

ZONING STAFF REPORT

Date: May 27, 2014

Meeting Date: June 3, 2014

Case No.: ZC14-05-039

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (05/06/14)

Posted: 05/20/14

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:

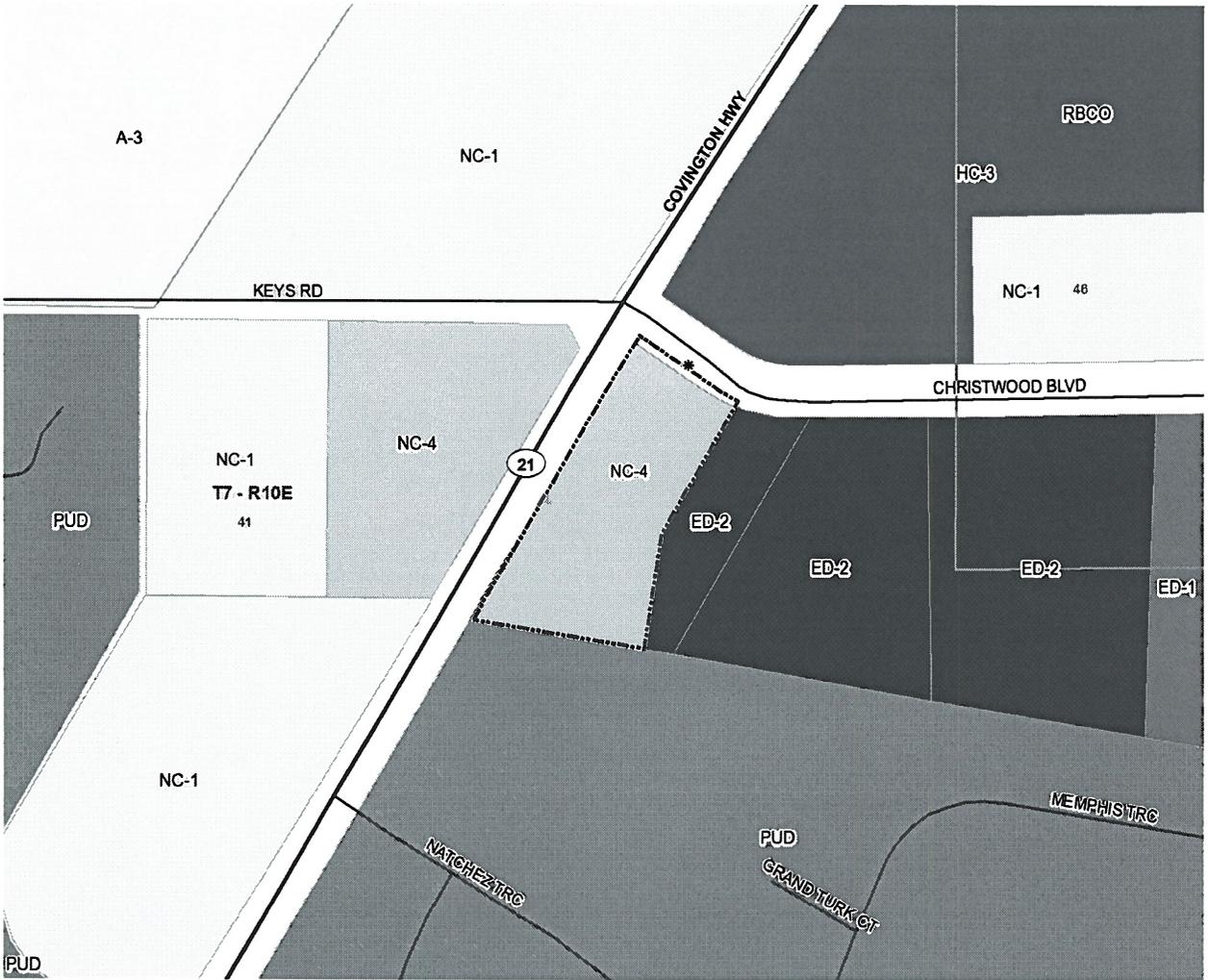
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District). The site is located at the southeast corner of LA Highway 21 & Christwood Blvd. The 2025 Future Land Use Plan calls for the area to be developed as a Planned District 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.

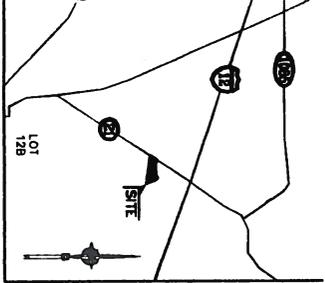
STAFF RECOMMENDATION:

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

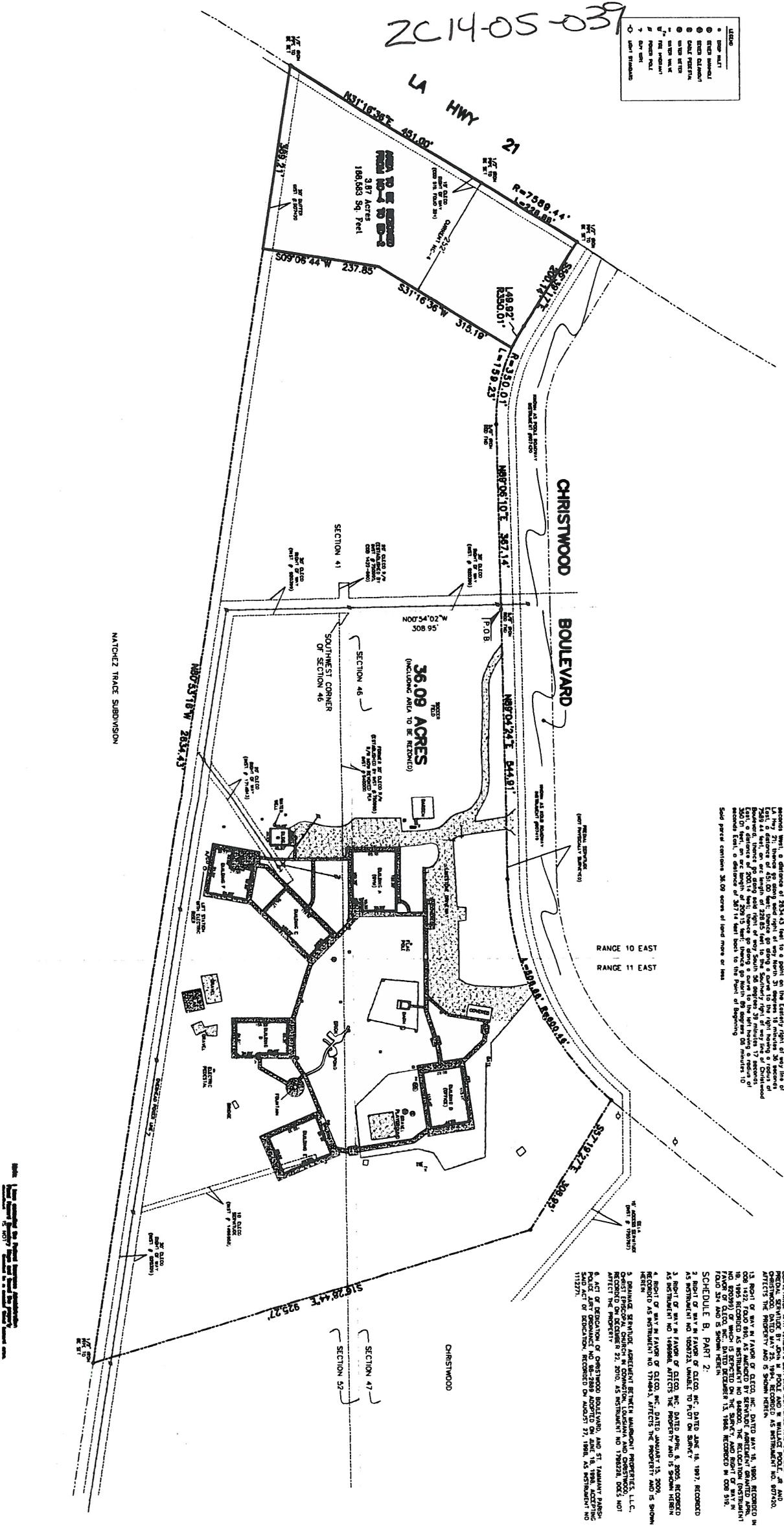
CASE NO.: ZC14-05-039
PETITIONER: Christ Episcopal School/ John Pousson or Bert Duvic
OWNER: Christ Episcopal Church
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District)
LOCATION: Parcel located at the southeast corner of LA Highway 21 & Christwood Blvd;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



SECTIONS 41 & 46, TOWNSHIP 7 SOUTH - RANGE 10 EAST & SECTIONS 47 & 52, TOWNSHIP 7 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA



- LEGEND**
- BOUNDARY
 - EXISTING BUILDING
 - EXISTING DRIVEWAY
 - EXISTING DRIVE
 - EXISTING WALK
 - EXISTING CURB
 - EXISTING FENCE
 - EXISTING POB
 - EXISTING DRIVEWAY



LEGAL DESCRIPTION

As that certain portion of ground situated in Sections 41 & 46, Township 7 South, Range 10 East and Sections 47 & 52, Township 7 South, Range 11 East, St. Tammany Parish and East Feliciana Parishes, Louisiana, containing 36.09 acres, more or less, as shown on the plat hereof, and as the same are more particularly described in the legal description hereinafter set forth, to-wit:

From the Southwest corner of Section 46, 80' North 00' degrees 34' minutes 02" seconds West, a distance of 200.35 feet to the Point of Beginning;

From the Point of Beginning, going along the Southern right of way line of Christwood Boulevard North 89' degrees 04' minutes 24" seconds East, a distance of 344.81 feet, thence going along a curve to the left having a radius of 602.34 feet and an arc length of 100.00 feet, thence North 89' degrees 04' minutes 24" seconds East, a distance of 200.35 feet, thence South 88' degrees 28' minutes 44" seconds East, a distance of 253.43 feet to a point on the Eastern right of way line of LA Hwy 21, thence 80' along said right of way North 33' degrees 14' minutes 36" seconds East, a distance of 228.85 feet to the Southern right of way line of Christwood Boulevard, thence 80' along said right of way South 56' degrees 39' minutes 17" seconds East, a distance of 200.15 feet, thence 80' North 89' degrees 04' minutes 24" seconds East, a distance of 267.14 feet back to the Point of Beginning.

Said parcel contains 36.09 acres of land more or less.

EASEMENTS/SERVITUDES:

SCHEDULE B:

1. RIGHT OF WAY IN FAVOR OF CLECO, INC. GRANTED BY CHRISTWOOD, BY ACT DATED AUGUST 4, 1994, THIRTY (30) FEET WIDE, RECORDED AS INSTRUMENT NO. 87719, AFFECTS THE PROPERTY AND IS SHOWN HEREIN.

2. EASEMENT IN FAVOR OF CLECO, INC. GRANTED BY CHRISTWOOD, BY ACT DATED AUGUST 4, 1994, THIRTY (30) FEET WIDE, RECORDED AS INSTRUMENT NO. 87719, AFFECTS THE PROPERTY AND IS SHOWN HEREIN.

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REFERENCES:

1. RECORDS AT CLECO, INC. (TAMMANY PARISH, LOUISIANA) INSTRUMENT NO. 87719, DATED AUGUST 4, 1994.

2. RECORDS AT CLECO, INC. (TAMMANY PARISH, LOUISIANA) INSTRUMENT NO. 87719, DATED AUGUST 4, 1994.

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20. RECORDS AT CLECO, INC. (TAMMANY PARISH, LOUISIANA) INSTRUMENT NO. 87719, DATED AUGUST 4, 1994.

