

ZONING STAFF REPORT

Date: April 28, 2014

Meeting Date: May 6, 2014

Case No.: ZC14-05-033

Determination: Approved Amended Postponed Denied

Posted: 04/09/14

GENERAL INFORMATION

PETITIONER: Rita Westmoreland
OWNER: Rita Westmoreland
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 west side of Oak Avenue, south of Sycamore Avenue, being lots 43, 44, 45 & 46, Square 6, Beverly Hills Subdivision; S13,T9S,R!4E; Ward 8, District 14
SIZE: 11,000 sq.ft.

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	Single Family Residence	A-4 (Single-Family Residential District)
South	Single Family Residence	A-4 (Single-Family Residential District)
East	Undeveloped/Mobile Home	A-4 (Single-Family Residential District)
West	Single Family Residence	A-4 (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.

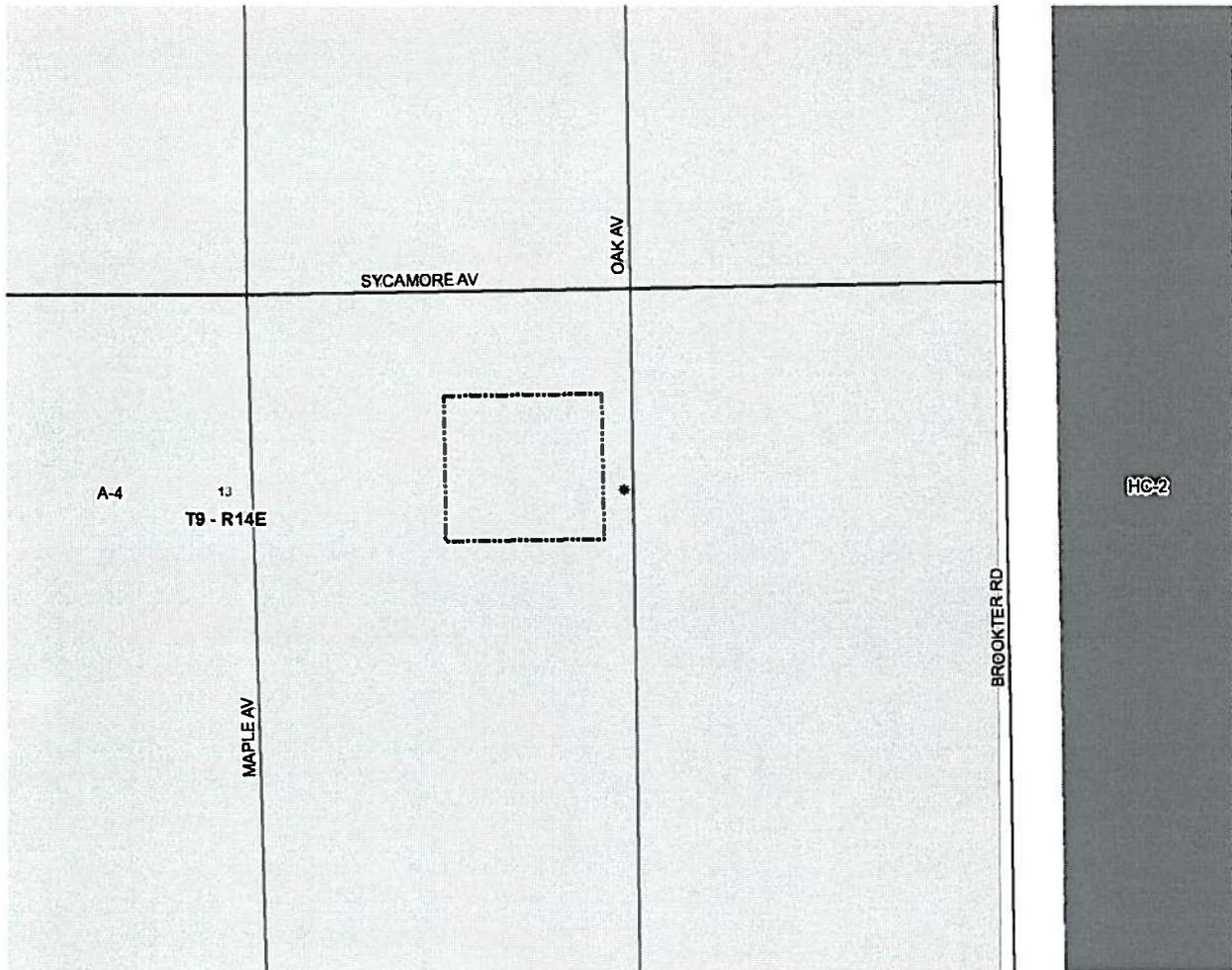
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Oak Avenue, south of Sycamore Avenue, being lots 43, 44, 45 & 46, Square 6, Beverly Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff has no objections to the request considering that the area is developed with a mix of stick built homes and manufactured homes.

STAFF RECOMMENDATION:

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

CASE NO.: ZC14-05-033
PETITIONER: Rita Westmoreland
OWNER: Rita Westmoreland
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 west side of Oak Avenue, south of Sycamore Avenue, being lots 43, 44, 45 & 46, Square 6, Beverly Hills Subdivision; S13,T9S,R14E; Ward 8, District 14
SIZE: 11,000 sq.ft.



BEING THE E 1/2 - NW 1/4, SECT. 13, T9S R 14E
 SUBDIVIDED FROM PLAN BY H. G. FRITCHIE, JUNE 19, 1922

SCALE: 1 INCH = 100 FT.

NORTH 232'

(old fence down along line)

NO. 2															NO. 3																																
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25

APPLE AVENUE

SYCAMORE AVENUE

NO. 6															NO. 5																																	
27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25

AK AVENUE

NO. 9															NO. 10																																
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25

ZC 4-05-033

SITE

ZONING STAFF REPORT

Date: April 28, 2014

Meeting Date: May 6, 2014

Case No.: ZC14-05-034

Determination: Approved Amended Postponed Denied

Posted: 04/09/14

GENERAL INFORMATION

PETITIONER: Daniel & Diane Hof
OWNER: Daniel & Diane Hof
REQUESTED CHANGE: From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of LA Highway 22, west of Trapagnier Road, across from Belle Pointe Drive, being 1519 LA Highway 22 West, Madisonville; S16, T7S, R10E; Ward 1, District 4
SIZE: 3.98 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State 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	HC-1 (Highway Commercial District)
South	Undeveloped	A-2 (Suburban District)
East	Residential	HC-1 (Highway Commercial District)
West	Undeveloped	HC-1 (Highway Commercial District)

EXISTING LAND USE:

Existing development? Yes Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

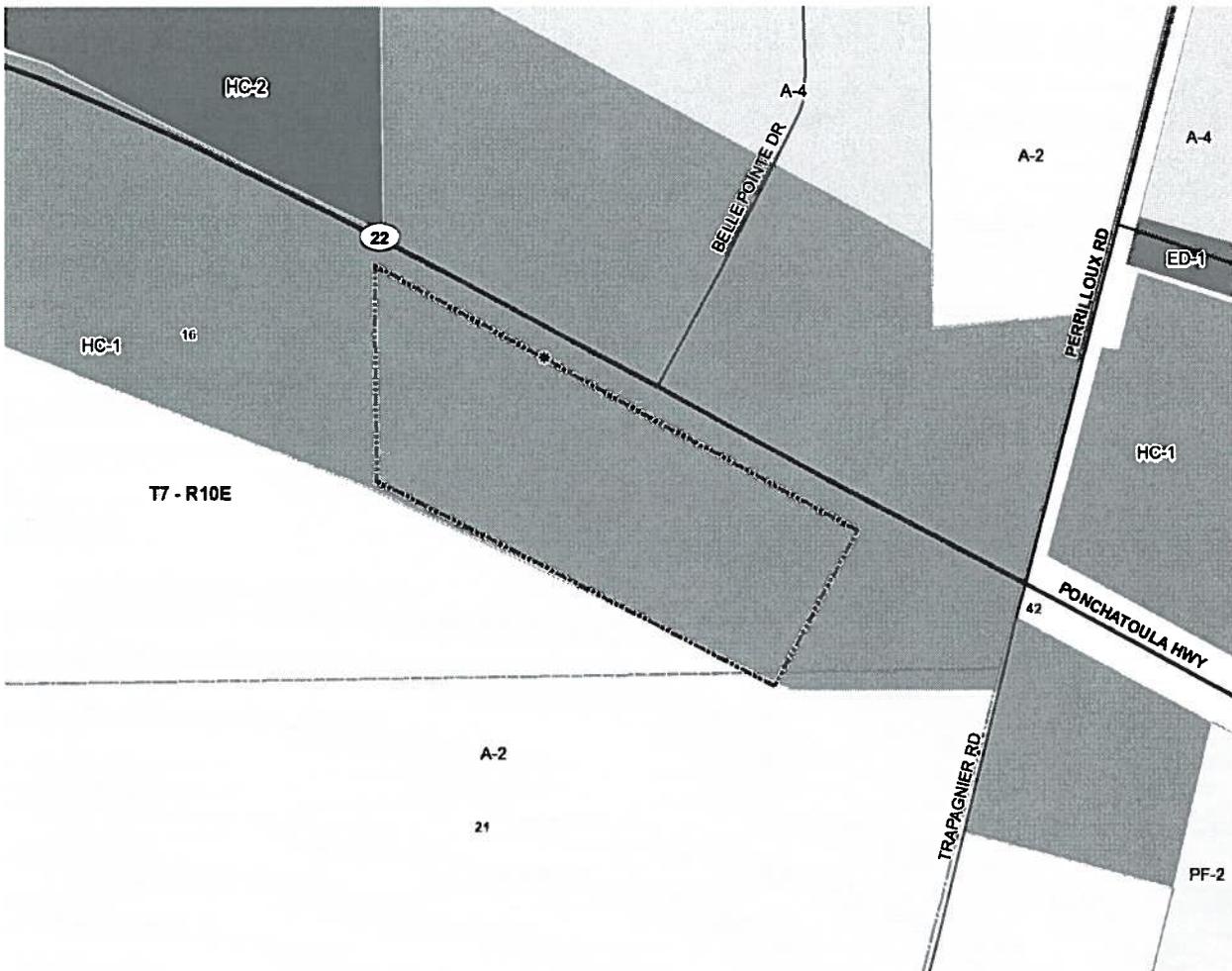
The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District). The site is located on the south side of LA Highway 22, west of Trapagnier Road, across from Belle Pointe Drive. The 2025 future land use plan designates the site to be developed as a planned district with single family residential uses and conservation area. The site is currently developed with strip shopping center and a retail store. Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is surrounded by HC-1 zoning, on the north, east and west sides.

Note that the property was zoned C-2 Highway Commercial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

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

CASE NO.: ZC14-05-034
PETITIONER: Daniel & Diane Hof
OWNER: Daniel & Diane Hof
REQUESTED CHANGE: From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of LA Highway 22, west of Trapagnier Road, across from Belle Pointe Drive, being 1519 LA Highway 22 West, Madisonville; S16, T7S, R10E; Ward 1, District 4
SIZE: 3.98 acres



THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225205 D215 C, MAP DATED APRIL 2, 1991.

THIS MAP IS CERTIFIED TO LAWYERS TITLE INSURANCE CORP.

ZC14-05-034

TITLE: NORTH, 295.7'
N00°36'E, 295.75'

LA.

HWY. 22

TITLE: S01°30'E
500.28.51D'E
762.13'

3.98 ACRES

C-2

619.30'
N01°49'40"W
TITLE: N03°W

242.98'
S29°30'N
TITLE: S28°30'W, 243.0'

THIS POINT IS EAST, 2168.4'; N03°W, 15.5' FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21 T7S, R10E, ST. TAMMANY PARISH, LOUISIANA (SECTION TIE INFORMATION TAKEN FROM MAP DONE BY LOWELL E. CUMMINGS DATED 4-23-77.)

IRON FOUND

MAP PREPARED FOR

DIANE YOUNG HOF WIFE OF / AND
DANIEL FRANK HOF

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 16 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana

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

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

John R. [Signature]
LOUISIANA REGISTERED LAND SURVEYOR

Revised: Aug. 12, 1997

SCALE: 1" = 100'

DATE: May 26, 1997

NUMBER: 7626



ZONING STAFF REPORT

Date: April 28, 2014

Meeting Date: May 6, 2014

Case No.: ZC14-05-036

Determination: Approved Amended Postponed Denied

Posted: 4/9/2014

GENERAL INFORMATION

PETITIONER: Trudy Martin
OWNER: Trudy Martin
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located on the northeast corner of Orleans Street & Foy Street, being a portion of Square 140, Town of Mandeville; S38 & 51,T8S,R11E; Ward 4, District 10
SIZE: 38,203 sq.ft.

