

ZONING STAFF REPORT

Date: September 29, 2014

Meeting Date: October 7, 2014

Case No.: ZC14-09-080

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (09/02/14)

Posted: 09/17/14

GENERAL INFORMATION

PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.5770 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

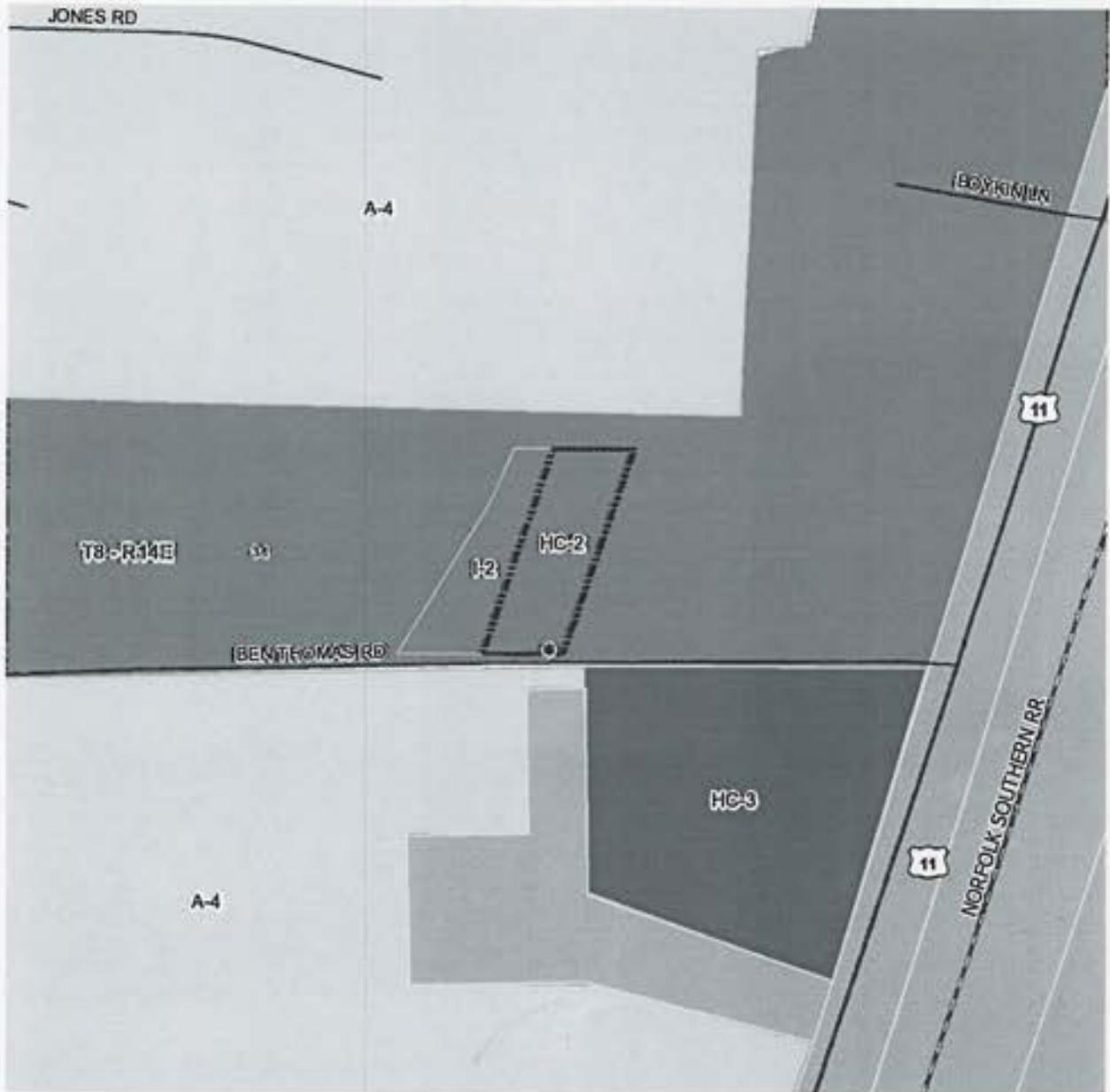
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that the site is currently developed with an office warehouse and abutting I-2 Industrial District on the west side.

Note that the site was zoned M-1Light Industrial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

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

CASE NO.: ZC14-09-080
PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.5770 acre



ZONING STAFF REPORT

Date: September 29, 2014

Meeting Date: October 7, 2014

Case No.: ZC14-09-081

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (09/02/14)

Posted: 09/17/14

GENERAL INFORMATION

PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to I-2 (Industrial District)
LOCATION: Parcel located on the south side of Ben Thomas Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14
SIZE: 0.6060 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	Office Warehouse	I-2 (Industrial District) & HC-2 (Highway Commercial District City of Slidell
South	Parking lot for Charter Communication	City of Slidell
East	Access to parking lot	City of Slidell
West	Undeveloped	A-4 (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:

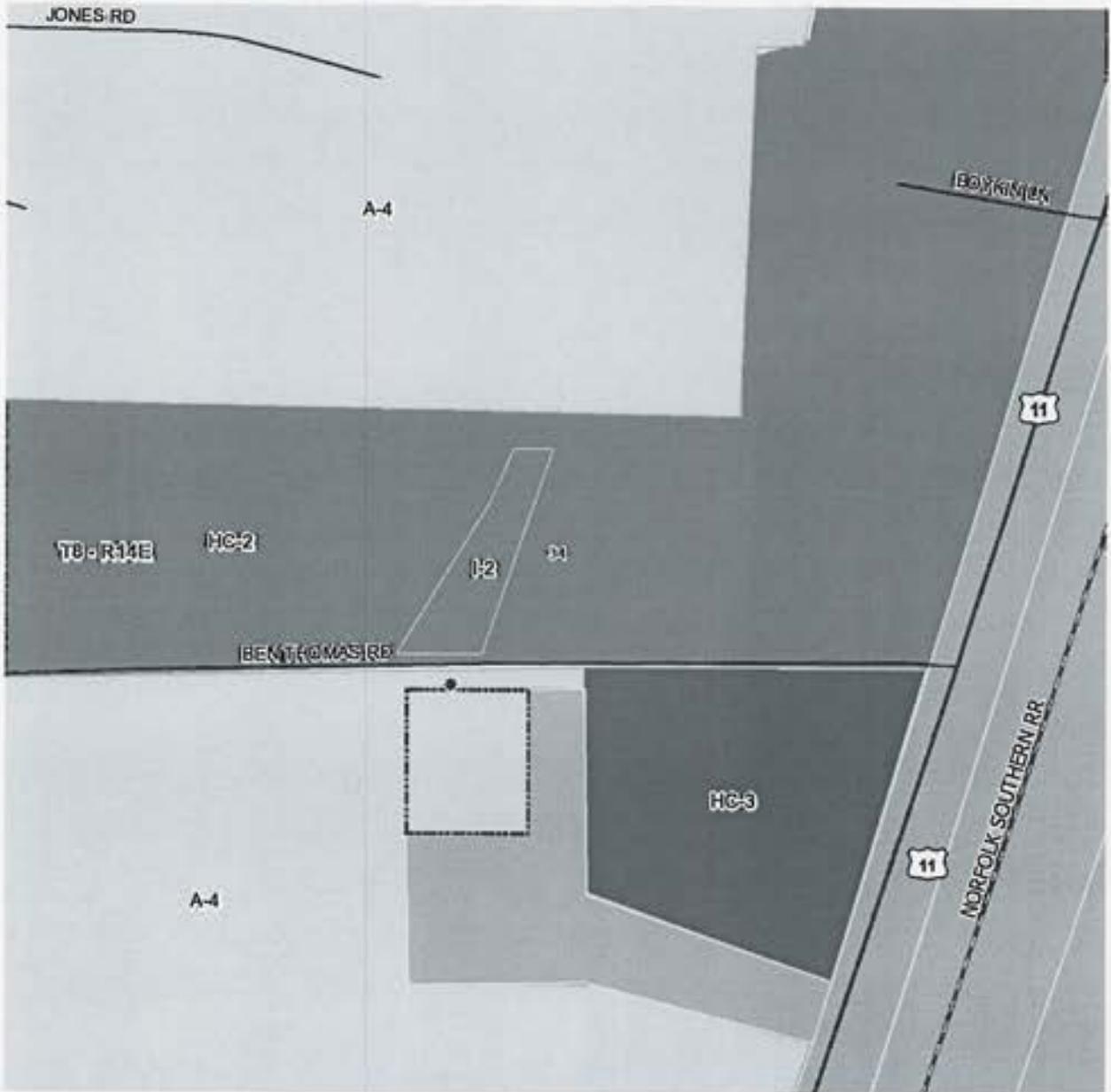
The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to I-2 (Industrial District). The site is located on the south side of Ben Thomas Road, west of US Highway 11. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff is not completely opposed to the request considering the presence of office warehouses on the north and east sides of the site; however, an I-1 Industrial zoning district may be more appropriate for the site.

Note that the site was zoned M-1 Light Industrial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

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

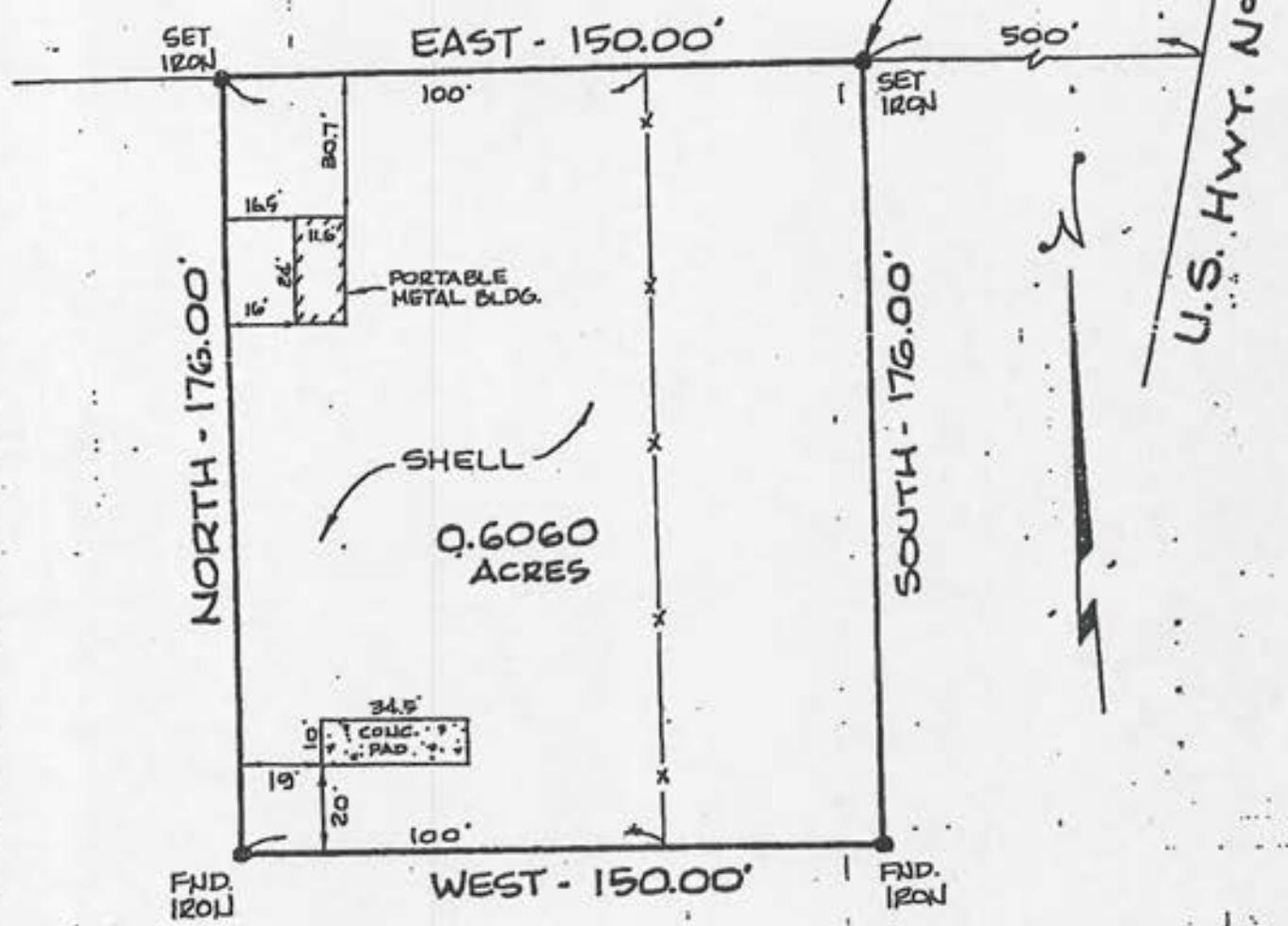
CASE NO.: ZC14-09-081
PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to I-2 (Industrial District)
LOCATION: Parcel located on the south side of Ben Thomas Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14
SIZE: 0.6060 acre



244-09-081

FROM THE CORNER COMMON TO SECTIONS 2, 3, 34, 35, T8S, R14E; THENCE 400° 35' E - 1,332.2'; THENCE WEST - 743.0'; THENCE S19° W - 42.3'; THENCE WEST - 500.0' TO THE POINT OF BEGINNING.

BEN THOMAS ROAD



SURVEY MAP OF 0.6060 ACRES OF LAND

LOCATED IN SECTION 34 - T8S - R14E ST. TAMMANY PARISH, LA. CERTIFIED TO REV. ALBERT BRECKENRIDGE



SCALE: 1" = 40' DATE: MARCH 10, 1989 SURVEY NO: 890, 115 FLOOD HAZARD ZONE A2.

SURVEYED BY: J.V. Burkes III L.A. REG. NO. 840 SLIDELL, LA.

