

ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC14-10-093

Determination: Approved Amended Postponed Denied

Prior Action: postponed (12/02/14)

Posted: 12/10/14

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:

Direction Land Use

North Residential, Commercial & Undeveloped

Zoning

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

South Residential & Undeveloped

HC-3 (Highway Commercial District)

East Undeveloped

A-3 (Suburban District)

West Undeveloped

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:

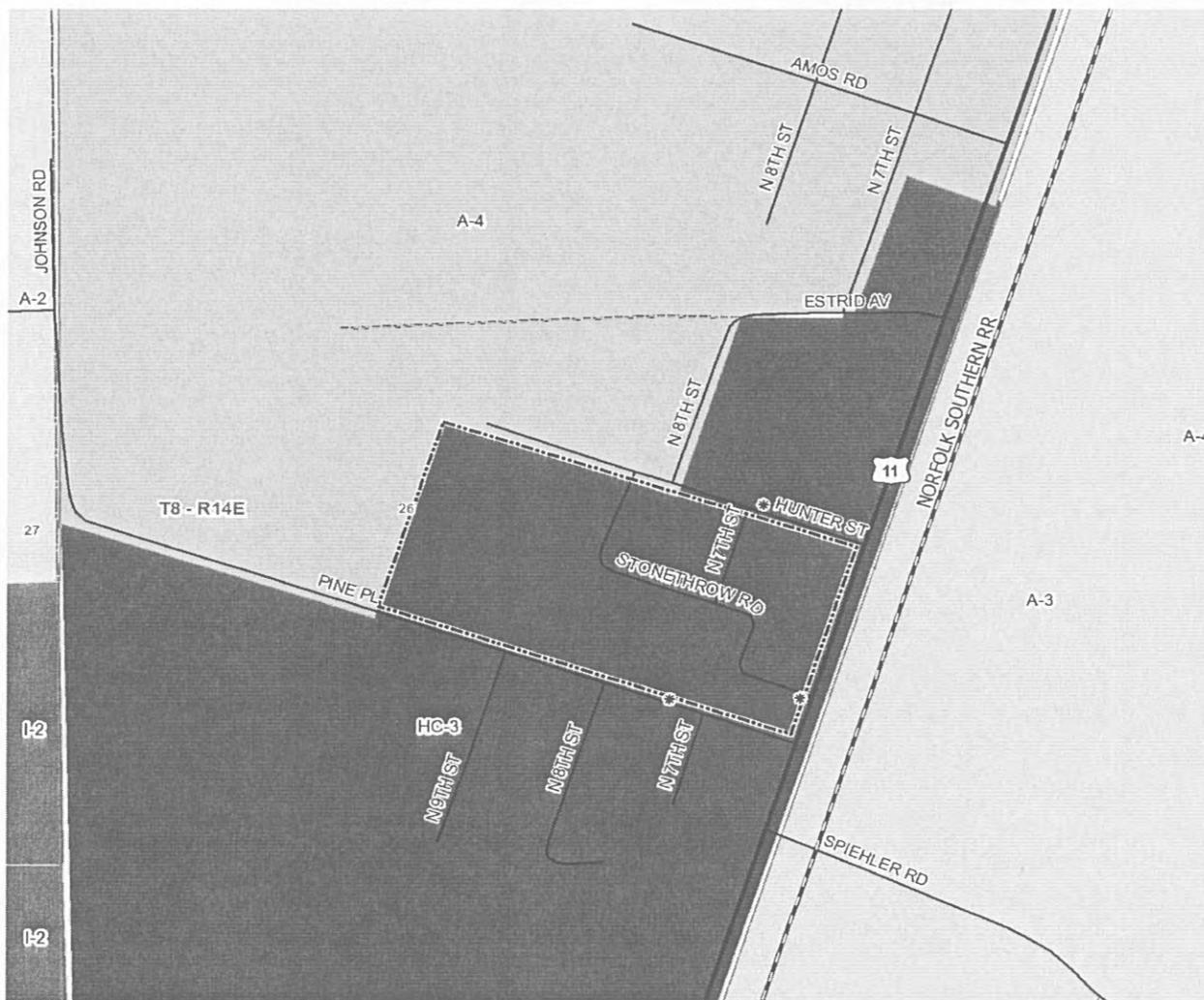
The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District). The site is located on the west side of US Highway 11, north of Pine Place, south of Hunter Street. The 2025 future land use plan calls for the site to be developed 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 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 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



ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC06-06-047

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (12/02/14)

Posted: 12/12/14

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: 252.43 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	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 site was originally approved in 2006 to be developed with 127 single family residential lots on 252.43 acres, with three different categories of lot size: 5 acres, 29,734 sq.ft. and 12,633 sq.ft.

The petitioner is now requesting a major amendment to the PUD (Planned Unit Development Overlay). The original plan submitted for major amendment has been revised, showing a reduction of the number of single family residential lots from 219 to 194 (see below chart showing the number and size of lots).

Lot size	Number of lots
60 X 130	83 lots
80 X 130	85 lots
Garden homes	16
5 acre lots	10 lots

ACCESS

As originally proposed, the subdivision will have 2 accesses, one from Highway 1077 and one from Tantella Ranch Road. Also, as part of the original tentative approval, accesses to the lots of records located along Highway 1077 and Tantella Ranch Road, from the interior streets of the subdivision, are proposed to be provided as required.

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
Restrictive Covenants	Provided as Required
Minimum front, sides & rear yard setbacks & maximum height	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 164 acres of greenspace (65%) is proposed to be provided including 0.37 acres dedicated to active recreation and 163.63 acres to passive recreation. The proposed active amenities will consist of a pool, a pool house 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, in 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 164 acres of greenspace, which most of it, is dedicated and proposed to be preserved as undisturbed wetlands.

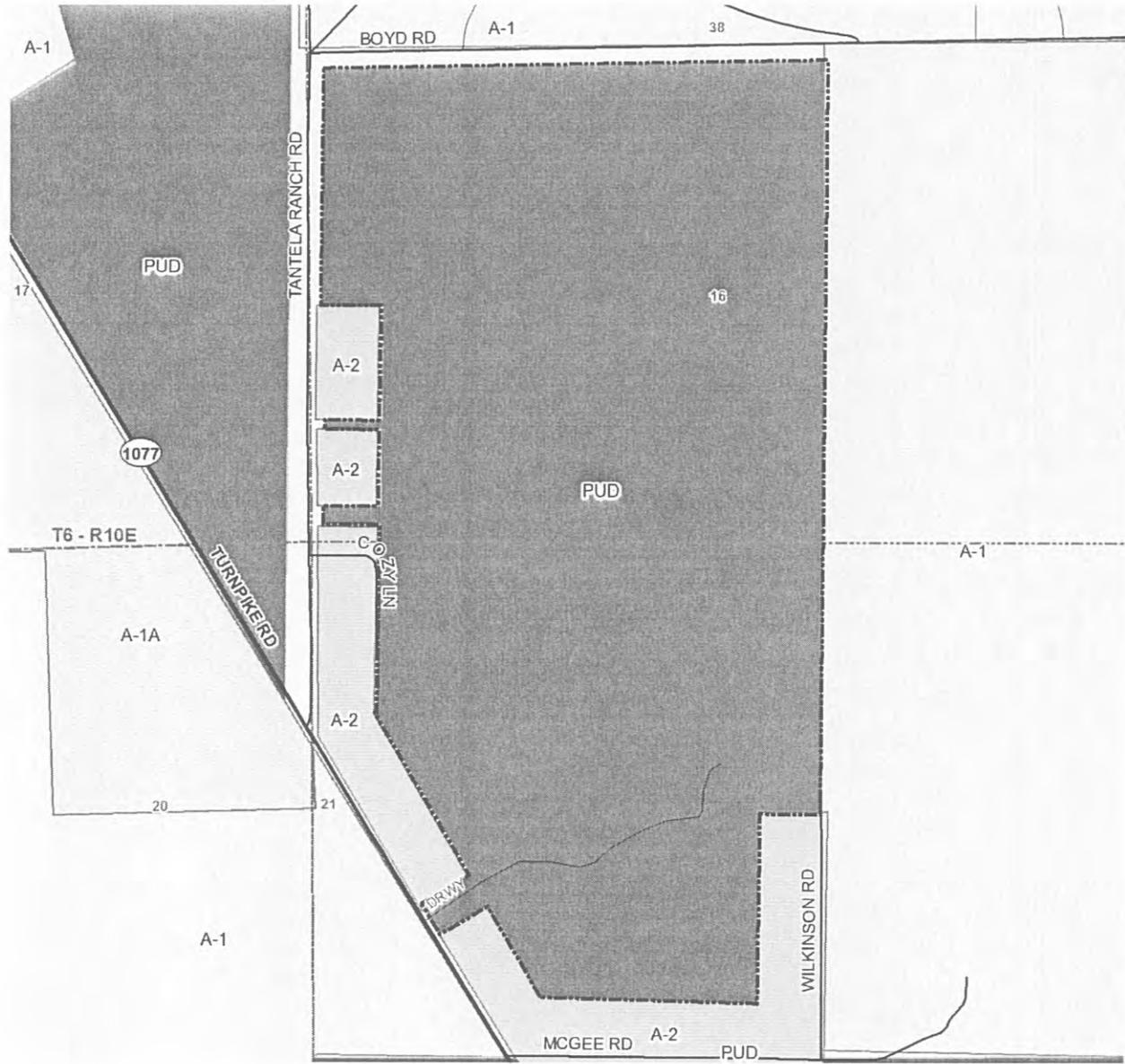
STAFF RECOMMENDATION:

The staff recommends that the request for major amendment to the PUD Planned Unit Development Overlay be approved. The revised plan submitted is definitely an improvement upon the previous major amendment plan submitted, in regards to meeting the objectives of the PUD. The environmentally sensitive design of the subdivision allows for the preservation of most of the wetlands located on the site. Moreover, a variety of housing is now being provided, allowing for a greater choice of type of living units.

The revised plan also meets the requirement of the original tentative approval, which is to provide access to the lots of records located along Highway 1077 and Tantalla Ranch Road, from the interior streets of the subdivision.

Finally, the density of the Tantella subdivision is proposed to be of 0.768 lot per acre, which remains a concern, recognizing the fact that the site is mostly surrounded by undeveloped land zoned A-1 Suburban District (max density of 1 unit per 5 acres). However, the density of the proposed revised PUD is lower than the density of the approved PUD subdivisions located in proximity (Northridge Subdivision 1.63 lots/acre, Eagle Lake Subdivision 2 lots/acre and Bedico Ranch (not constructed) approved at 1.26 lots/acre).

