ZONING STAFF REPORT

Date: January 26, 2015 **Meeting Date:** February 3, 2015
Case No.: ZC15-01-007 **Determination:** Approved Amended Postponed Denied
Prior Action: Postponed (01/06/15)
Posted:01/14/15

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:

Direction	Land Use	Zoning
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:

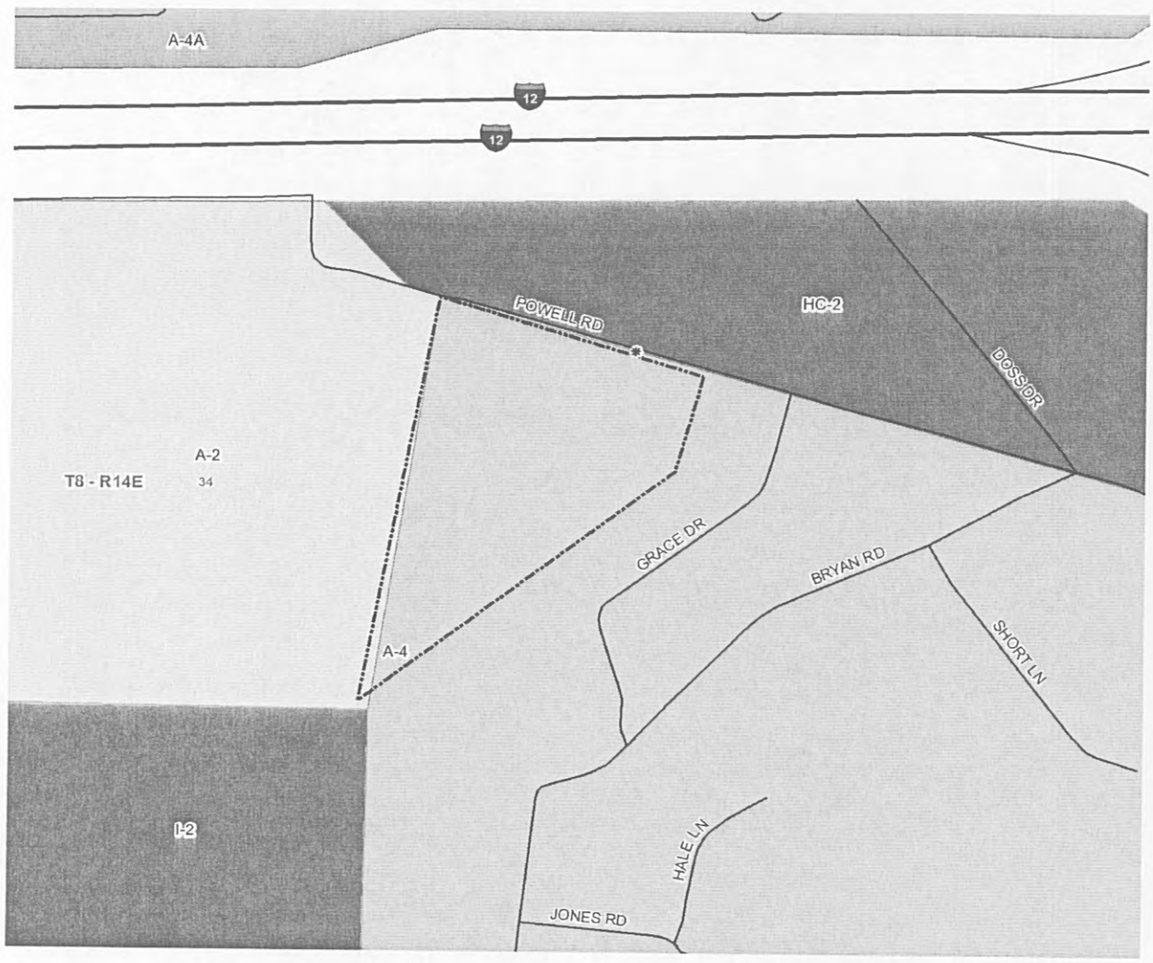
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

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: January 26, 2015 **Meeting Date:** February 3, 2015
Case No.: ZC15-01-008 **Determination:** Approved Amended Postponed Denied
Prior Action: Postponed (01/06/15)
Posted: 01/14/15

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:	6.061acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
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:

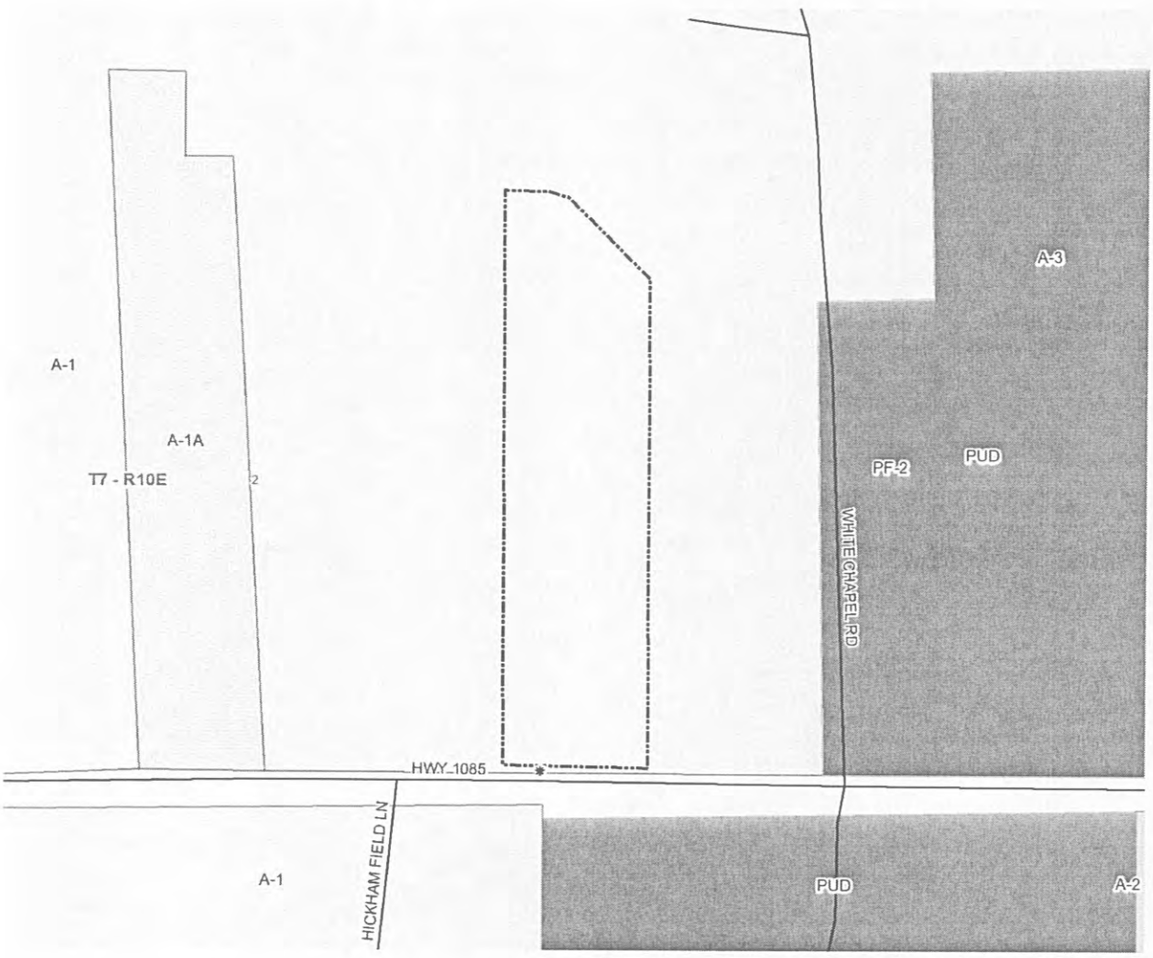
The petitioner is requesting to change the zoning from A-1 (Suburban District) to AT-1 (Animal Training/Housing District). The site is located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington. The 2025 Future Land Use Plan recommends that the area 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:	6.061acres



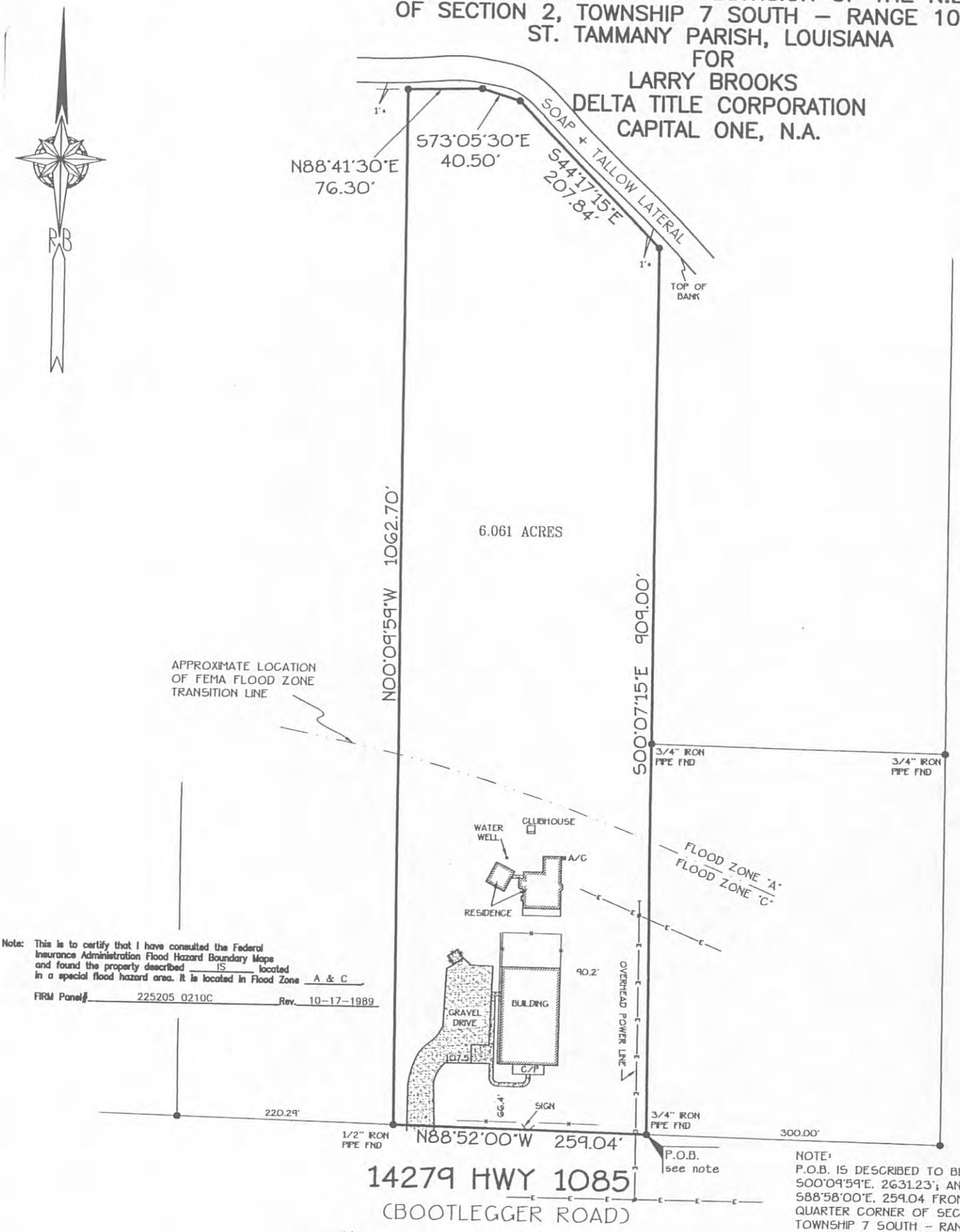
ZC15-01-008

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 S00°09'59"E, 2631.23'; AND S88°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

REF: Survey by Fontcuberta Surveys, Inc. Date unknown

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

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 @ _____

ZONING STAFF REPORT

Date: January 26, 2015 **Meeting Date:** February 3, 2015
Case No.: ZC15-02-010 **Determination:** Approved Amended Postponed Denied
Posted: 1/14/2015

GENERAL INFORMATION

PETITIONER:	Timothy E. Bye
OWNER:	Timothy E. & Diana Bye
REQUESTED CHANGE:	From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION:	Parcel located on the south side of Gaude Court, east of LA Highway 1085, being lot 1-B, 208 Gaude Court, Madisonville; S8, T7S, R10E; Ward 1, District 1
SIZE:	1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

