

## ZONING STAFF REPORT

Date: 07/28/14

Meeting Date: August 5, 2014

Case No.: ZC08-01-007

Determination: Approved Amended Postponed Denied

Prior Action: Approved 04/01/08

Posted: 07/16/14

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### GENERAL INFORMATION

**PETITIONER:** Gulf States Real Estate Services, L.L.C.  
**OWNER:** Versailles LLC & Lucky 7 Irrevocable Trust  
**REQUESTED CHANGE:** Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision; S15 & 16,T7S,R11E; Ward 3, District 1  
**SIZE:** 74.23 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Undeveloped	A-4 (Single Family Residential) & C-2 (Highway Commercial) Districts
South	I-12	
East	Commercial	C-2 (Highway Commercial) District
West	Undeveloped	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:

#### CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The petitioner is requesting a major Amendment to the originally approved PUD (Planned Unit Development Overlay) and the addition of 22.30 acres of PUD (Planned Unit Development Overlay) to the development. The commercial subdivision is now proposed to be developed with a total of 20 lots (originally approved to be developed with a total of 23 lots). The lots are identified on the plan, by 3 different colors representing the maximum height allowable for each area (see below, chart depicting the differences between the original approval and new proposal). Note that the maximum allowable height in Area 2 is proposed to be increased from 40 feet to 60 feet. Also, the rear yard setbacks have also been considerably reduced, more particularly within Area 2.

The site will be accessed through Holiday Square Blvd and an extension of Holiday Square Blvd connecting to Holiday Blvd, to the north of the site.

A list of permitted and prohibited uses has been provided as required. Also, as indicated on the plan, the landscaping, lighting, parking and signage will meet all Parish Requirements. Note that a land clearing permit and trees survey will have to be submitted for each parcel, before application for building permit.

**SUBDIVISION INFORMATION (Proposed)**

Section	Setbacks & Landscape buffer	Maximum Height
Area 1 Lot 13-19	Front: 30' Side: 10' Rear: 10'	100'
Area 2 Lot 9-12	Front:30' Side: 10' Rear: 10' 100' buffer in the rear, abutting residential	60'
Area 3 Lot 1-8	Front: 40' Side: 10' Rear: 410'	45'

**SUBDIVISION INFORMATION (Currently approved)**

Section	Setbacks	Maximum Height
Area 1	Front: 30' Side: 10' Rear: 25'	100'
Area 2	Front:30' Side: 10' Rear: 50' 100' buffer in the rear, abutting residential	40'
Area 3	Front: 40' Side: 10' Rear: 30'	60' Lots 3 & 15: limited to 45'

**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 for Residential	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

**GREENSPACE**

The proposed amendment and addition will create an increase of the total acreage of greenspace from 18.55 acres (25%) to 23.95 acres (25.86 %). The most important environmental feature of the property, Bayou Monga and its surroundings, will remain undeveloped and preserved as part of the required greenspace for the PUD. Additional greenspace is also proposed to be provided, in the rear of lot 16, for detention purposes (identified as lot 21). A pedestrian/bike path was originally proposed to be provided within the development; however, it has been removed from the proposed plan.

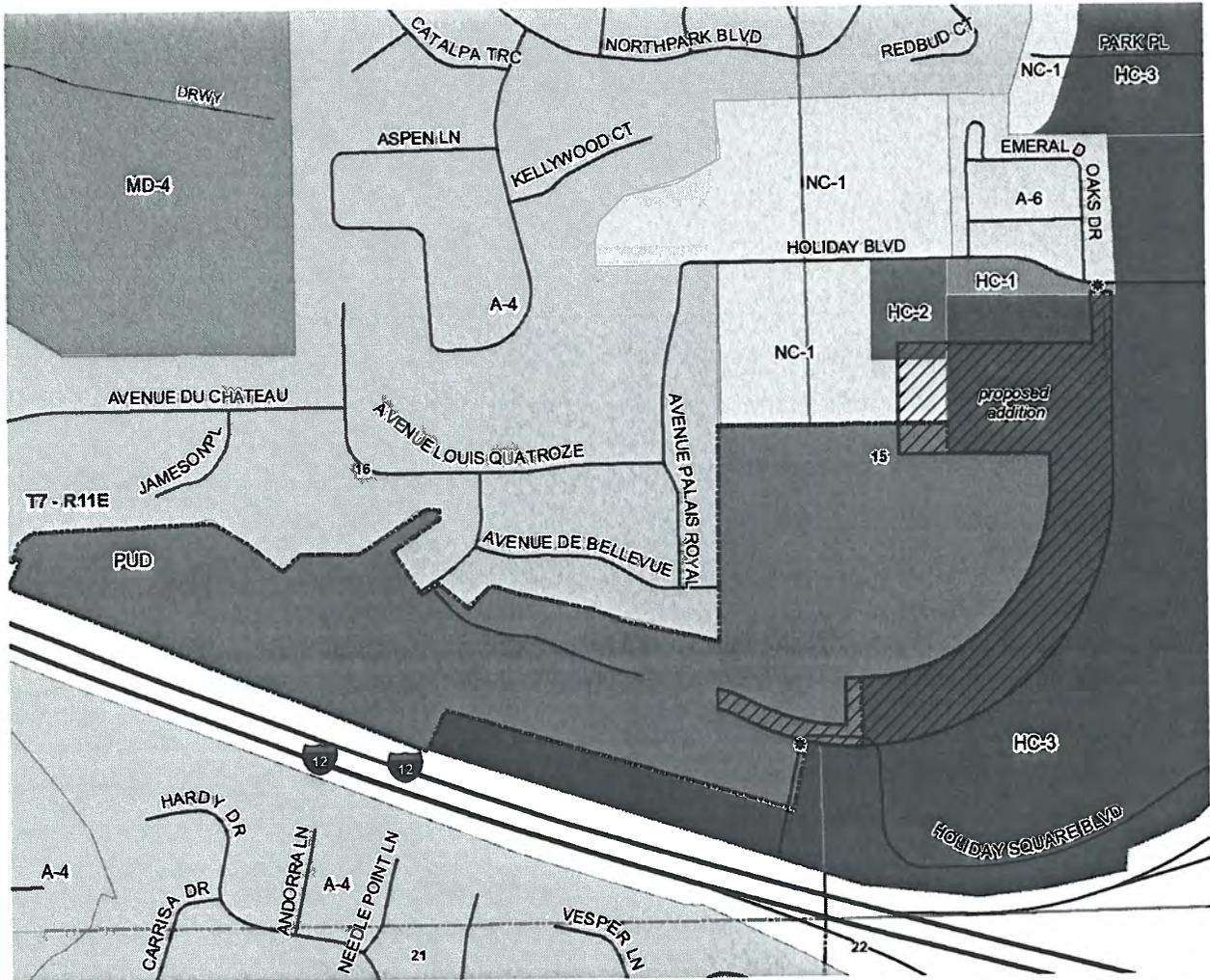
**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan designates the area to be developed with residential uses. The proposed development does not meet the 2025 future land use plan, considering that it is proposed to be entirely developed with commercial uses. However, considering the proximity of the interstate and the presence of existing commercial businesses directly abutting the site, staff feels that the proposed PUD is appropriate for the area.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay) be postponed. Staff is in favor of the revised plan; however, staff does not support the proposed increased in height in Area 2 from 40 feet to 60 feet, considering that Area 2 is abutting the Versailles residential subdivision. Also, staff feels that passive and active amenities should be provided as required under the PUD.

**CASE NO.:** ZC08-01-007  
**PETITIONER:** Gulf States Real Estate Services, L.L.C.  
**OWNER:** Versailles LLC & Lucky 7 Irrevocable Trust  
**REQUESTED CHANGE:** Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision; S15 & 16, T7S, R11E; Ward 3, District 1  
**SIZE:** 74.23 acres







**AREA ONE**

**21.99 Acres**

LOTS 13-20

SETBACKS & LANDSCAPE BUFFERS	FRONT-	25
	SIDE-	10
	REAR-	10
MAXIMUM HEIGHT		100



**AREA TWO**

**20.82 Acres**

LOTS 9-12

SETBACKS & LANDSCAPE BUFFERS	FRONT-	25
	SIDE-	10
	REAR-	10
MAXIMUM HEIGHT		60



**AREA THREE**

**10.01 Acres**

LOTS 1-8

SETBACKS & LANDSCAPE BUFFERS	FRONT-	25
	SIDE-	10
	REAR-	10
MAXIMUM HEIGHT		45



**GREENSPACE/DETENTION**

**23.95 Acres (25.86%)**

(MINIMUM REQ. 25% 23.15 AC.)



**WETLANDS**

(DELINEATED BY OTHERS)



**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Versailles Business Park LLC  
 Developer's Address: 109 New Camellia Blvd, Suite 100, Covington, LA, 70433  
Street City State Zip Code  
 Developer's Phone No. 985-792-4385 985-964-0081 Mike Sawcior  
(Business) (Cell)  
 Subdivision Name: Versailles Business Park  
 Number of Acres in Development: 92.61 Number of Lots/Parcels in Development: 19  
 Ultimate Disposal of Surface Drainage: Lake Pontchartrain  
 Water Surface Runoff Mitigation Proposed: Detention

(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  Tide Flow
- Existing Land Use:  Undeveloped  Residential  Commercial  Industrial  Other
- Proposed Land Use:  Undeveloped  Residential  Commercial  Industrial  Other
- Surrounding Land Use:  Undeveloped  Residential  Commercial  Industrial  Other
- Does the subdivision conform to the major street plan?  Yes  No
- What will the noise level of the working development be?  Very Noisy  Average  Very Little
- Will any hazardous materials have to be removed or brought on-site for the development?  Yes  No  
 If yes, what are the hazardous materials? N/A
- Does the subdivision front on any waterways?  Yes  No  
 If yes, what major streams or waterways? Bayou Monga

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

If yes, which major arterial streets? Holiday Boulevard

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

If yes, please explain? Normal Construction Activities Associated with Site work Preparation

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

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

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property?  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

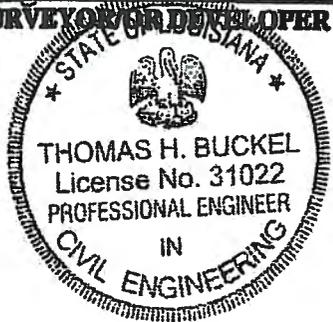
h.) breach any Federal, State or Local standards relative to:

- 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

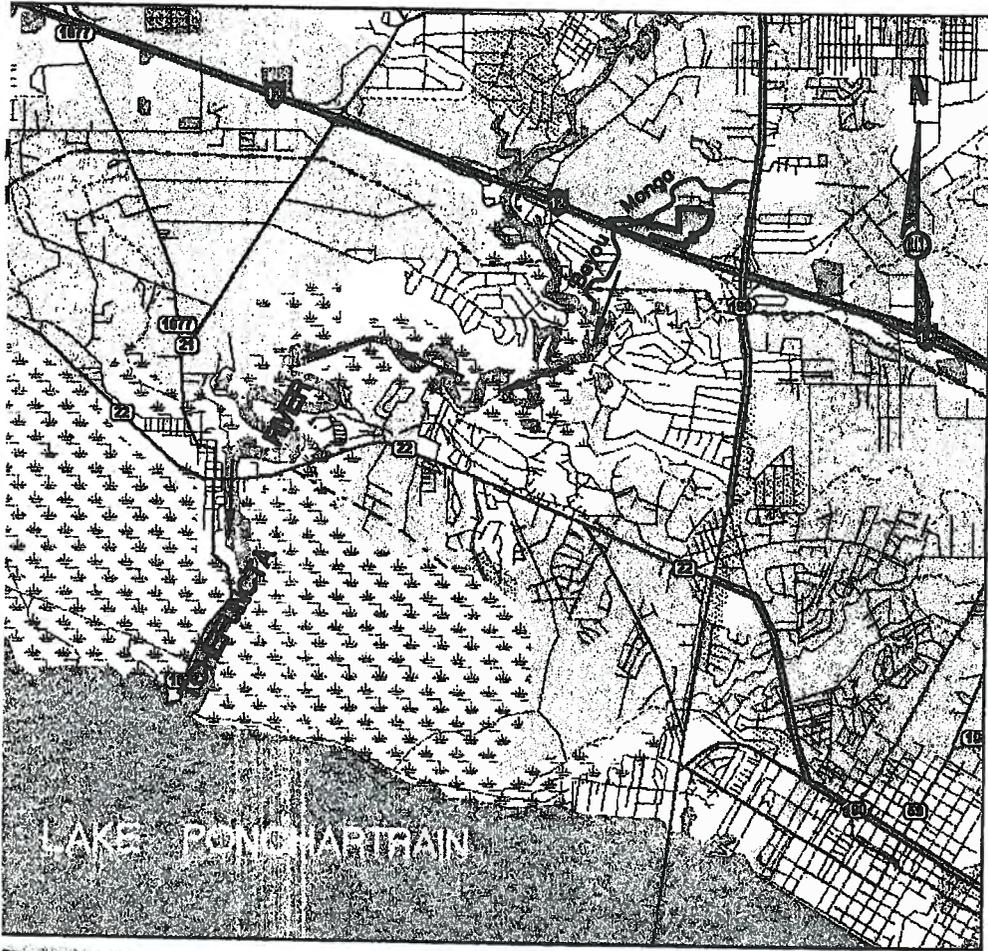
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Thomas H. Buckel  
ENGINEER/SURVEYOR OR DEVELOPER  
(SIGNATURE)

6/13/14  
DATE



ZC08-01-007



**RCL**

**CONSULTANTS, L.L.C.**

*Planning*  
•  
*Architecture*  
•  
*Engineering*  
•  
*Construction*  
*Management*

**RICHARD C. LAMBERT  
CONSULTANTS, L.L.C.**

521 N. Causeway Blvd.  
Mandeville, LA 70448  
985-727-4440  
Fax: 985-727-4447

P.O. Box 7807  
Metairie, LA 70010  
504-832-7346

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RCLC

# ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-062

Determination: Approved Amended Postponed Denied

Posted: 07/16/14

## GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Elegant Home Builders, Inc  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 0.8535 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-2 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Commercial	NC-4 (Neighborhood Institutional District)
West	Commercial	HC-2 (Highway Commercial District)

### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

### COMPREHENSIVE PLAN:

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

### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition. The 2025 future land use plan calls for the area to be developed with commercial use. Considering that the Highway 36 Corridor is developed with a mix of single family and multi family residences, commercial and industrial uses, staff does not have any objections to the request.