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: 256.82 acres



TANTELLA RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT

Located in Section 21 Township 6 South, Range 10 East,
St. Tammany Parish, Louisiana

SITE DATA:
 TOTAL: **152.2** ACRES
 GREENSPACE: **94** ACRES (62% OF TOTAL ACREAGE)
 PASSIVE RECREATION: **0.88** ACRES (0.41% OF TOTAL GREENSPACE)
 ACTIVE RECREATION: **0.37** ACRES (TENNIS COURT, POOL, HOUL HOUSE)
 0.22% OF TOTAL GREENSPACE

NOTES:
 1) MAXIMUM BUILDING HEIGHT WILL BE PER RESIDENTIAL CODE
 2) LANDSCAPING BY LICENSED LANDSCAPE ARCHITECT TO MEET PARISH REQUIREMENTS

LEGEND - FOR ASPHALT PAVING
 ① 1" ASPHALT
 ② 2" ASPHALT
 ③ 3" ASPHALT
 ④ 4" ASPHALT
 ⑤ 5" ASPHALT
 ⑥ 6" ASPHALT
 ⑦ 7" ASPHALT
 ⑧ 8" ASPHALT
 ⑨ 9" ASPHALT
 ⑩ 10" ASPHALT
 ⑪ 11" ASPHALT
 ⑫ 12" ASPHALT
 ⑬ 13" ASPHALT
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 ㊺ 45" ASPHALT
 ㊻ 46" ASPHALT
 ㊼ 47" ASPHALT
 ㊽ 48" ASPHALT
 ㊾ 49" ASPHALT
 ㊿ 50" ASPHALT

DENSITY	.768
AREA	252.43 ACRES
VARIES	
AVG. LOT SIZE	
ASPHALT ROAD SURFACING	
NO. OF LOTS	194
SEWER SYSTEM	Community
STREET WIDTH R.O.W.	60'
WATER SYSTEM	Community
LGTH. OF STREETS	8,750 FT.
ZONING	PUD

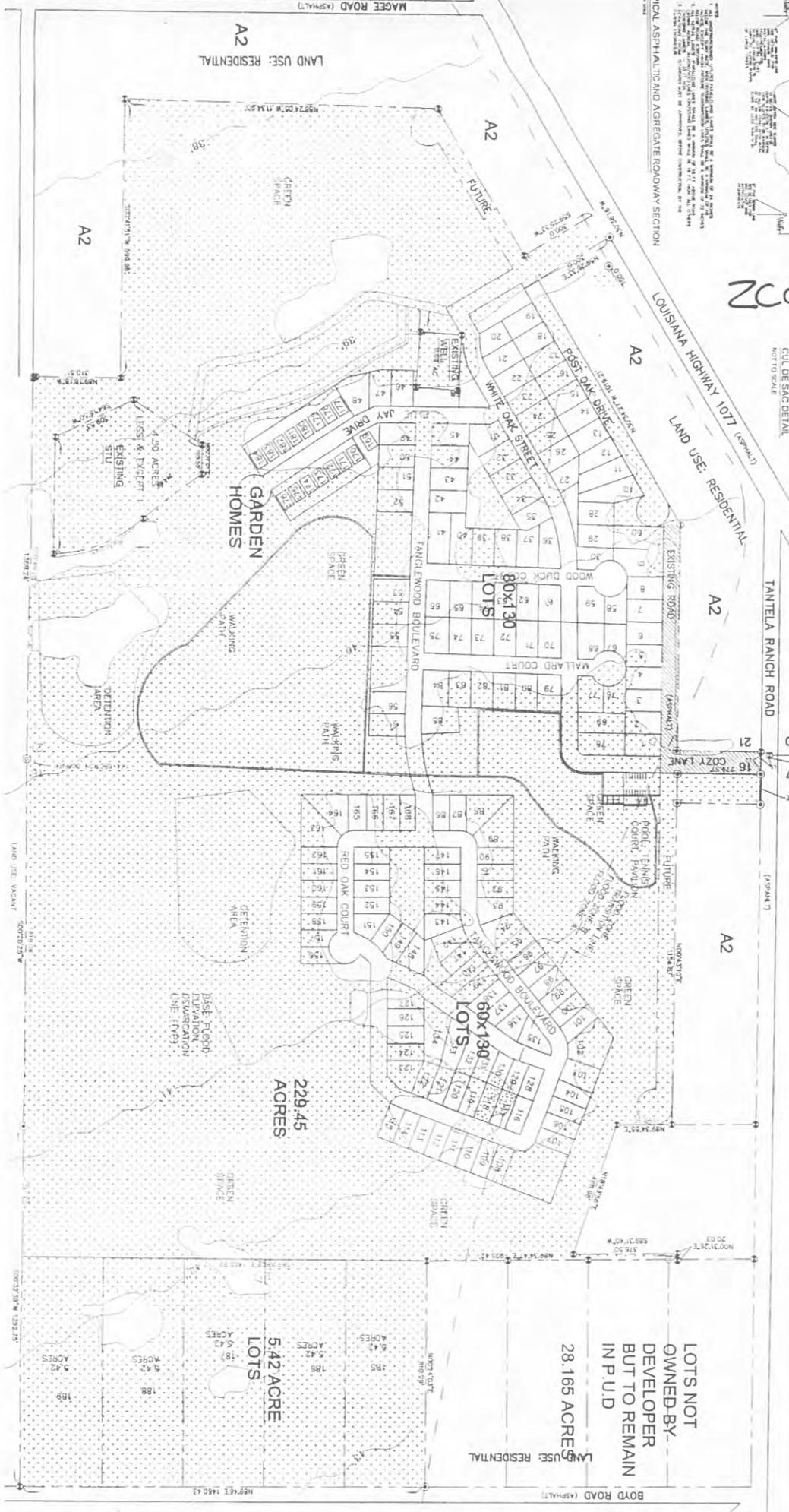
RESTRICTIVE COVENANTS:

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operate or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the department of environmental services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- Construction of any nature is prohibited in parish drainage or street easement.
- Lots may not be used for the storage of trash or junk vehicles.
- Any lot shall be further subdivided without approval of the St. Tammany Planning Commission.
- The minimum culvert size to be used for driveways shall be 36".
- Driveways on corner lots shall not be located any closer than sixty (60) feet from a corner of said property (except to the intersection as measured from the corner of the property where the said lot rights-of-way intersect. Enforced by CRO NO. 94-2132, Adopted 12-15-1994)
- Mobile homes are not permissible on any lot within Tantella Ranch Subdivision.
- The Homeowners Association will assume perpetual maintenance of common areas and detention ponds and assure the continued protection of the PUD.
- Markings shall be provided of fire line into existing St. Tammany Utilities (STU).
- Mark height of homes = 35'

GARDEN HOMES:
 TOTAL SLAB AREA - 2400 SF
 FRONT SETBACK - 20'
 SIDE BUILDING SETBACK - 5' BETWEEN STRUCTURES
 REAR SETBACK - 10'
 NO ACCESSORY STRUCTURES ALLOWED

SETBACKS	SIDE	FRONT	REAR	ACCESSORY STRUCTURES	REAR YARD AREA
60X130	10'	30'	10'	80X130	5'
80X130	10'	30'	10'	80X130	5'
5 ACRE	15'	50'	30'	5 ACRE	10'

740-90-0032



LOTS NOT OWNED BY DEVELOPER BUT TO REMAIN IN P.U.D.
 28.165 ACRE
 LAND USE: RESIDENTIAL

229.45 ACRES

SITE PLAN
 SCALE: 1" = 200'-0"

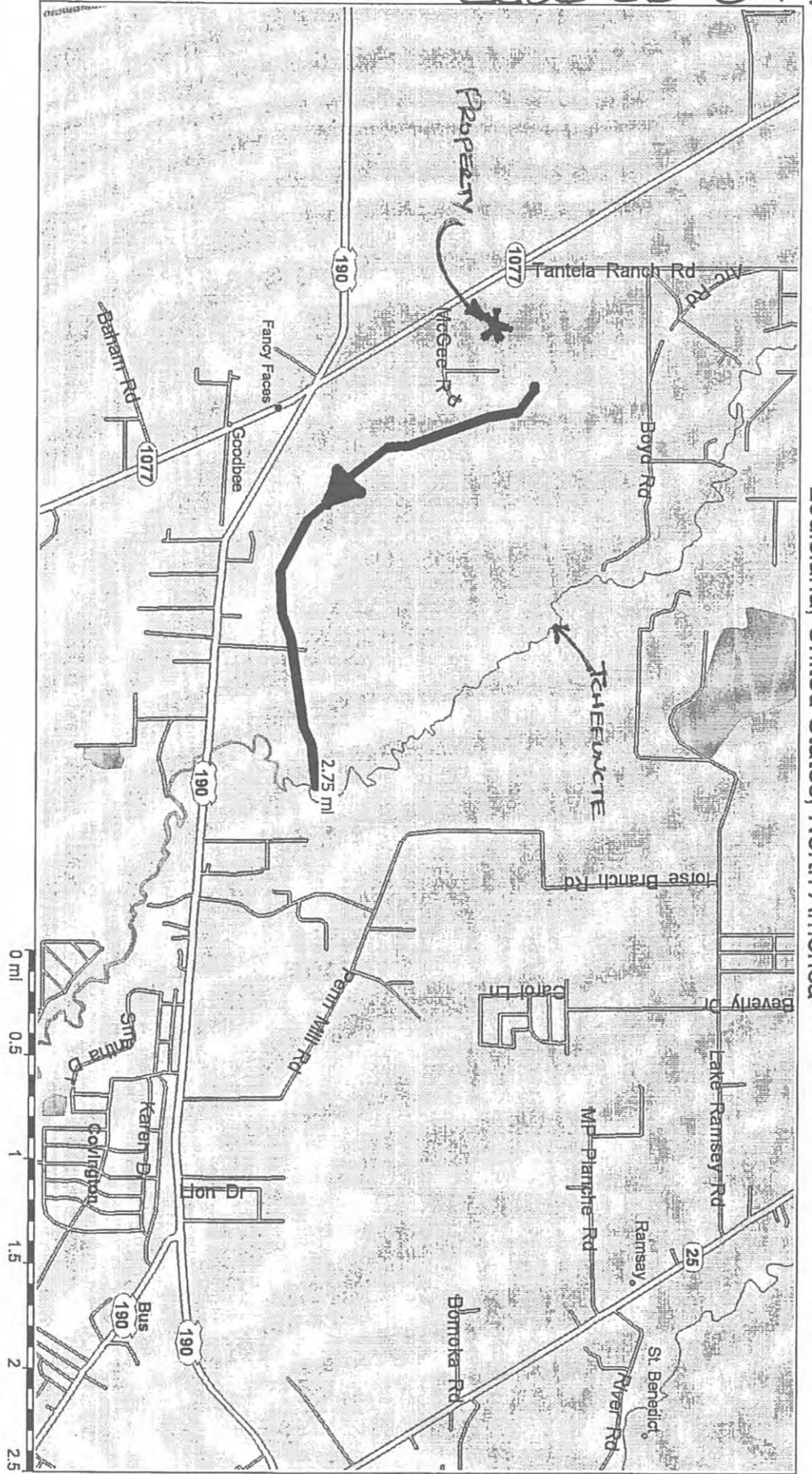
ARROW ENGINEERING & CONSULTING
 DARRELL FUSSELL, P.E.
 fussell.2@juno.com
 PO BOX 881
 Madisonville, LA 70447
 Phone: 985-237-3908

