

## ZONING STAFF REPORT

**Date:** November 24, 2014

**Meeting Date:** December 2, 2014

**Case No.:** ZC14-10-092

**Determination:** Approved Amended Postponed Denied

**Prior Action:** postponed (11/05/14)

**Posted:** 11/13/14

### 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.

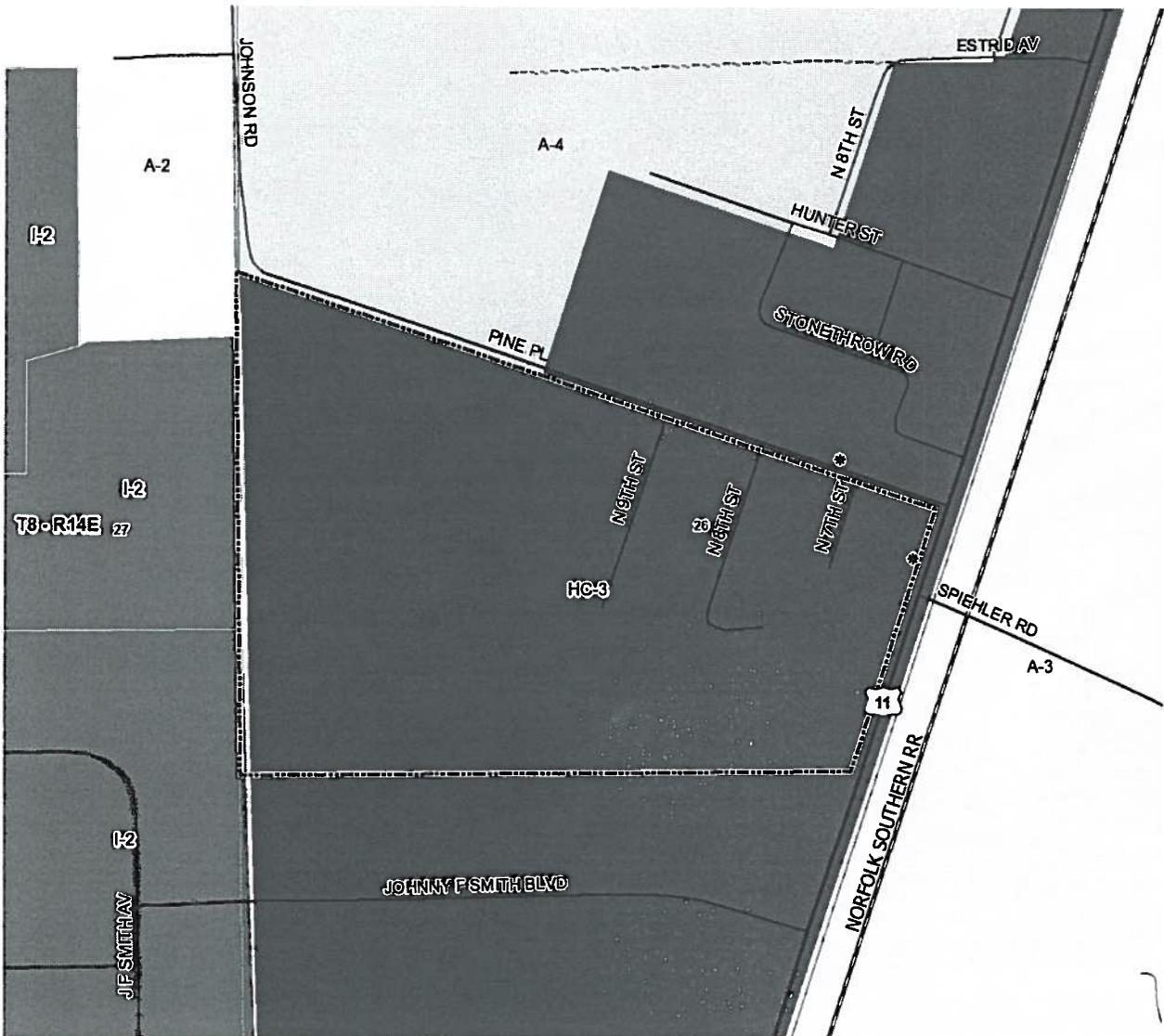
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-4 (Single Family Residential District). The 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. Note that the site is currently developed with single family residences, which are listed as permitted uses under the HC-3 zoning district.

#### 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



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### 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

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish & Federal

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

###### Direction Land Use

**North** Residential, Commercial & Undeveloped

**South** Residential & Undeveloped

**East** Undeveloped

**West** Undeveloped

###### Zoning

HC-3 (Highway Commercial District) & A-4 (Single Family Residential District)

HC-3 (Highway Commercial District)

A-3 (Suburban District)

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:

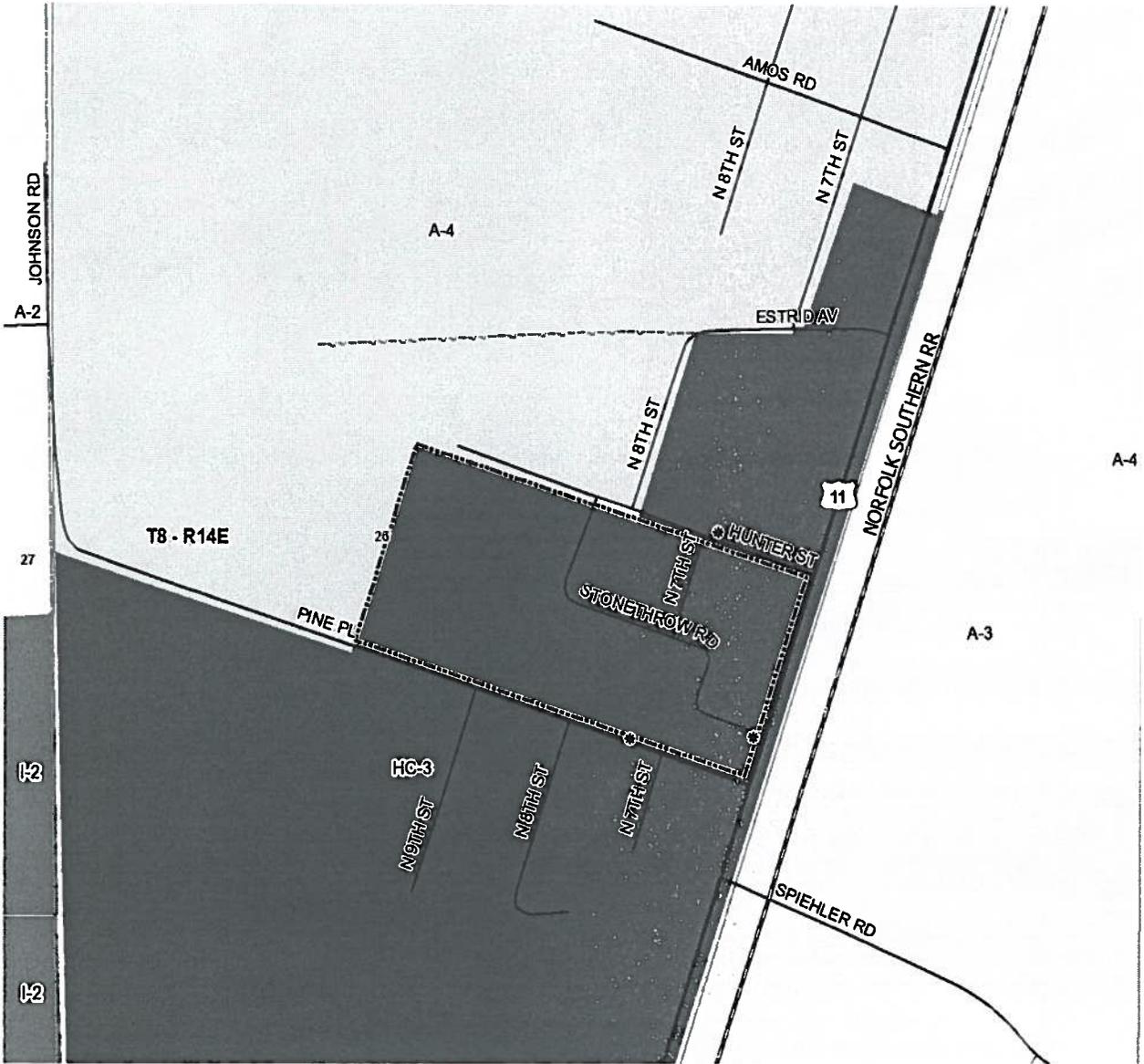
The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District). The site is located on the west side of US Highway 11, north of Pine Place, south of Hunter Street. The 2025 future land use plan calls for the site to be developed with residential uses. The site is currently developed with multiple family dwellings and undeveloped land. The requested zoning change to A-8 would allow for the existing multiple 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 the site is located 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, the site is currently abutting HC-3 zoning on the north and south sides. Note that the HC-3 zoning district allows for multiple 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



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_  
COUNCIL SPONSOR MR. BELLISARIO PROVIDED BY COUNCIL OFFICE  
INTRODUCED BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME I (ZONING), TO ADD A NEW ZONING CLASSIFICATION: SECTION 5.33A AT-2 ANIMAL TRAINING/HOUSING DISTRICT (ZC14-11-096).

WHEREAS, the St. Tammany Parish Council, considered the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Council has determined that it is in the best interest of the businesses and citizens of St. Tammany Parish to provide such clarification.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Unified Development Code Volume I - Zoning, be amended by adding Sections 5.3301A AT-2 Animal Training/Housing District.

See Attachment A - Section 5.3301A AT-2 Animal Training/Housing District.

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:

ORDINANCE CALENDAR NO. \_\_\_\_\_

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

PAGE 2 OF 2

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

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

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

Published introduction: \_\_\_\_\_, 2014

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

Delivered to Parish President: \_\_\_\_\_, 2014 @ \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 @ \_\_\_\_\_

## Section 5.33 AT-2 Animal Training/Housing District

### 5.3301 PURPOSE

The purpose of this district is to provide for the location of small scale animal related functions to minimize the conflict with nearby residential uses.

### 5.3302 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Horse Riding
2. Animal Training

### 5.3303 Temporary Uses - None

### 5.3304 SITE AND STRUCTURE PROVISIONS

- A. **Maximum Building Size** – The maximum building size in the AT-2 District shall be twenty thousand (20,000) square feet for new construction..
- B. **Minimum Lot Area**  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. **Maximum Lot Area**  
No new lot shall be created that is more that five (5) acres in area.
- F. **Minimum Area Regulations**
  1. **Minimum Lot Width** - For each zoning lot the minimum lot width shall be one hundred (100) feet.
  2. **Street Planting Areas** – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. **Side and Rear planting areas** – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. **Transitional Yard** - Where AT District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in AT District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
    - b. In AT District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
    - c. In AT District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
    - d. In AT District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
    - e. Where a building is taller than 25 feet in height, one additional foot of setback

shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

**G. Maximum Lot Coverage**

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

**H. Height Regulations**

No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

**I. Design criteria**

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

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Meeting Date: December 2, 2014

Case No.: ZC14-11-098

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (11/05/14)

Posted: 11/13/2014

### GENERAL INFORMATION

**PETITIONER:** Jeffery Schoen  
**OWNER:** Logan's Trace, LLC  
**REQUESTED CHANGE:** From PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District)  
**LOCATION:** Parcel located on the east side of Thompson Road, north of Reilly Road; S39 & 41, T9S, R13E & 14E; Ward 9, District 11  
**SIZE:** 60.129 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-3 Suburban District
East	Residential/Undeveloped	A-2 Suburban District
West	Residential	A-2 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 PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District). The site is located on the east side of Thompson Road, north of Reilly Road. The 2025 Future Land Use Plan calls for the area to be developed as a Planned Districts including single family residences and conservation uses. The parcel in question was originally rezoned to PUD (ZC01-06-044) and received preliminary approval for a residential development called Logan's Trace.

Staff feels that the requested zoning change would be appropriate for the area considering that the CB-1 zoning allows for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. It would also meet the objectives of the Planned District definition which allows for recreational uses and for conservation area. Note that the site is proposed to be developed as a recreational facility.