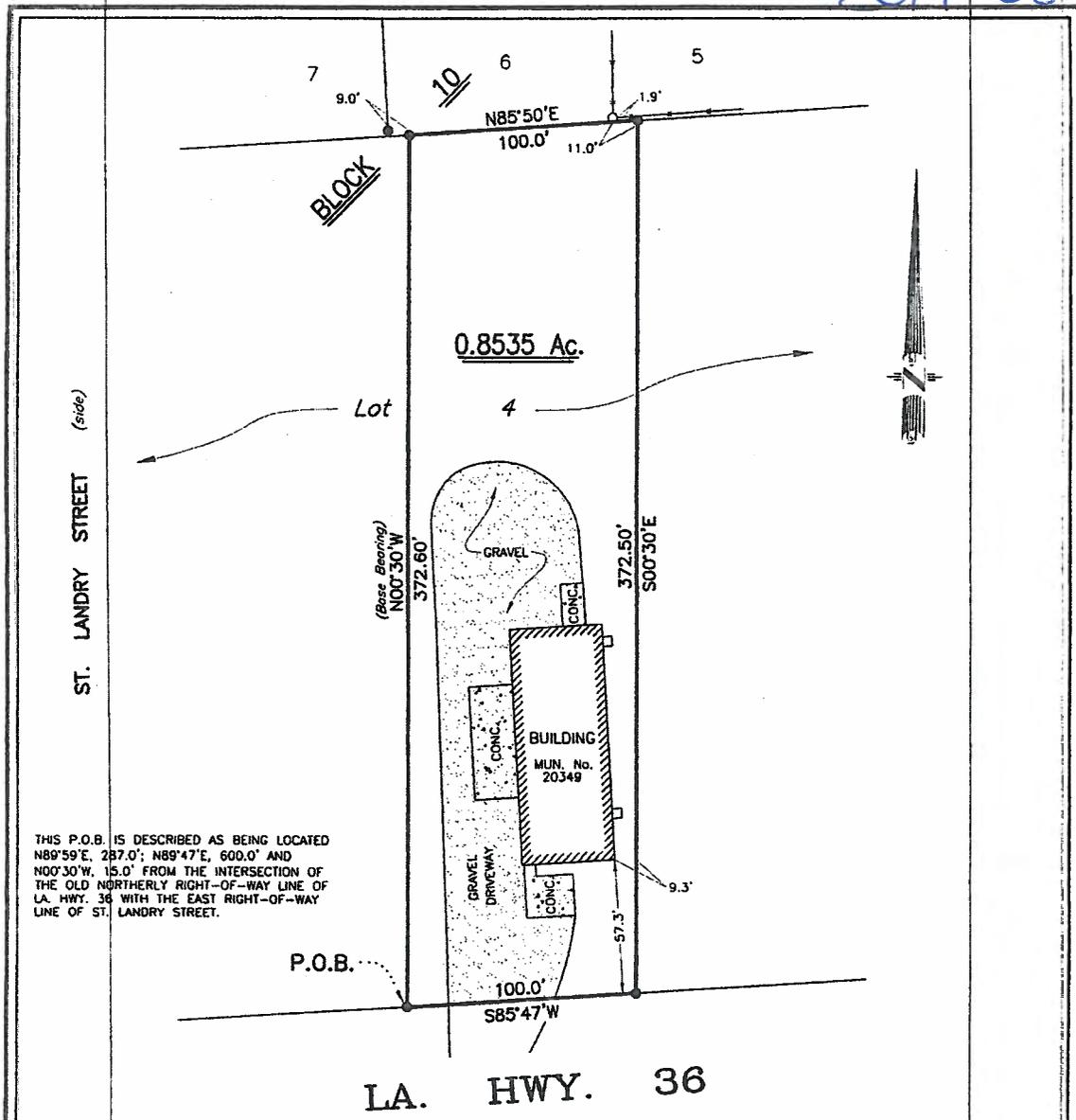
### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-08-062  
**PETITIONER:** Jeff Schoen  
**OWNER:** Elegant Home Builders, Inc  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 0.8535 acres



2014-08-062



THIS P.O.B. IS DESCRIBED AS BEING LOCATED N89°59'E, 287.0'; N89°47'E, 600.0' AND N00°30'W, 15.0' FROM THE INTERSECTION OF THE OLD NORTHERLY RIGHT-OF-WAY LINE OF LA. HWY. 36 WITH THE EAST RIGHT-OF-WAY LINE OF ST. LANDRY STREET.

**LEGEND**

- = IRON ROD FOUND
- = IRON PIPE FOUND

**REFERENCE SURVEY AND BASIS FOR BEARINGS:**

PLAT OF SURVEY BY J.V. BURKES & ASSOCIATES, INC., DATED 5-24-94 JOB No. 940584.

**NOTE:**

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

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0230 C, DATED 10-17-89.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF A PORTION OF LOT 4 BLOCK 10 GARLAND'S COVINGTON & CLAIBORNE ADDITION SITUATED IN SECTION 42 T6S-R11E ST. TAMMANY PARISH, LA

**Fontcuberta**  
SURVEYS  
INCORPORATED

PROFESSIONAL LAND SURVEYORS

PREPARED FOR:  
ELEGANT HOME BUILDERS, INC.

*James J. Fontcuberta*  
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
5-14-2007	1" = 60'		JDF	TJF	475060	130-662

# ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-063

Determination: Approved Amended Postponed Denied

Posted: 07/15/14

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## GENERAL INFORMATION

**PETITIONER:** Tab Shepherd, Home Bank  
**OWNER:** Home Bank  
**REQUESTED CHANGE:** From NC-2 (Indoor Retail and Service District) to NC-4 (Neighborhood Institutional District)  
**LOCATION:** Parcel located on the west side of LA Highway 25, south of Thompson Road, being 78263 Highway 25, Folsom; S36,T5S,R10E; Ward 2, District 3  
**SIZE:** 4.48 acres

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## 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 & residential	A-1 (Suburban District)
South	Undeveloped	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped	A-1A (Suburban District)

#### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-2 (Indoor Retail and Service District) to NC-4 (Neighborhood Institutional District). The site is located on the west side of LA Highway 25, south of Thompson Road, being 78263 Highway 25, Folsom. The 2025 future land use plan calls for the site to be developed with institutional uses. The site is currently developed with an office warehouse. Staff does not have any objection to the requested zoning change, considering that it would to meet the objective of the 2025 comprehensive plan, to allow for institutional uses on the site, as well as other uses which provides services for the surrounding area.

Note that there is a Rural Overlay on the site which allows some of the permitted uses under NC-3 & NC-4 zoning districts, such as bed & breakfast & religious uses.

#### STAFF RECOMMENDATION:

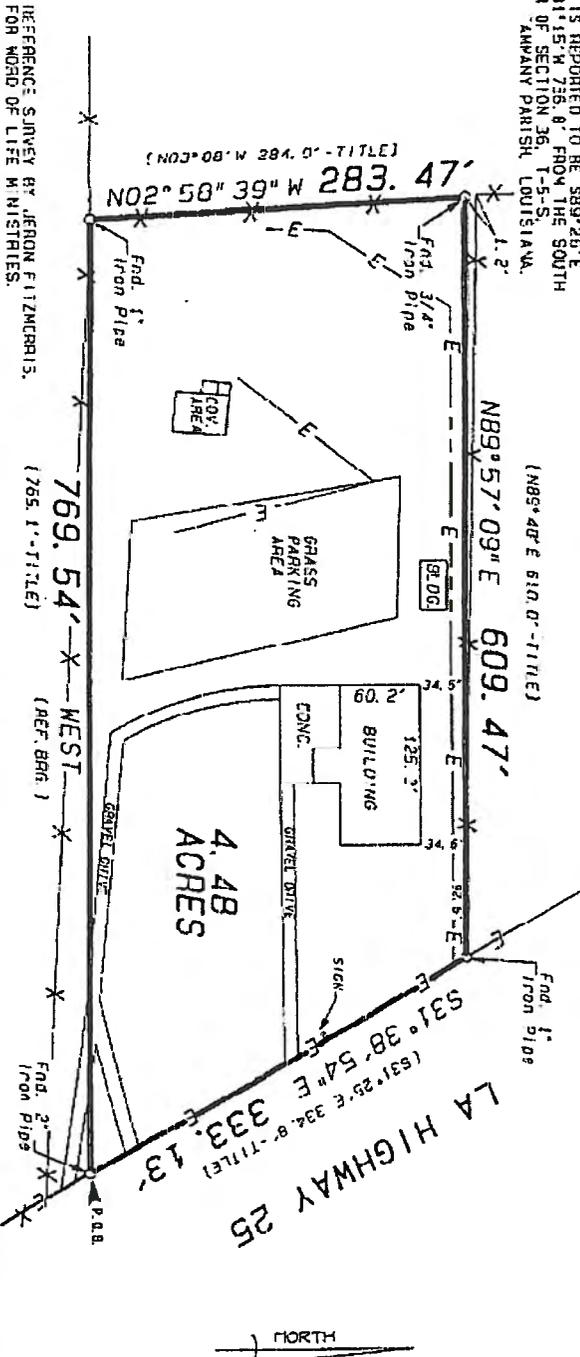
The staff recommends that the request for a NC-4 (Neighborhood Institutional District) designation be approved.

**CASE NO.:** ZC14-08-063  
**PETITIONER:** Tab Shepherd, Home Bank  
**OWNER:** Home Bank  
**REQUESTED CHANGE:** From NC-2 (Indoor Retail and Service District) to NC-4 (Neighborhood Institutional District)  
**LOCATION:** Parcel located on the west side of LA Highway 25, south of Thompson Road, being 78263 Highway 25, Folsom; S36,T5S,R10E; Ward 2, District 3  
**SIZE:** 4.48 acres



2014-08-063

THE P. O. B. IS REOPENED TO BE 889°25'E  
 2214.0' ± N31°15' W 785.0' FROM THE SOUTH  
 WEST CORNER OF SECTION 36, T-5-S,  
 R-10-E, ST. AMARY PARISH, LOUISIANA.



REFERENCE SURVEY BY JERON FITZGERALD,  
 FOR WORD OF LIFE MINISTRIES.

**SURVEY MAP OF  
 A 4.48 ACRE PARCEL OF LAND SITUATED  
 IN  
 SECTION 36, T-5-S, R-10-E**

St. Tammany Parish, Louisiana

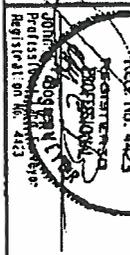
for  
**ROBERT RATHÉ and RON GITZ, JR.**

NOTE: All other lines shall be verified by owner  
 or contractor prior to any construction, as an  
 abstract that has been determined by the undersigned.  
 Note: This is to certify that I have deposited the Federal Indemnity  
 Administration Field Hazard Boundary Maps and found the present  
 easement is located in Flood Zone (S) 1, 2  
 and 3. The Elevation of the  
 Parcel No. 225205 0125 C is  
 in accordance with Commission  
 Order of October 17, 1999

NOTE: Surveying sheets hereon are not  
 necessarily exclusive. Surveys of  
 record as shown on title contain or title  
 policy will be added hereto upon request,  
 as surveyor has not performed any title  
 search or abstract.  
 This is to certify that I have care-  
 fully examined the actual ground and found that  
 no encroachments exist either 489 acres  
 and acreage lines except as shown.

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

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 1311 N. CAUSEWAY BLVD., SUITE 34 • HANCOCKVILLE, LA. 70471 (985) 826-0808  
 SUDELL (985) 643-2508 • HANCOCKVILLE (985) 636-3546 • N. O. (504) 456-2042  
 HANCOCK (985) 345-7641 • FAX: (985) 826-0057 • E-MAIL: jrb@johnbonneau.com



Survey

## ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-064

Determination: Approved Amended Postponed Denied

Posted: 7/15/2014

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

**LOCATION:** Parcel located at the end of Okeefenokee Road, east of LA Highway 41; S40, T8S,R14E; Ward 8, District 6

**SIZE:** 4.736 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel/dirt

Condition: Poor

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

#### EXISTING LAND USE:

Existing development? 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-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the end of Okeefenokee Road, east of LA Highway 41. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. There is a mix of mobile homes and stick-built homes in the area. Staff does not object to the request.

#### STAFF RECOMMENDATION:

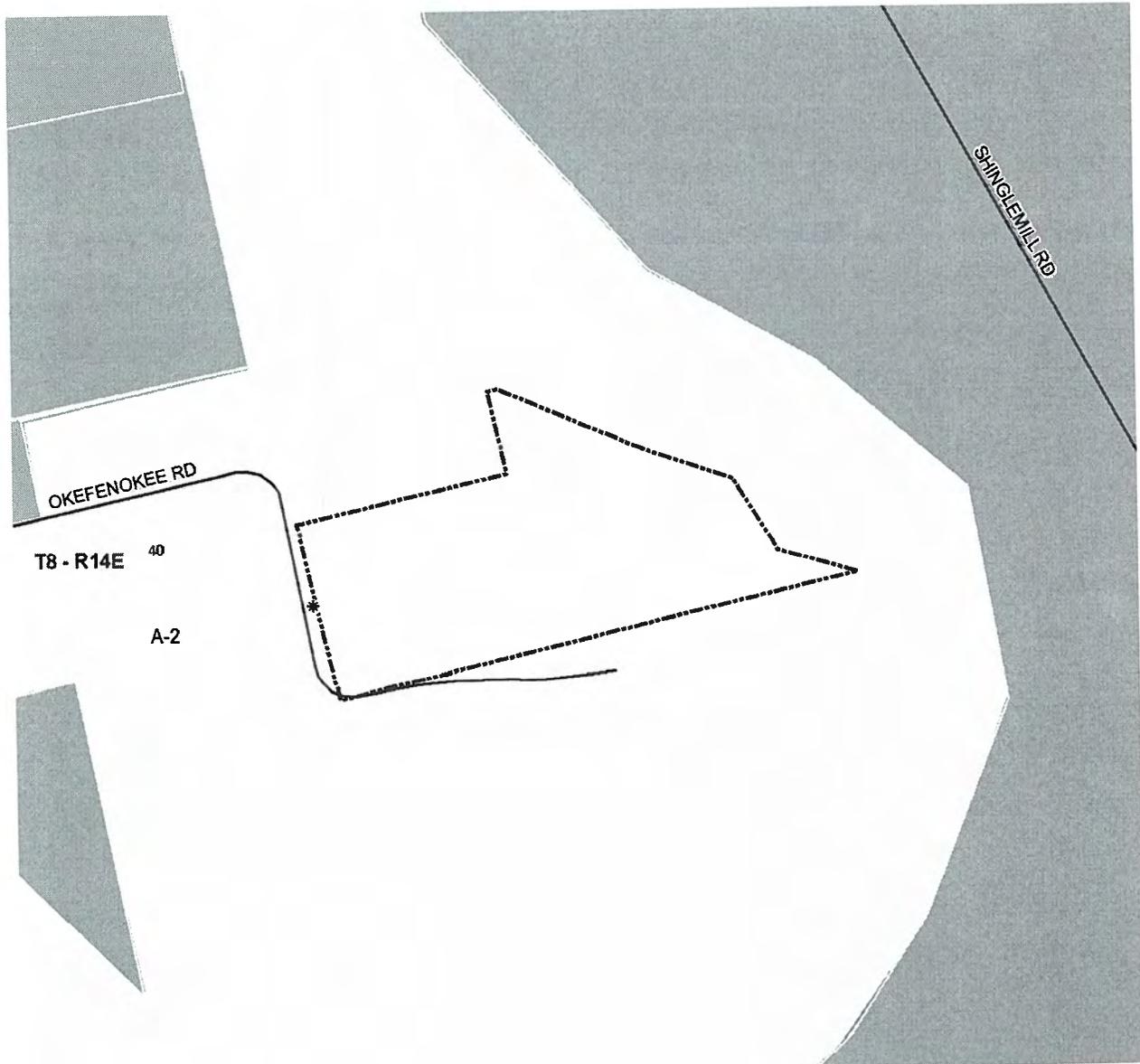
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