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-4 Suburban District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential	A-4 Suburban District
West	Residential	A-4 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.

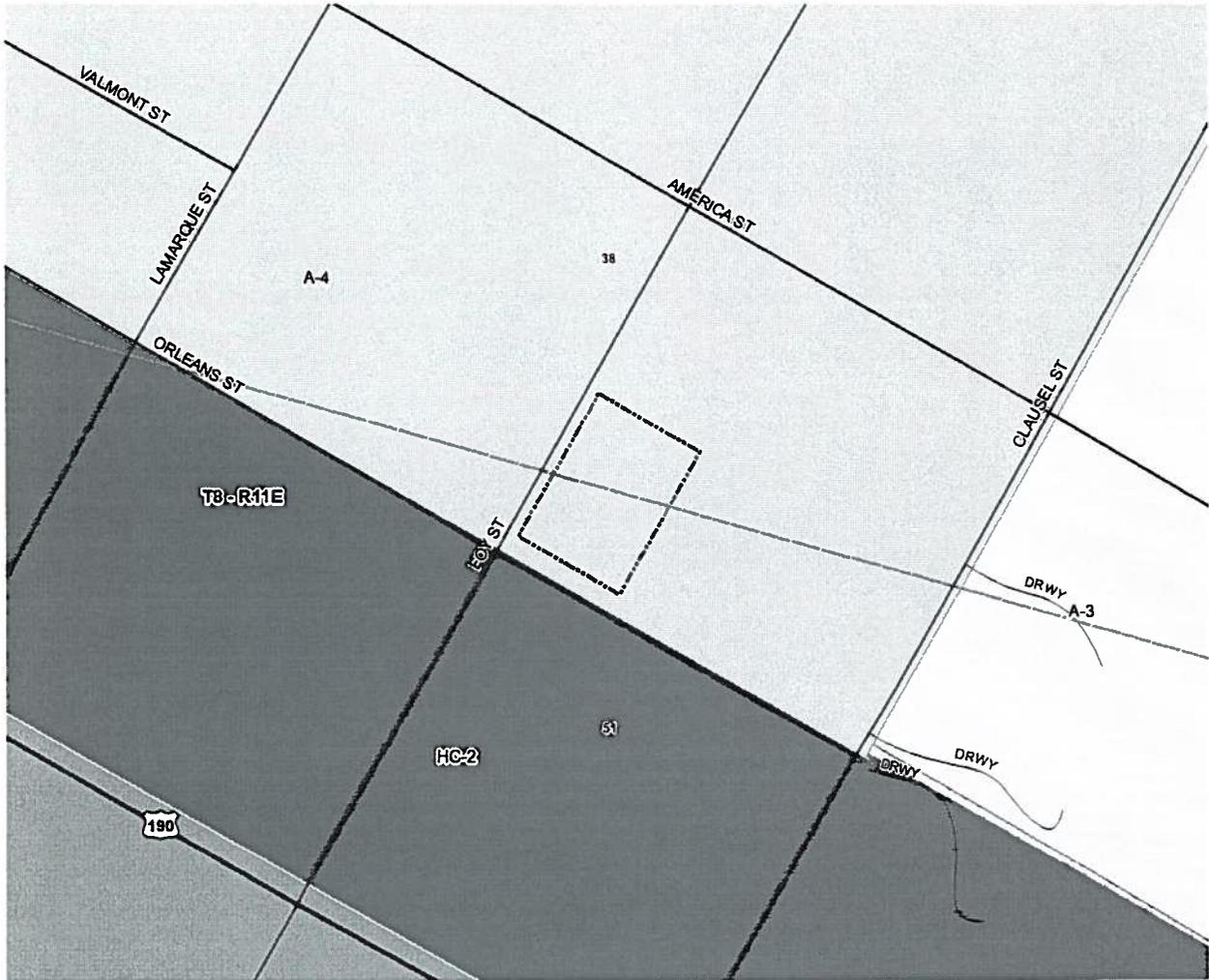
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to A-4A (Single-Family Residential District). The site is located on the northeast corner of Orleans Street & Foy Street, being a portion of Square 140, Town of Mandeville. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The site is abutting HC-2 on the south side of Orleans street and single family residences developed 50' wide lots on east side of the site. However, the north and west sides of the site, along Foy Street, are developed with single family residences on lot of 90' wide or larger. Staff is not completely opposed to the request, but remain concerned by the fact that A-4A would allow the creation of 4 lots.

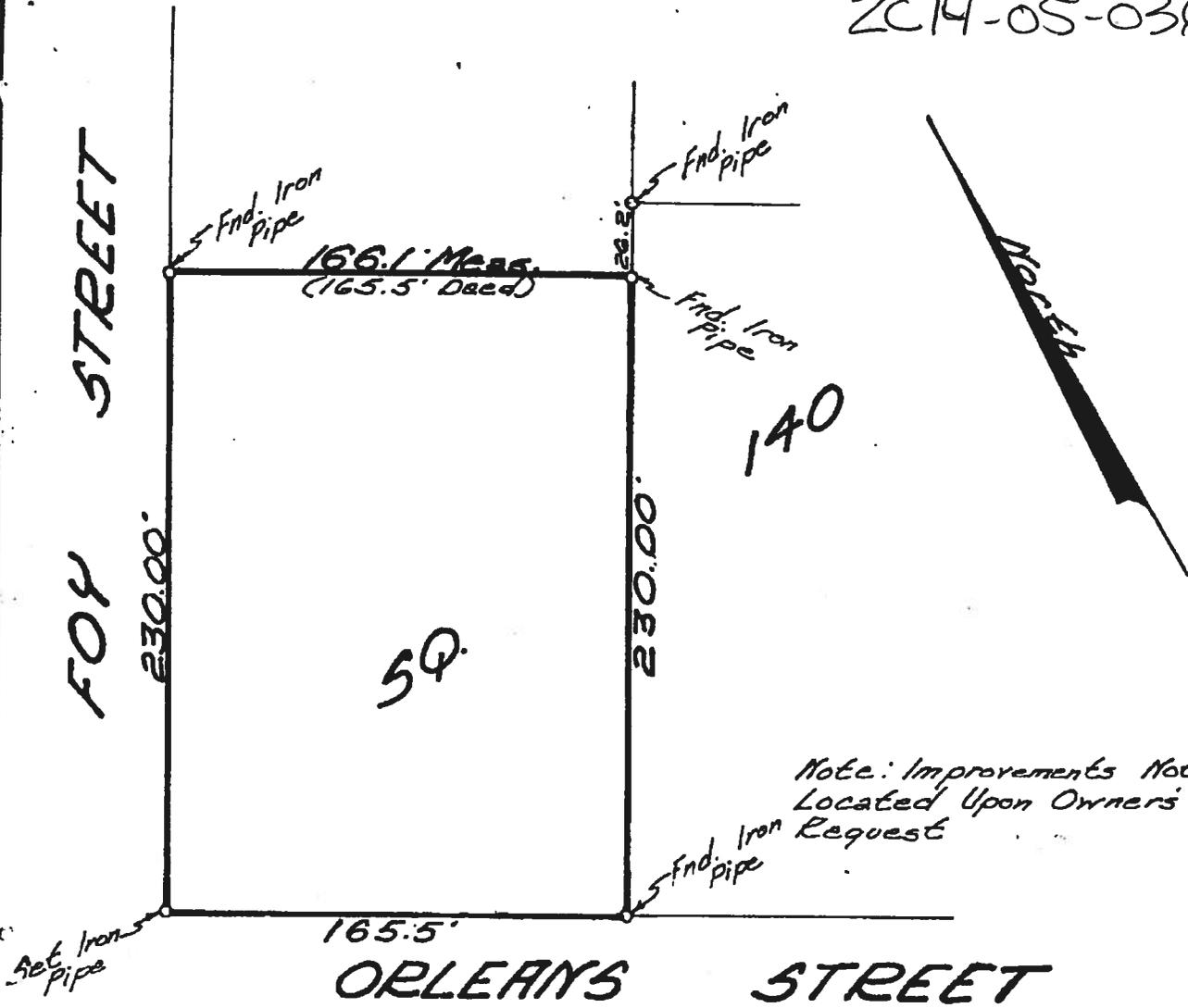
STAFF RECOMMENDATION:

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

CASE NO.: ZC14-05-036
PETITIONER: Trudy Martin
OWNER: Trudy Martin
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located on the northeast corner of Orleans Street & Foy Street, being a portion of Square 140, Town of Mandeville; S38 & 51, T8S, R11E; Ward 4, District 10
SIZE: 38,203 sq.ft.



ZC14-05-036



Note: According to F.E.M.A. Flood Insurance Rate Map this property is located in Flood Zone "G"

Scale: 1" = 60'

SURVEY MAP
 of
PORTION OF SQUARE 140
 in
MANDEVILLE (Not in Corporate Limits Thereof)
 St. Tammany Parish, Louisiana
 for
CARL Y. MARTIN

This Survey is Certified True and correct By

John E. Bonneau

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

Survey No. 85470
Date: Nov. 20, 1985
Revised:

ZONING STAFF REPORT

Date: April 28, 2014

Meeting Date: May 6, 2014

Case No.: ZC14-05-038

Determination: Approved Amended Postponed Denied

Posted: 4/9/2014

GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at southwest corner of Section Road & King Road;
S21,T5S, R11E; Ward 2, District 6
SIZE: 11.466 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development? Yes Multi occupancy development? No

COMPREHENSIVE PLAN:

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

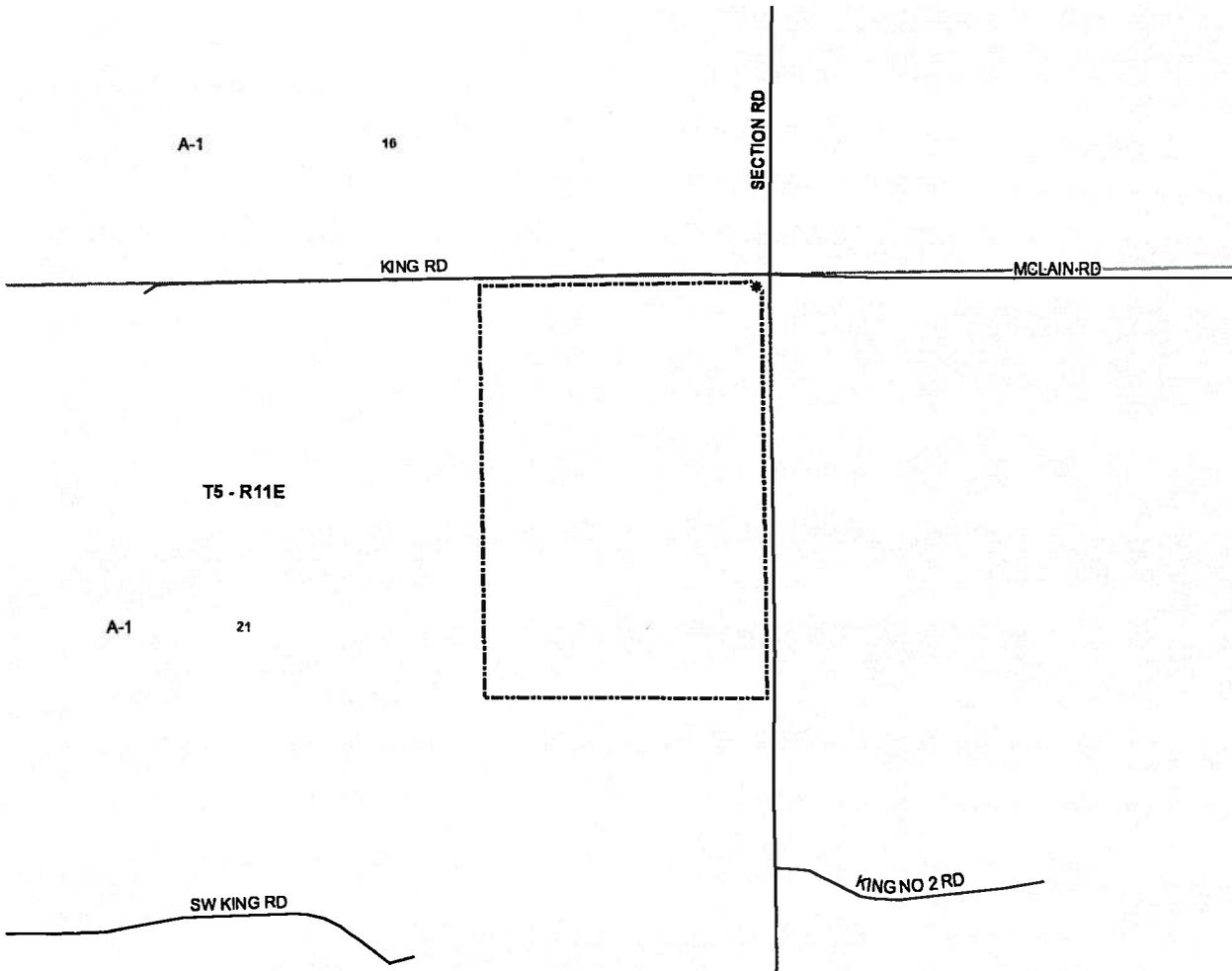
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1A (Suburban District). The site is located at southwest corner of Section Road & King Road. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. Staff sees no compelling reason to increase the density in the area considering that all abutting parcels are zoned A-1 Suburban District.

