

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5322

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. GOULD

PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF DECEMBER, 2014

ORDINANCE TO AMEND ST. TAMMANY PARISH UNIFIED
DEVELOPMENT CODE BY CREATING SECTION 6.09
ENTERTAINMENT OVERLAY(ZC15-03-019).

WHEREAS, it is necessary to amend the Unified Development Code to create Section 6.09 Entertainment Overlay to promote, protect, and preserve the general welfare, safety, health, peace, and good order of the parish and to regulate certain entertainment venues, including but not limited to those involving the sale of beverages of high alcohol content in accordance with state law and other parish ordinances.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Unified Development Code be hereby amended by creating Section 6.09 Entertainment Overlay, to provide as follows, to-wit:

UNIFIED DEVELOPMENT CODE VOLUME 1

SECTION 6 OVERLAYS

6.09 Entertainment Overlay

6.0901 Purpose

The Entertainment Overlay is established to accommodate a limited number of entertainment uses including but not limited to facilities required to obtain a permit for the sale of beverages of high alcoholic content in a limited geographic area to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.

6.0902 Permitted Uses

A. Entertainment Venues;

B. Bars;

C. Restaurants with lounges;

D. Any other facility required to obtain a permit for the sale of beverages of high alcoholic content.

6.0903 Site and Structure Provisions

When property is located in or adjacent to residentially zoned neighborhoods and properties, the Site and Structure Provisions of the underlying zoning district apply.

6.0904 Permit Application

Any request for an Entertainment Overlay shall be processed in accordance with the same permit process as any other permitting process with the exception that the request will be reviewed for compliance with the standards and criteria of this section by the Department of Planning.

6.0904 Establishment of Entertainment District Overlay

An Entertainment Overlay may be established by the Parish Council after review and approval of the area in question in accordance with the procedures established to consider zoning changes as outlined in these regulations.

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 DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 8 DAY OF JANUARY , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 27 , 2014

Published Adoption: _____ , 2014

Delivered to Parish President: _____ , 2014 at _____

Returned to Council Clerk: _____ , 2014 at _____

Proposed Definition ZC15-03-019

ENTERTAINMENT VENUE shall mean any venue, structure or location where activities that includes, but is not limited to, live performances, virtual performances, sporting events, and exhibitions held indoors or outdoors to which members of the public are invited with or without charge. Live performances include live productions of music or sound by individuals, bands, musicians, dancing, karaoke, and theatric performances. Adult uses as defined in this ordinance are not permitted.

ZONING STAFF REPORT

Date: April 27, 2015

Meeting Date: May 5, 2015

Case No.: ZC14-12-104

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (04/07/15)

Posted: 04/20/15

GENERAL INFORMATION

PETITIONER: Parish Council by Motion
OWNER: St. Joe Brick/M.P. Schneider, III
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 including conservation areas. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

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

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: _____ ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. TANNER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE ___ DAY OF _____, 2015.

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME 1 (ZONING) SECTION 2 DEFINITIONS, TO ADD THE DEFINITION OF AGRICULTURAL PRODUCTS RELATED TO FARM WINERY & FARM WINERY, SECTION 6.06 R (RURAL) DISTRICT RELATIVE TO ADDING FARM WINERY AS AN ADMINISTRATIVE PERMIT, AND SECTION 8.01 MINIMUM STANDARDS FOR SPECIFIC USES RELATIVE TO ADDING PARAGRAPH BA. FARM WINERY. (ZC15-04-025)

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

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the businesses and citizens of St. Tammany Parish to implement an ordinance addressing the operations of farm wineries; and

WHEREAS, the St. Tammany Parish Government considers that it is necessary to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), specifically to provide definitions for agricultural products related to farm winery and for farm winery.

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 2, Definitions, by adding the following terms to the existing definitions in alphabetical order:

Agricultural Products related to Farm Winery includes: honey and grapes, berries and fruits whether in whole cluster, whole berry, crushed, uncrushed or pressed into juice form, liquid or frozen. Agricultural product shall not mean any product that already contains alcohol.

Farm Winery: Any business which produces and sell wines produced from grapes, other fruit, or other suitable agricultural products.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.06 R (Rural) District be amended as follows:

Amend Section 6.0603, as follows:

6.0603 Administrative Permits

The following uses are permitted through the Administrative Permit process in addition to those already permitted in the underlying zoning. The purpose of an Administrative Permit is to provide for a Staff review and approval of certain uses as set forth below:

- A. Religious uses including churches, temples, synagogues, camps, convents and monasteries.
- B. One Garage Apartment or Guest house under 1000 square feet of habitable floor space on lots of less than 40,000 square feet.
- C. Seasonal Seafood Peddlers using temporary structures. State of Louisiana inland waters shrimping season(s) shall be considered as the seasons during which the regulations shall apply and inspectors may periodically check for conformance; including temperature of seafood storage and waste disposal.

D. Seasonal Produce stands other than seafood peddlers and Christmas tree sales, provided that the use is temporary and valid for a period not greater than 6 months. Concurrent permits for a single site may not extend this six month limit. For occupancy of a site on a permanent basis a conditional use permit is required. Signs are allowed provided they are professionally rendered and approved by the Department of Development.

E. Fireworks sales using temporary structures during periods established by ordinance of the Police Jury except where prohibited by ordinance. Signs are allowed provided all are professionally rendered and approved by the Department of Development.

F. Snowball Stands between April 1 and September 30.

G. Non-profit/Family Cemeteries.

H. Bed & Breakfast

I. Excavations for the purpose of creating a decorative or farm pond of not to exceed one acre in area and when located on a parcel of at least five acres in area.

J. Farm Winery subject to Section 8.01 BA.

J. K. Similar and Compatible Uses

Other administrative uses which are similar and compatible with the administrative uses of the Rural District as determined by the Director of Development acting in the capacity of Zoning Administrator.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS that it amends and reenacts the St. Tammany Parish Unified Development Code, Volume I (Zoning), Section 8.01 Minimum Standards for Specific Uses, to add paragraph BA. Farm Winery as follows:

BA. FARM WINERY

1. A site plan shall be submitted to the Department of Development -Planning Division. The plan shall indicate at a minimum:

- a. Location of all structures on site including proposed structures.
- b. Proposed traffic movements and points of ingress & egress, including parking and site triangle.
- c. Drawing showing the location of proposed sign, setback from property line and dimensions.

2. Where a farm winery is allowed, the proposed use shall meet the following criteria:

- a. The daily time period during which a farm winery may be open to the general public shall be from 10:00 a.m. until 6:00 p.m.
- b. At any time, the number of visitors to the Farm Winery shall not exceed fifteen (15) visitors.
- c. The farm winery tasting room may have one accessory structure for the purpose of wine tasting and sales of wine related items. The size of the tasting room shall be limited to four hundred (400) square feet.
- d. Tour, wine tasting and consumption are limited to tour of the facility, sampling, by the general public, of wines, and the purchase of wine by the glass or bottle to drink on or off-premises of the farm winery. No farm winery shall permit the wine tasting and consumption without the proper permit from the parish and the state.
- e. Wine-related items: Items that may be used in connection with the serving, storing or display of wine, or written material describing wine or food, or items of apparel displaying the name and/or logo of the specific winery can be sold on the site; other non wine related items may not be sold.
- f. Sale, delivery, or shipment of wine manufactured by the permittee directly to a consumer in this state, licenced wholesalers and out-of-state purchasers are permitted.
- g. The storage, warehousing, and wholesaling of wine is allowed on site.
- h. All signage shall be in compliance with Section 7.02 of these regulations.
- I. Special Events are permitted subject to compliance with requirements set out in Section 3-157 C of the Code of Ordinance.

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-_____.

RICHARD TANNER, 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: April 27, 2015

Meeting Date: May 5, 2015

Case No.: ZC15-05-041

Determination: Approved Amended Postponed Denied

Posted: 04/20/15

GENERAL INFORMATION

PETITIONER: Ma Carmen Munoz Vega
OWNER: Ma Carmen Munoz Vega
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of 7th Street, south of LA Highway 36, being Square 35, Town of New Claiborne; S42, T6S, R11E; Ward 3, District 2
SIZE: 1.32 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 lane unopened Parish Right of way

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped/Residential	A-4 (Single Family Residential District)
South	Undeveloped/Residential	A-4 (Single Family Residential District)
East	Undeveloped	A-4 (Single Family Residential District)
West	Undeveloped	A-4 (Single Family Residential District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the east side of 7th Street, south of LA Highway 36, being Square 35, Town of New Claiborne. The 2025 future land use plan calls for the area to be developed with residential uses, including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-05-041
PETITIONER: Ma Carmen Munoz Vega
OWNER: Ma Carmen Munoz Vega
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of 7th Street, south of LA Highway 36, being Square 35, Town of New Claiborne; S42, T6S, R11E; Ward 3, District 2
SIZE: 1.32 acres