#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-11-098  
**PETITIONER:** Jeffery Schoen  
**OWNER:** Logan's Trace, LLC  
**REQUESTED CHANGE:** From PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District)  
**LOCATION:** Parcel located on the east side of Thompson Road, north of Reilly Road; S39 & 41, T9S, R13E & 14E; Ward 9, District 11  
**SIZE:** 60.129 acres



## ZONING STAFF REPORT

Date: November 24, 2014

Meeting Date: December 2, 2014

Case No.: ZC14-11-100

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (11/05/14)

Posted: 11/17/14

### GENERAL INFORMATION

**PETITIONER:** Henry Billiot  
**OWNER:** REIHER LLC  
**REQUESTED CHANGE:** PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court; S3, T7S, R10E; Ward 1, District 3  
**SIZE:** 17.04 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State & 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	I-2 (Industrial District)
South	Undeveloped & Residential	A-2 (Suburban District)
East	Undeveloped & Industrial	I-2 (Industrial District) & CB-1 (Community Based Facilities District)
West	Undeveloped & Residential	A-3 (Suburban District)

#### 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.

**Commercial – Industrial – Conservation** – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

#### STAFF COMMENTS:

##### CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The petitioner is requesting a PUD (Planned Unit Development Overlay). A revised plan has been submitted, reducing the number of single family residential lots from 46 lots to 25 lots. As shown on the plan, different lot sizes are proposed to be provided, according to location and the configuration of the site. The design of the site takes into consideration the existing wetlands and the required detention and the Soap & Tallow Creek directly abutting the site, to the south. As shown on the plan, the site is directly abutting Hwy 1077; however, it is proposed to be accessed from Willow Bend Drive, in order to avoid creating two accesses side by side along Hwy 1077.

Note that a zoning change request (ZC14-11-101) to A-4 (Single Family Residential District) has been submitted for the same site. However, with the reduction of the number of lots, an amended requested has been submitted to change the zoning to A-3 (Suburban District).

**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

**DENSITY**

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

Current gross density of this property, according to the requested zoning change to A-3 Suburban District is at 2 units per acre, which would allow for 34 units. The net density would allow for 25 units. The proposal is for 25 units with a net density would be 2 units per acre.

**GREENSPACE**

A total of 5.58 acres (32.75%) of greenspace is proposed to be provided within the subdivision including 0.03 acre dedicated to active recreation and 4.76 acres dedicated to passive recreation. The active amenities will include a ball field and exercise stations along the walking path. The passive amenities will include greenspace, walking path, gazebo, picnic tables and benches.

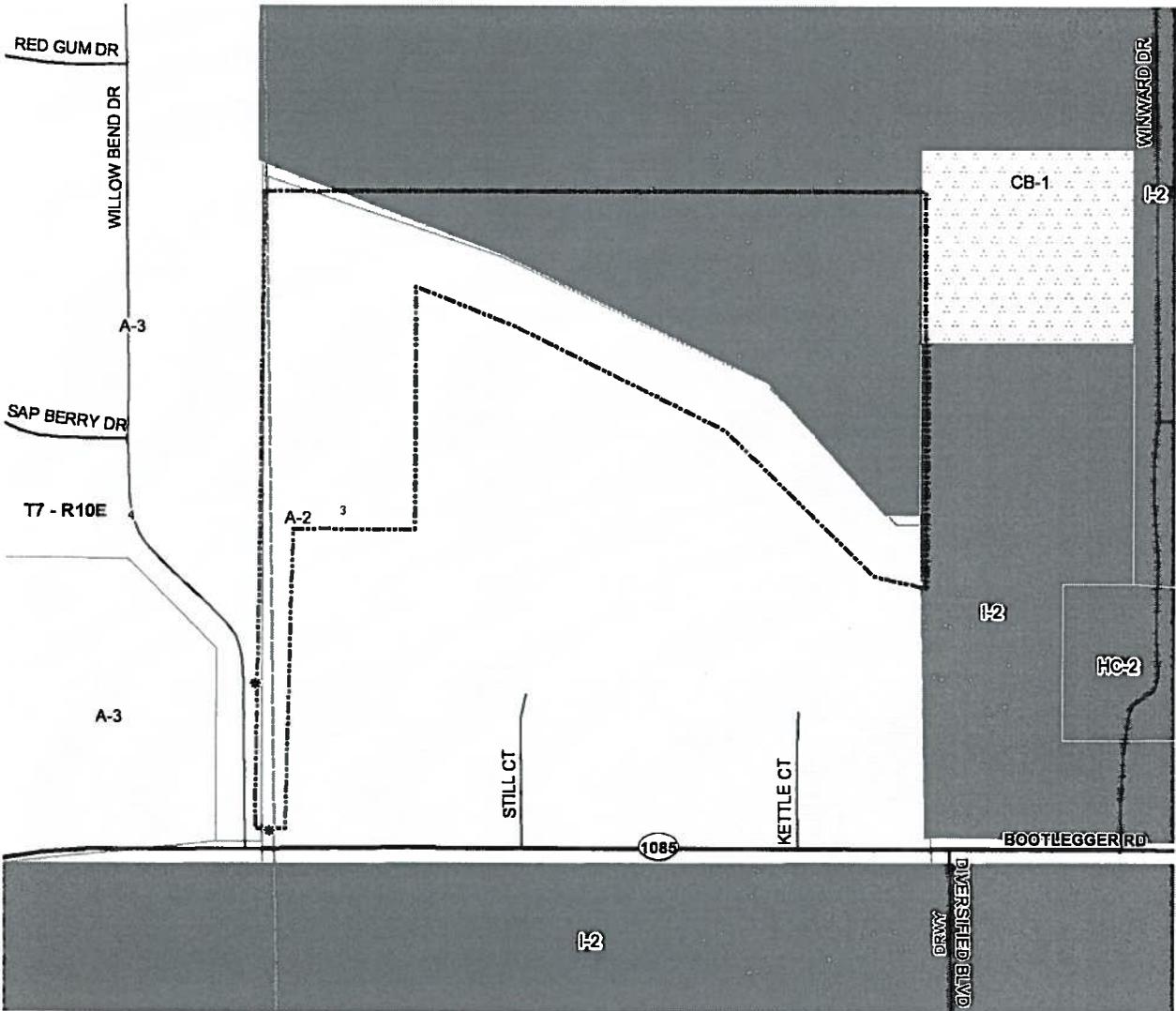
**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the site to be developed as a Planned District with commercial and industrial uses and conservation area. The proposed development does not meet the 2025 future land use plan. However, the proposed development is appropriate for the area considering that it is abutting the Willow Bend & Bootlegger Run residential subdivisions.

**STAFF RECOMMENDATION:**

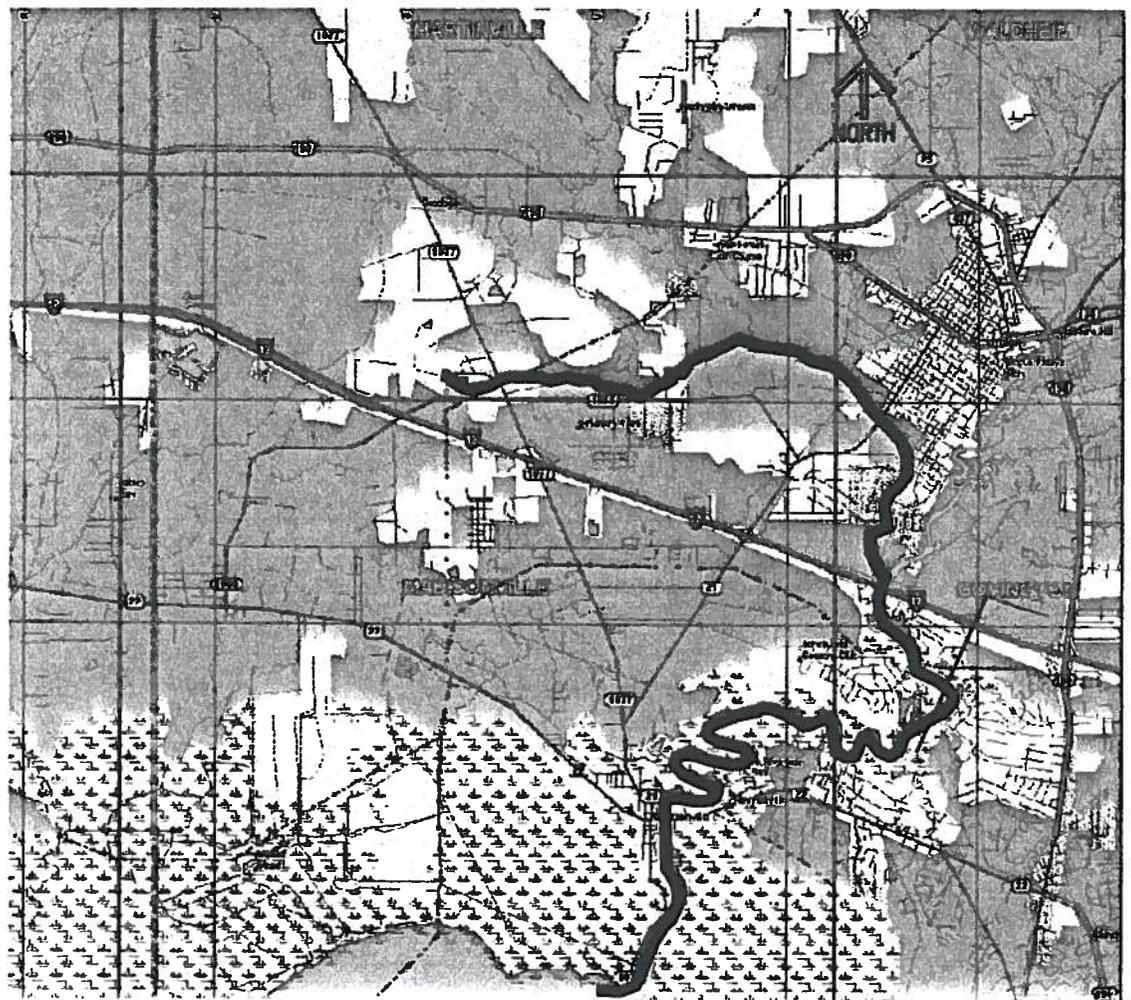
The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be approved.

**CASE NO.:** ZC14-11-100  
**PETITIONER:** Henry Billiot  
**OWNER:** REIHER LLC  
**REQUESTED CHANGE:** PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court; S3, T7S, R10E; Ward 1, District 3  
**SIZE:** 17.04 acres





ZC14-11-100



**ULTIMATE DISPOSAL OF SURFACE WATER  
TO LAKE PONCHARTRAIN**

N.T.S.

**LEGAL DESCRIPTION FOR THE WILLOWS**

LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA  
THIS TRACT CONTAINS 17.04 ACRES, MORE OR LESS.

**NOTE:**

1 GAZEBO, 2 PICNIC TABLES AND 4 BENCHES  
TO BE PLACED IN GREEN SPACE AREAS.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

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 a special flood hazard area. it is located in Flood Zone A & C

FIRM Panel# 225205 0205 C DATED 10-17-1989

2014-11-100

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: REIHER, LLC - HENRY BILLOT

Developer's Address: 821 ASBURY DR, MANDEVILLE, LA 70471  
Street City State Zip Code

Developer's Phone No. 985 373-0316  
(Business) (Cell)

Subdivision Name: THE WILLOWS

Number of Acres in Development: 17.04 Number of Lots/Parcels in Development: 47

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

Water Surface Runoff Mitigation Proposed: RETENTION FACILITY (SOAP & TALLOW)

(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  Tidal 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? \_\_\_\_\_
- Does the subdivision front on any waterways?  Yes  No
- If yes, what major streams or waterways? SOAP & TALLOW CREEK

2014-11-100

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

If yes, which major arterial streets? 60' ON HWY 1085

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

If yes, please explain? \_\_\_\_\_

- 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.*

  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

9/11/14  
DATE

## ZONING STAFF REPORT

Date: November 24, 2014

Meeting Date: December 2, 2014

Case No.: ZC14-11-101

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (11/05/14)

Posted: 11/17/14

### GENERAL INFORMATION

**PETITIONER:** Henry Billiot  
**OWNER:** REIHER LLC  
**REQUESTED CHANGE:** From I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. ; S3, T7S, R10E; Ward 1, District 3  
**SIZE:** 17.04 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State & 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	I-2 (Industrial District)
South	Undeveloped & Residential	A-2 (Suburban District)
East	Undeveloped & Industrial	I-2 (Industrial District) & CB-1 (Community Based Facilities District)
West	Undeveloped & Residential	A-3 (Suburban District)