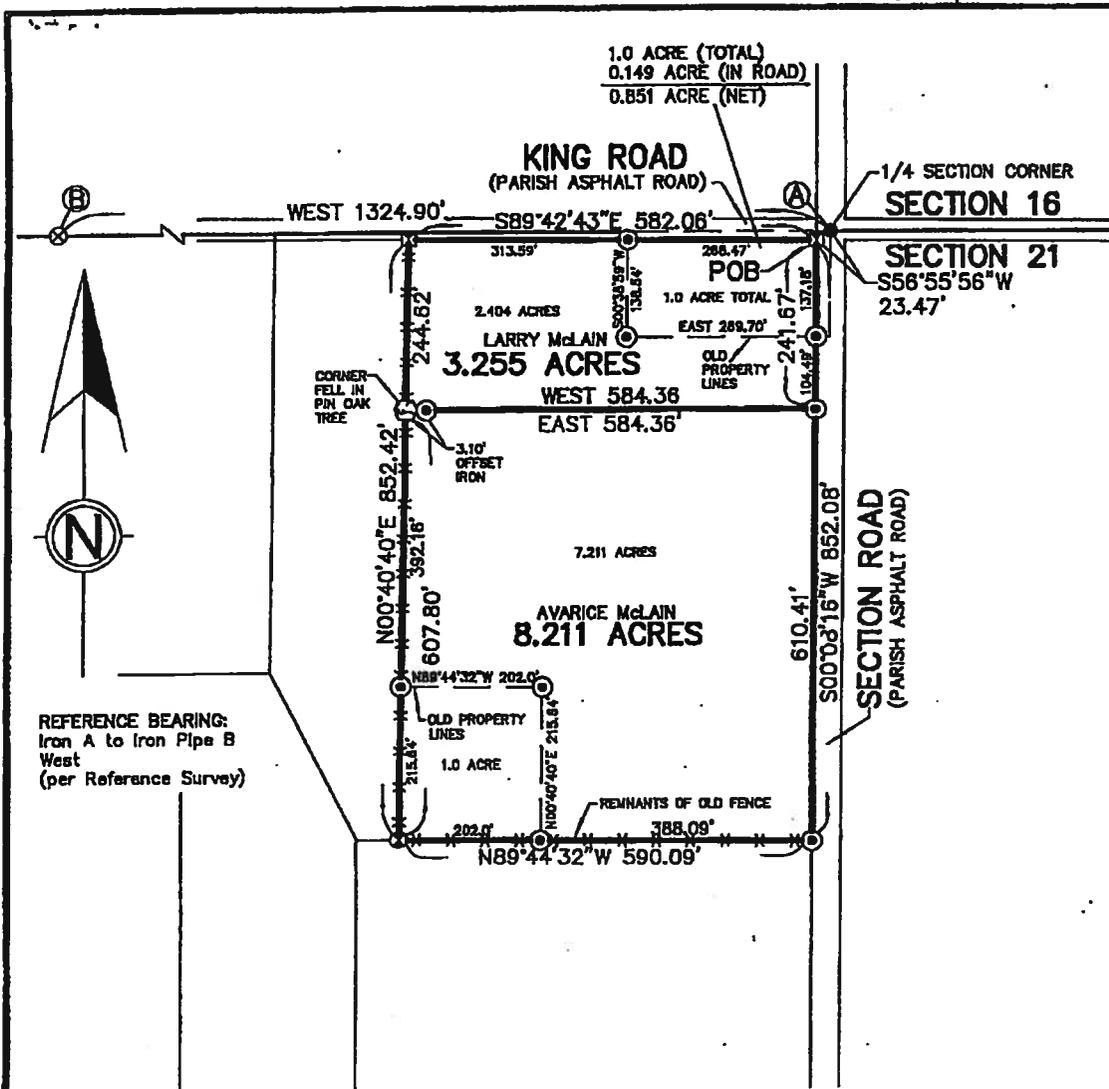
STAFF RECOMMENDATION:

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

CASE NO.: ZC14-05-038
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at southwest corner of Section Road & King Road;
S21,T5S, R11E; Ward 2, District 6
SIZE: 11.466 acres



2014-05-038



REFERENCE BEARING:
Iron A to Iron Pipe B
West
(per Reference Survey)

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. THIS PLAT REPRESENTS A BOUNDARY LINE ADJUSTMENT AND THEREFORE DOES NOT CONSTITUTE A DIVISION OF PROPERTY.

- LEGEND
- = IRON FOUND UNDER ASPHALT
 - ⊠ = FENCE CORNER POST FOUND
 - ⊙ = 3" IRON PIPE FOUND
 - ⊗ = 1/2" IRON PIPE 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.

REFERENCE SURVEY:

Survey of the Sylvest King Estate by Lowell E. Cummings, Surveyor, dated June 30, 1970.

(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: **Avarice L. McLain & Larry McLain**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 5 SOUTH, RANGE 11 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" = 200'	JOB NO. 13324	DATE: 11-13-2013	REVISED:
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ZONING STAFF REPORT

Date: April 28, 2014

Meeting Date: May 6, 2014

Case No.: ZC14-05-039

Determination: Approved Amended Postponed Denied

Posted: 4/9/2014

GENERAL INFORMATION

PETITIONER: Christ Episcopal School/ John Pousson or Bert Duvic
OWNER: Christ Episcopal Church
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District)
LOCATION: Parcel located at the southeast corner of LA Highway 21 & Christwood Blvd; S41,T7S,R10E; Ward 1, District 1
SIZE: 3.87 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	Commercial	HC-3 Highway Commercial District
South	Undeveloped	PUD Planned Unit Development
East	Undeveloped	ED-2 Higher Educational District
West	Commercial	NC-4 Neighborhood Institutional 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:

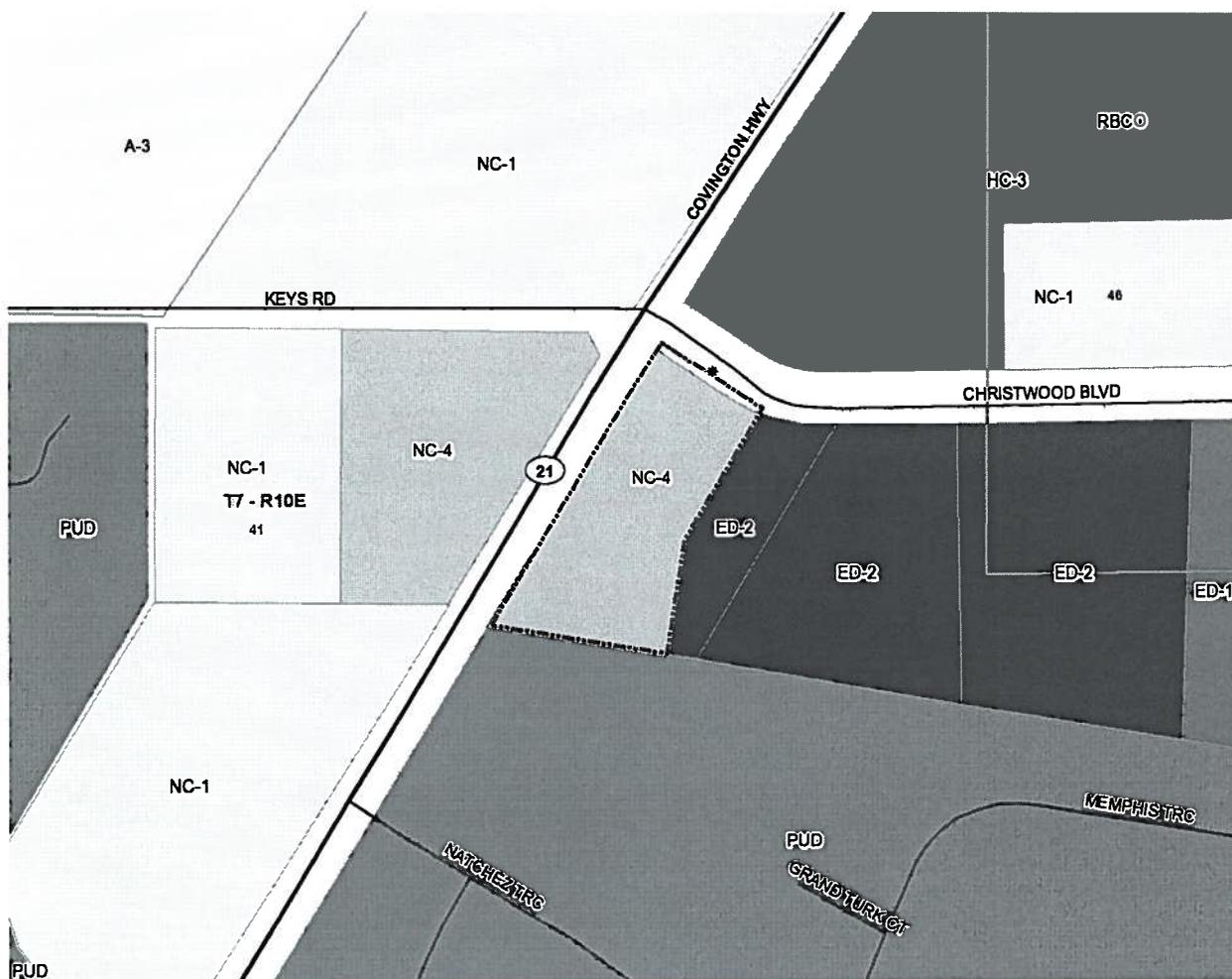
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District). The site is located at the southeast corner of LA Highway 21 & Christwood Blvd. The 2025 Future Land Use Plan calls for the area to be developed as a Planned District with residential uses including conservation areas. The zoning change is being requested to allow for an expansion of the Christ Episcopal School. Staff does not have any objections to the request.

Note that a Conditional Use Permit (CP08-09-162) was previously granted for an expansion of the Christ Episcopal School Campus on the same site.

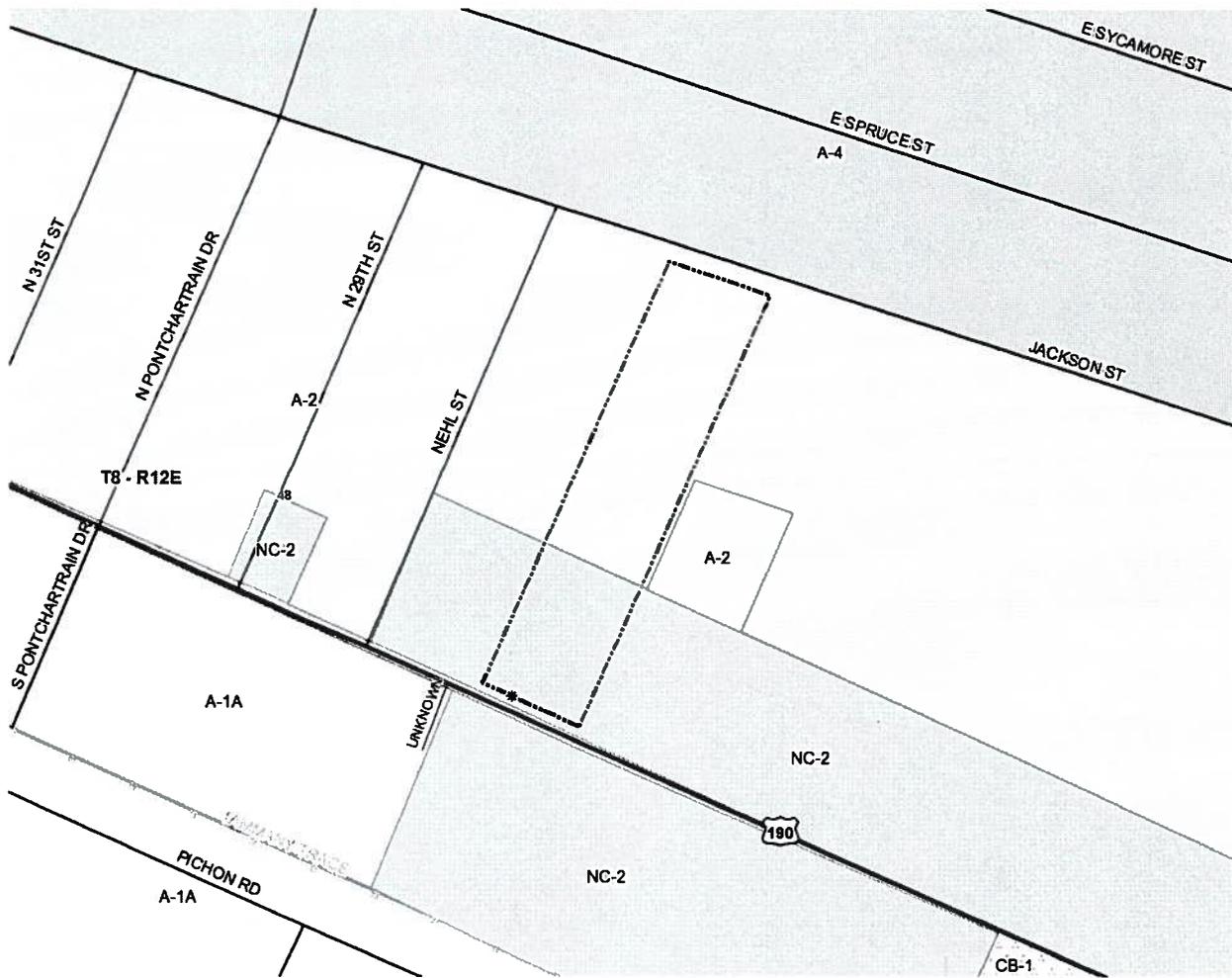
STAFF RECOMMENDATION:

The staff recommends that the request for an ED-2 (Higher Education District) designation be approved.