DWN: MRM

ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-086
Posted: 9/18/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Robert Barnett
OWNER: JoAnn Thompson
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive; S2, T6S, R10E; Ward 2, District 3
SIZE: 1.1 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	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/ 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:

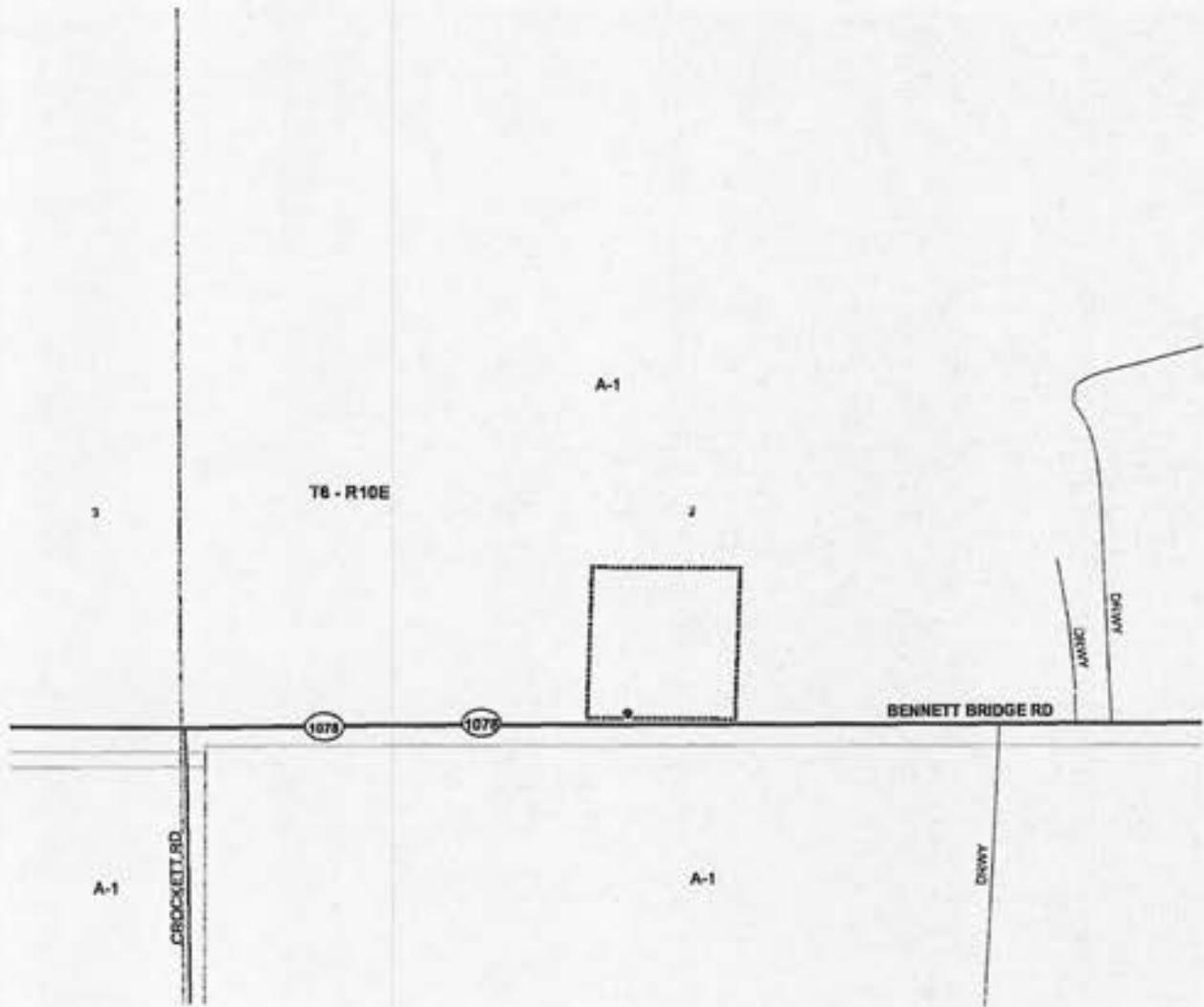
The petitioner is requesting to change the zoning from A-1 (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay). The site is located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The requested zoning change to PF-1 does not meet the objectives of the 2025 future land use plan. However, the purpose of the PF-1 zoning is to provide for the location of governmental and other institutional uses to the public. Considering the purpose of the PF-1 zoning and the nature of the permitted uses, staff does not have any objections to the request.

Note that the site is proposed to be developed with a Fire Station.

STAFF RECOMMENDATION:

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

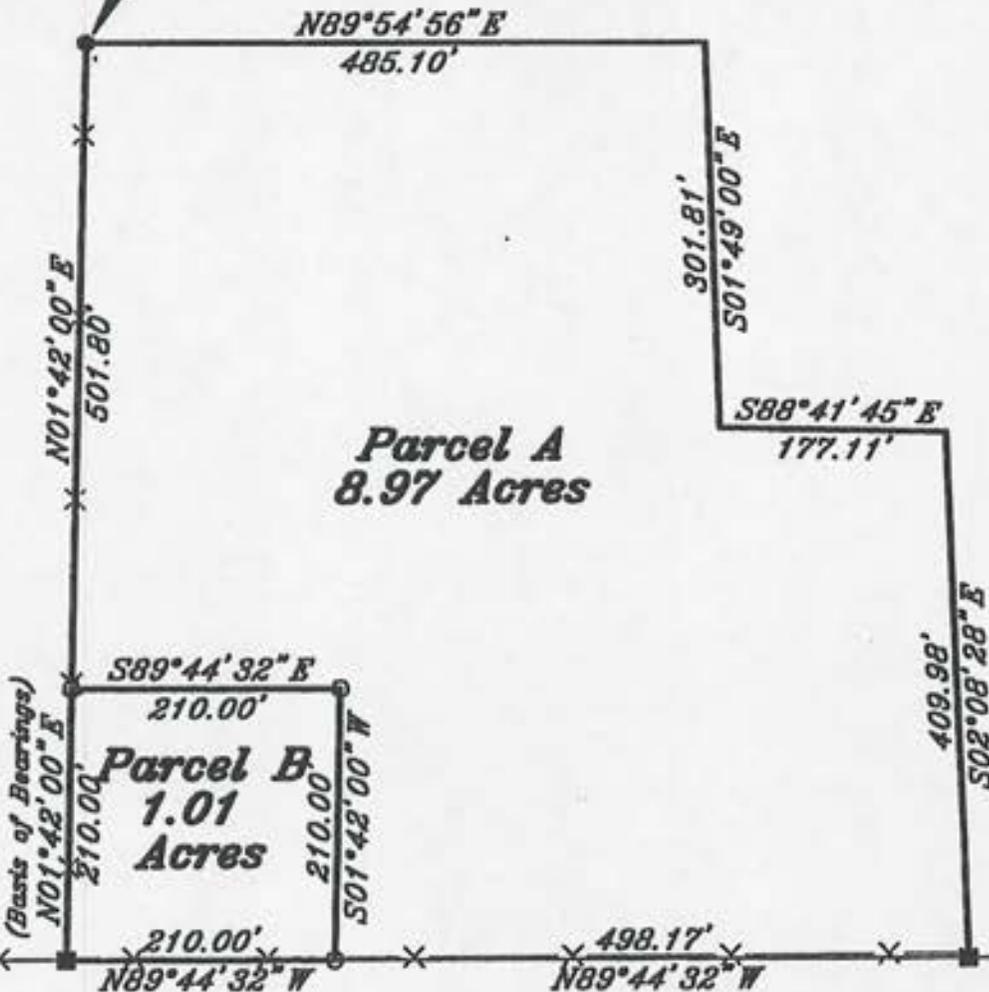
CASE NO.: ZC14-10-086
PETITIONER: Robert Barnett
OWNER: JoAnn Thompson
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive; S2, T6S, R10E; Ward 2, District 3
SIZE: 1.1 acres



ZC14-10-026

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0125 C, map dated 10-17-1989

This point is S44°20'E, 875.4' from the Section Corner common to Sections 34 & 35 Township 5 South Range 10 East and Sections 2 & 3 Township 6 South Range 10 East, St. Tammany Parish, Louisiana



Note: Improvements were not located at the time of this survey except as shown

La. Hwy. 1078

Reference Survey Survey prepared by Land Surveying, Inc. dated Nov. 14, 2008 Survey No. 13806 (Basis of Bearings)

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 STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

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

- Legend:
o 1/2" Rebar Set
● 1/2" Rebar Found
■ 1/4" Iron Pipe Found
* Fence

MINOR SUBDIVISION OF PROPERTY LOCATED IN SECTION 2 TOWNSHIP 6 SOUTH RANGE 10 EAST INTO PARCELS A AND B, ST. TAMMANY PARISH, LOUISIANA

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

BRUCE M. BUTLER, III License No. 4894 PROFESSIONAL

LA. PROFESSIONAL LAND SURVEYOR LICENSE NO. 4894

Land Surveying, Inc. L.S. 518 N. Columbia Street Covington, LA 70433 (905) 842-6271 office (905) 848-0355 fax

ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-087
Posted: 09/17/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Patrick Darby
OWNER: Ridgewood Investments, LLC/Patrick Darby
REQUESTED CHANGE: From A-1 (Suburban District) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the west side of Howze Beach Road, south of Spartan Drive ; S44, T9S, R14E; Ward 9, District 12
SIZE: 7.56 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-1 (Suburban District)
South	Undeveloped	PUD (Planned Unit Development Overlay)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District) & City of Slidell

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

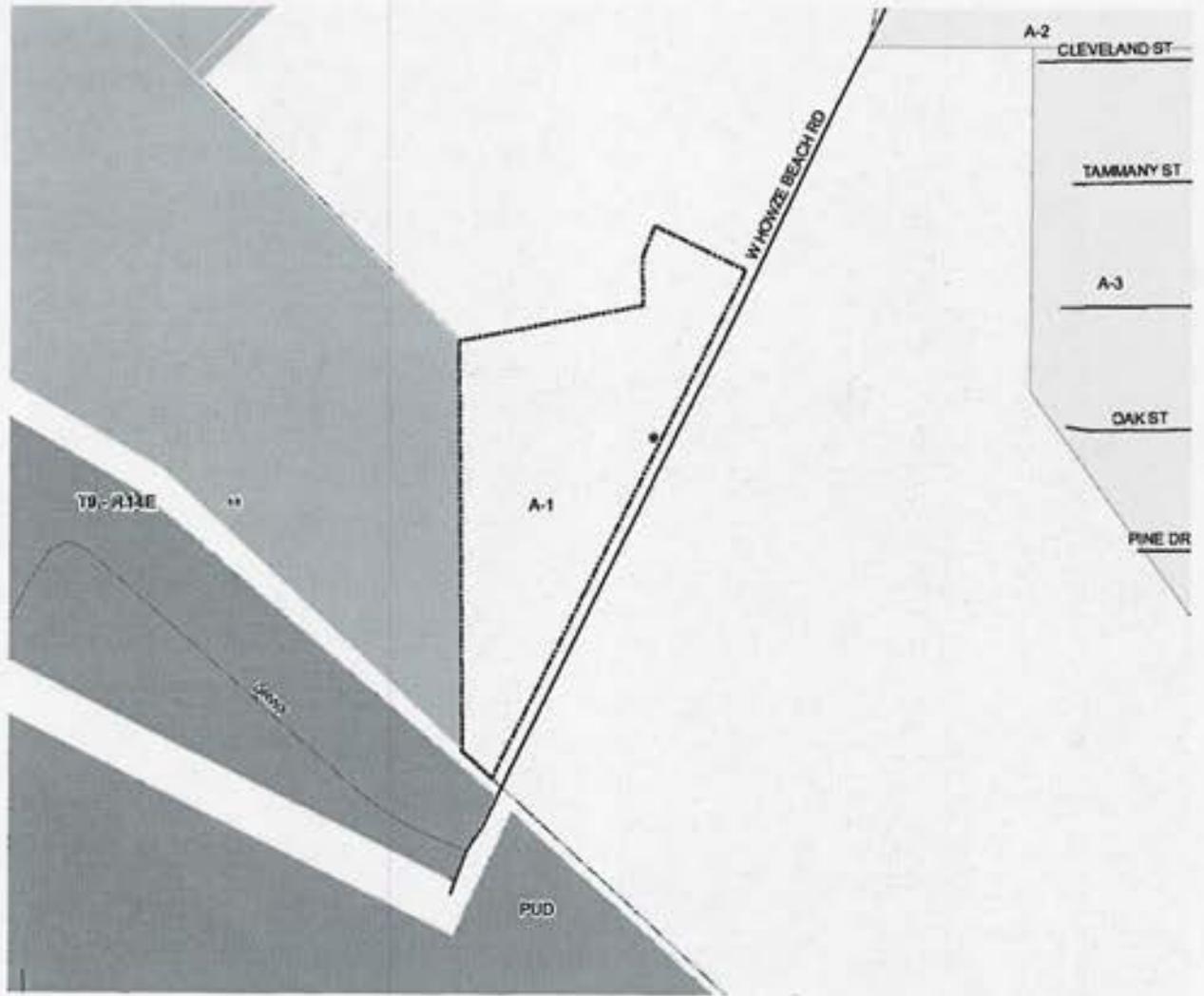
The petitioner is requesting to change the zoning from A-1 (Suburban District) to CB-1 (Community Based Facilities District). The site is located on the west of Howze Beach Road, south of Spartan Drive. The 2025 future land use plan calls for the site to be developed as a planned district, including single family residences and conservation area. The requested zoning change to CB-1 does not meet the 2025 future land use plan. However, the purpose of the CB-1 zoning is to provide for the location of public and quasi-public uses within close proximity to residential districts. Considering the location of the site, the purpose of the CB-1 zoning and the nature of the permitted uses, staff does not have any objections to the request.