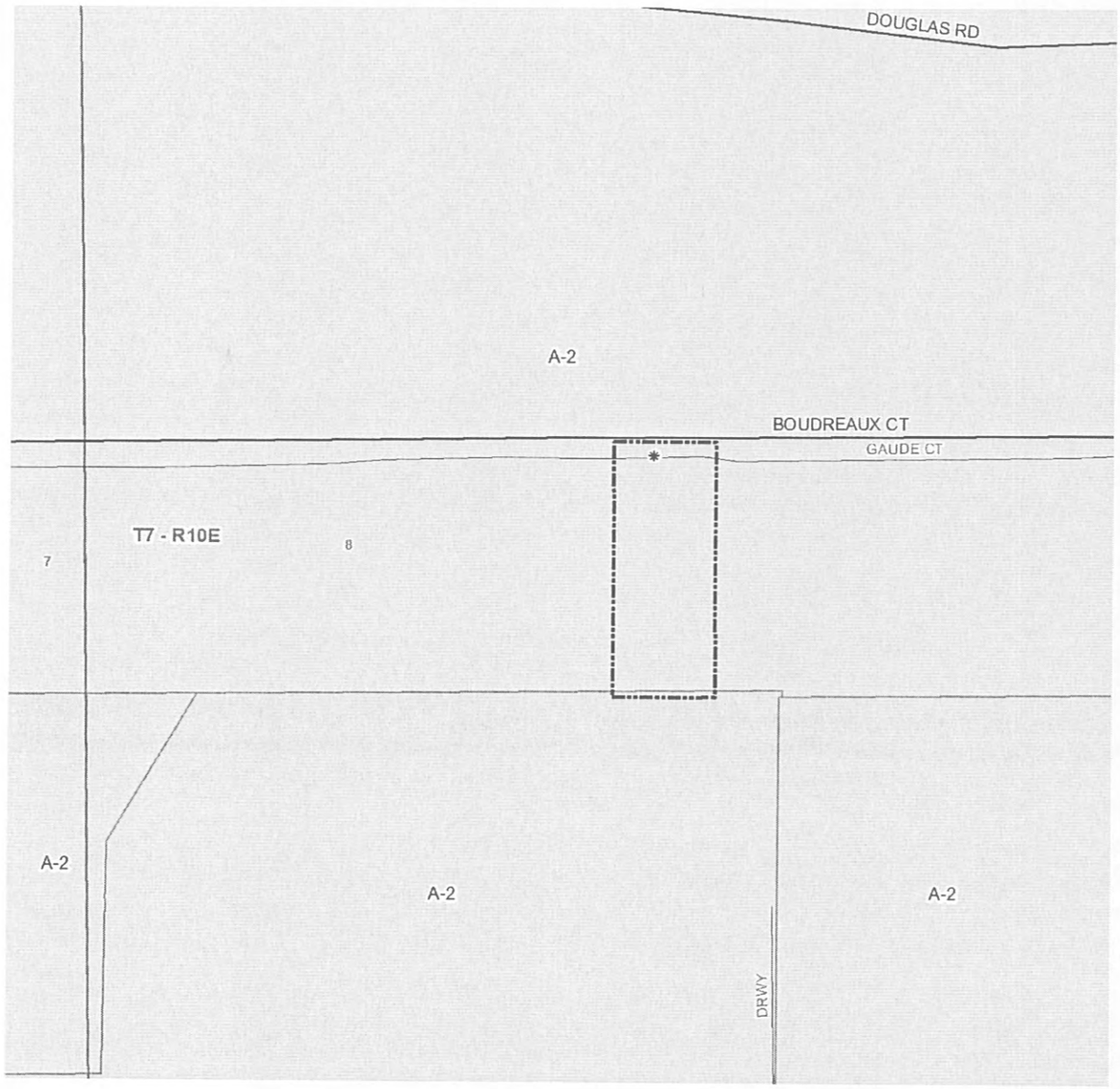
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the south side of Gaude Court, east of LA Highway 1085, being lot 1-B, 208 Gaude Court, Madisonville. Staff does not object to the requested zoning change as the 2025 Future land use plan calls for this area to be developed with residential uses including 'rural residential'. Staff feels the Rural Overlay is appropriate for the area.

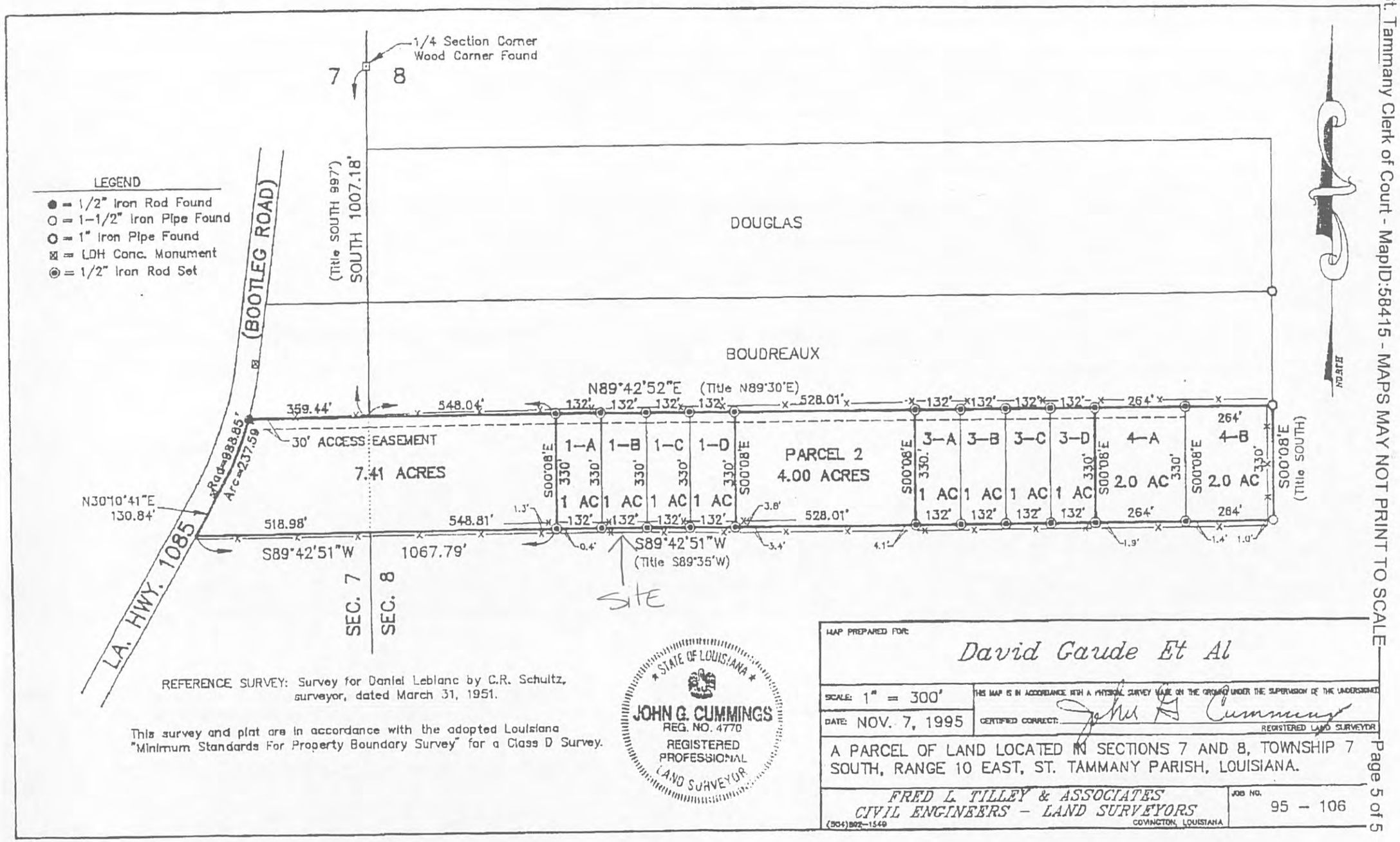
STAFF RECOMMENDATION:

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

CASE NO.:	ZC15-02-010
PETITIONER:	Timothy E. Bye
OWNER:	Timothy E. & Diana Bye
REQUESTED CHANGE:	From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION:	Parcel located on the south side of Gaude Court, east of LA Highway 1085, being lot 1-B, 208 Gaude Court, Madisonville; S8, T7S, R10E; Ward 1, District 1
SIZE:	1 acre



St. Tammany Clerk of Court - MapID:58415 - MAPS MAY NOT PRINT TO SCALE



REFERENCE SURVEY: Survey for Daniel Leblanc by C.R. Schultz, surveyor, dated March 31, 1951.

This survey and plat are in accordance with the adopted Louisiana "Minimum Standards For Property Boundary Survey" for a Class D Survey.

STATE OF LOUISIANA
JOHN G. CUMMINGS
REG. NO. 4770
REGISTERED PROFESSIONAL LAND SURVEYOR

MAP PREPARED FOR: *David Gaude Et Al*

SCALE: 1" = 300'

DATE: NOV. 7, 1995

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

CERTIFIED CORRECT: John G. Cummings
REGISTERED LAND SURVEYOR

A PARCEL OF LAND LOCATED IN SECTIONS 7 AND 8, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

FRED L. TILLEY & ASSOCIATES
CIVIL ENGINEERS – LAND SURVEYORS
COVINGTON, LOUISIANA
(504)892-1549

JOB NO. 95 – 106

ZC15-02-010

ZONING STAFF REPORT

Date: January 26, 2015
Case No.: ZC15-02-011
Posted: 01/15/15

Meeting Date: February 3, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER:	Sandra Eloidma Duarte
OWNER:	Sandra Eloidma Duarte
REQUESTED CHANGE:	From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the north side of Mashie Street, east of Iron Street, west of Wood Street, being Lot 5, Square 8, Hillcrest Country Club Estates Add No. 2; S27, T6S, R12E; Ward 10, District 6
SIZE:	19,000 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane gravel **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	A-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Undeveloped	A-3 (Suburban District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

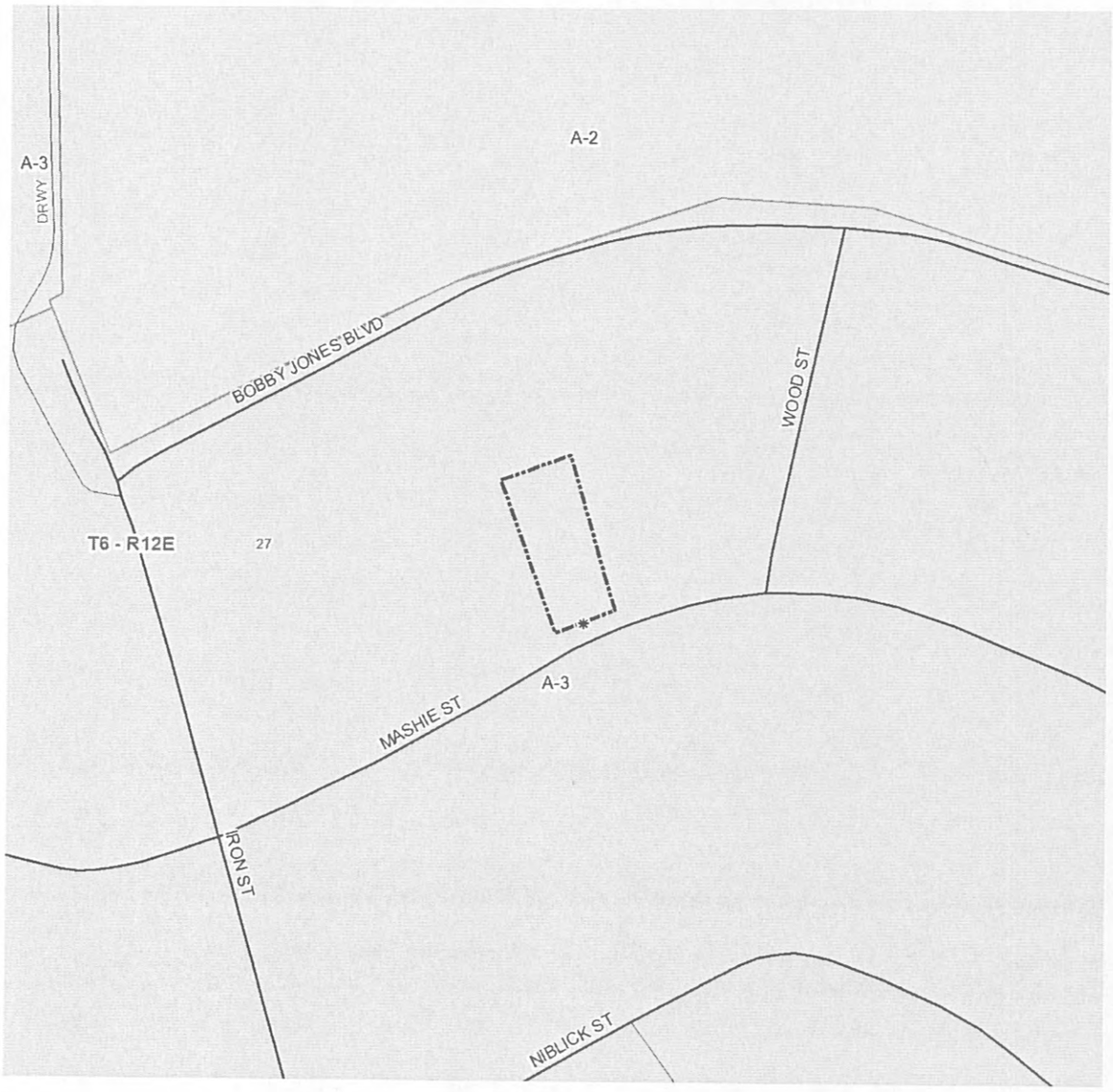
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Mashie Street, east of Iron Street, west of Wood Street, being Lot 5, Square 8, Hillcrest Country Club Estates Add No. 2. The 2025 future land use plan calls for the area to be developed with residential uses, including manufactured homes. Staff has no objections to the request.