<p>REVISION DATE: _____</p>	<p>CHRIST EPISCOPAL SCHOOL SEC. 41, TOWNSHIP 7 SOUTH-RANGE 10 EAST & ST. TAMMANY PARISH, LOUISIANA</p>	<p>RANDALL W. BROWN & ASSOCIATES PROFESSIONAL LAND SURVEYORS • PLANNERS • CON 228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70 (985) 624-5368 • FAX(985) 624-5300</p>
<p>DRAWN BY: RJB</p> <p>CHECKED BY: RJB</p> <p>DATE: 3-11-2014</p> <p>SCALE: 1"=100'</p> <p>SHEET NO. 14309</p>		

ZONING STAFF REPORT

Date: May 27, 2014

Meeting Date: June 3, 2014

Case No.: ZC14-05-035

Determination: Approved Amended Postponed Denied

Posted: 05/21/14

GENERAL INFORMATION

PETITIONER: Shawn Courrege
OWNER: Shawn Courrege, Gregory Allen Knight and Jeffrey Bryan Knight
REQUESTED CHANGE: From A-1A (Suburban District) to NC-5 (Retail and Service District)
LOCATION: Parcel located at the southeast corner of LA Highway 437 & Knights Road, being 78392 Highway 437, Covington; S35,T5S,R11E; Ward 2, District 2
SIZE: 2.45 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	Residential	A-1A (Suburban District)
South	Residential	A-1A (Suburban District)
East	Residential/Undeveloped	A-1A (Suburban District)
West	Undeveloped	A-1A (Suburban District)

EXISTING LAND USE:

Existing development? Yes Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

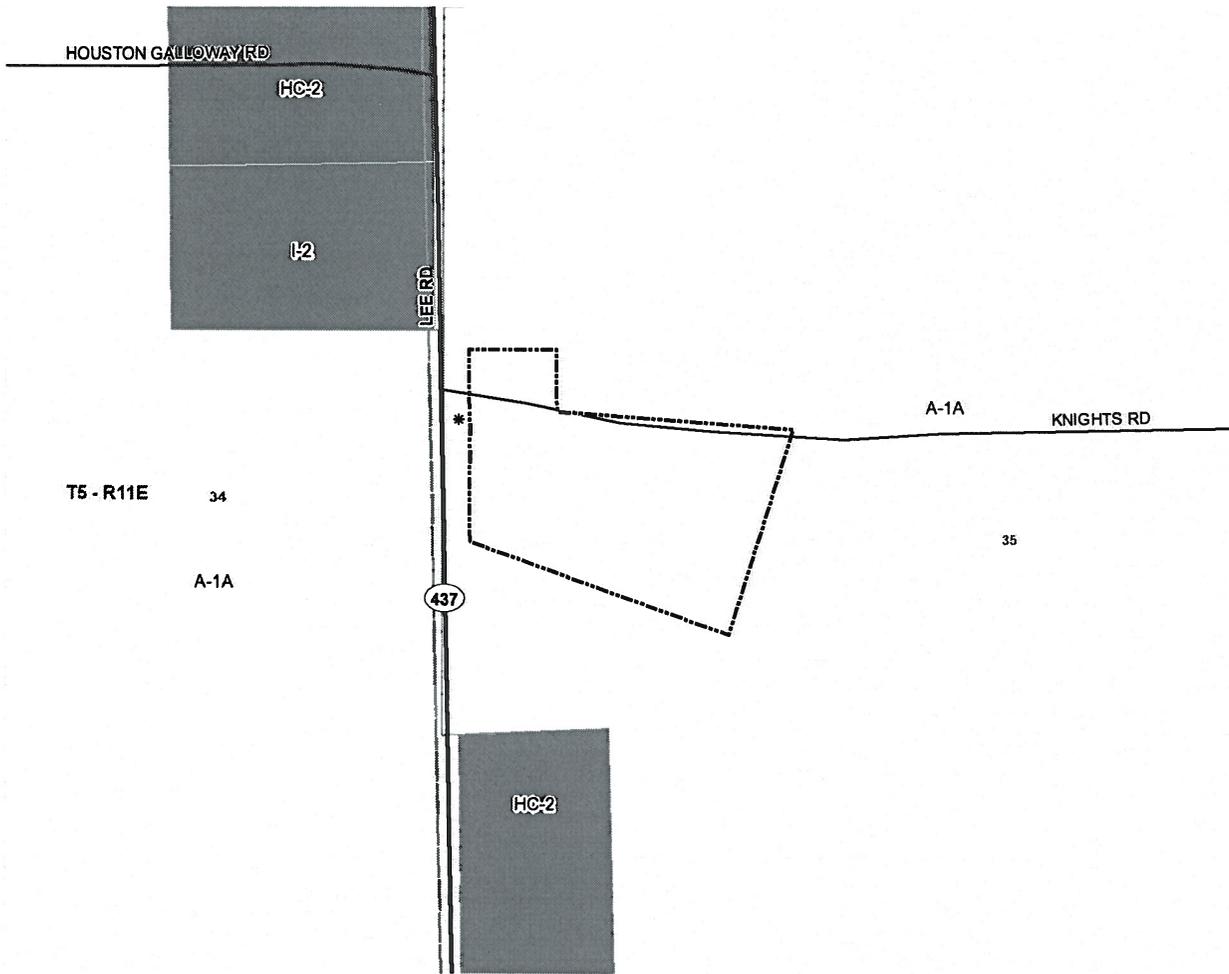
The petitioner is requesting to change the zoning from A-1A (Suburban District) to NC-5 (Retail and Service District). The site is located at the southeast corner of LA Highway 437 & Knights Road, being 78392 Highway 437, Covington. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses. The site is currently developed with an unoccupied commercial building and a single family residence. Staff is not completely opposed with a request to rezone the property to commercial; however, the NC-5 zoning designation may be too intense for the area, considering that the site is surrounded by residential uses on the north, south and east sides.

Note that the property was zoned R Rural District before the comprehensive rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-5 (Retail and Service District) designation be denied.

CASE NO.: ZC14-05-035
PETITIONER: Shawn Courrege
OWNER: Shawn Courrege, Gregory Allen Knight and Jeffrey Bryan Knight
REQUESTED CHANGE: From A-1A (Suburban District) to NC-5 (Retail and Service District)
LOCATION: Parcel located at the southeast corner of LA Highway 437 & Knights Road, being 78392 Highway 437, Covington; S35,T5S,R11E; Ward 2, District 2
SIZE: 2.45 acres



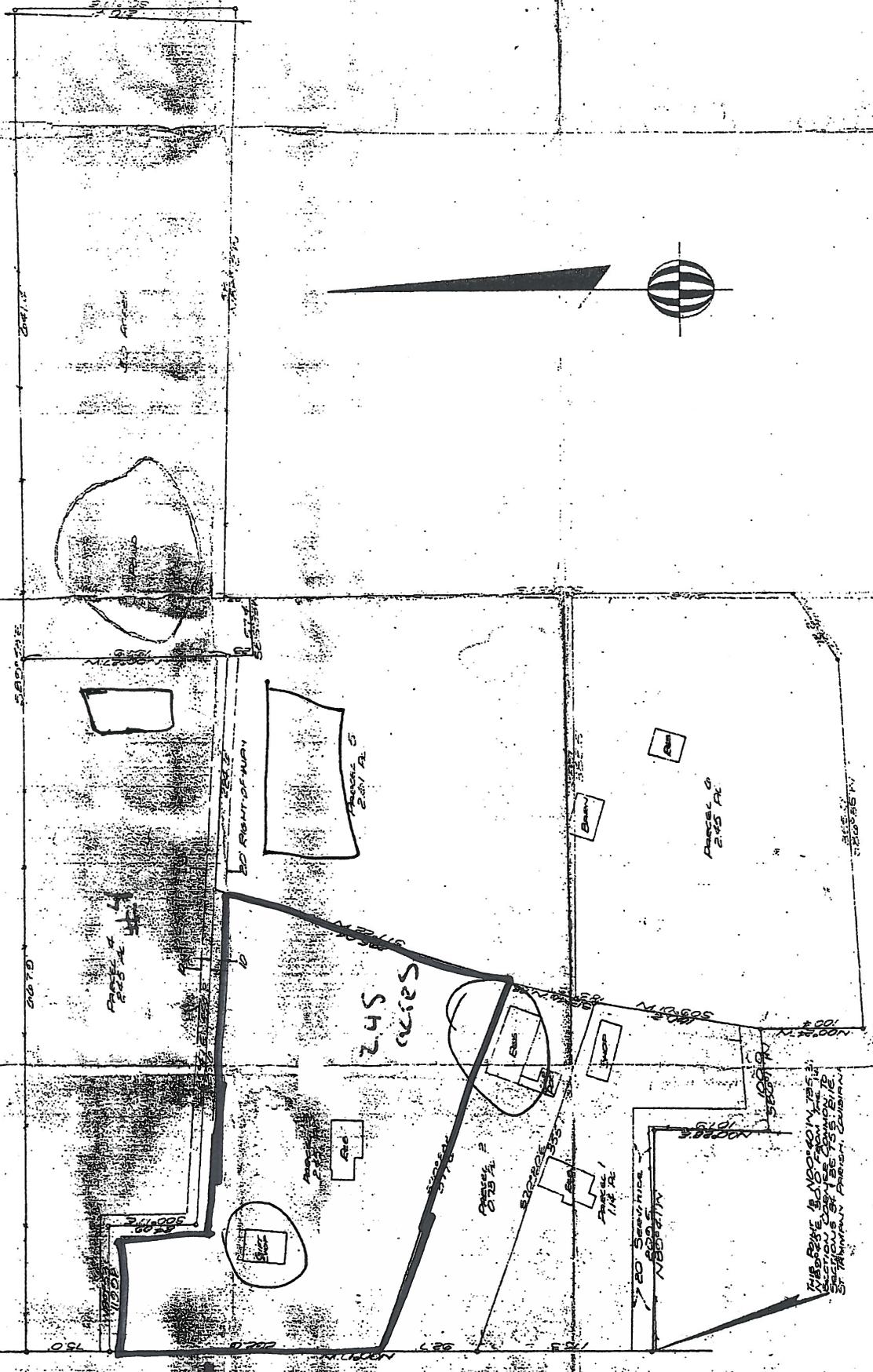
2014-05-03S

THE FOLLOWING IS:
WILLIAM H. KNIGHT
 LICENSE NO. 1000
 EXPIRES 12/31/2014
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF MISSISSIPPI
 LICENSE NO. 1000
 EXPIRES 12/31/2014



LS LAND SURVEYING INC
 COVINGTON, LA

THIS MAP IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.



LA. HWM. NO. 231

ZONING STAFF REPORT

Date: May 27, 2014

Meeting Date: June 3, 2014

Case No.: ZC14-06-045

Determination: Approved Amended Postponed Denied

Posted: 05/20/14

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: St. Tammany Parish School Board
REQUESTED CHANGE: From A-2 (Suburban District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the northwest corner of C. S. Owens Road & LA Highway 1077; S14,T7S,R10E; Ward 1, District 1
SIZE: 3.91 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish & 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	Single Family Residence	A-2 (Suburban District)
South	School	ED-1 (Primary Education District)
East	Undeveloped	NC-6 (Public, Cultural & Recreation District)
West	School	ED-1 (Primary Education District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to ED-1 (Primary Education District). The site is located on the northwest corner of C. S. Owens Road & LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential uses. The site is currently surrounded on the south and west sides by the Madisonville Elementary School. The zoning change is being requested to allow for an expansion of the school. Staff has no objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.

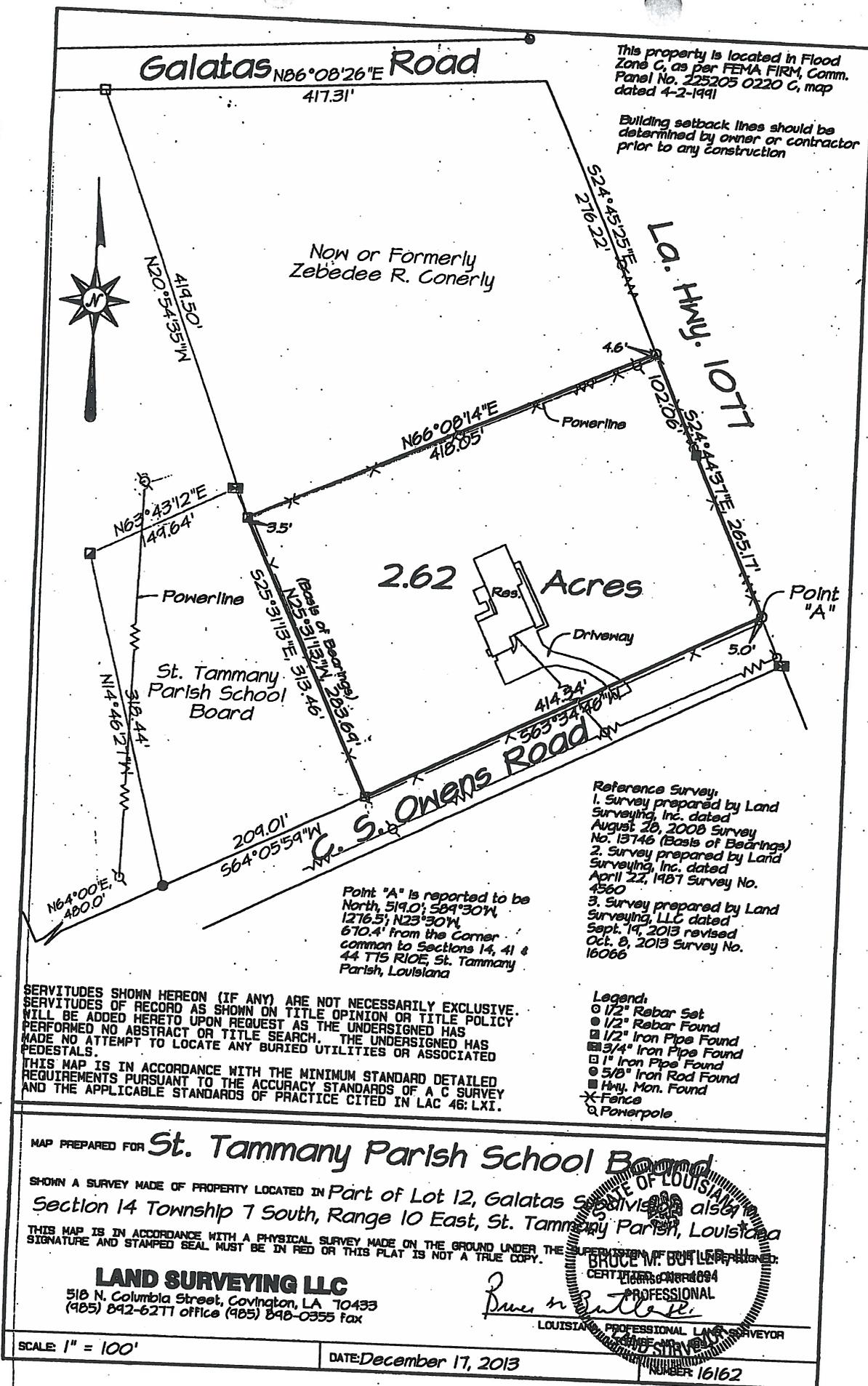
CASE NO.: ZC14-06-045
PETITIONER: Jeff Schoen
OWNER: St. Tammany Parish School Board
REQUESTED CHANGE: From A-2 (Suburban District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the northwest corner of C. S. Owens Road & LA Highway 1077; S14,T7S,R10E; Ward 1, District 1
SIZE: 3.91 acres