#### 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.

**Commercial – Industrial – Conservation** – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

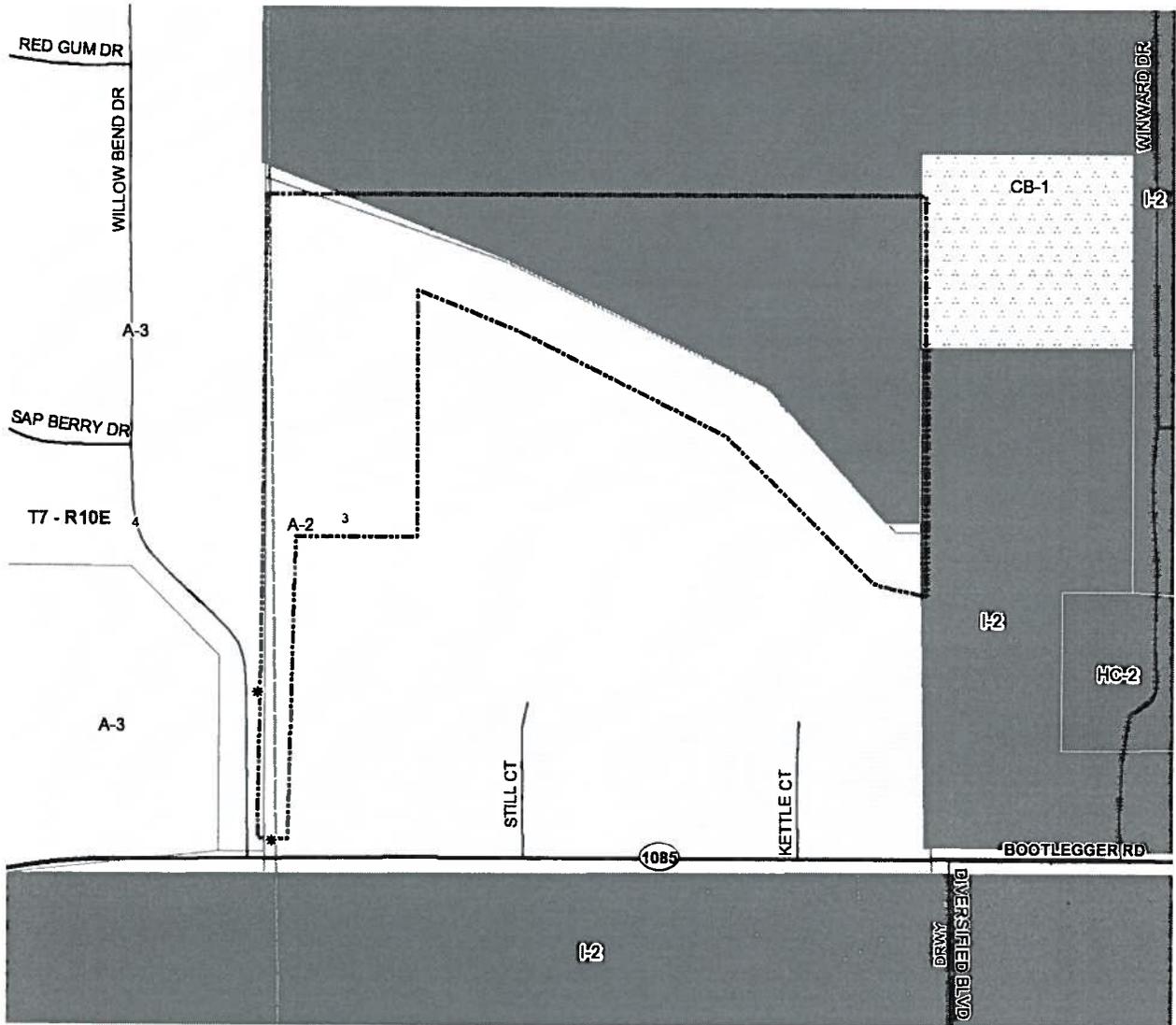
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District). The site is located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. The 2025 future land use plan calls for the site to be developed as a Planned District with commercial and industrial uses and conservation area. Note that a zoning change (ZC14-11-100) to Planned Unit Development Overlay has been submitted for the same site, to create a residential subdivision.

#### STAFF RECOMMENDATION:

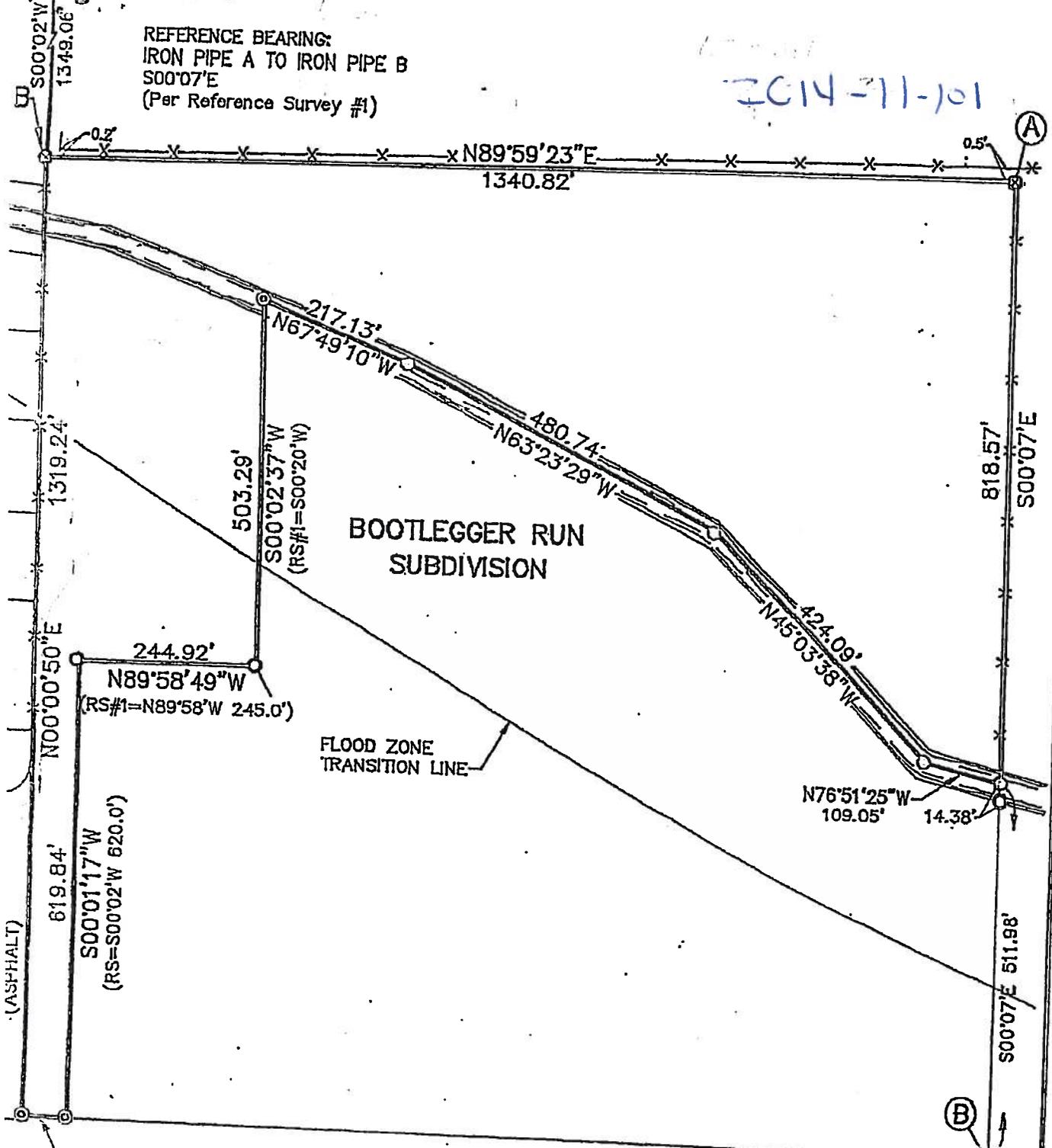
Note that staff was informed (see attached letter) that the original request to rezone the site from I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District) is proposed to be amended to A-3 Suburban District. The staff does not object to the amended request and recommends that the A-3 (Suburban District) designation be approved.

**CASE NO.:** ZC14-11-101  
**PETITIONER:** Henry Billiot  
**OWNER:** REIHER LLC  
**REQUESTED CHANGE:** From I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. ; S3, T7S, R10E; Ward 1, District 3  
**SIZE:** 17.04 acres



REFERENCE BEARING:  
 IRON PIPE A TO IRON PIPE B  
 S00°07'E  
 (Per Reference Survey #1)

2014-11-101



**LOUISIANA HIGHWAY NO. 1085  
 (BOOTLEGGER ROAD)**

**LEGEND**

- ⊙ = 1" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊙⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY #1

**REFERENCE SURVEYS:**

1. Plat of Bootlegger Run by Thomas J. Fontcuberta, Surveyor, dated 11-15-97, revised 1-08-98.
2. Plat of Willow Bend Subdivision, Ph. 1, by Kelly J. McHugh, Surveyor, dated 3-10-03, latest revision 4-19-06.

Property is located in Flood Zones A and B, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR EASEMENTS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR EASEMENTS NOT SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE PLAT AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE AND THE UNDERSIGNED IS NOT RESPONSIBLE IN COMPILING DATA FOR THIS SURVEY.

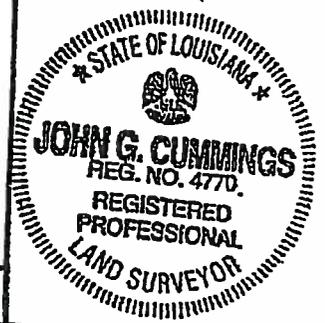
**John G. Cummings and Associates** (985) 892-1549  
 Professional Land Surveyors  
 COVINGTON, LA. 70433

ORDERED FOR: **DAVID SCHERER**

SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

PRESENTS A PHYSICAL SURVEY MADE ON THE GROUND OR THOSE UNDER MY DIRECTION, TO ALL APPLICABLE STANDARDS SET FORTH IN THE STATE OF LOUISIANA, AND BEARS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR



1" = 200'	JOB NO. 06308	DATE: 9-22-06	REVISED: 2-13-07
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November 24, 2014

Dear Mrs. Lambert,

Please consider my request to change the zoning (ZC14-11-101) from I-2 & A-2 to A-4 to be amended to A-3. If you have any questions, please don't hesitate to contact me.

Sincerely,  
Henry Billiot

A handwritten signature in black ink, appearing to read "H. Billiot", written over the printed name.

## ZONING STAFF REPORT

Date: November 24, 2014

Meeting Date: December 2, 2014

Case No.: ZC14-11-102

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (11/05/14)

Posted: 11/13/2014

### GENERAL INFORMATION

**PETITIONER:** Denise Young  
**OWNER:** David P. Miller & Denise Young  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-4A (Single Family Residential District)  
**LOCATION:** Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision ; S38, T8S, R11E; Ward 4, District 7  
**SIZE:** 4.89 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt & unopened

Condition: Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-4 Suburban District
West	Residential/Undeveloped	A-4 Suburban District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