2015-05-041

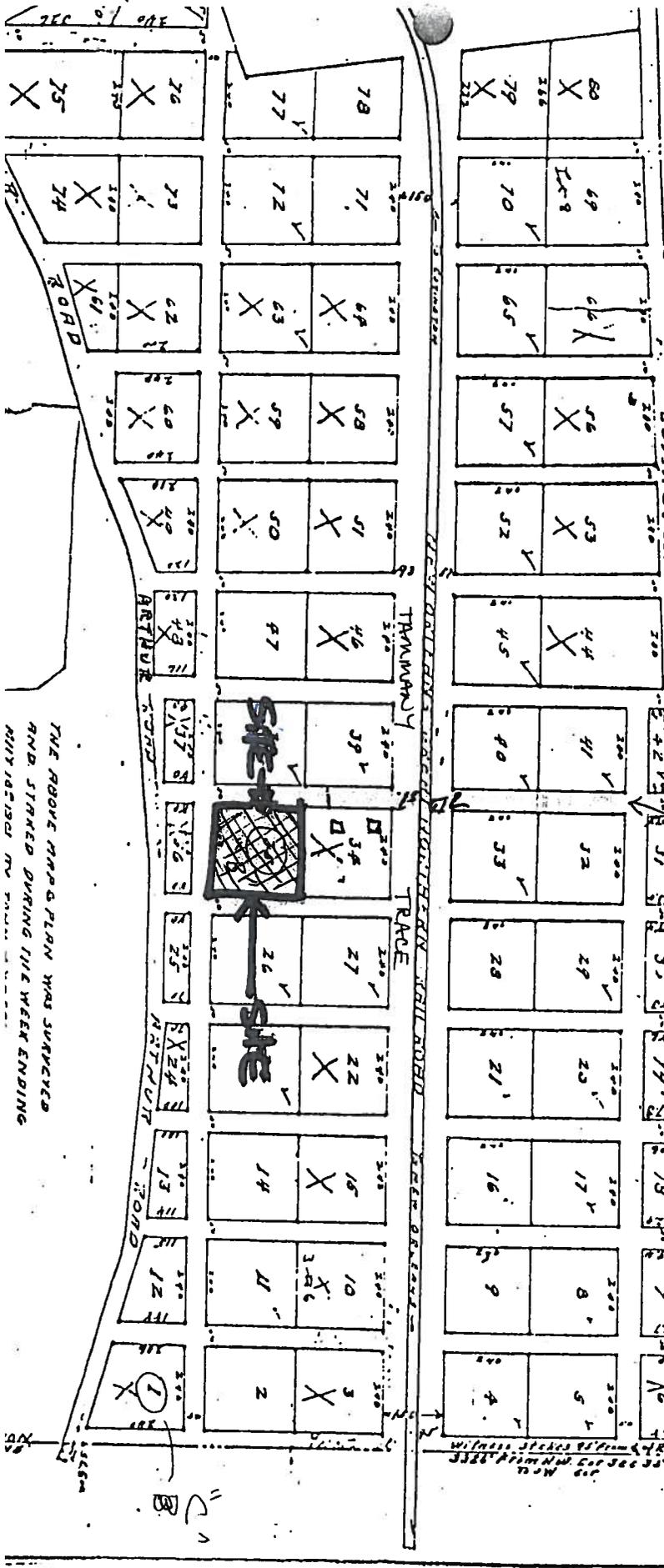
PLAN OF THE TOWN OF _____
 NEWALBANY
 IN SEC 41 T 8. S. R 11. E.
 ST TRAMWAY BRUSH, LN
 THE PROPERTY OF THE STAMMANT LAND
 AND IMPROVEMENT COMPANY.

TO COVINGTON

TO ABITA

TO HAITER

SEC 42
 SEC 43
 SEC 44



THE ABOVE MAP & PLAN WAS SURVEYED
 AND STAKED DURING THE WEEK ENDING
 MAY 10 1875

ZONING STAFF REPORT

Date: April 27, 2015

Meeting Date: May 5, 2015

Case No.: ZC15-05-042

Determination: Approved Amended Postponed Denied

Posted: 04/20/15

GENERAL INFORMATION

PETITIONER: Russell R. Jenkins
OWNER: Jammie Lee, Kristy Lee, Cynthia J. Lester, Jan J. Perry, Russell R. Jenkins
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the south side of Pine Acres Road, east of LA Highway 437; S29, T4S, R11E; Ward 2, District 6
SIZE: 7.08 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/Undeveloped	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? 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-1 (Suburban District) to A-2 (Suburban District). The site is located on the south side of Pine Acres Road, east of LA Highway 437. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Considering that the site is surrounded by residential & undeveloped land zoned A-1 Suburban District, staff does not see any compelling reason to recommend approval.

STAFF RECOMMENDATION:

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

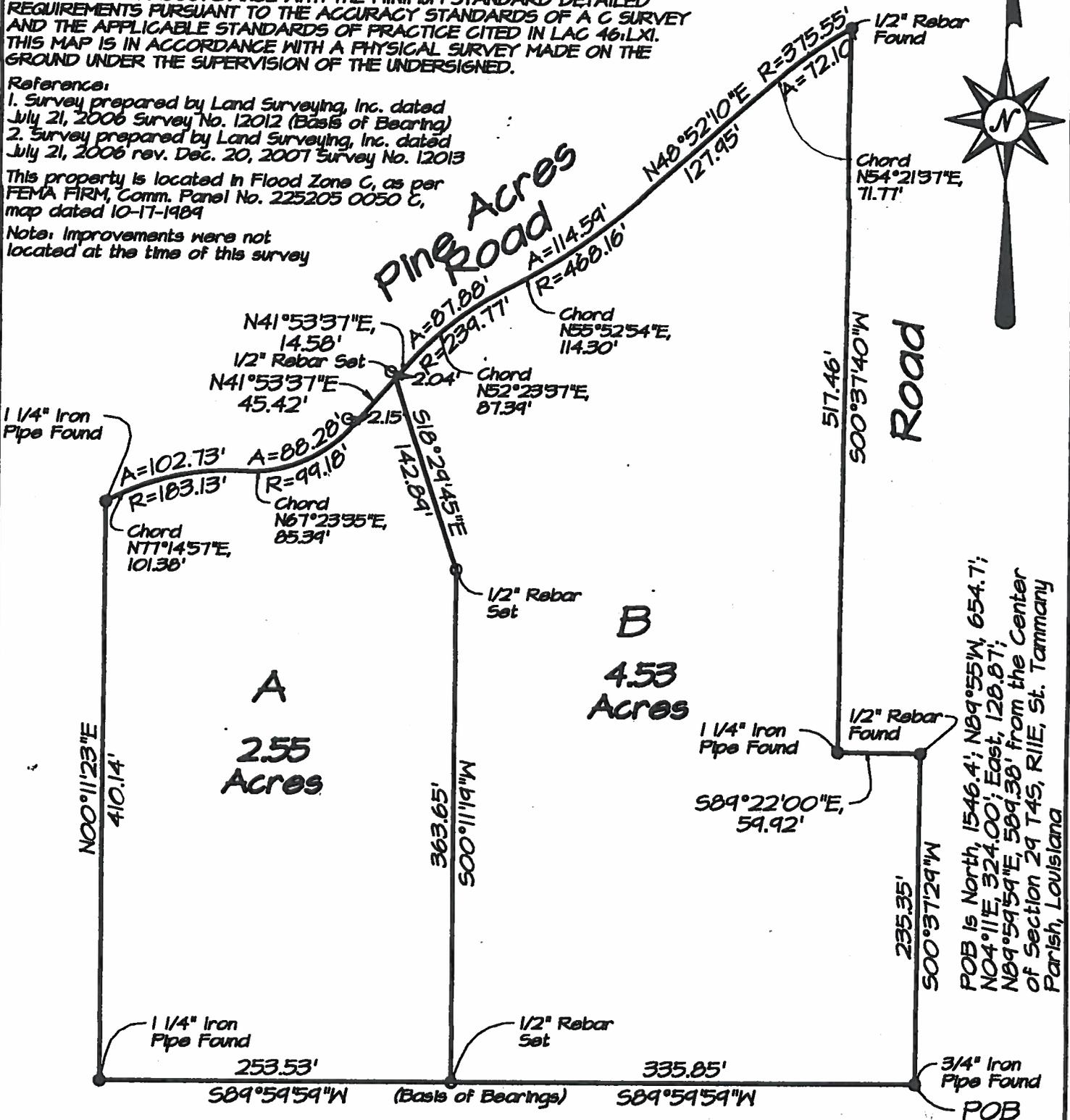
2015-05-042

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 46:1X1. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

- Reference:
1. Survey prepared by Land Surveying, Inc. dated July 21, 2006 Survey No. 12012 (Basis of Bearing)
 2. Survey prepared by Land Surveying, Inc. dated July 21, 2006 rev. Dec. 20, 2007 Survey No. 12013

This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0050 C, map dated 10-17-1989

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



MINOR SUBDIVISION OF PROPERTY INTO PARCELS A & B, SECTION 29 TOWNSHIP 4 SOUTH RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA FOR THE ESTATE OF SHIRLEY L. JENKINS, et al

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

BRUCE M. BUTLER, III License No. 4894 L.A. PROFESSIONAL LAND SURVEYOR LICENSE NO. 4894

Land Surveying, Inc. 518 N. Columbia Street Covington, LA 70433 (985) 842-6271 office (985) 848-0355 fax