STAFF RECOMMENDATION:

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

CASE NO.:	ZC15-02-011
PETITIONER:	Sandra Eloidma Duarte
OWNER:	Sandra Eloidma Duarte
REQUESTED CHANGE:	From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located the north side of Mashie Street, east of Iron Street, west of Wood Street, being Lot 5, Square 8, Hillcrest Country Club Estates Add No. 2; S27, T6S, R12E; Ward 10, District 6
SIZE:	19,000 sq. ft.



2015-02-011

ZONING STAFF REPORT

Date: January 26, 2015 **Meeting Date:** February 3, 2015
Case No.: ZC15-02-012 **Determination:** Approved Amended Postponed Denied
Posted: 1/15/2015

GENERAL INFORMATION

PETITIONER:	Doria Durham
OWNER:	EGP, L.L.C.
REQUESTED CHANGE:	From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION:	Parcel located on the east side on the Isabel Swamp Road, north of LA Highway 40; S60, T4S, R12E; Ward 5, District 6
SIZE:	1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:
Existing development? No **Multi occupancy development?** No

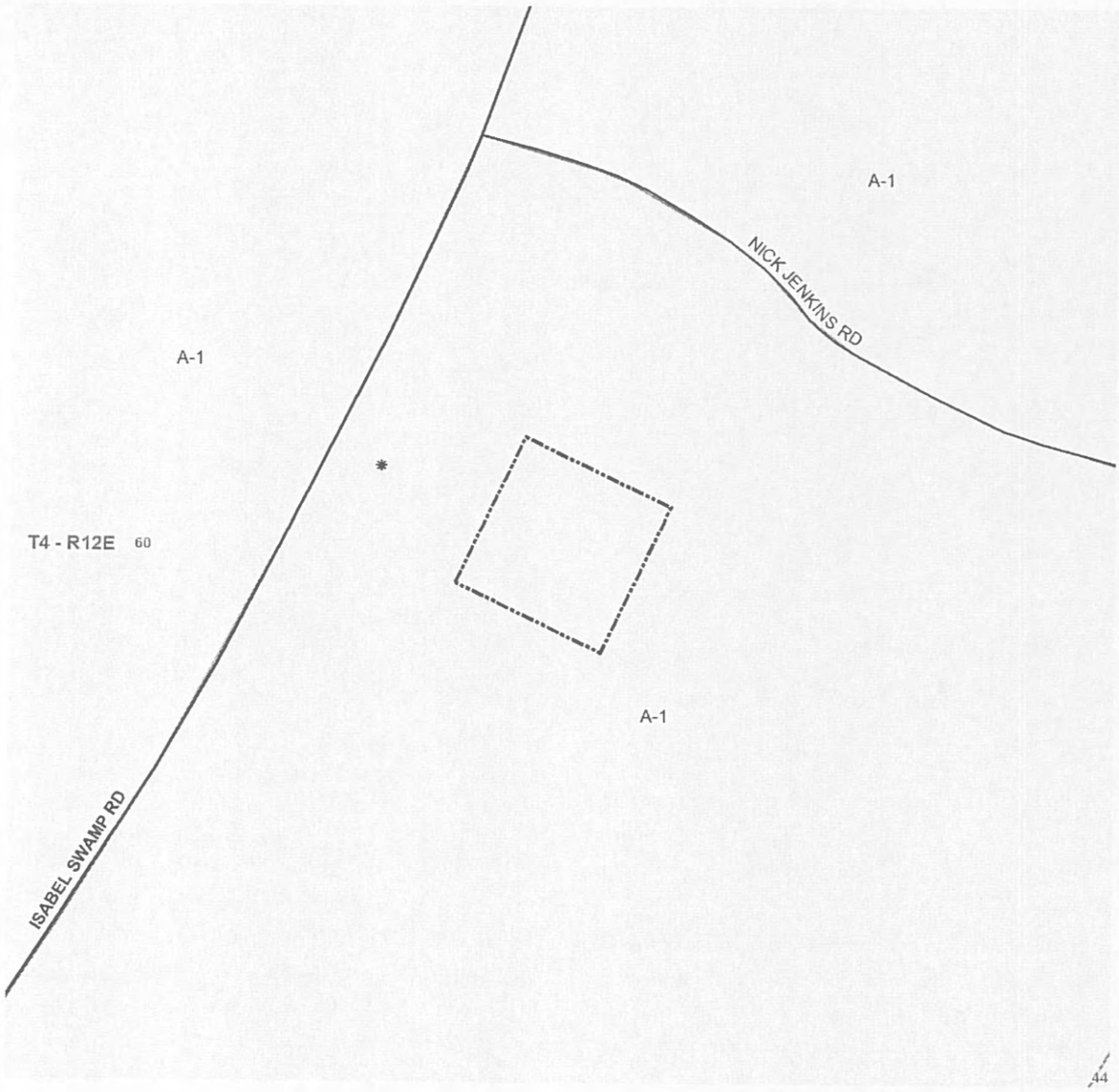
COMPREHENSIVE PLAN:
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural 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 east side on the Isabel Swamp Road, north of LA Highway 40. The 2025 Future Land Use Plan calls for the area to be developed with residential and rural uses. Staff does not object to the request for rezoning as the area is mainly undeveloped and the AT-1 zoning would not be incompatible with existing surrounding.

Note: The purpose of this rezoning is to allow for a cell tower on the site, which will allow to provide service in the area.

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

CASE NO.:	ZC15-02-012
PETITIONER:	Doria Durham
OWNER:	EGP, L.L.C.
REQUESTED CHANGE:	From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION:	Parcel located on the east side on the Isabel Swamp Road, north of LA Highway 40; S60, T4S, R12E; Ward 5, District 6
SIZE:	1 acre



MINOR SUBDIVISION OF 444.3± ACRES INTO PARCELS A & B
SECTIONS 43, 44 & 60, T4S–R12E
SECTIONS 50 & 51, T5S–R12E
ST. TAMMANY & WASHINGTON PARISHES

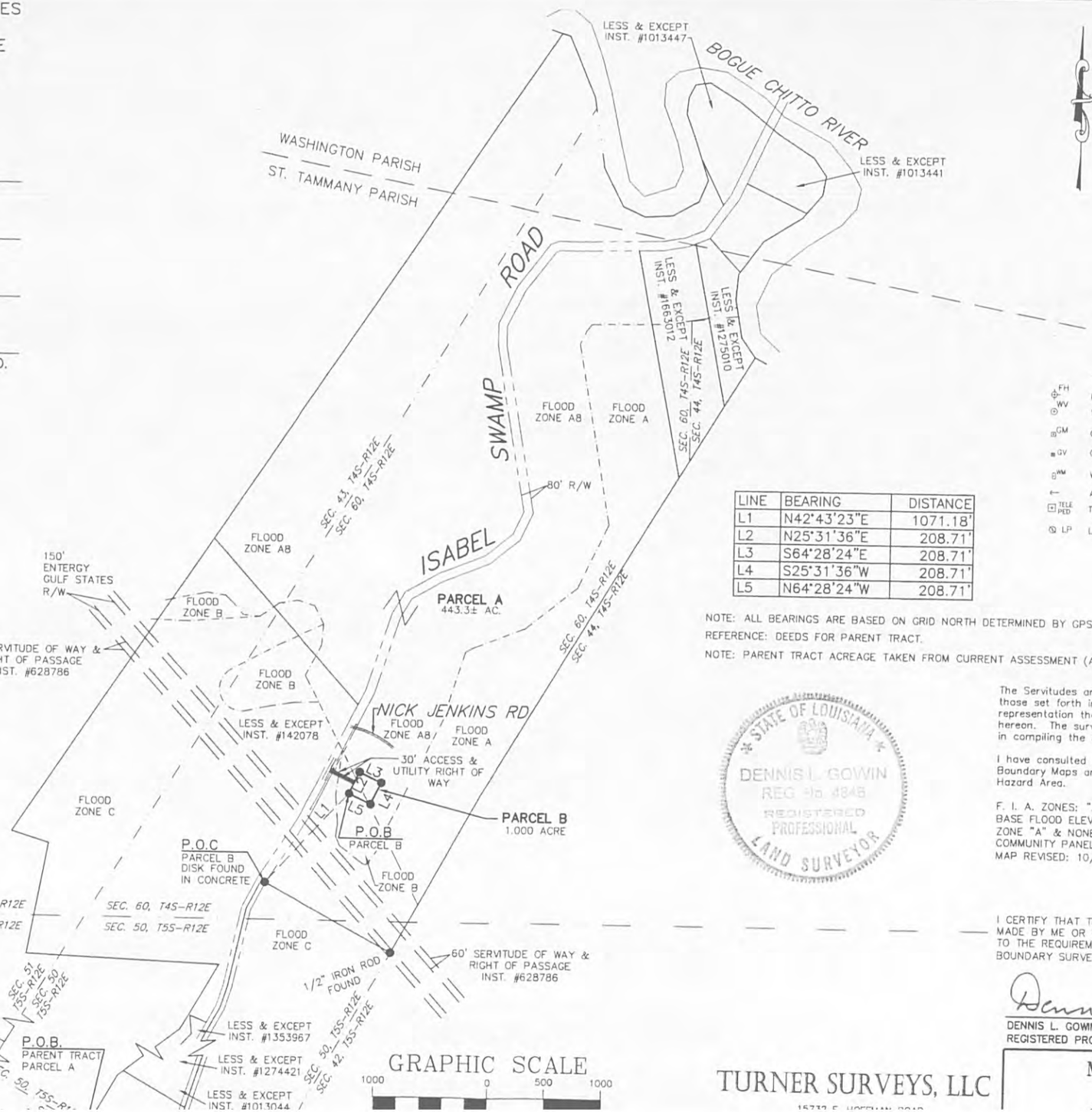
ZC 15-02-012

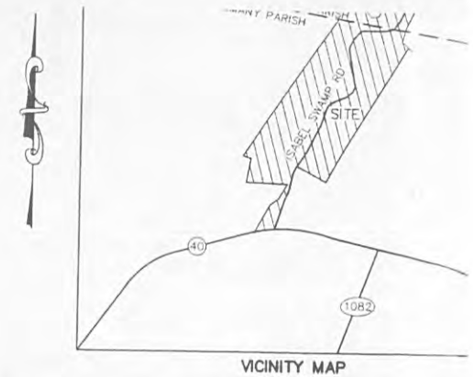
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED FILE NO.





VICINITY MAP
NOT TO SCALE

LEGEND

FH	FIRE HYDRANT	PP E	POWER POLE
WV	WATER VALVE	X	FENCE
GM	GAS METER	●	1/2" IRON ROD SET UNLESS OTHERWISE STATED
GV	GAS VALVE	▲	60d OR MAG NAIL SET UNLESS OTHERWISE STATED
WM	WATER METER		TREE
←	ANCHOR	(MEAS)	MEASURED
TELE PED	TEL. PEDESTAL	(REF)	FROM REFERENCE SURVEY
LP	LIGHT POLE		FIBER OPTIC MARKER

LINE	BEARING	DISTANCE
L1	N42°43'23"E	1071.18'
L2	N25°31'36"E	208.71'
L3	S64°28'24"E	208.71'
L4	S25°31'36"W	208.71'
L5	N64°28'24"W	208.71'

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.
REFERENCE: DEEDS FOR PARENT TRACT.
NOTE: PARENT TRACT ACREAGE TAKEN FROM CURRENT ASSESSMENT (ASSESSMENT #135–075–3076).

PARCEL B DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 60, TOWNSHIP 4 SOUTH, RANGE 12 EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SURVEY DISK FOUND IN CONCRETE ON THE EAST MARGIN OF ISABEL SWAMP ROAD, SAID MONUMENT MARKING A CORNER OF THE PARENT TRACT, AND IS 470 FEET SOUTH OF THE CENTERLINE OF A TRANSMISSION LINE THAT CROSSES SAID PARENT TRACT; THENCE N42°43'23"E A DISTANCE OF 1071.18 FEET TO A 1/2" IRON ROD SET FOR A POINT OF BEGINNING; THENCE N25°31'36"E A DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD SET; THENCE S64°28'24"E A DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD SET; THENCE S25°31'36"W A DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD SET; THENCE N64°28'24"W A DISTANCE OF 208.71 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRE, AS SURVEYED BY TURNER SURVEYS, LLC, JOB NO. 14–0414, DATED DECEMBER 12, 2014, AND BEING SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.;

STATE OF LOUISIANA
DENNIS L. GOWIN
REG. No. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is partly in a Special Flood Hazard Area.

F. I. A. ZONES: "A", "AB", "B" & "C"
BASE FLOOD ELEVATIONS: 86'–89' FOR ZONE "AB", UNDETERMINED FOR ZONE "A" & NONE SHOWN FOR ZONES "B" & "C"
COMMUNITY PANEL NO. 225205 0050 C
MAP REVISED: 10/17/89

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "D" SURVEY.