TANTELLA RANCH ROAD SUBDIVISION
 ST. TAMMANY PARISH

Issue	Description	Date
A	For review and comment	12-23-14

750-06-0022

Louisiana, United States, North America



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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. 905-792-7110
(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 ⁱ 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 Title 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 Fessell
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

10-6-14
DATE

2009-06-047



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:

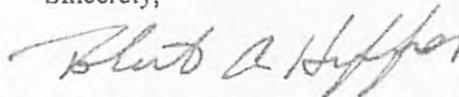
Reference is made to your request, submitted on behalf of Robert Bruno, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Sections 16 and 21, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana (enclosed map). Specifically, this property is identified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

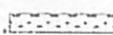

for Pete J. Serio
Chief, Regulatory Branch

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)

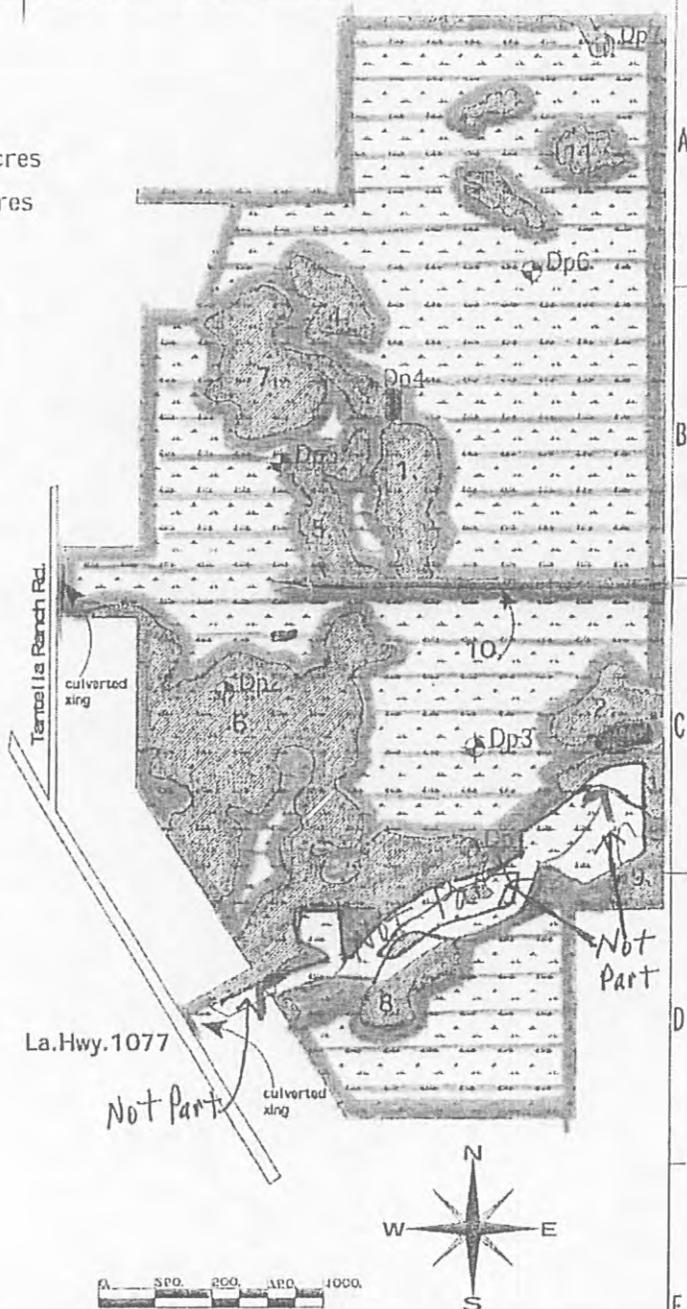
1.  Wetlands 154.57 acres
2.  Ponds 0.60 acres
3.  Ditches/Other Waters
2652' L x 8' Avg. W (on site only)
=21,216 sq.ft (0.48 acres)

Total Wetlands 154.57 acres
Total Waters 1.08 acres

USACE 5-26-09 I.H.

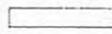
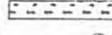
William Nethery
FOR Michael Henry
(#MW 2009-0077375Q)

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



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

HYDRIK
604 west charles street
hammond, la 70401
985 429 0333 p
504 285 9966 f
www.hydrlik.com

Designed by HWC LLC	Checked by Robert Bruno	Approved by MJH	DATE 06-20-09	SCALE AS SHOWN	TITLE Wetland Delineation
Robert Bruno 213.18 acres Goodbee, LA La. Hwy 1077 'Tantala Ranch'					

ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC14-12-104

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (12/02/14)

Posted: 12/10/14

GENERAL INFORMATION

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

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Undeveloped	A-3 (Suburban District)
South	Residential & Undeveloped	A-3 (Suburban District)
East	Residential & Undeveloped	A-3 (Suburban District)
West	Industrial	I-4 (Heavy Industrial 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

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-4 (Heavy Industrial District) to A-4 (Single Family Residential District). The site is located on the east side of US Highway 11, south of Robert Road, north of Hass Road. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area including conservation areas. Staff does not have any objections to the request, considering that the site is abutting residential zoning on the north, south and west sides.

STAFF RECOMMENDATION:

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

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: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC14-12-105

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (12/02/14)

Posted: 12/10/14

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

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 considering the close proximity to existing residential uses.

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



ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC15-01-001

Determination: Approved Amended Postponed Denied

Posted: 12/10/2014

GENERAL INFORMATION

PETITIONER: Willa Pitts Kramer
OWNER: Willa Pitts Kramer
REQUESTED CHANGE: From A-5 (Two Family Residential District) & HC-2 (Highway Commercial District) to A-7 (Multi Family Residential District)
LOCATION: Parcel located on the north side Walnut Street, west of Palmetto Avenue, being lots 36, 37 & 38, Square 11, Ozone Park Subdivision ; S22, T7S, R11E; Ward 4, District 5
SIZE: 0.36 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-5 Two Family Residential District
South	Residential	A-5 Two Family Residential District
East	Residential	A-5 Two Family Residential District
West	Undeveloped	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

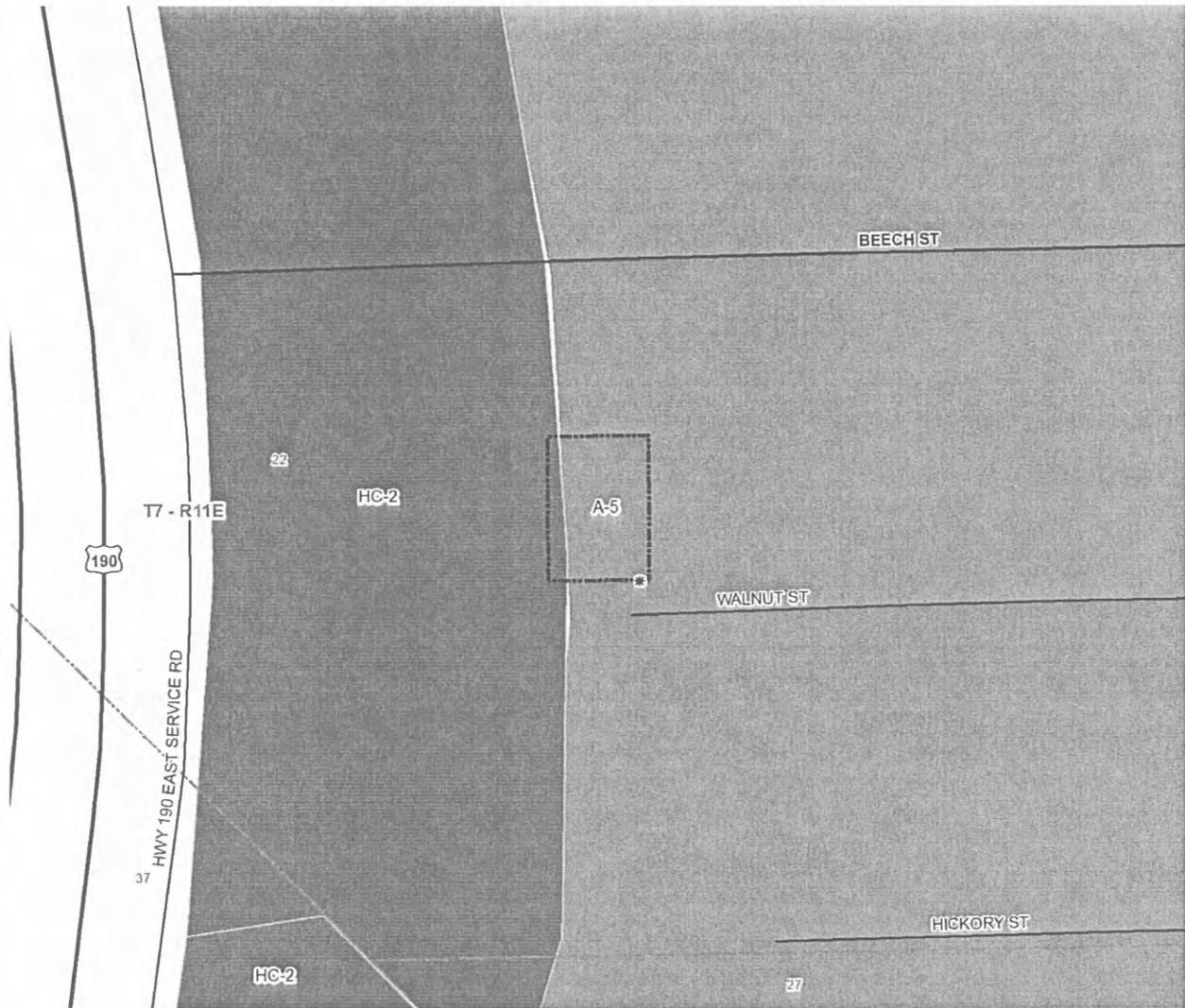
The petitioner is requesting to change the zoning from A-5 (Two Family Residential District) & HC-2 (Highway Commercial District) to A-7 (Multi Family Residential District). The site is located on the north side Walnut Street, west of Palmetto Avenue, being lots 36, 37 & 38, Square 11, Ozone Park Subdivision. The 2025 Future Land Use Plan calls for the area to be developed with residential uses which includes multi-family residential. The site is currently developed with a 4 plex. Staff does not object to the rezoning, considering that the objective of the request is to bring the site into compliance with the existing use.

