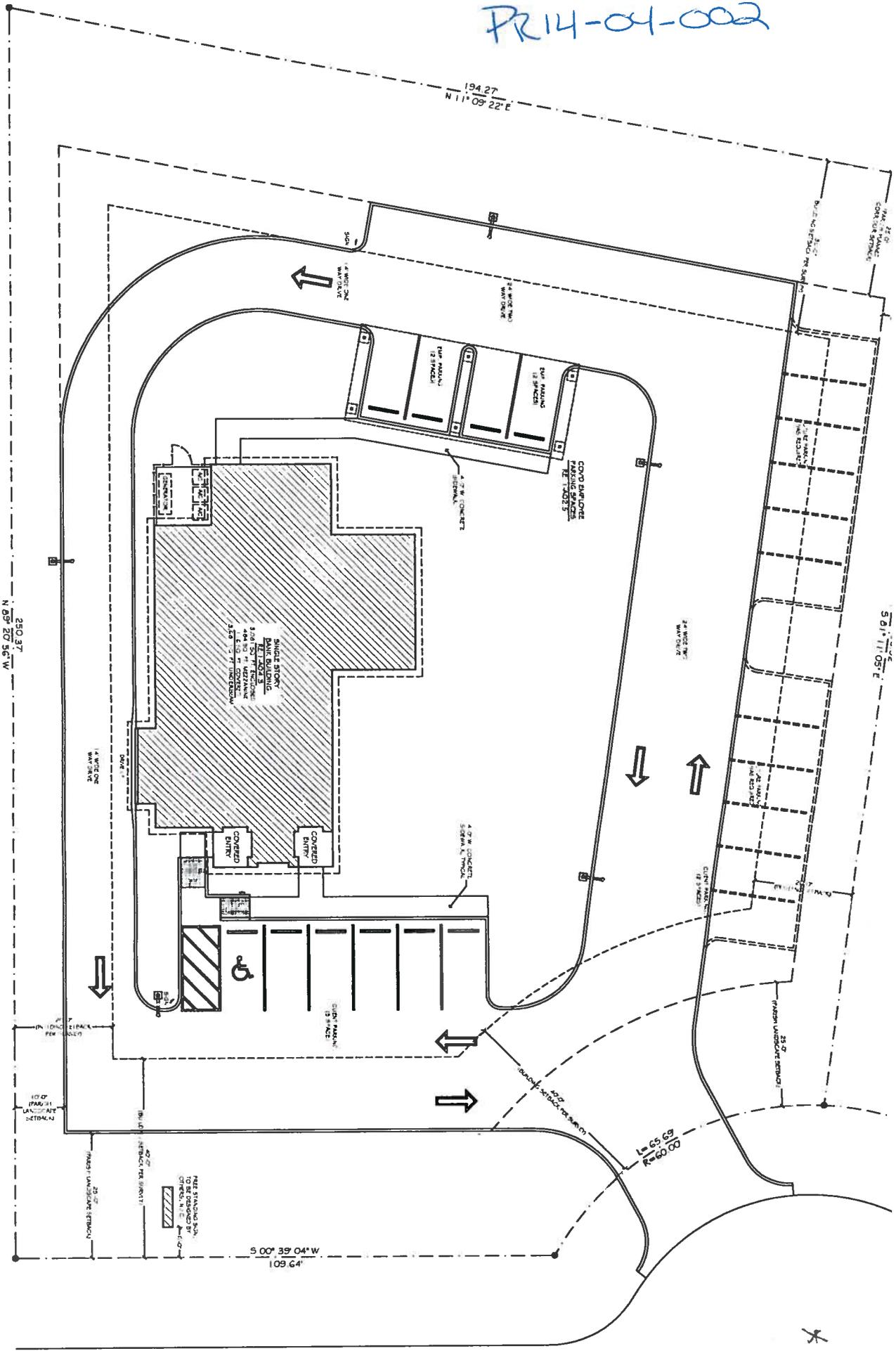
### NOTE TO PETITIONER

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.:** PR14-04-002  
**APPLICANT:** Michael Hurley  
**PROPOSED USE:** Bank  
**PREVIOUS/CURRENT USE:** Vacant  
**SQ. FT. OF USE:** 3,565 sq.ft.  
**GROSS AREA LOT SIZE:** 40,000 sq.ft.  
**ZONING CLASSIFICATION:** HC-2 (Highway Commercial District)  
**CORRIDOR:** Tammany Trace Overlay  
**LOCATION:** Parcel located on the west side of Capital Trace Row, north of Koop Drive, west of LA Highway 59, being 68021 Capital Trace Row, Mandeville ; S24,T7S,R11E; Ward 4, District 5