CASE NO.: ZC14-05-039
PETITIONER: Christ Episcopal School/ John Pousson or Bert Duvic
OWNER: Christ Episcopal Church
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District)
LOCATION: Parcel located at the southeast corner of LA Highway 21 & Christwood Blvd; S41,T7S,R10E; Ward 1, District 1
SIZE: 3.87 acres



CASE NO.: ZC14-05-040
PETITIONER: Thomas Dutel
OWNER: Optical Tech Corp
REQUESTED CHANGE: From NC-2 (Indoor Retail and Service District) & A-2 (Suburban District) to NC-2 (Indoor Retail and Service District), A-2 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of US Highway 190 & on the south side of Jackson Street, east of Nehl Road, being 26095 US Highway 190, Lacombe; S48, T8S, R12E; Ward 7, District 7
SIZE: 4.87 acres



ZONING STAFF REPORT

Date: April 28, 2014

Meeting Date: May 6, 2014

Case No.: ZC14-05-041

Determination: Approved Amended Postponed Denied

Posted: 04/09/14

GENERAL INFORMATION

PETITIONER: Randy Brelreen
OWNER: Jeff & Pam Breland
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, west of Harbor View Court, being lot 73, Eden Isles Subdivision, Unit No. 2, 278 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13
SIZE: 0.24 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	PUD (Planned Unit Development Overlay)
South	Residential & Vacant	A-4A (Single Family Residential District)
East	Vacant	A-6 (Multiple Family Residential District)
West	Vacant	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.

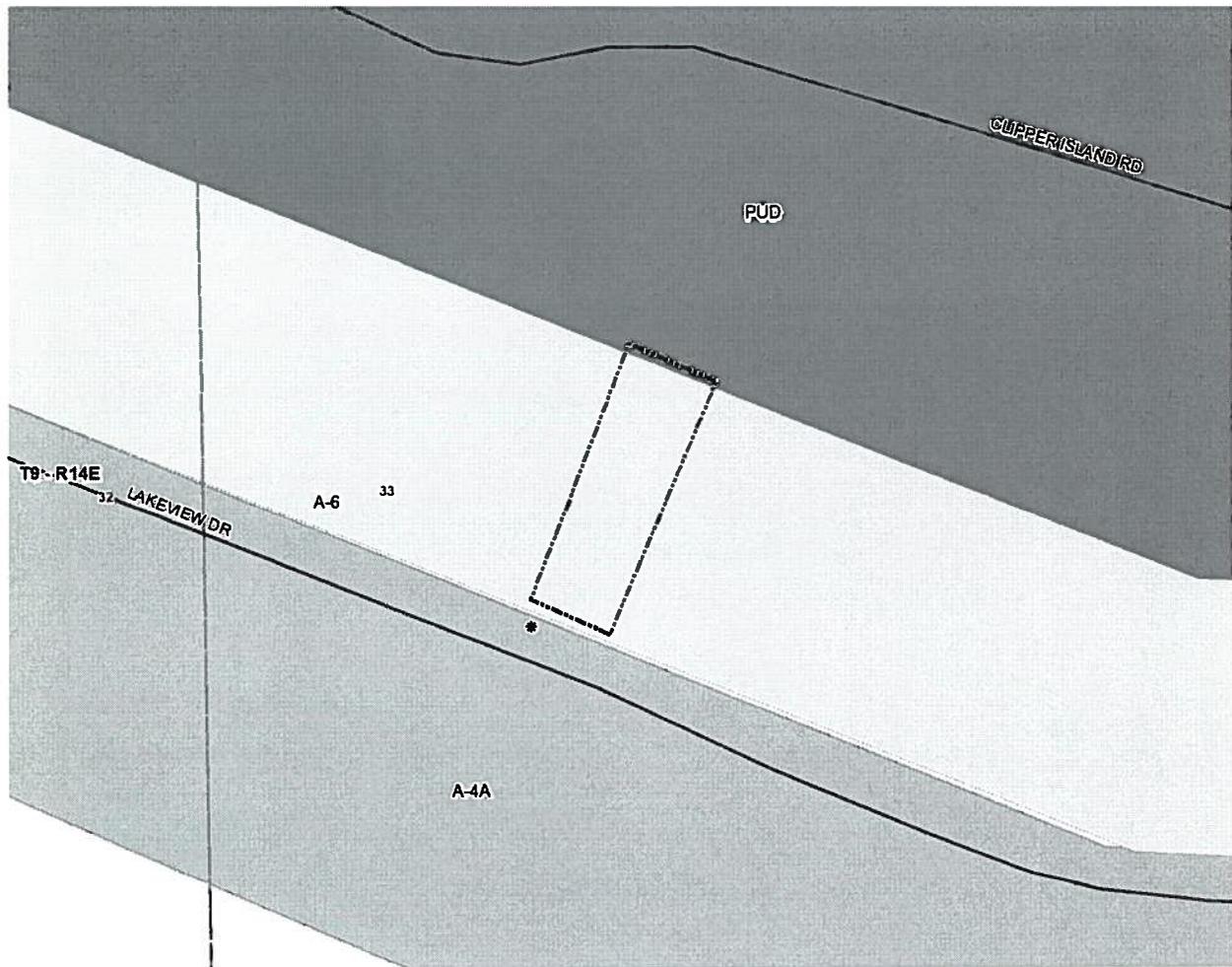
STAFF COMMENTS:

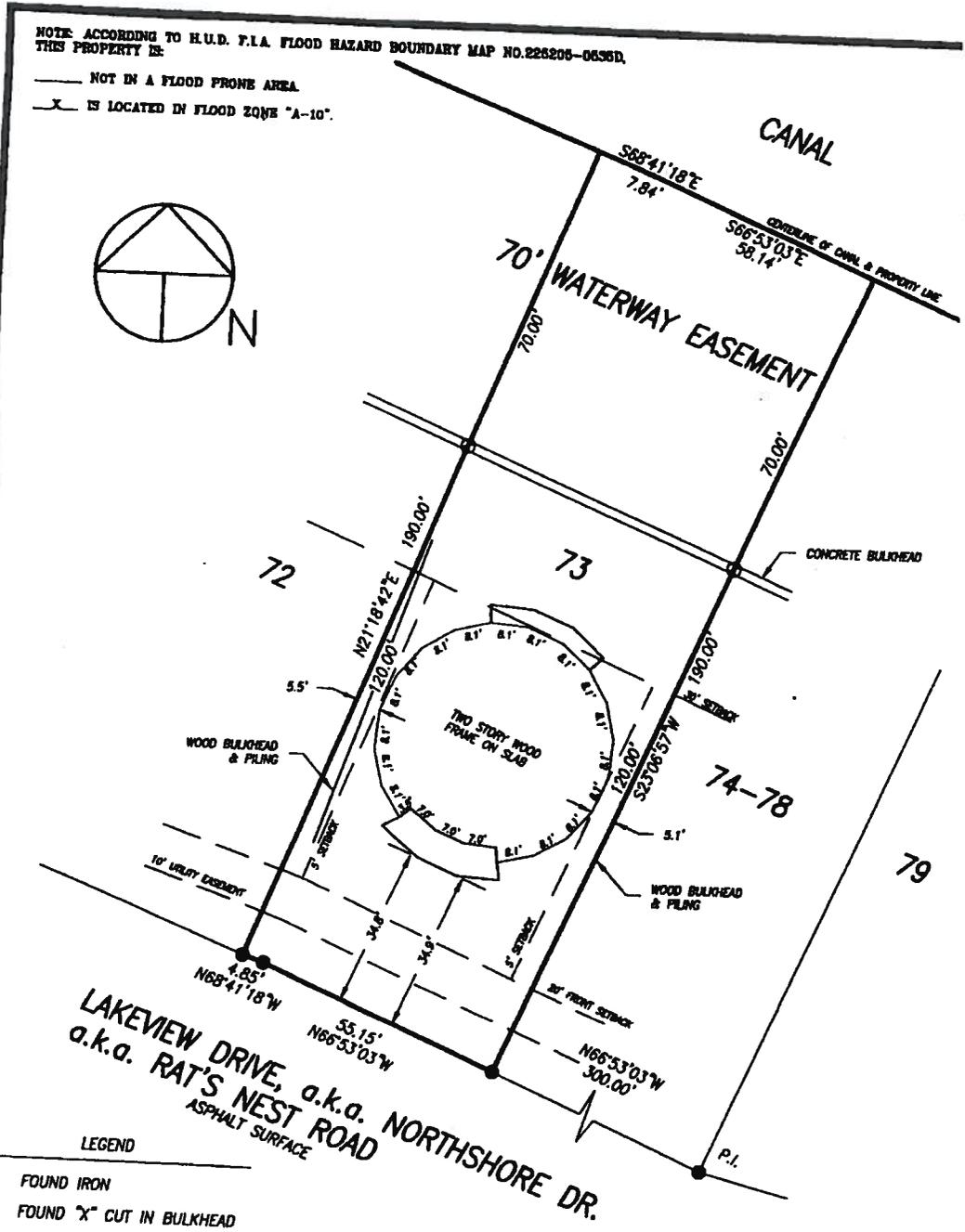
The petitioner is requesting to change the zoning from A-6 (Multiple Family Residential District) to A-4A (Single Family Residential District). The site is located on the north side of Lakeview Drive, west of Harbor View Court, being lot 73, Eden Isles Subdivision, Unit No. 2, 278 Lakeview Drive, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. The zoning change is being requested in order to allow for a single family residence to be constructed on the site. Staff has no objections to the request.

STAFF RECOMMENDATION:

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

CASE NO.: ZC14-05-041
PETITIONER: Randy Brelreen
OWNER: Jeff & Pam Breland
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, west of Harbor View Court, being lot 73, Eden Isles Subdivision, Unit No. 2, 278 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13
SIZE: 0.24 acre





LAKEVIEW DRIVE, a.k.a. NORTHSHORE DR.
 a.k.a. RAT'S NEST ROAD
 ASPHALT SURFACE

- LEGEND
- FOUND IRON
 - ⊗ FOUND "X" CUT IN BULKHEAD

SCALE: 1" = 30'

MAP SHOWING SURVEY OF **LOT 73, EDEN ISLES SUBDIVISION,**
UNIT NO. 2, LOCATED IN SECTIONS 32 & 33,
T9S-R14E, GREENSBURG LAND DISTRICT, NEAR
SLIDELL, ST. TAMMANY PARISH, LOUISIANA

FOR THE EXCLUSIVE USE OF:

FELIX RATCHFORD SAPP, FIRST NATIONAL BANK OF COMMERCE,
 RICHARD B. MONTGOMERY, III &
 FIRST AMERICAN TITLE INSURANCE CO.

TO THE PARTIES CERTIFIED HERETO:

I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORDS, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS MAY BE NOTED ABOVE.