ZONING STAFF REPORT

Date: April 27, 2015

Meeting Date: May 5, 2015

Case No.: ZC15-05-043

Determination: Approved Amended Postponed Denied

Posted: 04/20/15

GENERAL INFORMATION

PETITIONER: Stephen Blanc
OWNER: B & B Contracting, INC/Stephen Blanc
REQUESTED CHANGE: From A-1A (Suburban District) to A-3 (Suburban District)
LOCATION: Parcel located at the southwest corner of LA Highway 1077 & Gottschalk Road; S17, T6S, R10E; Ward 1, District 3
SIZE: 1.834 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-1A (Suburban District)
South	Residential	A-1A (Suburban District)
East	Residential/Undeveloped	PUD (Planned Unit Development Overlay)
West	Residential/Undeveloped	A-1A (Suburban District)

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

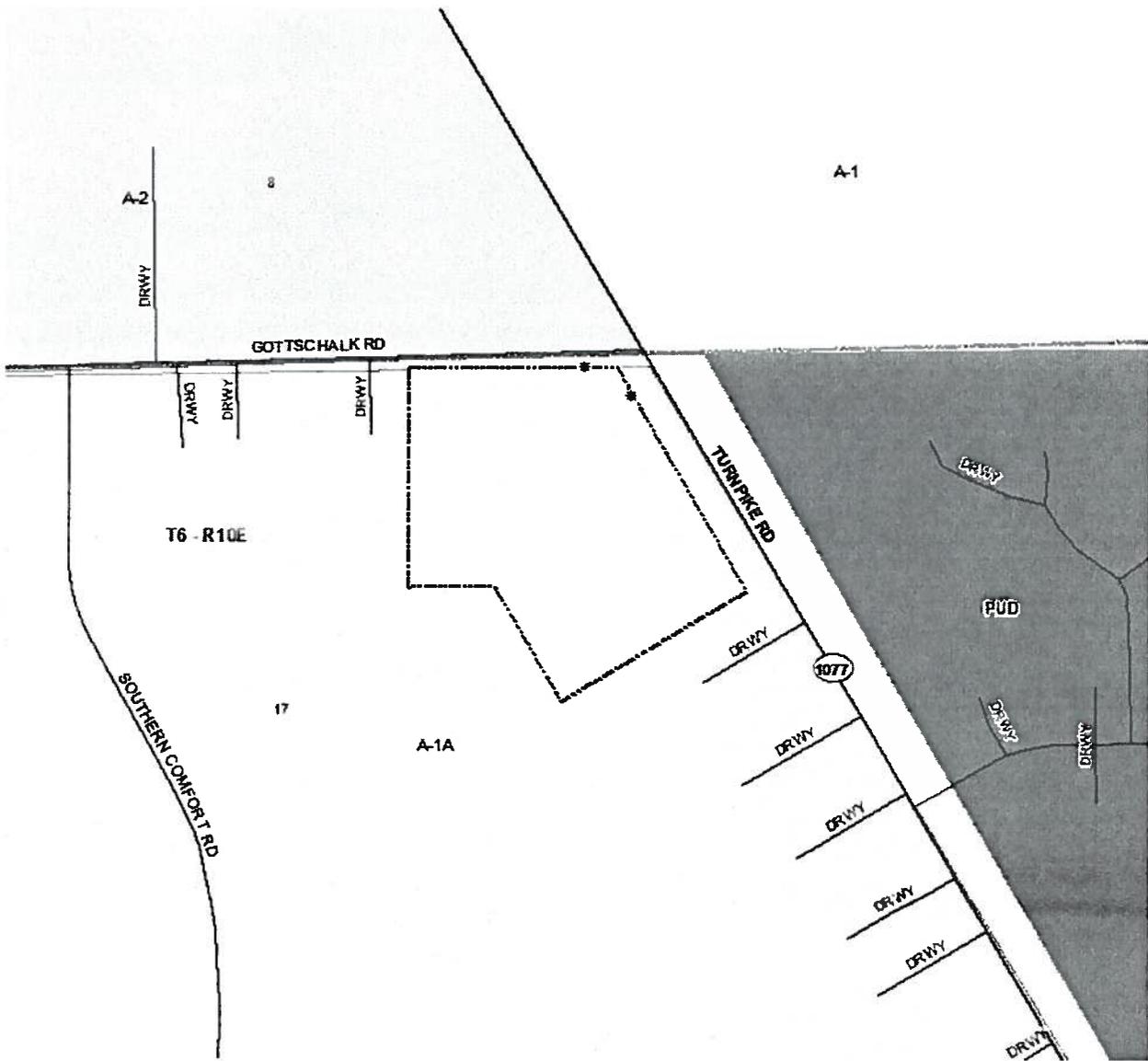
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) to A-3 (Suburban District). The site is located at the southwest corner of LA Highway 1077 & Gottschalk Road. The 2025 future land use plan calls for the area to be developed with agricultural uses. Staff does not see any compelling reason to recommend approval of the request, considering that the site is surrounded by residential and undeveloped parcels of land zoned A-1A Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 (Suburban District) designation be denied.

CASE NO.: ZC15-05-043
PETITIONER: Stephen Blanc
OWNER: B & B Contracting, INC/Stephen Blanc
REQUESTED CHANGE: From A-1A (Suburban District) to A-3 (Suburban District)
LOCATION: Parcel located at the southwest corner of LA Highway 1077 & Gottschalk Road; S17, T6S, R10E; Ward 1, District 3
SIZE: 1.834 acres



2015-05-043

THIS IS NOT A BOUNDARY SURVEY



GOTTSCHALK ROAD



REFERENCE:
 Survey by Fontcuberta Surveys Inc.
 Map File No.: 4804A
 Dated: 4-10-2006

Sketch of
 A 1.834 ACRES PARCEL OF GROUND SITUATED IN
 SECTION 17, TOWNSHIP 6 SOUTH, RANGE 10 EAST
 ST. TAMMANY PARISH, LA

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

THIS IS NOT A BOUNDARY SURVEY

Sketch

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Geodetic • Forensic • Consultants
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 E-MAIL: info@brownsurveys.com

Date: MARCH 10, 2015
 Survey No. 15293
 Project No. (CR5)

Scale: 1" = 100' ±
 Drawn By: MAX
 Revised:

Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

\\server\Data\1SurveyShared\15SURVEY\15293.dwg

Copyright 2015 - Randall W. Brown & Associates, Inc.

ZC15-05-043

PF-1

TURPIKE RD

8

A-2

A-1

DRWY

GOTTSCHALK

SOUTHERN COMFORT

T6 - R10E

DRWY

DRWY

DRWY

DRWY

75625

DRWY

75619

DRWY

75609

DRWY

75603

DRWY

75597

DRWY

75593

DRWY

75587

DRWY

75583

DRWY

75577

DRWY

0

PUD

110

116

DRWY

DRWY

DRWY

DRWY

111

DRWY

119

DRWY

17

A-1A

TAVERN ESTATES

0 400 Feet



ZONING STAFF REPORT

Date: April 27, 2015

Meeting Date: May 5, 2015

Case No.: ZC15-05-044

Determination: Approved Amended Postponed Denied

Posted: 04/20/15

GENERAL INFORMATION

PETITIONER: Jacob E. Fogarty
OWNER: Jacob E. Fogarty
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Green Street, south of Ted Ray Drive, being lot 6, Square 71, Hillcrest Country Club Subdivision, 73053 Green Street, Abita Springs; S26, T6S, R12E; Ward 6, District 6
SIZE: 20,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane gravel

Condition: Fair

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	Undeveloped	A-3 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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 land resources so that they remain 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.