**CASE NO.:** ZC14-08-064

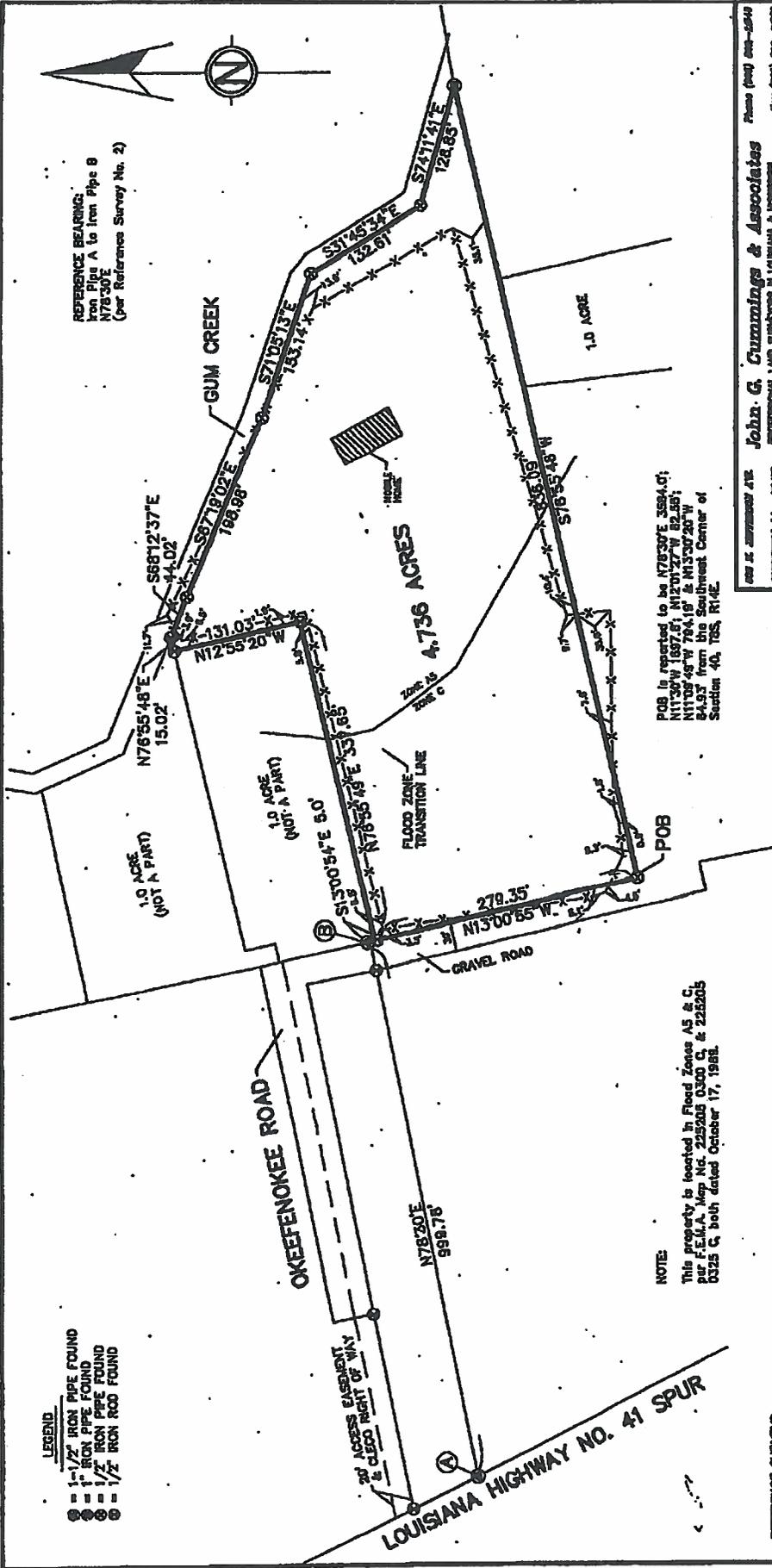
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

**LOCATION:** Parcel located at the end of Okefenokee Road, east of LA Highway 41; S40, T8S,R14E; Ward 8, District 6

**SIZE:** 4.736 acres



2C14-08-064



REFERENCE BEARING:  
Iron Pipe A to Iron Pipe B  
N78°30'E  
(per Reference Survey No. 2)

- LEGEND**
- 1-1/2" IRON PIPE FOUND
  - 1" IRON PIPE FOUND
  - 1/2" IRON PIPE FOUND
  - 1/2" IRON ROD FOUND

**NOTE**  
This property is located in Flood Zones A5 & C,  
per F.E.M.A. Map No. 225205 0400 C, & 225205  
0325 C, both dated October 17, 1981.

POB is reported to be N78°30'E 3584.0';  
N11°30'W 1897.8'; N12°01'27"W 82.58';  
N11°09'48"W 784.18' & N13°30'20"W  
84.33' from the Southwest Corner of  
Section 40, T8S, R14E.

JOHN G. CUMMINGS & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI

PLAT PREPARED FOR: **Roger Crowe**

SHOWING A SURVEY OF  
**A PARCEL OF LAND LOCATED IN SECTION  
40, TOWNSHIP 8 SOUTH, RANGE 14 EAST,  
ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PROFESSIONAL SURVEY MADE ON  
THE GROUNDS BY ME, OR SOME OTHER REGISTERED  
AND IS IN ACCORDANCE WITH THE APPLICABLE  
PROVISIONS OF PUBLIC LAW 93-502, AS AMENDED  
BY THE UNDEVELOPED LAND SURVEY ACT.

SCALE: 1" = 100'

DATE: 1-21-2013

JOB NO. 8939-H

**REFERENCE SURVEYS**

- Survey for David Riddanour & Robin Crews by  
John G. Cummings, Surveyor, dated January 31,  
2000, Job No. 983981.
- Survey for Reber Crews by John G. Cummings,  
Surveyor, dated March 9, 2010, Job No. 8939-2.

NOTE: IN REPRESENTING THIS ALL PURPOSE SURVEY AND/OR  
DESCRIPTIONS MAKE SURE TO READ ALL SURVEYING AND/OR  
DESCRIPTIONS BEING ON THIS PLAT ARE LIMITED TO THOSE SET FORTH  
IN THE DESCRIPTION AND/OR BEING ON THIS PLAT. ANY OTHER  
DESCRIPTIONS OR BEING ON THIS PLAT ARE NOT TO BE USED  
BY THE UNDEVELOPED LAND SURVEY ACT FOR THIS SURVEY.



A-0 MHD  
J.G.C.

# ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-065

Determination: Approved Amended Postponed Denied

Posted: 7/15/2014

## GENERAL INFORMATION

**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located at the northwest corner of Shelby Road & Section Road; S16,T5S,R11E; Ward 2, District 6  
**SIZE:** 4.906 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

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

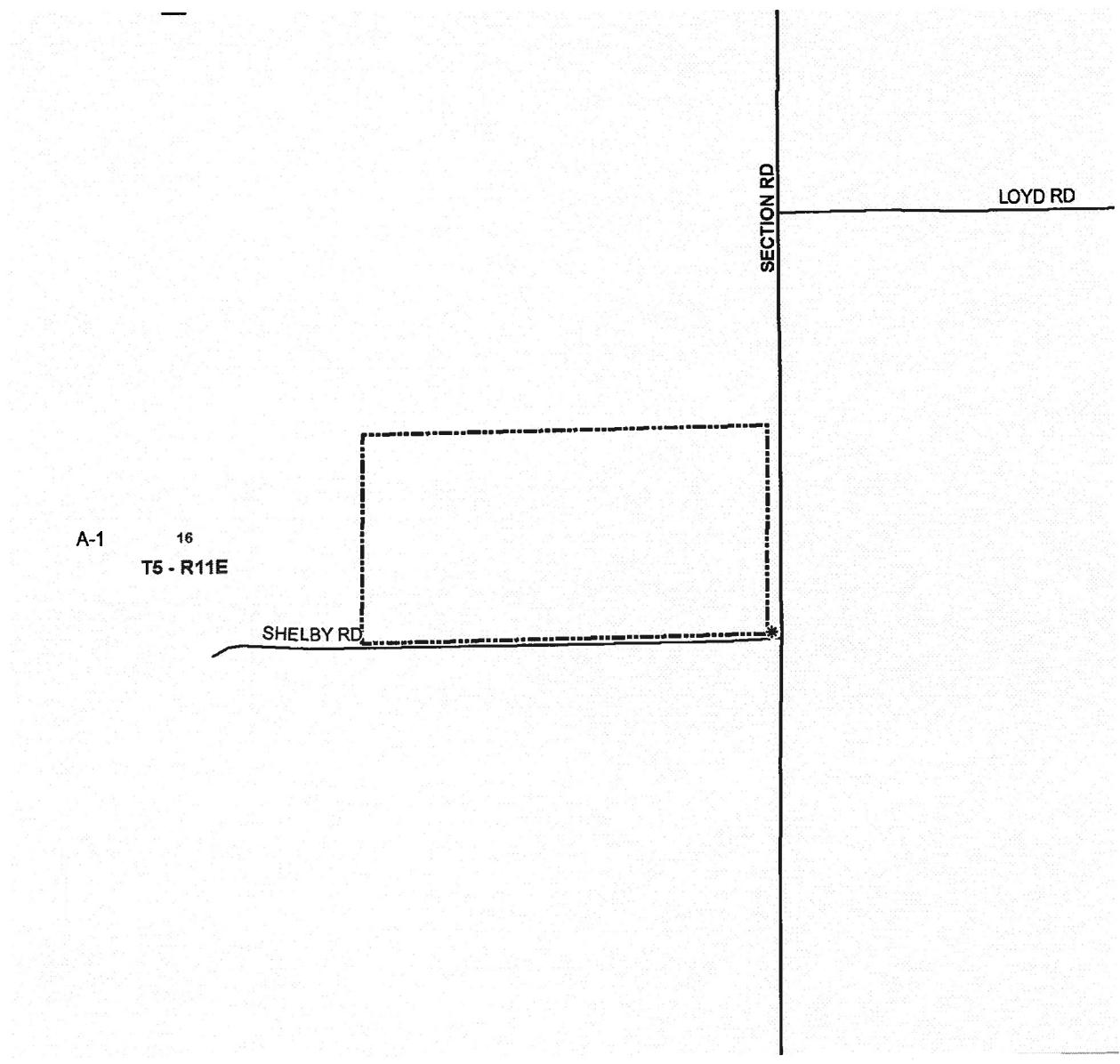
### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District). The site is located at the northwest corner of Shelby Road & Section Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to increase the density in the area considering that the property is surrounded by A-1 zoning.

### STAFF RECOMMENDATION:

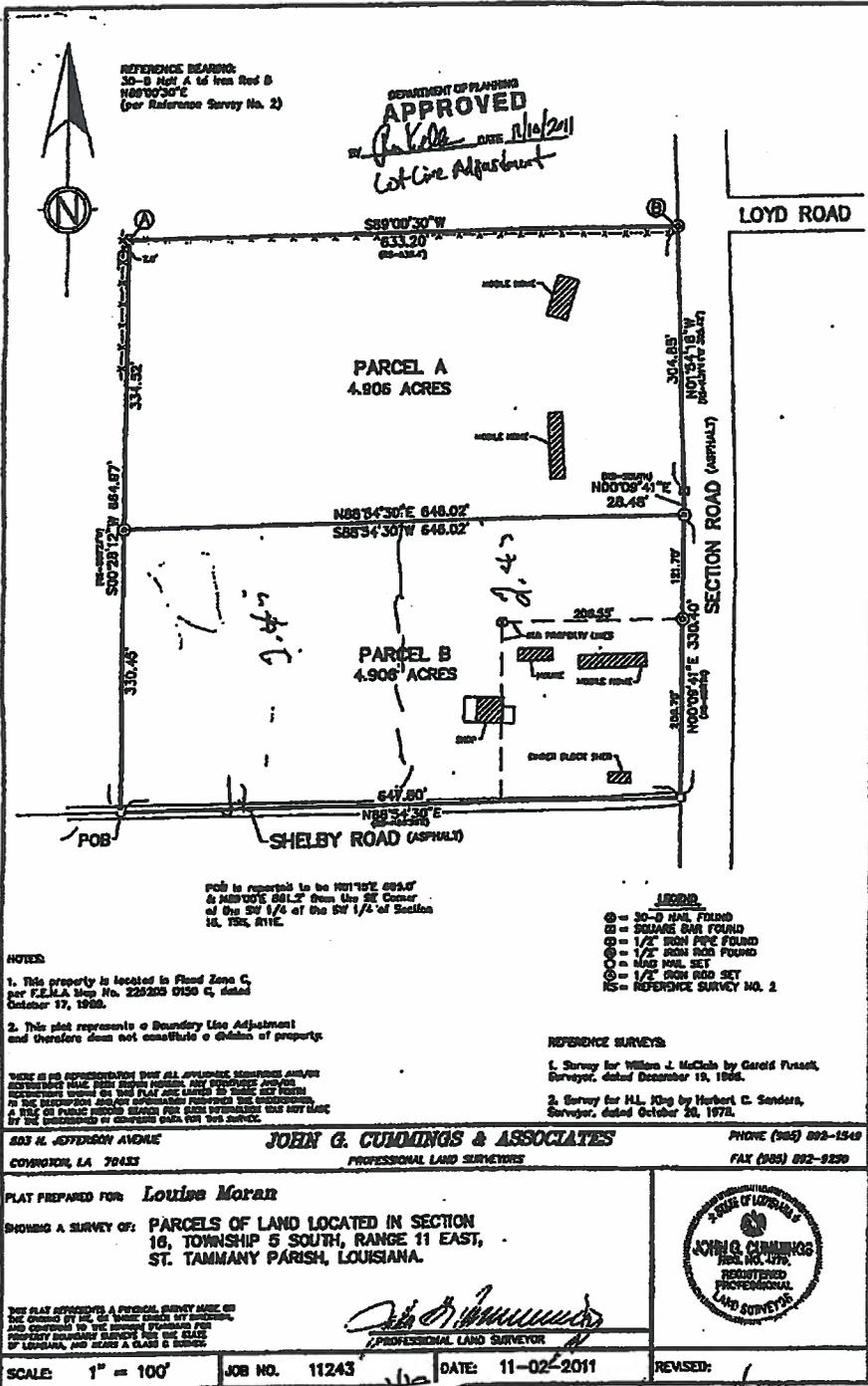
The staff recommends that the request for an A-2 (Suburban District) designation be denied.

**CASE NO.:** ZC14-08-065  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located at the northwest corner of Shelby Road & Section Road; S16,T5S,R11E; Ward 2, District 6  
**SIZE:** 4.906 acres



ZC.14-08-065

Dryer Moran 373-3854



# ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-066

Determination: Approved Amended Postponed Denied

Posted: 7/15/2014

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## GENERAL INFORMATION

**PETITIONER:** David W. & Joanne V. Morere  
**OWNER:** David W. & Joanne V. Morere  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom; S29,T4S,R10E; Ward 2, District 3  
**SIZE:** 10.92 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/Agricultural	A-1 Suburban District
South	Agricultural	A-1 Suburban District
East	Agricultural	A-1 Suburban District
West	Agricultural	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.

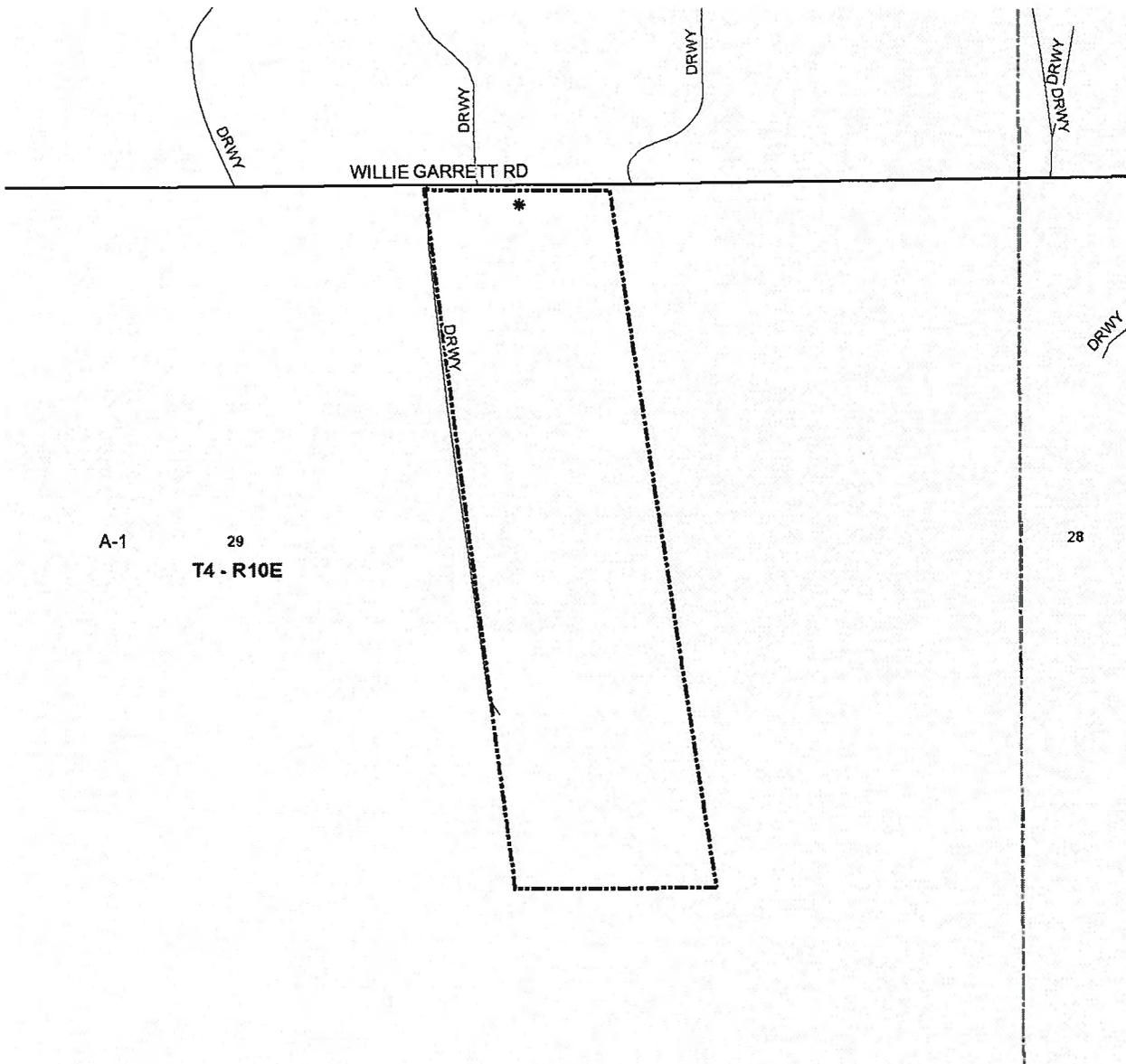
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District). The site is located on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom. 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 the property is surrounded by A-1 zoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be denied.