Note that the A-7 zoning district allows for maximum net density of one unit per twenty-five hundred (2,500) square feet of property. However, the small size of the site would not allow for an increase in the number of units.

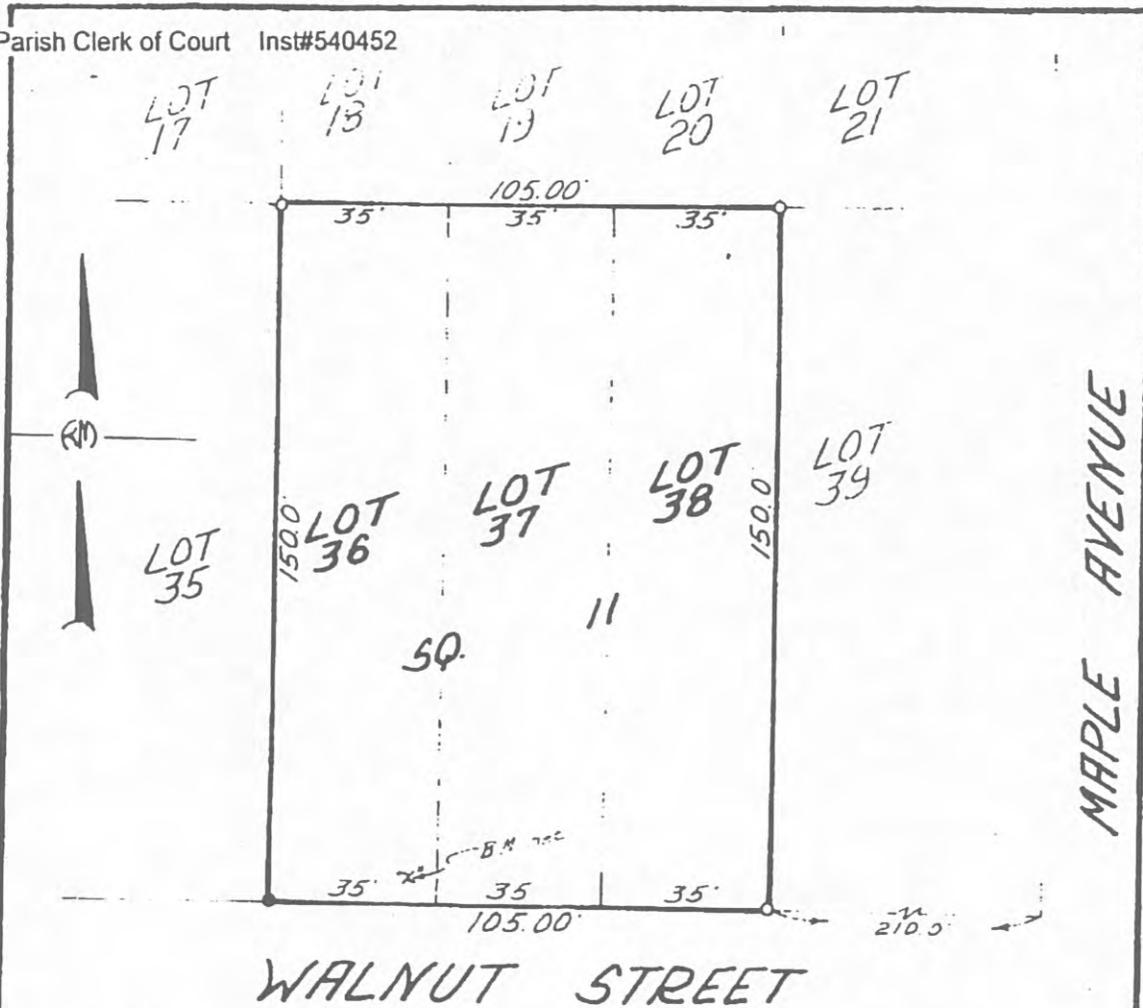
STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 (Multi Family Residential District) designation be approved.

CASE NO.: ZC15-01-001
PETITIONER: Willa Pitts Kramer
OWNER: Willa Pitts Kramer
REQUESTED CHANGE: From A-5 (Two Family Residential District) & HC-2 (Highway Commercial District) to A-7 (Multi Family Residential District)
LOCATION: Parcel located on the north side Walnut Street, west of Palmetto Avenue, being lots 36, 37 & 38, Square 11, Ozone Park Subdivision ; S22, T7S, R11E; Ward 4, District 5
SIZE: 0.36 acres



ZCIS-01-001



- Legend
- — Iron Rod Found
 - — Iron Pipe Found
 - x — 5" Nail Set in Pine Tree 18' Above Ground

LOT 36, 37 & 38, SQ. 11
 OZONE PARK
 ST. TAMMANY PARISH, LA.

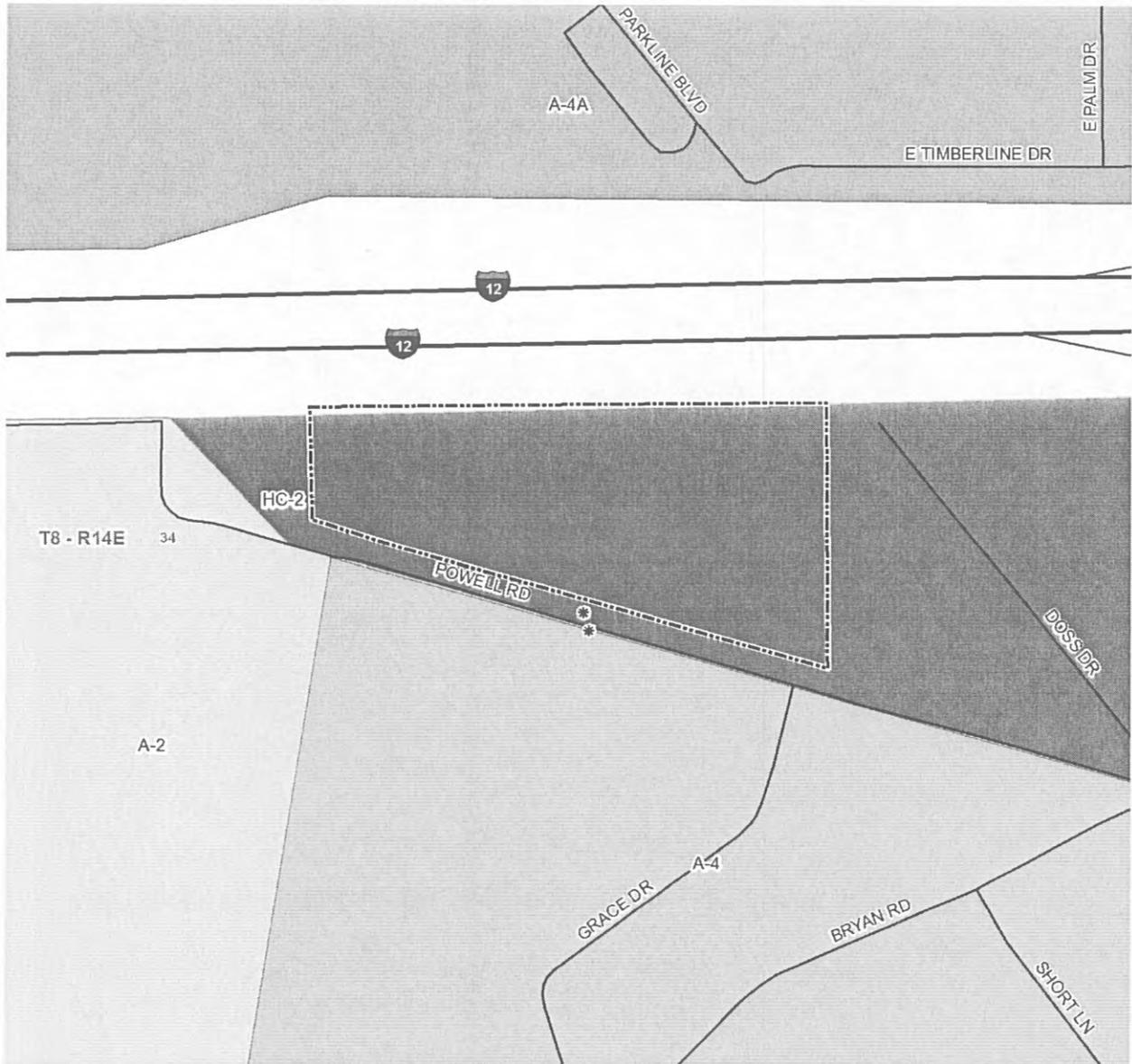
Reference: Plat of Ozone Park, The First Piney Woods Suburb of New Orleans, By R. C. Huston, Dated 11-1908



Kelly McHugh
 THIS SEAL MUST BE IN RED INK FOR THIS PLAT TO BE CERTIFIED CORRECT

PREPARED FOR THE EXCLUSIVE USE OF MARC J. OLIVER, JR.	
KELLY McHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 350 N. CAUSEWAY BLVD, MANDEVILLE, LA.	
SCALE 1"=30'	JOB NO. 84-126
DRAW. NO. 84-126-1	DRAWN BSB
DATE 3-21-84	REVISED