Dennis L. Gowin

DENNIS L. GOWIN, P.L.S., LA. REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
1000 0 500 1000

TURNER SURVEYS, LLC

MINOR SUBDIVISION OF 444.3± ACRES

ZONING STAFF REPORT

Date: January 26, 2015 **Meeting Date:** February 3, 2015
Case No.: ZC15-02-013 **Determination:** Approved Amended Postponed Denied
Posted: 01/14/15

GENERAL INFORMATION

PETITIONER:	David Bottner
OWNER:	Kiwanis Club of New Orleans Inc.
REQUESTED CHANGE:	From PF-1 (Public Facilities District), NC-4 (Neighborhood Institutional District) & A-2 (Suburban District) to ED-2 (Higher Education District)
LOCATION:	Parcel located on the south side of US Highway 190, east of south Tranquility Road, being 31294 Hwy 190, Lacombe; S34, T8S, R13E; Ward 9, District 11
SIZE:	58.4526 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Federal **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	A-2 (Suburban District) & HC-1 (Highway Commercial District)
South	Tammany Trace & Undeveloped	A-2 (Suburban District)
East	Mayfield Elementary School	ED-1 (Primary Education District)
West	Undeveloped	A-2 (Suburban District) & NC-4 (Neighborhood Institutional District)

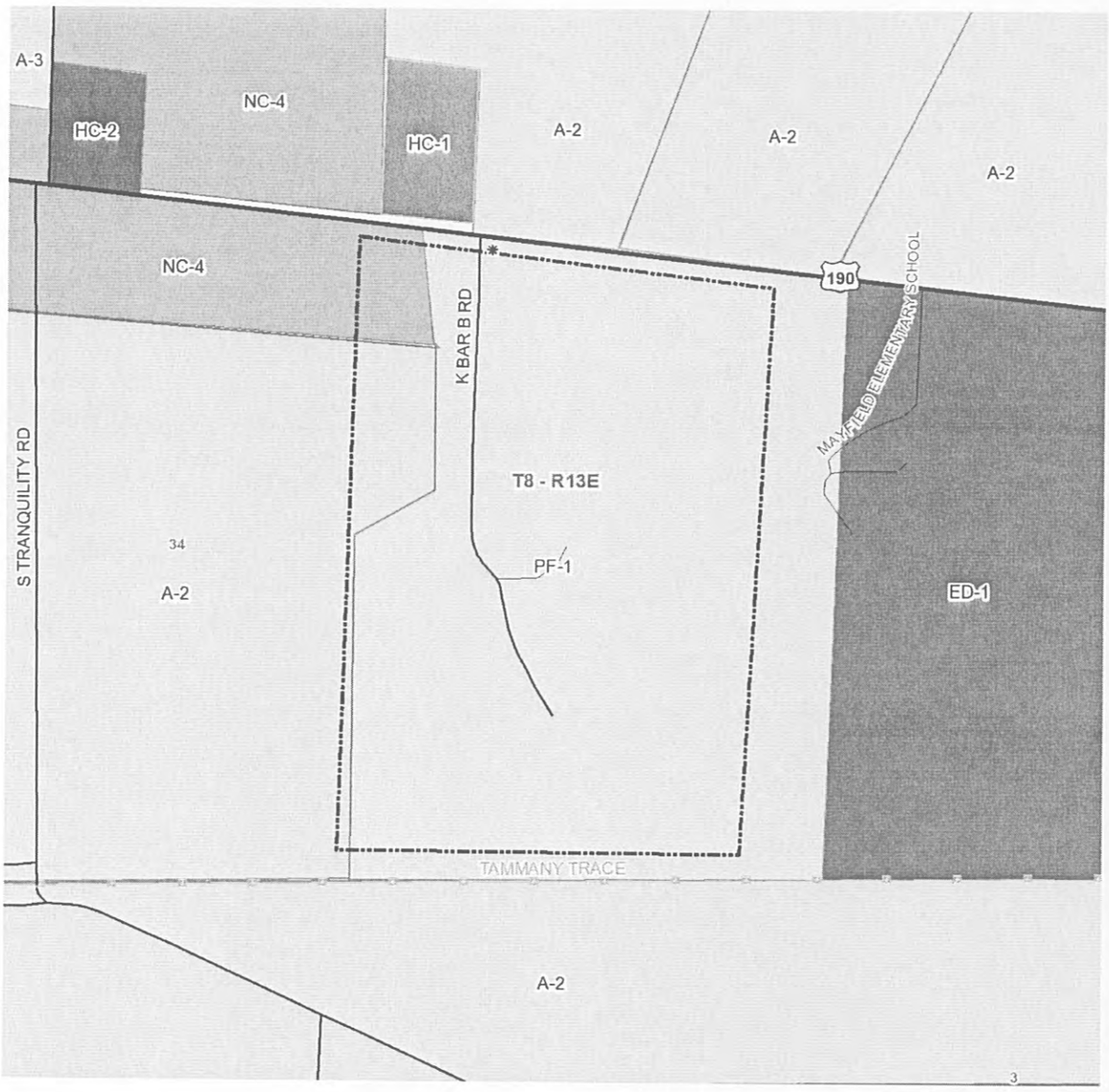
EXISTING LAND USE:
Existing development? Yes **Multi occupancy development?** Yes
COMPREHENSIVE PLAN:
Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units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

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

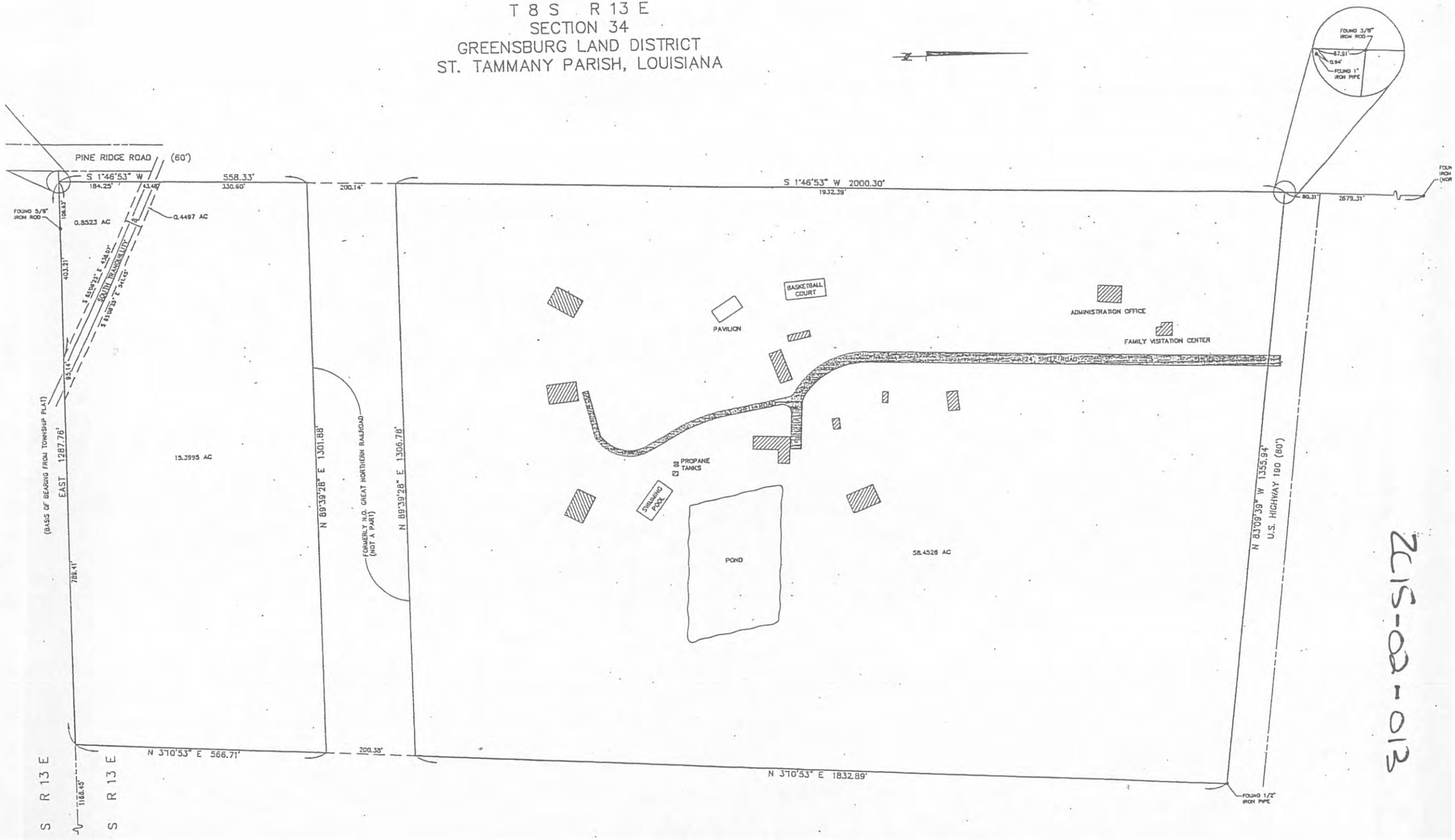
STAFF COMMENTS:
The petitioner is requesting to change the zoning from PF-1 (Public Facilities District), NC-4 (Neighborhood Institutional District) & A-2 (Suburban District) to ED-2 (Higher Education District). The site is located on the south side of US Highway 190, east of south Tranquility Road. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residences and conservation areas. The site was previously developed and operated as a foster care residential housing facility. The purpose of the ED-2 Higher Educational District is to provide for the location of public or private schools that serve students of driving age or serve larger student populations. The requested zoning change does not meet the 2025 future land use plan. However, considering the location of the site and the purpose of ED-2 zoning, staff does not have any objections to the request.

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

CASE NO.:	ZC15-02-013
PETITIONER:	David Bottner
OWNER:	Kiwanis Club of New Orleans Inc.
REQUESTED CHANGE:	From PF-1 (Public Facilities District), NC-4 (Neighborhood Institutional District) & A-2 (Suburban District) to ED-2 (Higher Education District)
LOCATION:	Parcel located on the south side of US Highway 190, east of south Tranquility Road, being 31294 Hwy 190, Lacombe; S34, T8S, R13E; Ward 9, District 11
SIZE:	58.4526 acres



T 8 S R 13 E
SECTION 34
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



215-03-013

ZONING STAFF REPORT

Date: January 26, 2015
Case No.: ZC15-02-014
Posted: 1/14/2015

Meeting Date: February 3, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER:	Laura Willie
OWNER:	Kelvin J. & Laura Willie
REQUESTED CHANGE:	From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the west side of Jim Willie Road, north of Haskins Road, west of LA Highway 1077; S6, T6S, R10E; Ward 1, District 3
SIZE:	2 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

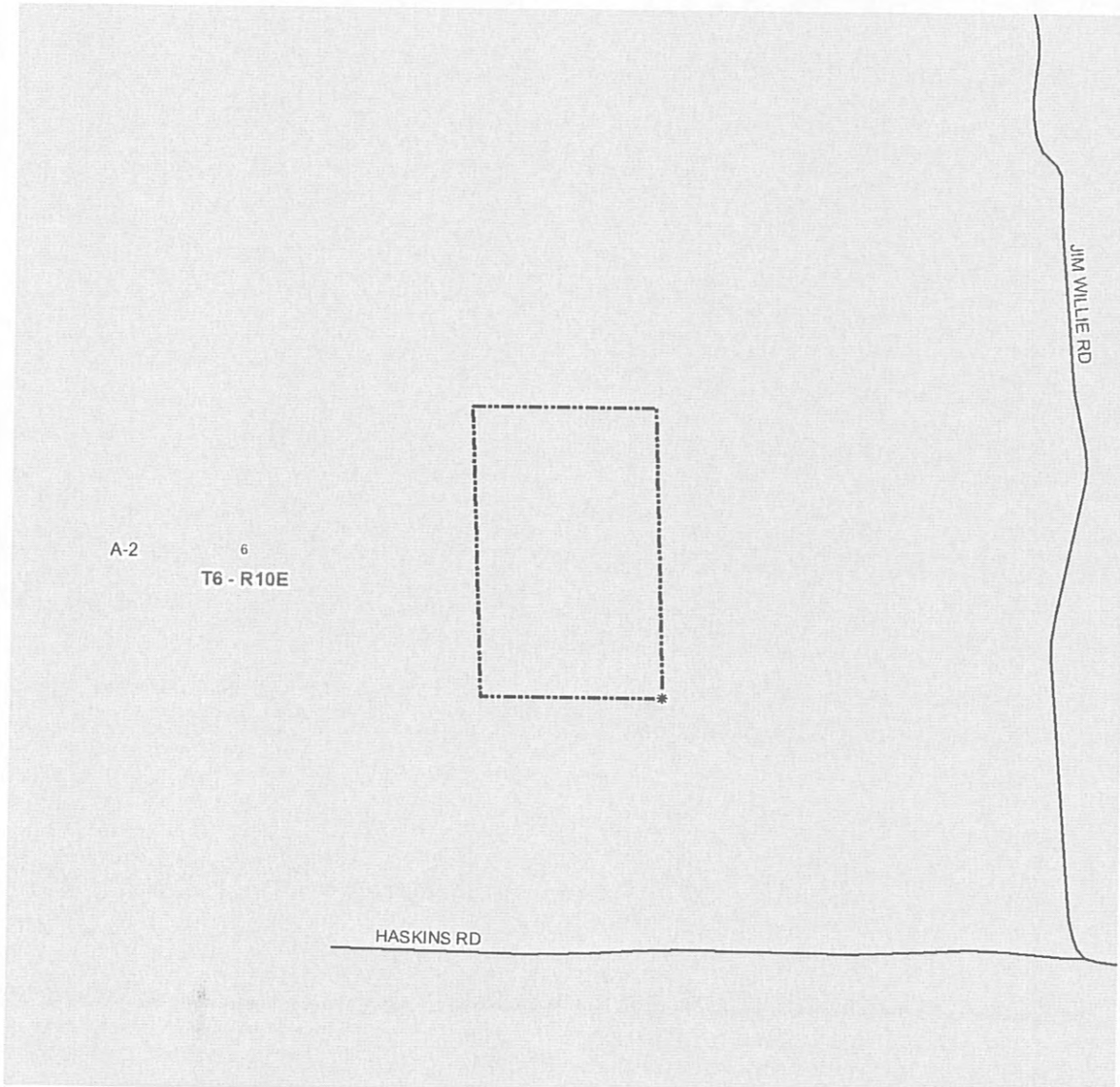
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Jim Willie Road, north of Haskins Road, west of LA Highway 1077. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including mobile homes. Staff does not object to the requested zoning designation.