PR14-04-002



1. SITE PLAN

THIS DRAWING IS BASED ON A SURVEY BY:  
 KELLY J. MORTON & ASSOC., INC.  
 DATED APRIL 29th, 2015  
 LOTS 3 and 4, INTO LOT 3A,  
 100' OFFICE PARK, 12  
 SECTION 24, T7, S 16, 12  
 TOWNSHIP 14 N, R 10 E,  
 ST. TAMMANY PARISH, LOUISIANA

Project 2773  
 date 8/28/13  
 revisions 2/11/14

**Plazza Architecture Planning APAC**  
 Metairie Louisiana



~ Mutual Savings and Loan ~  
 Capitol Trace Row Branch  
 St. Tammany Parish, Louisiana

CAPITAL TRACE ROW

- SITE INFORMATION:**
- A PARCEL OF GROUND SITUATED IN ST. TAMMANY PARISH, LOUISIANA.
- PARCEL IS CURRENTLY ZONED HC-2, HIGHWAY COMMERCIAL.
- PARCEL IS 40,000 SQ. FT. OR 0.918 ACRES.
- BUILDING INFORMATION:**
- SIZE: 3,529 SQ. FT. ENCLOSED AND EQUIP. MEZANINE.
- USAGE: BANK.
- PARKING INFORMATION:**
- 1 SPACE PER 350 SQ. FT.
- PARKING RATIO: 1,356 / 350 = 11 SPACES
- PARKING PROVIDED: 11 PARKING SPACES
- BUILDING SETBACK INFORMATION (PER SURVEY):**
- STREET: 40'-0"
- SIDES: 20'-0"
- REAR: 35'-0"
- LANDSCAPE SETBACK INFORMATION (PER PARISH CODES):**
- STREET: 25'-0" ONE STREET FRONTAGE
- SIDES: 10'-0" MINIMUM
- REAR: 10'-0" MINIMUM