DATE: JUNE 9, 1997
 JOB NO. 102368A

Albert S. Timm
 ALBERT S. TIMM & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2811 SGT. ALFRED DR. SLIDELL, LOUISIANA

ZONING STAFF REPORT

Date: April 28, 2014

Meeting Date: May 6, 2014

Case No.: ZC14-05-042

Determination: Approved Amended Postponed Denied

Posted: 03/24/14

GENERAL INFORMATION

PETITIONER: Troy G. Ingram/St. Tammany Fire Protection District No. 1
OWNER: Martin A. Smith, Jr.
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the northwest corner of Meadows Blvd & Airport Road, being lot 22 & part of lot 21, Home Acres Subdivision; S30,T8S,R14E; Ward 9, District 11
SIZE: 2.03 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-4 (Single-Family Residential District)
South	Multi Family	A-2 (Suburban District)
East	Residential	A-6 (Multi Family Residential District)
West	Residential	A-4 (Single-Family Residential 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.

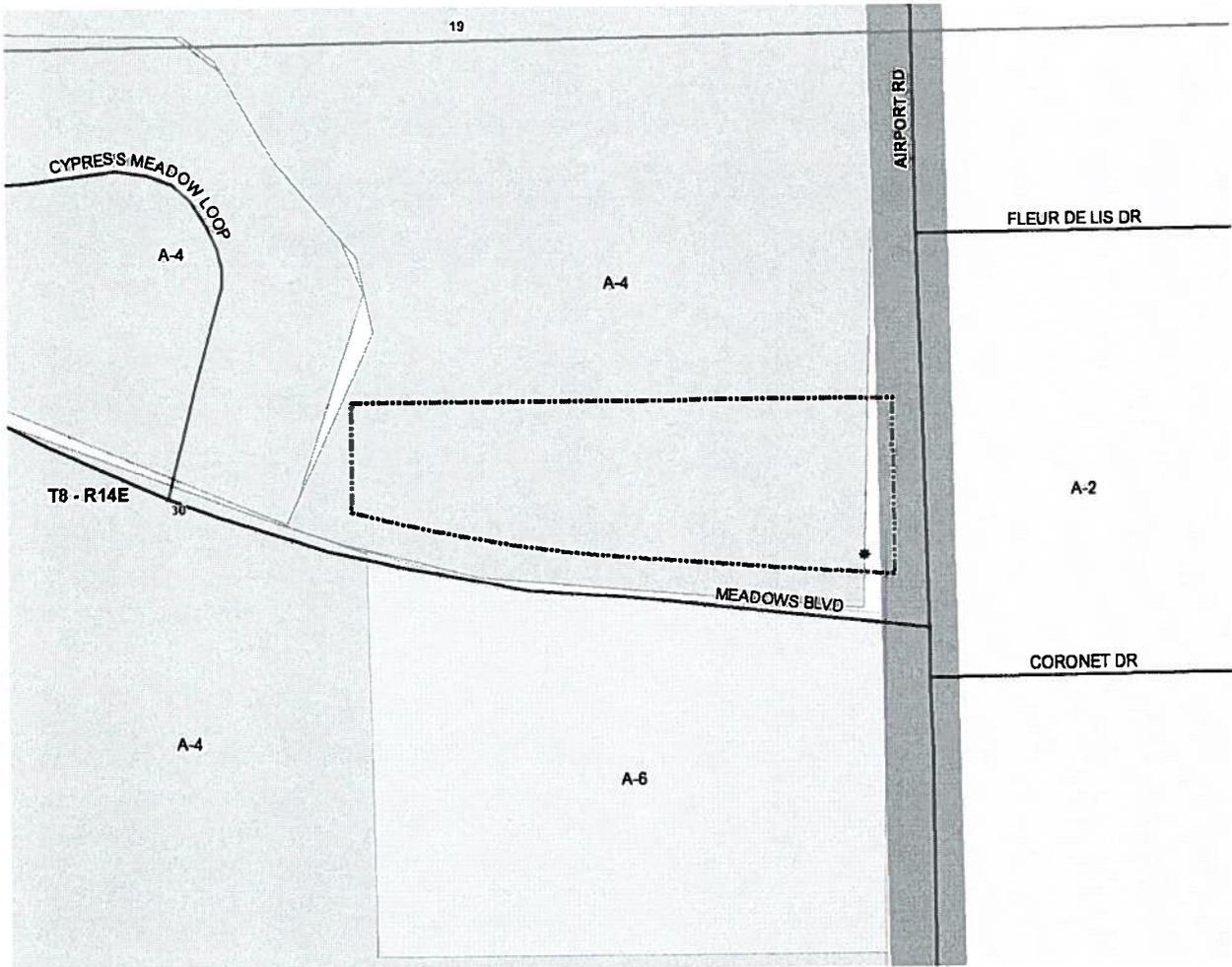
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to PF-1 (Public Facilities District). The site is located on the northwest corner of Meadows Blvd & Airport Road, being lot 22 & part of lot 21, Home Acres Subdivision. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. Considering that the site is surrounded by residential uses, staff has no objection to the request, considering that the permitted uses listed under PF-1 would allow for public and institutional uses to serve the area. Note that the site is proposed to be developed with a Fire Station.

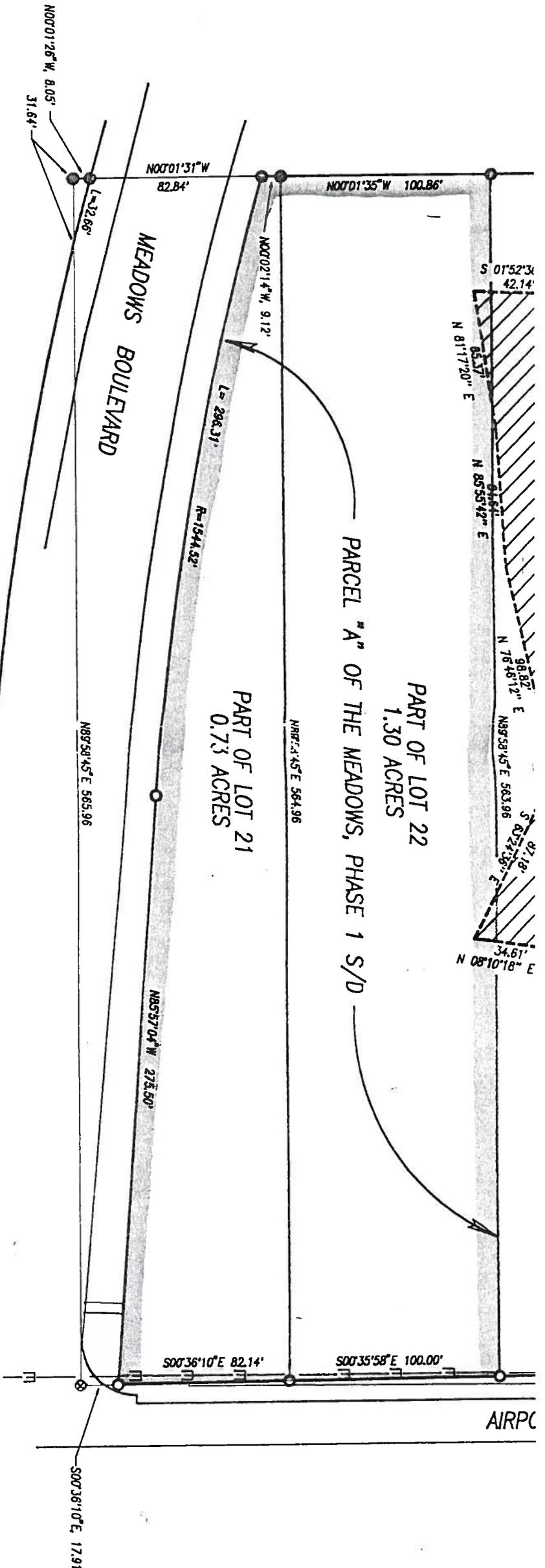
STAFF RECOMMENDATION:

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

CASE NO.: ZC14-05-042
PETITIONER: Troy G. Ingram/St. Tammany Fire Protection District No. 1
OWNER: Martin A. Smith, Jr.
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the northwest corner of Meadows Blvd & Airport Road, being lot 22 & part of lot 21, Home Acres Subdivision; S30,T8S,R14E; Ward 9, District 11
SIZE: 2.03 acres



2014-05-042



- REFERENCES
1. DRAWING NO. 26,949 DATED JUNE 1981, BY MW, M. BORGES, C.E., P.L.S.
 2. MAP FILE NO. 810-A FILED 1/24/84, THE MEADOWS PHASE ONE S/D.
 3. MAP FILE NO. 809-B, FILED 1/23/84, THE MEADOWS PHASE ONE S/D.



Scale 1" = 50'

MAP SHOWING SURVEY
OF

WETLAND PORTIONS OF LOTS 21-26, HOME ACRES S/D,
LYING WEST OF AIRPORT ROAD AND NORTH OF MEADOWS
BLVD., ALL LOCATED IN SECTION 30, T8S-R14E, ST.
HELENA MERIDIAN, GREENSBURG LAND DISTRICT, NEAR
SLIDELL, ST. TAMMANY PARISH, LOUISIANA

FOR

FOR WINDBREAKER DEVELOPMENT CORPORATION

I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS
ACTUALLY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION AND MEETS OR EXCEEDS CLASS "B"
SURVEY STANDARDS FOR THE STATE OF LOUISIANA.

CLINTON P. LOVELL, P.L.S.
LOUISIANA P.L.S. REGISTRATION NO. 4520
MISSISSIPPI P.L.S. REGISTRATION NO. 02581

ALBERT A. LOVELL & ASSOCS., INC.
CIVIL ENGINEERS & LAND SURVEYORS
2811 SGT. ALFRED DRIVE, SLIDELL, LOUISIANA

DATE: SEPT. 24, 1996

JOB NO.: 102360A

REVISED:

DRAWN BY: CPL

ZONING STAFF REPORT

Date: April 28, 2014

Meeting Date: May 6, 2014

Case No.: ZC14-05-043

Determination: Approved Amended Postponed Denied

Posted: 04/10/14

GENERAL INFORMATION

PETITIONER: Will Tregre, AIA, Mathes Brierre Architects
OWNER: Chevron USA, INC.
REQUESTED CHANGE: From HC-3 (Highway Commercial District) & PBC-1 (Planned Business Center) to PBC-1 (Planned Business Center)
LOCATION: Parcels located on the north side of Northpark Blvd, west of Lake Drive, east of Park Place, being parcels B, VL 1-B & lot 12, Northpark Subdivision, Phase 1; S15,T7S,R11E; Ward 3, District 5
SIZE: 30.1348 Acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Private

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	HC-1 (Highway Commercial District)
South	Commercial	HC-3 (Highway Commercial District)
East	Commercial	HC-3 (Highway Commercial District)
West	Commercial	HC-2 (Highway Commercial District)

EXISTING LAND USE:

Existing development? Yes

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.

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.