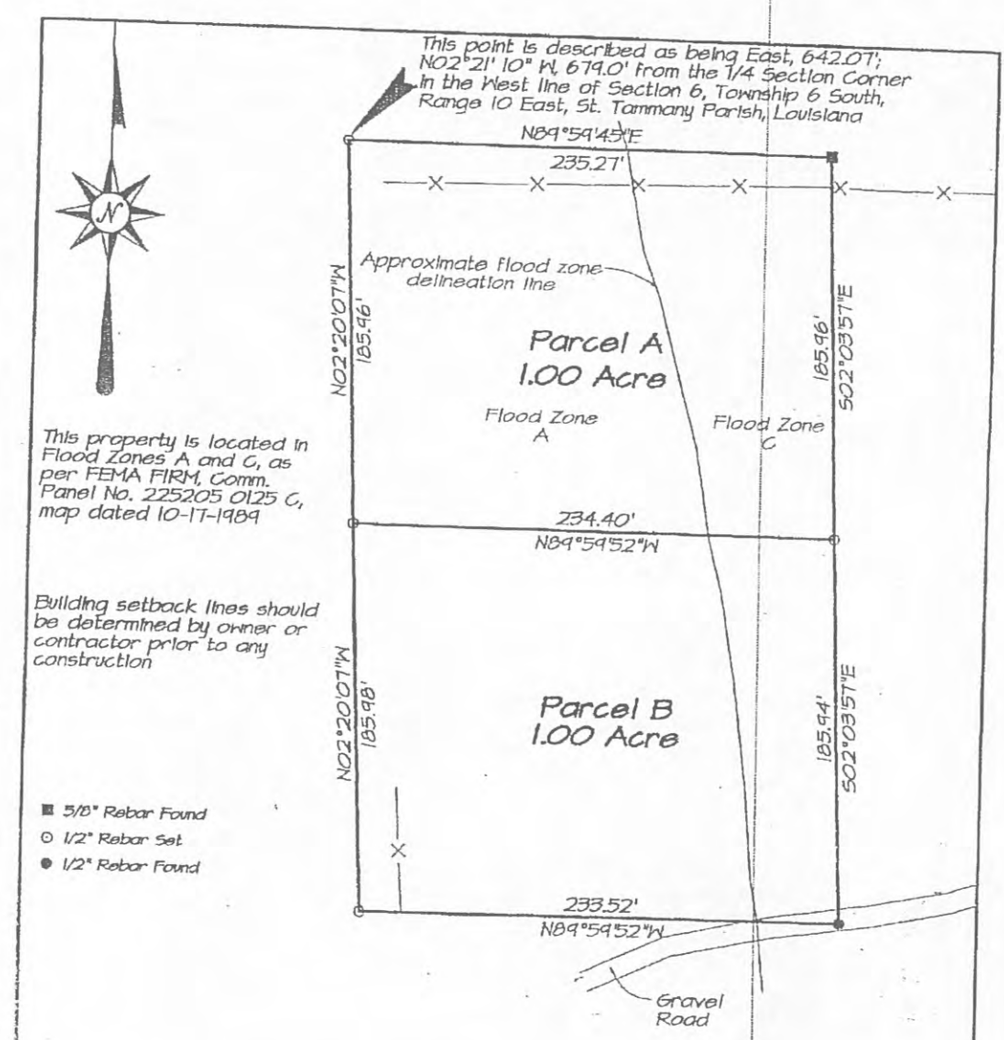
STAFF RECOMMENDATION:

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

CASE NO.:	ZC15-02-014
PETITIONER:	Laura Willie
OWNER:	Kelvin J. & Laura Willie
REQUESTED CHANGE:	From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION:	Parcel located on the west side of Jim Willie Road, north of Haskins Road, west of LA Highway 1077; S6, T6S, R10E; Ward 1, District 3
SIZE:	2 acres



ZC15-02-014



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

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

■ 5/8" Rebar Found
⊙ 1/2" Rebar Set
● 1/2" Rebar Found

RESUBDIVISION MAP
OF PROPERTY
LOCATED IN SECTION
6 TOWNSHIP 6 SOUTH,
RANGE 10 EAST INTO
PARCELS A AND B,
ST. TAMMANY PARISH,
LOUISIANA FOR KELVIN
J. WILLIE AND LAURA W.
WILLIE

STATE OF LOUISIANA
JERON R. FITZMORRIS
REG. No. 6403
REGISTERED
LAND SURVEYOR

LA. REGISTERED LAND SURVEYOR
REG. NO. 6403

LAND
SURVEYING, INC.
COVINGTON, LA.

SCALE: 1" = 60' DATE: June 1, 2009 NUMBER: 13969

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

FILED FOR RECORD

CLERK OF COURT

DATE FILE NO.

ZONING STAFF REPORT

Date: January 26, 2015
Case No.: ZC15-02-015
Posted: 01/15/15

Meeting Date: February 3, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER:	Jeffrey D. Schoen
OWNER:	Greengate Northpark, L.L.C.
REQUESTED CHANGE:	From HC-1 (Highway Commercial District) to PBC-1 (Planned Business Center)
LOCATION:	Parcel located east of Chartier Oaks Drive & Wolverine Drive, south of Three Rivers Road ; S48, T7S, R11E; Ward 3, District 5
SIZE:	5.1 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	PBC-1 (Planned Business Center)
South	Undeveloped/School	PBC-1 (Planned Business Center) & ED-1 (Primary Education District)
East	Undeveloped	PBC-1 (Planned Business Center)
West	Residential	HC-1 (Highway Commercial District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

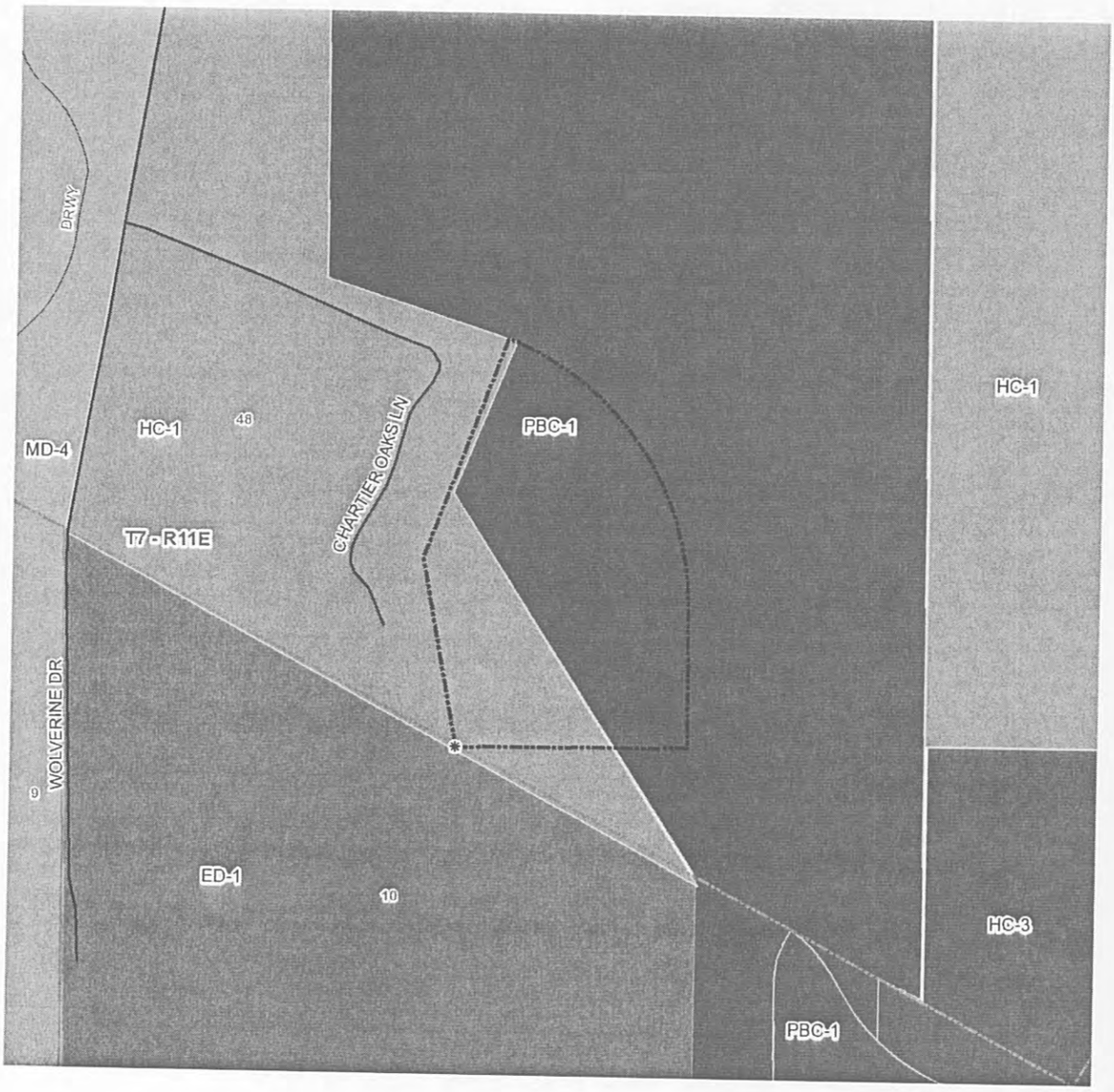
STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) to PBC-1 (Planned Business Center). The site is located east of Chartier Oaks Drive & Wolverine Drive, south of Three Rivers Road. The 2025 future land use plan calls for the area to be developed with Institutional uses. The requested zoning change does not meet the objectives of the 2025 future land use plan; however, the majority of the 5.1 acre site is already zoned PBC-1 and surrounded by properties zoned PBC-1 on the north and west sides.

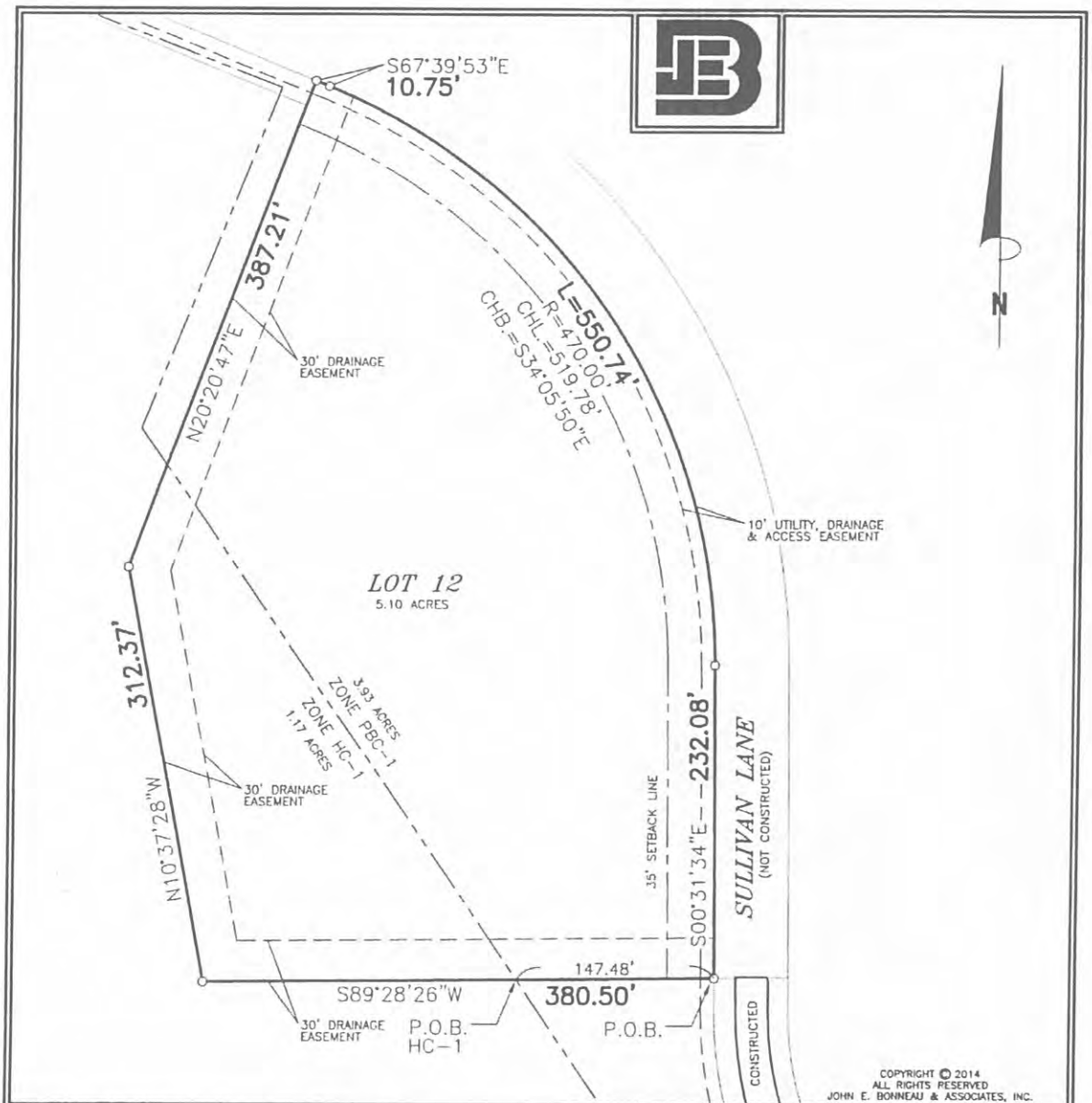
STAFF RECOMMENDATION:

The staff recommends that the request for an PBC-1 (Planned Business Center) designation be approved.