CASE NO.: ZC15-01-002
PETITIONER: Paul Richard
OWNER: Paul & Susan Richard
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Powell Drive, west of Doss Drive, south of I-12; S34, T8S, R14E; Ward 9, District 14
SIZE: 6 acres



U. S. INTERSTATE HWY. 12

200-10-5172

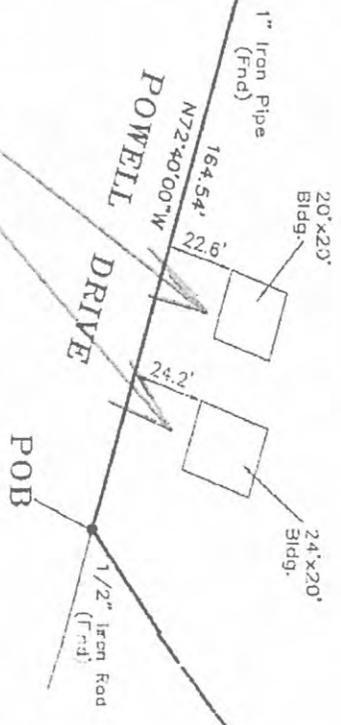


N00°19'31"W
183.80'

68,589,2640 SQ. FT.
15769 ACRES

388.50'
S52°09'54"W
BASE BEARING

Buildings do not exist



POB
THIS POINT IS DESCRIBED AS BEING N00°00'05"W - 587.39',
THENCE N00°07'02"E - 45.99', THENCE N74°14'29"W - 1018.75',
FROM THE SOUTH-WEST CORNER OF THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH,
RANGE 14 EAST, ST. TAMMANY PARISH, LA. (POB BY OTHERS AND
NOT FIELD VERIFIED BY THIS FIRM.)

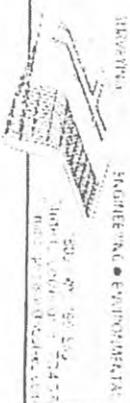
- REFERENCE
1. SURVEY NO. 95145 BY ALBERT A. LOWELL, DATED APRIL 5, 1982.
 2. SURVEY NO. 1043888 BY J.V. BURKES & ASSOCIATES, DATED APRIL 13, 2004.



A 1.5769 ACRE PARCEL
LOCATED NEAR THE CITY OF SLIDELL,
IN SECTION 34, T-8-S, R-14-E,
ST. TAMMANY PARISH, LA

PLATFORM CRANE SERVICE, INC.

J.V. Burkes & Associates, Inc.



SEAN M. BURKES
LA REG. NO. 4785

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

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

FLRM: 225205 0423 E
DATE: 4/21/99
ZONE: A1
BFE = 15'

* Verify prior to construction with local governing body

SCALE:	1" = 50'
DATE:	3/16/06
AWN BY:	CHECKED BY:
BC	MD
G. NO.:	1060698
SHEET	1 OF 1

ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC15-01-003

Determination: Approved Amended Postponed Denied

Posted: 12/10/2014

GENERAL INFORMATION

PETITIONER: Nicholas Carboni
OWNER: Nicholas Carboni
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Baham Road, west of LA Highway 1077, being 12274 Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3
SIZE: 3 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

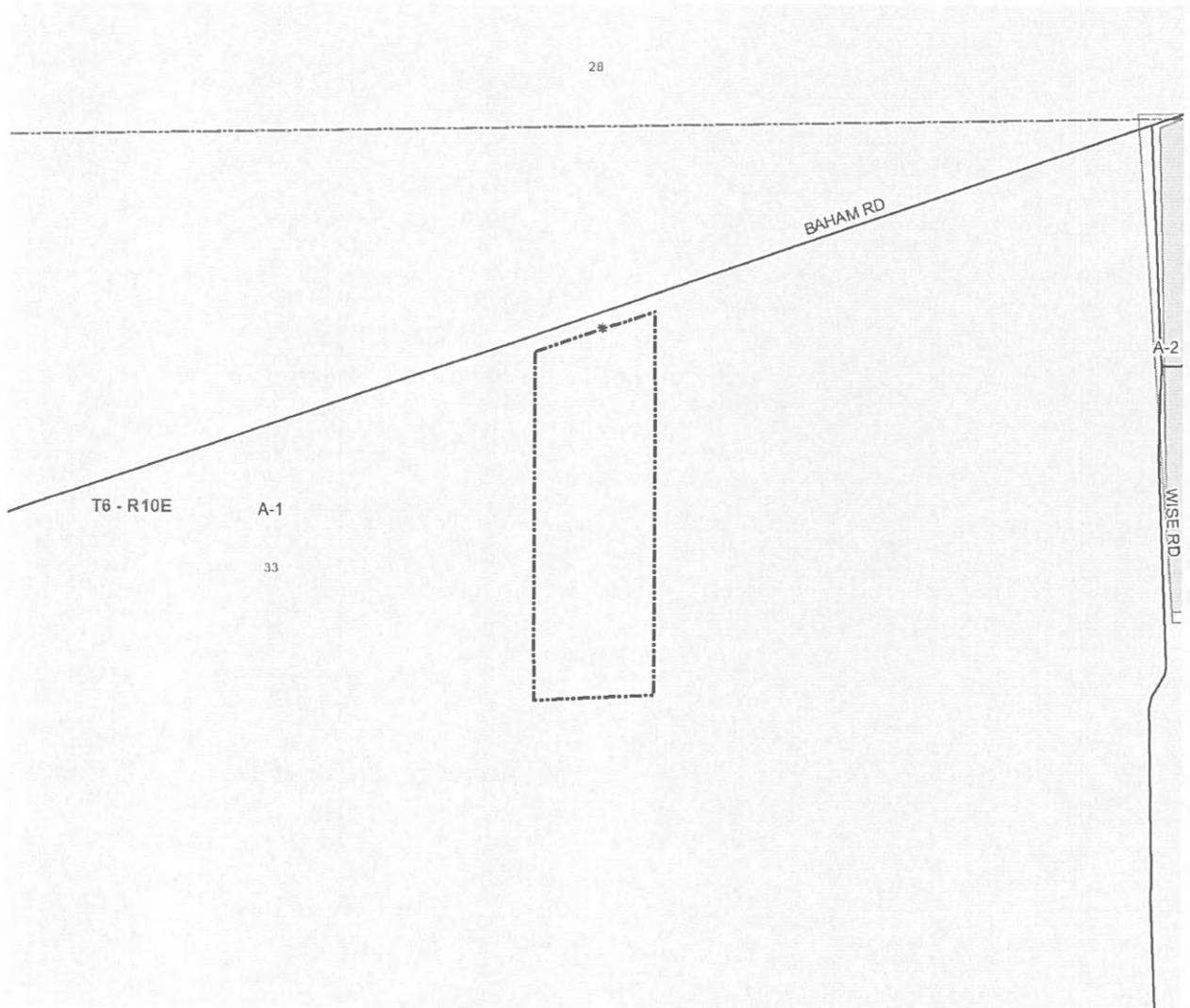
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Baham Road, west of LA Highway 1077, being 12274 Baham Road, Covington. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including manufactured homes. Staff does not object to the requested zoning change as there are several mobile homes in the near vicinity.

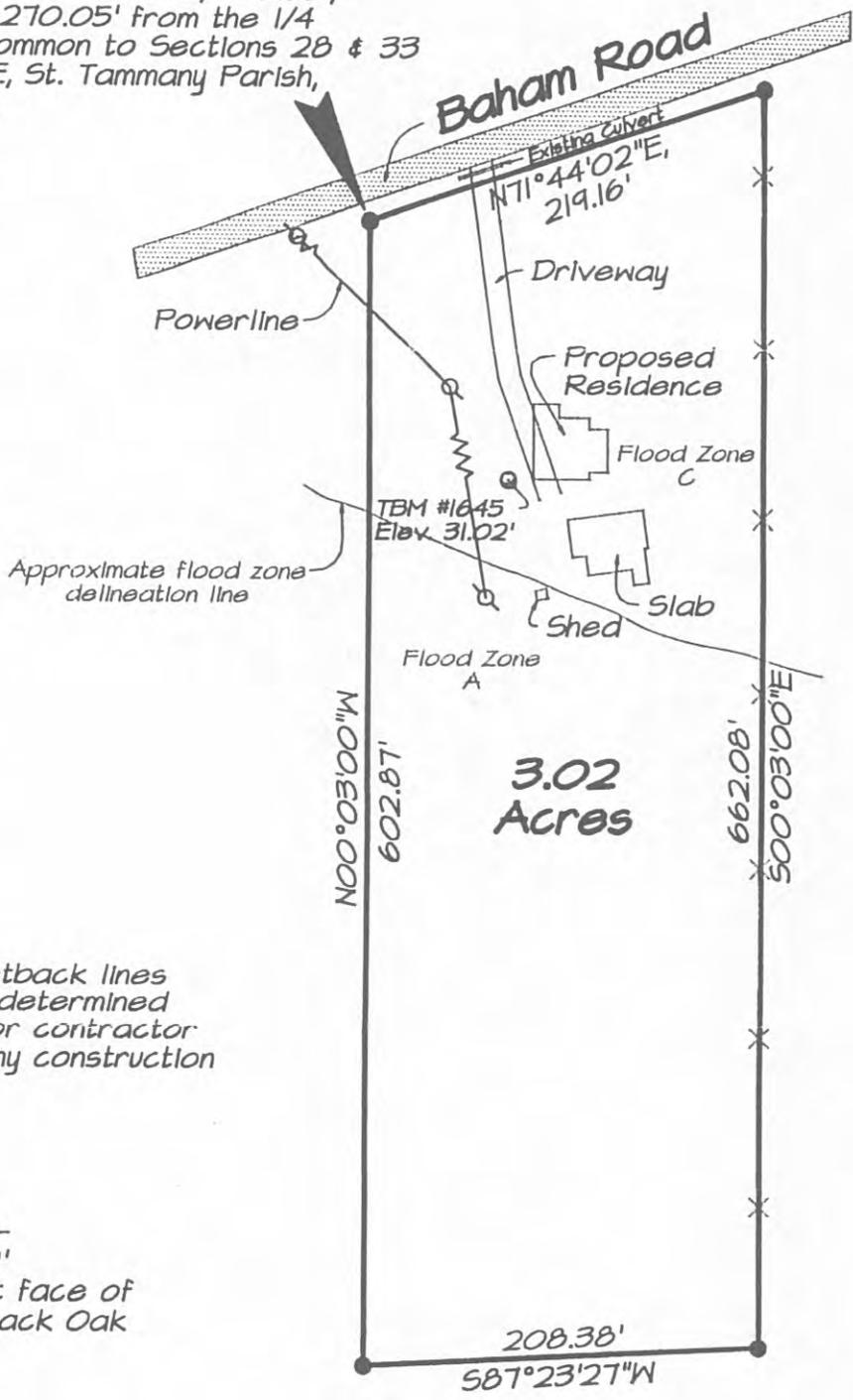
STAFF RECOMMENDATION:

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

CASE NO.: ZC15-01-003
PETITIONER: Nicholas Carboni
OWNER: Nicholas Carboni
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Baham Road, west of LA Highway 1077, being 12274 Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3
SIZE: 3 acres



This point is $500^{\circ}03'E$, 465.33';
 $N71^{\circ}34'E$, 270.05' from the 1/4
 Corner common to Sections 28 & 33
 T6S, R10E, St. Tammany Parish,
 Louisiana



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

TBM #1645-
 Elev. 31.02'
 Nail in East face of
 30" Blackjack Oak
 Tree

This property is located in Flood Zones A and C,
 as per FEMA FIRM, Comm. Panel No. 225205
 0205 C, map dated 10-17-1989

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
 SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
 WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
 PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
 MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
 PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED
 REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
 AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

● 1/2" Rebar Found

MAP PREPARED FOR **Nicholas J. Carboni**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 33 Township 6 South, Range 10 East,**
St. Tammany Parish, Louisiana

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

LAND SURVEYING Inc.
 COVINGTON, LOUISIANA

JERON H. [Signature]
 LOUISIANA REGISTERED LAND SURVEYOR
 REG. NO. 3403

SCALE: 1" = 100'

DATE: September 4, 2009

NUMBER: 14060

ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC15-01-004

Determination: Approved Amended Postponed Denied

Posted: 12/10/2014

GENERAL INFORMATION

PETITIONER: Tommy Trapp
OWNER: Tommy & Noris Trapp
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190; S34, T8S, R13E; Ward 9, District 11
SIZE: 0.997 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential/Undeveloped	A-3 Suburban District
South	Residential	NC-4 Neighborhood Institutional District
East	Residential	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional 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 NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the north side of US Highway 190. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The parcel is surrounded by NC-4 zoning except on the northern side, where it abuts residentially zoned property. Staff feels the existing zoning is appropriate for the location and sees no compelling reason to increase the intensity of the commercial zoning at this time.

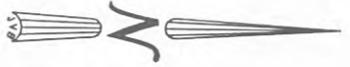
STAFF RECOMMENDATION:

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

CASE NO.: ZC15-01-004
PETITIONER: Tommy Trapp
OWNER: Tommy & Noris Trapp
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190; S34, T8S, R13E; Ward 9, District 11
SIZE: 0.997 acre



2015-01-004



SCALE: 1" = 60'
DATE: 9/19/14
DRAWN BY: JDJL
CHECKED BY: RMK

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

A SURVEY MAP OF A
1.00 AC. & A 1.715 AC. PARCEL OF LAND
IN SECTION 34, T-8-S, R-13-E,
ST. TAMMANY PARISH, LOUISIANA

J.V. Burkes & Associates, Inc.
SURVEYING
ENGINEERING • ENVIRONMENTAL



P.O.B. IS REPORTED TO BE S89°45'W 1047.9';
THENCE S01°47'W 2034.4'; THENCE S89°48'W
202.61' FROM THE QUARTER SECTION CORNER
COMMON TO SECTIONS 27 & 34, T-8-S, R-13-E,
ST. TAMMANY PARISH, LOUISIANA.

REFERENCE SURVEYS:
1.) A SURVEY BY ALBERT A. LOVELL DATED
3/12/80, SURVEY NO. 93036A.

ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC15-01-005

Determination: Approved Amended Postponed Denied

Posted: 12/15/14

GENERAL INFORMATION

PETITIONER: Michael Shields
OWNER: The State of Louisiana
REQUESTED CHANGE: From A-1 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the west side of LA Highway 1083, south of LA Highway 40; S15, T5S, R12E; Ward 5, District 6
SIZE: 10.13 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential/Undeveloped	A-1 (Suburban District)
West	Residential/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) to PF-1 (Public Facilities District). The site is located on the west side of LA Highway 1083, south of LA Highway 40. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objections to the request considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public.

Note that the site is proposed to be developed with a cellular tower.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-01-005
PETITIONER: Michael Shields
OWNER: The State of Louisiana
REQUESTED CHANGE: From A-1 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the west side of LA Highway 1083, south of LA Highway 40; S15, T5S, R12E; Ward 5, District 6
SIZE: 10.13 acres



2015-01-005

E=3703081.5917

R-12-E, ST. TAMMANY PARISH, LOUISIANA

9 10
16 15

589°30'00"E

612.53'

(S99°32'08"E-612.30'-DEED)

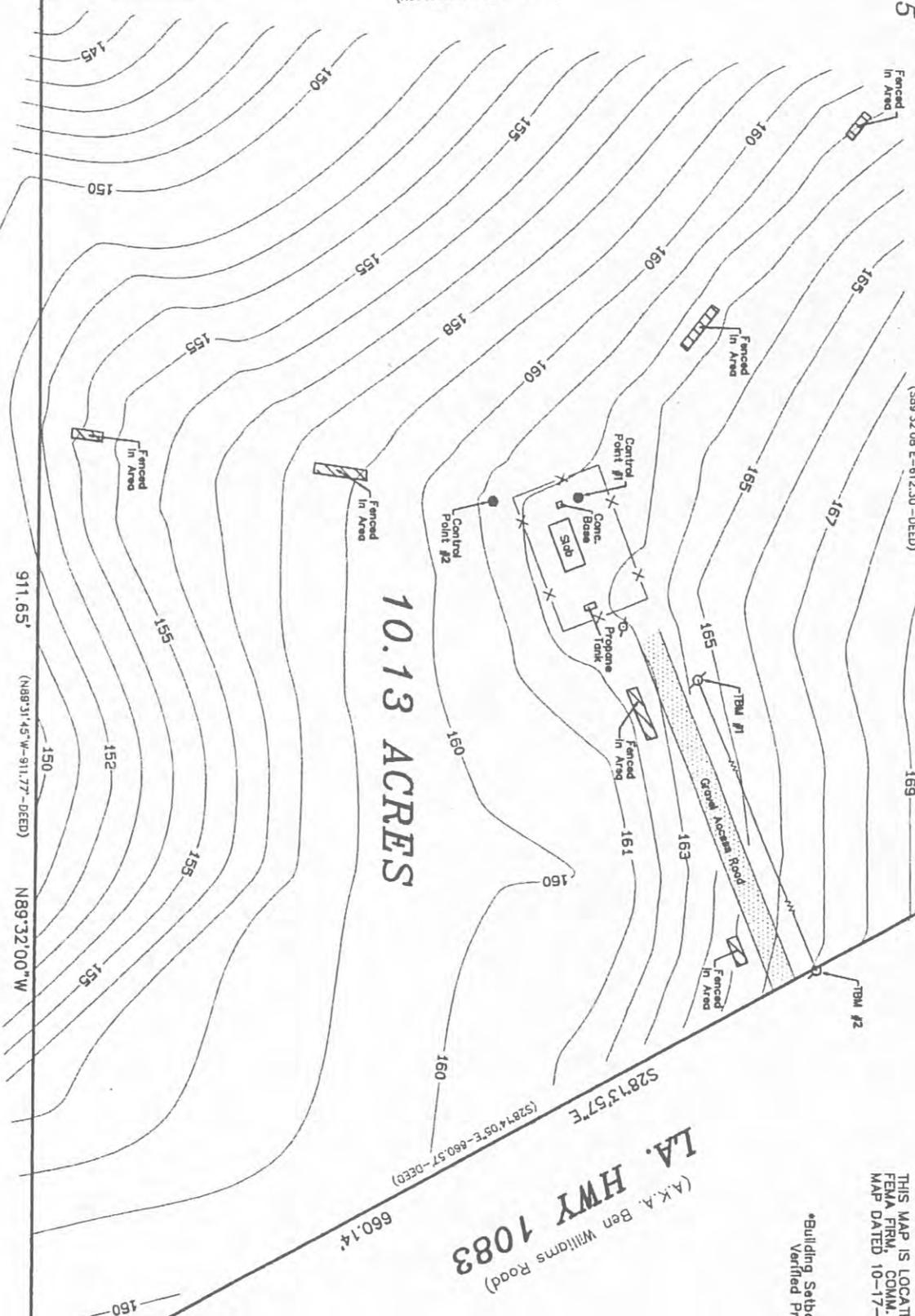
Situated in Section 15, T-5-S, R-12-E,
St. Tammany Parish, Louisiana

THIS MAP IS LOCATED IN FLOOD ZONE C AS PER
FEMA FIRM, COMM. PANEL NO. 220205 0175 C,
MAP DATED 10-17-89

*Building Setbacks (if Any) Should Be
Verified Prior to Construction



N01°18'05"W 579.68'
(N01°17'22"W-579.59'-DEED)



10.13 ACRES

LA. HWY 1083
(A.K.A. Ben Williams Road)

911.65' (N89°31'45"W-911.77'-DEED) N89°32'00"W

- LEGEND:
- = Fnd. 1/2" Rebar
 - = Fnd. Conc. Monument
 - = Fnd. Conc. Pole
 - X— = Fence
 - 000— = Contour Line (Elevation)
 - - - = Overhead Powerline

NOTES:

- *CONTROL POINT#1= FND. 1/2" REBAR, N=773874.4634, E=3703433.6405, ELEVATION=162.24'
- *CONTROL POINT#2= FND. 1/2" REBAR, N=773818.5905, E=3703435.9961, ELEVATION=161.42'
- *TBM#1= FND. BOLT IN POWER POLE, N=773952.8240, E=3703552.5599, ELEVATION=165.71'
- *TBM#2= FND. BOLT IN POWER POLE, N=774029.4777, E=3703742.7835, ELEVATION=168.21'
- *BEARINGS & COORDINATES SHOWN REFER TO THE LOUISIANA STATE PLAN COORDINATE SYSTEM (1702 LOUISIANA SOUTH) "U.S. SURVEY FEET"
- *ELEVATIONS SHOWN REFER TO NAVD 88 GEOID 12A