Note that the site is proposed to be developed as a recreational baseball park.

STAFF RECOMMENDATION:

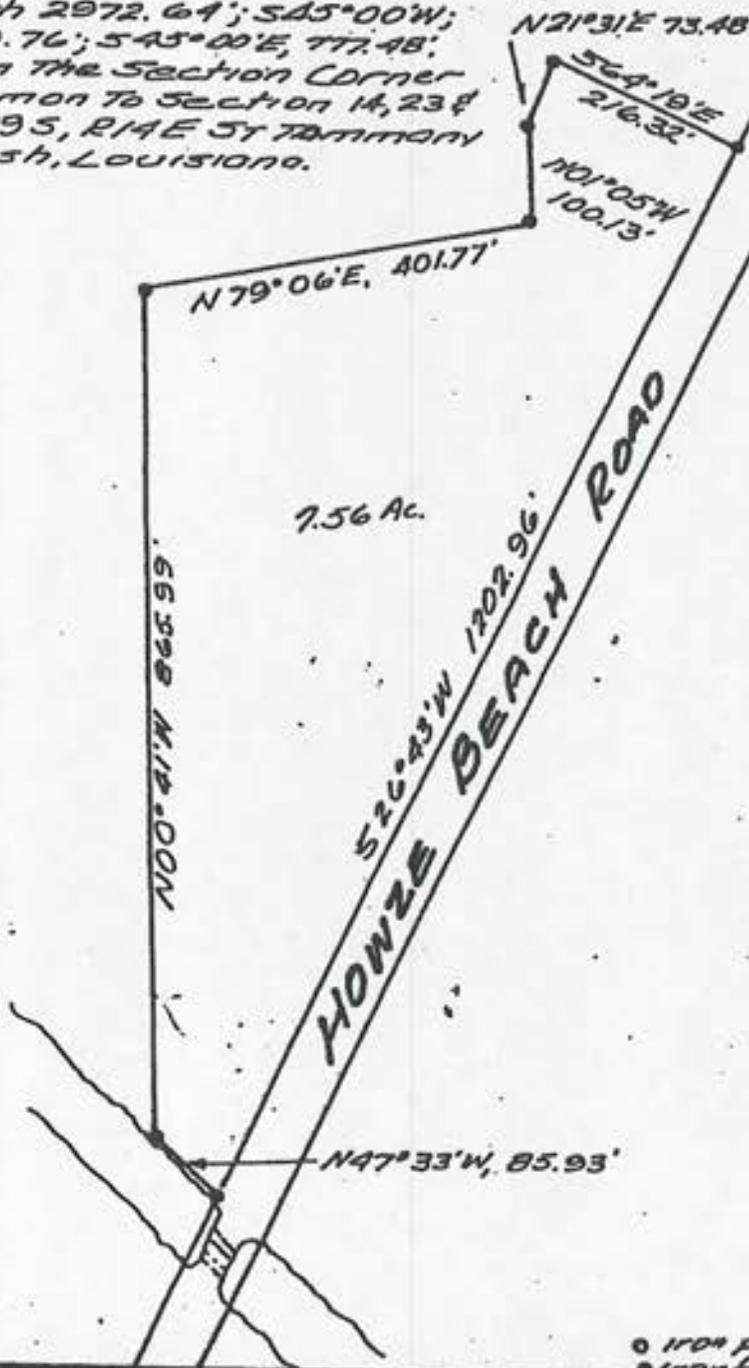
The staff recommends that the request for a CB-1 (Community Based Facilities District) designation be approved.

CASE NO.: ZC14-10-087
PETITIONER: Patrick Darby
OWNER: Ridgewood Investments, LLC/Patrick Darby
REQUESTED CHANGE: From A-1 (Suburban District) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the west of side Howze Beach Road, south of Spartan Drive ; S44, T9S, R14E; Ward 9, District 12
SIZE: 7.56 acres



ZC14-10-027

This point is East 255.42';
South 2972.64'; S45°00'W;
1640.76'; S45°00'E, 777.48'.
From the Section Corner
Common to Section 14, 23 &
44, T9S, R14E St Tammany
Parish, Louisiana.



7.56 Ac.

HOWZE BEACH ROAD



o iron placed
o iron found

MAP PREPARED FOR **ELECTROCOM INC.**
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 44 TOWNSHIP 9 SOUTH,
RANGE 14 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 Inc.
COVINGTON, LOUISIANA

CERTIFIED CORRECT

Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: JUNE 29, 1989

NUMBER: 504

ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-088
Posted: 09/18/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: G. David Caraway
OWNER: Carl Eberts
REQUESTED CHANGE: From A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District)
LOCATION: Parcel located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision ; S34, T7S, R11E; Ward 4, District 4
SIZE: 0.18 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Unopened Parish Road

Road Surface: Dirt Road

Condition: Fair

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	Undeveloped	NC-1 (Professional Office District)
East	Undeveloped	A-5 (Two Family Residential District)
West	Golf Course	CB-1 (Community Based Facilities 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.

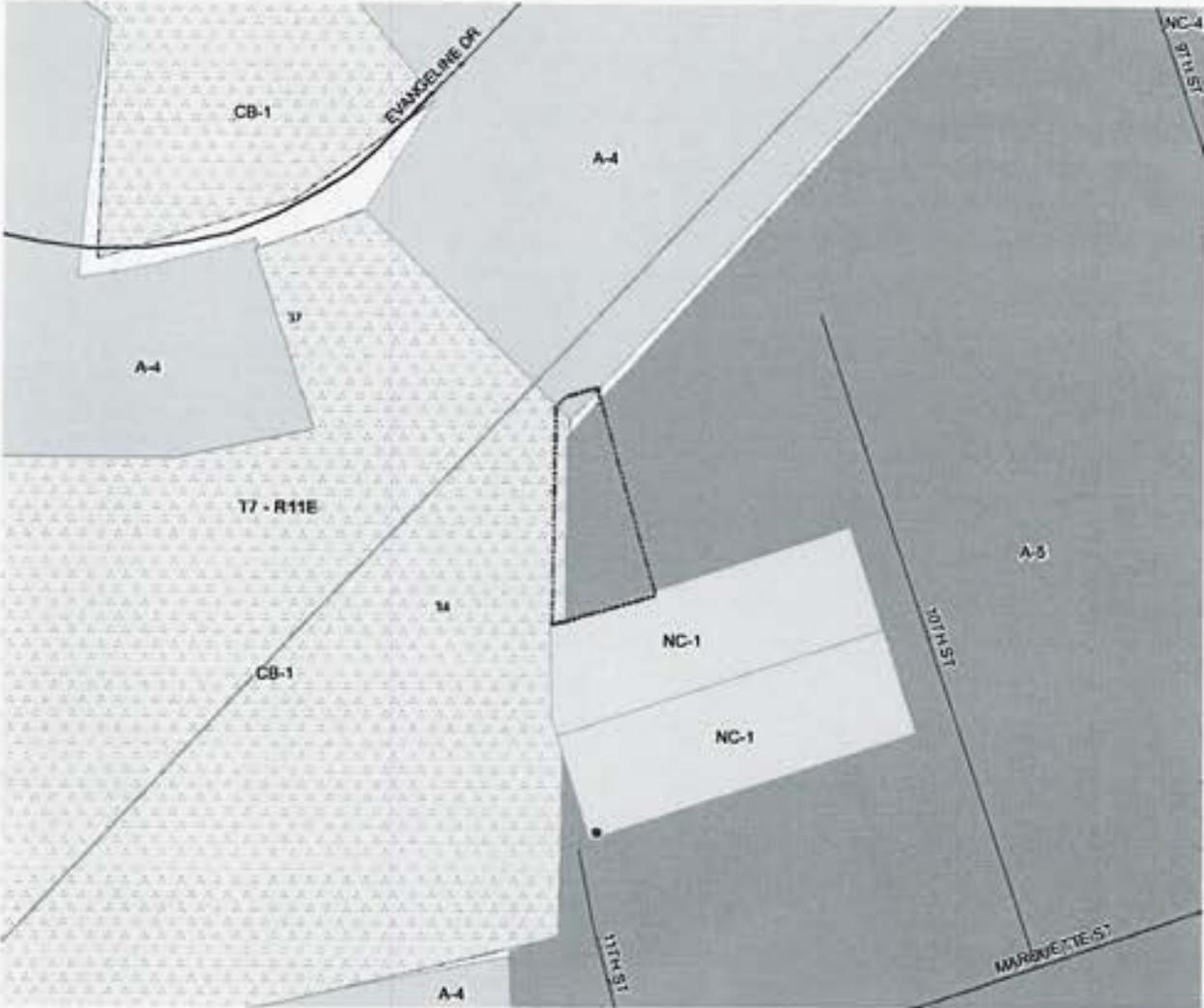
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District). The site is located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is abutting A-4 & A-5 residential zoning districts on the north and east sides of the property.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-1 (Professional Office District) designation be denied.

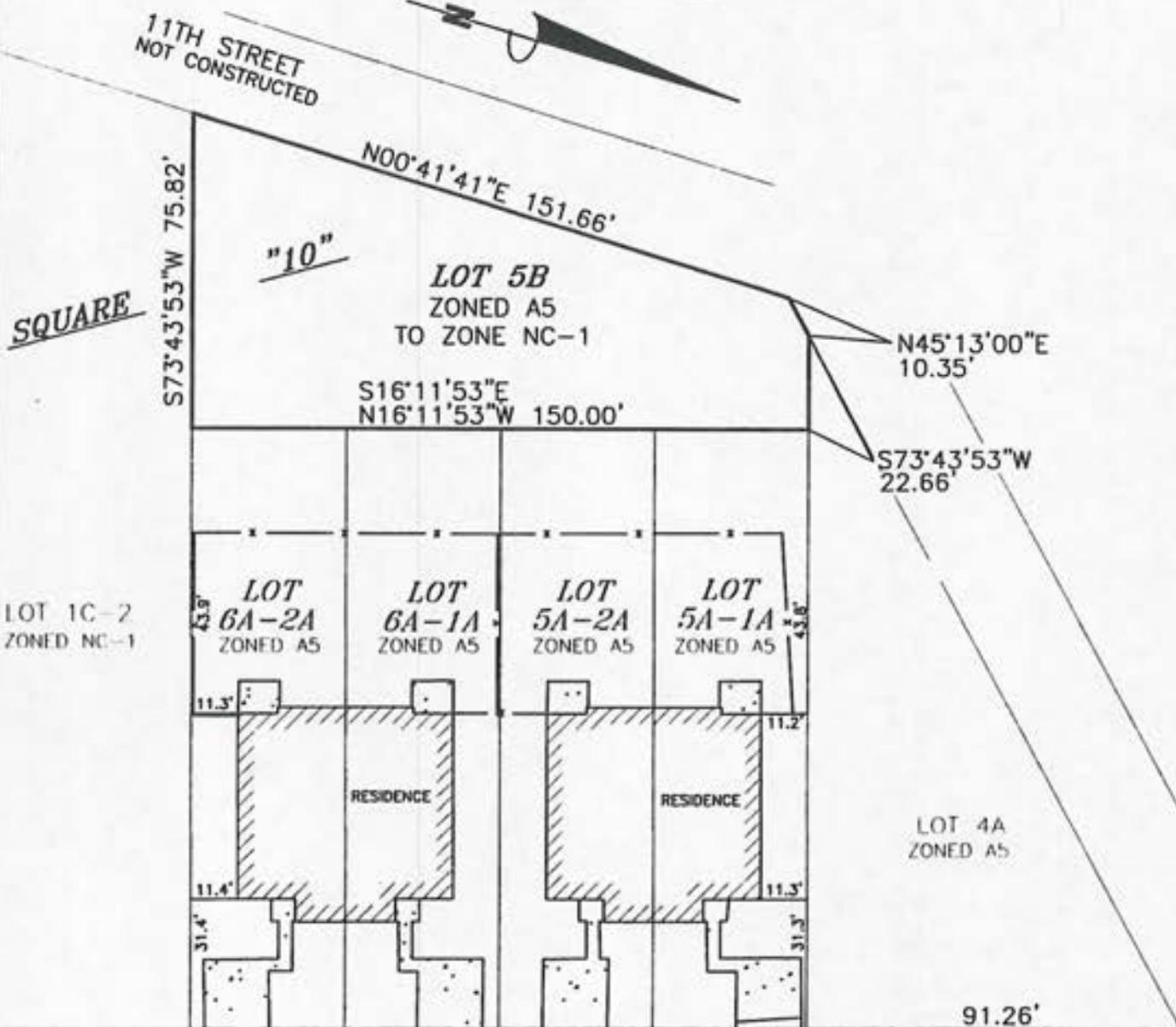
CASE NO.: ZC14-10-088
PETITIONER: G. David Caraway
OWNER: Carl Eberts
REQUESTED CHANGE: From A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District)
LOCATION: Parcel located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision ; S34, T7S, R11E; Ward 4, District 4
SIZE: 0.18 acres



NOTE:
 LOTS ARE ZONED A-5 TWO FAMILY RESIDENTIAL ZONING DISTRICT. INTERIOR LOT LINES SHALL BE CONSIDERED COMMON PARTY WALLS FOR NEW CONSTRUCTION. NO SINGLE FAMILY HOMES ARE PERMITTED.



2014-10-088



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 JOHN E. BONNEAU & ASSOCIATES, INC.

10TH STREET

REFERENCE SURVEY:
 A SURVEY BY THIS FIRM WITH SURVEY NO. 2007809 DATED SEPTEMBER 25, 2007.

BASIS FOR BEARINGS:
 THE REFERENCE SURVEY.

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

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E ; Revised: AUGUST 18, 1995

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 done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

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.

