

ZONING STAFF REPORT

Date: June 29, 2015
Case No.: ZC15-07-053
Posted: 06/16/15

Meeting Date: July 7, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Edsel & Anita Jones
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located at the southeast corner of Wymer Road & Williams Road, west of LA Highway 437 (Lee Road), being 19416 Wymer Road, Covington; S15, T6S, R11E; Ward 3, District 2
SIZE: 5.229 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-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Residential	A-2 (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.

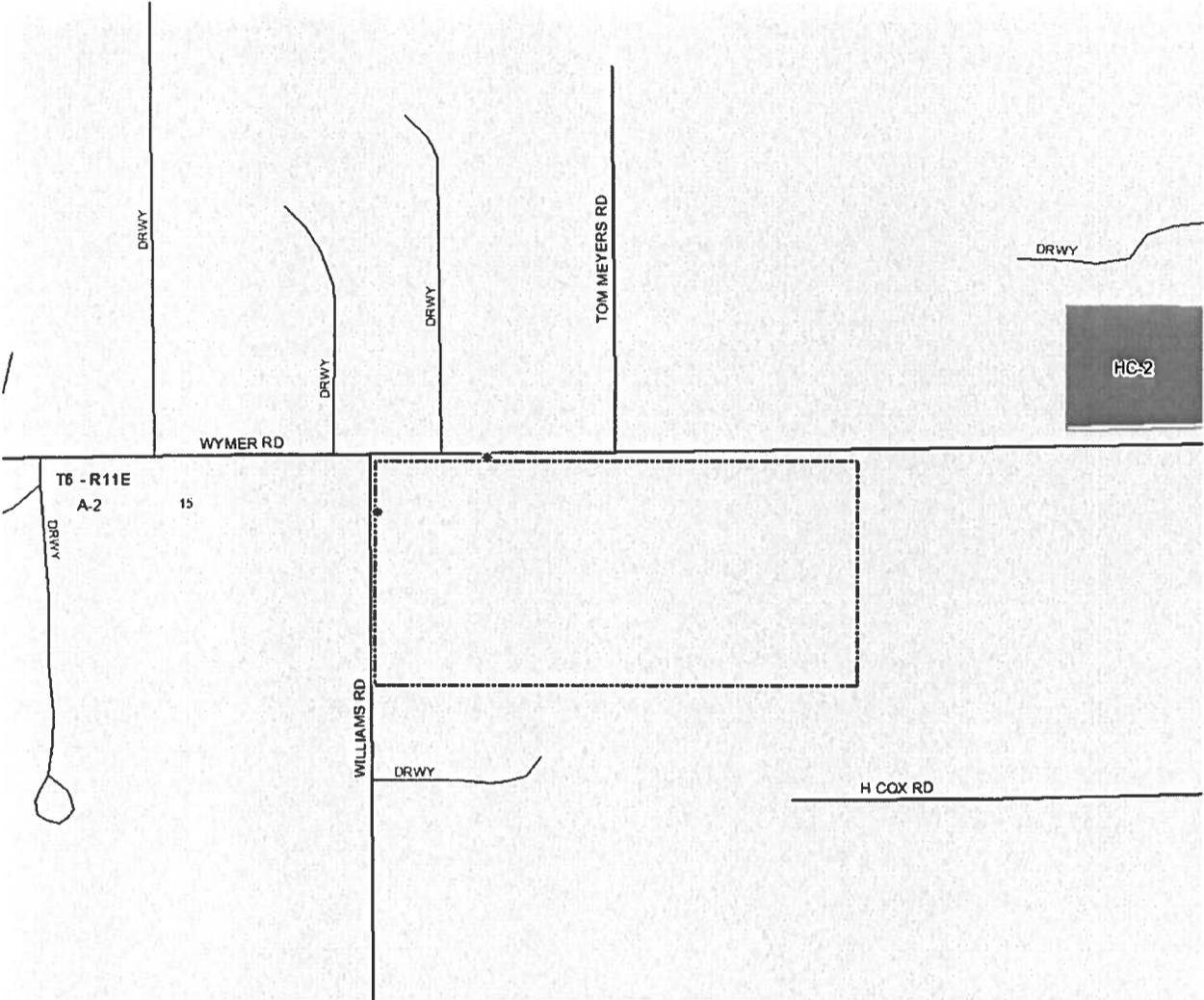
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-2 (Highway Commercial District). The site is located at the southeast corner of Wymer Road & Williams Road, west of LA Highway 437 (Lee Road), being 19416 Wymer Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering that the site is mostly surrounded by residential uses, with the exception of the abutting Fire Station and the existing office warehouse located on the site.

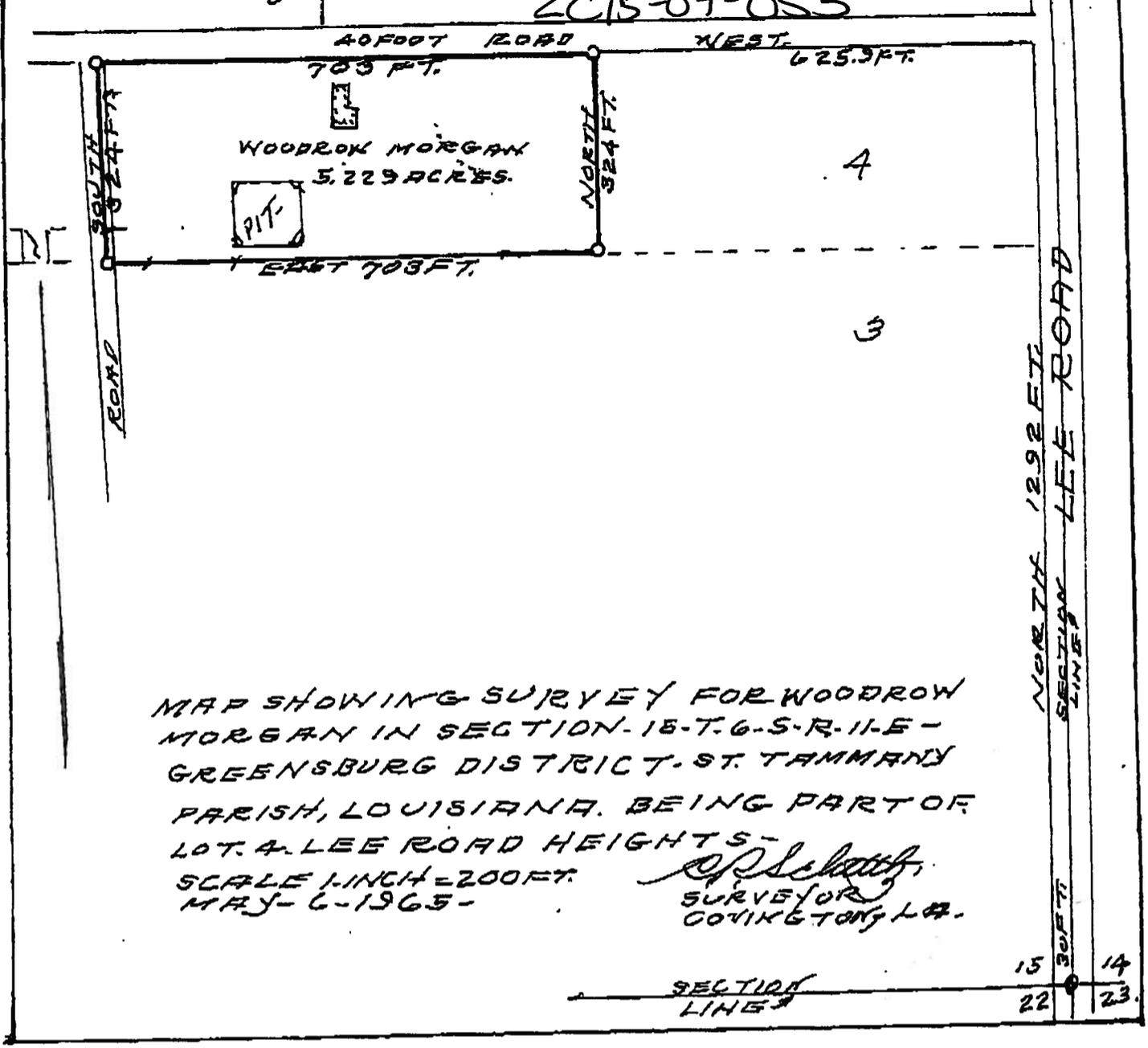
STAFF RECOMMENDATION:

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

CASE NO.: ZC15-07-053
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SIZE: 5.229 acres



LC15-0T-055



WOODROW MORGAN
5.229 ACRES.

PIT

4

3

MAP SHOWING SURVEY FOR WOODROW
 MORGAN IN SECTION 15-T-6-S-R-11-E -
 GREENSBURG DISTRICT, ST. TAMMANY
 PARISH, LOUISIANA. BEING PART OF
 LOT 4, LEE ROAD HEIGHTS -
 SCALE 1 INCH = 200 FT.
 MAY - 6 - 1965 -

R. Schmitt
 SURVEYOR
 COVINGTON, LA.

NORTH 1292 FT
 SECTION LINE
 LEE ROAD

SECTION LINE
 SOUTH 30 FT
 15 14
 22 23



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Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Ernest M. Anthony
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, east of Kay Drive; S34, T8S, R13E; Ward 9, District 11
SIZE: 1.97 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-3 (Suburban District)
South	Undeveloped	NC-4 (Neighborhood Institutional District)
East	Undeveloped	NC-4 (Neighborhood Institutional District) & A-3 (Suburban District)
West	Commercial & Residential	NC-4 (Neighborhood Institutional District) & A-3 (Suburban District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

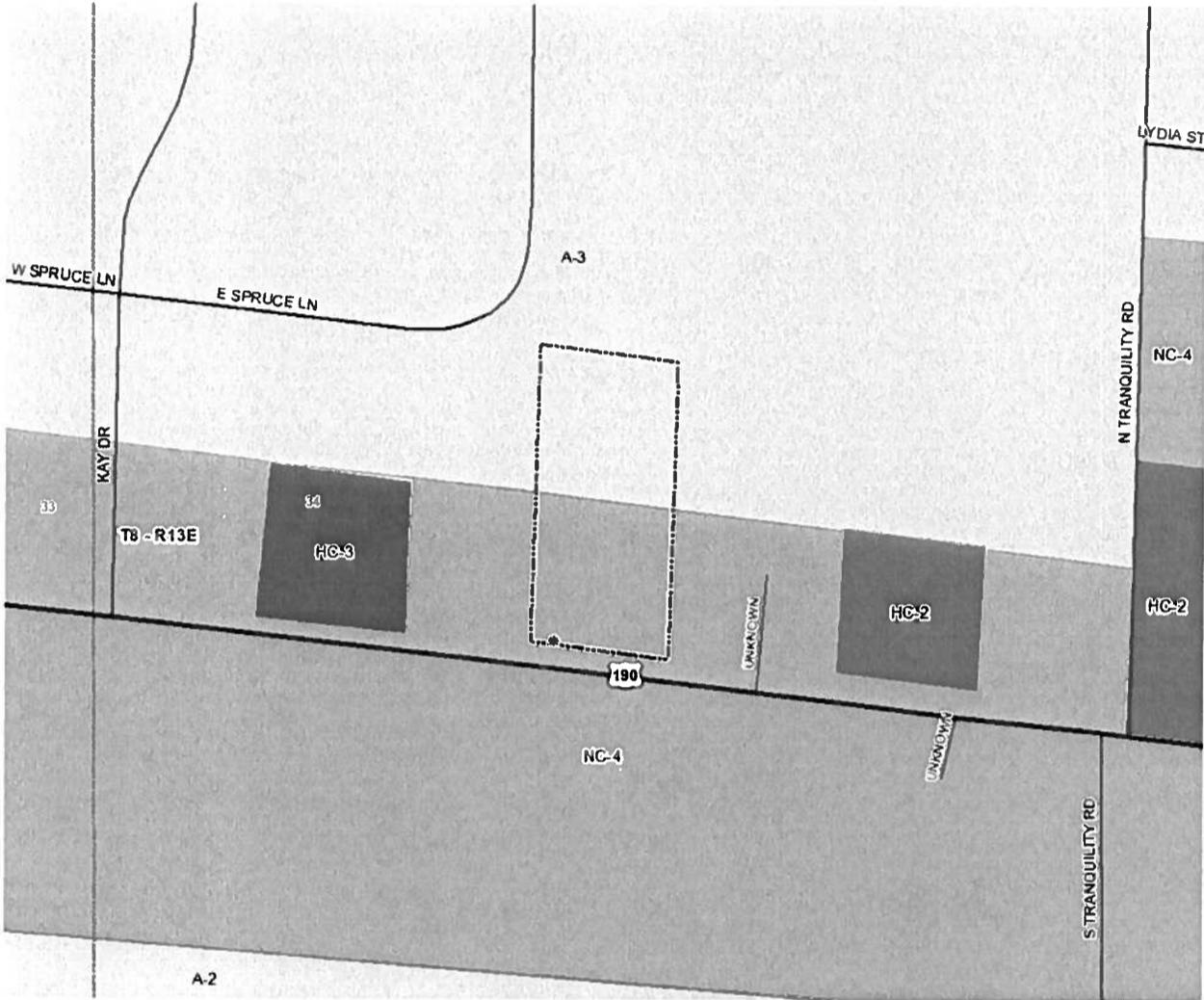
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the north side of US Highway 190, east of Kay Drive. The 2025 future land use plan calls for the site to be developed with commercial uses. Staff does not see any compelling reason to increase the intensity of the zoning in the area.

Note that the property was zoned C-2 (Highway Commercial District) (ZC99-05-029) before the Comprehensive Rezoning.