ZC14-06-045

St. Tammany Parish Clerk of Court In 1934715

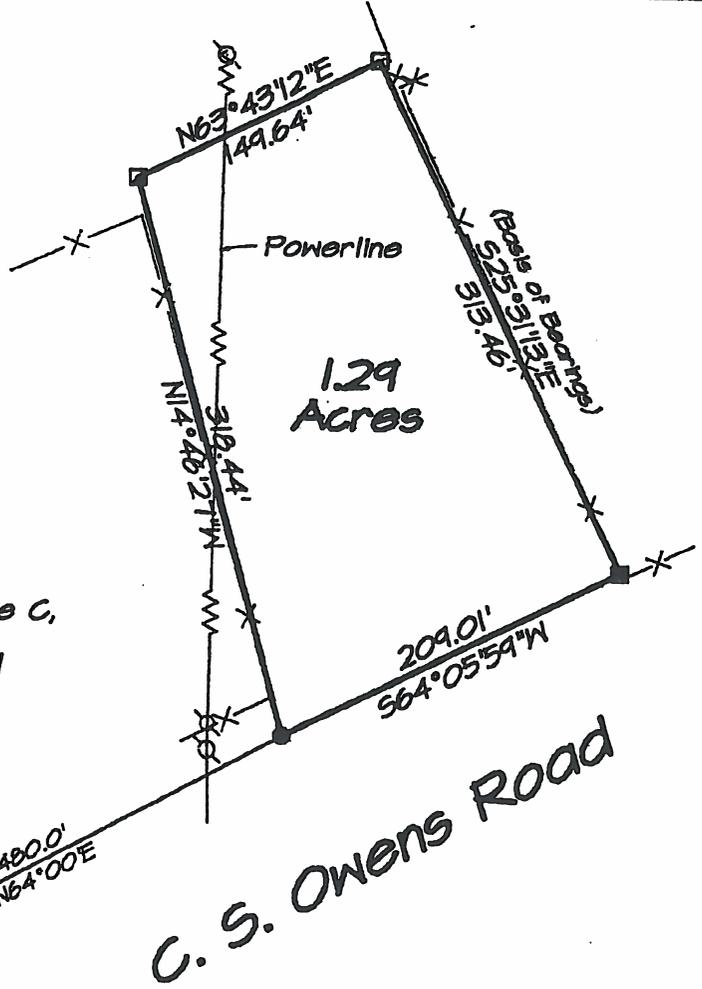
Page 6 of 6



ZC14-06-045



Reference Survey:
 (Basis of Bearings)
 1. Survey prepared by Land Surveying, Inc. dated August 28, 2008 Survey No. 13746
 2. Survey prepared by Land Surveying, Inc. dated April 22, 1987 Survey No. 4560



This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0220 C, map dated 4-2-1991

Building setback lines should be determined by owner or contractor prior to any construction

Reported to be the SW Corner of Lot 12 Galatas S/D

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

- Legend:
- 1/2" Rebar Found (bent)
 - 1" Iron Pipe Found
 - 3/4" Iron Pipe Found
 - ▣ 1/2" Iron Pipe Found
 - * Fence
 - ~ Powerpole

MAP PREPARED FOR

St. Tammany Parish School Board

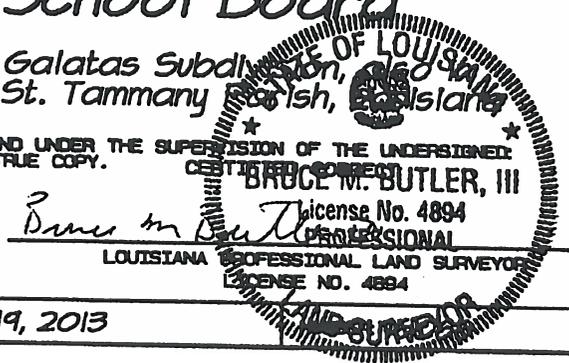
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Part of Lot 12, Galatas Subdivision, Section 14 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana

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.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
 (985) 892-6271 office (985) 898-0355 fax

Revised: Oct. 8, 2013



SCALE: 1" = 100'

DATE: September 19, 2013

ZONING STAFF REPORT

Date: May 27, 2014

Meeting Date: June 3, 2014

Case No.: ZC14-06-046

Determination: Approved Amended Postponed Denied

Posted: 05/20/14

GENERAL INFORMATION

REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)

LOCATION: Parcel located on the north side of Fremeaux, east of Beth Drive, west of Nellie Drive, being lots 7 to 17, Square 4, Pine Shadows Subdivision; S11,T9S,R14E; Ward 8, District 12

SIZE: 1.6 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

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 (Single Family Residential District)
South	Residential	City of Slidell
East	Residential & Commercial	A-4 (Single Family Residential District) & HC-2 (Highway Commercial District)
West	Commercial	NC-4 (Neighborhood Institutional 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:

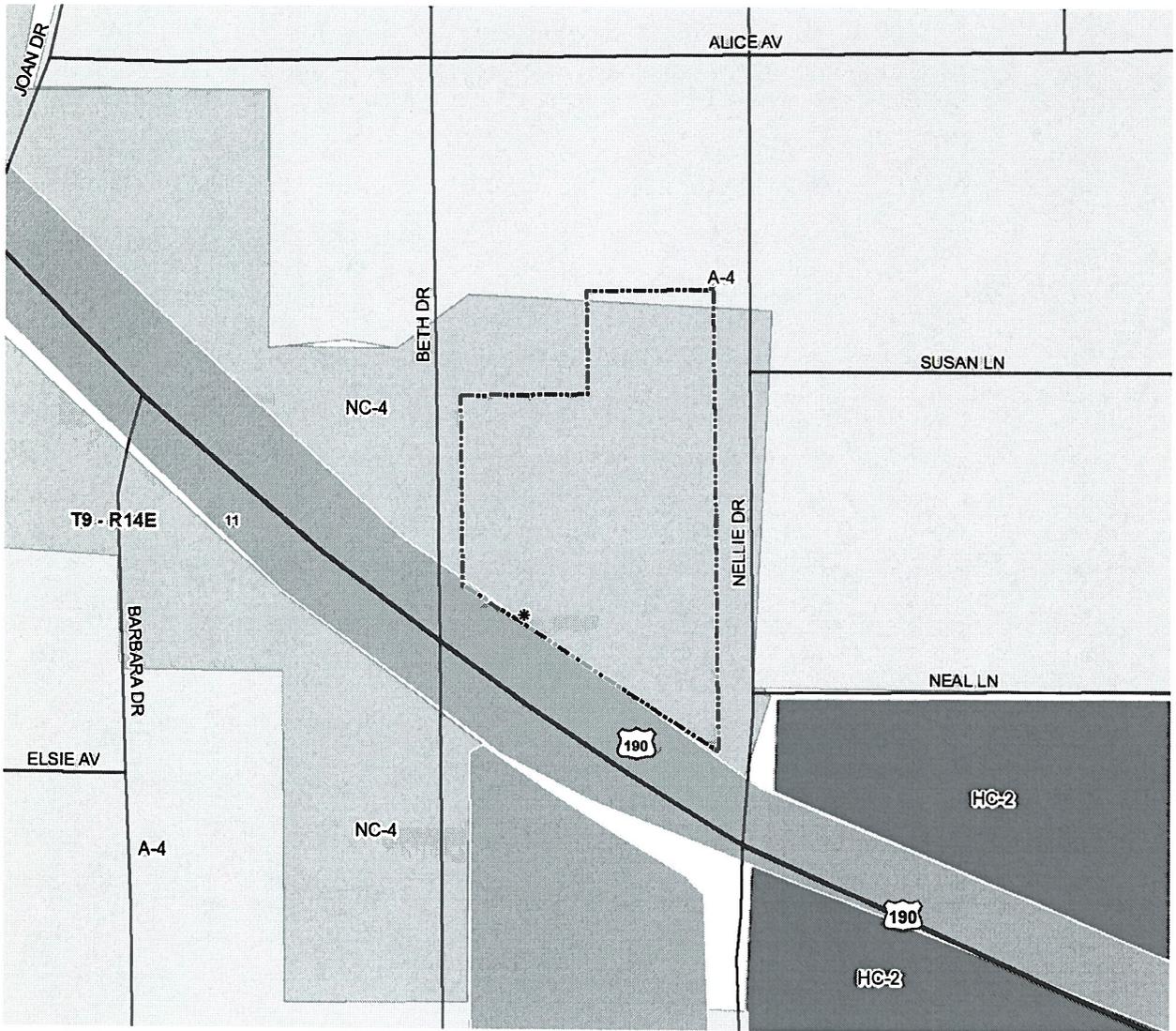
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the north side of Fremeaux, east of Beth Drive, west of Nellie Drive, being lots 7 to 17, Square 4, Pine Shadows Subdivision. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff feels that there is no compelling reason to increase the intensity of the commercial zoning from NC-4 to HC-2, considering that the site is surrounded by single family residences north and west sides.

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

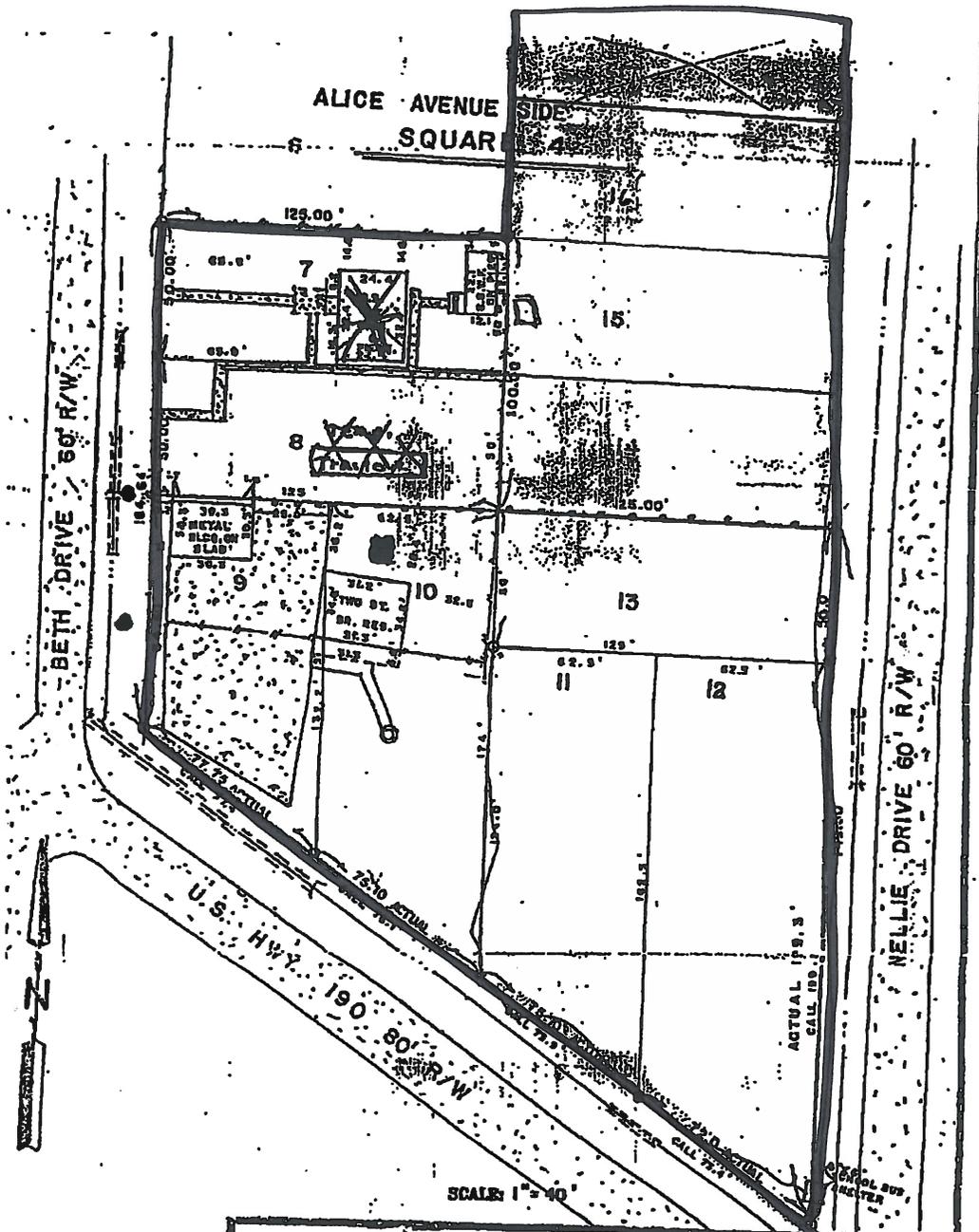
STAFF RECOMMENDATION:

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

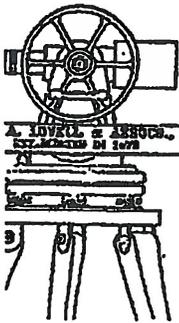
CASE NO.: ZC14-06-046
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of Fremoux, east of Beth Drive, west of Nellie Drive, being lots 7 to 17, Square 4, Pine Shadows Subdivision; S11,T9S,R14E; Ward 8, District 12
SIZE: 1.6 acres



2014-06-046



SCALE: 1" = 40'



A. LOVELL & ASSOC., INC.
EST. 1928

MAP SHOWING SURVEY OF **LOTS 7, 8, 9, 10, 11, 12 & 13, SQ. 4**
PINE SHADOWS SUBDIVISION 14, 15, 16, 17
 LOCATED IN SECTION 11, T9S R14E G1D
 NEAR THE CITY OF SLIDELL, ST.
 TAMMANY PARISH, LOUISIANA

By **CAPT. ANDREW MCKINNEY**

TO ALL PARTIES INTERESTED, I IN TITLE TO PREMISES SURVEYED:
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS ACTUALLY MADE AND IS CORRECT, AND THAT NO ENCUMBRANCES ARE SHOWN THEREON, AS FAR AS I KNOW, EXCEPT AS MAY BE SHOWN OTHERWISE ON THIS PLAT.