**A REZONING MAP OF
 LOT 5B, SQUARE 10, CHINCHUBA SUBDIVISION**

situated in
 Section 34, T-7-S, R-11-E
 St. Tammany Parish, Louisiana
 for
DAVID CARAWAY

Survey No. 2014 241 A
 Date: JULY 21, 2014

Drawn by: SPH
 Revised:

Scale: 1" = 40'

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

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
 (985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
 www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net



ZONING STAFF REPORT

Date: September 29, 2014

Meeting Date: October 7, 2014

Case No.: ZC14-10-089

Determination: Approved Amended Postponed Denied

Posted: 9/17/2014

GENERAL INFORMATION

PETITIONER: Bonnie A. Paille
OWNER: Bonnie A. Paille
REQUESTED CHANGE: From A-1A (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington; S15, T6S, R12E; Ward 10, District 6
SIZE: 19.72 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-1A (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-1A (Suburban District)
West	Undeveloped	A-1A (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

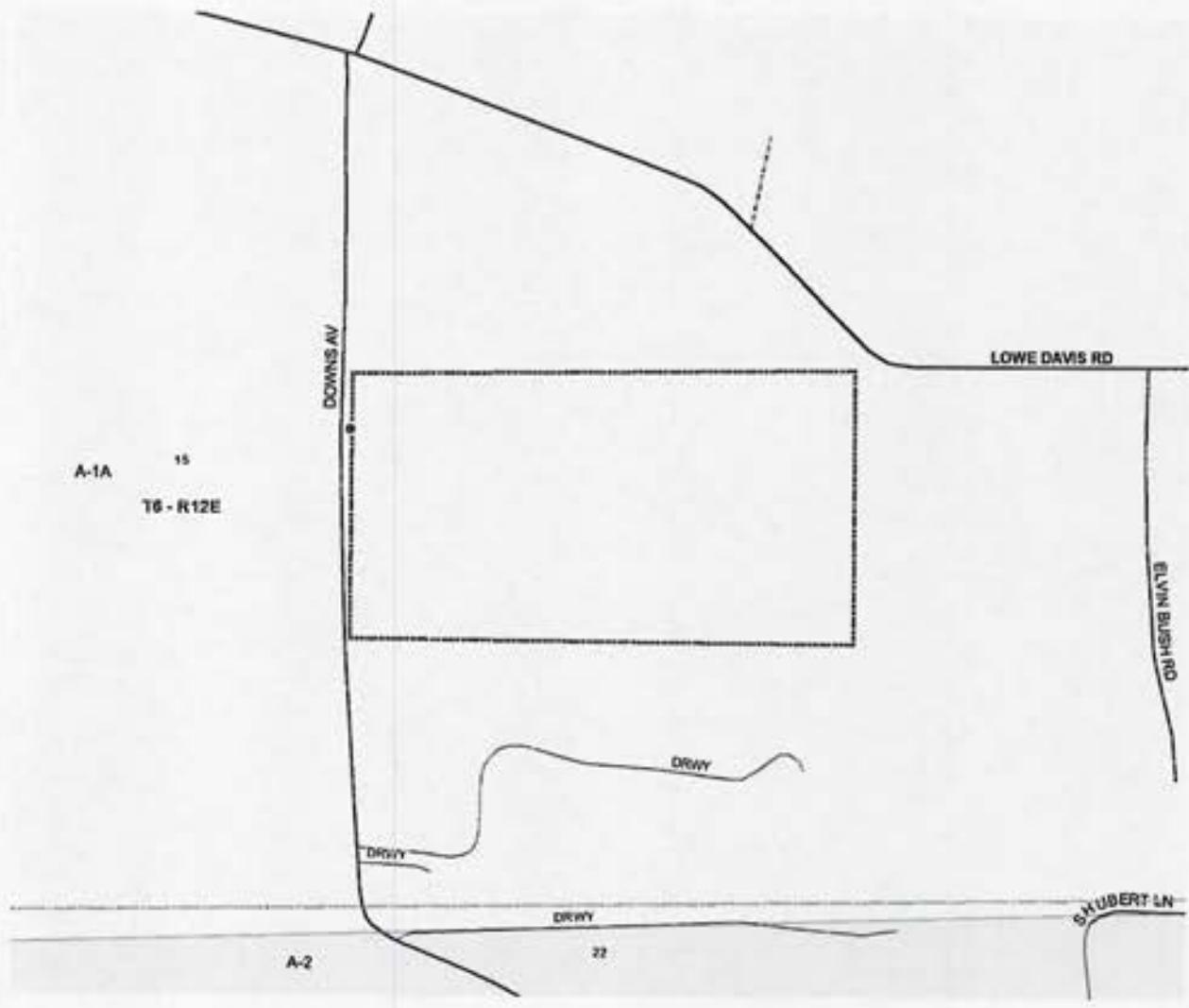
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) to A-2 (Suburban District). The site is located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff sees no compelling reason to increase the density considering that the area is surrounded on three sides with A-1A zoned property.

STAFF RECOMMENDATION:

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

CASE NO.: ZC14-10-089
PETITIONER: Bonnie A. Paille
OWNER: Bonnie A. Paille
REQUESTED CHANGE: From A-1A (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington; S15, T6S, R12E; Ward 10, District 6
SIZE: 19.72 acres



2014-10-089

LOWELL E. CUMMINGS

LICENSED SURVEYOR

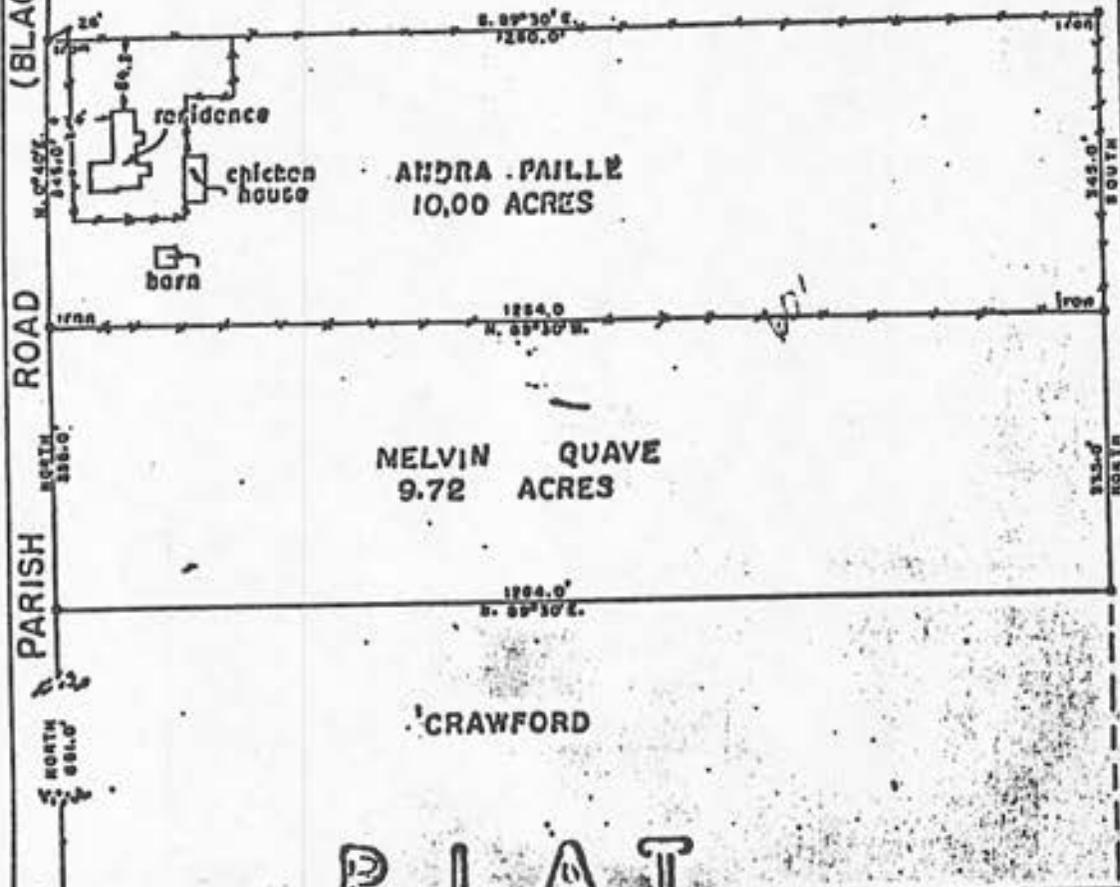
216 S. NEW HAMPSHIRE STREET • COVINGTON, LOUISIANA 70433

R. 12 E.

SECTION 15

(BLACK-TOP) ROAD PARISH ROAD

S. C. T.



PLAT

SHOWING A SURVEY FOR

ANDRA PAILLE

LOCATED IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

SURVEY BY *Lowell E. Cummings* reg. surveyor S-125

November 6, 1974

COVINGTON, LA.

SCALE 1" = 200'

BEST COPY AVAILABLE



ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-090
Posted: 09/18/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Bruce Simpson
OWNER: Estate of Joseph Daniel Pierre C/O Robert D. Pierre
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom; S5, T5S, R10E; Ward 2, District 3
SIZE: 3.37 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	Residential	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1A (Suburban District). The site is located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval of the request, considering that the site is surrounded by A-1 Suburban zoning.

STAFF RECOMMENDATION:

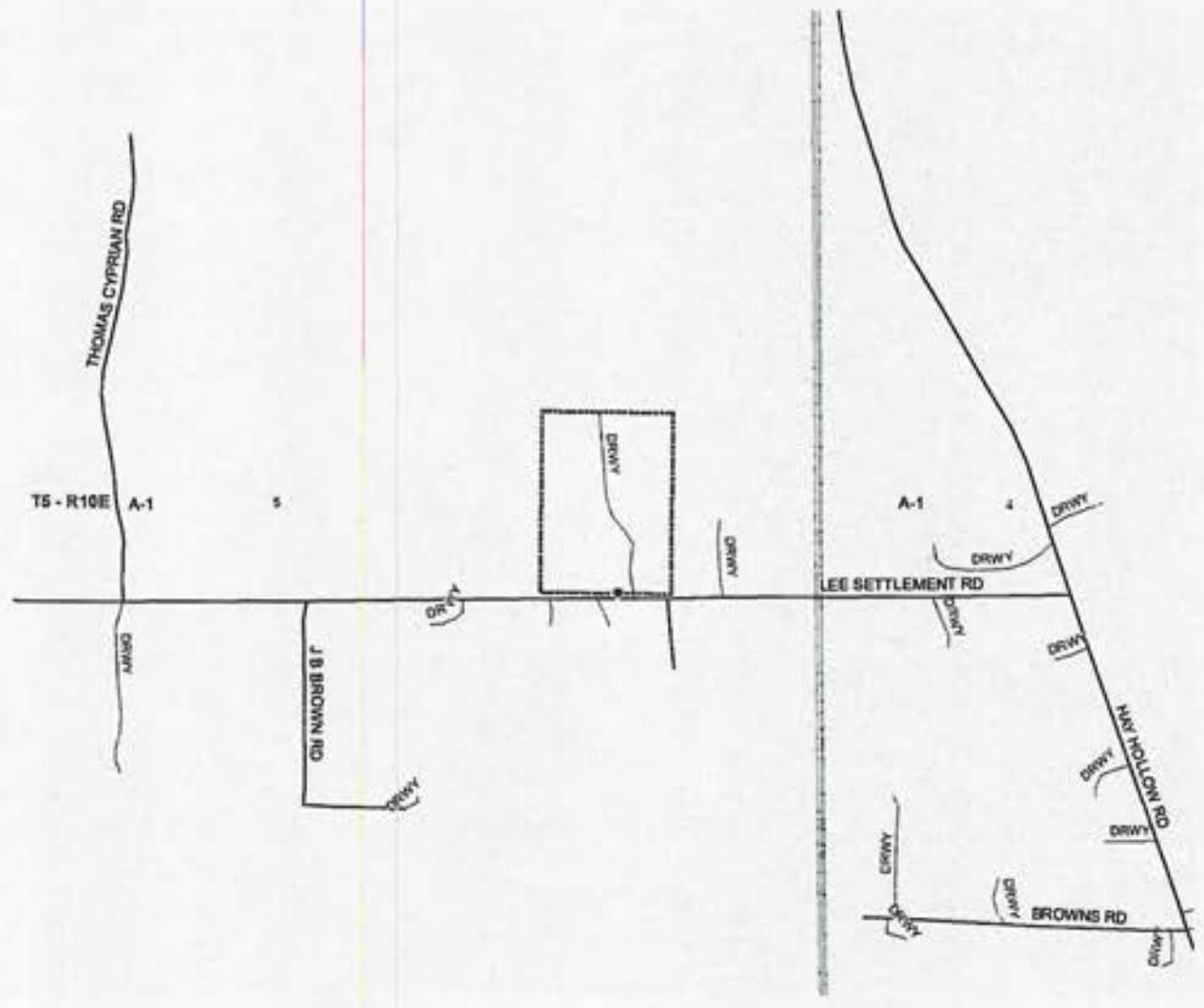
The staff recommends that the request for an A-1A (Suburban District) designation be denied.