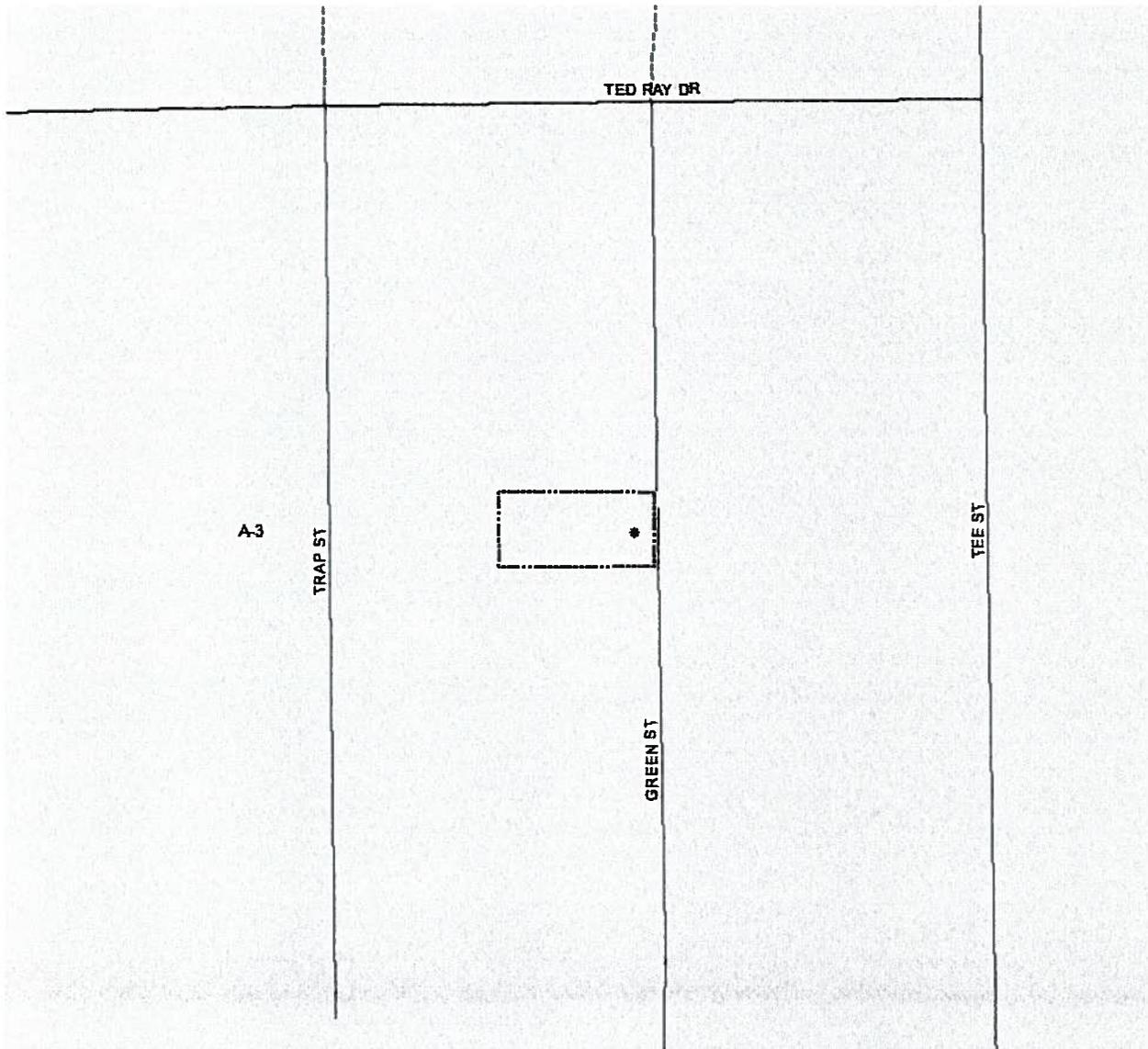
STAFF COMMENTS:

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 west side of Green Street, south of Ted Ray Drive, being lot 6, Square 71, Hillcrest Country Club Subdivision, 73053 Green Street, Abita Springs. The 2025 future land use plan call for the area to developed with uses that would allow for the conservation of the natural resources of the site. Staff does not have any objections to the request, as there some manufactured homes within the subdivision.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-05-044
PETITIONER: Jacob E. Fogarty
OWNER: Jacob E. Fogarty
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Green Street, south of Ted Ray Drive, being lot 6, Square 71, Hillcrest Country Club Subdivision, 73053 Green Street, Abita Springs; S26, T6S, R12E; Ward 6, District 6
SIZE: 20,000 sq.ft.



ZC15-05-044

NOTHING

TED RAY -

27 26
34 35

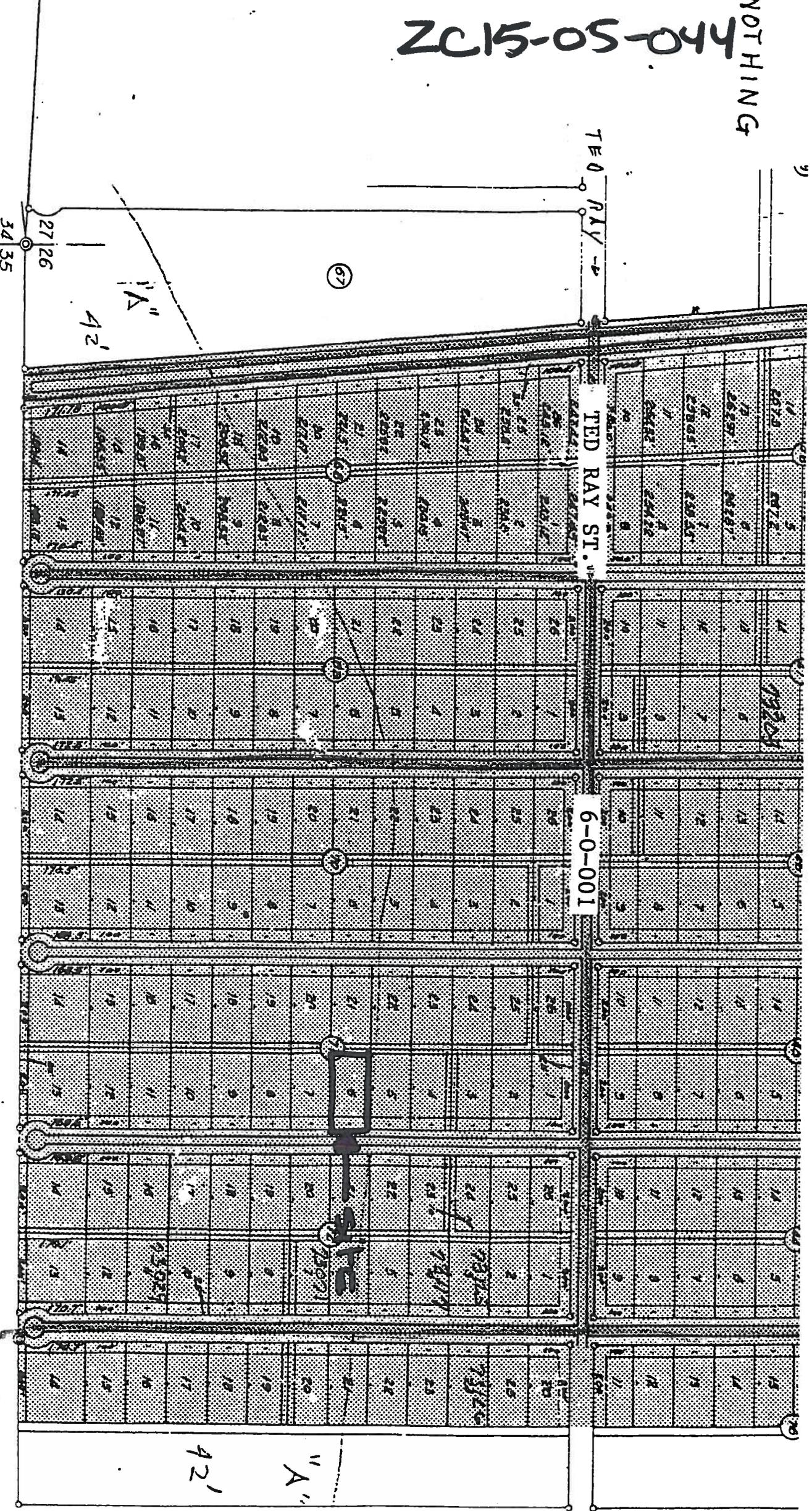
67

42'
"A"

TED RAY ST.

6-0-001

42'
"A"



ZONING STAFF REPORT

Date: April 27, 2015

Meeting Date: May 5, 2015

Case No.: ZC15-05-045

Determination: Approved Amended Postponed Denied

Posted:04/20/15

GENERAL INFORMATION

PETITIONER: Edward & Jennifer Fogarty
OWNER: Edward & Jennifer Fogarty
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Mashie Street & Flight Street, being lot 8, Square 3, Hillcrest Country Club Subdivision, 73104 Mashie Street, Abita Springs ; S27, T6S, R12E; Ward 10, District 6
SIZE: 15,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane gravel

Condition: Fair

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	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.