DATE: **SEPTEMBER 10, 1990**
 JOB NO.: 100937

Albert A. Lovell
ALBERT A. LOVELL
 REG. No. 4302
 REGISTERED
 LAND SURVEYOR

ALBERT A. LOVELL & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2811 50th AVENUE SOUTH
 MEMPHIS, TN 38118 904-541-3211

ZONING STAFF REPORT

Date: May 27, 2014

Meeting Date: June 3, 2014

Case No.: ZC14-06-047

Determination: Approved Amended Postponed Denied

Posted: 05/20/14

GENERAL INFORMATION

PETITIONER: Tori Guidry
OWNER: Tori Guidry
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of Herwig Bluff Road, east of Military Road, being 41449 Herwig Bluff Road, Slidell; S37,T9S,R15E; Ward 8, District 9
SIZE: 4.46 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 & Residential	A-4 (Single-Family Residential District)
South	Residential	A-4 (Single-Family Residential District) & A-2 (Suburban District)
East	Residential	A-4 (Single-Family Residential District)
West	Residential	A-4 (Single-Family Residential District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

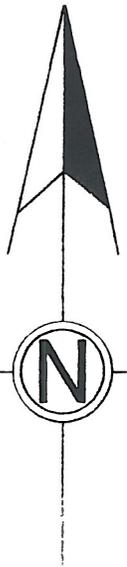
The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to AT-1 (Animal Training/Housing District). The site is located on the north side of Herwig Bluff Road, east of Military Road, being 41449 Herwig Bluff Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses and may also include agricultural and open space uses. The requested zoning change to AT-1 would allow for the property to be developed with horse riding & animal training facility, commercial stables and commercial kennels. Staff does not have any objections to the request, considering that the property is almost 5 acre in size and that there is a 100 foot buffer between the abutting residential subdivision and the subject site.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-1 (Animal Training/Housing District) designation be approved.

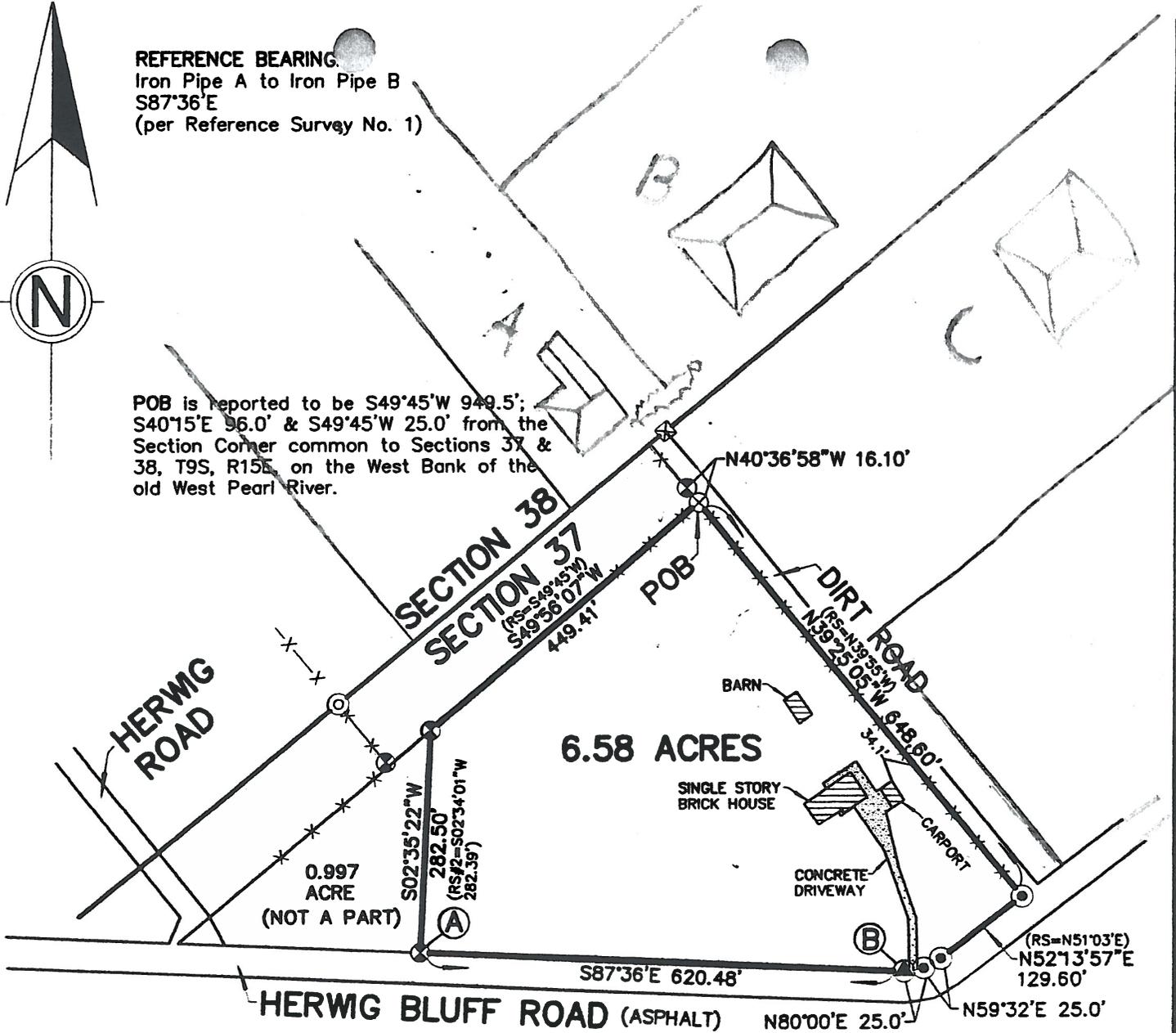
CASE NO.: ZC14-06-047
PETITIONER: Tori Guidry
OWNER: Tori Guidry
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of Herwig Bluff Road, east of Military Road, being 41449 Herwig Bluff Road, Slidell; S37,T9S,R15E; Ward 8, District 9
SIZE: 4.46 acres





REFERENCE BEARING
Iron Pipe A to Iron Pipe B
S87°36'E
(per Reference Survey No. 1)

POB is reported to be S49°45'W 949.5';
S40°15'E 96.0' & S49°45'W 25.0' from the
Section Corner common to Sections 37 &
38, T9S, R15E, on the West Bank of the
old West Pearl River.



LEGEND

- ⊠ = CONCRETE CORNER FOUND
- ⊙ = 2" IRON PIPE FOUND
- ⊗ = 1-1/2" IRON PIPE FOUND
- ⊘ = 1/2" IRON PIPE FOUND
- ⊚ = 1/2" IRON ROD FOUND
- ⊛ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY NO. 1

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0440 D,
dated October 17, 1989.

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 SURVEYS:

1. Survey of 7.56 Acres by Lamar P. Harrison,
Civil Engineer, dated July 31, 1970.
2. Survey for H.J. McGrath by Albert A. Lovell,
Surveyor, dated June 2, 1991.

2014-06-047

SECTION 37
SECTION 38

6.58 ACRES

BLUFF ROAD (ASPHALT)

S87°36'E 620.48'

S02°35'22"W

282.50'

(RS#2=S02°34'01"W
282.39')

(A)

(RS=S49°45'W)
S49°56'07"W

100' x 200'
Arena

POB

SINGLE STORY
BRICK HOUSE

CONCRETE
DRIVEWAY

CARPPORT

DIRT ROAD
(RS=N39°55'W)
N39°25'05"W

648.60'

40' x 100'
Barn

BARN

148'

34.1'

34.1'

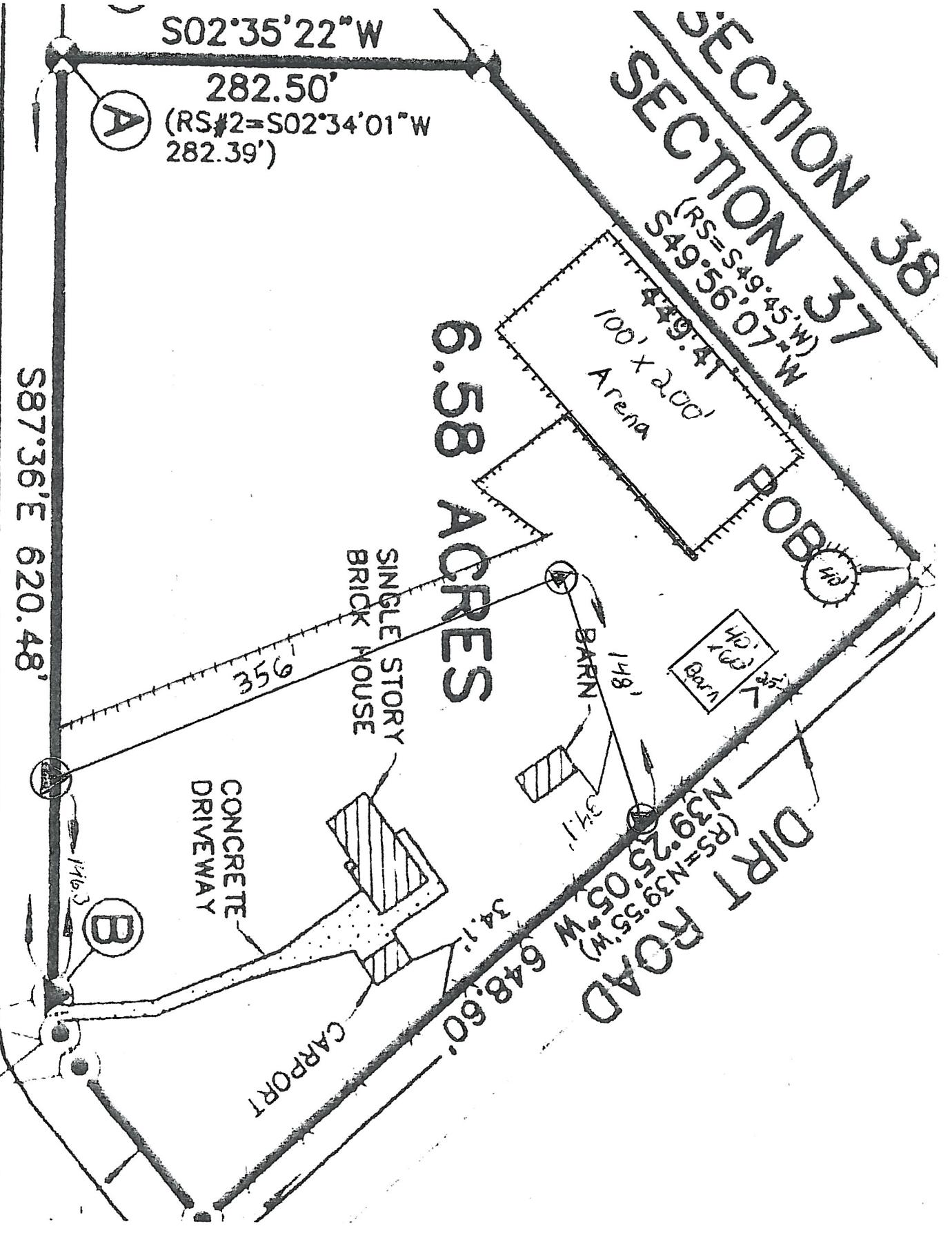
356'

146.3'

(B)

N80°00'E 25.0'