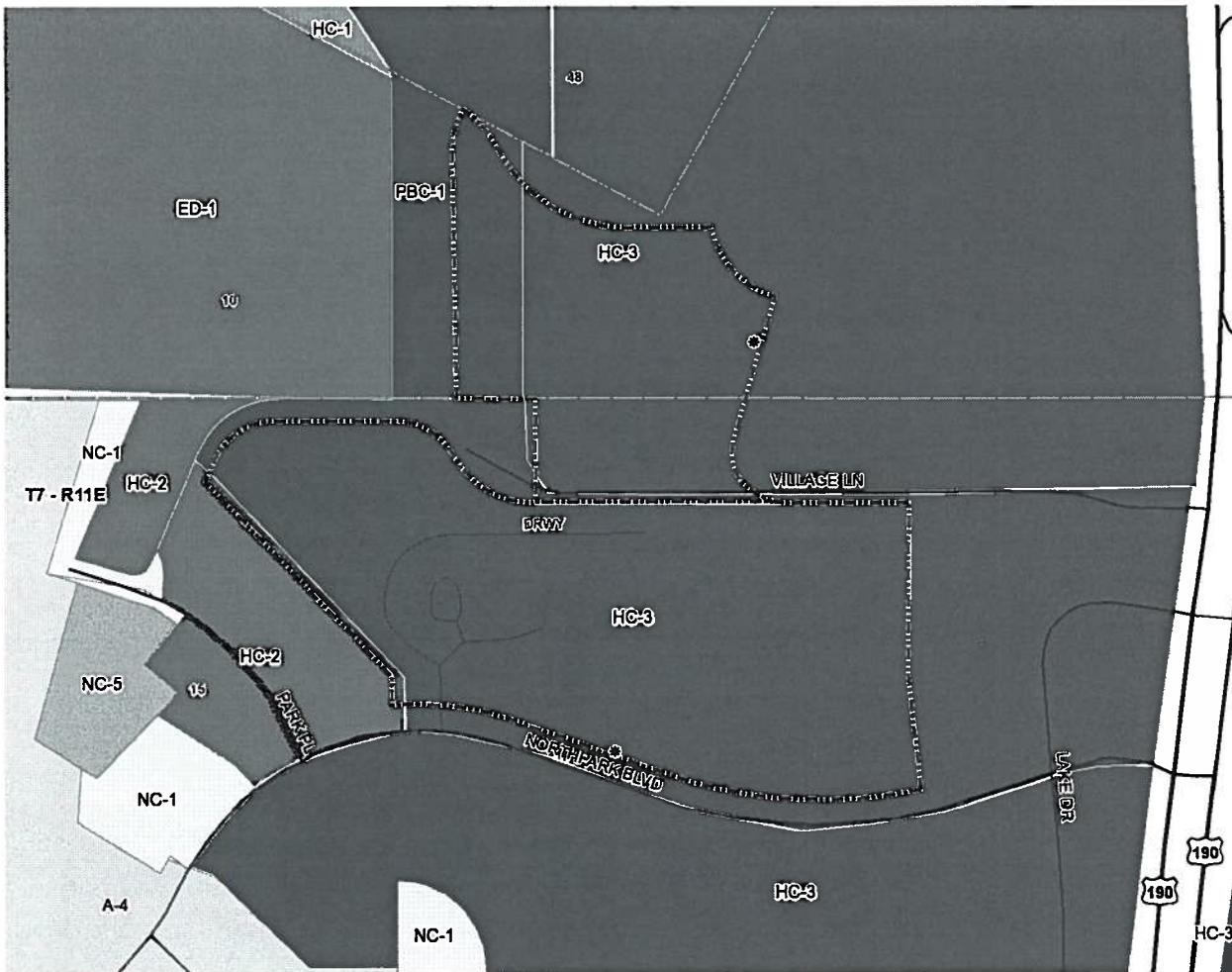
STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) & PBC-1 (Planned Business Center) to PBC-1 (Planned Business Center). The site is located on the north side of Northpark Blvd, west of Lake Drive, east of Park Place. The 2025 future land use plan calls for the area to be developed as a planned district with commercial uses at varying density including conservation areas. A portion of the site is currently developed as the Chevron Office Complex. The zoning change to PBC-1 will allow expansion the office and supporting uses in a campus type setting. Staff has no objection to the request.

STAFF RECOMMENDATION:

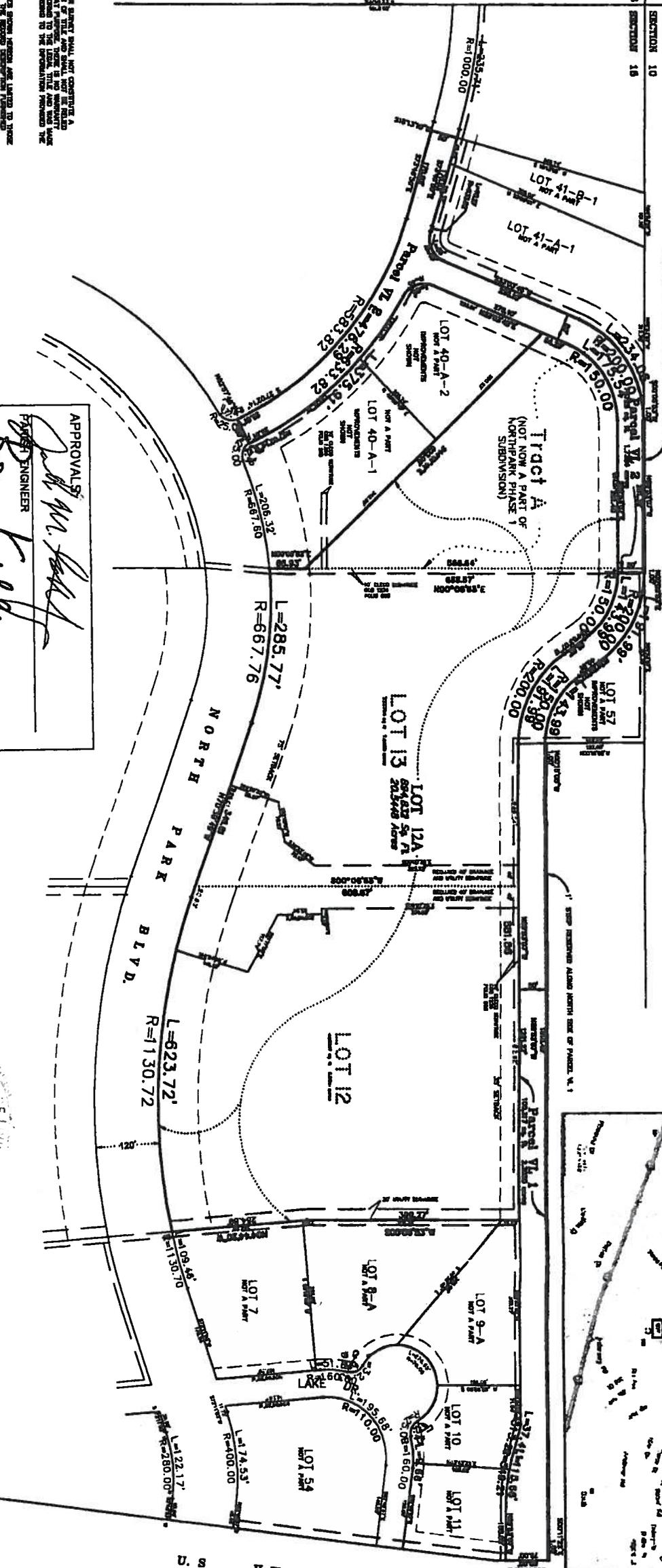
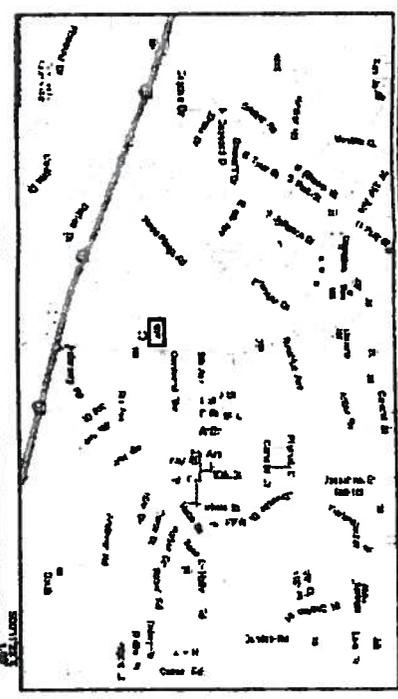
The staff recommends that the request for an PBC-1 (Planned Business Center) designation be approved.

CASE NO.: ZC14-05-043
PETITIONER: Will Tregre, AIA, Mathes Brierre Architects
OWNER: Chevron USA, INC.
REQUESTED CHANGE: From HC-3 (Highway Commercial District) & PBC-1 (Planned Business Center) to PBC-1 (Planned Business Center)
LOCATION: Parcels located on the north side of Northpark Blvd, west of Lake Drive, east of Park Place, being parcels B, VL 1-B & lot 12, Northpark Subdivision, Phase 1; S15,T7S,R11E; Ward 3, District 5
SIZE: 30.1348 Acres



NORTH PARK PHASE 1
 SECTION 15 T 7 S - R 11 E
 GREENSBURG DISTRICT, WARD 3
 ST. TAMMANY PARISH, LA.

2014-05-043



THE ENGINEER SHALL NOT GUARANTEE A LEGAL OPINION OF TITLE AND SHALL NOT BE HELD LIABLE FOR THAT PURPOSE. THERE IS NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE ENGINEER HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN CONNECTION WITH THIS SERVICE.

LEGEND

- OPEN CHANNEL
- WATER MAINS
- SEWER MAINS
- GAS MAINS
- UNDERGROUND ELECTRIC & CABLES
- OVERHEAD TELEPHONE & POWER
- UNDERGROUND TELEPHONE & CABLES
- DAY SEW
- SECTION UNDER WAY

APPROVALS
 Parish Engineer: *[Signature]*
 SECRETARY - PARISH PLANNING COMMISSION: *[Signature]*
 DATE FILED: 12-12-2006
 FILE NO.: 4348D
 CLERK OF PARISH COURT: *[Signature]*



Proposed Resubdivision of an unplatted parcel of land designated as Tract A and Lots 12 & 13 of NorthPark Phase 1 Subdivision into Lot 12A of NorthPark Phase 1 Subdivision and Parcels V1, 1 and V2 made of the request of Mr. Henry O'Connor Jr. and Riddiger, LLC, New Orleans, La. November 16, 2006.

[Signature]
 8 12

ZONING STAFF REPORT

Date: April 28, 2014
Case No.: ZC14-05-044
Posted: 4/10/2014

Meeting Date: May 6, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: The Johnny F. Smith Testamentary Trust, Tara Fernandez Cochran, Kathy Schule Fernandez & Ronnie Joseph Fernandez
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to I-1 (Industrial District)
LOCATION: Parcel located on the northwest corner of US Highway 11 & Frickie Road, south of Johnny F. Smith Blvd, being a portion of Lot 48-A-1, Johnny F. Smith Memorial Business Park; S26,T8S,R14E; Ward 8, District 14
SIZE: 3.02 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	HC-3 Highway Commercial District
South	Undeveloped	HC-3 Highway Commercial District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	HC-3 Highway Commercial District

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

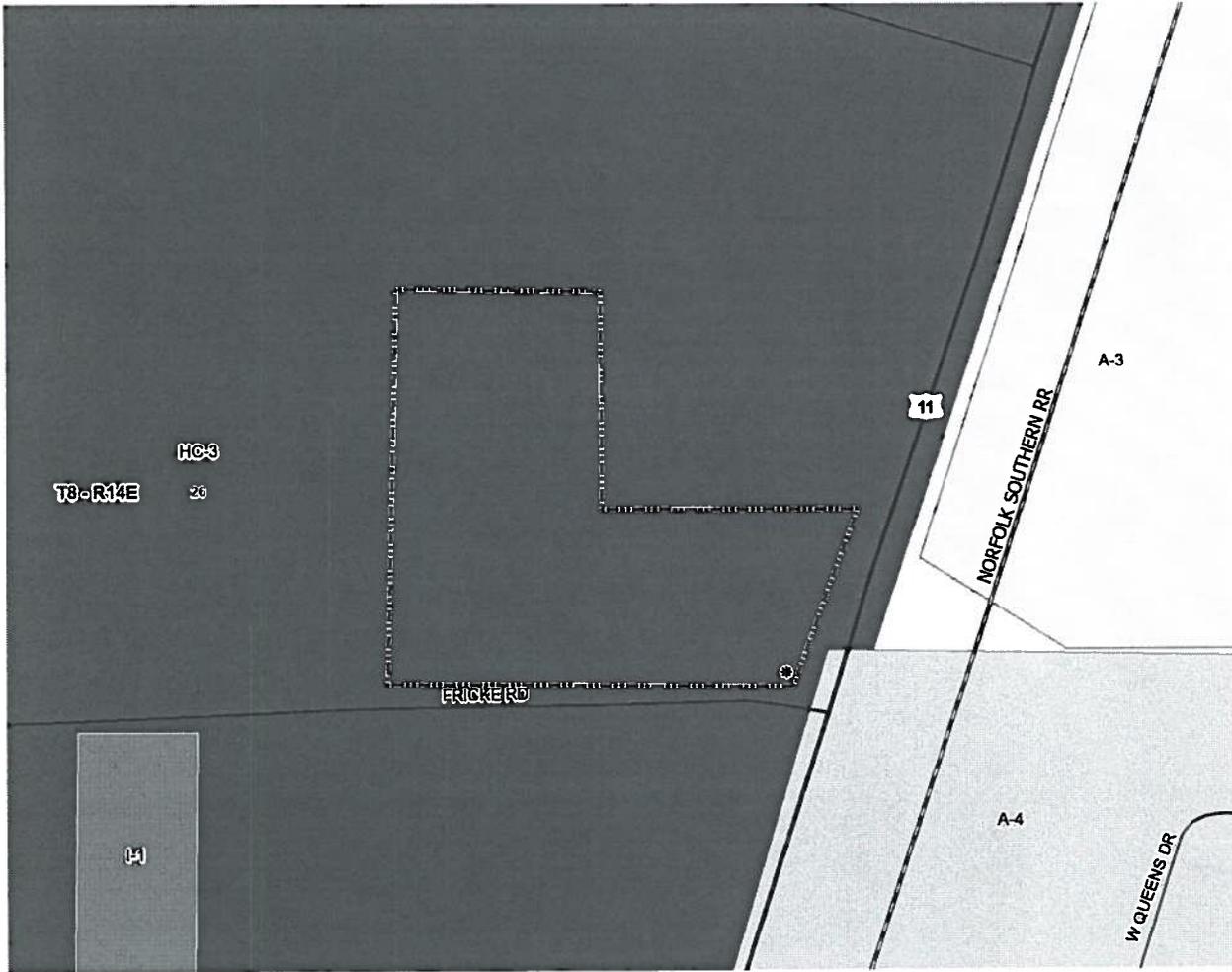
The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to I-1 (Industrial District). The site is located on the northwest corner of US Highway 11 & Frickie Road, south of Johnny F. Smith Blvd, being a portion of Lot 48-A-1, Johnny F. Smith Memorial Business Park. The 2025 Future Land Use Plan designates the area as Commercial Infill, which suggests that the area be developed with new commercial uses, compatible with the surrounding area. Considering that the site is surrounded by HC-3 zoning, staff does not see a compelling reason to recommend approval.