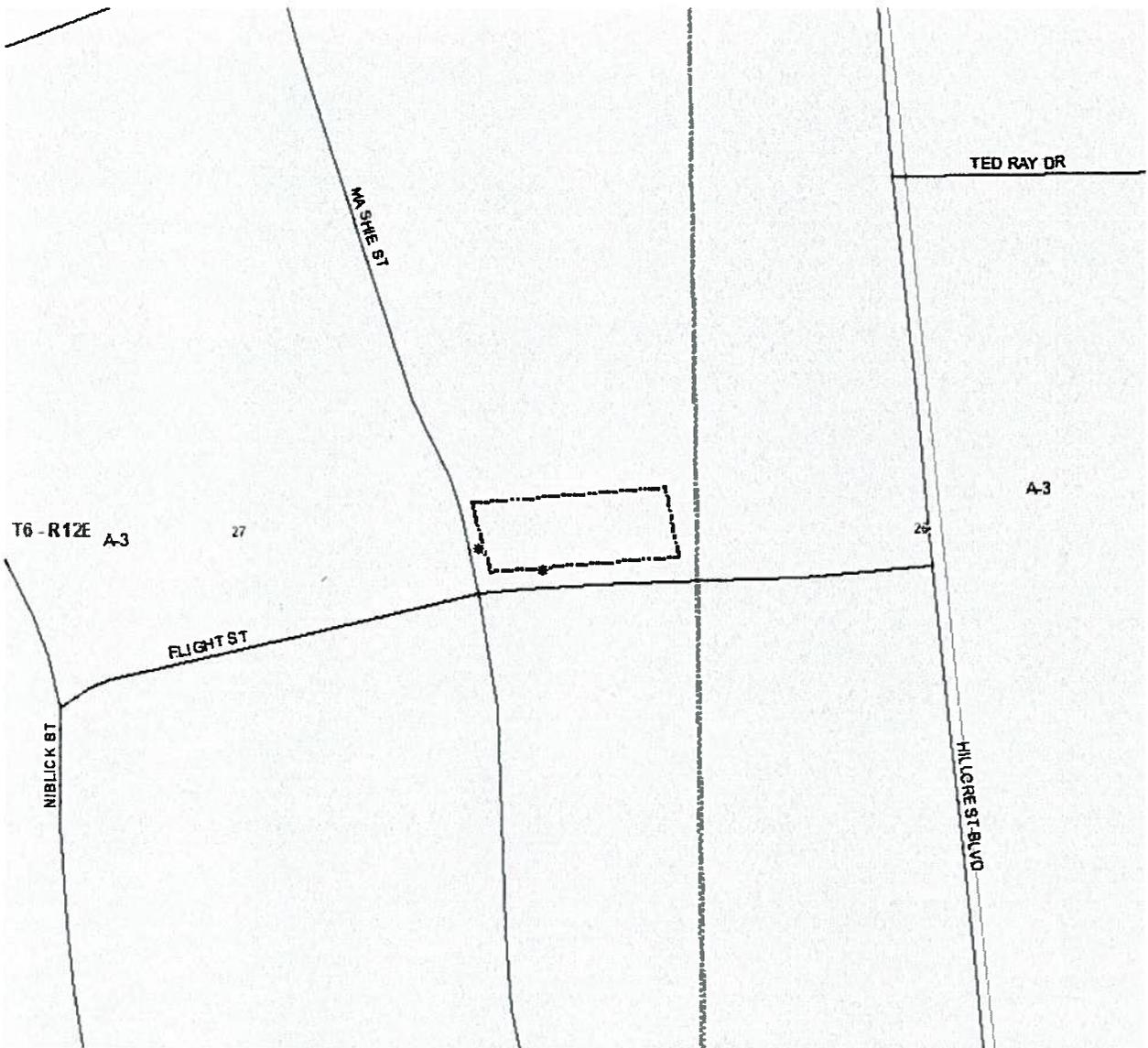
STAFF COMMENTS:

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 at the northeast corner of Mashie Street & Flight Street, being lot 8, Square 3, Hillcrest Country Club Subdivision, 73104 Mashie Street, Abita Springs. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

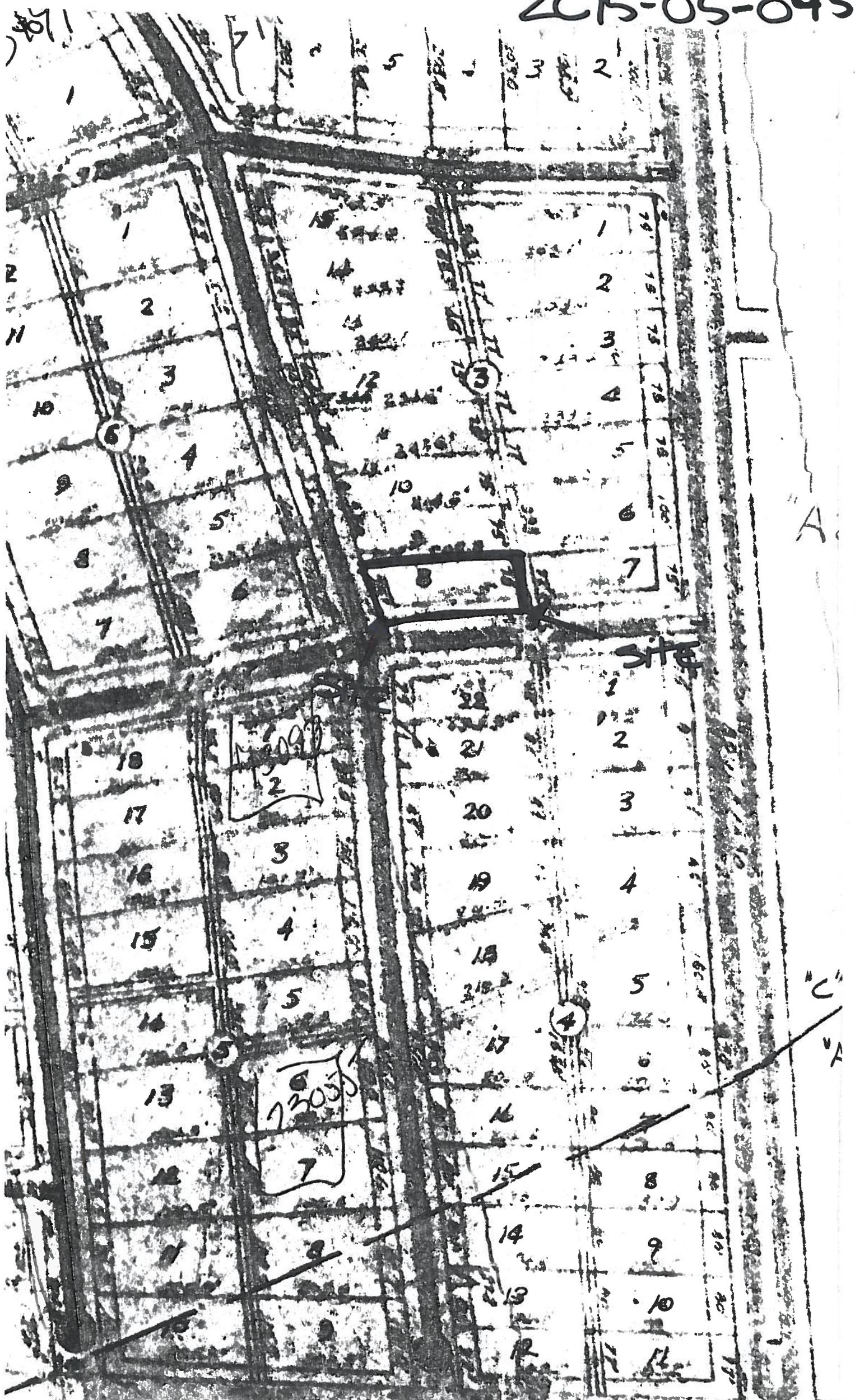
STAFF RECOMMENDATION:

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

CASE NO.: ZC15-05-045
PETITIONER: Edward & Jennifer Fogarty
OWNER: Edward & Jennifer Fogarty
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Mashie Street & Flight Street, being lot 8, Square 3, Hillcrest Country Club Subdivision, 73104 Mashie Street, Abita Springs ; S27, T6S, R12E; Ward 10, District 6
SIZE: 15,000 sq.ft.



ZC15-05-045



ZONING STAFF REPORT

Date: April 27, 2015

Meeting Date: May 5, 2015

Case No.: ZC15-05-046

Determination: Approved Amended Postponed Denied

Posted: 04/20/15

GENERAL INFORMATION

PETITIONER: Edward J. Deano, Jr
OWNER: Adolfo Rodriguez
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the south side of LA Highway 1078, east of Donnie Road; S32, T5S, R10E; Ward 2, District 3
SIZE: 3.885 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/Agricultural	A-1 (Suburban District)
South	Residential/Agricultural	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? 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.

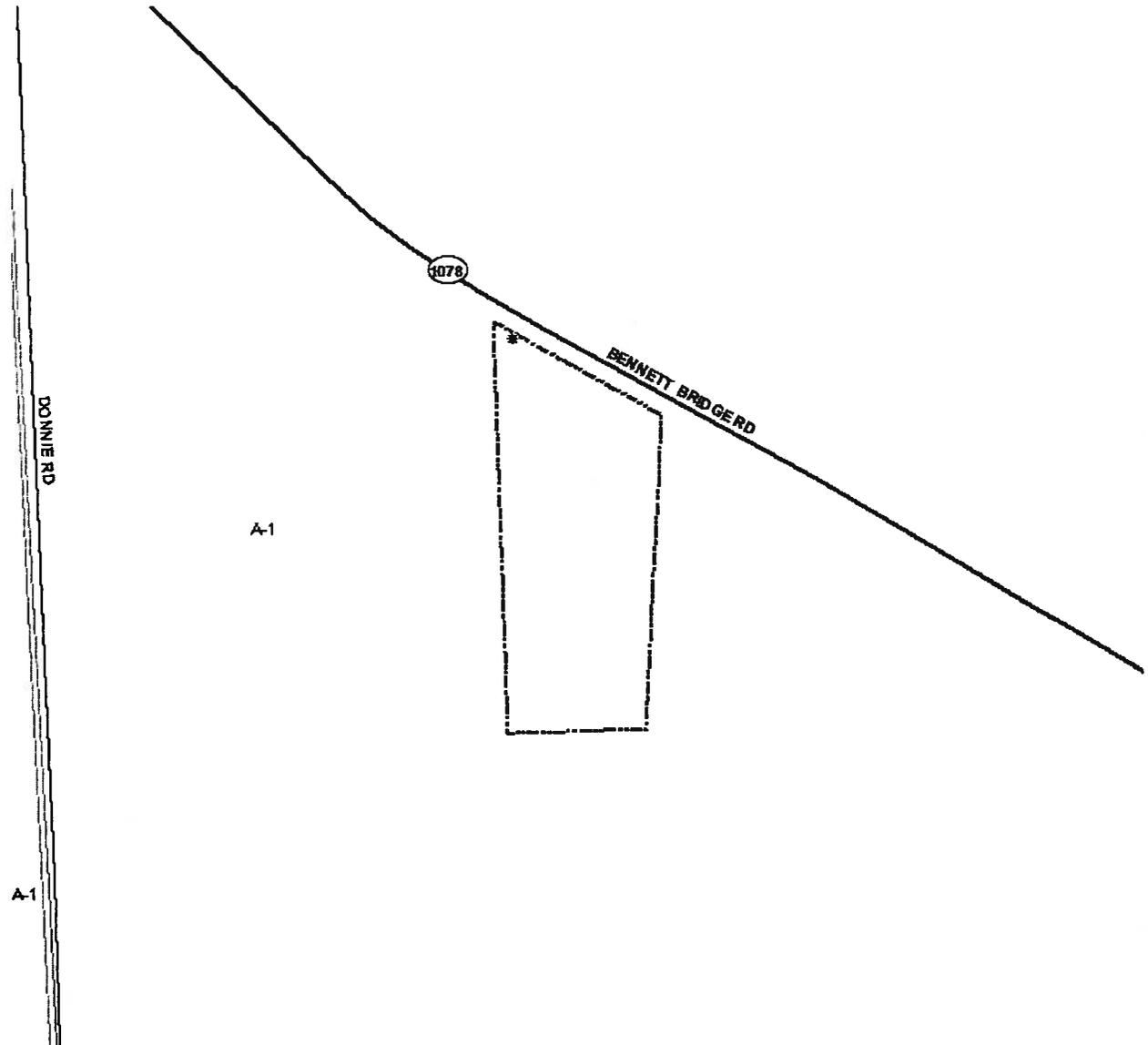
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District). The site is located on the south side of LA Highway 1078, east of Donnie Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff feels that there is no compelling reason to recommend approval, considering that the site is surrounded by residential/agricultural uses and undeveloped parcels of land zoned A-1 (Suburban District).