#### COMPREHENSIVE PLAN:

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

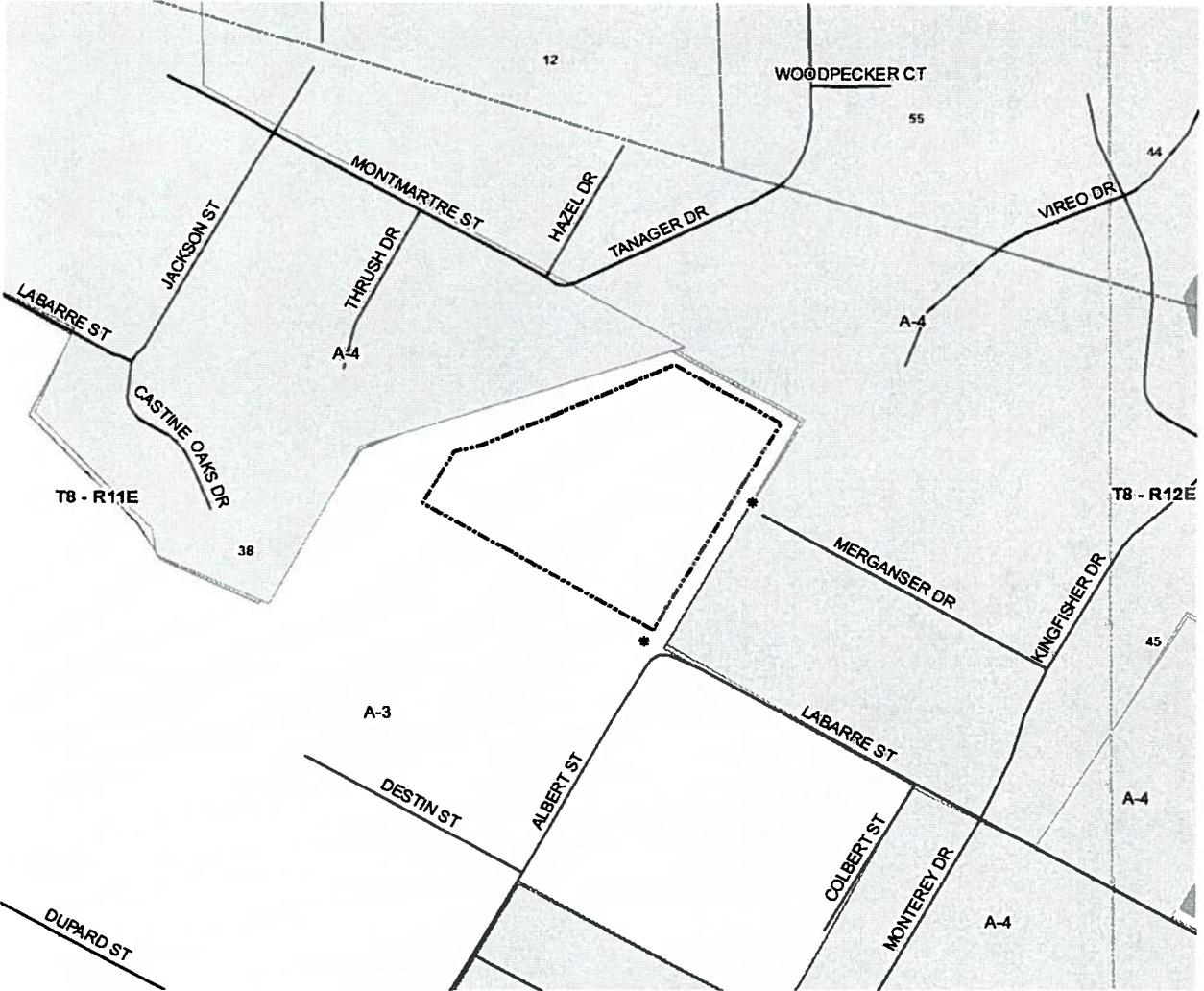
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-4A (Single Family Residential District). The site is located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision. 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 to A-4A; however, staff would not object to a request to change the zoning to A-4, as the parcel abuts properties zoned A-4 on 3 sides.

#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-11-102  
**PETITIONER:** Denise Young  
**OWNER:** David P. Miller & Denise Young  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-4A (Single Family Residential District)  
**LOCATION:** Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision ; S38, T8S, R11E; Ward 4, District 7  
**SIZE:** 4.89 acres



2014-11-102

SKETCH OF:

A PORTION OF SQUARE 257,  
TOWN OF MANDEVILLE, (UNINCORPORATED)  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

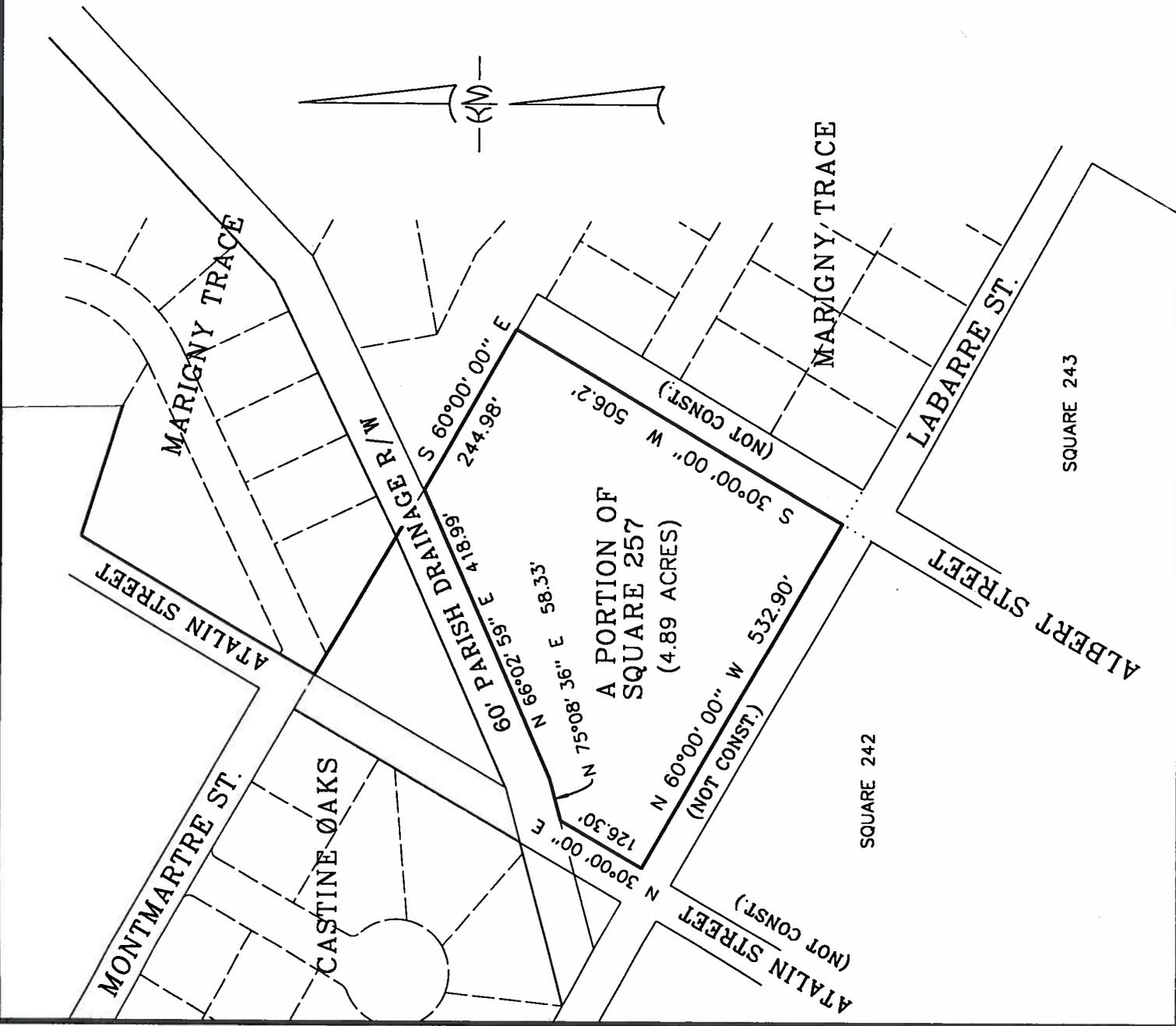
DARLING DESIGN HOMES

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 70404

SCALE: 1" = 20' DATE: 09-12-14

DRAWN: DRJ JOB NO: 14-166

REVISED:



## ZONING STAFF REPORT

Date: November 24, 2014

Meeting Date: December 2, 2014

Case No.: ZC06-06-047

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (11/05/14)

Posted: 11/17/14

### GENERAL INFORMATION

**PETITIONER:** Arrow Engineering And Consulting, INC  
**OWNER:** Tantella Development Group LLC  
**REQUESTED CHANGE:** Major Amendment to PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road; S16 & 21, T6S, R10E; Ward 1, District 3  
**SIZE:** 191.97 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Undeveloped	PUD (Planned Unit Development Overlay)
South	Residential	A-2 (Suburban District)
East	Residential & Undeveloped	A-1 (Suburban District)
West	Residential & Undeveloped	A-2 (Suburban District)

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

#### COMPREHENSIVE PLAN:

**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 a major amendment to the PUD (Planned Unit Development Overlay). The site is located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road. The site was originally proposed to be developed with 127 single family residential lots on 254.74 acres, with three different categories of lot size: 5 acres, 29,734 sq.ft. and 12,633 sq.ft. The new proposal consists of 219 single family residential lots on 191.97 acres, with 209 lots ranging in sizes between 6,500 sq.ft. to 10,000 sq.ft and 10 lots ranging in size between 11,000 sq.ft. to 18,000 sq.ft. According to the wetland determination map submitted, the plan shows that the majority of the 219 lots are proposed to be located outside of the wetlands area. As originally proposed, the subdivision will have 2 accesses, one from Highway 1077 and one from Tantella Ranch Road.

**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	<b>Must be Provided as Required</b>
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located on site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

**GREENSPACE**

A total of 133.8 acres of greenspace (69.7%) is proposed to be provided including 0.35 acres dedicated to active recreation and 133.45 acres to passive recreation. The proposed active amenities will consists of a pool and tennis courts and the passive amenities will consist of a walking path (gravel or crushed limestone) and a pavilion. Note that the proposed walking path should be connected to Blue Jay Drive, it order to facilitate the accessibility.

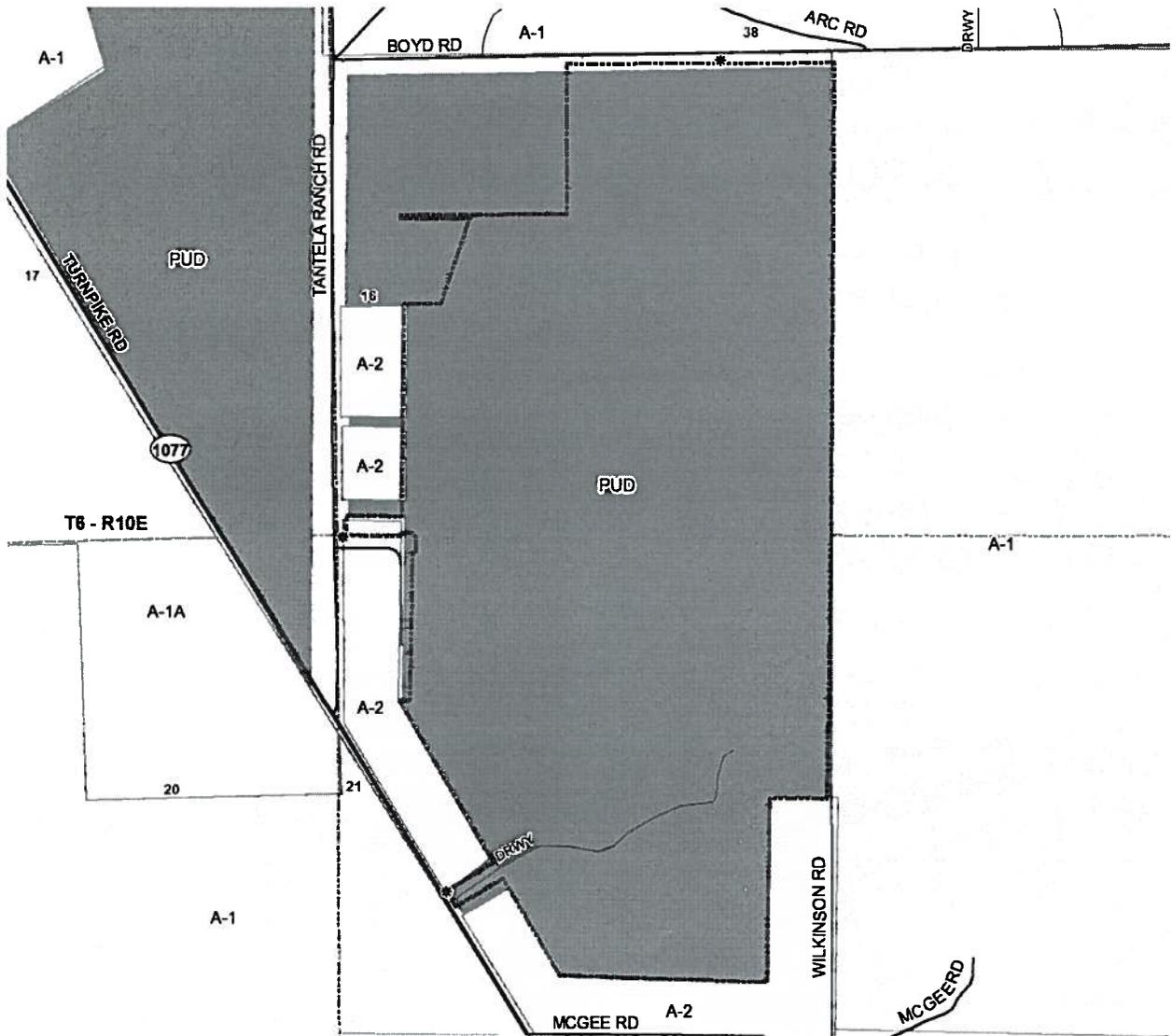
**COMPREHENSIVE PLAN ANALYSIS**

The proposed development does not meet the 2025 Future Land Use plan which designates the area to be developed with agricultural uses. However, the site is proposed to be developed as a residential subdivision with a total of 133.8 acres of greenspace, which most of it, is dedicated and proposed to be preserved as undisturbed wetlands.