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 L&C 46:101.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

ES Land Surveying, LLC
518 N. Columbia Street
Covington LA 70433
(985) 892-8271 Office (985) 848-0355 fax

MAP PREPARED FOR
PYRAMID NETWORK SERVICES

SCALE: 1" = 60'
DRAWN BY: JMG

ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC15-01-006

Determination: Approved Amended Postponed Denied

Posted: 12/10/14

GENERAL INFORMATION

REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-3 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the south side of LA Highway 36, east of Otis Road; S21, T7S, R13E; Ward 6, District 11
SIZE: 74.46 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-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Residential & Undeveloped	A-4 (Single Family Residential District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

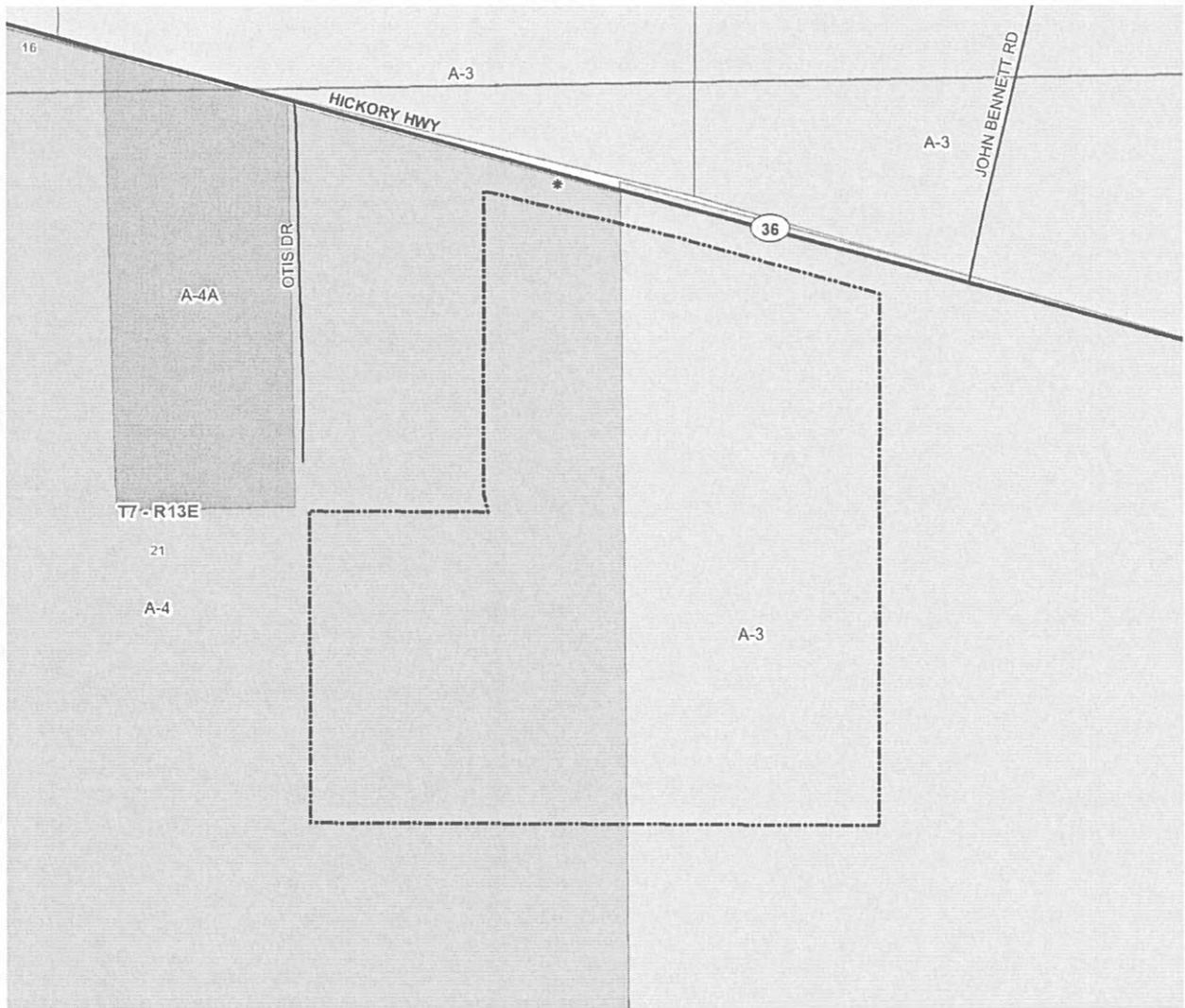
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) & A-3 (Suburban District) to PF-1 (Public Facilities District). The site is located on the south side of LA Highway 36, east of Otis Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objections to the request considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public.

Note that a portion of the site is currently developed with the St. Tammany Parish Animal Services Department Building and a cellular tower.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-01-006
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-3 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the south side of LA Highway 36, east of Otis Road
SIZE: 74.46 acres



2C15-01-006

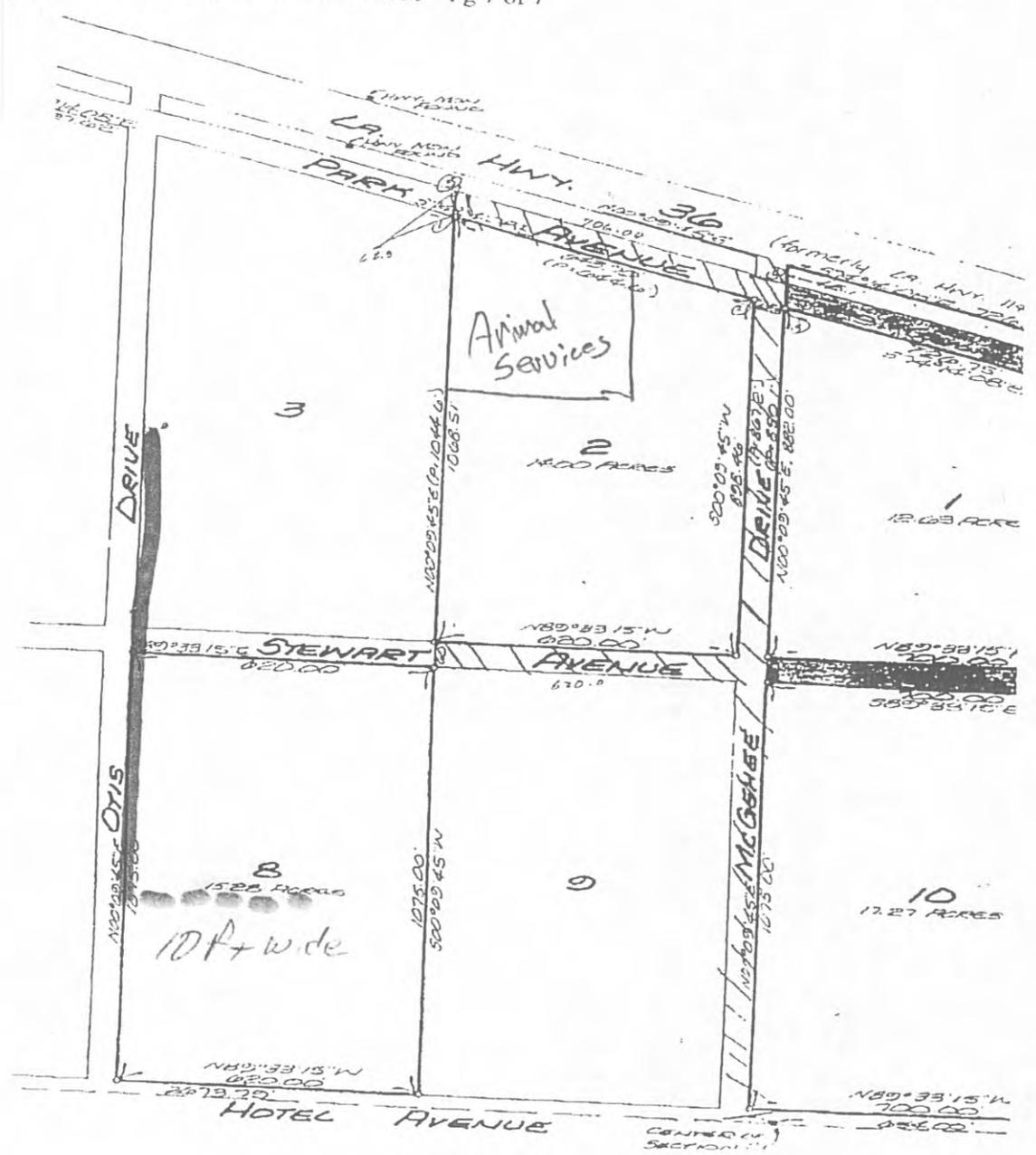
SURVEY

JUN-03-2004 THU 02:53 PM

FAX NO. 8985237

P. 03

St. Tammany Parish Inst #1204739 Pg 7 of 7



——— Overhead 15ft+ wide on both sides
 - - - - Under ground 10ft+ wide

ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC15-01-007

Determination: Approved Amended Postponed Denied

Posted: 12/10/2014

GENERAL INFORMATION

REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Powell Drive, west of Grace Drive ; S34, T8S, R14E; Ward 9, District 14
SIZE: 7.47 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	HC-2 Highway Commercial District
South	Residential/Undeveloped	A-4 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-4 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Powell Drive, west of Grace Drive. The 2025 Future Land Use Plan calls for the area to be developed with single family residences including manufactured homes. Staff has no objection to the request for a Manufacture Housing Overlay as there are several mobile homes in the vicinity and the request fits with the existing land use of the area.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-01-007
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Powell Drive, west of Grace Drive ; S34, T8S, R14E; Ward 9, District 14
SIZE: 7.47 acres



ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC15-01-008

Determination: Approved Amended Postponed Denied

Posted: 12/10/2014

GENERAL INFORMATION

PETITIONER: Jason Dalton
OWNER: Scarlett Dalton
REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington; S2, T7S, R10E; Ward 1, District 3
SIZE: 6.061 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/Undeveloped	A-1 Suburban District, PUD Planned Unit Development
East	Residential	A-1A Suburban District
West	Residential/Warehouse	A-1A 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.