STAFF RECOMMENDATION:

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

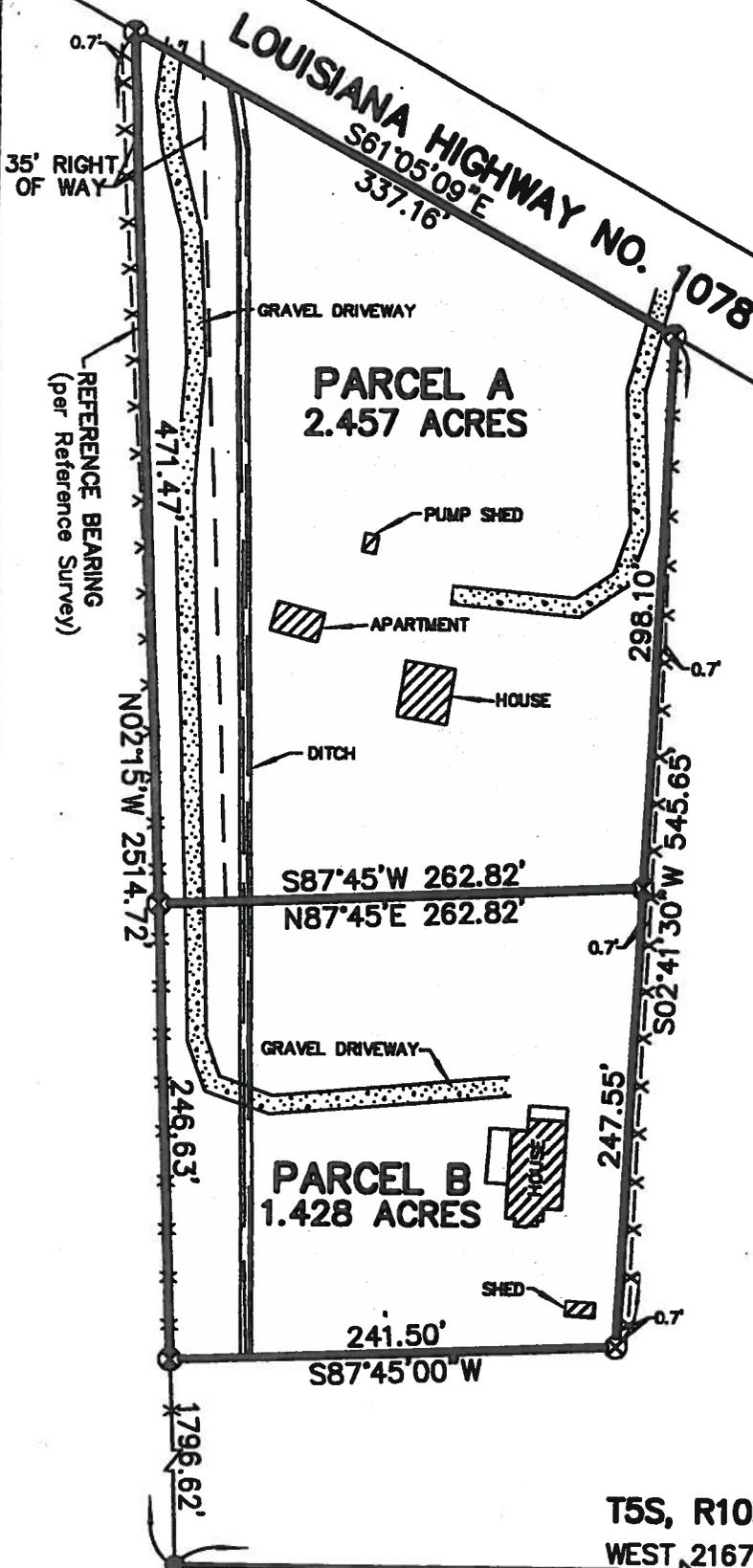
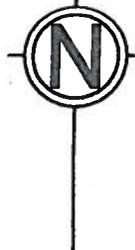
CASE NO.: ZC15-05-046
PETITIONER: Edward J. Deano, Jr
OWNER: Adolfo Rodriguez
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the south side of LA Highway 1078, east of Donnie Road; S32, T5S, R10E; Ward 2, District 3
SIZE: 3.885 acres



2015-05-046

LEGEND

- ⊗ = BOLT FOUND
- ⊙ = 1/2" IRON ROD FOUND



APPROVAL:

A MINOR SUBDIVISION OF 3.885 ACRES INTO PARCELS A & B, LOCATED IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

T5S, R10E
WEST 2167.70'

32 | 33

T6S, R10E

5 | 4

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.

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

REFERENCE SURVEY:

Survey for Joyce & Stephen J. Loup, Jr. by Herbert C. Sanders, Surveyor, dated January 11, 1983.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

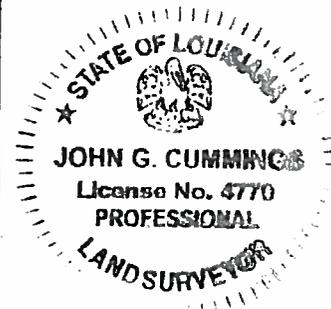
FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Mr. & Mrs. Adolfo Rodriguez**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.



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

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'

JOB NO. 9870-D

DATE: 8-2-2007

REVISED: 2-18-2015

ZONING STAFF REPORT

Date: April 27, 2015

Meeting Date: May 5, 2015

Case No.: ZC15-05-047

Determination: Approved Amended Postponed Denied

Posted:04/21/15

GENERAL INFORMATION

PETITIONER: Efriam Rothschild
OWNER: Rothschild Development LLC
REQUESTED CHANGE: From NC-6 (Public, Cultural and Recreational District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the west side of LA Highway 59, south of Parker Drive, north of Casril Drive; S12 & 13, T7S, R11E; Ward 3, District 5
SIZE: 2.09 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Mini Storage	HC-2 (Highway Commercial District)
South	Residential	A-2 (Suburban District)
East	Industrial	I-1 (Industrial District)
West	Undeveloped/Residential	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? No Multi occupancy development? No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