CASE NO.:	ZC15-02-015
PETITIONER:	Jeffrey D. Schoen
OWNER:	Greengate Northpark, L.L.C.
REQUESTED CHANGE:	From HC-1 (Highway Commercial District) to PBC-1 (Planned Business Center)
LOCATION:	Parcel located east of Chartier Oaks Drive & Wolverine Drive, south of Three Rivers Road ; S48, T7S, R11E; Ward 3, District 5
SIZE:	5.1 acres



ZC15-02-015



BUILDING SETBACKS:
FRONT: 35'
SIDE:
SIDE STREET:
REAR:

REFERENCE SURVEY:
The Recorded Subdivision Map.

BASIS FOR BEARINGS:
The Recorded Subdivision Map.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0230 C; Revised: OCTOBER 17, 1989

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

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

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

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

SURVEY MAP OF

LOT 12, NORTHPARK, UNDEVELOPED PHASE

situated in SECTION 48, T-7-S, R-11-E

St. Tammany Parish, Louisiana

for

GREENGATE NORTHPARK, L.L.C.

Survey No. 2014 666 | Drawn by: SPH | Scale: 1" = 100'
Date: DECEMBER 09, 2014 | Revised:

This Survey is Certified True and Correct By

STATE OF LOUISIANA
JOHN E. BONNEAU
License No. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
633 NORTH LOTUS DRIVE • MANDEVILLE, LA. 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

ZONING STAFF REPORT

Date: January 26, 2015
Case No.: ZC15-02-016
Posted: 01/14/15

Meeting Date: February 3, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

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

LOCATION: Parcel located on the west side of Camp Villere Road, north of US Highway 190; S37, T8S, R14E; Ward 9, District 11

SIZE: 4.668 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Tammany Trace & Industrial	I-2 (Industrial District), HC-2 (Highway Commercial District) & NC-4 (Neighborhood Institutional District)
South	Residential, Commercial & Undeveloped	A-2 (Suburban District)
East	Residential	NC-4 (Neighborhood Institutional District
West	Commercial & Undeveloped	HC-2 (Highway Commercial District)

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to I-2 (Industrial District). The site is located on the west side of Camp Villere Road, north of US Highway 190. The 2025 future land use plan calls for the area to be developed with commercial uses. The 2 sites are currently developed with an outdoor storage yard and office warehouses. The objective of the zoning change is to bring the sites in compliance with the appropriate zoning.

STAFF RECOMMENDATION:

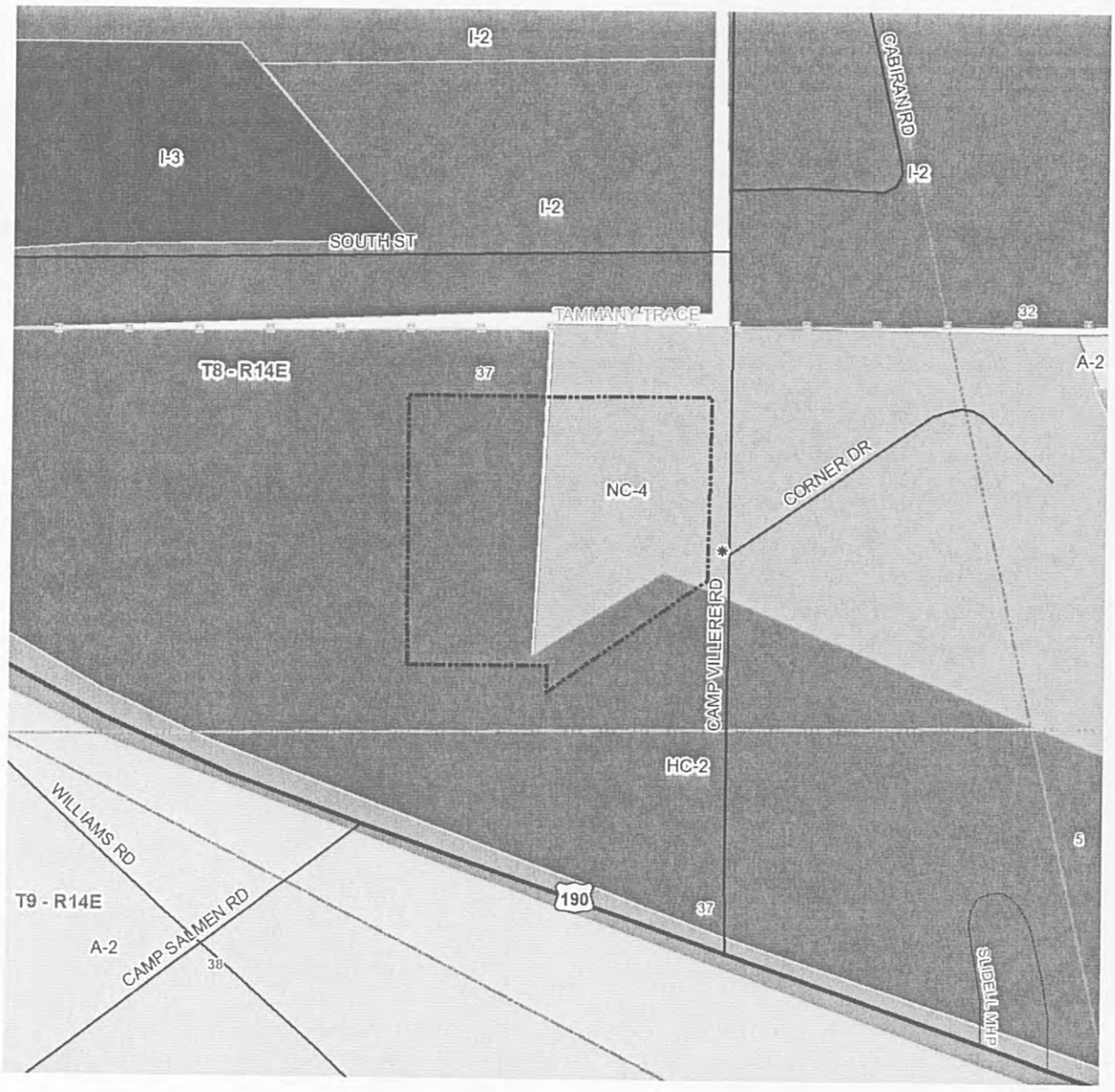
The staff recommends that the request for an I-2 (Industrial District) designation be approved.

CASE NO.: ZC15-02-016

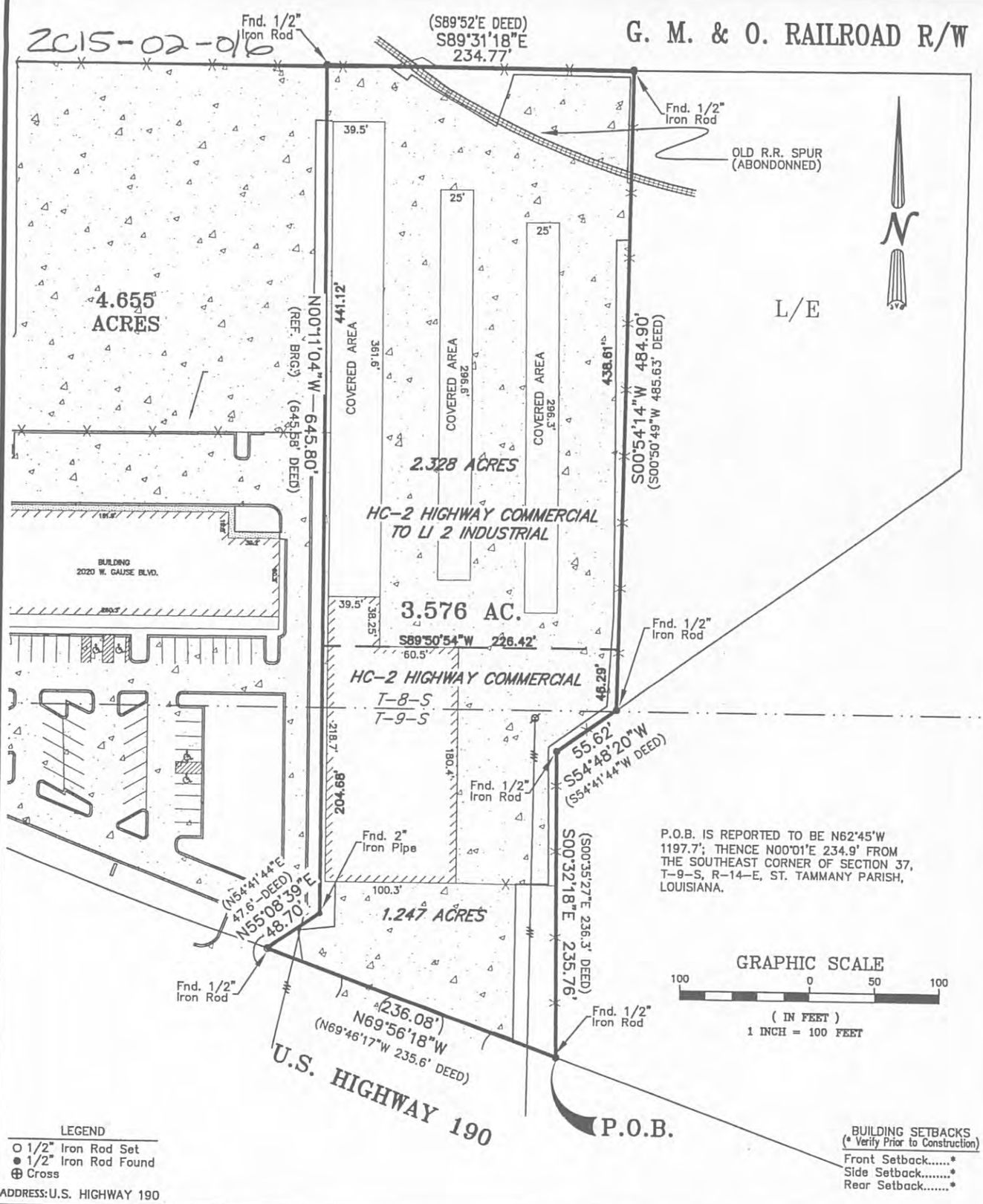
REQUESTED CHANGE: From HC-2 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to I-2 (Industrial District)

LOCATION: Parcel located on the west side of Camp Villere Road, north of US Highway 190; S37, T8S, R14E; Ward 9, District 11

SIZE: 4.668 acres



2015-02-016



P.O.B. IS REPORTED TO BE N62°45'W 1197.7'; THENCE N00°01'E 234.9' FROM THE SOUTHEAST CORNER OF SECTION 37, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA.