STAFF RECOMMENDATION:

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

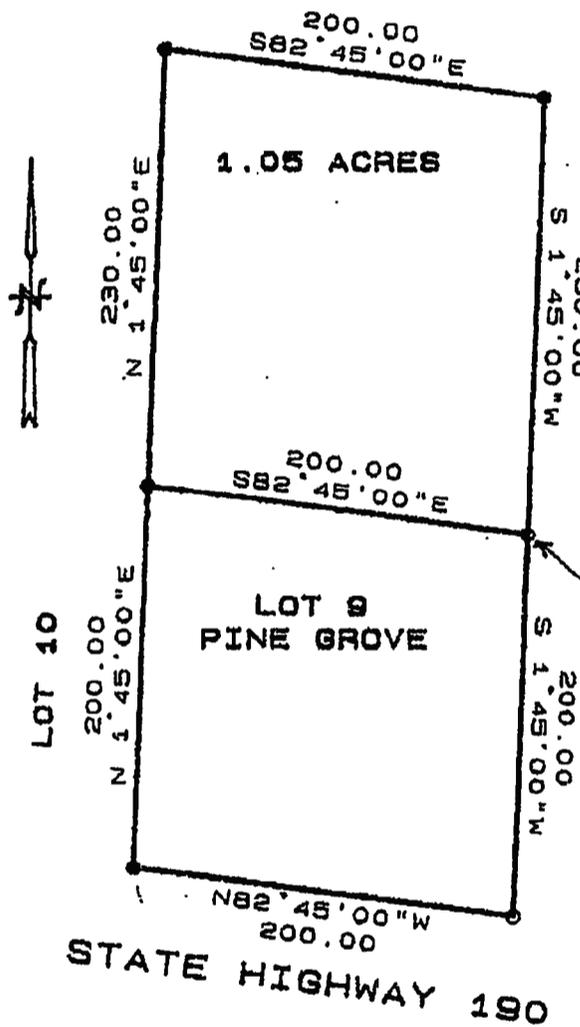
CASE NO.: ZC15-07-054
PETITIONER: Council Motion
OWNER: Ernest M. Anthony
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, east of Kay Drive; S34, T8S, R13E; Ward 9, District 11
SIZE: 1.97 acres



LEGAL DESCRIPTION:

2015-07-054

Lot 9, Pine Grove, according to the plat thereof as recorded in Map File 1691, Clerk of Court, St. Tammany Parish, Louisiana, and a Parcel of land located in Section 34, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana as shown hereon.



This Point is described as being South 89 degrees 51 minutes East 979.4 feet, South 01 degree 45 minutes West 2187.4 feet from the Corner common to Sections 27, 28, 33, and 34, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana.

86,000' ²
58' - East.
As 50,000

CERTIFIED TO:
WESLEY SURGI

LEGEND:

- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND OLD WOOD
- FENCE ---X---X---
- BEARINGS: RECORD
- SETBACK LINES: ---
- FRONT 50 SIDES 25
- REAR 25 STREET

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 those shown hereon. If not otherwise noted, elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the minimum Standard Detailed Requirements for ALTA / ASCM Land Title Surveys, pursuant to the accuracy standards of a Surveyor and the applicable standards of practice cited in AS 48: LXI. Signature must be in RED ink. See also the undersigned for this plat to be certified correct.

CLASS/TYPE	"C"	CPN: 225205 0395 0
BOUNDARY	15 DEC 98	FIRM DATE: 2 APR 91
FORMBOARDS		FIRM ZONE: "C"
LAB TIE		BASE FLOOD:
9-BUILT		REVISED:
JOB NO.	9639	SCALE: 1 inch = 100 ft

BRUCE W. POPE, R
REG. No. 4672
REGISTERED
PROFESSIONAL
WILSON-POPE, PLS
LOUISIANA REGISTERED LAND SURVEYORS
1990 BURG DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5661 FAX: (504) 626-5626



ZC15-07-054

0 540 Feet



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: _____ ORDINANCE COUNCIL SERIES NO: _____

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 1 (ZONING) VARIOUS TO ADD ON LOCATION TELEVISION OR FILM PRODUCTIONS AS ADMINISTRATIVE PERMIT (ZC15-07-055).

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

WHEREAS, the St. Tammany Parish Council has determined that it is in the best interest of the businesses and citizens of St. Tammany Parish to implement an ordinance addressing on location television or film productions; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), as follows:

Section 5.01 E-1 Estate District

In Section 5.0103 ADMINISTRATIVE PERMITS, Add a new

“O. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.02 E-2 Estate District

In Section 5.0203 ADMINISTRATIVE PERMITS, Add a new

“O. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.03 E-3 Estate District

In Section 5.0303 ADMINISTRATIVE PERMITS, Add a new

“O. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.04 E-4 Estate District

In Section 5.0403 ADMINISTRATIVE PERMITS, Add a new

“O. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.05 A-1 Suburban District

In Section 5.0503 ADMINISTRATIVE PERMITS, Add a new

“O. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.06 A-1A Suburban District

In Section 5.0603 ADMINISTRATIVE PERMITS, Add a new

“P. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.07 A-2 Suburban District

In Section 5.0703 ADMINISTRATIVE PERMITS, Add a new

“P. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.08 A-3 Suburban District

In Section 5.0803 ADMINISTRATIVE PERMITS, Add a new

“N. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.09 A-4 Single-Family Residential District

In Section 5.0903 ADMINISTRATIVE PERMITS, Add a new

“M. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.10 A-4A Single-Family Residential District

In Section 5.1003 ADMINISTRATIVE PERMITS, Add a new

“M. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.11 A-5 Two Family Residential District

In Section 5.1103 ADMINISTRATIVE PERMITS, Add a new

“M. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.12 A-6 Multiple Family Residential District

In Section 5.1203 ADMINISTRATIVE PERMITS, Add a new

“M. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.13 A-7 Multiple Family Residential District

In Section 5.1303 ADMINISTRATIVE PERMITS, Add a new

“M. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.13A A-8 Multiple Family Residential District

In Section 5.1303A ADMINISTRATIVE PERMITS, Add a new

“M. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” and re-number section as necessary.

Section 5.14 NC-1 Professional Office District

Delete Section 5.1403 TEMPORARY USES, and replace with new

“Section 5.1403 ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” and re-number section as necessary.

Section 5.15 NC 2 Indoor Retail and Service District

Delete Section 5.1503 TEMPORARY USES, and replace with new

“Section 5.1503 ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” and re-number section as necessary.

Section 5.16 NC-3 Lodging District

Delete Section 5.1603 TEMPORARY USES, and replace with new

“Section 5.1603 ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.17 NC-4 Neighborhood Institutional District

Delete Section 5.1703 TEMPORARY USES, and replace with new

“Section 5.1703 ADMINISTRATIVE PERMITS.

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.18 NC-5 Retail and Service District

Delete Section 5.1803 TEMPORARY USES, and replace with new

“Section 5.1803 ADMINISTRATIVE PERMITS.

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.19 NC-6 Public, Cultural and Recreational District

Delete Section 5.1903 TEMPORARY USES, and replace with new

“Section 5.1903 ADMINISTRATIVE PERMITS.

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.19A PBC-1 Planned Business Center

Delete Section 5.1903A TEMPORARY USES, and replace with new

“Section 5.1903A ADMINISTRATIVE PERMITS.