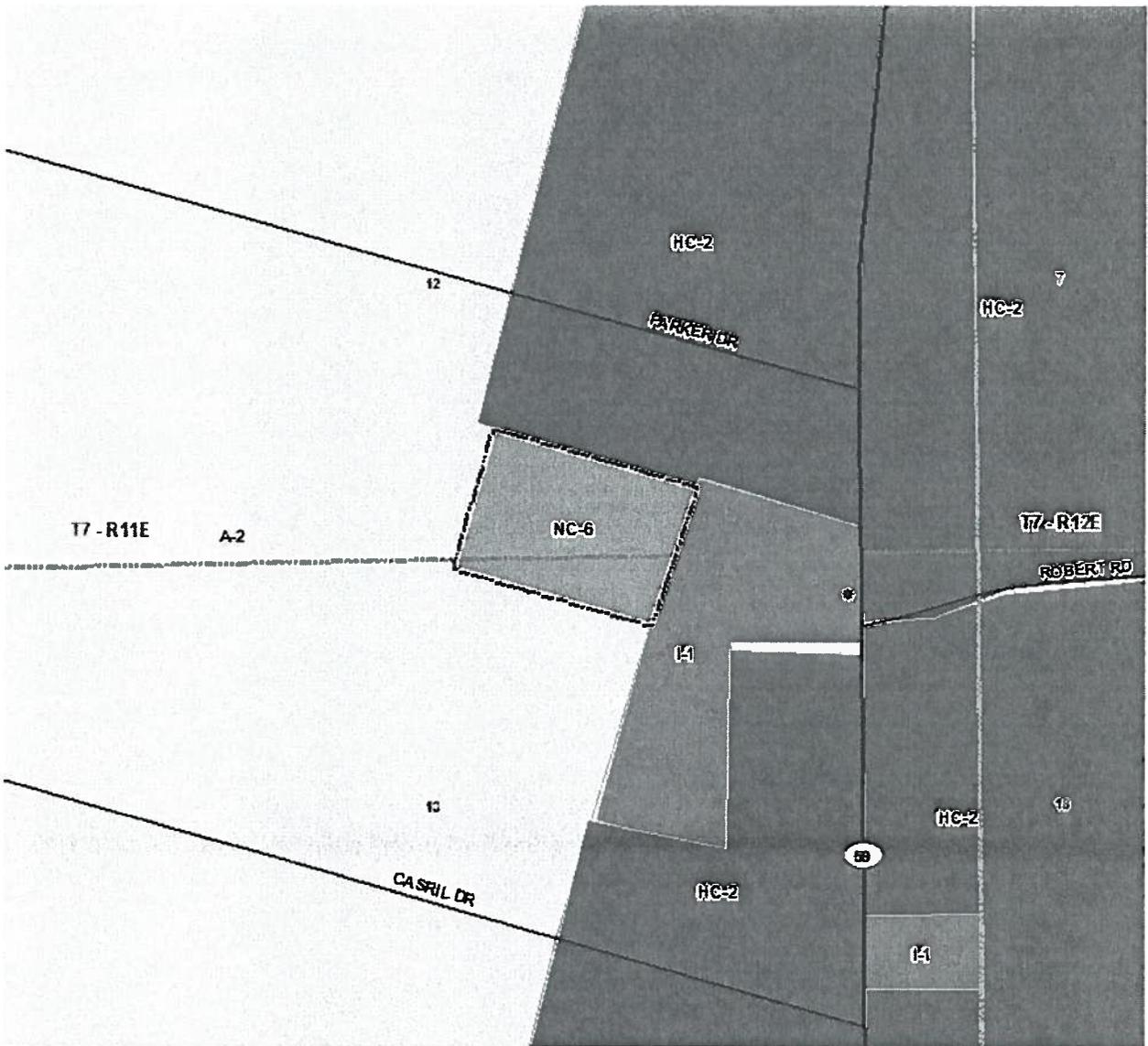
The petitioner is requesting to change the zoning from NC-6 (Public, Cultural and Recreational District) to HC-2 (Highway Commercial District). The site is located on the west side of LA Highway 59, south of Parker Drive, north of Casril Drive. The 2025 future land use plan calls for the site to be developed with industrial uses. Staff does not see any compelling reason to recommend approval of the request, considering that the site is directly abutting single family residential uses on the south and west sides.

Note that a zoning change request was submitted in 2012 to rezone the site to HC-2 Highway Commercial District (ZC12-01-007). The request was denied by the Zoning Commission and appealed to the Council. The Council granted approval to reclassify the zoning of the site to NC-6 (Public, Cultural and Recreational District).

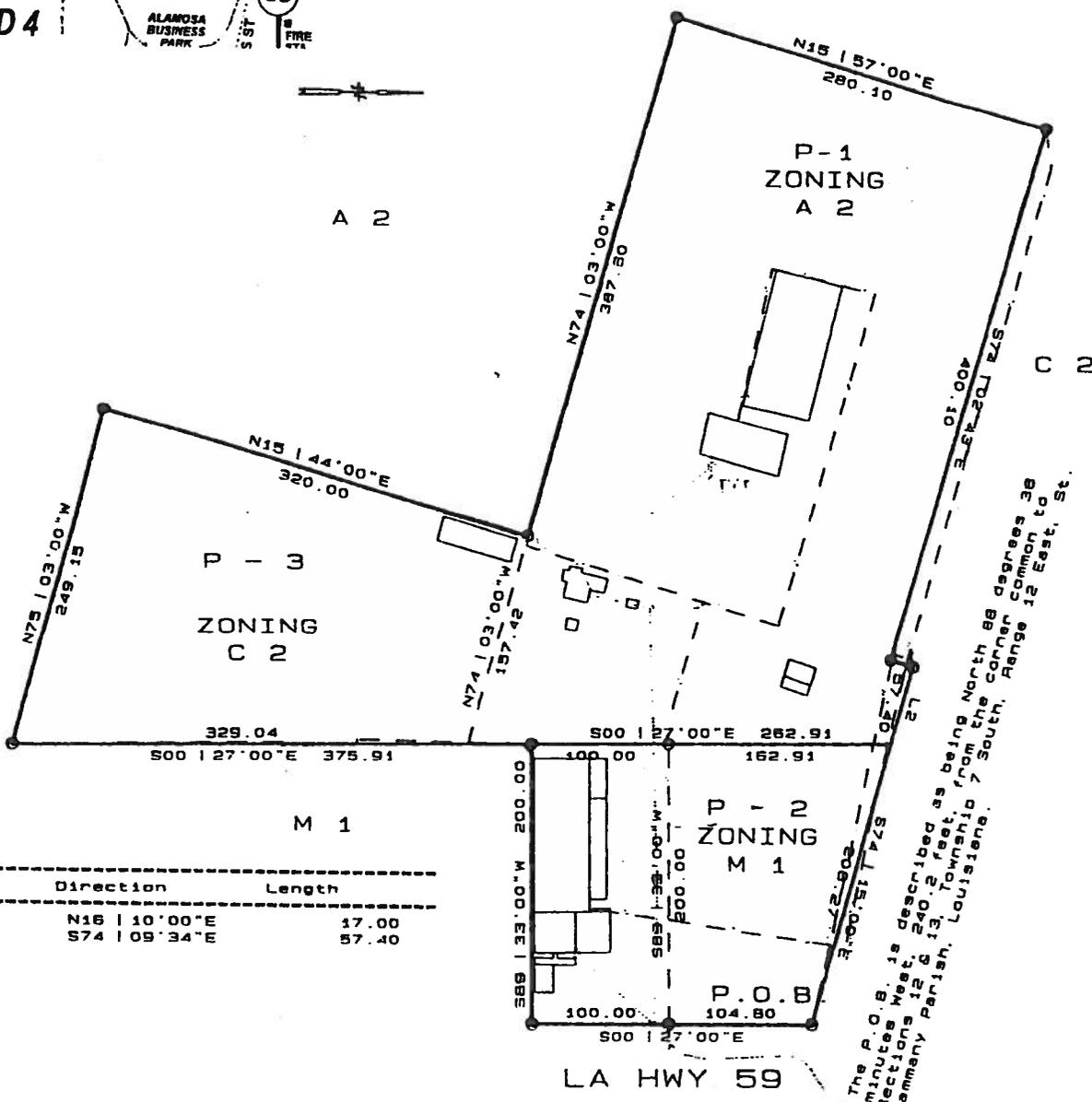
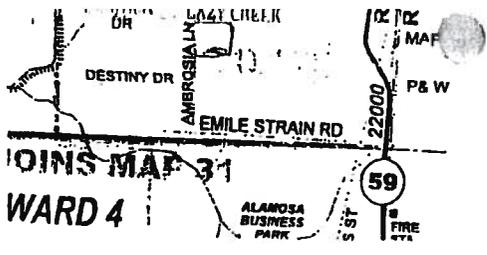
STAFF RECOMMENDATION:

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

CASE NO.: ZC15-05-047
PETITIONER: Efriam Rothschild
OWNER: Rothschild Development LLC
REQUESTED CHANGE: From NC-6 (Public, Cultural and Recreational District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the west side of LA Highway 59, south of Parker Drive, north of Casril Drive; S12 & 13, T7S, R11E; Ward 3, District 5
SIZE: 2.09 acres



2015-05-047



The P.O.B. is described as being North 88 degrees 38 minutes West, 240.2 feet, from the corner common to Sections 12 & 13, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana.

No.	Direction	Length
1	N16 10'00"E	17.00
2	S74 109'34"E	57.40

LA HWY 59

NET TOTAL AREA

CERTIFIED TO:
ROTSCHILD DEVELOPMENTS, L.L.C.

This plat is prepared for re-zoning purposes.

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1988 datum.

I, hereby certify that this survey is based on a physical survey made on the ground and in accordance with the standards of a Surveyor in Louisiana and the applicable standards of practice in LAC 49:511. Signature must be in RED and sealed by the undersigned for this plat to be certified correct.