Note that a portion of the property, which abuts Hwy 11 and Frickie Road, has previously been used as an auto repair business/used car lot

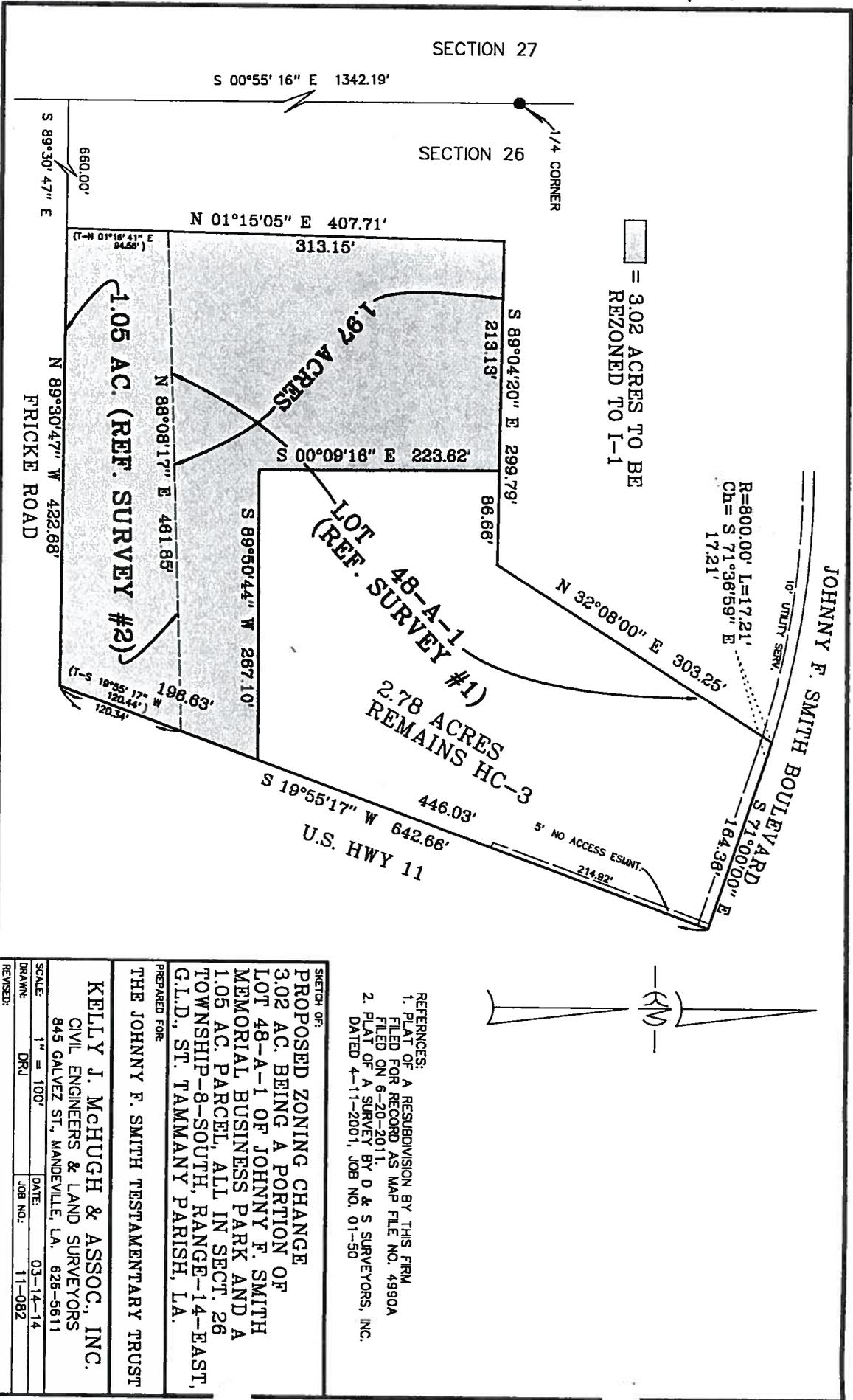
STAFF RECOMMENDATION:

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

CASE NO.: ZC14-05-044
PETITIONER: Jeff Schoen
OWNER: The Johnny F. Smith Testamentary Trust, Tara Fernandez Cochran, Kathy Schule Fernandez & Ronnie Joseph Fernandez
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to I-1 (Industrial District)
LOCATION: Parcel located on the northwest corner of US Highway 11 & Frickie Road, south of Johnny F. Smith Blvd, being a portion of Lot 48-A-1, Johnny F. Smith Memorial Business Park; S26,T8S,R14E; Ward 8, District 14
SIZE: 3.02 acres



2014-05-044



PLAN REVIEW STAFF REPORT

Date: April 28, 2014
CASE NO.: PR14-05-003
Posted: 04/09/2014

Meeting Date: May 6, 2014
Determination: Approved Amended Postponed Denied

PETITIONER: Martin J. Abraham
OWNER: Martin J. Abraham
PROPOSED USE: New Office Warehouse & Addition to Existing Office Warehouse
PREVIOUS/CURRENT USE: Office warehouse
SQ. FT. OF USE: 14,400 sq.ft.
GROSS AREA LOT SIZE: 2.65 acres
ZONING CLASSIFICATION: HC-2 (Highway Commercial) District
CORRIDOR: Tammany Trace Overlay
LOCATION: Parcel located on the south side of US Highway 190 West, west of Thompson Road, east of Sylve Road, being 2371 US Highway 190 West, Slidell; S39,T8S,R14E; Ward 9, District 11

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State 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	HC-2 Highway Commercial District
South	Tammany Trace	A-3 Suburban District
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is proposing a New Office Warehouse & Addition to Existing Office Warehouse on the south side of US Highway 190 West, west of Thompson Road, east of Sylve Road, being 2371 US Highway 190 West, Slidell. At this point insufficient information has been provided to meet the parking and landscape requirements of the St. Tammany Parish ordinance.

Note: Petitioner is also requesting a variance from the facade requirement in the PCO which requires brick, stucco or wood to be used on the rear of the building. The applicant would like to use vinyl siding instead.

STAFF RECOMMENDATIONS:

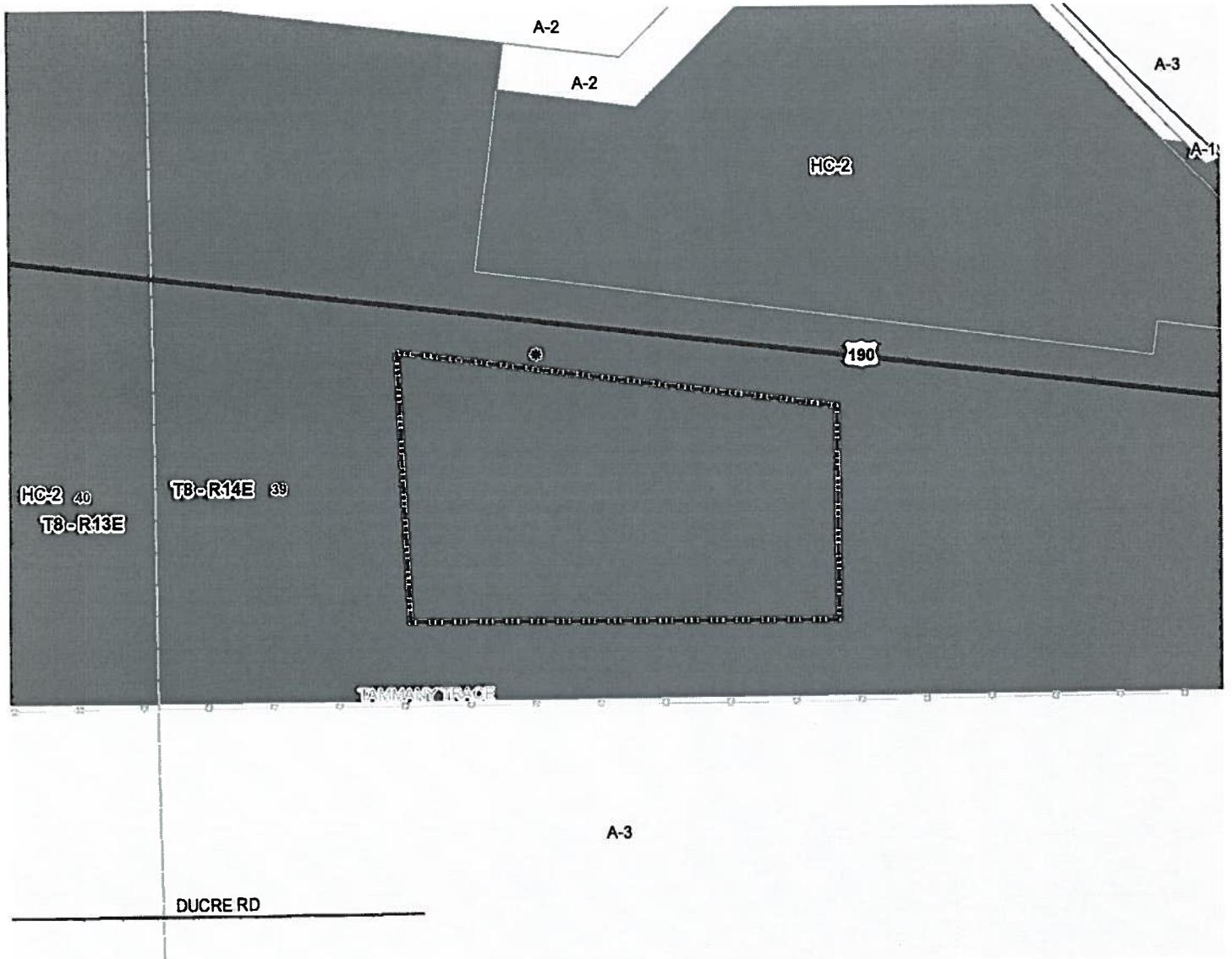
The staff recommends that this proposal be postponed until all applicable regulations and the following conditions are met:

1. Provide a 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. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
2. Note, special 'no clear' buffer restrictions in 25' Tammany Trace buffer on landscape plan.
3. Provide site plan with sufficient parking to meet the minimum number and size required by ordinance and, provide 1 Class A tree in an appropriately sized parking island at the end of each row of parking and at least every 12 spaces.
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