N59°3'



ZONING STAFF REPORT

Date: May 27, 2014

Meeting Date: June 3, 2014

Case No.: ZC14-06-048

Determination: Approved Amended Postponed Denied

Posted: 05/20/14

GENERAL INFORMATION

PETITIONER: Mary & Todd Spell
OWNER: Spell Holdings, LLC
REQUESTED CHANGE: From A-3 (Suburban District) to A-6 (Multiple Family Residential District)
LOCATION: Parcel located at the end of Oak Crest Drive, east of Lee Road, north of Stafford Road, being lot 33, Barker's Corner Estates ; S26,T5S,R11E; Ward 2, District 2
SIZE: 0.81 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	Vacant	A-3 (Suburban District)
South	Vacant	NC-4 (Neighborhood Institutional District)
East	Vacant/Pond	A-3 (Suburban District)
West	Electrical Substation & Gas Station	HC-2 (Highway Commercial 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:

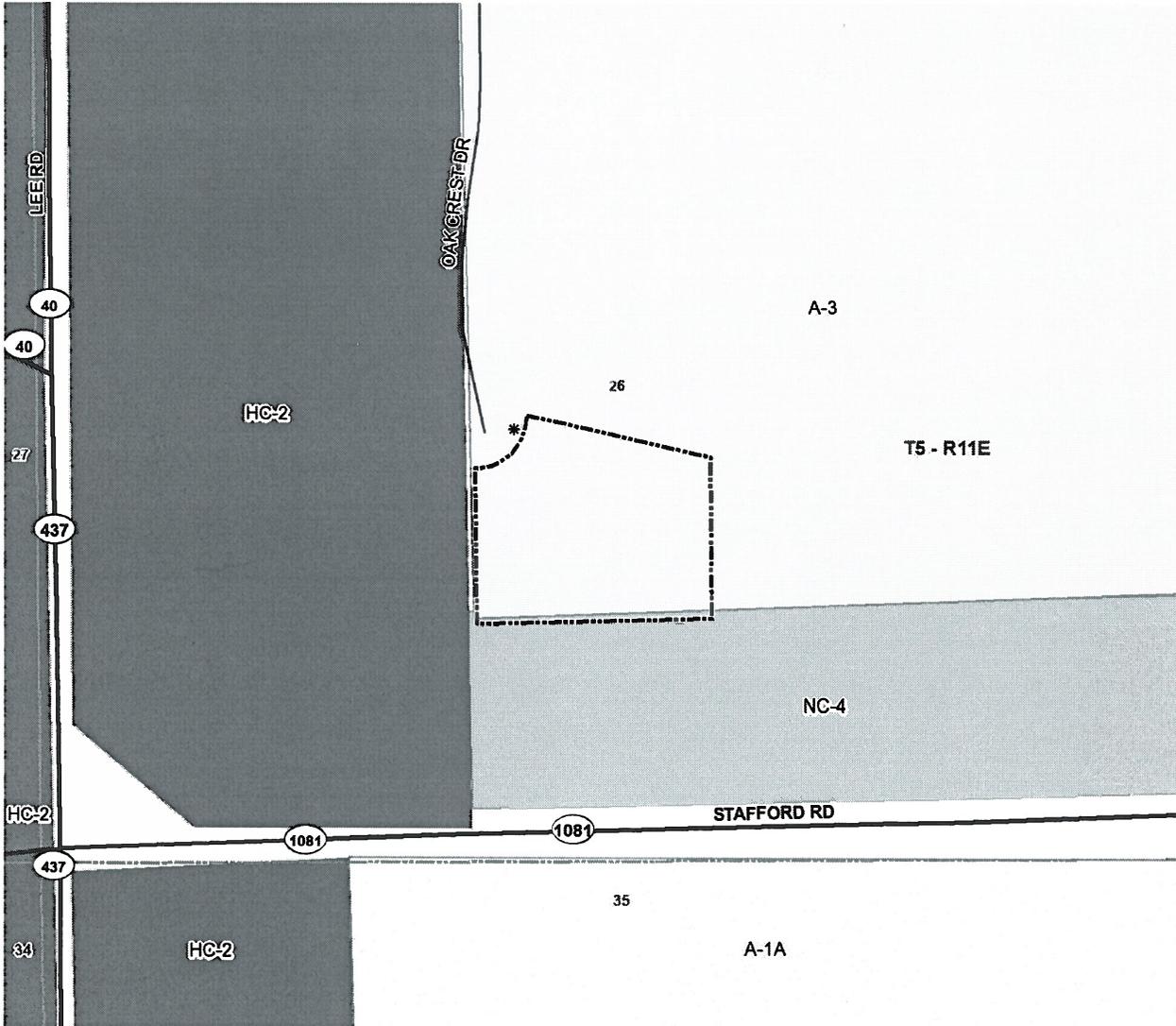
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-6 (Multiple Family Residential District). The site is located at the end of Oak Crest Drive, east of Lee Road, north of Stafford Road, being lot 33, Barker's Corner Estates. The 2025 future land use plan calls for the site to be developed with residential uses. Staff does not have any objections to the request considering that the site is abutting commercial zoning on the south side and on west side, which is currently developed with a gas station and an electrical substation.

Note that the A-6 zoning district allows for multi family residential development at a maximum of 6 units per acres. However, considering the size of the site (0.81 acre), and the required setbacks, the maximum number of units allowed on the site will be less than 6 units.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-6 (Multiple Family Residential District) designation be approved.

CASE NO.: ZC14-06-048
PETITIONER: Mary & Todd Spell
OWNER: Spell Holdings, LLC
REQUESTED CHANGE: From A-3 (Suburban District) to A-6 (Multiple Family Residential District)
LOCATION: Parcel located at the end of Oak Crest Drive, east of Lee Road, north of Stafford Road, being lot 33, Barker's Corner Estates ; S26,T5S,R11E; Ward 2, District 2
SIZE: 0.81 acre



ZONING STAFF REPORT

Date: May 27, 2014
Case No.: ZC14-06-049
Posted: 05/20/14

Meeting Date: June 3, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Debra Levis
OWNER: 3401, LLC
REQUESTED CHANGE: From A-4A (Single-Family Residential District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the northeast corner of Coast Blvd & Behrman Street, being lots 17,18,19 & 20, Square 14, Central Park; S23,T9S,R14E; Ward 8, District 12
SIZE: 12,500 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-4A (Single Family Residential District)
South	Residential	HC-2 (Highway Commercial District)
East	Commercial	I-1 (Industrial District)
West	Residential	A-4A (Single Family Residential 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.

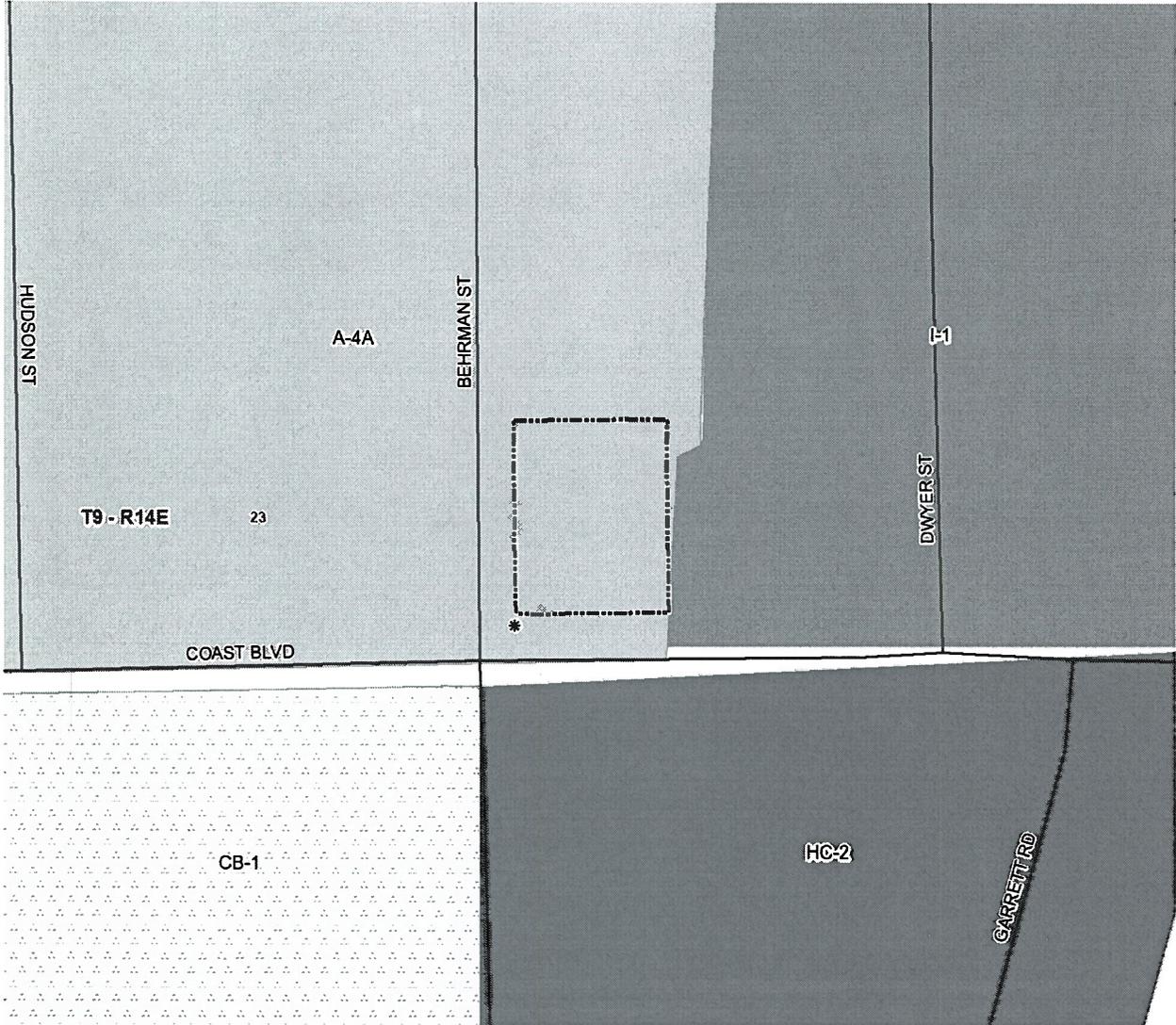
STAFF COMMENTS:

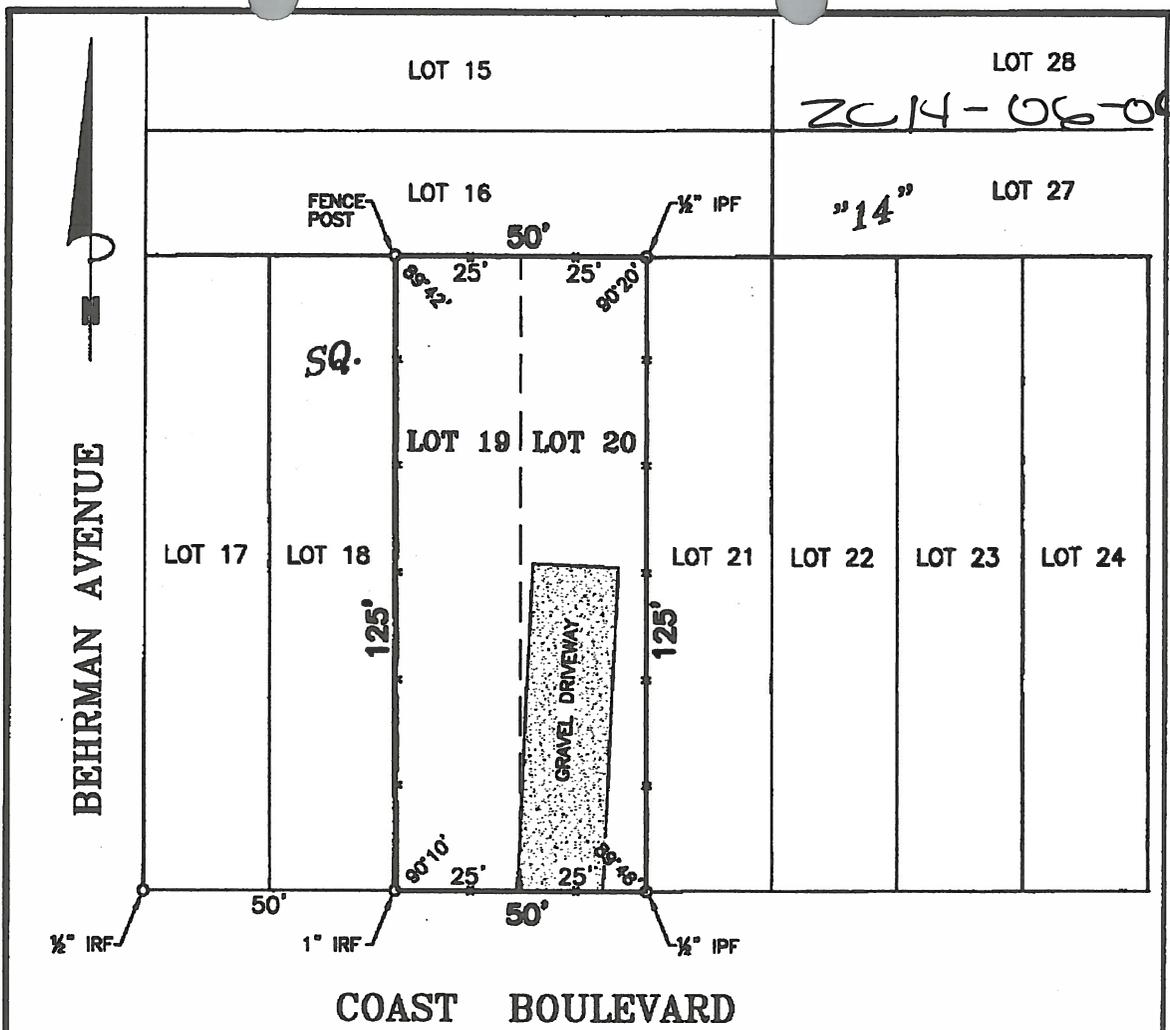
The petitioner is requesting to change the zoning from A-4A (Single-Family Residential District) to HC-2 (Highway Commercial District). The site is located at the northeast corner of Coast Blvd & Behrman Street, being lots 17,18,19 & 20, Square 14, Central Park. The 2025 future land use plan calls for the site to be developed with commercial uses. Staff is not opposed to commercial zoning on the site; however, the HC-2 zoning district may be too intense, considering that the site is abutting existing residences on the north and west sides along Berhman Street and Coast Blvd.