**STAFF RECOMMENDATION:**

The staff recommends that the major amendment to the PUD (Planned Unit Development Overlay) designation be denied. The revised plan meets the objective of the PUD by preserving the wetlands located on the site; however, it fails to provide a variety of housing and creativity in its design. Moreover, staff is concerned by the significant increase in the density. Finally, the revised plan does not meet the condition of the tentative approval, which is to provide access to the lots of records located along Highway 1077 and Tantalla Ranch Road, that border the subdivision, from the interior subdivision streets (see attached originally approved PUD plan).

**CASE NO.:** ZC06-06-047  
**PETITIONER:** Arrow Engineering And Consulting, INC  
**OWNER:** Tantella Development Group LLC  
**REQUESTED CHANGE:** Major Amendment to PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road; S16 & 21, T6S, R10E; Ward 1, District 3  
**SIZE:** 191.97 acres

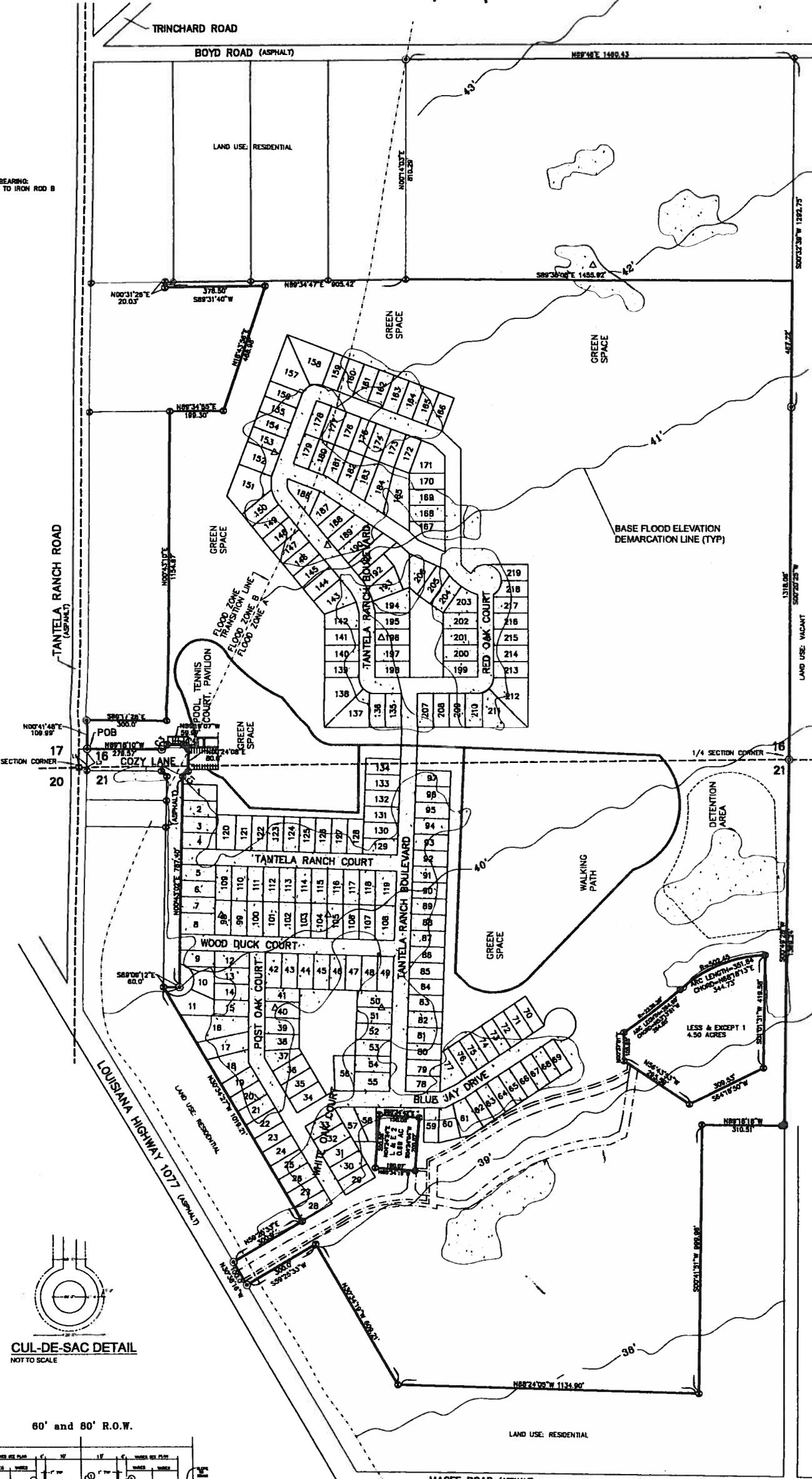


2006-06-047

# Proposed POD



REFERENCE BEARING:  
IRON ROD A TO IRON ROD B  
N00°45'10"E  
(PER TITLE)



**DESCRIPTION:**  
A PARCEL OF LAND LOC TAMMANY PARISH, LOUISIANA COMMENCING FROM THE TOWNSHIP AND RANGE, BEGINNING, THENCE N00°41'48"E 101 N89°34'55"E 199.30'; TH N00°31'28"E 20.03'; TH S00°32'30"W 481.22'; TH N89°18'16"W 310.51'; TH N30°34'10"W 808.21'; TH 300.0'; THENCE N30°34' THENCE ALONG A CURVE LENGTH OF 31.83', AND ALONG A CURVE IN A N A CHORD OF N44°25'13" SOUTHWESTERLY DIRECTI OF S45°48'13"W 28.24'; 187.16 ACRES.

**LESS & EXCEPT 1**  
A PARCEL OF LAND LOC PARISH, LOUISIANA AND COMMENCING FROM THE TOWNSHIP AND RANGE, THENCE N00°37'01"E 102 RADIUS OF 2238.26', AN ALONG A CURVE IN A N OF 351.87', AND A CHD S84°18'50"W 308.53'; TH 187.16 ACRES.

**LESS & EXCEPT 2**  
A PARCEL OF LAND LOC PARISH, LOUISIANA AND COMMENCING FROM THE TOWNSHIP AND RANGE, THENCE N85°34'19"W 18 S04°24'04"W 200.07' TO

191.87 ACRE  
AREA  
VARIES  
AVG. LOT SIZE  
Asphalt  
ROAD SURFACING

**AREAS:**  
LOTS 1-7 = 7800 SF  
LOT 8 = 10354 SF  
LOT 9 = 7714 SF  
LOT 10 = 8597 SF  
LOT 11 = 11617 SF  
LOTS 12-15 = 7800 SF  
LOT 16 = 8843 SF  
LOT 17 = 12330 SF  
LOT 18 = 12136 SF  
LOTS 19-36 = 7800 SF  
LOT 37 = 6,966 SF  
LOTS 38-40 = 7800 SF  
LOT 41 = 6502 SF  
LOTS 42-54 = 7800 SF  
LOT 55 = 9533 SF  
LOT 56 = 9907 SF  
LOT 57 = 8259 SF  
LOT 58 = 7310 SF  
LOTS 59 = 7800 SF  
LOT 60 = 8850 SF  
LOT 61 = 9760 SF  
LOTS 62-76 = 8500 SF  
LOT 77 = 9,200 SF

TANTELA RANCH ROAD (ASPHALT)

TRINCHARD ROAD

BOYD ROAD (ASPHALT)

TANTELA RANCH ROAD (ASPHALT)

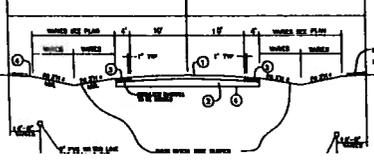
COZY LANE

LOUISIANA HIGHWAY 107 (ASPHALT)

MAGEE ROAD (ASPHALT)

**CUL-DE-SAC DETAIL**  
NOT TO SCALE

60' and 80' R.O.W.



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LAND USE: RESIDENTIAL  
BOYD ROAD

Approved POD Plan

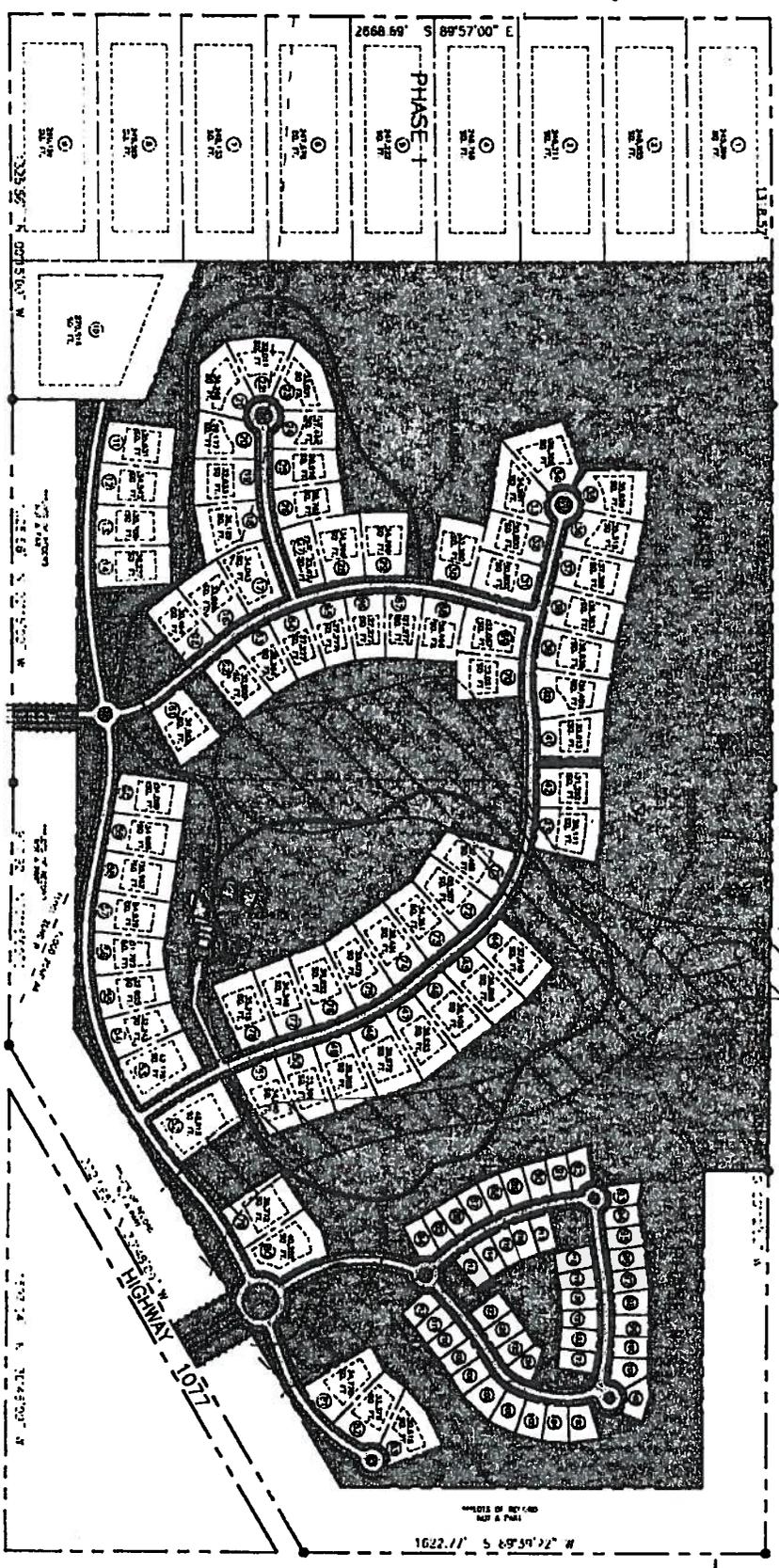
# TANTELLA RANCH SUBDIVISION

PLANNED UNIT DEVELOPMENT  
SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST  
CERP DEVELOPMENT, DEVELOPER  
KYLE ASSOCIATES, LLC, PLANNER ENGINEER

AREA 269.83 ACRES NO. OF UNITS 127 OFF-SITE SEWER SYSTEM OFF-SITE WATER SYSTEM P.U.D. ZONING

VARIES 24 FEET STREET WIDTH  
ASPHALT ROAD SURFACE 12,632.77 LN. FT. STREET LENGTH  
LAKE PONTCHETRAIN  
NO. OF PHASES 3

ULTIMATE SURFACE WATER DISPOSAL



McGEE ROAD

LAND USE: RESIDENTIAL

TANTELLA RANCH ROAD

HIGHWAY 107

# 276565 5 893022 # 1022.11



**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Robert Bruno  
Bruno Brothers Real Estate Management

Developer's Address: 70325 Hwy 1077 Covington LA 70433  
 Street City State Zip Code

Developer's Phone No. 985-792-7110  
 (Business) (Cell)

Subdivision Name: Tantella Ranch Subdivision

Number of Acres in Development: 219.35 Number of Lots/Parcels in Development: 231

Ultimate Disposal of Surface Drainage: Unnamed branch → Soap & Tallow Branch → Tchefuncte River

Water Surface Runoff Mitigation Proposed: Ditches to Detention Areas

*(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  Tidal 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? \_\_\_\_\_
- Does the subdivision front on any waterways?  Yes  No
- If yes, what major streams or waterways? \_\_\_\_\_

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

If yes, which major arterial streets? \_\_\_\_\_

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

If yes, please explain? \_\_\_\_\_

- 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.*

Darrell Fussell  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

10-6-14  
DATE



**DEPARTMENT OF THE ARMY**

NEW ORLEANS DISTRICT, CORPS OF ENGINEERS

P.O. BOX 60267

NEW ORLEANS, LOUISIANA 70160-0267

JUN 17 2009

REPLY TO  
ATTENTION OF:

Operations Division  
Surveillance and Enforcement Section

Mr. Michael Henry  
Hydrik Wetlands Consultants  
604 West Charles Street  
Hammond, Louisiana 70401

Dear Mr. Henry:

Reference is made to your request, submitted on behalf of Robert Bruno, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Sections 16 and 21, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana (enclosed map). Specifically, this property is identified as a 213.18-acre tract on and northeast of LA 1077, east of Tantella Ranch Road.