**CASE NO.:** ZC14-08-066  
**PETITIONER:** David W. & Joanne V. Morere  
**OWNER:** David W. & Joanne V. Morere  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom; S29,T4S,R10E; Ward 2, District 3  
**SIZE:** 10.92 acres

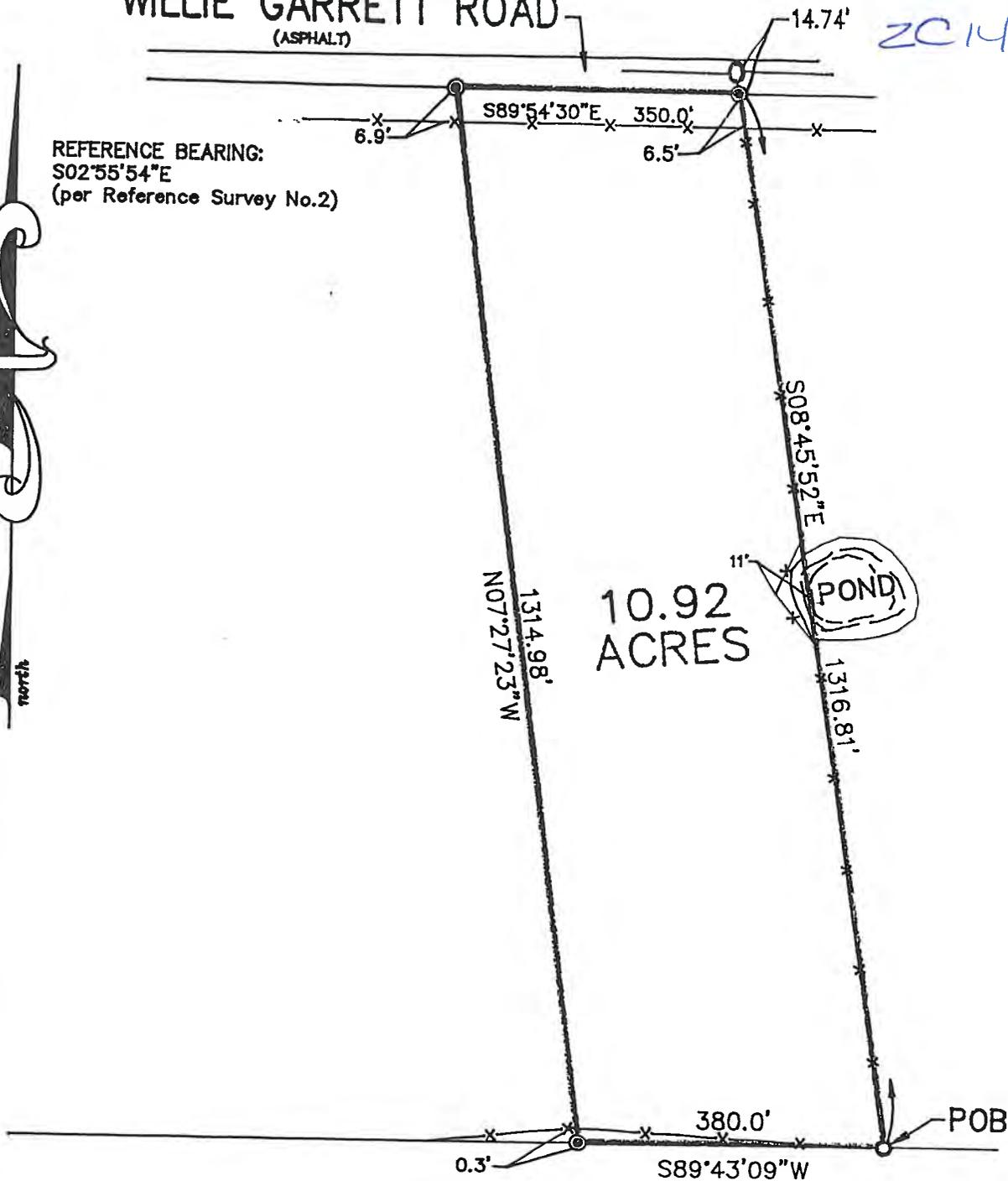


# WILLIE GARRETT ROAD

(ASPHALT)

2014-08-066

REFERENCE BEARING:  
S02°55'54"E  
(per Reference Survey No.2)



POB IS REPORTED TO BE NORTH 727.50'; EAST 3011.70';  
N00°29'E 581.10'; N89°52'E 941.20'; N89°38'E 1106.90';  
FROM THE SECTION CORNER COMMON TO SECTIONS  
29, 30, 31, & 32, T4S, R10E.

1. Survey for Compensation Specialties, Inc. by Land Surveying, Inc. dated July 31, 1989.
2. Survey for Kenneth & Gwendolyn Doby by Fred L. Tilley & Associates, Inc. dated April 27, 1994.

NOTE: This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.

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

### LEGEND

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

**John G. Cummings and Associates**

(985) 892-1549

503 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70433

PLAT PREPARED FOR: *David Morere*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 02126

DATE: 9-12-02

REVISED:

## ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-067

Determination: Approved Amended Postponed Denied

Posted: 7/15/2014

### GENERAL INFORMATION

**PETITIONER:** Robert Traina  
**OWNER:** RA Traina Construction LLC/Robert & Pamela Traina  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District)  
**LOCATION:** Parcel located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush; S42, T5S, R13E; Ward 5, District 6  
**SIZE:** 0.43 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	NC-4 Neighborhood Institutional District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban 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-1 (Highway Commercial District). The site is located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. However, the limited size of the site and zoning of adjacent parcels as residential or neighborhood commercial preclude staff from supporting this request. Staff feels the requested zoning is too intense for the area.

Note: Prior to the Comprehensive Rezoning the parcel was zoned C-2 Highway Commercial District..

#### STAFF RECOMMENDATION:

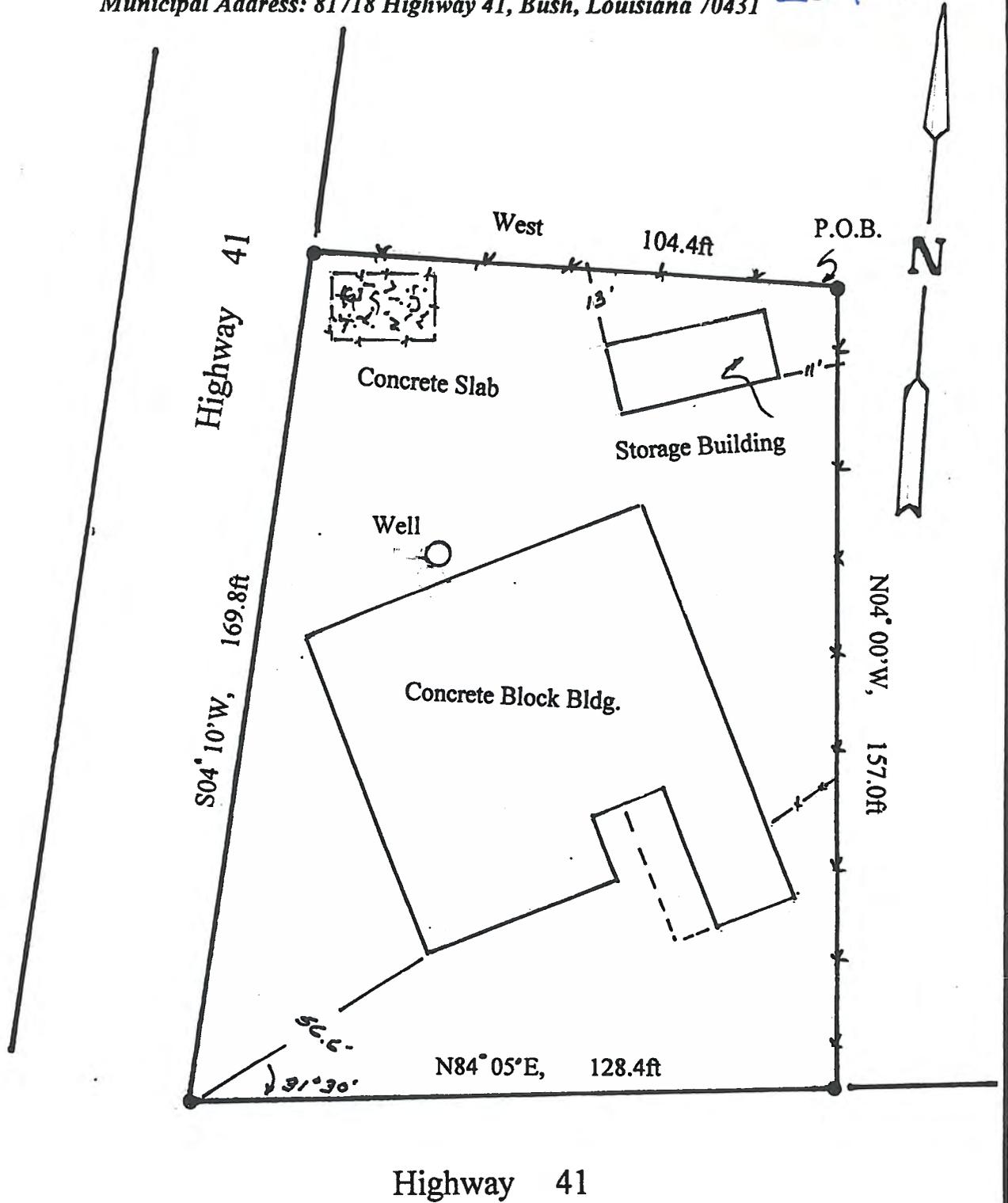
The staff recommends that the request for a HC-1 (Highway Commercial District) designation be denied.

**CASE NO.:** ZC14-08-067  
**PETITIONER:** Robert Traina  
**OWNER:** RA Traina Construction LLC/Robert & Pamela Traina  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District)  
**LOCATION:** Parcel located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush; S42, T5S, R13E; Ward 5, District 6  
**SIZE:** 0.43 acres



Municipal Address: 81718 Highway 41, Bush, Louisiana 70431

2014-08-067



The P.O.B., N00° 35' W, 1089ft., thence  
 West, 827.0ft, thence North,  
 186.8ft, and West 264.3ft  
 From the Section Corner  
 Common to Section 16, 21  
 & 43E, T5S, and R13E  
 St. Tammany Parish, LA

**EDWARD J. MURPHY, P.E.**

306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

SURVEY PREPARED FOR: *Mr. Robert Trina*

PROPERTY SURVEYED: *A parcel of land located in S42, T15S, R13E*

*St. Tammany Parish, Louisiana*

FLOOD ZONE: *DFRIM Zone "C", Panel No. 22103 CO210F*

DATE: *1 February 2013*

SCALE: *1 inch = 30 feet*



# ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-068

Determination: Approved Amended Postponed Denied

Posted: 7/15/2014

## GENERAL INFORMATION

**PETITIONER:** Claude Sanders, Jr  
**OWNER:** Old Captains LLC/Claude S. Sander, Jr. & Nolan J. Trosclair  
**REQUESTED CHANGE:** From A-1 (Suburban District) to I-2 (Industrial District)  
**LOCATION:** Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision ; S33,T9S,R15E; Ward 8, District 13  
**SIZE:** 4.83 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

### LAND USE CONSIDERATIONS

#### \SURROUNDING LAND USE AND ZONING:

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

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Residential** - 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:

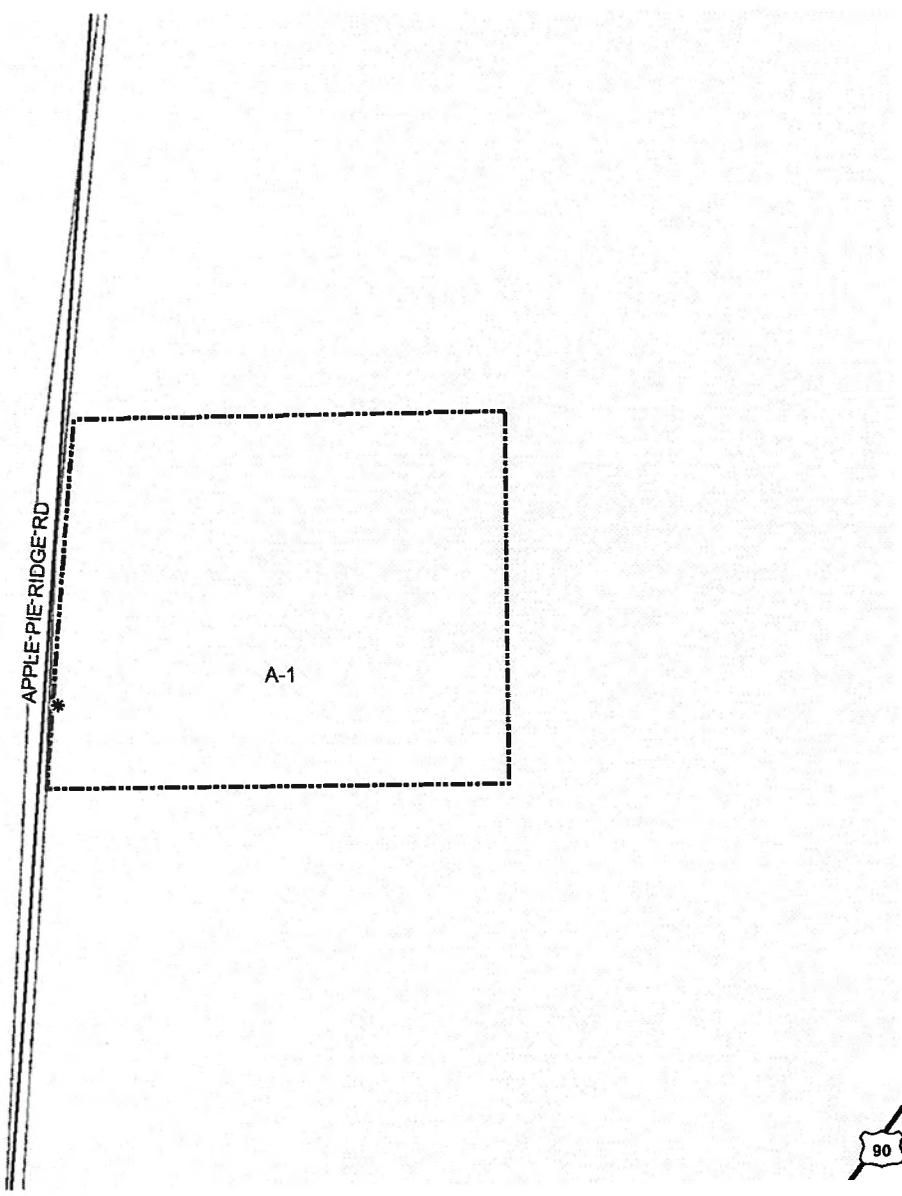
The petitioner is requesting to change the zoning from A-1 (Suburban District) to I-2 (Industrial District). The site is located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff feels that the requested zoning change is too intense for the area, considering that the site is surrounded by residential uses and undeveloped land.