CASE NO.:
PETITIONER:
OWNER:
REQUESTED CHANGE:
LOCATION:

ZC14-10-090
Bruce Simpson
Estate of Joseph Daniel Pierre C/O Robert D. Pierre
From A-1 (Suburban District) to A-1A (Suburban District)
Parcel located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom; S5, T5S, R10E; Ward 2, District 3

SIZE:

3.37 acres

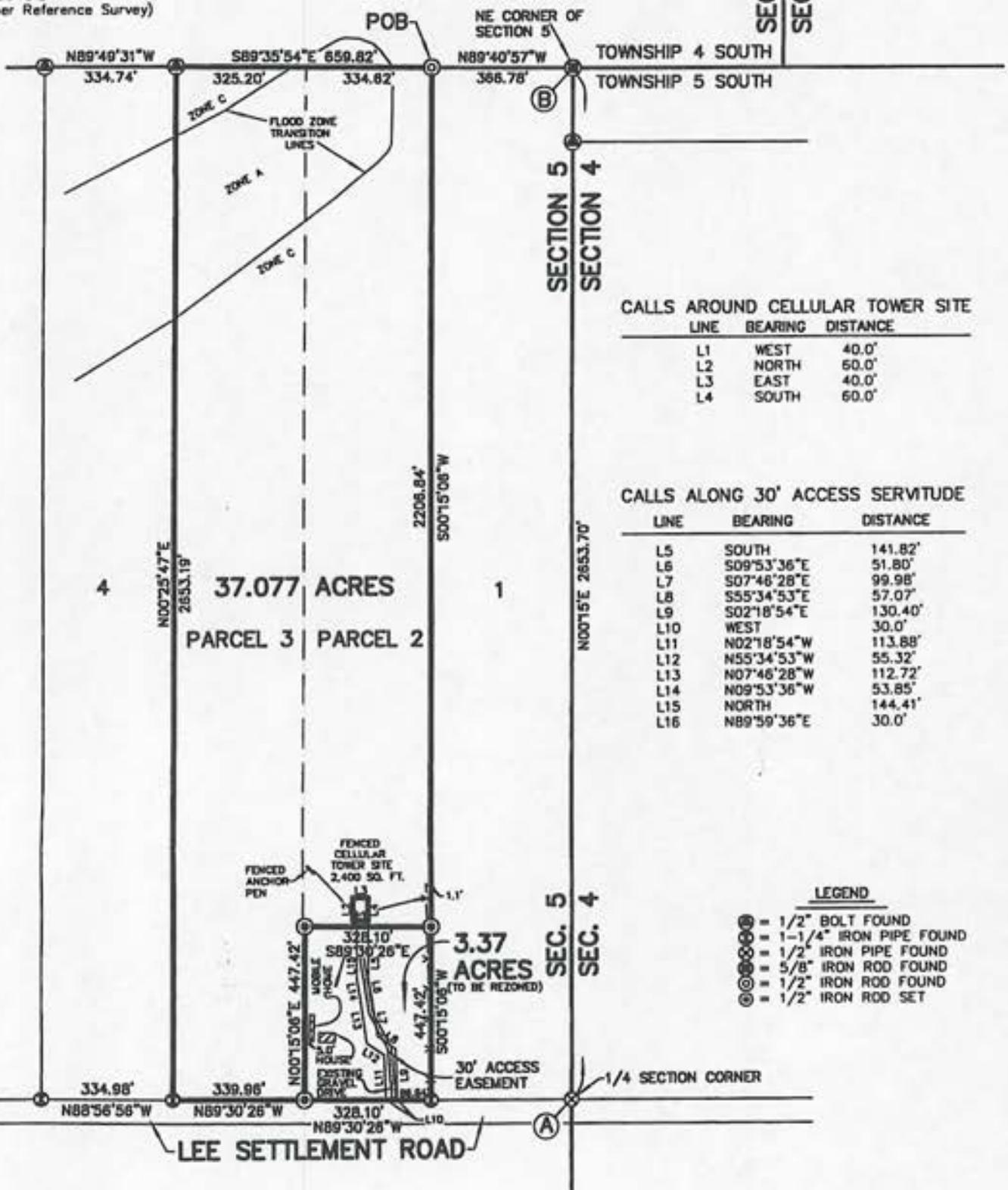


2014-10-090



REFERENCE BEARING:
Iron Pipe A to Iron Rod B
N00°15'E
(per Reference Survey)

SEC. 32
SEC. 33



CALLS AROUND CELLULAR TOWER SITE

LINE	BEARING	DISTANCE
L1	WEST	40.0'
L2	NORTH	60.0'
L3	EAST	40.0'
L4	SOUTH	60.0'

CALLS ALONG 30' ACCESS SERVITUDE

LINE	BEARING	DISTANCE
L5	SOUTH	141.82'
L6	S09°53'36"E	51.80'
L7	S07°46'28"E	99.98'
L8	S55°34'53"E	57.07'
L9	S02°18'54"E	130.40'
L10	WEST	30.0'
L11	N02°18'54"W	113.88'
L12	N55°34'53"W	55.32'
L13	N07°46'28"W	112.72'
L14	N09°53'36"W	53.85'
L15	NORTH	144.41'
L16	N89°59'36"E	30.0'

- LEGEND**
- ⊙ = 1/2" BOLT FOUND
 - ⊕ = 1-1/4" IRON PIPE FOUND
 - ⊗ = 1/2" IRON PIPE FOUND
 - ⊘ = 5/8" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊕ = 1/2" IRON ROD SET

NOTE:

is property is located in Flood Zones A & B per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.

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

REFERENCE SURVEY:

Survey for the Estate of Joseph D. Pierre by John G. Cummings, Surveyor, dated January 20, 2014, Job No. 13357.

603 N. JEFFERSON AVENUE
MONROE, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

AT PREPARED FOR: **Estate of Joseph D. Pierre**
OWING A SURVEY OF: **A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**



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

John G. Cummings
PROFESSIONAL LAND SURVEYOR

DATE: 7-22-2014 REVISION:

ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-091
Posted: 9/18/2014

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
LOCATION: Parcel located at the end of Singletary Road, south of Galloway Road ; S20, T5S, R11E; Ward 2, District 6
SIZE: 3.457 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel/Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Undeveloped	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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The site is located at the end of Singletary Road, south of Galloway Road. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff sees no compelling reason to increase the density, considering that the area is surrounded on three sides with A-1 zoned property.

STAFF RECOMMENDATION:

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

CASE NO.:

ZC14-10-091

REQUESTED CHANGE:

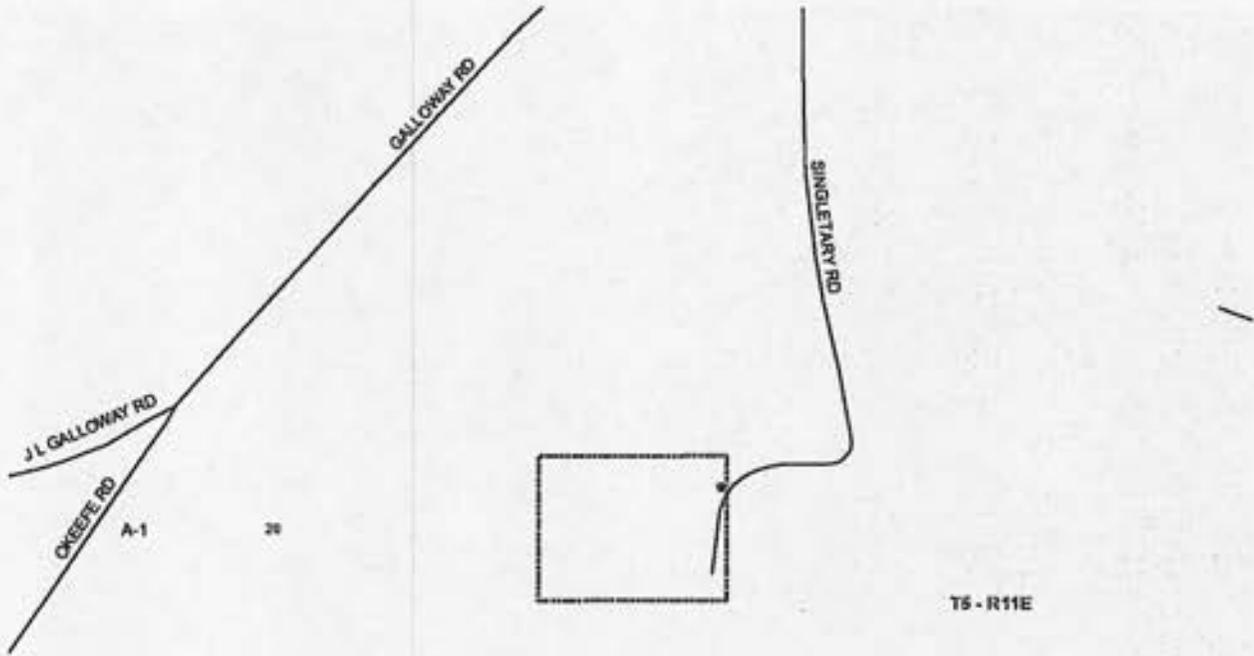
From A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

LOCATION:

Parcel located at the end of Singletary Road, south of Galloway Road ; S20, T5S, R11E; Ward 2, District 6

SIZE:

3.457 acres



ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-092
Posted: 09/17/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd ; S26, T8S, R14E; Ward 8, District 14
SIZE: 32.95 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish & 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	Single Family Residential, Undeveloped & Multi-Family	A-4 (Single Family Residential District) & HC-3 (Highway Commercial District)
South	Undeveloped & Office Warehouse	HC-3 (Highway Commercial District)
East	Hwy 11 & Undeveloped	Undeveloped
West	Office Warehouse	I-2 (Industrial 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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives - such means will be considered in subsequent phases of the New Directions 2025 planning process.

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

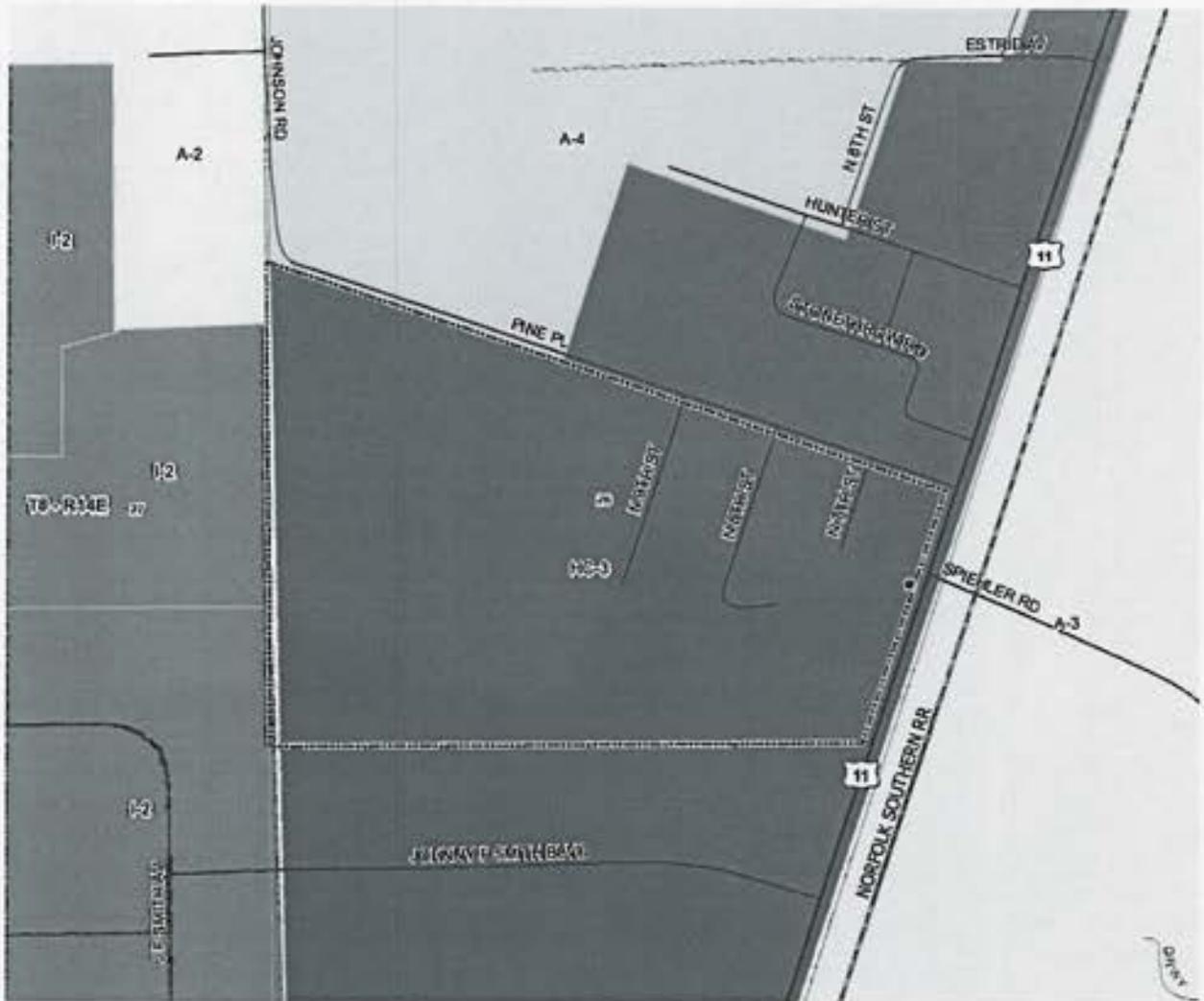
STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-4 (Single Family Residential District). The site is located on the west side of US Highway 11, south of Pine Place. The 2025 future land use plan designates the site to be developed with residential uses, commercial uses and conservation area. Staff feels that the current zoning of the site is appropriate, considering its location along Hwy 11 and that it was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, it is abutting HC-3 Highway Commercial zoning to the south and I-2 Industrial District to the west.