LEGEND
- O 1/2" Iron Rod Set
- ● 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: U.S. HIGHWAY 190

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

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0415 C
F.I.R.M. Date 4/2/91
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20140722
DATE: 10/24/14

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

DRAWN BY: JDL
CHECKED BY: RMK
SCALE: 1" = 100'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A ZONING MAP OF A 2.328 ACRE PARCEL TO BE REZONED TO LI 2 LIGHT INDUSTRIAL IN SECTION 37, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

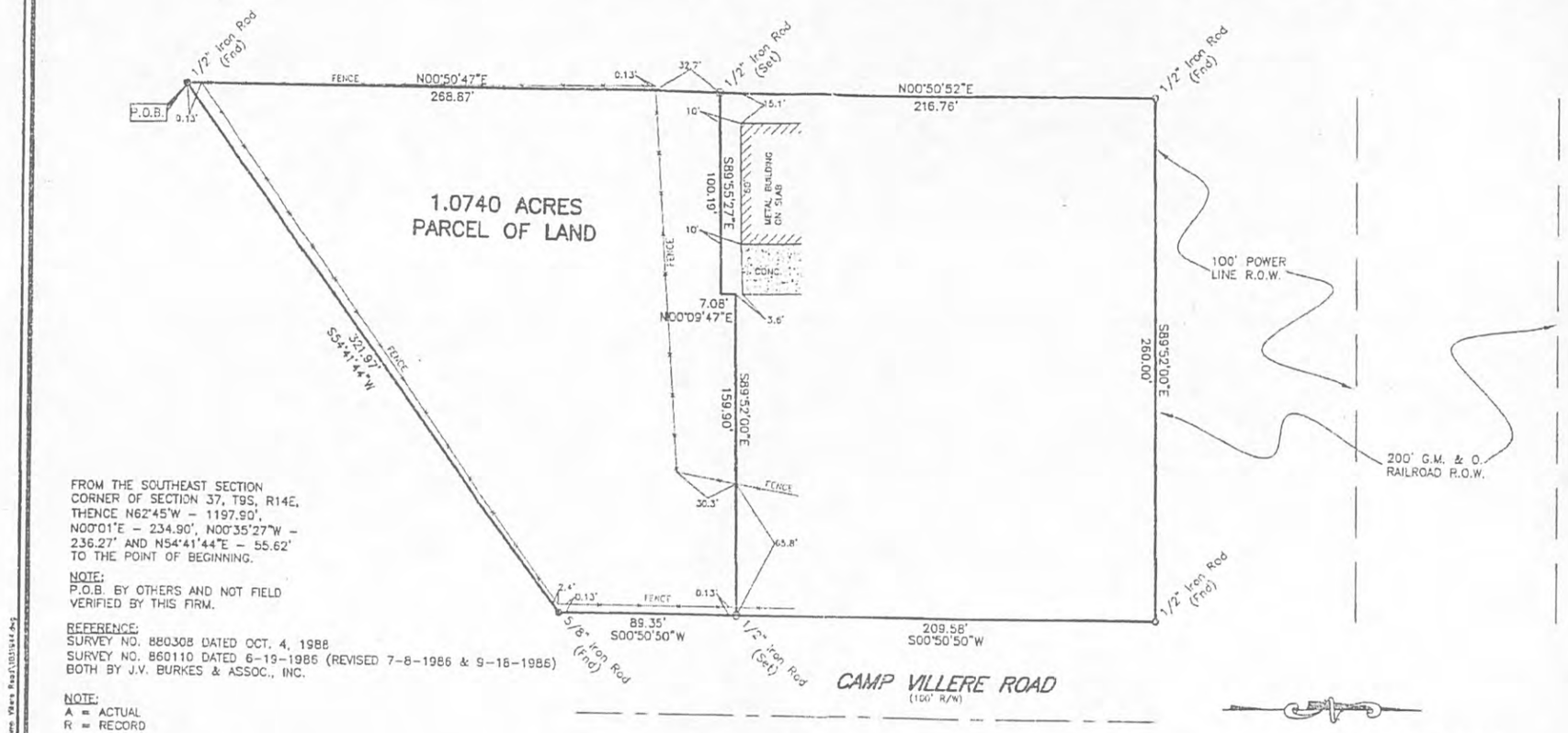
CERTIFIED TO: MICHAEL HANNER

STATE OF LOUISIANA
SEAN M. BURKES
REG. No. 4785
REGISTERED
PROFESSIONAL LAND SURVEYOR

SURVEYED BY:
SEAN M. BURKES
LA REG. No. 4785

PATHFILE: \\M:\!SURVEYING\2014\BOUNDARY SURVEY\T08-R14\SEC. 37\20140722. 37-8-14. HANNER\dwg

ZC15-02-016



FROM THE SOUTHEAST SECTION CORNER OF SECTION 37, T9S, R14E, THENCE N62°45'W – 1197.90', N00°01'E – 234.90', N00°35'27"W – 236.27' AND N54°41'44"E – 55.62' TO THE POINT OF BEGINNING.

NOTE:
P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.

REFERENCE:
SURVEY NO. 880308 DATED OCT. 4, 1988
SURVEY NO. 860110 DATED 6-19-1986 (REVISED 7-8-1986 & 9-16-1986)
BOTH BY J.V. BURKES & ASSOC., INC.

NOTE:
A = ACTUAL
R = RECORD

REVISIONS:
1032762 / 08-12-2003 / SURVEY REVISIONS

SCALE:	1" = 50'
DATE:	06/09/2003
DRAWN BY: ALK	CHECKED BY:
DWG. NO:	1031944
SHEET	1 OF 1

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

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0415 C
DATE: 04/02/1991
ZONE: C
B.F.E. = N.A.
* Verify prior to construction with local governing body.

1.0740 ACRE PARCEL OF LAND
SEC. 37, T8S, R14E
NEAR THE CITY OF SLIDELL
ST. TAMMANY PARISH, LA.

Dedication is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. 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.

BEAU'S A/C & HEATING, L.L.C.

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
2990 East Gause Blvd., Suite B
Slidell, Louisiana 70461
E-mail: Mrassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

SEAN M. BURKES
LA REG. NO. 4785

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5307 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. STEFANCIK PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. BELLISARIO

ON THE 2 DAY OF OCTOBER , 2014

ORDINANCE TO AMEND ORDINANCE C.S. NO. 14-3204, ADOPTED OCTOBER 2, 2014, AND THE PARISH CODE OF ORDINANCES, APPENDIX C, UNIFIED DEVELOPMENT CODE, ARTICLE 7 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 7.06 ACCESSORY BUILDINGS AND STRUCTURES, 7.0602 BOAT HOUSES AND BOAT SLIPS TO LIMIT THE PERMITTED SIZE OF BOAT HOUSES ON DESIGNATED SCENIC STREAMS IN ST. TAMMANY PARISH.

WHEREAS, the St. Tammany Parish Code of Ordinances, Appendix C, Unified Development Code, Article 7 Supplemental District Regulations, Section 7.06 Accessory Buildings and Structures, 7.0602 Boat Houses and Boat Slips, regulates the size of a boat house that can be constructed in residential districts; and

WHEREAS, the Louisiana Legislature has stated there exists in Louisiana many unique and diverse free-flowing rivers, streams, and bayous which should be preserved, protected, and enhanced for the present and future benefit of Louisiana citizens; and

WHEREAS, the Louisiana Legislature has established the Louisiana Natural and Scenic Rivers System for the purpose of preserving aesthetic, scenic, recreational, fish, wildlife, ecological, archaeological, geological, botanical, and other natural and physical features and resources found along these streams or segments thereof; and

WHEREAS, the St. Tammany Parish Council concurs in the purposes for which the Louisiana Natural and Scenic Rivers System was created, and establishes the following regulation in furtherance thereof.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Code of Ordinances, Appendix C, Unified Development Code, Article 7 Supplemental District Regulations, Section 7.06 Accessory Buildings and Structures, 7.0602 Boat Houses and Boat Slips, is hereby amended to read as follows:

Article 7 Supplemental District Regulations

Section 7.06 Accessory Buildings and Structures

7.0602 Boat Houses and Boat Slips

The following regulations shall apply to accessory boat houses and boat slips in residential districts:

A. A boat house may not be used as a dwelling, guest house, or servants quarters unless specifically permitted by other sections of this ordinance.

B. The height of a boat house shall not exceed twenty (20) feet as measured from the required lot elevation.

C. No boat house shall exceed sixteen hundred (1,600) square feet, except that any boathouse constructed on a state designated scenic river shall not exceed a size of eight hundred (800) square feet.

D. Boat houses and boat slips, together with other accessory buildings, may occupy no more than fifty (50) percent of the required rear yard.

E. Bulkheads, pilings, breakwaters and other similar structures shall not be located beyond the established shoreline and shall conform to all standards established by applicable regulatory agencies.

F. Piers, docks, and other similar structures shall be located by and shall conform to all standards established by applicable regulatory agencies.

G. Prior to issuance of any building permit under this section, all applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.

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 immediately upon final 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 DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 2 DAY OF APRIL , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

_____
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

_____
THERESA L. FORD, COUNCIL CLERK

_____
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 16 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

PLAN REVIEW STAFF REPORT

Date: January 26, 2015
CASE NO.: PR15-02-001
Posted: 01/14/15

Meeting Date: February 3, 2015
Determination: Approved Amended Postponed Denied

PETITIONER:	David Derbes
OWNER:	William L. Terral, Monica P. Olinde, Richard D. Olinde
PROPOSED USE:	Medical Office Building
PREVIOUS/CURRENT USE:	Vacant
SQ. FT. OF USE:	12,900 sq.ft.
GROSS AREA LOT SIZE:	1.18 acres
ZONING CLASSIFICATION:	HC-2 (Highway Commercial District)
CORRIDOR:	Highway 21 Planned Corridor
LOCATION:	Parcel located on the west side of LA Highway 21, north of LA Highway 1085; S46, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State

Road Surface: 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS
Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Undeveloped	HC-2 (Highway Commercial District)
South	Commercial office	HC-2 (Highway Commercial District)
East	Church	CB-1 (Community Based Facilities District)
West	Residential	A-4 (Single Family Residential District)

Existing development? No

Multi occupancy development? Yes

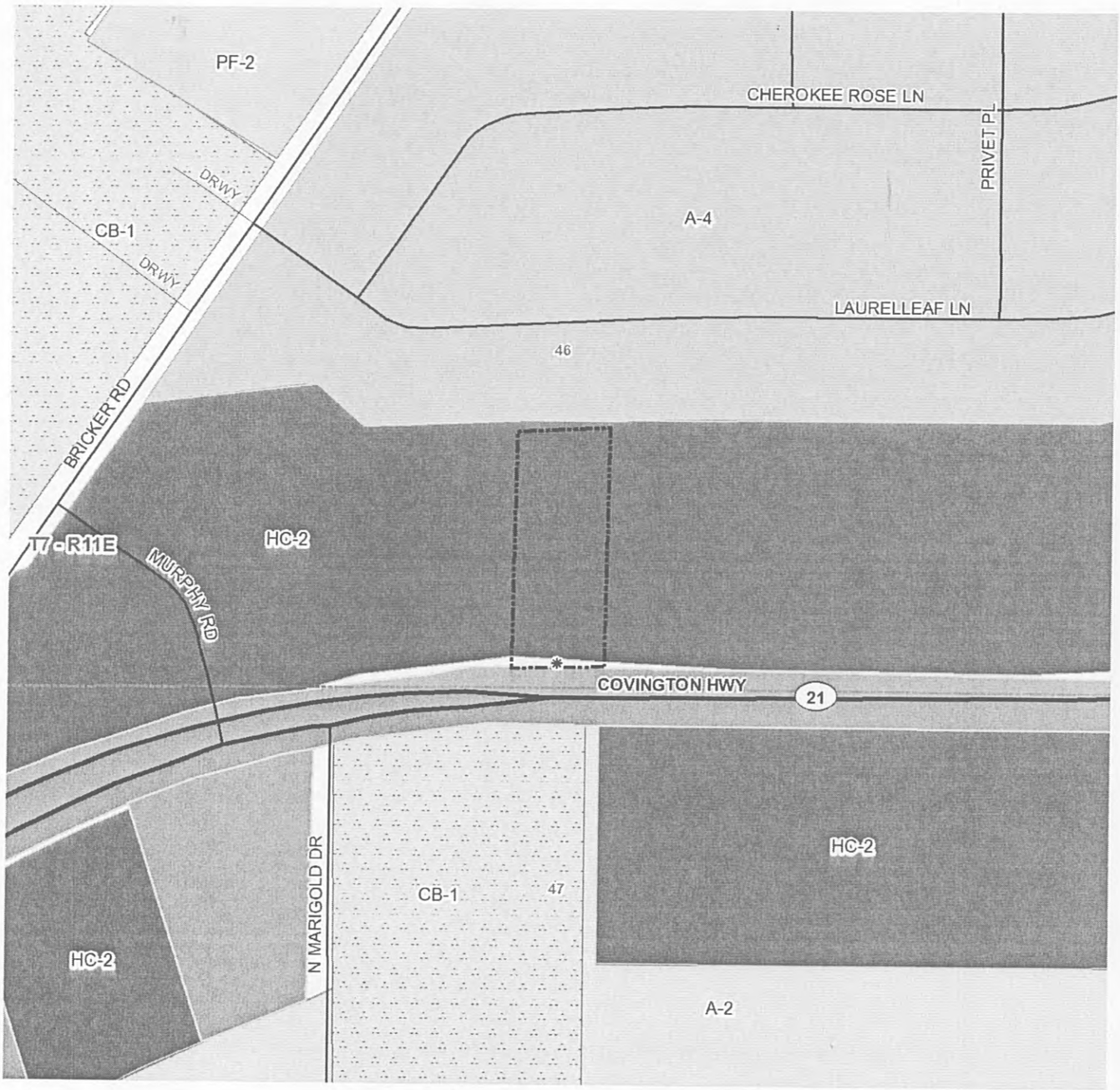
STAFF COMMENTS:
Petitioner is proposing a Medical Office Building on a parcel located on the west side of LA Highway 21, north of LA Highway 1085. The proposed site and landscape plan meets most of the minimum PCO requirements. As stated below, some variances are being requested.