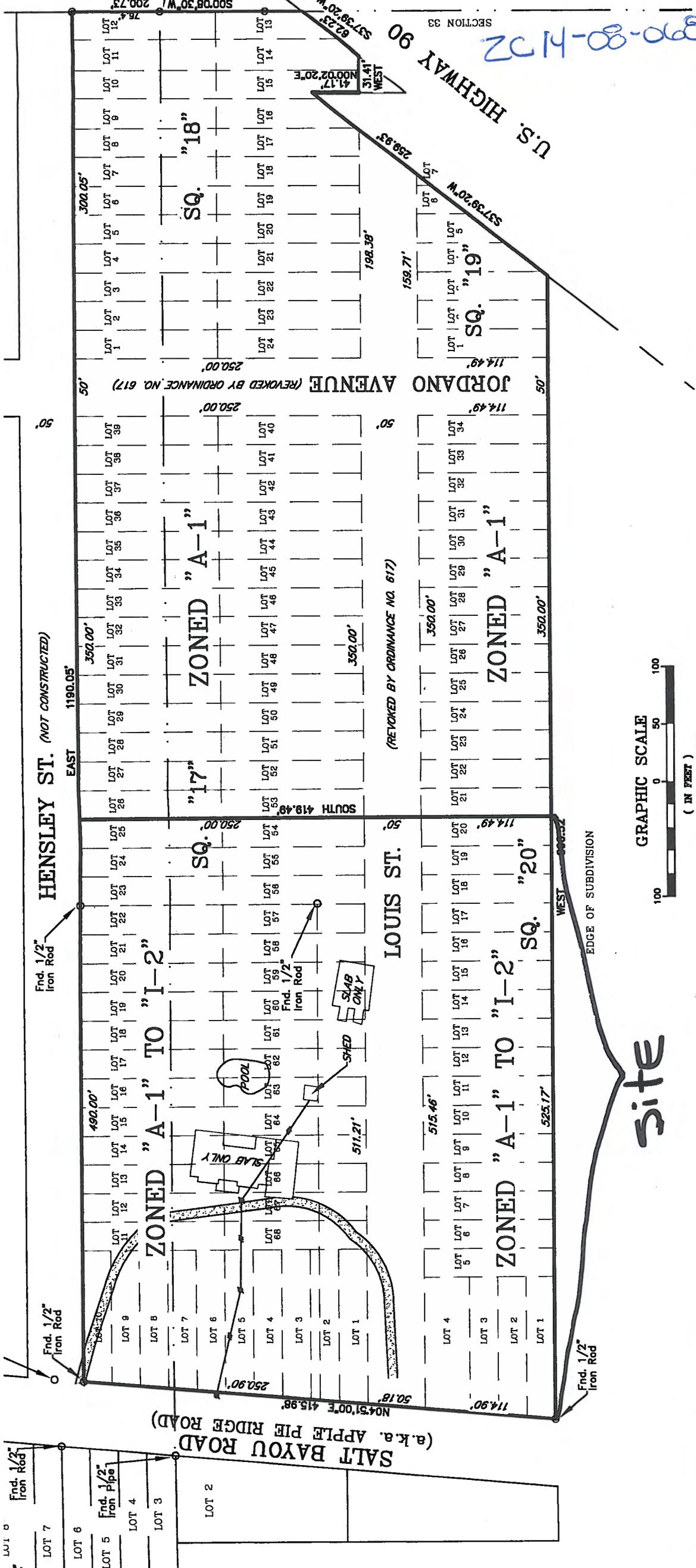
#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-08-068  
**PETITIONER:** Claude Sanders, Jr  
**OWNER:** Old Captains LLC/Claude S. Sander, Jr. & Nolan J. Trosclair  
**REQUESTED CHANGE:** From A-1 (Suburban District) to I-2 (Industrial District)  
**LOCATION:** Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision ; S33,T9S,R15E; Ward 8, District 13  
**SIZE:** 4.83 acres

A-1  
T9 - R15E 33





SEAN M. BURKE  
A REG. NO. 47

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@yourkes.com

Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi one: 228-435-5800

A ZONING MAP OF A PORTION OF SQUARE 17 & SQUARE 20, BLUE HAVEN SUBD. & A PORTION OF THE REVOKED LOUIS STREET FROM "A-1" TO "I-2" IN SECTION 33, T-9-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA

CLAUDE SANDER, JR.

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0575 D  
DATE: 4/2/91  
ZONE: A10  
B.F.E. = 11'

\* Verify prior to construction with local governing authority.

= 100'  
/6/14  
CHECKED BY: JWG  
140337  
OF 1

## ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-069

Determination: Approved Amended Postponed Denied

Posted: 07/15/14

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### GENERAL INFORMATION

**PETITIONER:** Roger Warner  
**OWNER:** Roger Warner  
**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 east side of Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision ; S13, T9S,R14E; Ward 8, District 14  
**SIZE:** 0.37 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	Accessory Structure/Vacant	A-4 (Single-Family Residential District
South	Single Family Residence	A-4 (Single-Family Residential District
East	Mobile Home	A-4 (Single-Family Residential District
West	Single Family Residence	A-4 (Single-Family Residential District

#### EXISTING LAND USE:

Existing development? Yes

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.

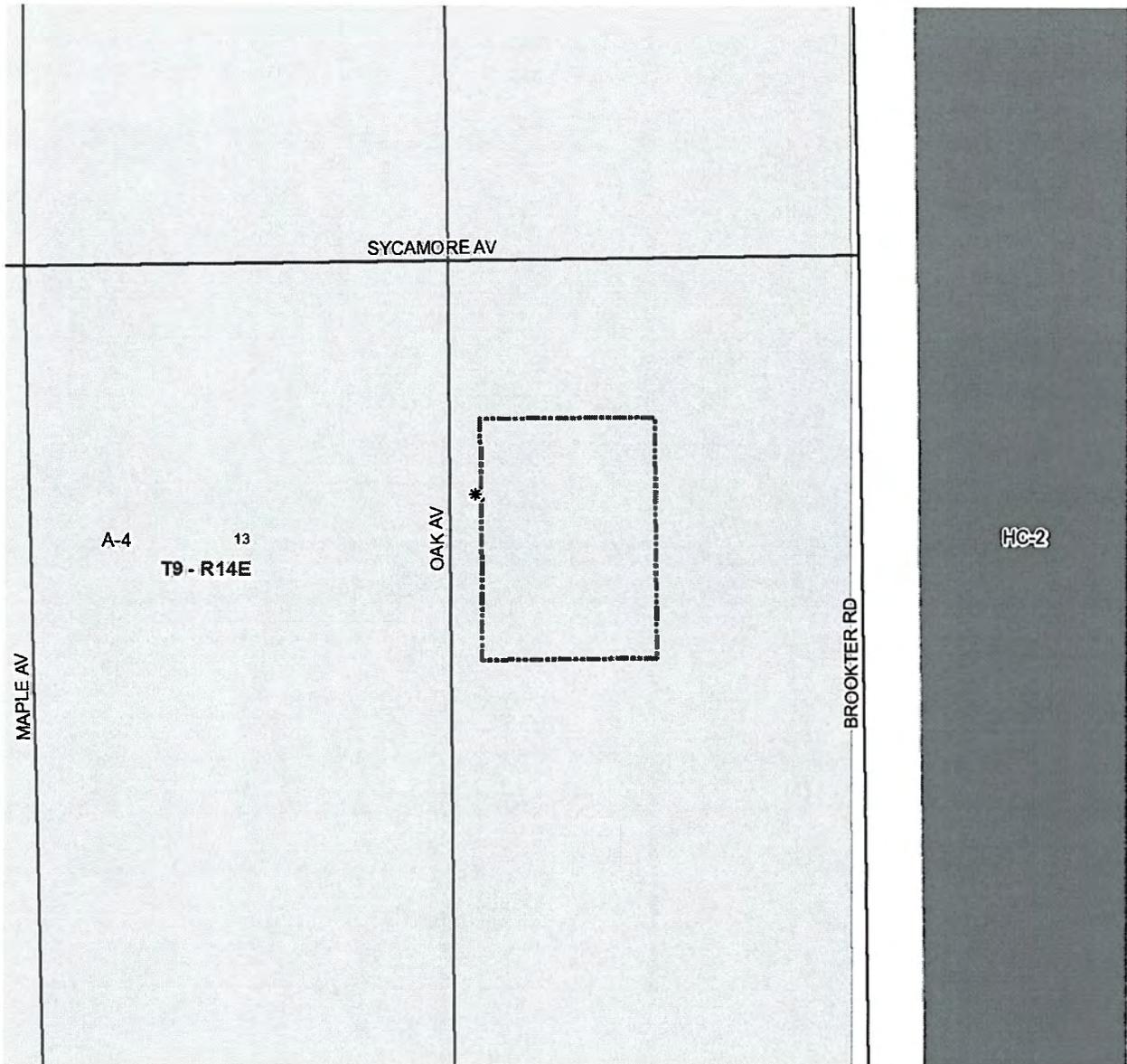
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the east side of Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

#### STAFF RECOMMENDATION:

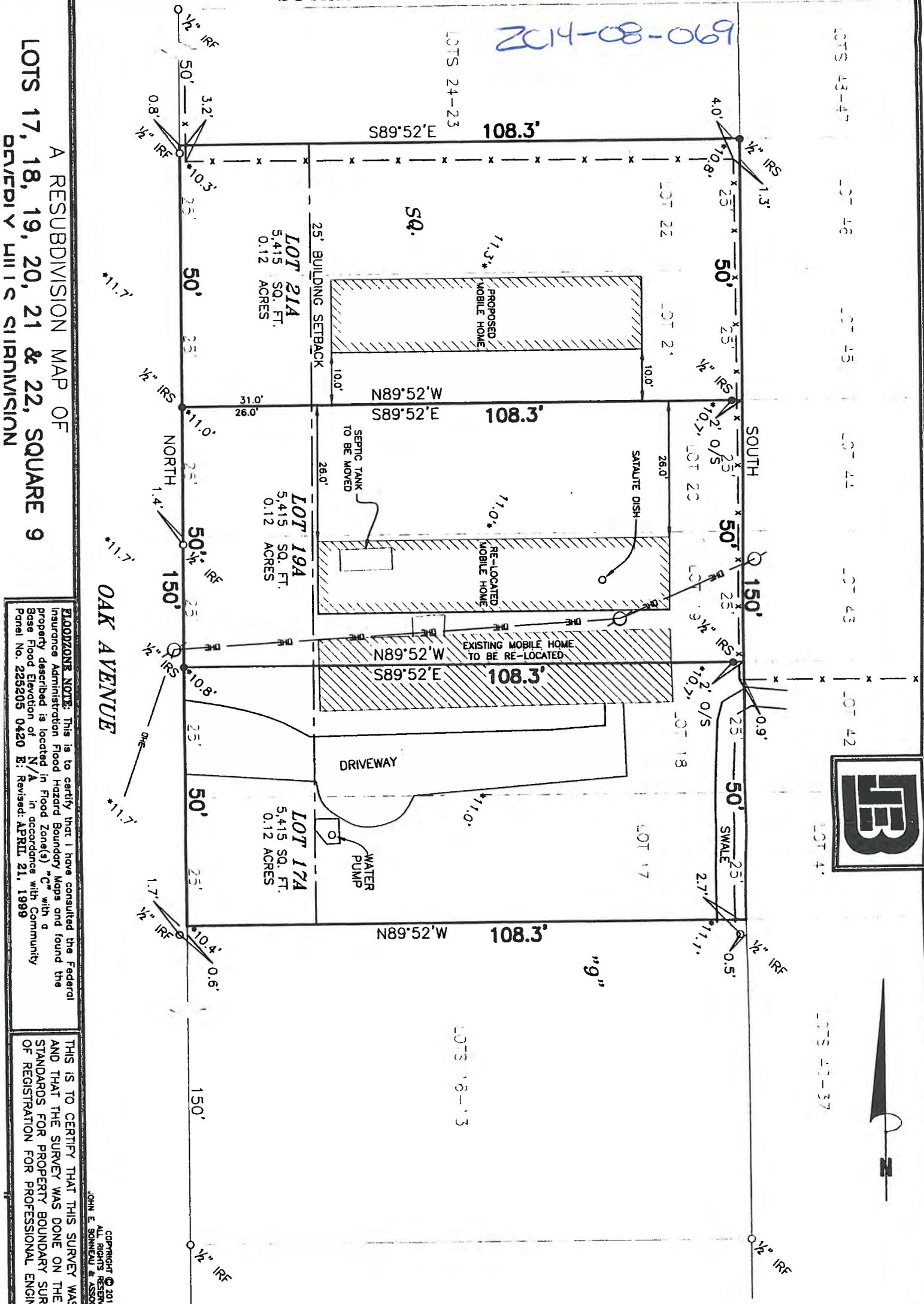
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

**CASE NO.:** ZC14-08-069  
**PETITIONER:** Roger Warner  
**OWNER:** Roger Warner  
**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 east side of Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision ; S13, T9S,R14E; Ward 8, District 14  
**SIZE:** 0.37 acres



SYCAMORE AVENUE

2014-08-069



LOTS 17, 18, 19, 20, 21 & 22, SQUARE 9  
DRIVEWAY HILLS CIPRINIVISION

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0420 E. Revised: APRIL 21, 1999

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISIC AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR ALL

COPYRIGHT © 2014  
ALL RIGHTS RESERVED  
JOHN E. SONNENAU & ASSOCIATES, INC.

**REFERENCE SURVEY:**  
The Recorded Subdivision  
**BASIS FOR BEARINGS:**  
The Reference Survey.  
**NOTE:** This is to certify actual ground survey or encroachments exist at property lines except as

DATE FILED \_\_\_\_\_  
CLERK OF COURT \_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT \_\_\_\_\_  
SECRETARY - ST. TAMMANY P \_\_\_\_\_

APPROV \_\_\_\_\_

# ZONING STAFF REPORT

**Date:** July 28, 2014

**Meeting Date:** August 5, 2014

**Case No.:** ZC14-08-070

**Determination:** Approved Amended Postponed Denied

**Posted:** 07/15/14

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## GENERAL INFORMATION

**PETITIONER:** Robert F. Cheek  
**OWNER:** Jacqueline Vidrine  
**REQUESTED CHANGE:** From A-2 (Suburban District) to NC-2 (Indoor Retail and Service District)  
**LOCATION:** Parcel located at the northwest corner of US Highway 190 & Pontchartrain Drive, being lots 1, 2, 8 & 9, Block 23, Forest Glen Addition ; S48,T8S,R12E; Ward 4, District 7  
**SIZE:** 0.34 acre

---

## 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-2 (Suburban District)
South	Undeveloped	A-1A (Suburban District)
East	Residential	A-2 (Suburban District)
West	Undeveloped	A-2 (Suburban District)

#### EXISTING LAND USE:

**Existing development?** No

**Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Residential** - 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.