STAFF RECOMMENDATION:

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

CASE NO.: ZC14-06-049
PETITIONER: Debra Levis
OWNER: 3401, LLC
REQUESTED CHANGE: From A-4A (Single-Family Residential District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the northeast corner of Coast Blvd & Behrman Street, being lots 17,18,19 & 20, Square 14, Central Park; S23,T9S,R14E; Ward 8, District 12
SIZE: 12,500 sq.ft.





2014-06-049

"14"

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A-5" with a Base Flood Elevation of 9' in accordance with Community Panel No. 225205 0420 E ; Revised: APRIL 21, 1999

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

**SURVEY MAP OF
LOTS 19 & 20, SQUARE 14, CENTRAL PARK SECTION "A"**

in
St. Tammany Parish, Louisiana

for
ERIC MILLIGAN CONSTRUCTION

Survey No. 2006 1425

Drawn by: SPH

Scale: 1" = 30'

Date: NOVEMBER 14, 2006

Revised:

This Survey is Certified
True and Correct By

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

1011 N. CAUSEWAY BLVD.-SUITE 34 • MANDEVILLE, LA. 70471 (985)626-0808

SLIDELL (985)643-2508 • MANDEVILLE (985)626-3548 • NEW ORLEANS (504)456-2042
HAMMOND (985)345-7841 • FAX NO. (985)626-0057 • E-MAIL: JEBCO1@BELLSOUTH.NET

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

ZONING STAFF REPORT

Date: May 27, 2014

Meeting Date: June 3, 2014

Case No.: ZC14-06-050

Determination: Approved Amended Postponed Denied

Posted: 05/20/14

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Lee Road Dirt Pit, LLC
REQUESTED CHANGE: From A-1 (Suburban District) to I-1 (Industrial District)
LOCATION: Parcel located on the east side of Lee Road Extension, just south of the Washington/St. Tammany Parish line; S22,23,26 & 27,T4S,R11E; Ward 2, District 6
SIZE: 120 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	Washington Parish
South	Undeveloped/Vacant	A-1 (Suburban District)
East	Undeveloped/Vacant	A-1 (Suburban District)
West	Undeveloped/Vacant	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.

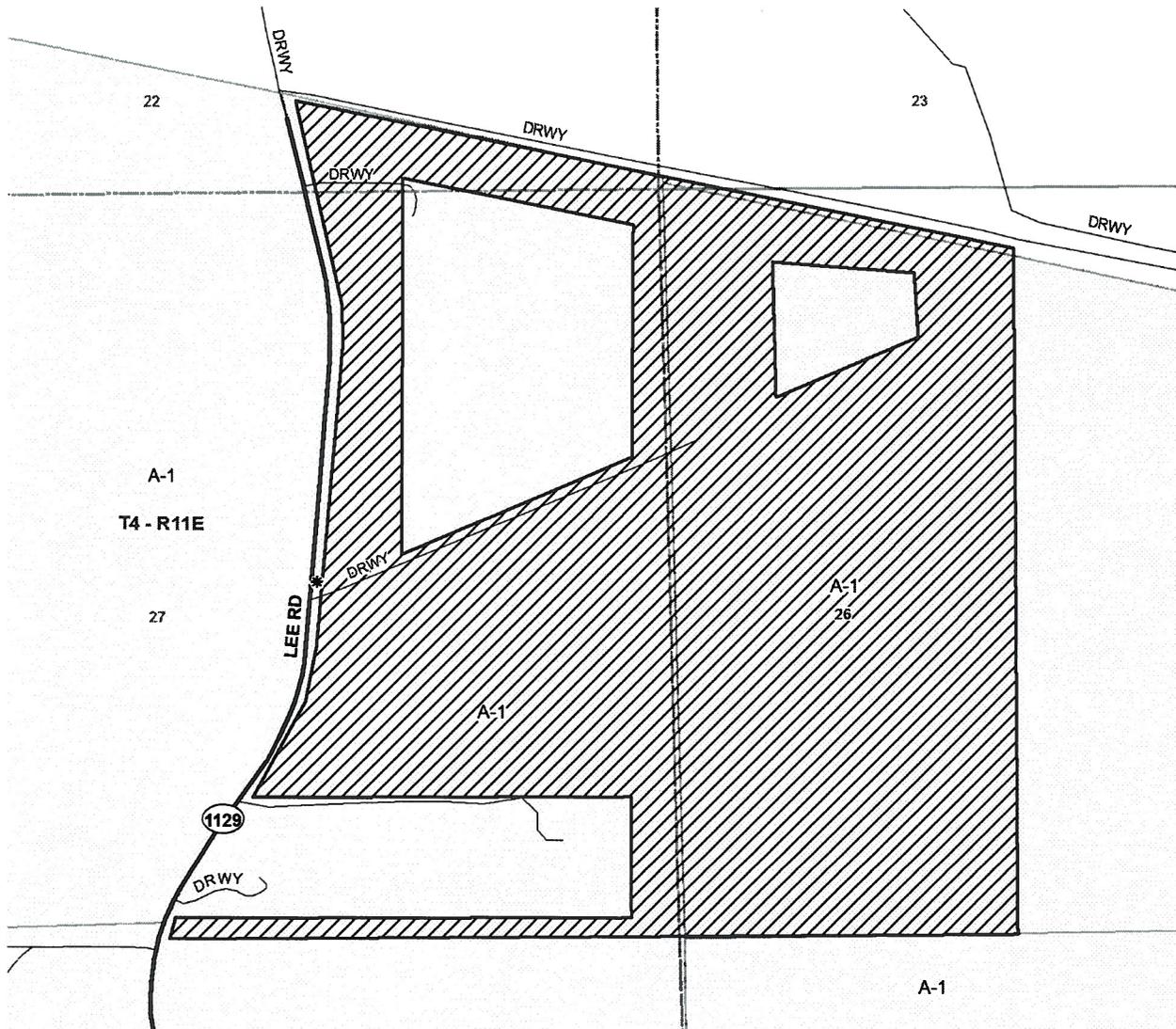
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to I-1 (Industrial District). The site is located on the east side of Lee Road Extension, just south of the Washington/St. Tammany Parish line. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The zoning change is being requested in order to allow for commercial excavation to take place on the site. Note that a conditional use permit (CP99-04-041) was originally approved on the site to operate a dirt pit. Staff has no objections to the request, considering that the site is mostly surrounded by undeveloped and/or vacant land and is already developed as a dirt pit.

STAFF RECOMMENDATION:

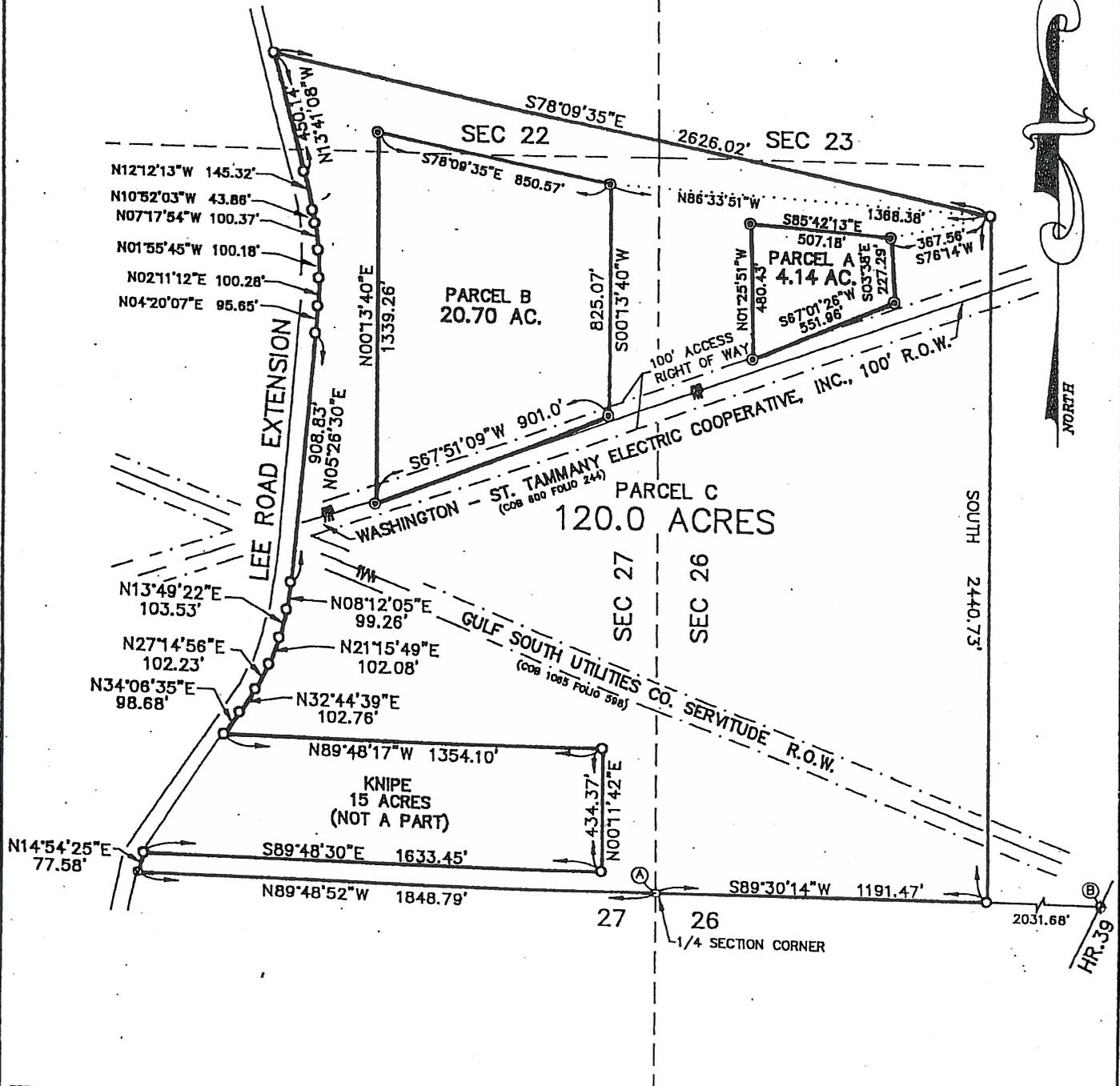
The staff recommends that the request for an I-1 (Industrial District) designation be approved.

CASE NO.: ZC14-06-050
PETITIONER: Jeff Schoen
OWNER: Lee Road Dirt Pit, LLC
REQUESTED CHANGE: From A-1 (Suburban District) to I-1 (Industrial District)
LOCATION: Parcel located on the east side of Lee Road Extension, just south of the Washington/St. Tammany Parish line; S22,23,26 & 27,T4S,R11E; Ward 2, District 6
SIZE: 120 acres



ZC14-06-050

REFERENCE BEARING:
Concrete Corner A to
Iron Pipe B
N89°30'14"E
(Per Reference Survey No. 1)



- REFERENCE SURVEY:
1. SURVEY OF THE RICHARDS FAMILY PROPERTIES BY KELLY McHUGH, SURVEYOR, DATED MARCH 11, 1991.
 2. SURVEY FOR DAVID WADE, DEANA GLASS AND L.C.I. BY JOHN G. CUMMINGS, SURVEYOR, DATED JANUARY 5, 1998.