Based on review of recent maps, aerial photography, soils data, and information provided with you request, we have determined that part of the property is wetland and may be subject to Corps' jurisdiction. The approximate limits of the wetland are designated in red on the map. A Department of the Army (DA) permit under Section 404 of the Clean Water Act will be required prior to the deposition or redistribution of dredged or fill material into wetlands that are waters of the United States. Additionally, a DA permit will be required if you propose to deposit dredged or fill material into other waters of the United States that may be jurisdictional on the property (shown in blue on the map).

You and your client are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration date or the District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

Should there be any questions concerning these matters, please contact Mr. Bill Nethery at (504) 862-1267 and reference our Account No. MVN 2009-00773-SQ. If you have specific questions regarding the permit process or permit applications, please contact our Eastern Evaluation Section at (504) 862-2766. The New Orleans District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please complete and return the enclosed Customer Service Survey or complete the survey on our web site at <http://per2.nwp.usace.army.mil/survey.html>.

Sincerely,

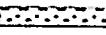
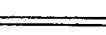
Pete J. Serio  
Chief, Regulatory Branch

Enclosures

**Site Details**

-  Site Total 223 acres
-  Area Prev. Delineated For SELA 9.82 acres
-  = Total Under Current Delin. 213.18 acres

**Wetland/OW Area Calcs. (213.18 acre portion)**

1.  Wetlands 154.57 acres
2.  Ponds 0.60 acres
3.  Ditches/Other Waters  
2652' L x 8' Avg. W (on site only)  
=21,216 sq.ft (0.48 acres)

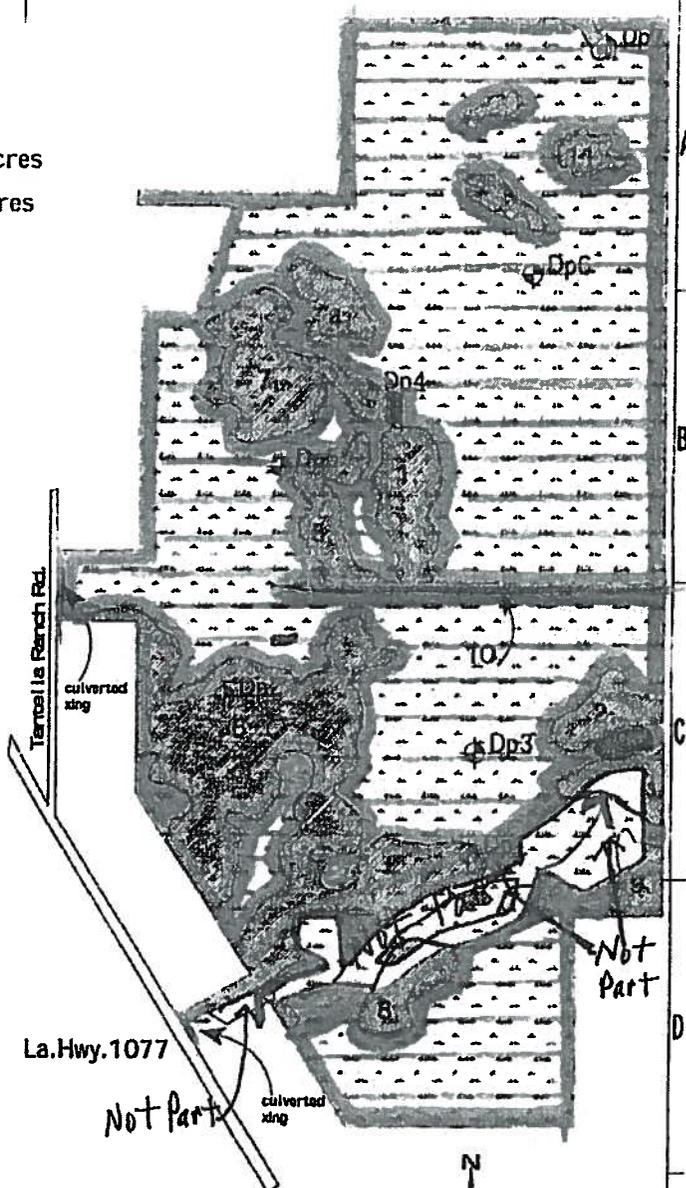
**Total Wetlands 154.57 acres**  
**Total Waters 1.08 acres**

USACE

5-26-09 I.H.

FOR William Nethery  
Michael Henry  
(#MW 2004-00773752)

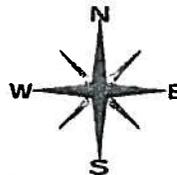
-  = WETLAND
-  = NON WETLAND
-  = Waters of the US (404)



La. Hwy. 1077

Not Part

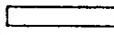
Not Part



**PRELIMINARY JURISDICTIONAL DETERMINATION**

\*NOTE! : Above wetland and upland calculations do not include acreage from the previously delineated portion for SELA. For reference those calculations are noted below and highlighted on the map above.

Area Prev. Delineated For SELA 9.82 acres (pending approval)

-  non wetlands within SELA boundary 3.45 acres
-  Wetlands within SELA boundary 6.37 acres

**HYDRİK**  
604 west charles street  
hammond, la 70401  
985 429 0333 p  
504 285 9886 f  
www.hydrık.com

Designed by HWC LLC	Checked by Robert Bruno	Approved by MJH	Site name 20042	Date 15-05-09	Scale 1:1000
Robert Bruno 213.18 acres Goodbee, LA La. Hwy 1077 'Tantalee Ranch'			Wetland Delineation		

# ZONING STAFF REPORT

Date: November 24, 2014  
Case No.: ZC14-12-103  
Posted: 11/17/14

Meeting Date: December 2, 2014  
Determination: Approved Amended Postponed Denied

## GENERAL INFORMATION

**PETITIONER:** Jeffery D. Schoen  
**OWNER:** First Baptist Church, Covington  
**REQUESTED CHANGE:** From CB-1 (Community Based Facilities District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located at the intersection of LA Highway 1085 & Bricker Road, north of LA Highway 21 ; S46 & 47, T7S, R11E; Ward 1, District 1  
**SIZE:** 43.11 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	PF-2 (Public Facilities District) & NC-4 (Neighborhood Institutional District)
South	Commercial	HC-2 (Highway Commercial District)
East	Commercial & Residential	HC-2 (Highway Commercial District) & A-4 (Single Family Residential District)
West	Commercial, Undeveloped & Residential	HC-2 (Highway Commercial District), NC-4 (Neighborhood Institutional District) & PUD (Planned Unit Development District)

### EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

### 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.

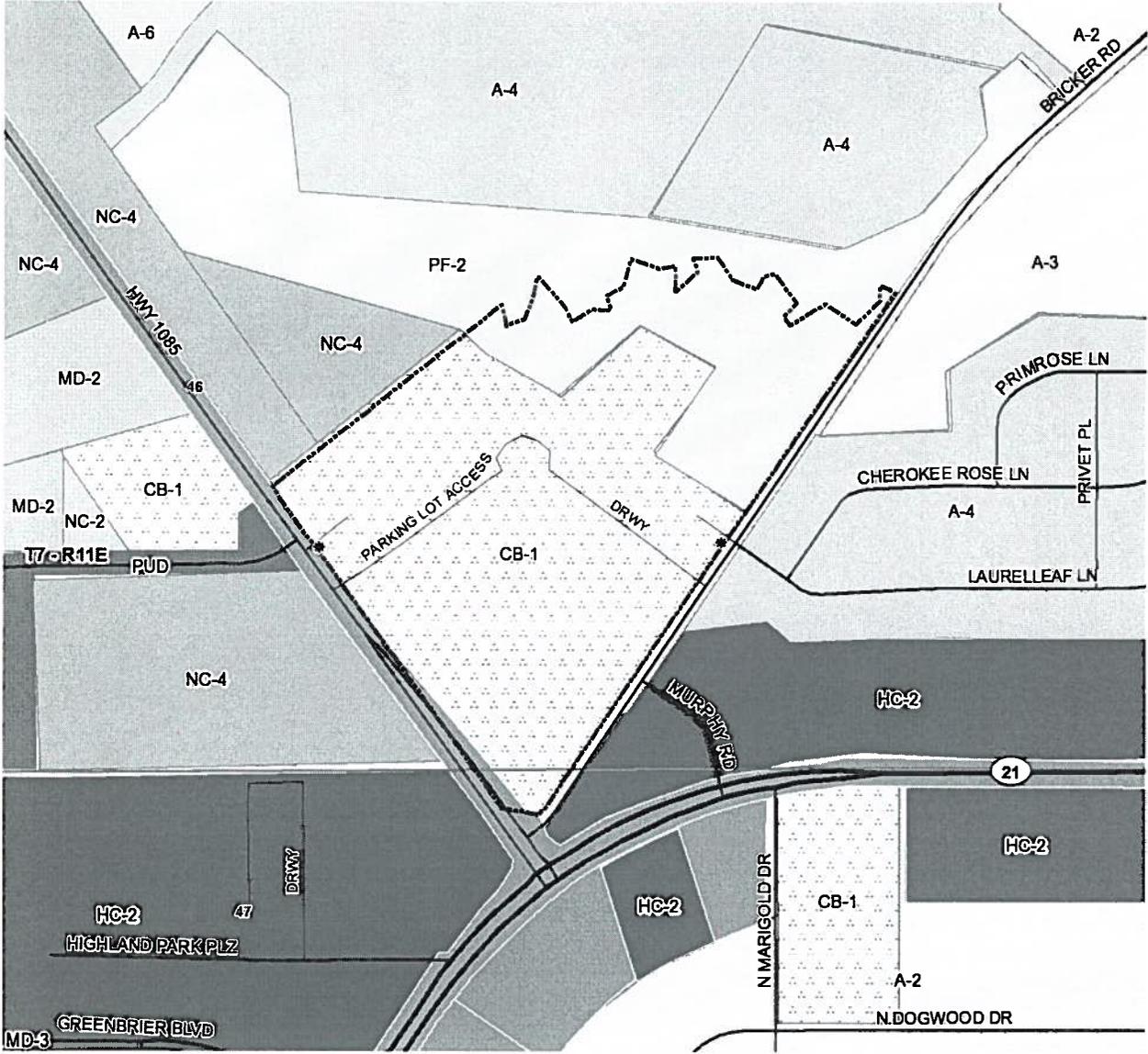
### STAFF COMMENTS:

The petitioner is requesting to change the zoning from CB-1 (Community Based Facilities District) to PF-1 (Public Facilities District). The site is located at the intersection of LA Highway 1085 & Bricker Road, north of LA Highway 21. The 2025 future land use plan calls for the area to be developed with institutional uses. The site is currently developed with a church exceeding the maximum allowable square footage of 30,000 square feet under CB-1 (Community Based Facilities District). Staff does not have any objections to the request considering that it would bring the existing facility in compliance with the appropriate zoning and allow for future expansion.