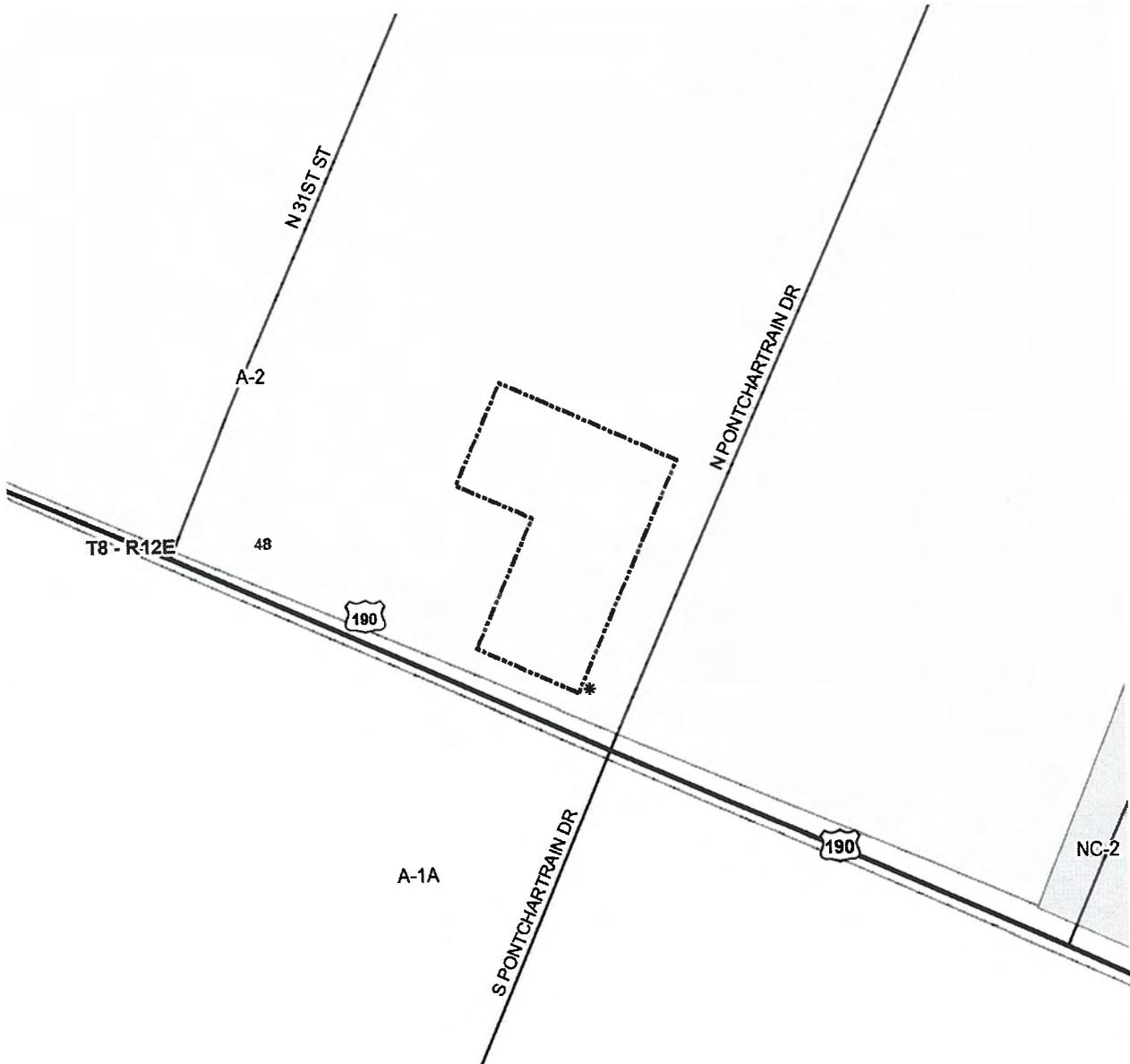
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to NC-2 (Indoor Retail and Service District). The site is located at the northwest corner of US Highway 190 & Pontchartrain Drive, being lots 1, 2, 8 & 9, Block 23, Forest Glen Addition. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the site is surrounded by residential uses, staff feels that there is no compelling reason to recommend approval of the request.

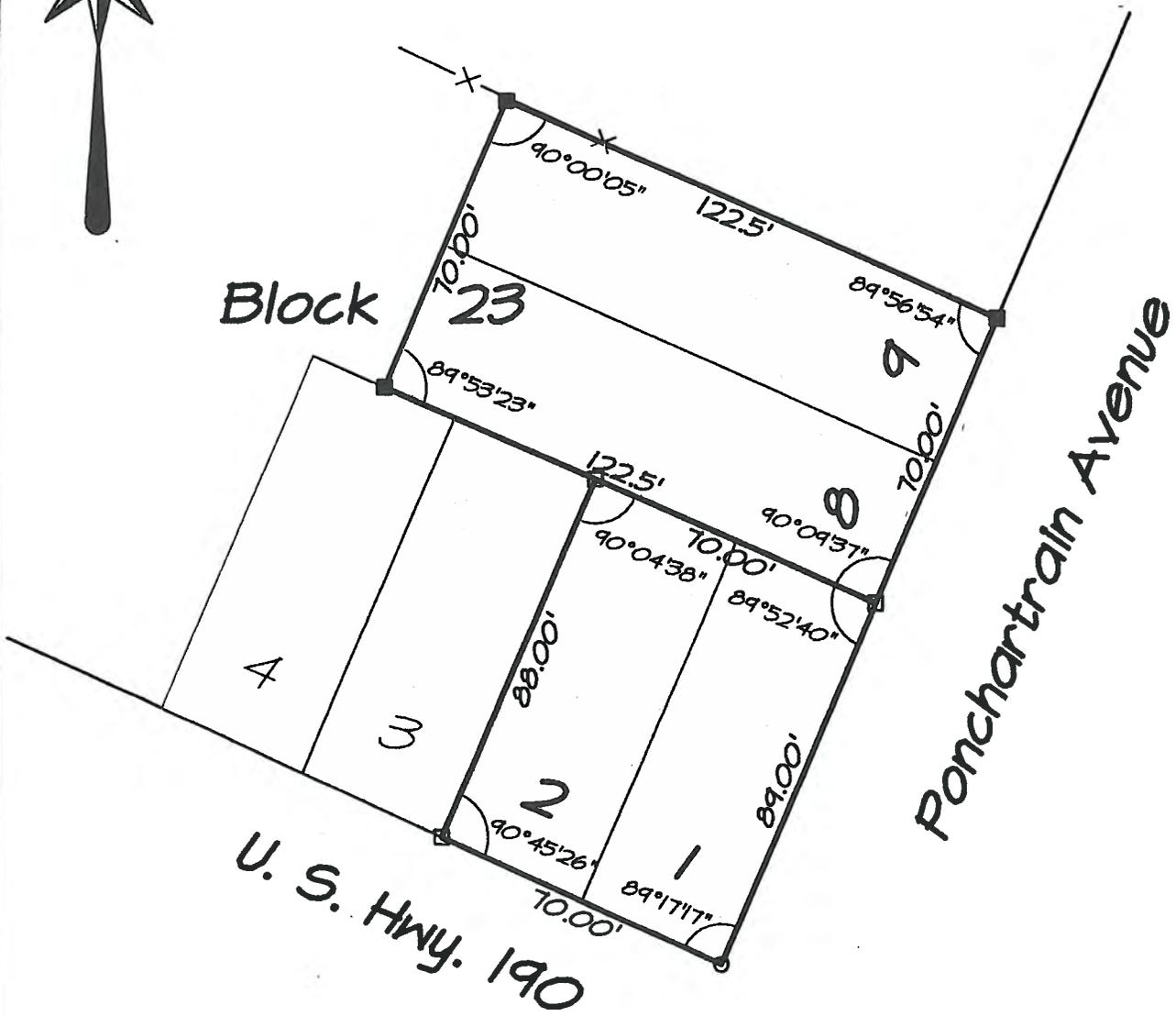
#### STAFF RECOMMENDATION:

The staff recommends that the request for a NC-2 (Indoor Retail and Service District) designation be denied.

**CASE NO.:** ZC14-08-070  
**PETITIONER:** Robert F. Cheek  
**OWNER:** Jacqueline Vidrine  
**REQUESTED CHANGE:** From A-2 (Suburban District) to NC-2 (Indoor Retail and Service District)  
**LOCATION:** Parcel located at the northwest corner of US Highway 190 & Pontchartrain Drive, being lots 1, 2, 8 & 9, Block 23, Forest Glen Addition ; S48,T8S,R12E; Ward 4, District 7  
**SIZE:** 0.34 acre



Reference Surveys:  
 1. Survey prepared by Robert A. Berlin dated April 23, 1958  
 2. Survey prepared by Land Engineering Services, Inc. dated April 28, 1960 Number J-60-142



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

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0380 C, map dated 4-2-1991

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" Iron Pipe Found
- 1/2" Iron Pipe Found
- 1/2" Rebar Set

MAP PREPARED FOR **Jacqueline Vidrine**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Lots 1, 2, 8 & 9 Block 23, Forest Glen Subdivision, 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 LLC**

COVINGTON, LOUISIANA

*Bruce M. Butler III*

LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4894

SCALE: 1" = 40'

DATE: August 24, 2010

NUMBER: 15090

## ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-071

Determination: Approved Amended Postponed Denied

Posted: 7/16/2014

### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** McCalman, LLC  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)  
**LOCATION:** Parcel located at the southeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5  
**SIZE:** 1.54 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	Commercial	HC-2 Highway Commercial District
South	Commercial	HC-2 Highway Commercial District
East	Residential	A-3 Suburban District
West	Hwy 190 Service Rd./ Residential	A-4 Suburban District

#### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Industrial** - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

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

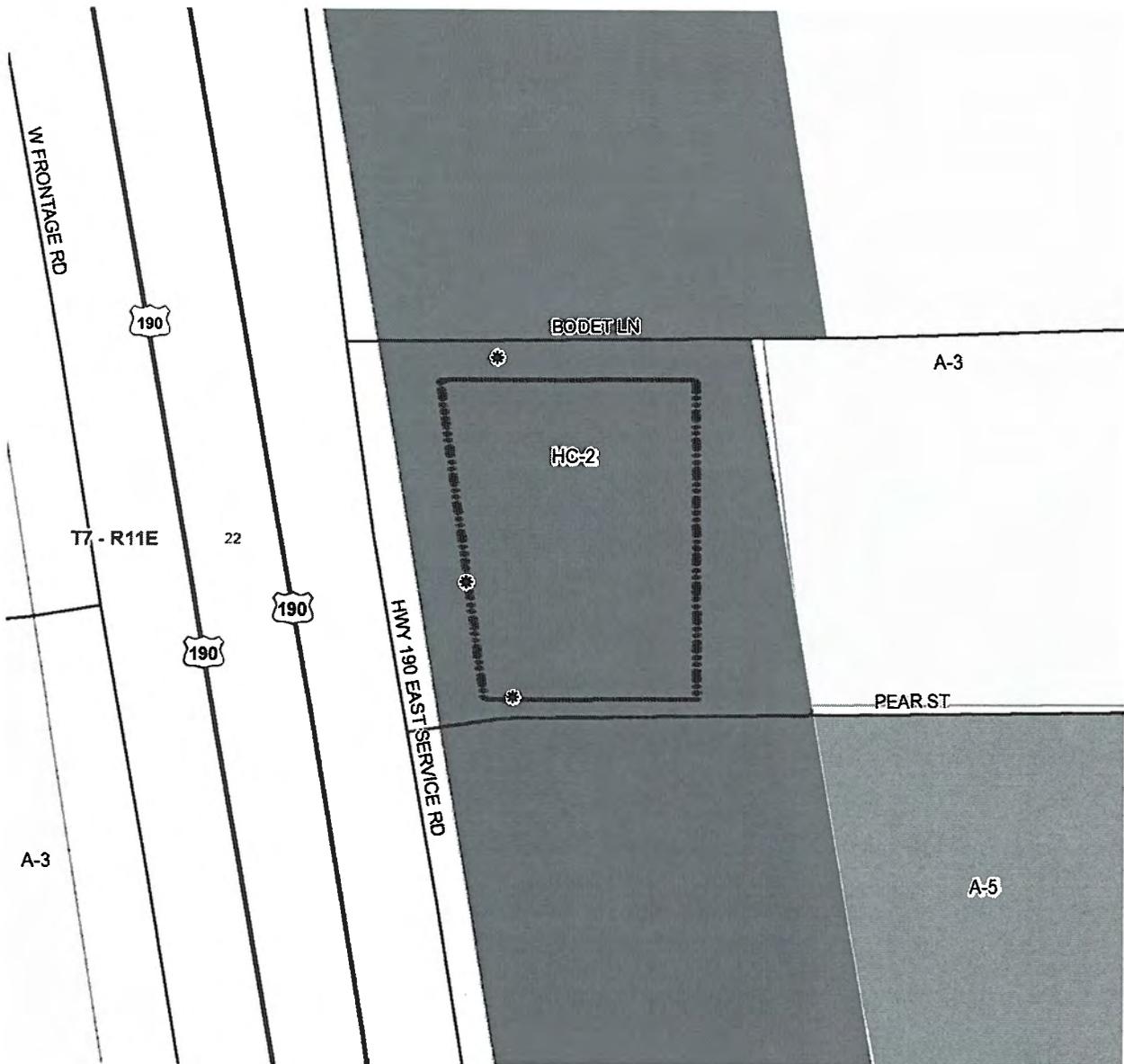
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District). The site is located at the southeast corner of US Highway 190 Service Road East & Bodet Lane. The 2025 Future Land Use Plan calls for this area to be developed with commercial and industrial uses. The requested zoning change to HC-2A would not allow for more intense uses on the site; however, it would allow for an increase in the maximum building size from 20,000 square feet to 75,000 square. Considering the size of the site, staff does not have any objections to the request.