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.19B PBC-2 Planned Business Center

Delete Section 5.1903B TEMPORARY USES, and replace with new

“Section 5.1903B ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.20 HC-1 Highway Commercial District

In Section 5.2003 ADMINISTRATIVE PERMITS, Add a new

“F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.21 HC-2 Highway Commercial District

In Section 5.2103 ADMINISTRATIVE PERMITS, Add a new

“F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.21A HC-2A Highway Commercial District

In Section 5.2103A ADMINISTRATIVE PERMITS, Add a new

“F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.22 HC-3 Highway Commercial District,

In Section 5.2203 ADMINISTRATIVE PERMITS, Add a new

“F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.23 HC-4 Highway Commercial District

In Section 5.2303 ADMINISTRATIVE PERMITS, Add a new

“F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.23A HC-5 Highway Commercial District

In Section 5.2303A ADMINISTRATIVE PERMITS, Add a new

“F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.24 I-1 Industrial District

In Section 5.2403 ADMINISTRATIVE PERMITS, Add a new

“G. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

H. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.25 I-2 Industrial District

In Section 5.2503 ADMINISTRATIVE PERMITS, Add a new

“G. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

H. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.26 I-3 Heavy Industrial District

In Section 5.2603 ADMINISTRATIVE PERMITS, Add a new

“G. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

H. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” and re-number section as necessary.

Section 5.26A I-4 Heavy Industrial District

In Section 5.2603A ADMINISTRATIVE PERMITS, Add a new

“G. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

H. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” and re-number section as necessary.

Section 5.27 MD 1 Medical Residential District

Delete Section 5.2703 TEMPORARY USES, and replace with new

“Section 5.2703 ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” and re-number section as necessary.

Section 5.28 MD-2 Medical Clinic District

Delete Section 5.2803 TEMPORARY USES, and replace with new

“Section 5.2803 ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.29 MD-3 Medical Facility District

Delete Section 5.2903 TEMPORARY USES, and replace with new

“Section 5.2903 ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” and re-number section as necessary.

Section 5.29A MD-4 Medical Research District

Delete Section 5.2903A TEMPORARY USES, and replace with new

“Section 5.2903A ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.30 PF-1 Public Facilities District

In Section 5.3003 ADMINISTRATIVE PERMITS, Add a new

“F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” and re-number section as necessary.

Section 5.30A PF-2 Public Facilities District

In Section 5.3003A ADMINISTRATIVE PERMITS, Add a new

“F On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.30B CB-1 Community Based Facilities District

In Section 5.3003B ADMINISTRATIVE PERMITS, Add a new

“F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.31 ED-1 Primary Education District

Delete Section 5.3103A TEMPORARY USES, and replace with new

“Section 5.3103A ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.32 ED-2 Higher Education District

Delete Section 5.3203A TEMPORARY USES, and replace with new

“Section 5.3203A ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.33 AT-1 Animal Training/Housing District

Delete Section 5.3303A TEMPORARY USES, and replace with new

“Section 5.3303A ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

Section 5.34 RBG Riverboat Gaming District

Add a new

“Section 5.3402A ADMINISTRATIVE PERMITS,

A. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.

B. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.”and re-number section as necessary.

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 _____ 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2015-_____.

COUNCIL CHAIRMAN, RICHARD TANNER

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: June 29, 2015
Case No.: ZC15-07-056
Posted: 06/15/15

Meeting Date: July 7, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Jeffery Schoen
OWNER: JFS Business Park, LLC
REQUESTED CHANGE: From NC-6 (Public, Cultural and Recreational District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Johnny F. Smith Avenue, west of Johnny Lane ; S27, T8S, R14E; Ward 9, District 14
SIZE: 4.61 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane Gravel

Condition:

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-2 (Suburban District) & I-2 (Industrial District)
South	Office Warehouse	I-2 (Industrial District)
East	Undeveloped	I-2 (Industrial District)
West	Undeveloped	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

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 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.

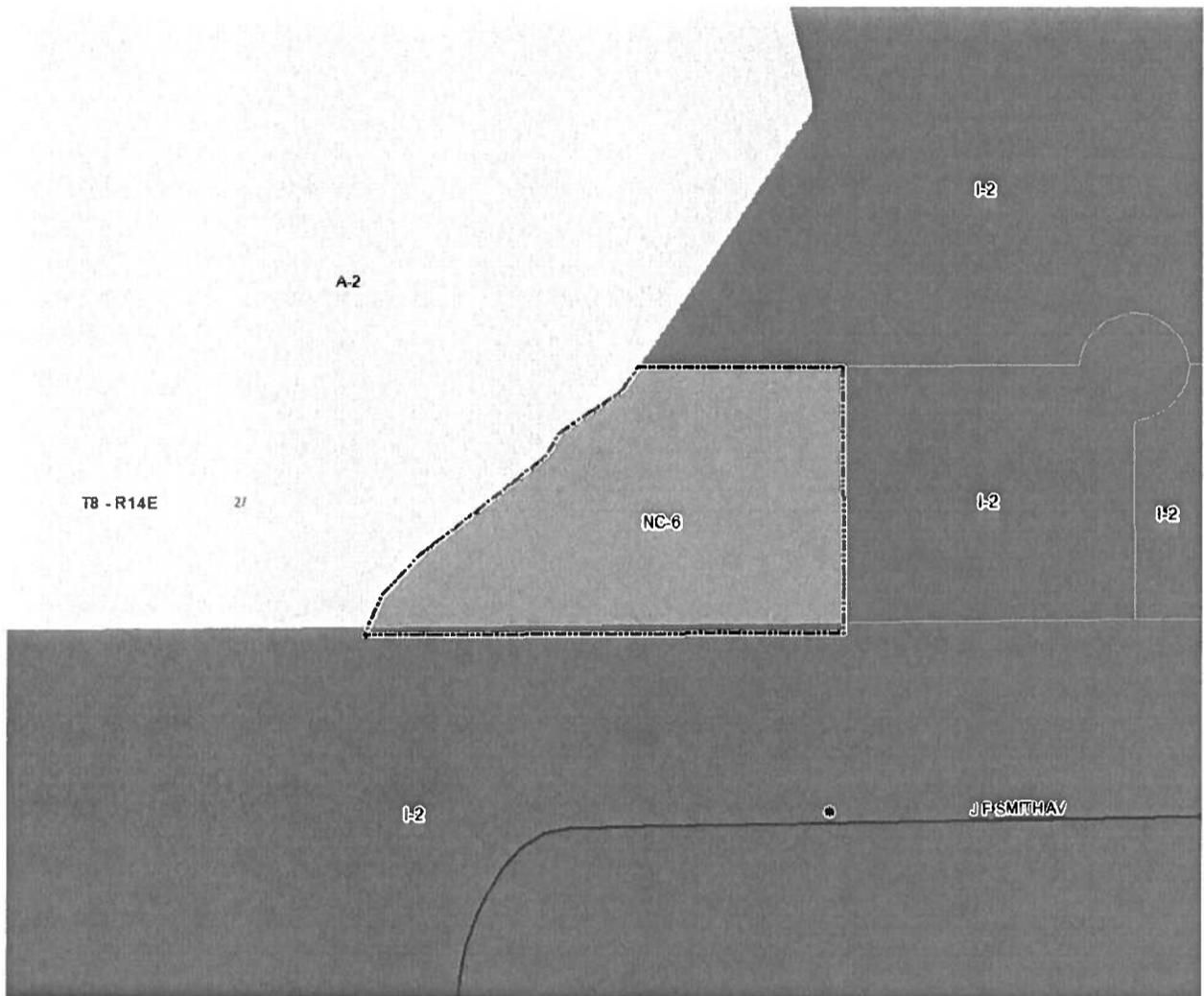
STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-6 (Public, Cultural and Recreational District) to I-2 (Industrial District). The site is located on the north side of Johnny F. Smith Avenue, west of Johnny Lane. The 2025 future land use plan calls for the area to be developed with uses that allows for conservation of the natural elements of the site. Considering that the site is mostly surrounded by I-2 Industrial District, staff does not have any objections to the request.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-07-056
PETITIONER: Jeffery Schoen
OWNER: JFS Business Park, LLC
REQUESTED CHANGE: From NC-6 (Public, Cultural and Recreational District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Johnny F. Smith Avenue, west of Johnny Lane ; S27, T8S, R14E; Ward 9, District 14
SIZE: 4.61 acres