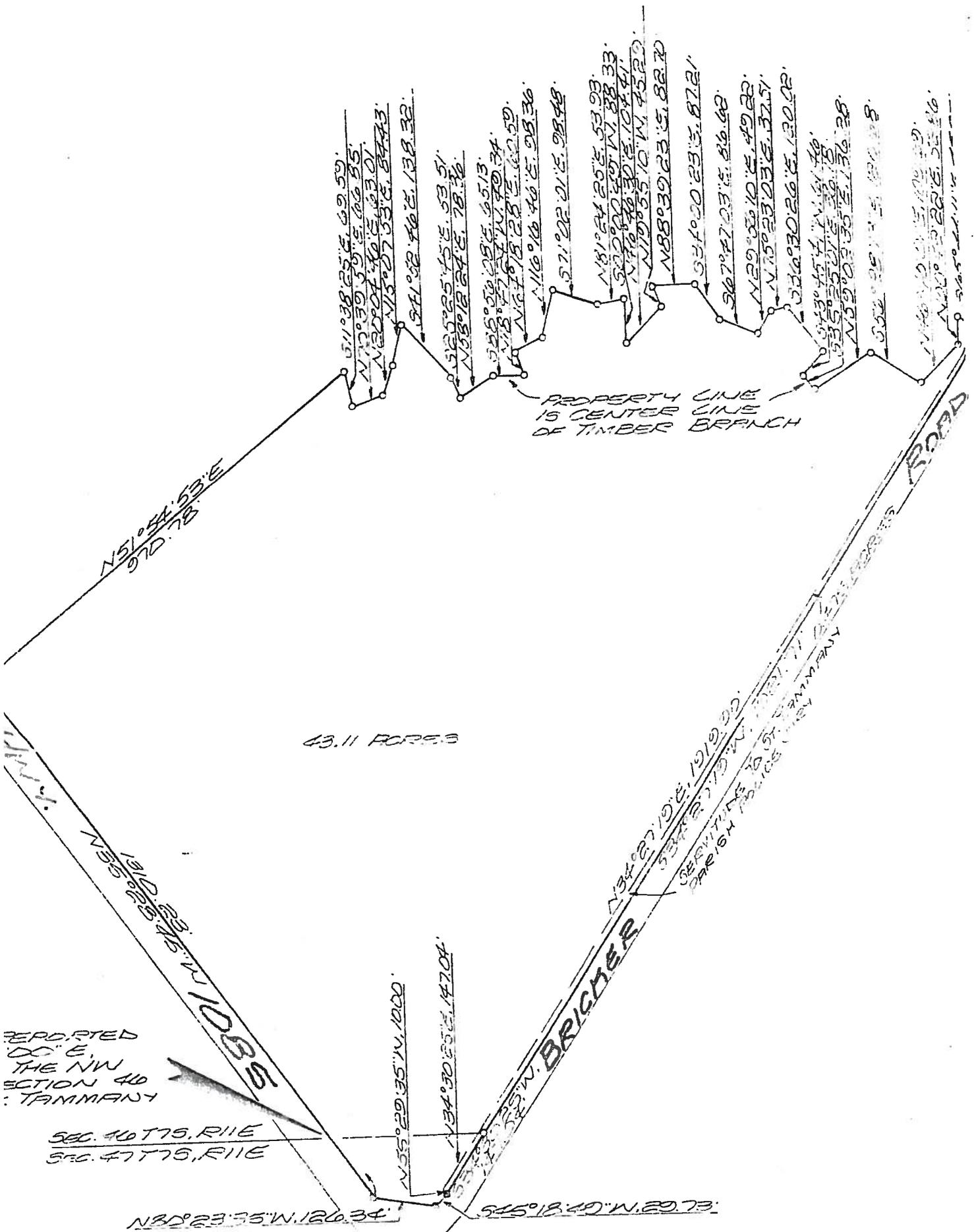
### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-12-103  
**PETITIONER:** Jeffery D. Schoen  
**OWNER:** First Baptist Church, Covington  
**REQUESTED CHANGE:** From CB-1 (Community Based Facilities District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located at the intersection of LA Highway 1085 & Bricker Road, north of LA Highway 21 ; S46 & 47, T7S, R11E; Ward 1, District 1  
**SIZE:** 43.11 acres



204-12-103



43.11 ACRES

REPORTED  
D.C.E.  
THE NW  
SECTION 40  
TAMMANY

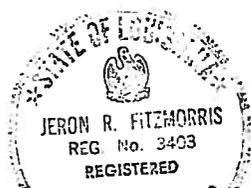
SEC. 40 T75, R11E  
SEC. 47 T75, R11E

N 30° 23' 35\" W. 126.34'

S 45° 18' 49\" W. 29.73'

THE MINIMUM  
REQUIREMENTS PURSUANT  
TO A C SURVEY  
BY THE BOARD OF PRACTICE

A PHYSICAL  
INSPECTION UNDER THE  
JSD.



THIS MAP IS CERTIFIED TO  
UNION PLANTERS BANK, FIRST  
AMERICAN TITLE INSURANCE



**CASE NO.:** ZC14-12-104  
**REQUESTED CHANGE:** From I-4 (Heavy Industrial District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the east side of US Highway 11, south of Robert Road, north of Hass Road; S23, T8S, R14E; Ward 8, District 14  
**SIZE:** 49.21 acres



# ZONING STAFF REPORT

**Date:** November 24, 2014  
**Case No.:** ZC14-12-105  
**Posted:** 11/13/14

**Meeting Date:** December 2, 2014  
**Determination:** Approved Amended Postponed Denied

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## GENERAL INFORMATION

**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the north side of Ben Thomas Road, west of US Highway 11; S34, T8S, R14E; Ward 9, District 14  
**SIZE:** 4.93 acres

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## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

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

### EXISTING LAND USE:

**Existing development?** No

**Multi occupancy development?** Yes

### COMPREHENSIVE PLAN:

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential 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.

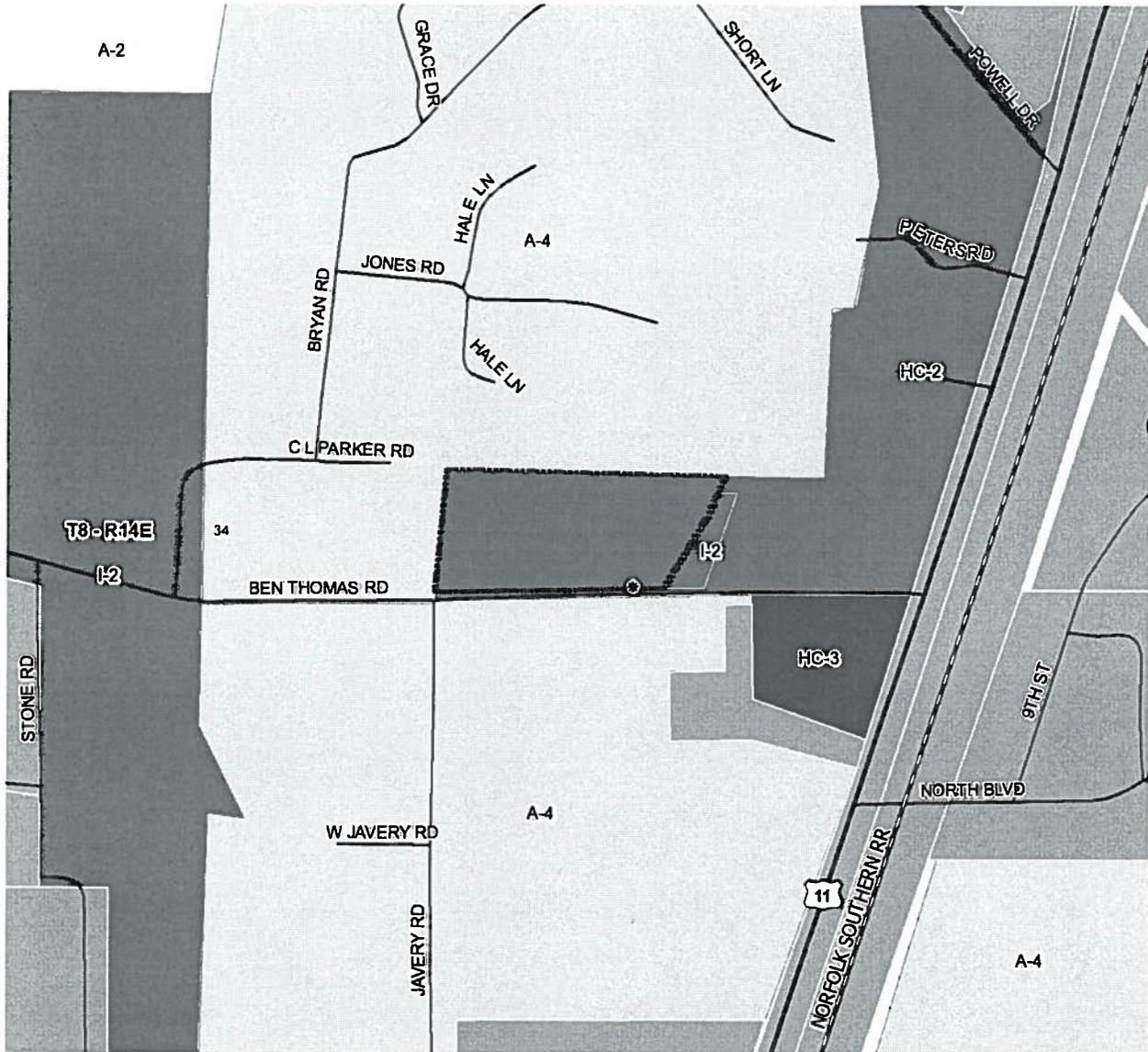
### STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to A-4 (Single Family Residential District). The site is located on the north side of Ben Thomas Road, west of US Highway 11. The 2025 future land use plan calls for the area to be developed with residential uses compatible with surrounding area. Staff does not have any objections to the request.

### STAFF RECOMMENDATION:

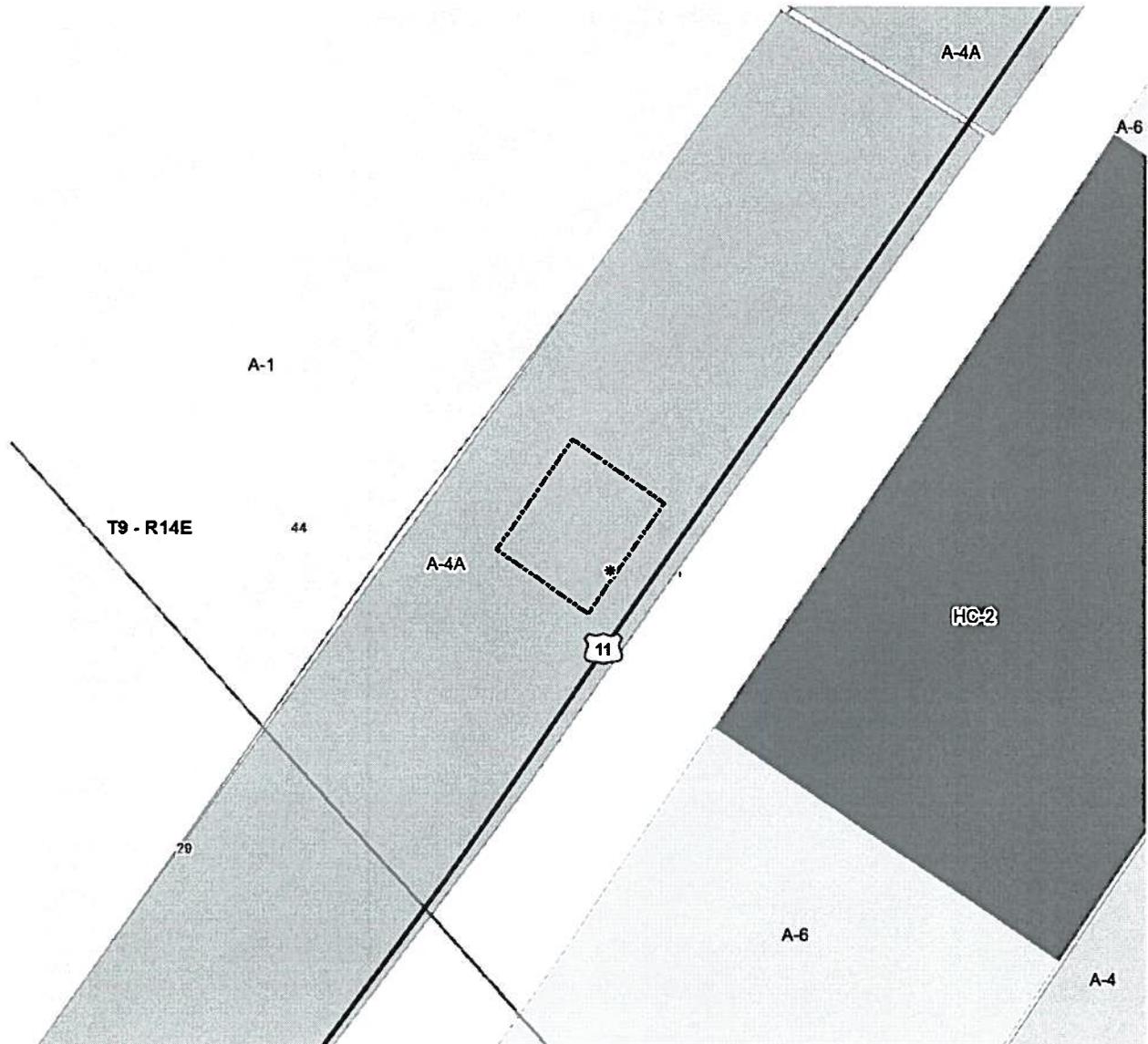
The staff recommends that the request for an A-4 (Single Family Residential District) designation be approved.