#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-08-071  
**PETITIONER:** Jeff Schoen  
**OWNER:** McCalman, LLC  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)  
**LOCATION:** Parcel located at the southeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5  
**SIZE:** 1.54 acres

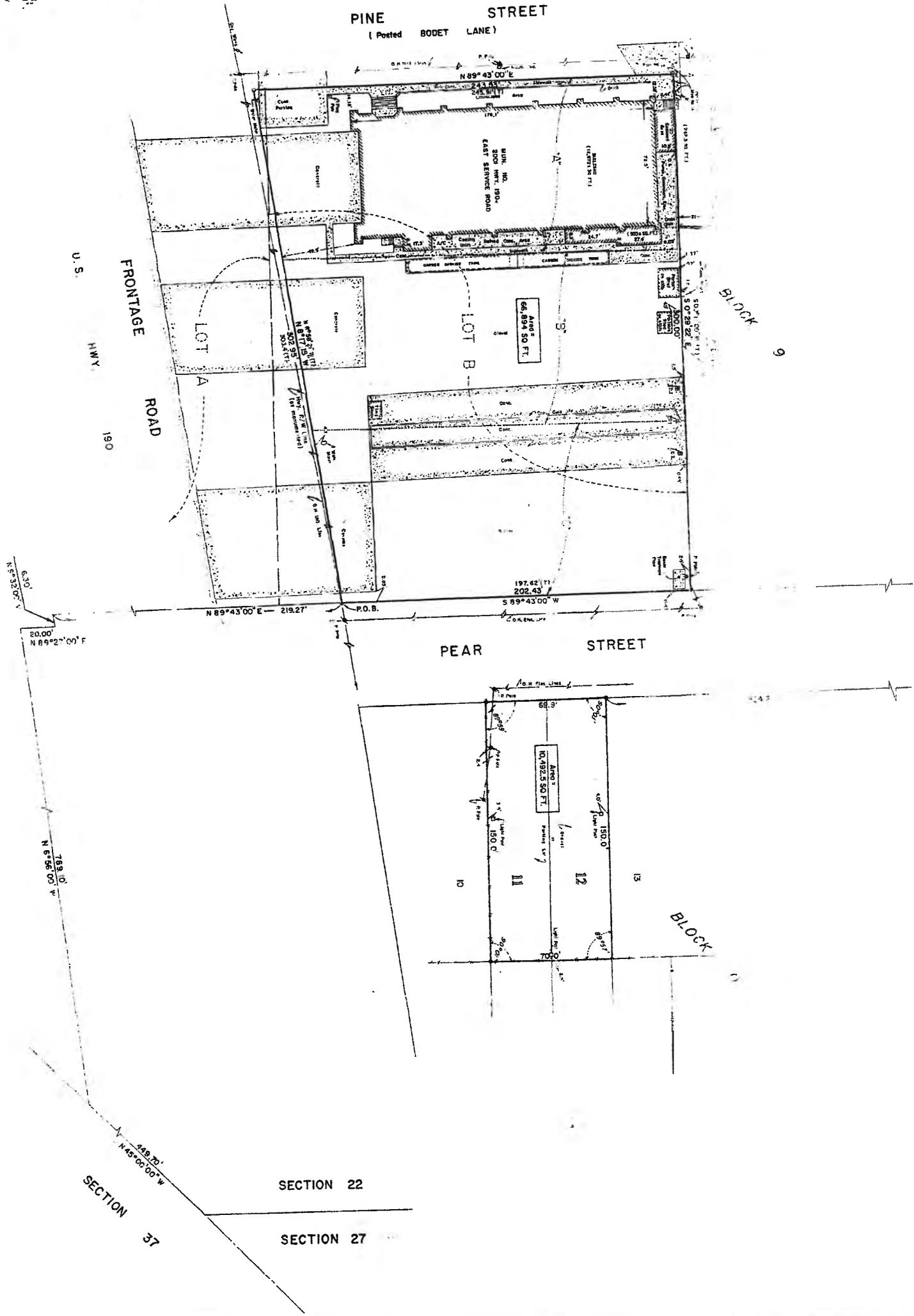


140-80-071

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Map and find that the subject property is not located in a Special Flood Hazard Zone (Flood Zone "C") per parcel number 140 80 071 D of said maps, last revised on April 2, 1991.

**REMARKS:**  
 Property and Properties immediately adjoining same is located in Zoning District C-2 (Highway Commercial District). Building setbacks requirements for this Zoning District are as follows:  
 Front Street Side: ..... zone is required.  
 Interior Side: .....  
 However, if provided it must be a minimum of 3'.  
 Aerial fuel tank on site near the Eastern boundary line of this property in Block 9 is not shown hereon.  
 All visible utilities within this property are shown hereon. The location of any underground and other not shown utilities were undeterminable in the 1989 and are not indicated hereon.

I hereby certify that this survey is true and correct in accordance with a field made on the ground under the direct supervision of the undersigned.



SECTION 22  
 SECTION 27  
 SECTION 35

## ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-072

Determination: Approved Amended Postponed Denied

Posted: 07/16/14

### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** McCalman, LLC  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)  
**LOCATION:** Parcel located at the northeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5  
**SIZE:** 2.210 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	Commercial	HC-2 Highway Commercial District
South	Commercial	HC-2 Highway Commercial District
East	Residential	A-3 Suburban District
West	Hwy 190 Service Road/ Residential	A-4 Suburban District

#### EXISTING LAND USE:

Existing development? No

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-2 (Highway Commercial District) to HC-2A (Highway Commercial District). The site is located at the northeast corner of US Highway 190 Service Road East & Bodet Lane. The 2025 Future Land Use Plan calls for the are to be developed with commercial uses. The requested zoning change to HC-2A would not allow for more intense uses on the site; however, it would allow for an increase in the maximum building size from 20,000 square feet to 75,000 square. Considering the size of the site, staff does not have any objections to the request.

#### STAFF RECOMMENDATION:

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



2014-08-072

Reference:

1. Map prepared by Ned R. Wilson & Assoc. Inc. dated 7-30-1982 (Basis of Bearings)

2. Survey prepared by E. L. Dewailly, Sr. dated Nov. 4, 1967

The 2.14 Acre parcel of ground is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0240 E map dated 8-16-1995

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

Point "A" is reported to be North, 1440.0'; N89°45'E, 154.5'; N00°15'W, 30.0' from the Section Corner common to Sections 22, 27 & 37 T7S R11E, St. Tammany Parish, Louisiana

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
  - ∴ 1 1/2" Iron Pipe Found
  - 7 Hwy. Monument Found
  - Fence
  - 2 1" Iron Pipe Found
  - P 40d Nail Set
  - x Powerpole

MAP PREPARED FOR *McCalman, LLC*

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 22 Township 7 South Range 11 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 LLC

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

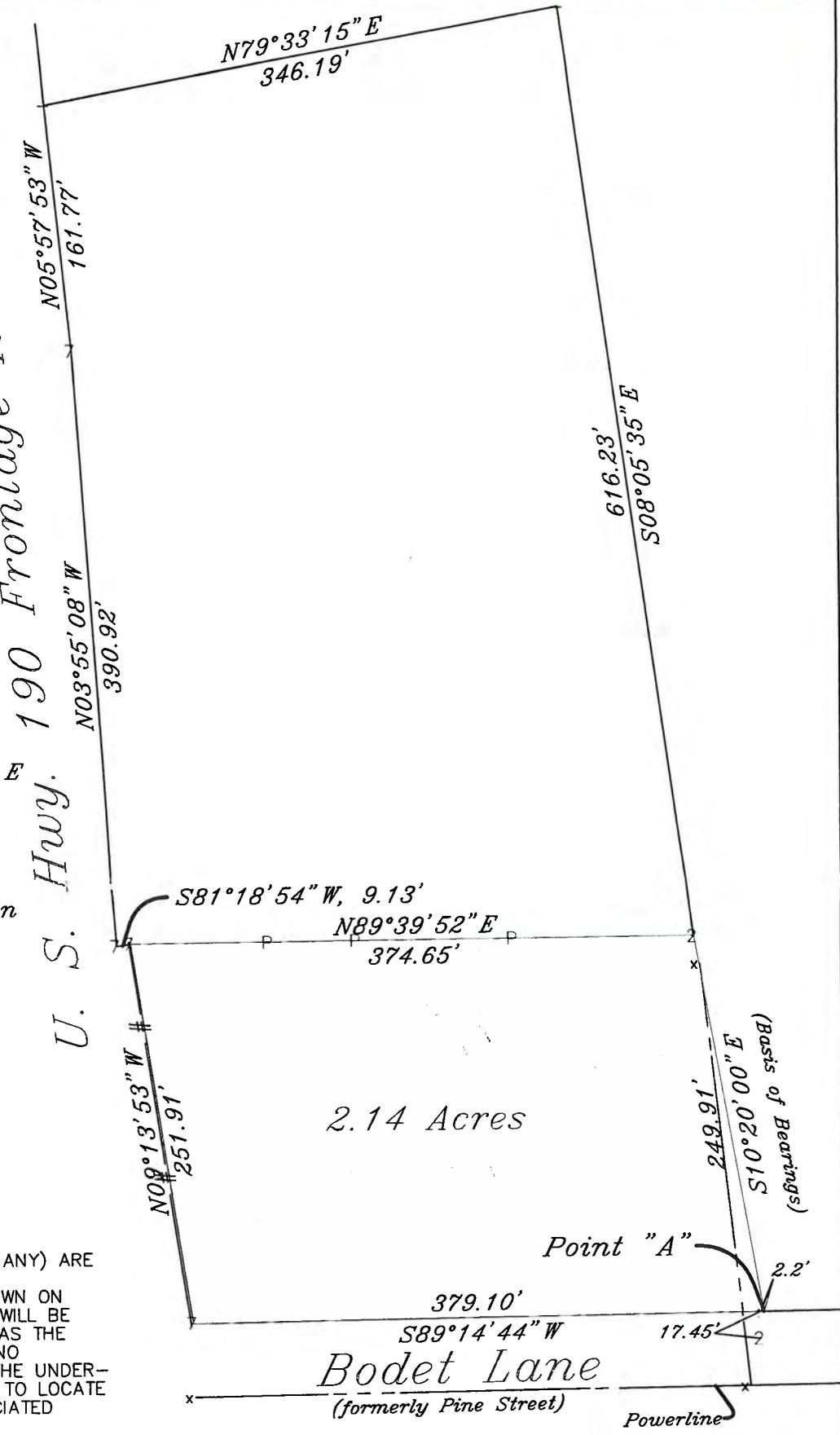
LOUISIANA PROFESSIONAL LAND SURVEYOR LICENSE NO. 4894

Revised: Jan. 20, 2014

SCALE: 1" = 100'

DATE: December 17, 2013

NUMBER: 16161



# ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-073

Determination: Approved Amended Postponed Denied

Posted: 07/16/14

## GENERAL INFORMATION

**PETITIONER:** Mark V. Jones  
**OWNER:** Emile J. Camaille, Jr/Testamentary Executor  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne ; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 1.89 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	NC-4 (Neighborhood Institutional District)
South	Undeveloped/Commercial	HC-2 (Highway Commercial District)
East	Office Warehouse	NC-4 (Neighborhood Institutional District)
West	Residential	NC-4 (Neighborhood Institutional 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.

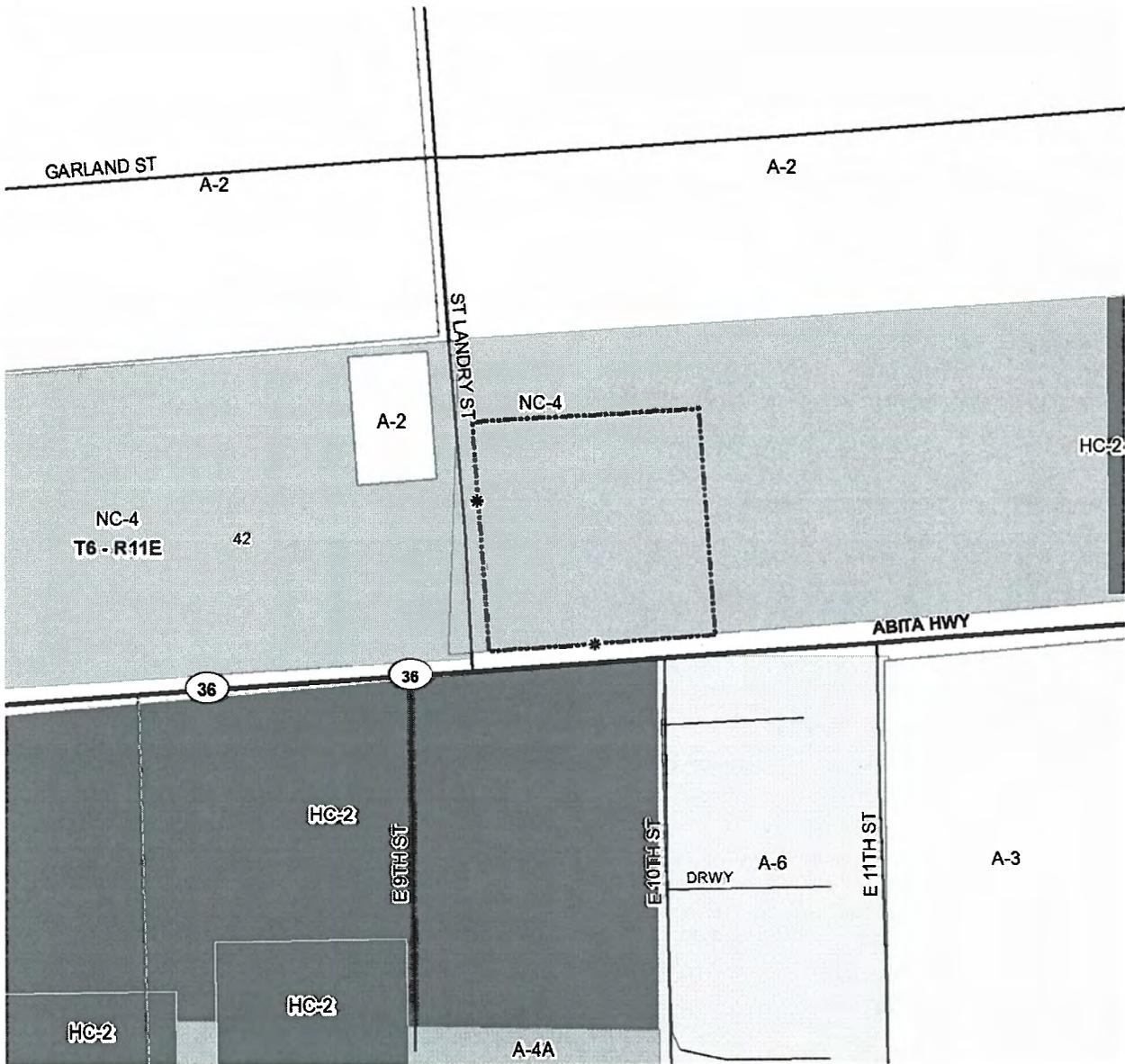
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne. The 2025 future land use plan calls for the area to be developed with commercial use. The 2025 future land use plan calls for the area to be developed with commercial use. Considering that the Highway 36 Corridor is developed with a mix of single family and multi family residences, commercial and industrial uses, staff does not have any objections to the request.

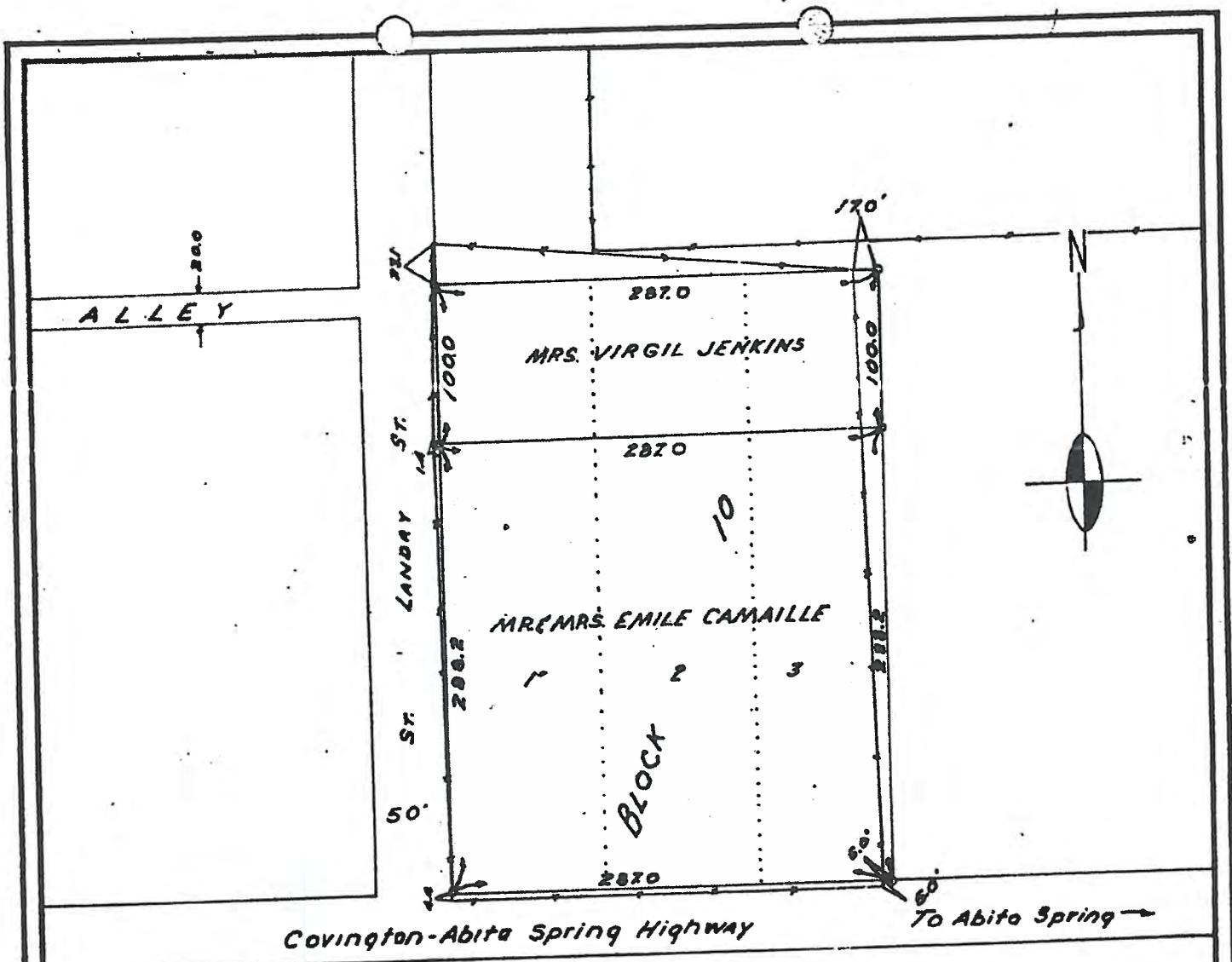
#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-08-073  
**PETITIONER:** Mark V. Jones  
**OWNER:** Emile J. Camaille, Jr/Testamentary Executor  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne ; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 1.89 acres



2014-08-073



° Indicates Iron Post

MAP PREPARED FOR THE EXCLUSIVE USE OF  
**MR. & MRS. EMILE CAMAILLE**  
 SHOWING A SURVEY MADE OF PROPERTY LOCATED IN  
 Block 10, lots 1, 2 & 3 of the Garland Addition to the Town of Claiborne,  
 St. Tammany Parish La.