CLASS/TYPE	"C"	CPN:
BOUNDARY	21MAY08	FIRM DATE:
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	12771A	SCALE: 1" = 20' FT

NED R. WILSON
REG. NO. 4336
REGISTERED SURVEYOR
NED R. WILSON PLS
LOUISIANA REGISTERED SURVEYOR # 4336
1990 NINE ORANGE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5651 FAX: (504) 626-5626

LEGEND:
 ○ SET 1/2" IRON ROD
 ● FOUND IRON ROD
 ■ FOUND OLD WOOD
 --- X --- FENCE
 --- BEARINGS: RECORD
 --- SETBACK LINES ---
 --- FRONT SIDES
 --- REAR STREET

ZONING STAFF REPORT

Date: April 27, 2015

Meeting Date: May 5, 2015

Case No.: ZC15-05-048

Determination: Approved Amended Postponed Denied

Posted: 04/20/15

GENERAL INFORMATION

PETITIONER: Charlotte E. Sylve
OWNER: Annie Sylve
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Preachers Oak Road, east of Carroll Road, being lots 42, 43, 44, Square 5, Avondale Subdivision ; S4, T9S, R14E; Ward 9, District 14
SIZE: 10,500 sq.ft.

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-3 (Suburban District)
South	Residential	NC-2 (Indoor Retail and Service District)
East	Residential	A-3 (Suburban District)
West	Mini Storage	City of Slidell

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.

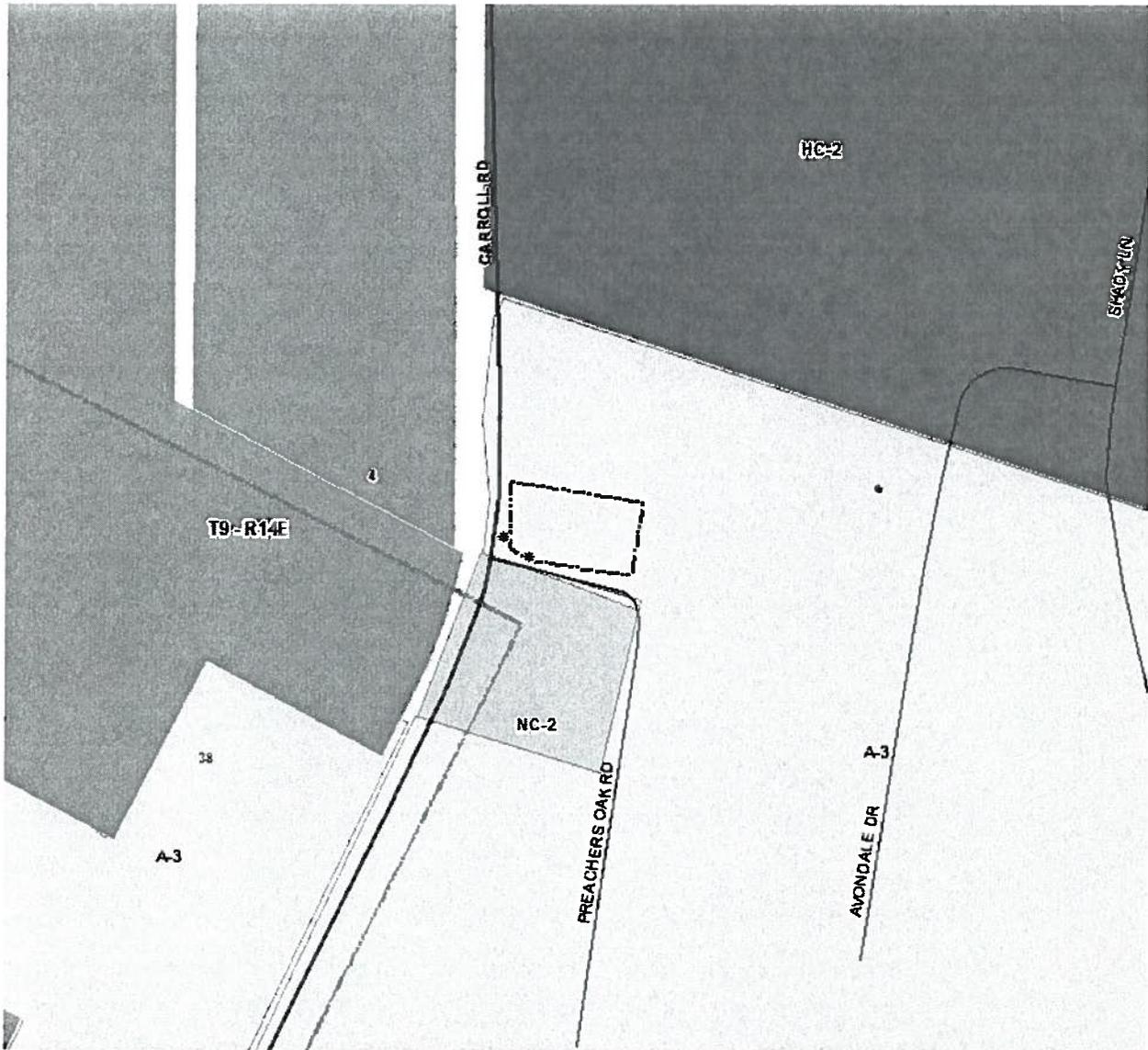
STAFF COMMENTS:

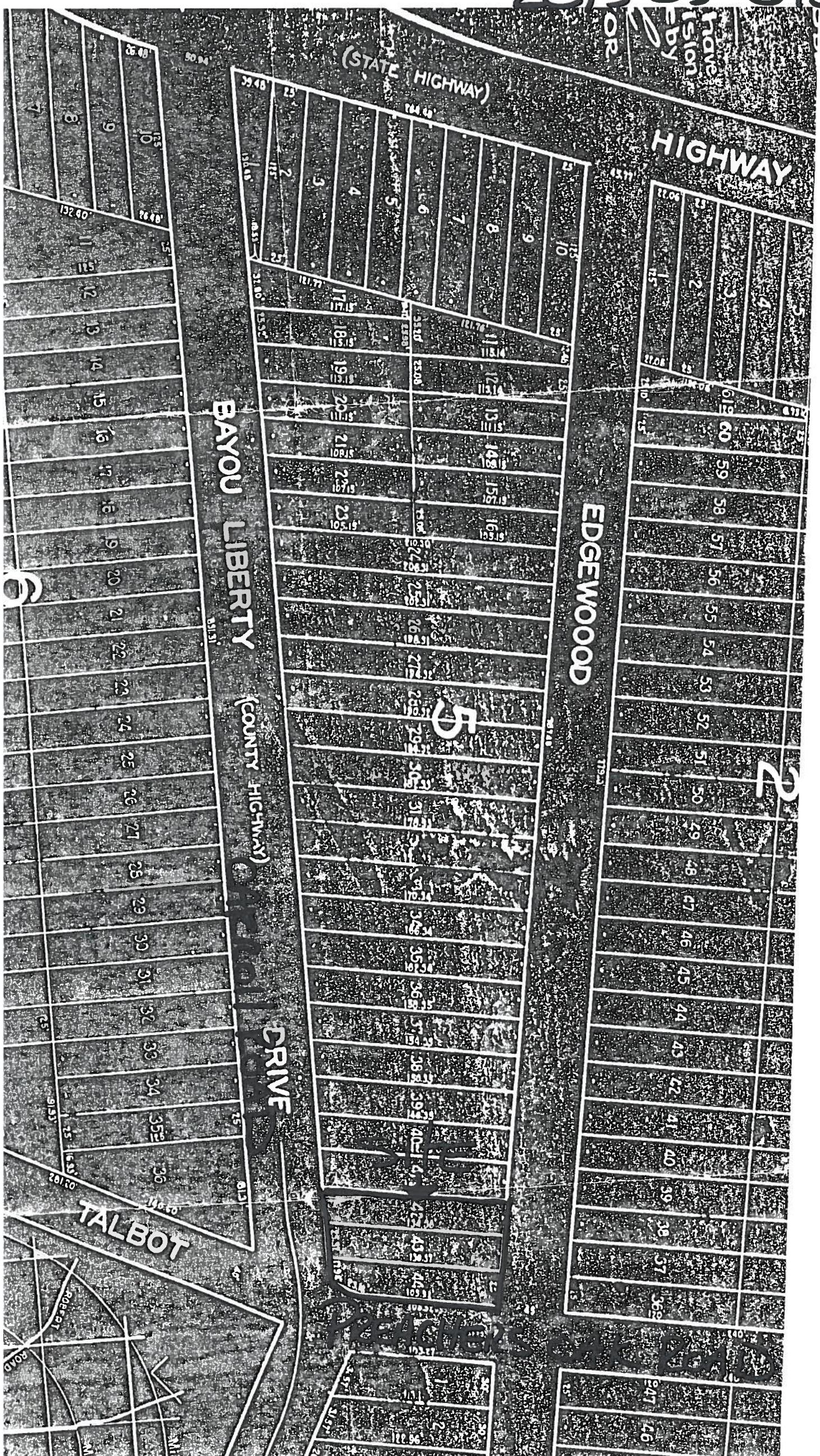
The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Preachers Oak Road, east of Carroll Road, being lots 42, 43, 44, Square 5, Avondale Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-05-048
PETITIONER: Charlotte E. Sylve
OWNER: Annie Sylve
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Preachers Oak Road, east of Carroll Road, being lots 42, 43, 44, Square 5, Avondale Subdivision ; S4, T9S, R14E; Ward 9, District 14
SIZE: 10,500 sq.ft.





OR
FIVE
VISION

(STATE HIGHWAY)

HIGHWAY

BAYOU LIBERTY

(COUNTY HIGHWAY)

EDGEWOOD

DRIVE

TALBOT

5

2

247
46