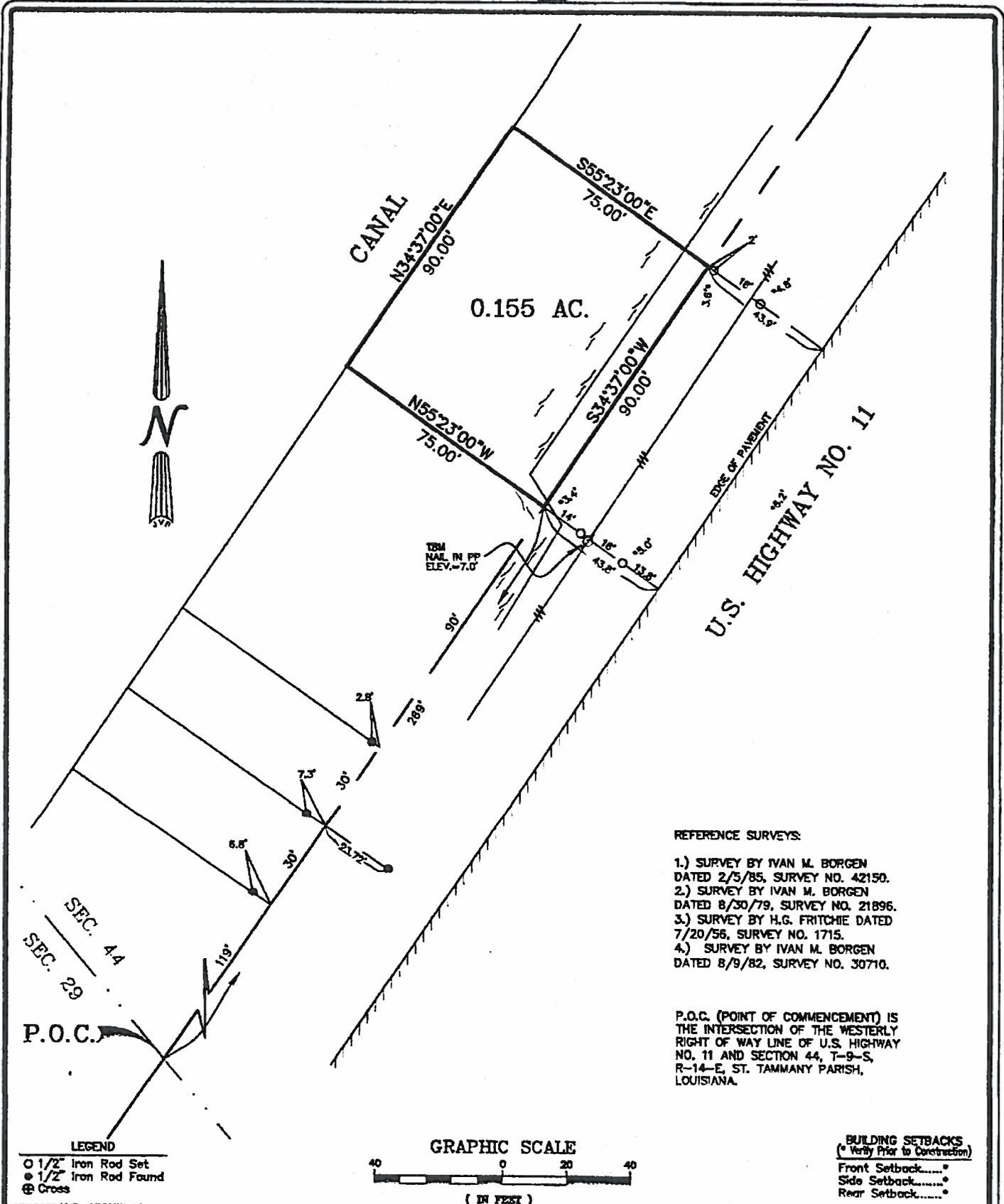
**CASE NO.:** ZC14-12-105  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the north side of Ben Thomas Road, west of US Highway 11; S34, T8S, R14E; Ward 9, District 14  
**SIZE:** 4.93 acres





**CASE NO.:** ZC14-12-106  
**PETITIONER:** Herman Bonnette  
**OWNER:** Herman Bonnette  
**REQUESTED CHANGE:** From A-4A (Single Family Residential District) to A-5 (Two Family Residential District)  
**LOCATION:** Parcel located on the west side of Pontchartrain Drive, south of Eden Isles Drive; S44, T9S, R14E; Ward 9, District 13  
**SIZE:** 6,750 sq.ft.

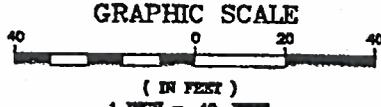




- REFERENCE SURVEYS:
- 1.) SURVEY BY IVAN M. BORGEN DATED 2/5/85, SURVEY NO. 42150.
  - 2.) SURVEY BY IVAN M. BORGEN DATED 8/30/79, SURVEY NO. 21896.
  - 3.) SURVEY BY H.G. FRITCHIE DATED 7/20/56, SURVEY NO. 1715.
  - 4.) SURVEY BY IVAN M. BORGEN DATED 8/9/82, SURVEY NO. 30710.

P.O.C. (POINT OF COMMENCEMENT) IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 11 AND SECTION 44, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA.

- LEGEND
- 1/2" Iron Rod Set
  - 1/2" Iron Rod Found
  - ⊗ Cross



- BUILDING SETBACKS  
(\* Verify Prior to Construction)
- Front Setback.....\*
  - Side Setback.....\*
  - Rear Setback.....\*

ADDRESS: U.S. HIGHWAY 11

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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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.

F.L.R.M. No. 225205.0535.D  
 F.L.R.M. Date 4/21/99  
 ZONE A10 B.F.E. 13  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20140632

DATE:  
10/13/14

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL  
 1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL  
 CHECKED BY: RMK

SCALE: 1" = 40'

Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800  
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSFUL OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A SURVEY MAP OF  
 A 0.155 ACRE PARCEL OF LAND  
 IN SECTION 44, T-9-S, R-14-E,  
 ST. TAMMANY PARISH, LOUISIANA**

SURVEYED BY:

SEAN M. BURKES  
 LA REG. No. 4785

CERTIFIED TO: SUPERIOR SERVICES

## ZONING STAFF REPORT

**Date:** November 24, 2014  
**Case No.:** ZC14-12-107  
**Posted:** 11/17/14

**Meeting Date:** December 2, 2014  
**Determination:** Approved Amended Postponed Denied

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### GENERAL INFORMATION

**PETITIONER:** David P. Miller & Denise Miller Young  
**OWNER:** David P. Miller & Denise Miller Young  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being 242 Town of Mandeville ; S38, T8S, R11E; Ward 4, District 7  
**SIZE:** 6.2 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	Undeveloped	A-3 (Suburban District)
South	Residential	A-3 (Suburban District)
East	Residential	A-3 (Suburban District)
West	Undeveloped	A-3 (Suburban District)

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-4 (Single Family Residential District). The site is located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being 242 Town of Mandeville. The 2025 future land use plan calls for the area to be developed with single family residences. Staff sees no compelling reason to increase the density of the zoning considering that the site is surrounded by A-3 zoned property.

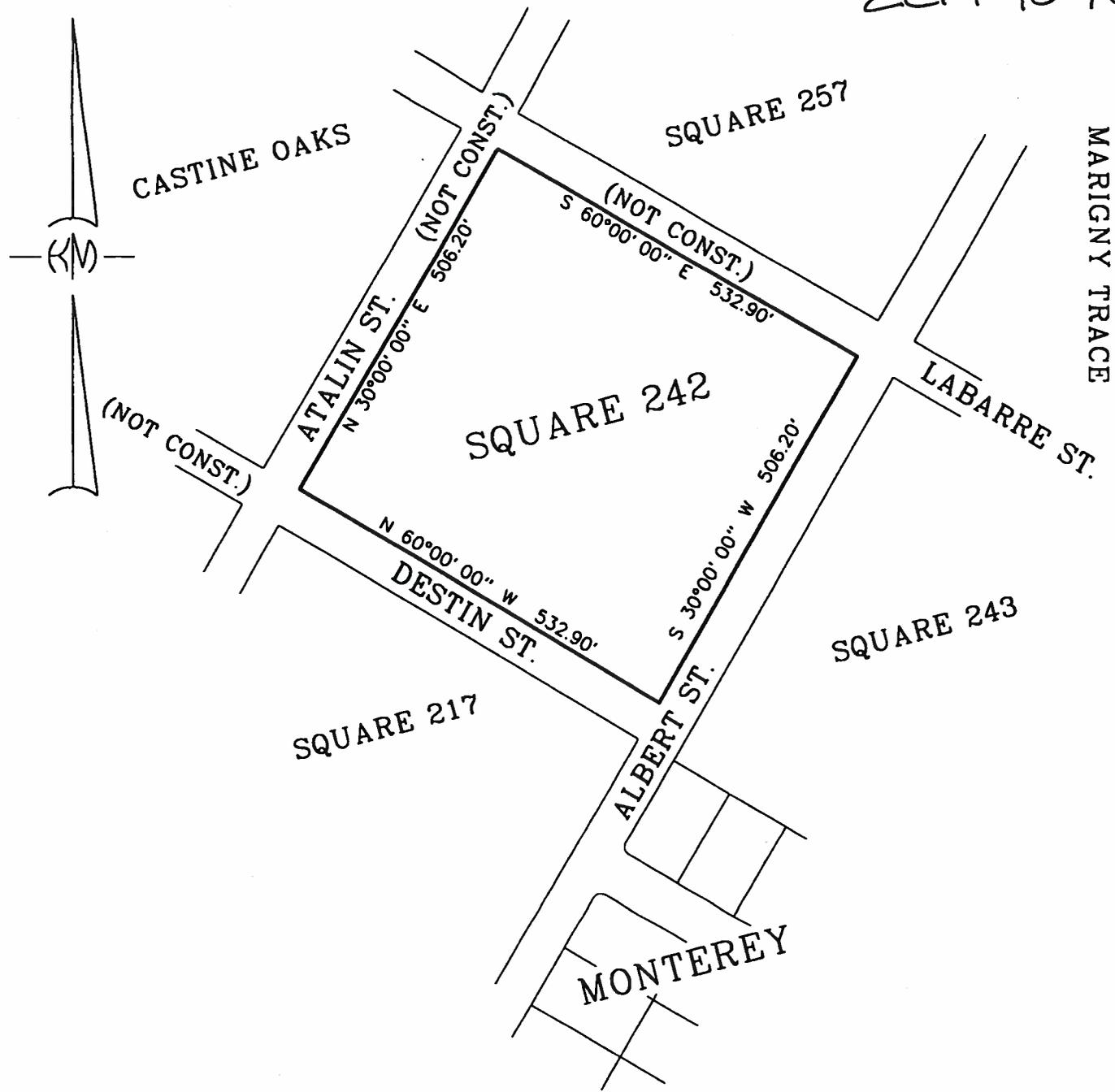
#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-12-107  
**PETITIONER:** David P. Miller & Denise Miller Young  
**OWNER:** David P. Miller & Denise Miller Young  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being 242 Town of Mandeville ; S38, T8S, R11E; Ward 4, District 7  
**SIZE:** 6.2 acres



2014-12-107



SKETCH OF:	
SQUARE 242 TOWN OF MANDEVILLE (UNINCORPORATED) ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
DARLING DESIGN HOMES	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 200'	DATE: 07-14-14
DRAWN: DRJ	JOB NO.:
REVISED:	