STAFF RECOMMENDATION:

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

CASE NO.: ZC14-10-092
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd ; S26, T8S, R14E; Ward 8, District 14
SIZE: 32.95 acres



ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-093
Posted: 09/14/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T8S, R14E; Ward 8, District 14
SIZE: 11 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish & 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, Commercial & Undeveloped	HC-3 (Highway Commercial District) & A-4 (Single Family Residential District)
South	Residential & Undeveloped	
East	Undeveloped	
West	Undeveloped	

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:

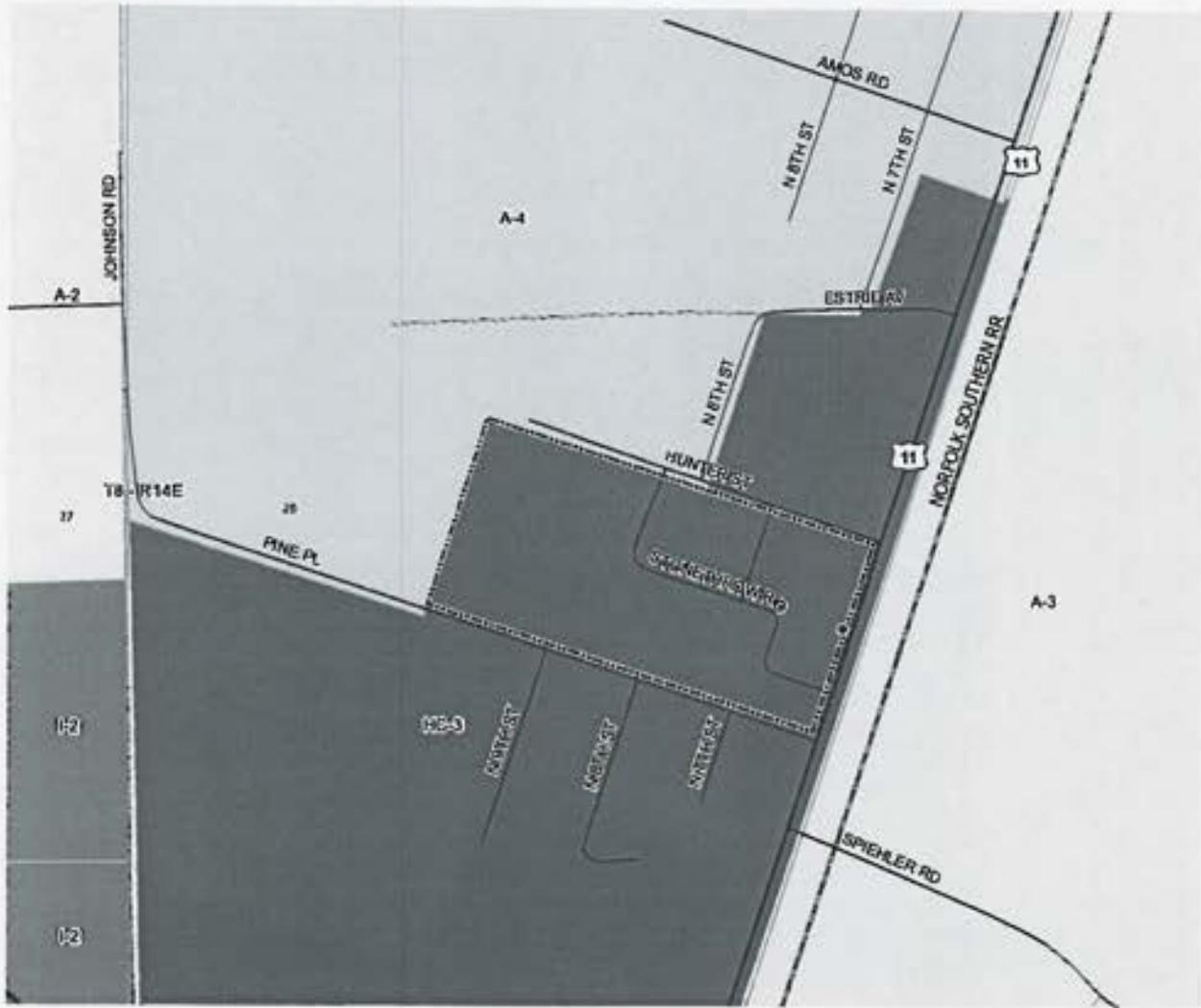
The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District). The site is located on the west side of US Highway 11, north of Pine Place, south of Hunter Street. The 2025 future land use plan calls for the site to be developed with residential uses. The site is currently developed with multi family residential buildings and undeveloped land. The requested zoning change to A-8 would allow for the existing multi family dwellings to remain and for future multi family development at a maximum density of 1 unit per 1500 square feet of property.

Staff feels that there is no compelling reason to recommend approval, considering that it is located along Hwy 11 and that the site was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, the site is currently abutting HC-3 zoning on the north and south sides and the HC-3 zoning district allows for multi family dwellings.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-8 (Multiple Family Residential District) designation be denied.

CASE NO.: ZC14-10-093
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T8S, R14E; Ward 8, District 14
SIZE: 11 acres



ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-094
Posted: 09/17/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Nicholas Brener
OWNER: John & Tena Warner
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077; S20,T6S,R10E; Ward 1, District 3
SIZE: 3.22 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	Undeveloped	A-1 (Suburban District)
South	Undeveloped	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:

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

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

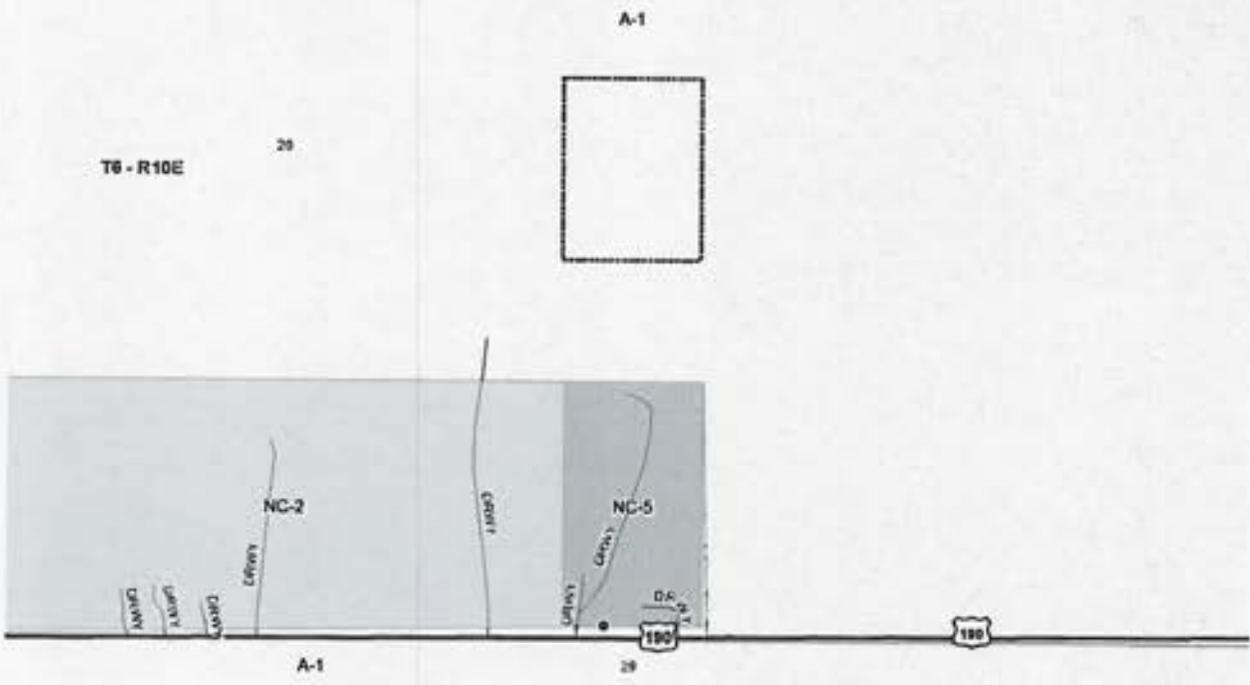
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077. The 2025 Future Land Use Plan calls for the area to be developed as a planned district including conservation and single family residential uses. Staff does not object to the request.

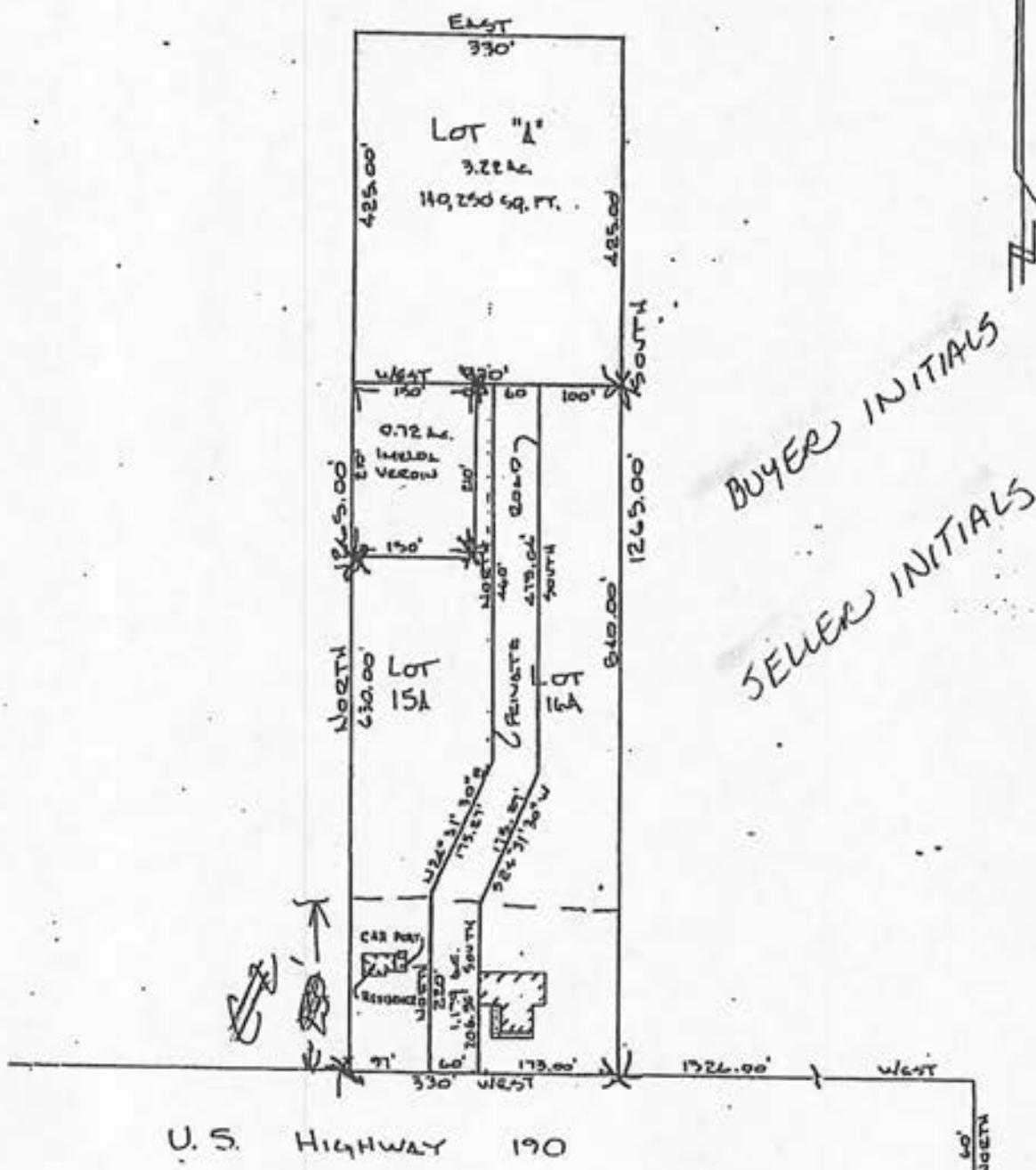
STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.

CASE NO.: ZC14-10-094
PETITIONER: Nicholas Brener
OWNER: John & Tena Warner
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077; S20,T6S,R10E; Ward 1, District 3
SIZE: 3.22 acres



ZC14-10-094



BUYER INITIALS
SELLER INITIALS

U.S. HIGHWAY 190

20	21
27	28

October 3, 1985:
Improvements Located Hereon

R.D.

ZONING STAFF REPORT

Date: September 29, 2014

Meeting Date: October 7, 2014

Case No.: ZC14-10-095

Determination: Approved Amended Postponed Denied

Posted: 9/18/2014

GENERAL INFORMATION

PETITIONER: Susanna P. Kerr
OWNER: Succession of Sheldon Simon Prev & Judith Flach Prev
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road; S33, T6S, R10E; Ward 1, District 3
SIZE: 10.35 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff sees no compelling reason to increase the density considering the area is surrounded on three sides with A-1A zoned property.