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

- LEGEND
- = CONCRETE MONUMENT
 - ⊙ = 1" IRON PIPE FOUND
 - ⊗ = 1/2" IRON ROD SET
 - = 1/2" IRON ROD FOUND
 - ⊕ = 1/2" IRON PIPE FOUND

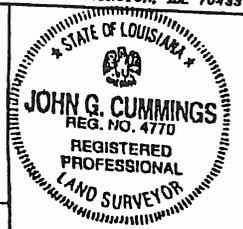
608 N. JEFFERSON AVENUE **JOHN G. CUMMINGS & ASSOCIATES** (504) 882-1648
PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **Ray H. Crow, Jr.**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 4 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 CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 400'

DATE: DECEMBER 11, 2001

NUMBER: 9979D

ZONING STAFF REPORT

Date: May 27, 2012

Meeting Date: June 3, 2014

Case No.: ZC12-03-023

Determination: Approved Amended Postponed Denied

Prior Action: Approved by Council (07/12/12)

Posted: 05/20/14

GENERAL INFORMATION

PETITIONER: James H. Simpson
OWNER: Team Discipleship, INC.
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24,T6S,R10E; Ward 3, District 3
SIZE: 51.27 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-1A (Suburban) District
South	Undeveloped & Industrial	A-1A (Suburban) District & I-2 (Industrial District)
East	Undeveloped & Residential	A-1A (Suburban) District
West	Undeveloped & Residential	A-1A (Suburban) District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD (Planned Unit Development Overlay). The request consists of a reconfiguration of the previously approved plan, in order to remove most of the lots from the wetlands area. Note that the changes will create an increase in the number of lots 92 lots to 106 lots (see below number of lots and lot sizes) and an increase in the gross density of the development from 1.8 lots/acre to 2.01 lots/acre.

Lot sizes/ Dimensions	Number of lots
70' X130'	72 lots
70' X 150'	7 lots
80' X 130'	11 lots
80' X 150'	5 lots
84' X varied depth size	5 lots
90' X 130'	6 lots
Total	106 lots

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height, minimum lot size	Provided as Required.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located on site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	Provided as required (3 Phases)

GREENSPACE

The total acreage of greenspace has been reduced from 22.48 acres to 18.44 acres or 44% to 36%. The site plan shows some greenspace area throughout the subdivision including a recreational area, which should be developed with picnic tables, benches, gazebo & play equipments. A walking path should be provided, through the proposed linear greenspace in the center of the subdivision. The existing building located on the site, will be used as a club house and covered patio for the residents of the subdivision Also, active amenities such as playground and volleyball/basketball court should be provided within the recreation area.

DENSITY

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

Current gross density of this property is at 1 units per 3 acres, which would allow for 17 units. The net density would allow for 12.8 units. The proposal is for 106 units with a net density would be 2.4 units per acre.

A yield plan has also been provided showing a conventional street layout, based upon the A-3 Suburban Zoning District. The plan shows that the site could be developed with a maximum of 106 lots (14,000 sq.ft or 100' X 145'), excluding the road right of way, required to provide access to those lots, as well as the required retention/detention for the site.

COMPREHENSIVE PLAN ANALYSIS

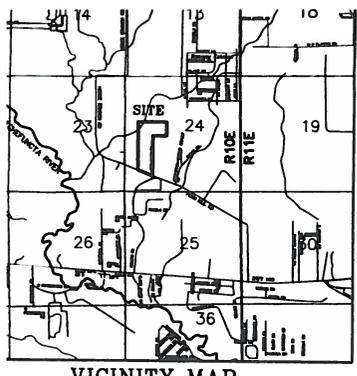
The 2025 Land Use Plan calls for the site to be primarily developed with agricultural uses including some single-family residential uses, and uses ancillary to either of these primary uses. The proposed 106 lots single residential subdivision does not meet the criteria of the 2025 future land use plan.

STAFF RECOMMENDATION:

Staff recommends that the request for a major amendment to the PUD (Planned Unit Development Overlay) be approved. Note that as stipulated above, additional passive and active amenities should be provided.

CASE NO.: ZC12-03-023
PETITIONER: James H. Simpson
OWNER: Team Discipleship, INC.
REQUESTED CHANGE: From A-1A (Suburban) District to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24,T6S,R10E; Ward 3, District 3
SIZE: 51.27 acres





SIMPSON FARMS
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

2012-03-023
proposed plan

Legal Description

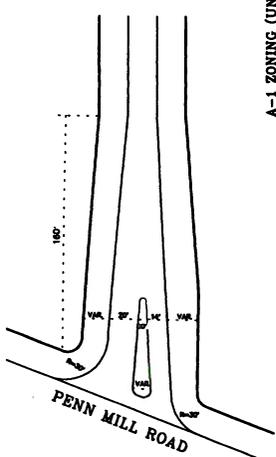
A certain parcel of land in Section 24, Township-6-South, Range-10-East, St. Tammany Parish, Louisiana. And more fully described as follows:
Commence at the Section Corner common to sections 13, 14, 23, & 24 Township-6-South, Range-10-East and measure South a distance of 1966.77 feet Thence South 89°59'04" East a distance of 427.13 feet to the POINT OF BEGINNING From the POINT OF BEGINNING measure South 89°59'04" East a distance of 1,580.80 feet to a 1/2" iron pipe found Thence South 00°05'45" West a distance of 696.62 feet to a 1/2" iron pipe found Thence South 89°57'08" West a distance of 682.03 feet to a Concrete Post Found Thence South 00°05'51" East a distance of 1,680.77 feet to a 1/2" iron rod set; Thence South 89°54'09" West a distance of 203.09 feet to a 1/2" iron rod set; Thence South 00°05'51" East a distance of 181.89 feet to a 1/2" iron rod set; Thence North 69°14'53" West a distance of 554.14 feet to a 1/2" iron pipe found Thence North 00°03'48" East a distance of 2324.22 feet to a 1/2" iron pipe found and the POINT OF BEGINNING, and containing 51.28 acre(s) of land, more or less.

A-1 ZONING (UNDEVELOPED)

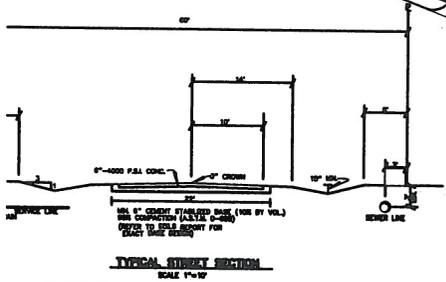
This point is described as being South a distance of 1966.77 feet Thence South 89°59'04" East a distance of 427.13 feet from the Section Corner common to sections 13, 14, 23, & 24 Township-6-South, Range-10-East

= GREENSPACE

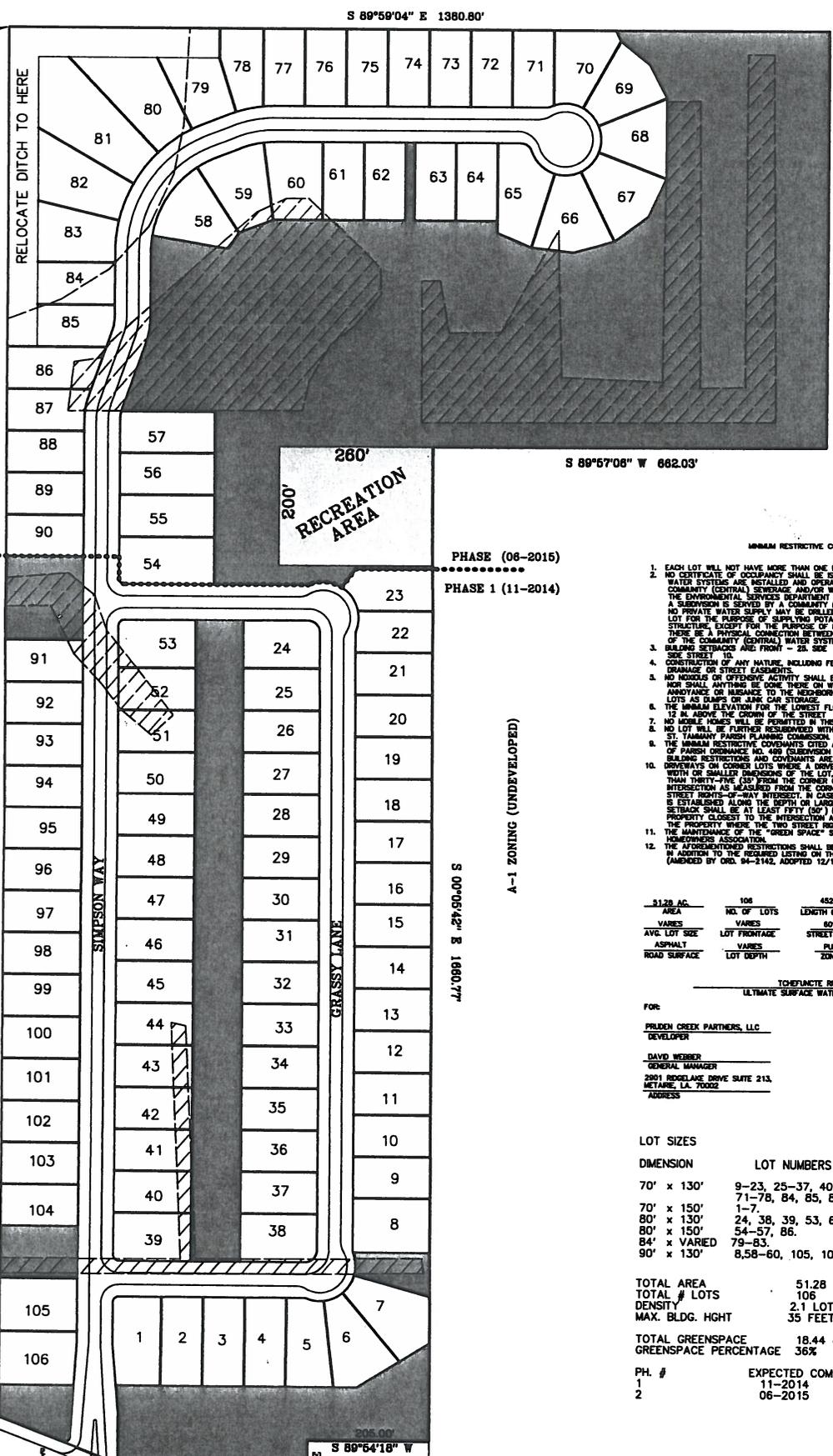
= WETLANDS



ENTRANCE DETAIL



TYPICAL STREET SECTION
SCALE 1"=10'



- MINIMUM RESTRICTIVE COVENANTS
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A MUNICIPAL (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER A LOT IS TO BE DEVELOPED BY A COMMUNITY (CENTRAL) WATER SYSTEM SUPPLY, NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF PROVIDING WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND NO EXIST SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SPP-17).
 - BUILDING SETBACKS ARE: FRONT - 25. SIDE 5, REAR 20 AND SIDE STREET 10.
 - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
 - NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHEN MAY BE OR MAY BECOME AN ANNOYANCE OR INJURIOUS TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS BULK OR JUNK CAR STORAGE.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12 IN. ABOVE THE GROUND OF THE STREET.
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
 - THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 408 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. FOLD.
 - DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WITH OR SMALLER DIMENSION OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY-FIVE (35) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST FIFTY (50) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
 - THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - THE ABOVEMENTIONED RESTRICTIONS SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

31.28 AC. AREA	106 NO. OF LOTS	4520 +/- LENGTH OF STREETS	CENTRAL SEWER SYSTEM
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT ROAD SURFACE	VARIABLES	P&L ZONING	1400' +/- MAX. BLDG. LENGTH

TOBACCO RIVER
ULTIMATE SURFACE WATER DISPOSAL

FOR:
PRIDEN CREEK PARTNERS, LLC
DEVELOPER
DAVID WEBBER
GENERAL MANAGER
2001 RIDGELAKE DRIVE SUITE 213,
METairie, LA. 70002
ADDRESS

LOT SIZES

DIMENSION	LOT NUMBERS
70' x 130'	9-23, 25-37, 40-52, 61-64
80' x 130'	71-78, 84, 85, 87-104
80' x 150'	1-7
80' x 150'	24, 38, 39, 53, 65-70
80' x 150'	54-57, 86
84' x VARIED	79-83
90' x 130'	8, 58-60, 105, 106

TOTAL AREA 51.28 ac.
TOTAL # LOTS 106
DENSITY 2.1 LOTS/ACRE
MAX. BLDG. HGT 35 FEET

TOTAL GREENSPACE 18.44 ac.
GREENSPACE PERCENTAGE 36%

PH. #	EXPECTED COMPLETION
1	11-2014
2	06-2015

PUD MODIFICATION PLAN

SIMPSON FARMS
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

NO.	DATE	BY

SCALE 1" = 100'
DATE: 05-02-14
DRAWN: DJL
JOB NO.: 14-033
CHECKED: DJL
DATE: 05-02-14
JOB NO.: 14-033

EVELOPER:

DISCIPLESHIP, INC.
 BERTEL DRIVE
 NCTON, LA 70433
 264-4232

GREEN SPACE ACREAGE: ±28.28 ACRES - 55%
 ED GREEN SPACE ACREAGE: ±22.48 ACRES - 44%
 RETEN GREEN SPACE ACREAGE: ±5.80 ACRES - 11%
 0.36 PASSIVE (43.96)

WET PONDS ACREAGE: ±4.83 ACRES - 9%
 WDS-4.28 ACRES, RETENTION POND-0.55 ACRES)

STATION ACREAGE: ±1.0 ACRES - 2%
 ACREAGE: ±11.81 ACRES - 23%
 OF WAY ACREAGE: ±5.55 ACRES - 11%

ACREAGE: ±51.27 ACRES - 100%

MUNITY SEWER & WATER:
 MUNITY SEWER & WATER.