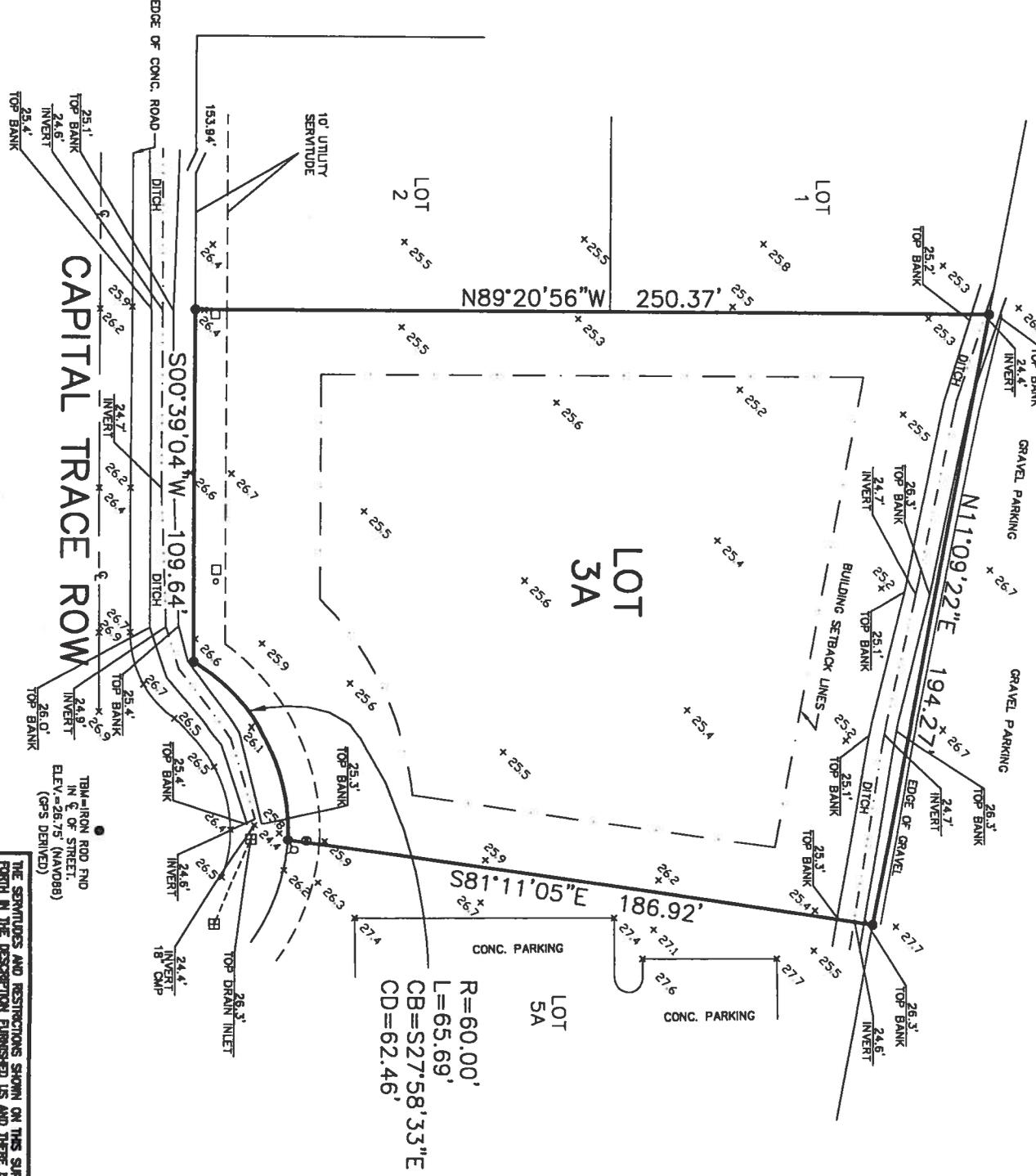
X Note: Customer Venter is on brief & service

PR14-04-002

KOOP DRIVE

CAPITAL TRACE ROW

Topographical Survey of  
**LOT 3A \* KOOP OFFICE PARK**  
**ST. TAMMANY PARISH, LOUISIANA**  
 FOR  
**HURLEY HOMES**



- ◻ DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES DRAIN INLET
- DENOTES ELECTRICAL BOX
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

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.  
 FIRM Permit# 2252050245C Rev. 10-17-89

REFERENCE:  
 1. Koop Office Park plat  
 Map File No.: 3745  
 Date Filed: 1-28-2005

2. Resub by Kelly McHugh  
 Map File No.: 5175E  
 Date Filed: 5-16-2013

3. Survey by Kelly McHugh  
 Job No.: 13-085  
 Date: 7-8-2013

BLDG. SETBACKS PER PLAT  
 FRONT - 40'  
 SIDE - 20'  
 REAR - 35'

THE SURVEY 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 SURVEYS 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 PROFESSIONAL STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.  
 Professional Land Surveyors  
 Geodetic • Forensic • Consultants  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5366 FAX (985) 624-5309  
 E-MAIL: info@brownandsurveys.com

Date: OCTOBER 28, 2013  
 Survey No. 131319  
 Project No. .

Scale: 1" = 40' ±  
 Drawn By: RJB  
 Revised:



PR14-04-002

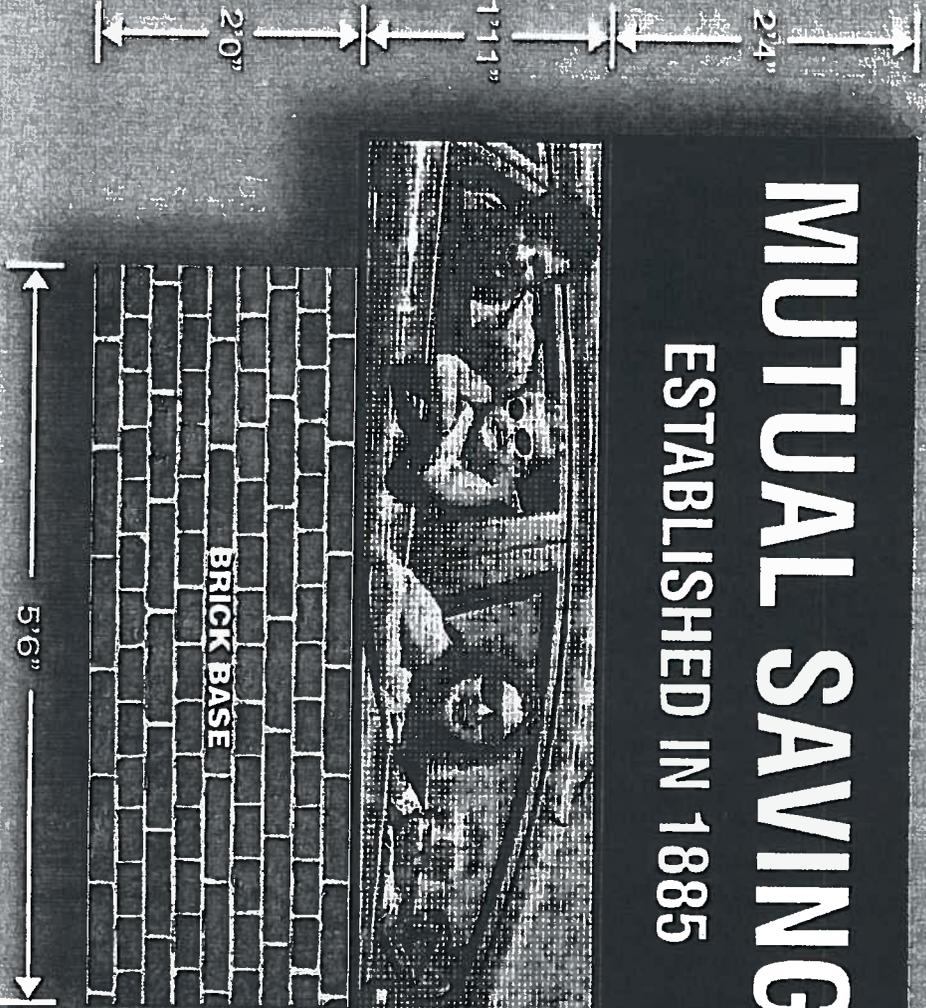
# MUTUAL SAVINGS

ESTABLISHED IN 1885

BLACK BACKGROUND  
WHITE LETTERS  
FONT: SWISS 721CN BT  
(BOLD)



BRICK BASE



RED BRICK



Coogan & Coogan, Inc.  
1590 West Causeway Approach, Suite 1  
Mandeville, LA 70471

Jerry Coogan  
(985) 626-9570  
cooganandcooganl@bellsouth.net

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### PRODUCT SPECIFICATIONS

- Top Sign: 7'6" Wide x 2'4" High
- Marquee: 48 x 192 10mm LED RGB Display
- Marquee Size: 7'6" Wide x 1'1 1/4" High
- Brick Pylon Support: 5'6" Wide x 2'0" High

**APPENDIX A**  
**CASE NO.: PR14-04-002**  
**LANDSCAPE CHART**

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 176' ft.	25' planting area	176' planting area 6 Class A 6 Class B 18 Shrubs	6 Class A 6 Class B 41 Shrubs	Approve as shown
North Perimeter Planting 187' ft.	10' planting area	10' planting area 6 Class A 6 Class B	10' planting area 6 Class A 6 Class B	Approve as shown
South Perimeter Planting 250' ft.	10' planting area	10' planting area 8 Class A 8 Class B	10' planting area 8 Class A 8 Class B	Approve as shown
West Tammany Trace Planting 194'	25' planting area no cut buffer	25' planting area 6 Class A 6 Class B	25' planting area 6 Class A 6 Class B	Approve as shown
Parking Planting  Spaces Required  Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row  1 space/350sf gross sq less 15% storage	1 Class A / 12 spaces & in islands at ends of row  1 space/350sf gross sq less 15% storage 9 spaces required	1 Class A / 12 spaces & in islands at ends of row  10 spaces provided	Approve as shown
Signage	32 sq. ft. monument, 9' tall, 5' setback	32 sq. ft. monument, 9' tall, 5' setback	31.88 sf monument 6'-3" tall, 6' setback	Approve as shown