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

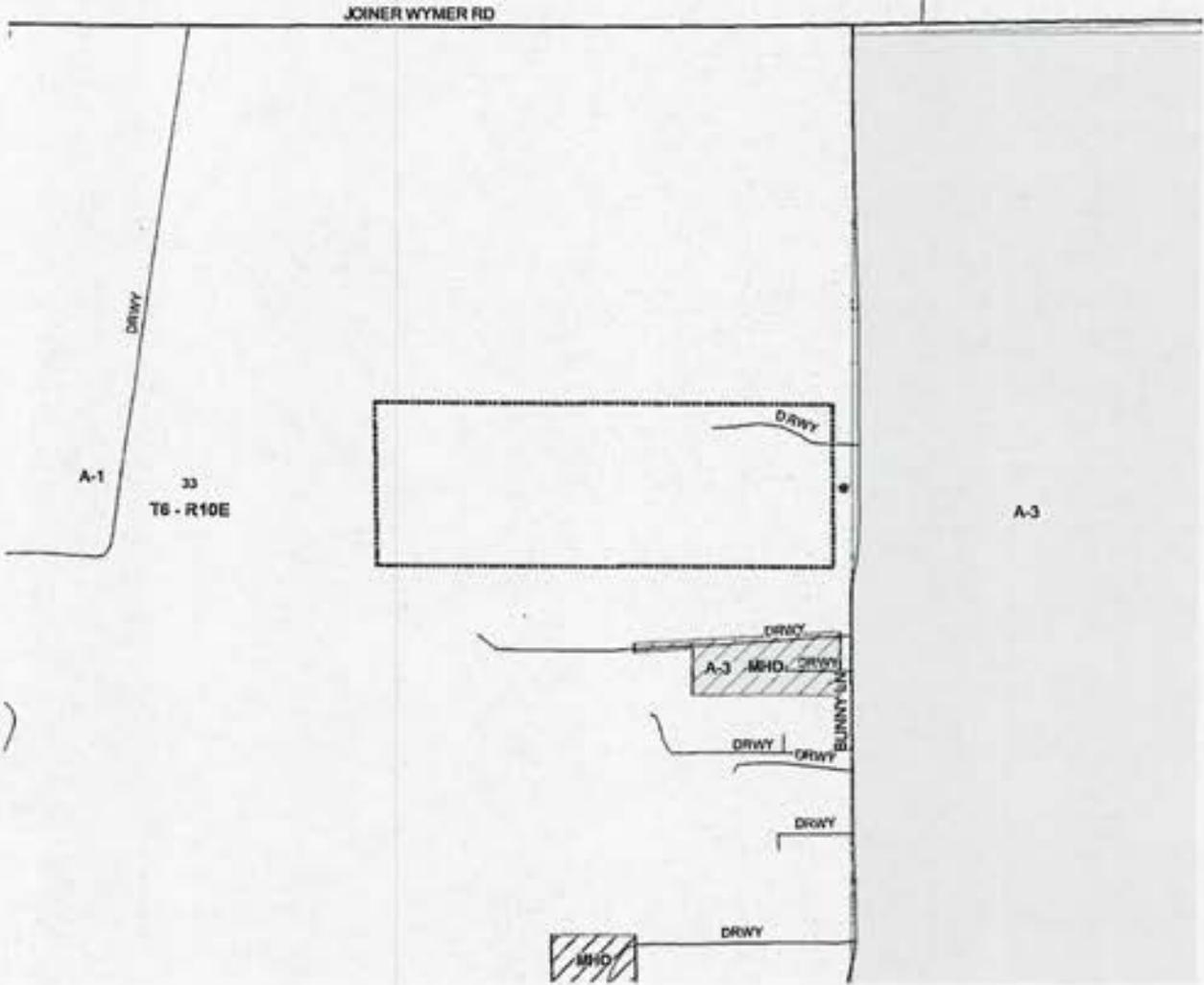
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Bunny Lane, south of Joiner Wymer Road. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff does not see any compelling reason to increase the density of the area considering that the parcel is surrounded on three sides by A-1 zoned property. However, staff does not have any objections to the request for a MHO (Manufactured Housing Overlay).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be denied and the request for a MHO (Manufactured Housing Overlay) designation be approved.

CASE NO.: ZC14-10-095
PETITIONER: Susanna P. Kerr
OWNER: Succession of Sheldon Simon Prev & Judith Flach Prev
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road
SIZE: 10.35 acres





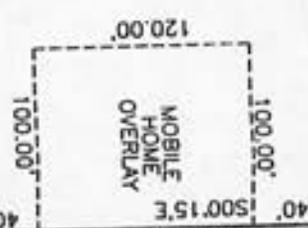
JOINER-WYMER ROAD (SIDE)

N89°51'38"E 1128.86'

655.19'

PARCEL C
3.00 ACRES

10.35 ACRES



652.00'

S89°51'38"W 1126.80'
N89°51'38"E

PARCEL B
5.17 ACRES

S89°51'38"W 1124.76'
(REFERENCE BEARING)

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS 3 SURVEY.

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

NOTE: This is to certify that I have consulted the Flood Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(A), "A, B & C" with a Base Flood Elevation of 27.5'.

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

NOTE: Servitudes shown hereon are not necessary exclusives. Servitudes of record as shown on title opinion or title policy will be added hereon upon request, as surveyor has not performed any title search or abstract.

REFERENCE SURVEY:
Survey of 10.35 Acres in Sec. 33, T85-R10E, By: Fortiberto Surveys, Inc.; Dated: 8/17/04.
BASIS FOR BEARINGS/ANGLES:
The Reference Survey.

REVISIONS:
DATE FILED: 02/04/14 (RESUBDIVISION)
REVISION: 08/14/14 (RESUBDIVISION)

LEGEND	
←	ANCHOR
—	FENCELINE
-O-E-	OVERHEAD UTILITY LINE
⊙	POWER POLE

A RESUBDIVISION MAP OF
A 10.35 ACRE PARCEL OF LAND

PARCELS A, B & C

Situated in Section 33, T85-R10E in
St. Tammany Parish, Louisiana

SUCCESSION OF JUDITH PREVOU

Survey No. 2012385 Drawn by: LFR
Date: JULY 20, 2012 Revised: 02/04/14 (3.00 & 7.35 ACRES); 07/24/14 (RESUBDIVISION)

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

420 HWY. 1085, EXT #57 • MADISONVILLE, LA 70447
(335)845-1212 & (335)345-0113 & (335)845-1351 & FAX # (335)845-1773
www.jebcoalandsurveying.com • e-mail: jebco1@bellsouth.net

John E. Bonneau
Professional Land Surveyor
Registration No. 4423



CONDITIONAL USE PERMIT STAFF REPORT

Date: 09/29/14

CASE NO.: CP07-09-157PR
Prior Action: Approved (01/02/08)
Posted: 09/15/14

Meeting Date: October 7, 2014
Determination: Approved Amended Postponed Denied

PETITIONER: Samuel Markovich/Acadian Properties Northshore, LLC
OWNER: Samuel Markovich/Acadian Properties Northshore, LLC
PROPOSED USE: Retail Facility over 20,000 sq. ft.
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 88,110 sq.ft.
GROSS AREA LOT SIZE: 8.138 acres
ZONING CLASSIFICATION: HC-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 4 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Commercial	HC-2 (Highway Commercial) District
South	Commercial	HC-2 (Highway Commercial) District
East	Commercial	City of Covington
West	Commercial & Residential	HC-2 (Highway Commercial) District & A-4(Single Family Residential District)

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

A conditional use permit was originally approved for the a 88,110 sq.ft. Retail Shopping Center, on the subject site. The Louisiana Highway Department of Transportation (DOT) informed the owner of the site that road improvements will be taking place along Hwy 21, which will affect most of the required 50' buffer and parking setback of the proposed development (see attached drawing). Considering that the road improvement will require the State to acquire most of the first 50' of the property along Hwy 21, the petitioner is requesting a waiver of most of the required 50' buffer and parking setback and to only provide 10 Class A & 10 Class B trees within the remaining portion of the front landscape buffer. As a result of the taking of the front planting buffer from the DOT, most of the proposed parking lot will then be directly abutting the front property line.

As originally proposed, drainage ponds were to be provided within the greenspace area, to accommodate the drainage requirements (See attache plan). The revised plan shows that subsurface drainage will be provided on site, which will connect to the State drainage provided along Hwy 21.

Since the approval of the proposed development, a flat work permit has been issued for the construction of the parking lot. Considering the large size of the site, and that the construction of the facility has not taken place, staff feels that the proposed development could be reconfigured in order to meet the PCO buffer and setback requirements.

STAFF RECOMMENDATIONS:

The staff recommends denial of this request.

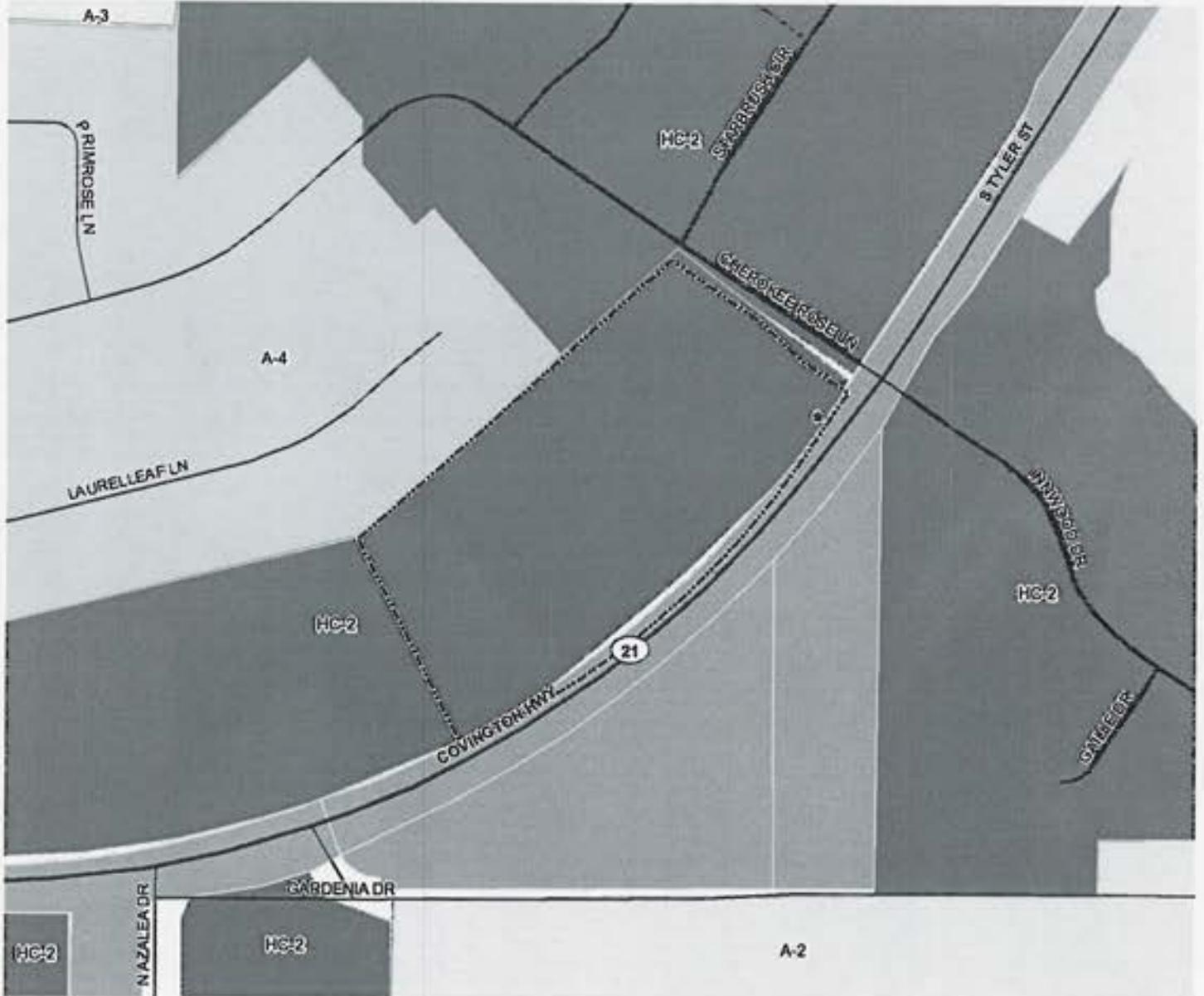
If the Commission wishes to recommend approval, it should be subject to all applicable regulations and the following conditions:

1. Meet all required Traffic improvements before occupancy, as originally approved under the TIA.
2. Provide the required landscaping on the north, south and west sides of the property and within the parking area.
3. Access ways through the periphery of an off-street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2-way traffic; and a minimum of 12' to 15' wide for one-way traffic.
2. Provide a landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that Class A trees have to be a minimum of 10' to 12' high & Class B trees have to be a minimum of 8' to 10' high after planting. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
3. If a dumpster is required, provide the location and the required screening.
4. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
5. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
6. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

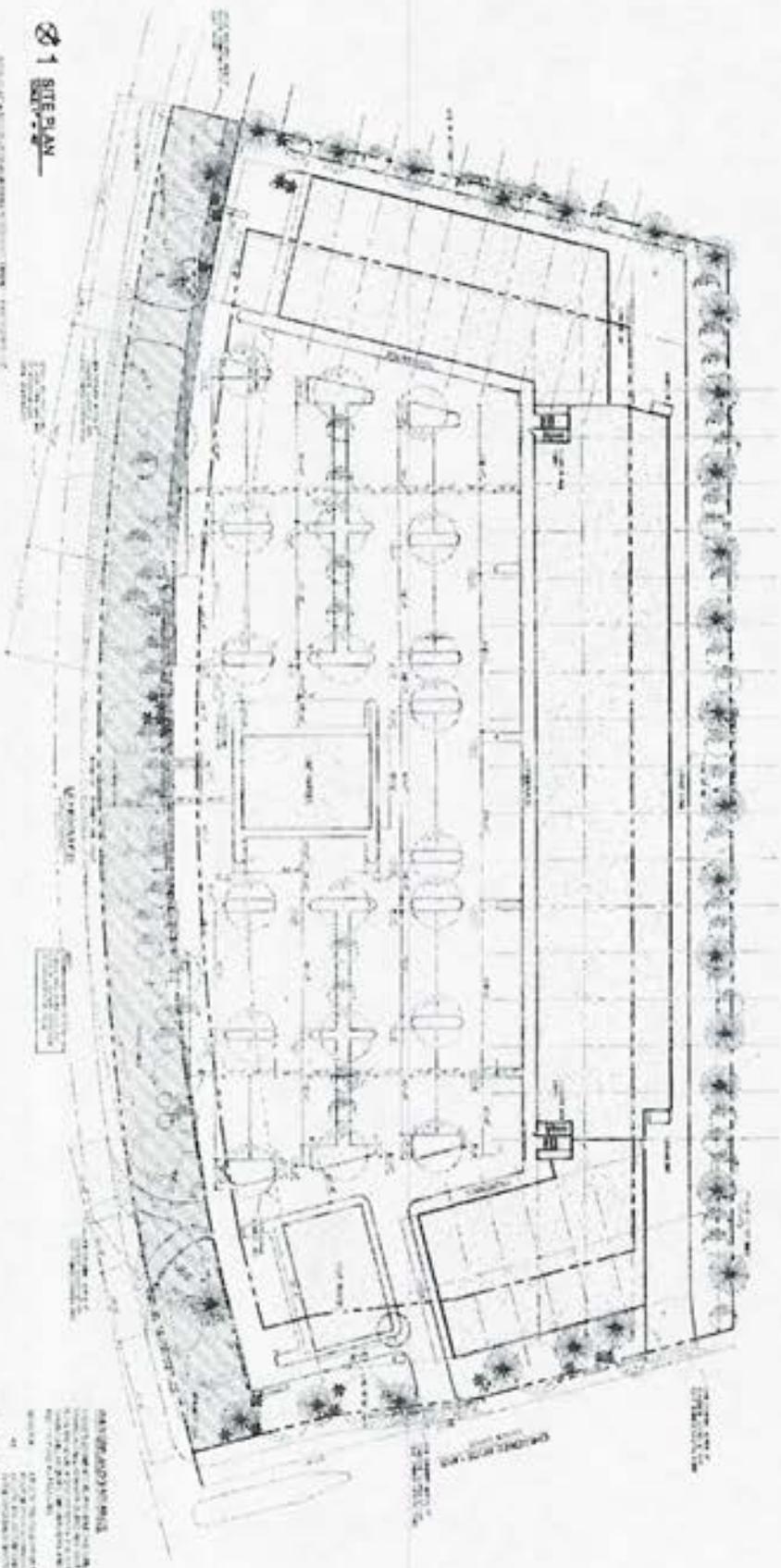
NOTE TO PETITIONER

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

CASE NO.:	CP07-09-157PR
PETITIONER:	Samuel Markovich/Acadian Properties Northshore, LLC
OWNER:	Samuel Markovich/Acadian Properties Northshore, LLC
PROPOSED USE:	Retail Facility over 20,000 sq. ft.
PREVIOUS/CURRENT USE:	Vacant
SQ. FT. OF USE:	99,045 sq. ft.
GROSS AREA LOT SIZE:	8.138 acres
ZONING CLASSIFICATION:	HC-2 (Highway Commercial) District
LOCATION:	Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R11E; Ward 1, District 1



CP07-09-157PR



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

HB SA II
HOLLY SMITH ARCHITECTS, INC.