STAFF COMMENTS:

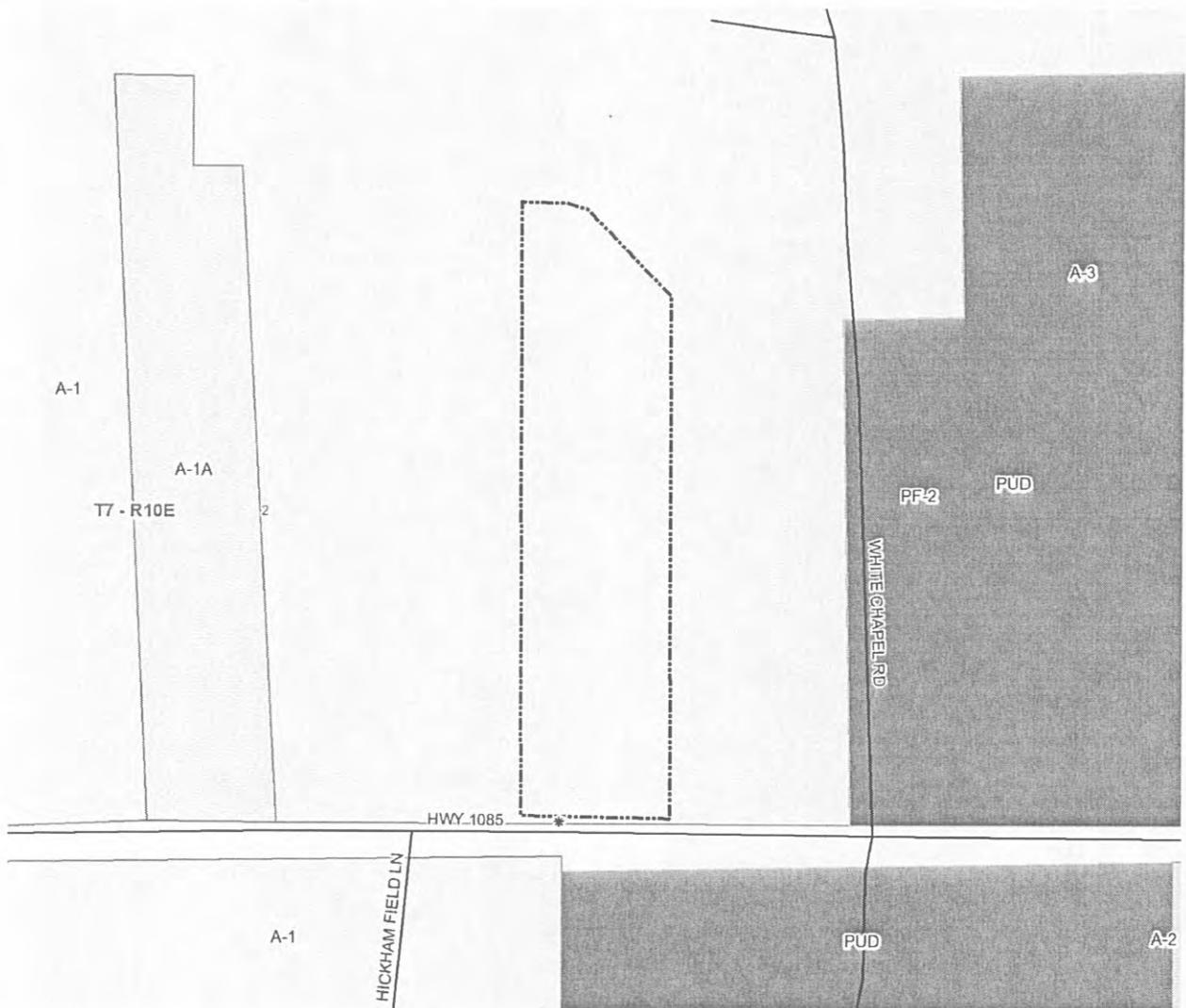
The petitioner is requesting to change the zoning from A-1 (Suburban District) to AT-1 (Animal Training/Housing District). The site is located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington. The 2025 Future Land Use Plan recommends that the area be developed with residential uses. The site is currently developed with a commercial kennel. Staff does not object to the rezoning considering that the objectives of the request is to bring the site into compliance with the appropriate zoning.

Note: The property was zoned SA Suburban Agriculture prior to the Comprehensive Rezoning. A Commercial Kennel was listed as an allowable use under the SA zoning.

STAFF RECOMMENDATION:

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

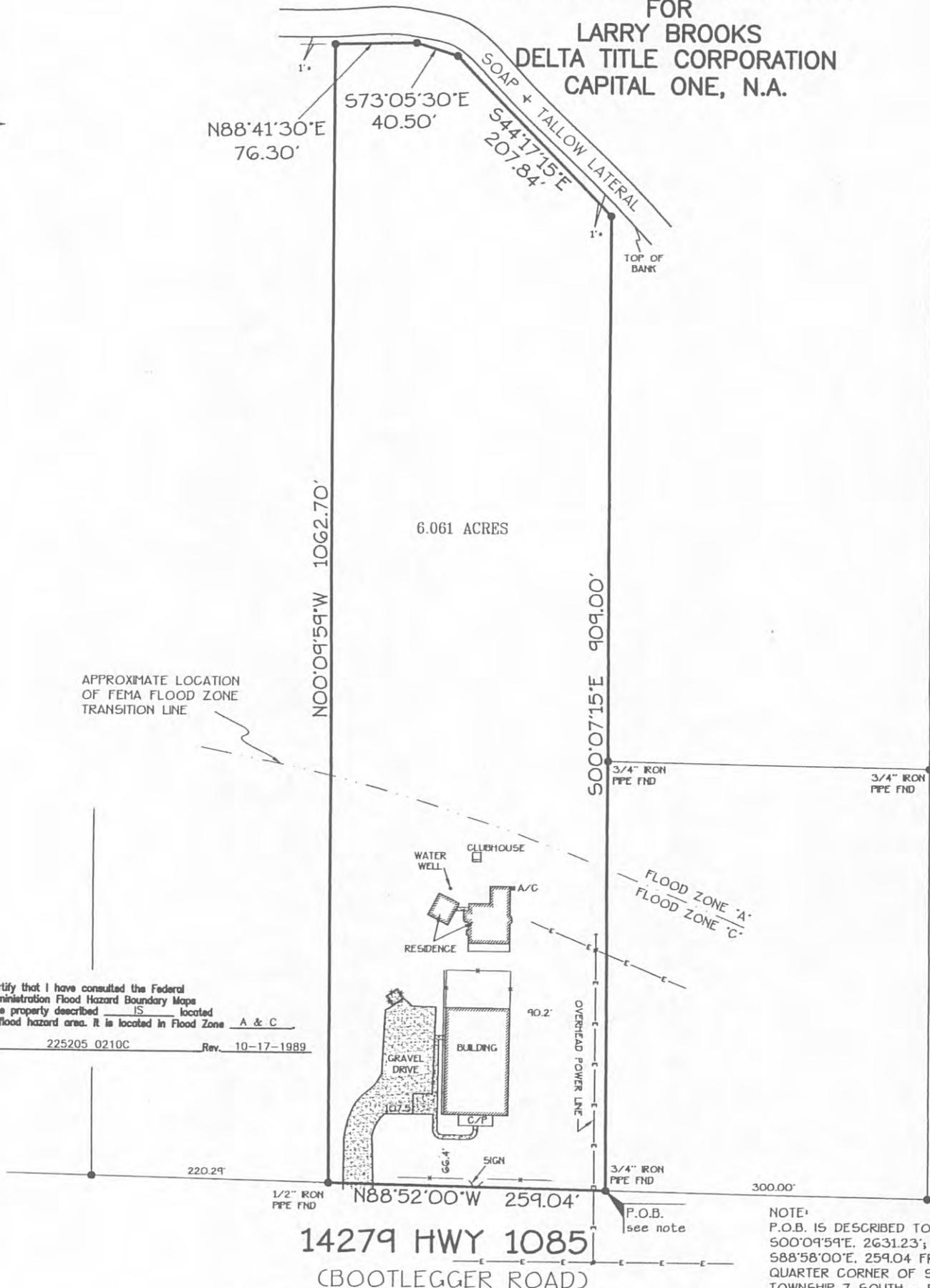
CASE NO.: ZC15-01-008
PETITIONER: Jason Dalton
OWNER: Scarlett Dalton
REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington; S2, T7S, R10E; Ward 1, District 3
SIZE: 6.061 acres



2015-01-008

Survey of
 A PORTION OF LOT 3 OF A SUBDIVISION OF THE N.E. 1/4
 OF SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA

FOR
 LARRY BROOKS
 DELTA TITLE CORPORATION
 CAPITAL ONE, N.A.



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 0210C Rev. 10-17-1989

NOTE:
 P.O.B. IS DESCRIBED TO BE 500°09'59"E, 2631.23'; AND 588°58'00"E, 259.04 FROM THE QUARTER CORNER OF SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

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. SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDALL W. BROWN
 REG. NO. 04586
 REGISTERED PROFESSIONAL SURVEYOR
 RANDALL W. BROWN, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners · Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

Date: JUNE 19, 2008
 Survey No. 08386
 Scale: 1"=100'±
 Drawn By: BRC
 Revised: 1-22-09/BRC/locate improvements only
 10-6-09/BRC/locate improvements only
 10-13-09/BRC/locate improvements only

REF: Survey by Fontcuberta Surveys, Inc. Data unknown

ST. TAMMANY PARISH COUNCIL
ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. 15-_____

COUNCIL SPONSOR _____ PROVIDED BY DEVELOPMENT

INTRODUCED BY _____ SECONDED BY _____

ON THE ____ DAY OF _____, 2015

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED
DEVELOPMENT CODE, VOLUME I SECTION 2 DEFINITIONS, TO
ADD THE DEFINITION OF BREEZEWAY,(ZC15-01-009).

WHEREAS, it is in the best interest for the citizens of St. Tammany Parish to clearly define terms that may have a meaning beyond that in common usage, AND

WHEREAS, it is necessary to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), specifically to provide a definition of a breezeway.

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

Breezeway: A covered walkway open on at least two sides from the eaves of the roof to the ground, connecting a main structure with an accessory structure on the same building site. A breezeway less than 10 feet in width will not be sufficient connection for two distinct spaces to be considered a single structure. The covering must be greater than 10 feet in width or be connected by a fully enclosed structure with access to both spaces.

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____ 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2015-_____.

R. REID FALCONER, AIA., COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____, 2015

Published adoption on: _____, 2015

Delivered to Parish President: _____, 2015 @ _____

Returned to Council Clerk: _____, 2015 @ _____