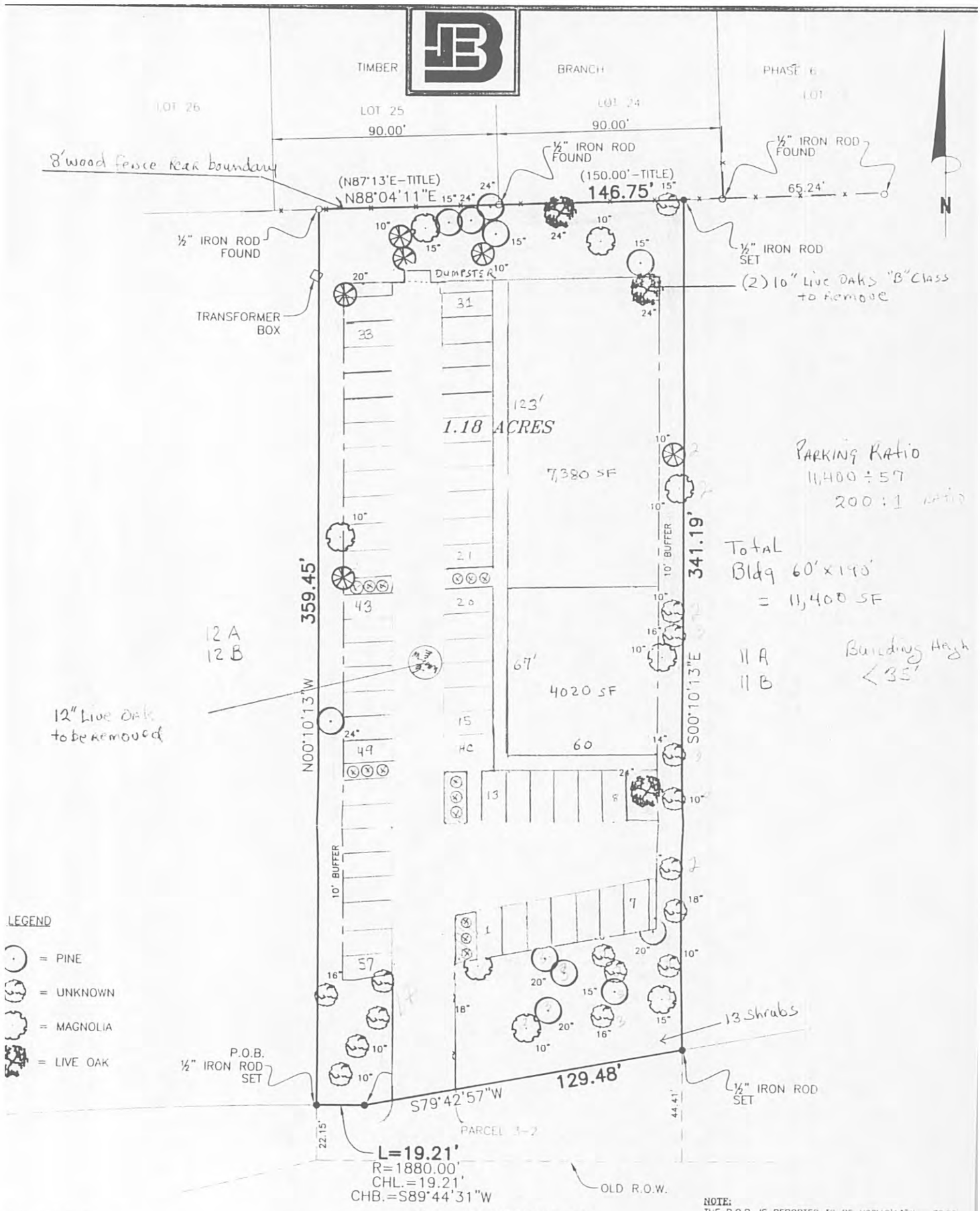
STAFF RECOMMENDATIONS:
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. The 13 shrubs, proposed to be located within the front planting area, must be located along the row of parking spaces to create an obscuring screen.
2. Request to reduce the required number of Class B trees within the front planting area from 32 to 23 considering that all existing trees within the front buffer will be preserved.
3. Provide 1 additional island at the end of the row of parking spaces located along the side of the building & 1 Class A tree at the end of each row and every 12 spaces.
4. Provide 10Class B trees within the south planting buffer to meet the minimum requirements.
5. Request to remove a total of 3 live oak trees (as shown on the plan). Live oak trees are located within the building and parking footprint. Note that the live oak trees will have to be mitigated in kind on the site or payment to the tree bank will be required.
6. Application for land clearing permit must be submitted before application for building permit. Determination of onsite mitigation or payment into the tree bank will have to be determined before issuance of land clearing permit.
7. Provide a revised landscape plan, signed by a landscape architect or landscape contractor, showing the size and location of all existing trees to be preserved and new plant materials before final inspection. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
8. Access ways through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic; and a minimum of 12' to 15' wide for one way traffic.
9. As shown on the plan, dumpster is proposed to be located within the 30' required rear buffer in order to maximize the number of parking spaces and facilitate the access. Note that the dumpster shall be screened with a 7' opaque screen.
10. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
11. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
12. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
13. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
14. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

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

CASE NO.:	PR15-02-001
APPLICANT:	David Derbes
PROPOSED USE:	Medical Office Building
PREVIOUS/CURRENT USE:	Vacant
SQ. FT. OF USE:	12,900 sq.ft.
GROSS AREA LOT SIZE:	1.18 acres
ZONING CLASSIFICATION:	HC-2 (Highway Commercial District)
CORRIDOR:	Highway 21 Planned Corridor
LOCATION:	Parcel located on the west side of LA Highway 21, north of LA Highway 1085; S46, T7S, R11E; Ward 1, District 1





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NOTE:
THE P.O.B. IS REPORTED TO BE N00°10'13"W – 72.00' THE STATION NUMBER 110+73.89 ON SHEET 3 OF THE RIGHT-OF-WAY MAP FOR STATE PROJECT NO. H.001340 TAMMANY PARISH, LOUISIANA.

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

NCE SURVEY:
et 3 of Right-of-way maps of State Project no. H.001340, dated July 25, ast revised March 01, 2013.
urvey by Land Surveying, Inc. dated October 18, 1976 with number 923.
ner Branch, Phase 6, Subdivision map.

OR BEARINGS: Reference Survey #1.

ZONE NOTE: This is to certify that I have consulted the Federal nce Administration Flood Hazard Boundary Maps and found the ty described is located in Flood Zone(s) "C" with a Flood Elevation of N/A in accordance with Community No. 225205 0210 C; Revised: OCTOBER 17, 1989

SURVEY MAP OF

A 1.18 ACRE PARCEL OF LAND

situated in

SECTION 46, T-7-S, R-11-E

St. Tammany Parish, Louisiana

for

DR. LEON WATKINS

No. 2014 680 | Drawn by: SPH | Scale: 1" = 40'

DECEMBER 22, 2014 | Revised:

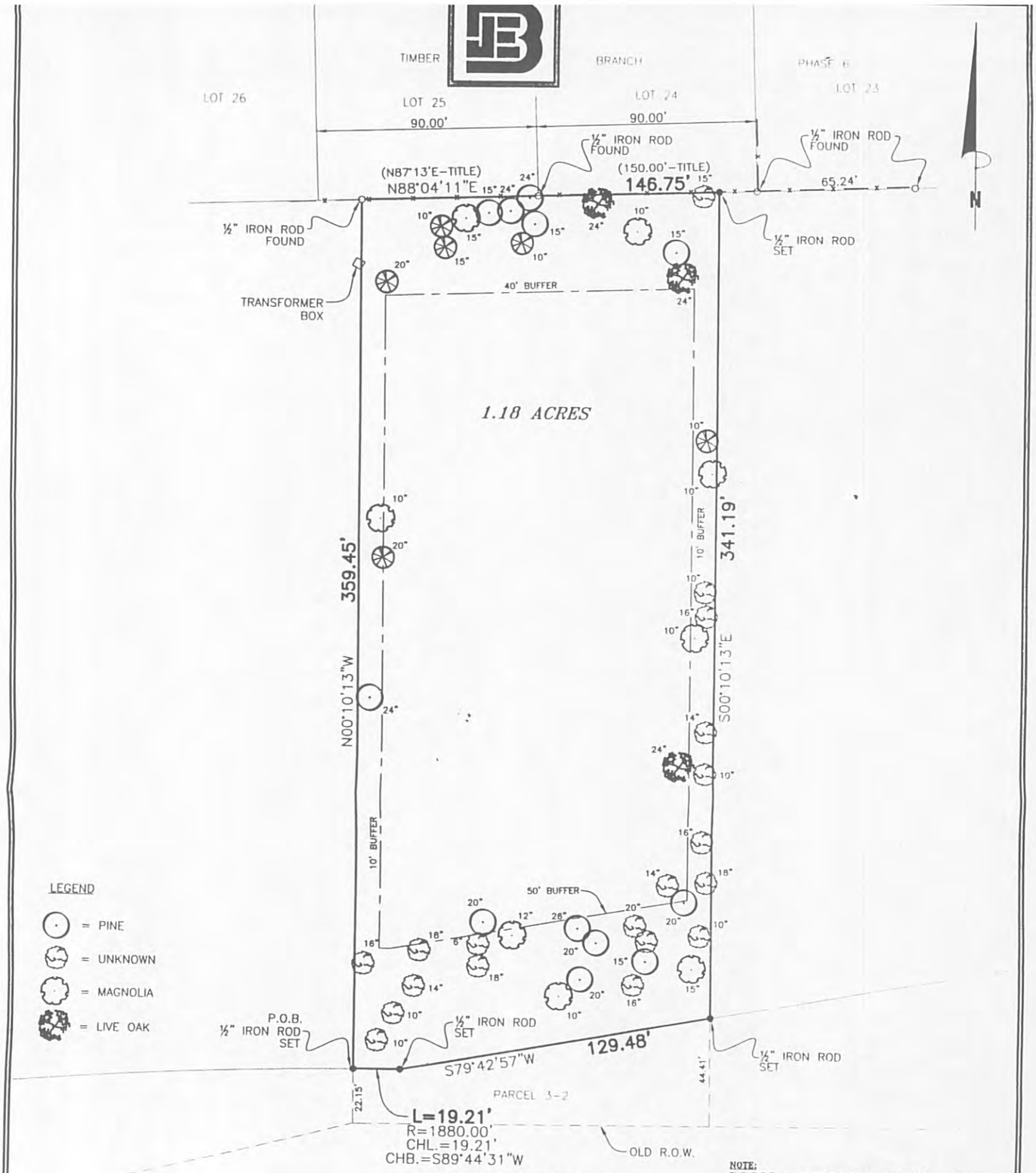
NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

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

Servitudes shown hereon are not necessarily exclusive.

STATE OF LOUISIANA
This Survey is Certified to be True and Correct
JOHN E. BONNEAU
License No. 4423
PROFESSIONAL LAND SURVEYOR
John E. Bonneau

HN E. BONNEAU & ASSOCIATES, INC.
essional Land Surveyors • Planners and Consultants
633 NORTH LOTUS DRIVE • MANDEVILLE, LA. 70471



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NOTE:
THE P.O.B. IS REPORTED TO BE N00°10'13"W – 72.00' FROM THE STATION NUMBER 110+73.89 ON SHEET 3 OF THE RIGHT-OF-WAY MAP FOR STATE PROJECT NO. H.001340, ST. TAMMANY PARISH, LOUISIANA.

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

REFERENCE SURVEY:
1.) Sheet 3 of Right-of-way maps of State Project no. H.001340, dated July 25, 2012, last revised March 01, 2013.
2.) A survey by Land Surveying, Inc. dated October 18, 1976 with number 923.
3.) Timber Branch, Phase 6, Subdivision map.

BASIS FOR BEARINGS: Reference Survey #1.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

SURVEY MAP OF

A 1.18 ACRE PARCEL OF LAND

situated in

SECTION 46, T-7-S, R-11-E

St. Tammany Parish, Louisiana

for

DR. LEON WATKINS

Survey No. 2014 680 Drawn by: SPH Scale: 1" = 40'
Date: DECEMBER 22, 2014 Revised:

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www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

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

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

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

STATE OF LOUISIANA
This Survey is Certified to be True and Correct By
JOHN E. BONNEAU
License No. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

APPENDIX A
CASE NO.: PR15-02-001
LANDSCAPE CHART
FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting Hwy 21 129.48 ft.	100' building setback 50' parking setback 50' planting area 22 Class A 32 Class B 70% sight obscuring screen along parking area	30' planting area 5 Class A 5 Class B 13 Shrubs	100' building setback 50' parking setback 50' planting area Existing trees to remain (45 credits) 13 shrubs	Note that the proposed 13 shrubs must be located along the row of parking spaces to create an obscuring screen.
North Perimeter Planting 341.19 ft.	10' planting area 11 Class A 11 Class B	10' planting area 11 Class A 11 Class B	10' planting area Existing trees to remain (22 credits)	As petitioner proposes
South Perimeter Planting 359.45 ft.	10' planting area 12 Class A 12 Class B	10' planting area 12 Class A 12 Class B	10' planting area existing trees to remain (14 credits) 10 Class B trees to be provided	Provide 10 Class B trees to meet the minimum requirements.
West Perimeter Planting 146.75 ft.	30' planting area 5 Class A 5 Class B 8' opaque screen	10' planting area 5 Class A 5 Class B 8' opaque screen	30' planting area Existing trees to remain (33 credits) except where dumpster is proposed to be located 8' opaque screen	As petitioner proposes
Parking Planting General Office 1 spaces per 350 sq. ft of Office Doctor's office 1 per Doctor on Duty, 2 for every 3 employees on duty and 1 per 175 sq.ft of office 57 Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row and 1 Class A tree in island	1 Class A / 12 spaces & in islands at ends of row and 1 Class A tree in island	1 Class A / 12 spaces & in islands at ends of row	Provide 1 additional island at the end of the row of parking spaces located along the side of the building & 1 Class A tree at the end of each row and every 12 spaces