EMERALD PLAZA SHOPPING CENTER

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	07/15/09
2	ISSUED FOR CONSTRUCTION	07/15/09
3	ISSUED FOR OCCUPANCY	07/15/09

A1

CP07-09-157PK

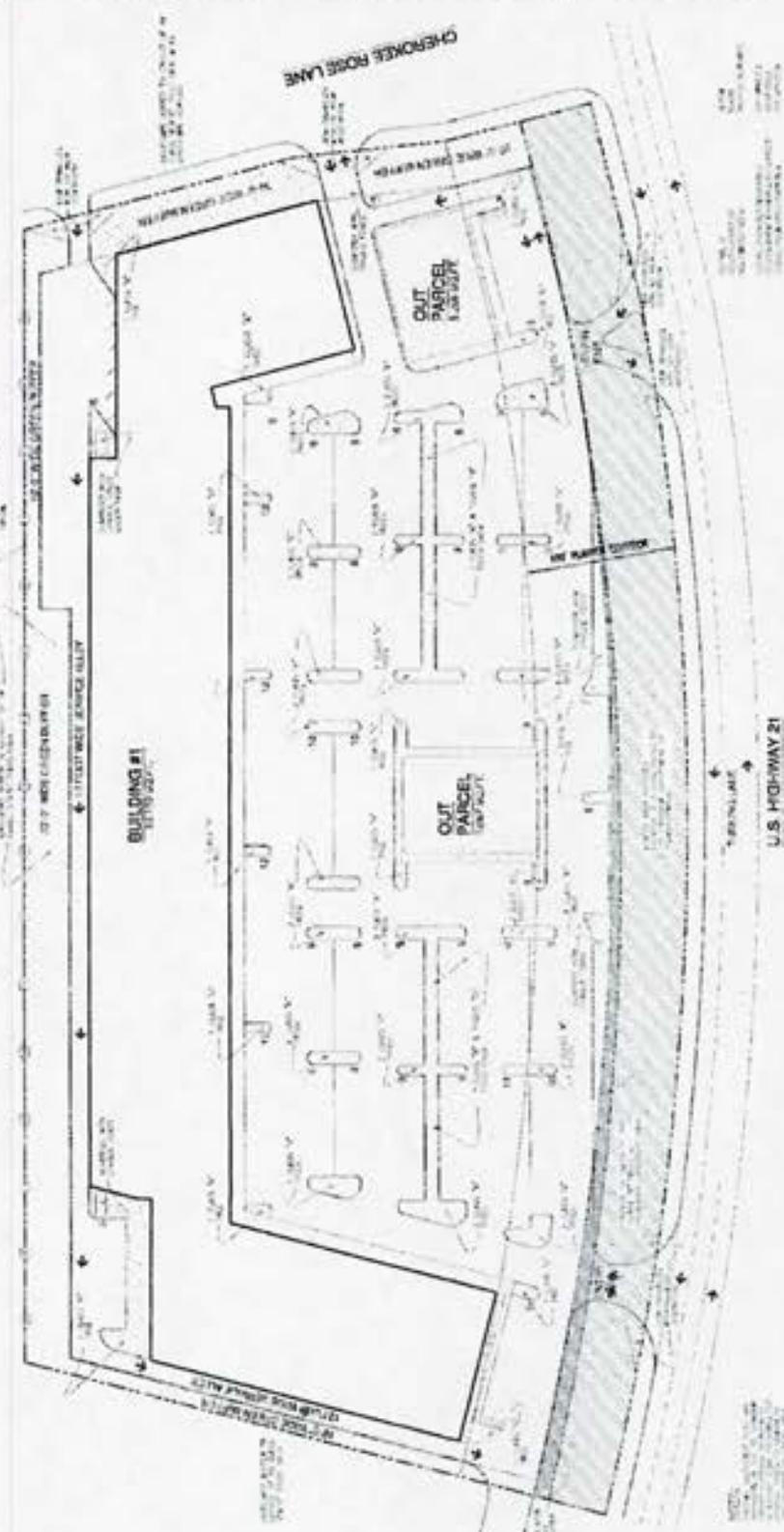
HB
LIBRARY
SUNDRY
SA II
SACRIFICES

EMERALD PLAZA SHOPPING CENTER



DATE	10/15/70
PROJECT	EMERALD PLAZA SHOPPING CENTER
CLIENT	EMERALD PLAZA SHOPPING CENTER
ARCHITECT	W. H. HARRIS & ASSOCIATES
SCALE	AS SHOWN
PROJECT NO.	70-101
SHEET NO.	1
TOTAL SHEETS	1

LS 1.1



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
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 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.

U.S. HIGHWAY 21

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
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 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.

FOUNDATION NOTES:
 1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOUNDATION CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
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 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.

CONCRETE NOTES:
 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONCRETE CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
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 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.

FINISHES NOTES:
 1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FINISHES CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
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CP07-09-157 PR

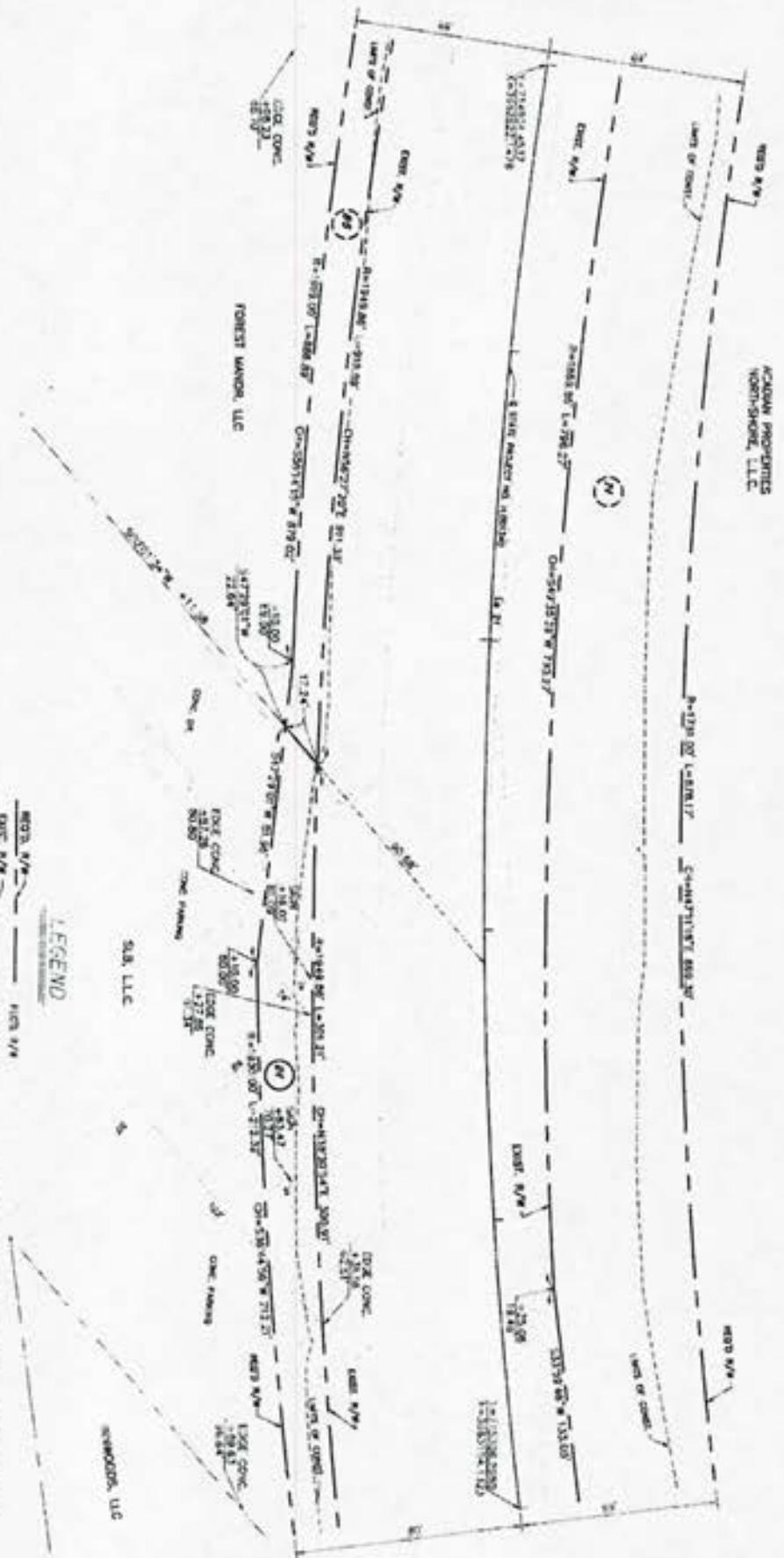
133+00

135+00

138+00

GREENSBURG LAND DISTRICT
T7S - R11E
SECTION 46

1. LOCAL GOVT.
2. COUNTY GOVT.
3. STATE GOVT.
4. FEDERAL GOVT.
5. PRIVATE LAND



LEGEND

- ROAD R/W
- EXIST. R/W
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- LINE OF CONSTRUCTION
- SET BACK
- ROAD ROW PER 1/4 SECTION 13

NOTE: 1/4 CORNERS & POINTS TO SHOW SECTION ARE 200 FEET
& CORNERS SHOWN ON THE ADJACENT LOTS ARE 200 FEET
AND POINTS TO SHOW SECTION ARE 200 FEET
OR 5' 200' PER 1/4 SECTION
TO CORNER AND POINTS TO SHOW SECTION
OR A SCALE FACTOR OF 1.000000

DATE	DESCRIPTION	BY
01/18/2011	ACQUISITION	APLS



NOT OF MAP MAP STATE PROJECT NO. 0001200 LA 21 WILMING BOULEVARD - 1154 ST. TAMMANY PARISH LA 70111			DATE: 01-18-2011 TIME: 10:00 AM BY: W. L. GOTECH FOR: GOTECH, INC.	SHEET: 009-01 TOTAL SHEETS: 1000/240
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**APPENDIX A
CASE NO.: CP07-09-157PR
LANDSCAPE CHART**

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 929.5 ft. (LA Highway 21)	100' building setback 50' planting area & parking setback 155 Class A 232 Class B 3' earthen berm or 70% living obscuring screen	30' planting area 37 Class A 37 Class B 93 Shrubs	50' planting area & parking setback 155 Class A 232 Class B 94 Shrubs/70% Living Shrubs Obscuring Screen	As petitioner proposes.
West Perimeter Planting 737.51 ft.	30' planting area 25 Class A 25 Class B 100% opaque 8' tall fence	25' planting area 25 Class A 25 Class B 100% opaque 8' tall fence	30' planting area 26 Class A 26 Class B 100% opaque 8' tall fence	Approved as proposed.
North Perimeter Planting 387.98 ft. (Cherokee Rose Lane)	30' planting area 16 Class A 16 Class B 39 Shrubs	30' planting area 16 Class A 16 Class B 39 Shrubs	30' planting area 14 Class A 14 Class B 40 Shrubs	Provide 2 additional Class A trees and 2 additional Class B trees.
South Perimeter Planting 399.52 ft.	10' planting area 13 Class A 13 Class B	10' planting area 13 Class A 13 Class B	10' planting area 15 Class A 15 Class B	Approved as proposed.
Parking Planting 251 Spaces Required 444 Spaces Provided	Parking areas shall be a minimum of 10% of the paved area. 1 Class A in Island / 12 spaces & in island at ends of row; 4th row divided by planting bed	1 Class A / 12 spaces & in islands at ends of row; 4th row divided by planting bed	1 Class A in Island / 12 spaces & in island at ends of row; 4th row divided by planting bed	Provide 1 Class A tree every 30 linear feet in the required median. Removed proposed Class B trees.

Other Considerations:

Hours of Operation: 7AM to 7PM

Number of Employees: Not provided.

Noise Expected: Unknown