OXIMATE LENGTH OF ROADWAY: ±0.86 MILES
 TOK. LENGTH OF NATURAL WALKING PATH: ±0.7 MILES
 ALL PERCENTAGE OF GREEN SPACE: 55%
 L MAX. NUMBER OF LOTS: 92
 MIN HEIGHT OF BUILDINGS: 35'

ING ZONING:
 1A
 SIZES:
 1 - 26: 50'x120' (±6000 sq)
 28 - 78: 60'x120' (±7200 sq)
 77 - 92: 80'x120' (±10,800 sq)

M. MAP:
 L # 225205 0125C
 D ZONES "A, B & C"
 17, 1989

TYE
 LOTS/ACRE

SCAPING:
 XISTING TREES ARE TO BE SAVED
 Y THE GREEN SPACES.

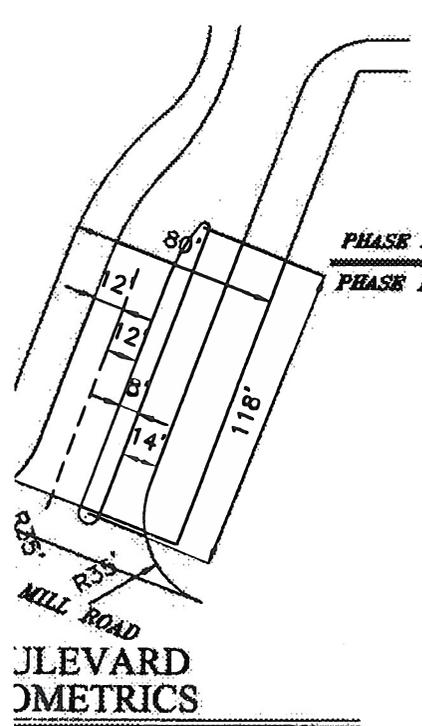
NG CONDITIONS:
 L

NG SETBACKS:
 25'
 20'
 5'
 STREET: 10'

RE:
 1 - OCTOBER 2012
 2 - SEPTEMBER 2013
 3 - JUNE 2014

NS OF THE DRY DETENTION POND WILL BE
 RUCTED AS NEEDED FOR EACH PHASE.

2012-03-023
 PREVIOUSLY APPROVED
 PLAN



LEGEND:

- WETLANDS
- GREEN SPACE
- NEW PONDS
- NATURAL WALKING PATH
- BUILDING SETBACKS

ING PLAN

E: 1" = 200'

DATE: 01-11-12
 SCALE: 1"=200'
 ZONING PLAN
 LINE PROJECT NO. 811-013
 SHEET
Z-1

PLANS FOR
SIMPSON PENN MILL RD. PROPERTY
 SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA

RESILIRE
 ENGINEERING & CONSULTING
 3701 HIGHWAY 59 SUITE A, MANDEVILLE, LOUISIANA
 70471 (985)898-0182 RESILIREGROUP.COM

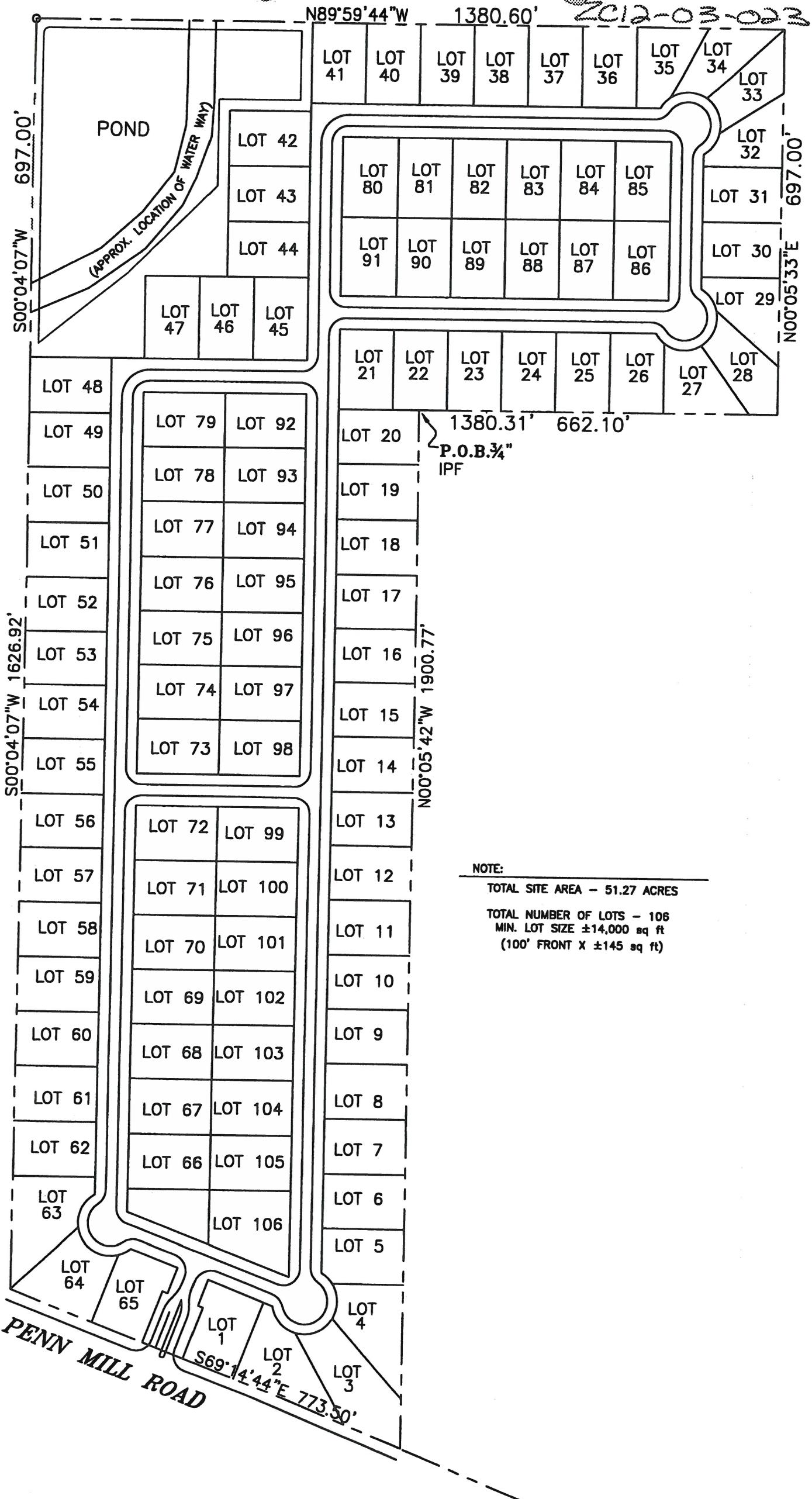
REVISION	NO.
REV 03-29-12	1
REV 04-23-12	2

Existing building
to be used as club house
ZC12-03-023



Yield Plan

2012-03-022

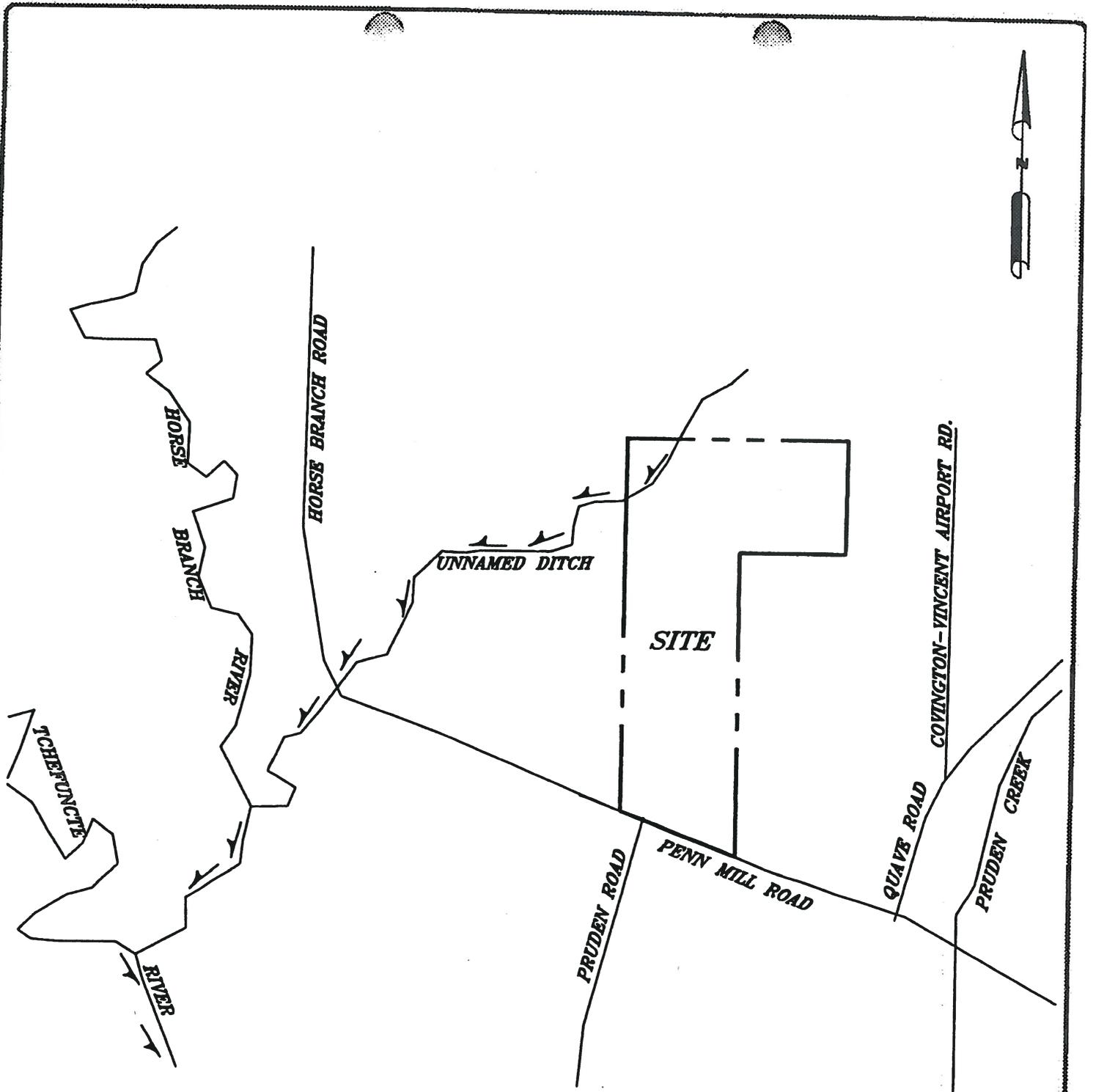


NOTE:

TOTAL SITE AREA - 51.27 ACRES

TOTAL NUMBER OF LOTS - 106
 MIN. LOT SIZE ±14,000 sq ft
 (100' FRONT X ±145 sq ft)

2012-03-023



VICINITY & ULTIMATE DISPOSAL MAP

NOT TO SCALE

DATE
01/11/12
RESILIRE PROJECT NO.
R11-013.01
SHEET
U-1

PLANS FOR
SIMPSON PENN MILL RD. PROPERTY
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

RESILIRE
ENGINEERING & CONSULTING
3701 HIGHWAY 59 SUITE A, MANDEVILLE, LOUISIANA
70471 (985)898-0182 RESILIREGROUP.COM

REVISION	NO.

ZC12-03-023

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Team Discipleship, Inc.

Developer's Address: 130 Bertel Drive, Covington, LA 70433
Street City State Zip Code

Developer's Phone No.: (985) 892-8568 (985) 264-4232
(Business) (Cell)

Subdivision Name: Simpson Penn Mill Property

Number of Acres in Development : 51.27 Acres Number of Lots/Parcels in Development: 102 proposed

Ultimate Disposal of Surface Drainage: Horse Branch to Tchefuncte River, and ultimately to Lake Ponchartrain

Water Surface Run-off Mitigation Proposed: Horse Branch to Tchefuncte River, ultimately to Lake Ponchartrain

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

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

If yes, what are the hazardous materials? N/A

- Does the subdivision front on any waterways? Yes No

If yes, what major streams or waterways? N/A

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

If yes, which major arterial streets? N/A

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

If yes, please explain? N/A

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

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

2012-03-023

(Does the proposed subdivision development . . .)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No
- h.) breach any Federal, State or Local standards relative to:
 - air quality Yes No
 - noise Yes No
 - water quality Yes No
 - contamination of any public or private water supply Yes No
 - ground water levels Yes No
 - flooding/inundation Yes No
 - erosion Yes No
 - sedimentation Yes No
 - rare and/or endangered species of animal or plant habitat Yes No
 - interfering with any movement of resident or migratory fish or wildlife species Yes No
 - inducing substantial concentration of population Yes No
 - dredging and spoil placement Yes No

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

01-12-12
DATE



Jeremy F. Pagoda
Developer/Engineer or Assign
(Signature)