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE  
 WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED  
*Robert A. Berl*  
 LOUISIANA REGISTERED LAND SURVEYOR

COVINGTON, LOUISIANA

SCALE: 1" = 100'

DATE: AUG. 19, 1965

NUMBER: 65-777

LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA

ST. TAMMANY PARISH COUNCIL  
ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. 14-\_\_\_\_\_

COUNCIL SPONSOR \_\_\_\_\_ PROVIDED BY DEVELOPMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME I (ZONING), SECTION 6.01 PLANNED UNIT DEVELOPMENT OVERLAY RELATIVE TO OPEN SPACE & MAJOR AMENDMENT TO THE PUD (ZC14-08-075).

**WHEREAS**, it is necessary to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), specifically to amend the standards for major amendment and provide regulation for open space within the PUD Planned Unit Development Overlay.

**NOW, THEREFORE**, the Parish of St. Tammany hereby ordains, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 2, Definitions by adding the following terms to the existing definitions in alphabetical order:

Open Space. Land and/or water area retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.01 Planned Unit Development Overlay, specifically Section 6.0103 A. 8. c. Maximum total land area, Minimum public and private open space, streets, off-street parking and loading areas.

c. ~~Green Open~~ Open space (as defined in Article 2 – Definitions)

1. A minimum of 25% of open space is required for all PUD's.
2. In no case shall required open space along the existing road frontage be less than 1/4 acre in area and less than 100 feet in width.
3. In no case shall required open space along other boundary lines (without road frontage) be less than 1/4 acre in area and less than 50 feet in width.
4. No more than fifty percent (50%) of the required open space shall be satisfied using Limited Use Land (herein defined). Limited Use Land shall mean land which is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are required to satisfy one (1) acre of required open space.
- ~~4.~~ 5. Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
- ~~5.~~ 6. Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.01 Planned Unit Development Overlay, specifically Section 6.0104 Amendment to the Planned Unit Overlay as follows:

6.0104 AMENDMENT TO THE PLANNED UNIT DEVELOPMENT

Amendments to the PUD shall be classified as either major or minor in character.

A. Major amendments to the PUD shall require the developer to submit revised plans to the Department of Development Planning. Upon review of the proposed amendments to the PUD by the staff, a public hearing shall be established for the review of the major changes by the Zoning Commission.

The Zoning Commission shall have the authority to review and approve all major changes to the PUD. Public advertisement shall be required at least fifteen (15) days prior to the meeting date and shall run in the official journal of the Parish at least twice during that time period.

Furthermore, the developer shall pay additional the processing fees for procurement of his the proposed major PUD changes. ~~The additional fees shall be established by the Department of Planning upon initial review of the proposed amendments.~~

Major changes to the PUD plan include changes to:

1. The use of the land,
2. ~~The use, bulk and~~ location of significant buildings and structures,
3. ~~The location of open spaces~~
4. 3. A cumulative reduction in the quantity or quality of open space and, the total of the originally approved overall acreage of open space by more than 5% and/or below the minimum of 25% of required open space,
5. 4. An cumulative increase in the intensity of use and/or in the density of a development by more than 5% of the total of the originally approved overall acreage and/or,
5. A setback adjustment for an entire phase and/or section of a subdivision of 10 lots or more. All other request of setback adjustment affecting less than 10 lots will have to be appealed to the Board of Adjustments.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

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

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

—

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2014-\_\_\_\_\_.

\_\_\_\_\_  
MARTY GOULD, COUNCIL CHAIRMAN

ATTEST:

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

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

Published introduction: \_\_\_\_\_, 2014  
Published adoption on: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 @ \_\_\_\_\_  
Returned to Council Clerk: \_\_\_\_\_, 2014 @ \_\_\_\_\_

# ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-074

Determination: Approved Amended Postponed Denied

Posted: 07/15/14

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## GENERAL INFORMATION

**PETITIONER:** Robert Barnett  
**OWNER:** Robert I. & Phyllis B. Burns  
**REQUESTED CHANGE:** From A-2 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the east side of Fuschia Street, south of Harrison Avenue; S12,T7S,R11E; Ward 3, District 5  
**SIZE:** 2 acres

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## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Fire Station	PF-1 Public Facilities District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Multi Family	A-2 Suburban District

### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

### COMPREHENSIVE PLAN:

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

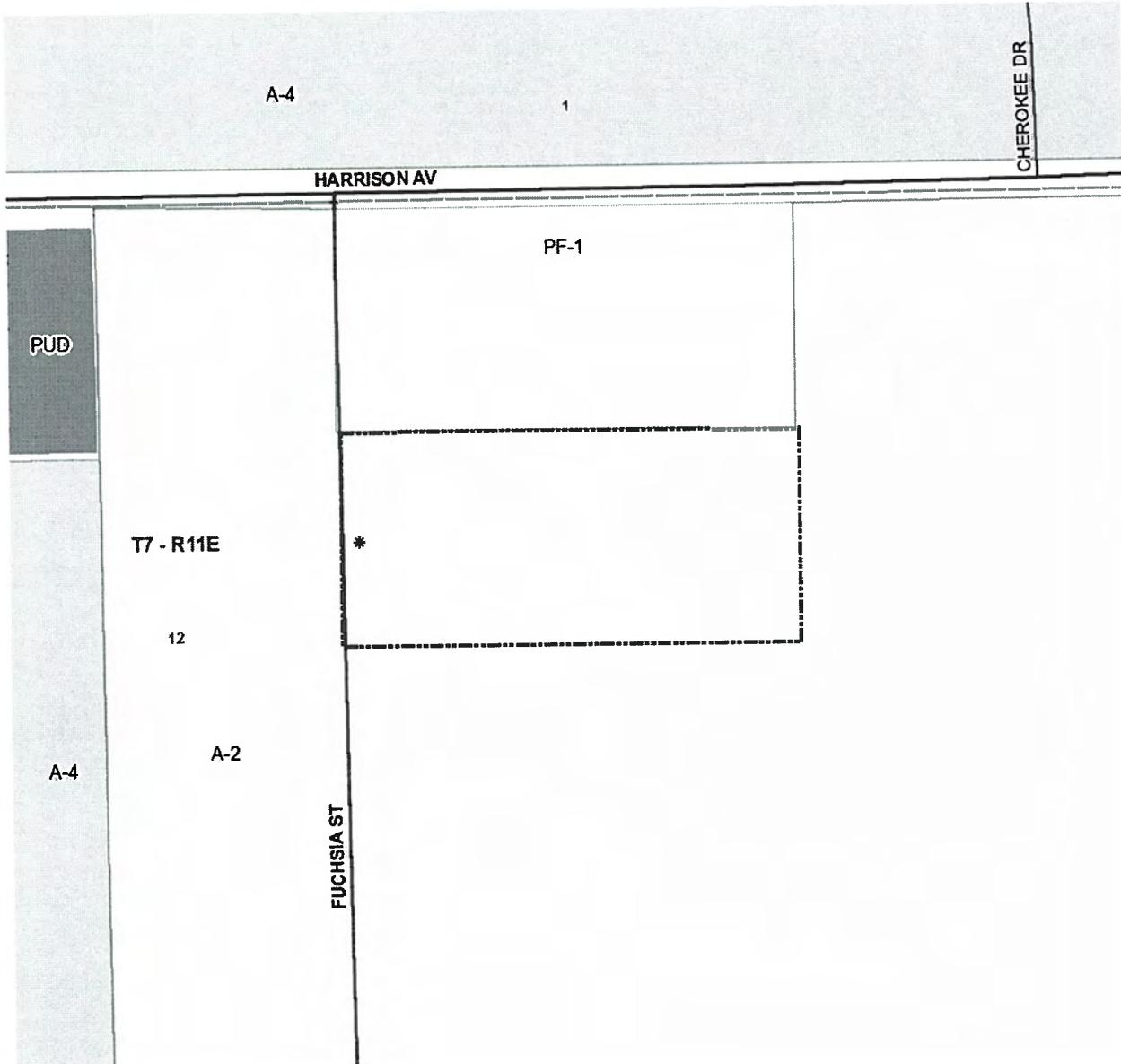
### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to PF-1 (Public Facilities District). The site is located on the east side of Fuschia Street, south of Harrison Avenue. The 2025 Future Land Use Plan calls for this area to be developed with residential uses. There is a fire station currently under construction on the abutting property. The zoning change is being requested to allow for future expansion of the fire station.

### STAFF RECOMMENDATION:

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

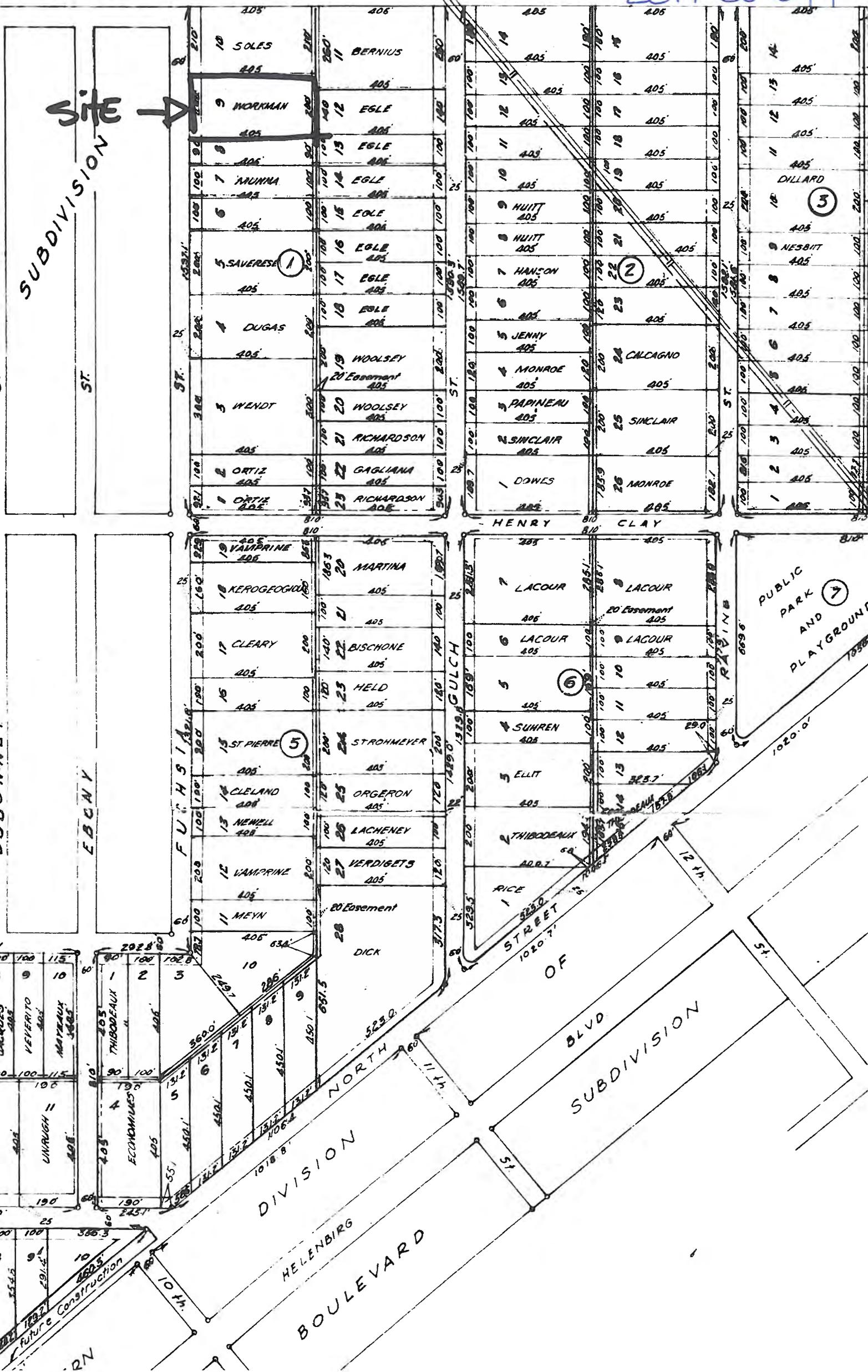
**CASE NO.:** ZC14-08-074  
**PETITIONER:** Robert Barnett  
**OWNER:** Robert I. & Phyllis B. Burns  
**REQUESTED CHANGE:** From A-2 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the east side of Fuschia Street, south of Harrison Avenue; S12,T7S,R11E; Ward 3, District 5  
**SIZE:** 2 acres



Notice: 30' R/W Dedicated to United Gas Co.

United Gas Pipeline

ZC14-08-074



## ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC96-08-046

Determination: Approved Amended Postponed Denied

Posted: 07/16/14

### GENERAL INFORMATION

**PETITIONER:** A. Wayne Buras  
**OWNER:** Bedico Creek Preserve, LLC  
**REQUESTED CHANGE:** Major Amendment to the PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the west side of LA Highway 1085, south of I-12 ; S31, T6S, R10E & S5, 6, 7 & 8, T7S, R10E; Ward 1, District 1  
**SIZE:** 939.1 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	I-12	
South	Residential & Undeveloped	A-1A (Suburban District)
East	Residential & Undeveloped	A-2 (Suburban District)
West	Tangipahoa Parish	

#### 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 a Major Amendment to the PUD (Planned Unit Development Overlay). The request consists of an increase in the total number of platted units, resulting in an increase in the total square footage of greenspace from 550.18 acres to 551.97 acres (See below chart & attached drawing).

Lot Type	Approved	Proposed/Revised
Units Platted	698	839
Units in Bubbles	244	103
TOTAL	942	942
Greenspace	550.18 acres (59%)	551.97 (59 %)

#### STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD (Planned Unit Development Overlay) be approved.

**CASE NO.:** ZC96-08-046  
**PETITIONER:** A. Wayne Buras  
**OWNER:** Bedico Creek Preserve, LLC  
**REQUESTED CHANGE:** Major Amendment to the PUD (Panned Unit Development Overlay)  
**LOCATION:** Parcel located on the west side of LA Highway 1085, south of I-12 ;  
 S31, T6S, R10E & S5, 6, 7 & 8, T7S, R10E; Ward 1, District 1  
**SIZE:** 939.1 acres