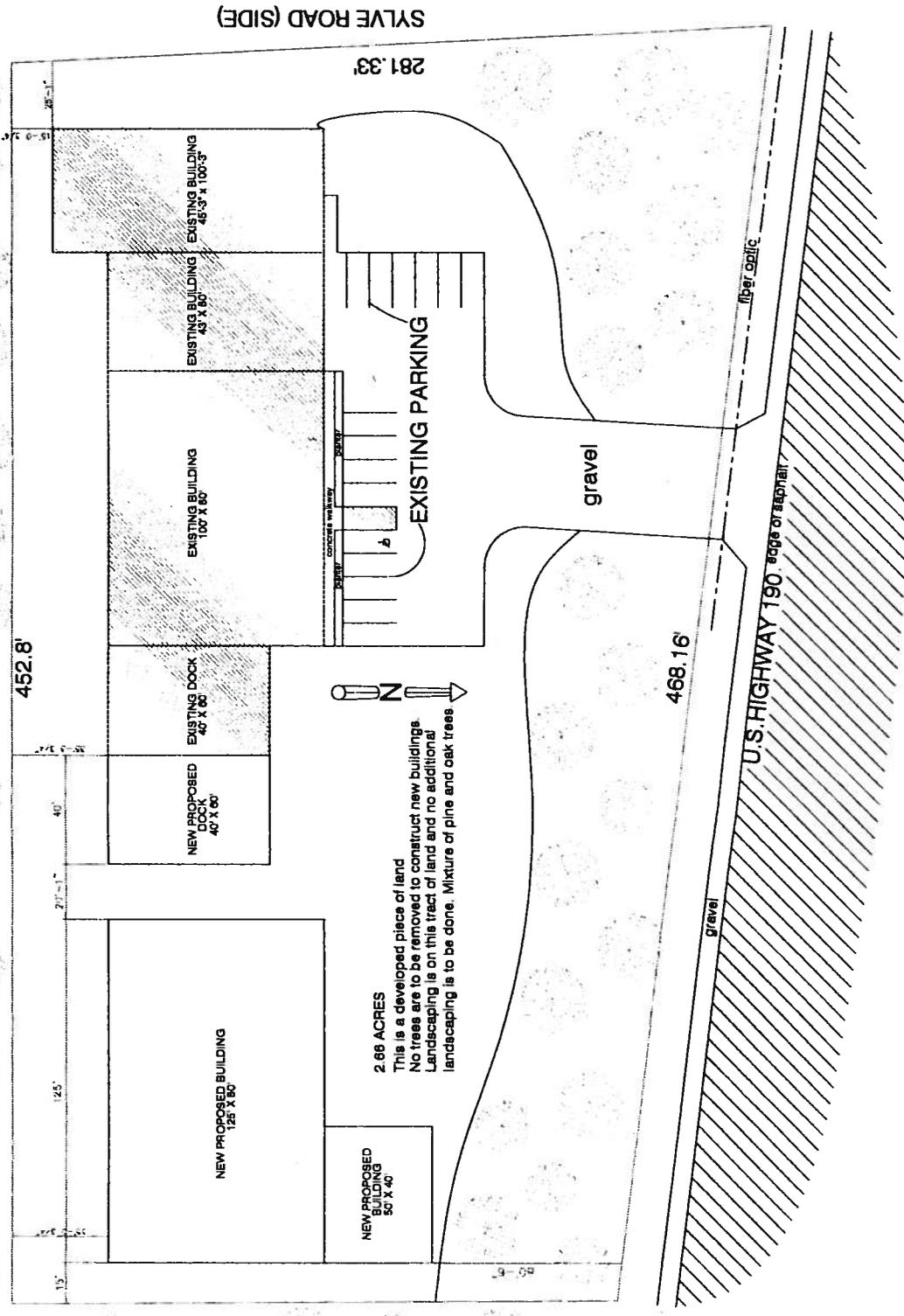
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St.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

CASE NO.: PR14-05-003
APPLICANT: Martin J. Abraham
PROPOSED USE: New Office Warehouse & Addition to Existing Office Warehouse
PREVIOUS/CURRENT USE: Office warehouse
SQ. FT. OF USE: 14,400 sq.ft.
GROSS AREA LOT SIZE: 2.65 acres
ZONING CLASSIFICATION: HC-2 (Highway Commercial) District
CORRIDOR: Tammany Trace Overlay
LOCATION: Parcel located on the south side of US Highway 190 West, west of Thompson Road, east of Sylve Road, being 2371 US Highway 190 West, Slidell; S39,T8S,R14E; Ward 9, District 11



PR14-05-003

TAMMANY TRACE
G.M.&O. RAILROAD RIGHT - OF - WAY



2.66 ACRES
This is a developed piece of land
No trees are to be removed to construct new buildings.
Landscaping is on this tract of land and no additional
landscaping is to be done. Mixture of pine and oak trees

NO REPRODUCTION OR OTHER USE OF THIS DRAWING OR ITS CONTENTS IS PERMITTED WITHOUT WRITTEN CONSENT OF THE LEGAL OWNER.

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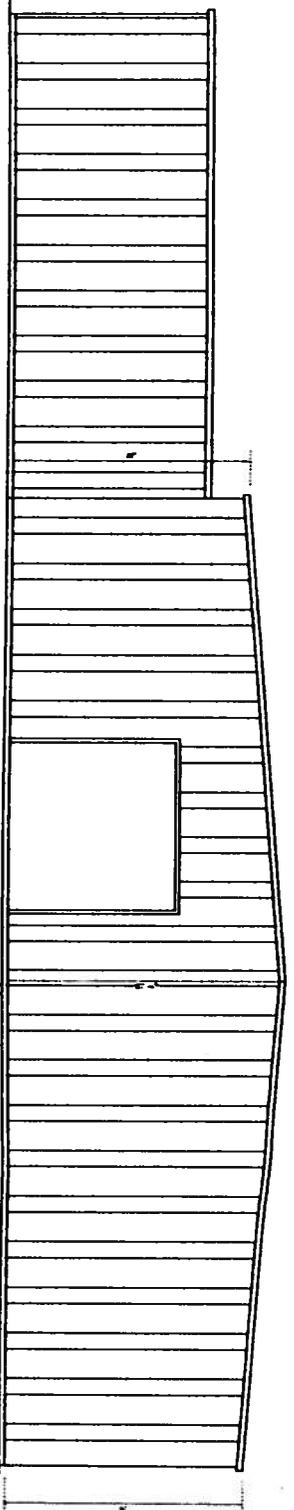
SCD SOUTHERN CUSTOM DESIGNS
PHONE: (504)319-0386 ; FAX: (985)231-7120
EMAIL: southerncustomdesigns@gmail.com

CHILL RITE
SECTION 98, T8S, R14E
NEAR CITY OF SLIDELL
ST. TAMMANY PARISH, LA

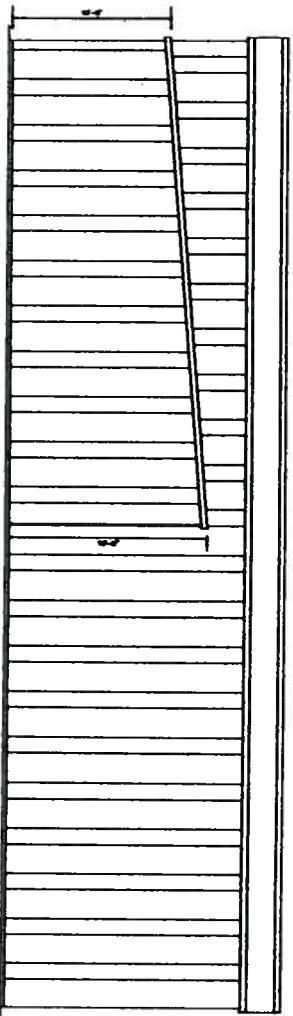
Drawn By	LISA SOUTHERN
Date	4-4-14
Scale	1/8" = 1'-0"
Sheet #	2
Project #	CHILL RITE

1 of 2
CHILL RITE

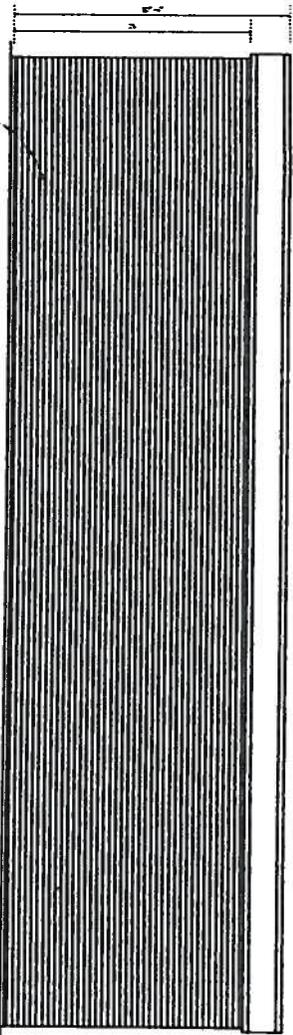
PR14-05-003



right side elevation



front elevation (hwy 190 side)



lapped siding

rear elevation (trace)

50' X 40'

ELEVATIONS		Drawn by	
Sheet No.	98M24	USA SOUTHERNE	CHILL RITE
Date	4-4-14	SECTION 39, T8S, R14E NEAR CITY OF SLIDELL, ST. TAMMANY PARISH, LA	
Quantity	2	CHILL RITE	

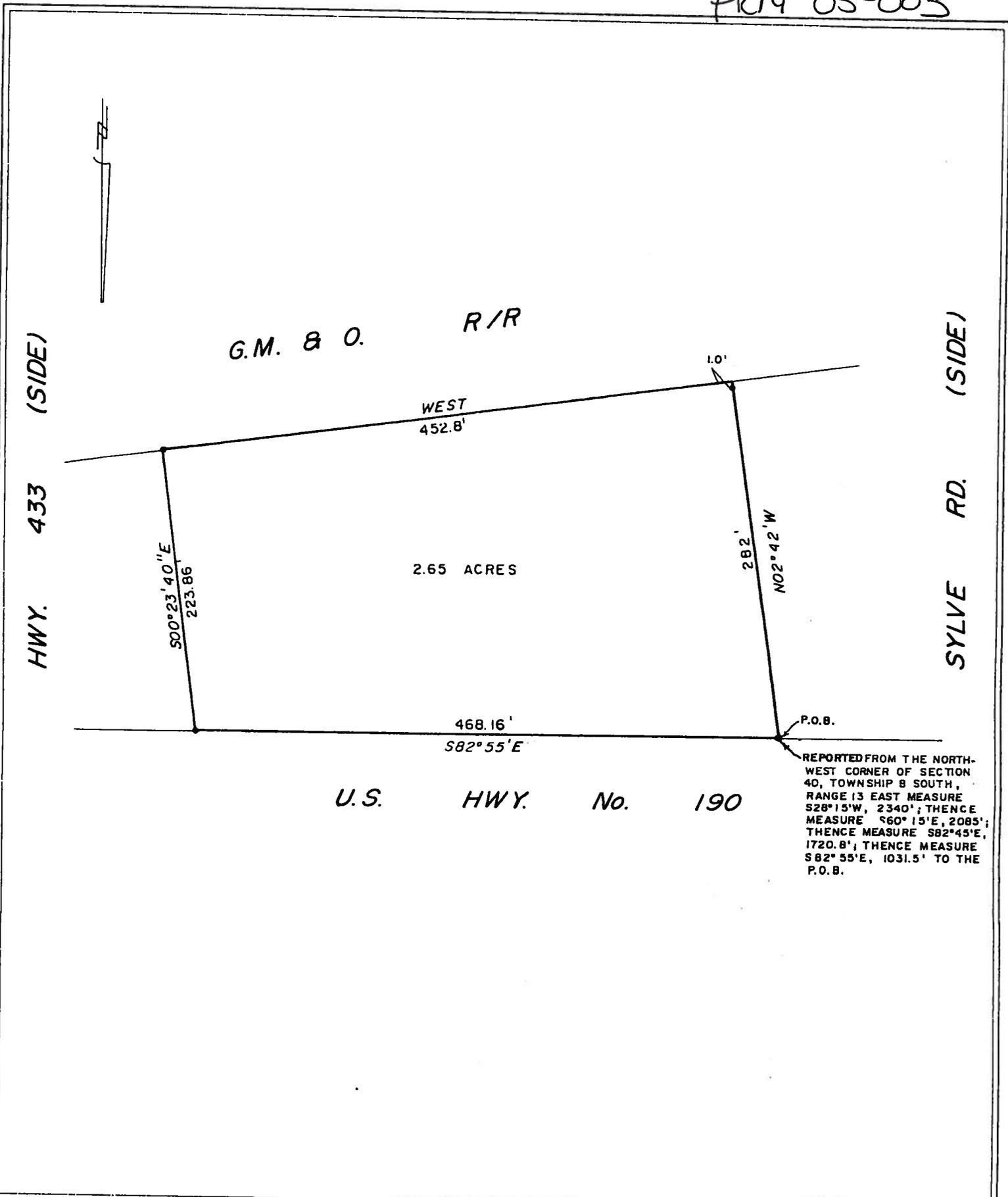


SOUTHERN CUSTOM DESIGNS

PHONE: (504)319-0386 ; FAX: (985)231-7120
EMAIL: southerncustomdesigns@gmail.com

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P214-05-003



REPORTED FROM THE NORTH-WEST CORNER OF SECTION 40, TOWNSHIP 8 SOUTH, RANGE 13 EAST MEASURE S28°15'W, 2340'; THENCE MEASURE S60°15'E, 2085'; THENCE MEASURE S82°45'E, 1720.8'; THENCE MEASURE S82°55'E, 1031.5' TO THE P.O.B.

SURVEY OF A 2.65 ACRE PARCEL OF LAND SITUATED IN SECTION 39, T8S-R1.14E ST. TAMMANY PARISH, LA.

DADING, MARQUES & ASSOCIATES, INC.

P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200

P.O. BOX 213
COVINGTON, LA. 70434
(504) 893-3033

JOSEPH M. MARQUES
REG. No. 4457
REGISTERED
LAND SURVEYOR

Joseph M. Marques
SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:
STEWART TITLE OF LA., INC. (S940921)

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.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE:	SCALE:		DRAWN BY:	CHECKED BY:	JOB NO.	PLAT No.:
11-17-94	1" = 100'	■ = iron rod	JR	JMM	04 4204	D 010 555