0 540 Feet



ZONING STAFF REPORT

Date: June 29, 2015
Case No.: ZC15-07-057
Posted: 06/15/15

Meeting Date: July 7, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Don A. Dufrene
OWNER: Nelson P. Dufrene
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Marilyn Drive, east of Old Spanish Trail, being 106 Marilyn Drive, Slidell; S23, T9S, R14E; Ward 8, District 13
SIZE: 12,000 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	Undeveloped	HC-2 (Highway Commercial District)
South	Residential	City of Slidell
East	Undeveloped	HC-2 (Highway Commercial District)
West	Residential	HC-2 (Highway Commercial District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

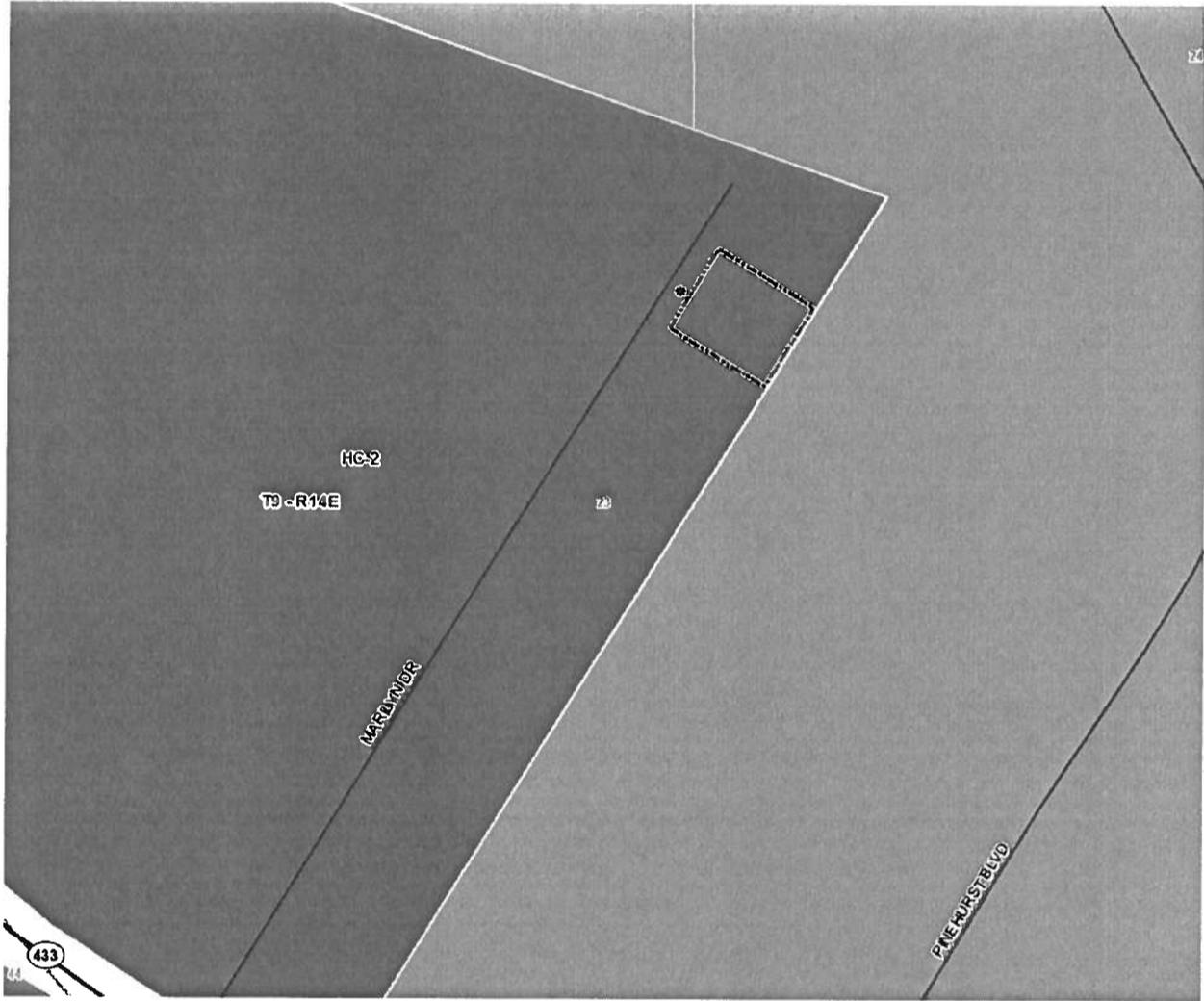
STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Marilyn Drive, east of Old Spanish Trail, being 106 Marilyn Drive, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that most of the lots located along Marilyn Drive are developed with manufactured homes.

STAFF RECOMMENDATION:

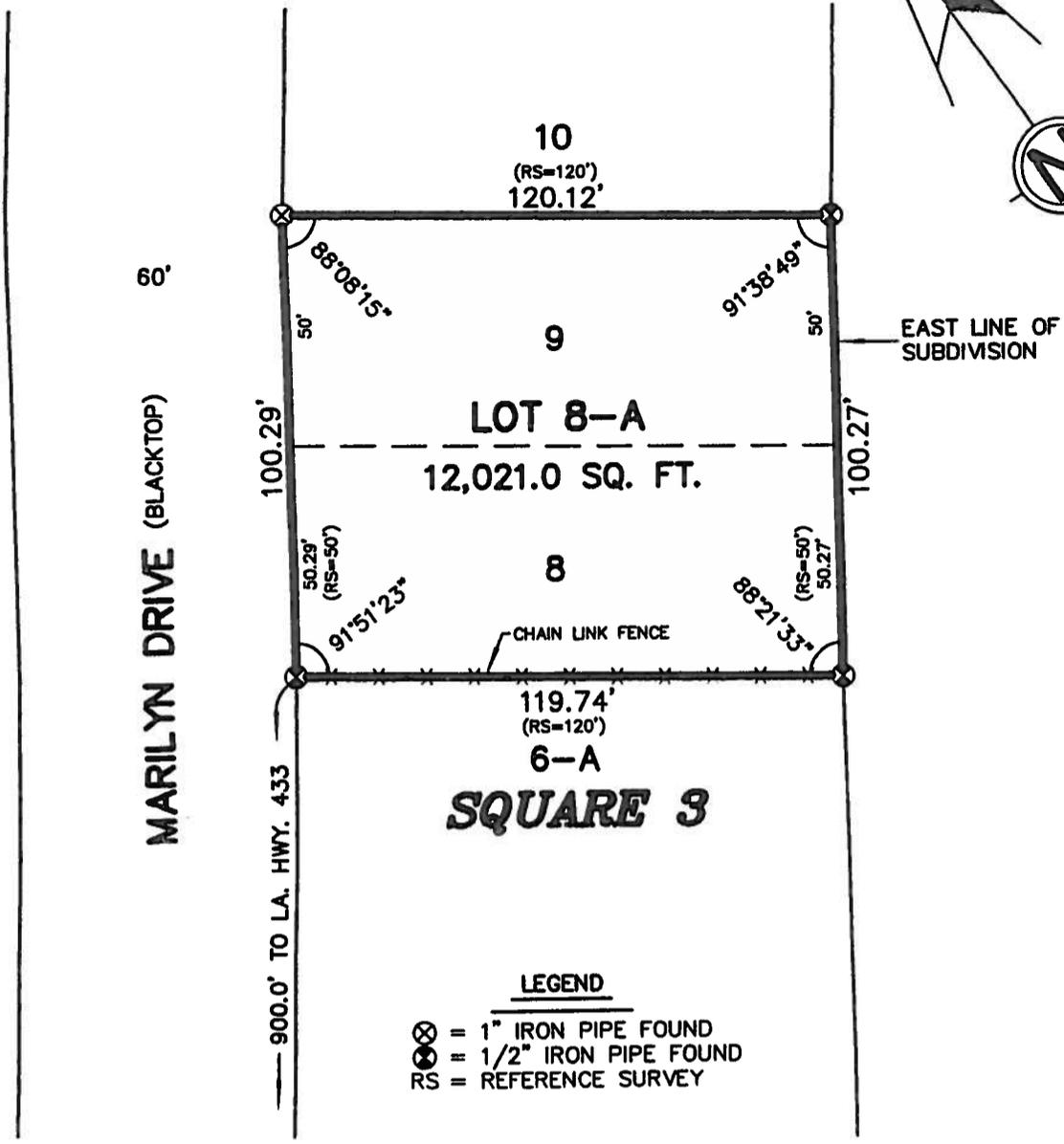
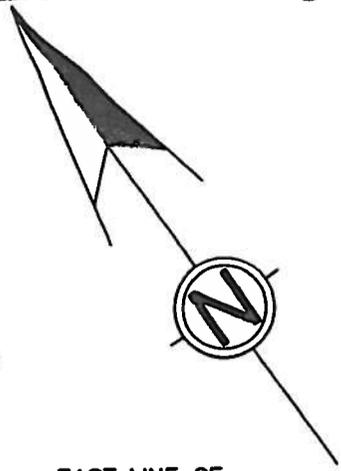
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

CASE NO.: ZC15-07-057
PETITIONER: Don A. Dufrene
OWNER: Nelson P. Dufrene
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Marilyn Drive, east of Old Spanish Trail, being 106 Marilyn Drive, Slidell; S23, T9S, R14E; Ward 8, District 13
SIZE: 12,000 sq.ft.



2015-07-057

NORTH LINE OF SUBDIVISION (SIDE)



LEGEND
 ⊗ = 1" IRON PIPE FOUND
 ⊙ = 1/2" IRON PIPE FOUND
 RS = REFERENCE SURVEY

NOTES:

1. This property is located in Flood Zone A10, per F.E.M.A. Map No., 225205 0535 D, dated April 2, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Plat of Crestmont Vista by H.G. Fritchie, Surveyor, dated April 1, 1954, filed St. Tammany Parish Clerk of Court Map File No. 204A.

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.

APPROVAL:

A RESUBDIVISION OF LOTS 8 & 9, INTO LOT 8-A, SQUARE 3, CRESTMONT VISTA, LOCATED IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

[Signature]
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature: Ron Keller]
 SECRETARY/PARISH PLANNING COMMISSION

[Signature: Dawn K. Wiley]
 CLERK OF COURT

2-10-2015 53440
 DATE FILED FILE NO.

(985) 892-1549

John G. Cummings and Associates
 PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

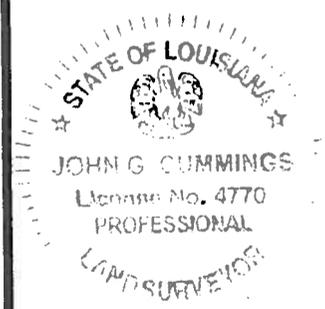
COVINGTON, LA 70433

PLAT PREPARED FOR: **Nelson P. Dufrene**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 8 & 9, SQUARE 3, CRESTMONT VISTA, LOCATED IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 14 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.

[Signature: John G. Cummings]
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 14300

DATE: 10-13-2014

REVISED:

ZC15-07-057

PINEHURST

TD-R14E

28

HC-2

MARLYN

101

105

107

109

113

117

HC-2

112

119

114

121

115

125

120

122

124

126

128

132

134

0 270 Feet



ZONING STAFF REPORT

Date: June 29, 2015
Case No.: ZC15-07-058
Posted: 06/16/15

Meeting Date: July 7, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: Maurmont Properties LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) TO A-7 (Multi Family Residential District) and from A-6 (Multiple Family Residential District) & NC-2 (Indoor Retail and Service District) TO NC-5 (Retail & Service District)
LOCATION: Parcels located on the south side of Brewster Road, east of River Chase Drive; S47, T7S, R11E ; Ward 1, District 1
SIZE: 12.50 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 4 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped & Interstate ramp	PBC-1 (Planned Business Center)
South	Undeveloped	A-4 (Single Family Residential District)
East	Undeveloped	A-6 (Multiple Family Residential District) & A-4 (Single Family Residential District)
West	Undeveloped	NC-5 (Retail & Service District) & NC-2 (Indoor Retail & Service District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

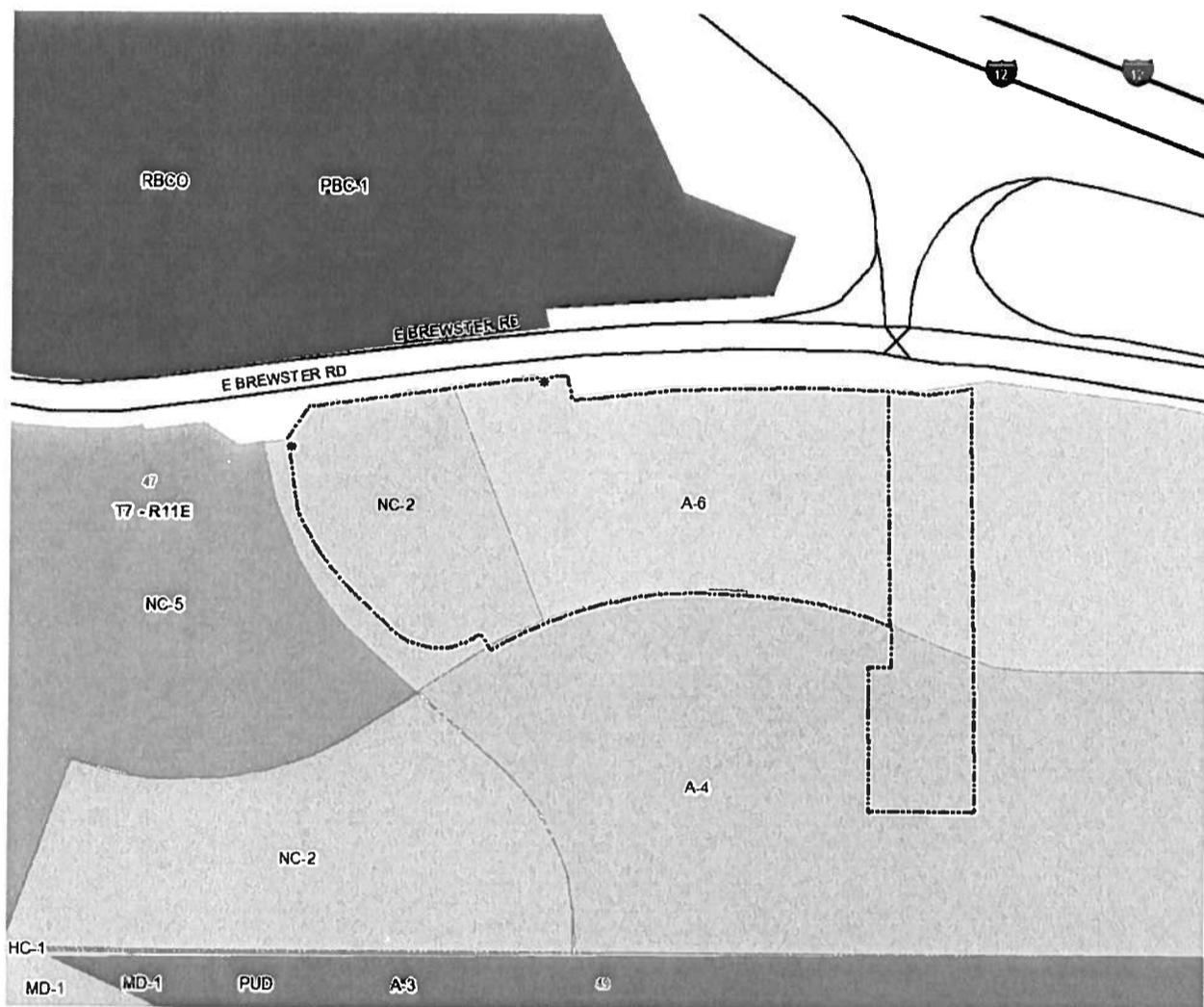
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) to A-7 (Multi Family Residential District). The objective of the request is to rezone 2.89 acres to A-7, making it consistent with the abutting 15.612 acre parcel of land, recently approved to be rezoned to A-7 (ZC15-04-034). The second request is from A-6 (Multiple Family Residential District) & NC-2 (Indoor Retail and Service District) to NC-5 (Retail & Service District). The objective of the request is to make the zoning of the 9.61 acre parcel of land consistent with the adjacent parcel, to the west, which is already zoned NC.5.

The 2025 future land use plan calls for the area to be developed as a planned district which would include a mix of commercial and residential uses and promote the preservation of the environmental features of the site. Both requests meets the 2025 future land use plan. Staff does not have any objections to the request.

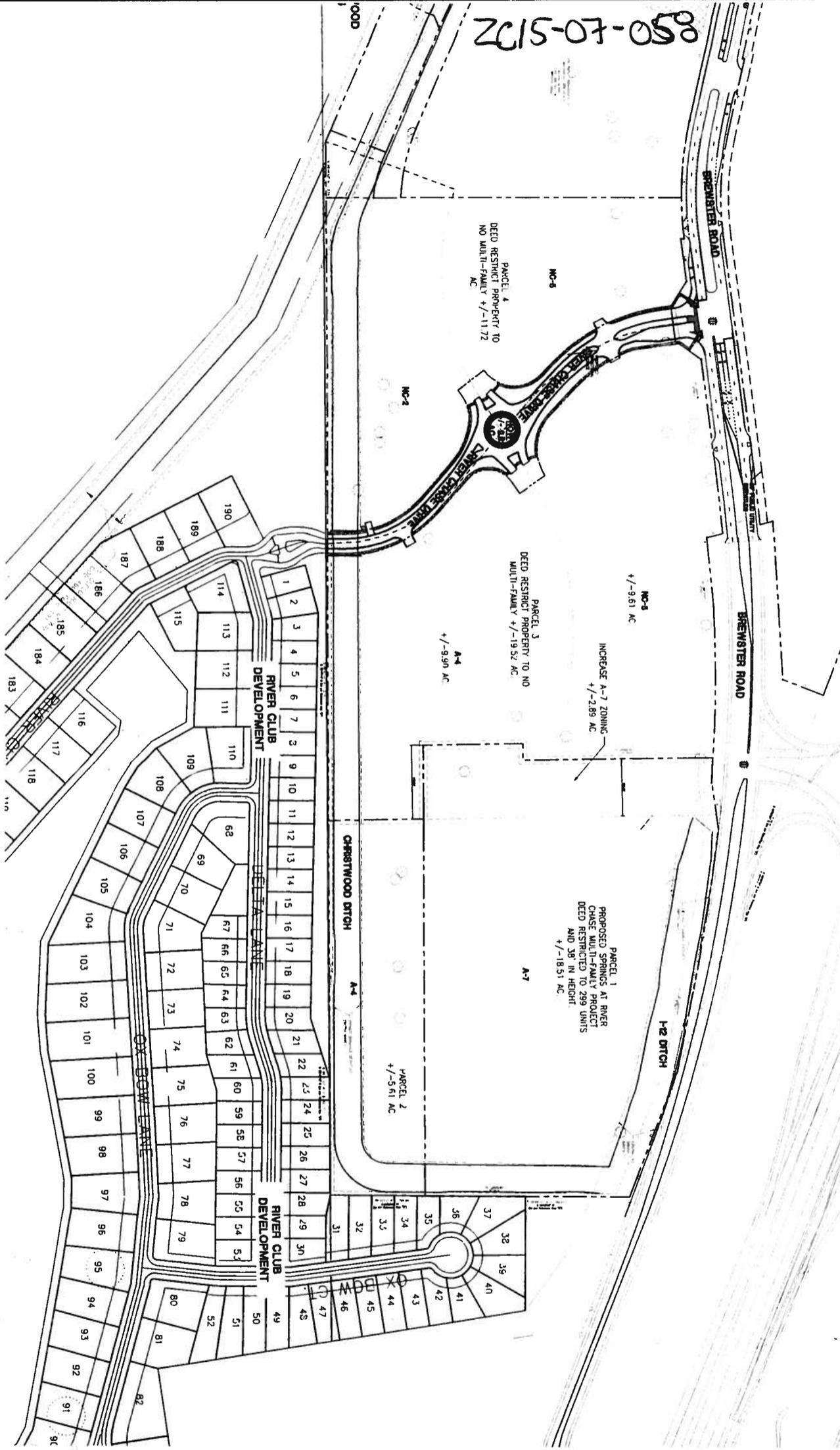
STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 (Multi Family Residential District) & a NC-5 (Retail & Service District) designation be approved.

CASE NO.: ZC15-07-058
PETITIONER: Mark Salvetti
OWNER: Maurmont Properties LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) TO A-7 (Multi Family Residential District) and from A-6 (Multiple Family Residential District) & NC-2 (Indoor Retail and Service District) TO NC-5 (Retail & Service District)
LOCATION: Parcels located on the south side of Brewster Road, east of River Chase Drive; S47, T7S, R11E ; Ward 1, District 1
SIZE: 12.50 acres



2015-07-058



V-50.7

DATE	
BY	
PROJECT NO.	
PROJECT NAME	
OWNER	
DESIGNER	
SCALE	

RIVER CHASE REZONING EXHIBIT
COVINGTON, LOUISIANA
 BY STIRLING PROPERTIES
 COVINGTON, LOUISIANA

BY AP
 SIGNATURE _____
 DATE _____

DDG DUPLANTIS DESIGN GROUP, PC
 Civil, Mechanical, Electrical, Structural
 24 Louis Pasteur Drive Covington, LA 70032
 Phone: 504-835-1100 Fax: 504-835-1101
 WWW.DDGPC.COM
 THIBODAUX | COVINGTON | HOUSTON | BAYTOWN | METairie | MONROE

FBC-1

RBSC

BREWSTER

BREWSTER

A-5

T7-RME

NC-5

A-4

NC-2

49

PUD

A-5

MB-1



ZONING STAFF REPORT

Date: June 29, 2015
Case No.: ZC15-07-059
Posted: 06/16/15

Meeting Date: July 7, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Kenneth C. Lopiccolo
OWNER: Focus Worldwide Television Network INC
REQUESTED CHANGE: From CB-1 (Community Based Facilities District) to MD-2 (Medical Clinic District)
LOCATION: Parcel located on the east side of LA Highway 1081, north of Thibodeaux Road, south of Smith Road ; S14, T6S, R11E; Ward 3, District 2
SIZE: 13.72 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/Church	A-1A (Suburban District)
South	Residential	CB-1 (Community Based Facilities District)
East	Undeveloped	CB-1 (Community Based Facilities District)
West	Residential	A-1(Suburban District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

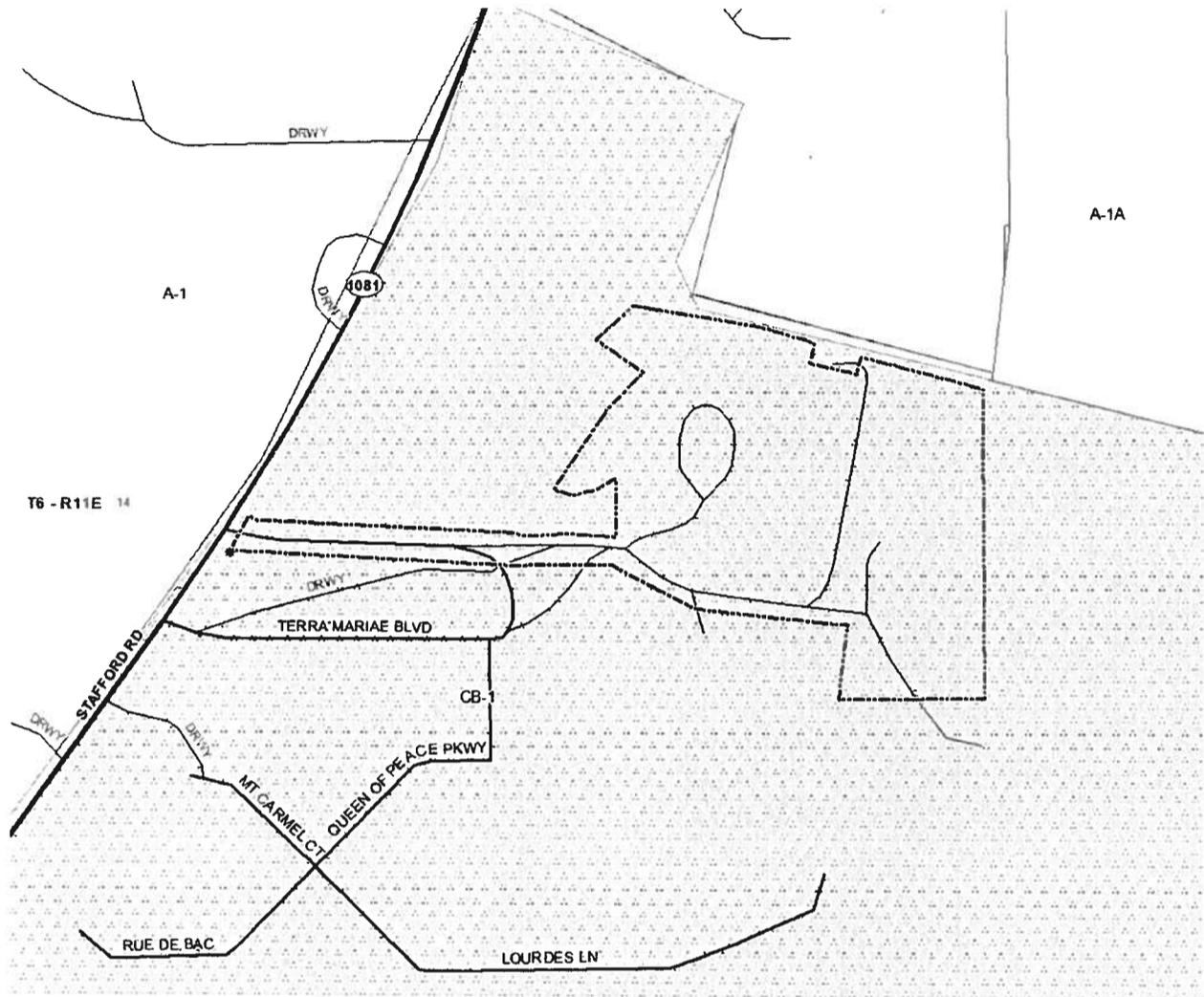
The petitioner is requesting to change the zoning from CB-1 (Community Based Facilities District) to MD-2 (Medical Clinic District). The site is located on the east side of LA Highway 1081, north of Thibodeaux Road, south of Smith Road. The 2025 future land use plan calls for the site to be developed with institutional uses. Staff does not have any objections to the request.

Note that the site is currently developed with the St. Scholastica Priory and is proposed to be developed as a senior care facility.

STAFF RECOMMENDATION:

The staff recommends that the request for a MD-2 (Medical Clinic District) designation be approved.

CASE NO.: ZC15-07-059
PETITIONER: Kenneth C. Lopiccolo
OWNER: Focus Worldwide Television Network INC
REQUESTED CHANGE: From CB-1 (Community Based Facilities District) to MD-2 (Medical Clinic District)
LOCATION: Parcel located on the east side of LA Highway 1081, north of Thibodeaux Road, south of Smith Road ; S14, T6S, R11E; Ward 3, District 2
SIZE: 13.72 acres



STAFFORD RD
1081

SMITH

A-1

20408

A-1A

75581

75520

T6-R1E

14

TERRA MARIAE

CB-1

QUEEN OF PEACE

MT CARMEL

QUEEN OF PEACE

RUE DE BAC

LOURDES

510

526

530

534

538

210

215

219

233

245

249

257

265

230

607

609

613

617

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614

610

614

DRWY

DRWY

DRWY

DRWY

DRWY



ZONING STAFF REPORT

Date: June 29, 2015
Case No.: ZC15-07-060
Posted: 06/15/15

Meeting Date: July 7, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Paul R. Richard Jr.
OWNER: RDG Properties LLC
REQUESTED CHANGE: From I-2 (Industrial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of Powell Drive, south of Interstate 12, west of Doss Drive ; S34, T8S, R14E; Ward 9, District 14
SIZE: 1.5769 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	Interstate 12	
South	Residential	Residential
East	Industrial	Office Warehouse
West	Undeveloped	HC-2 (Highway Commercial District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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

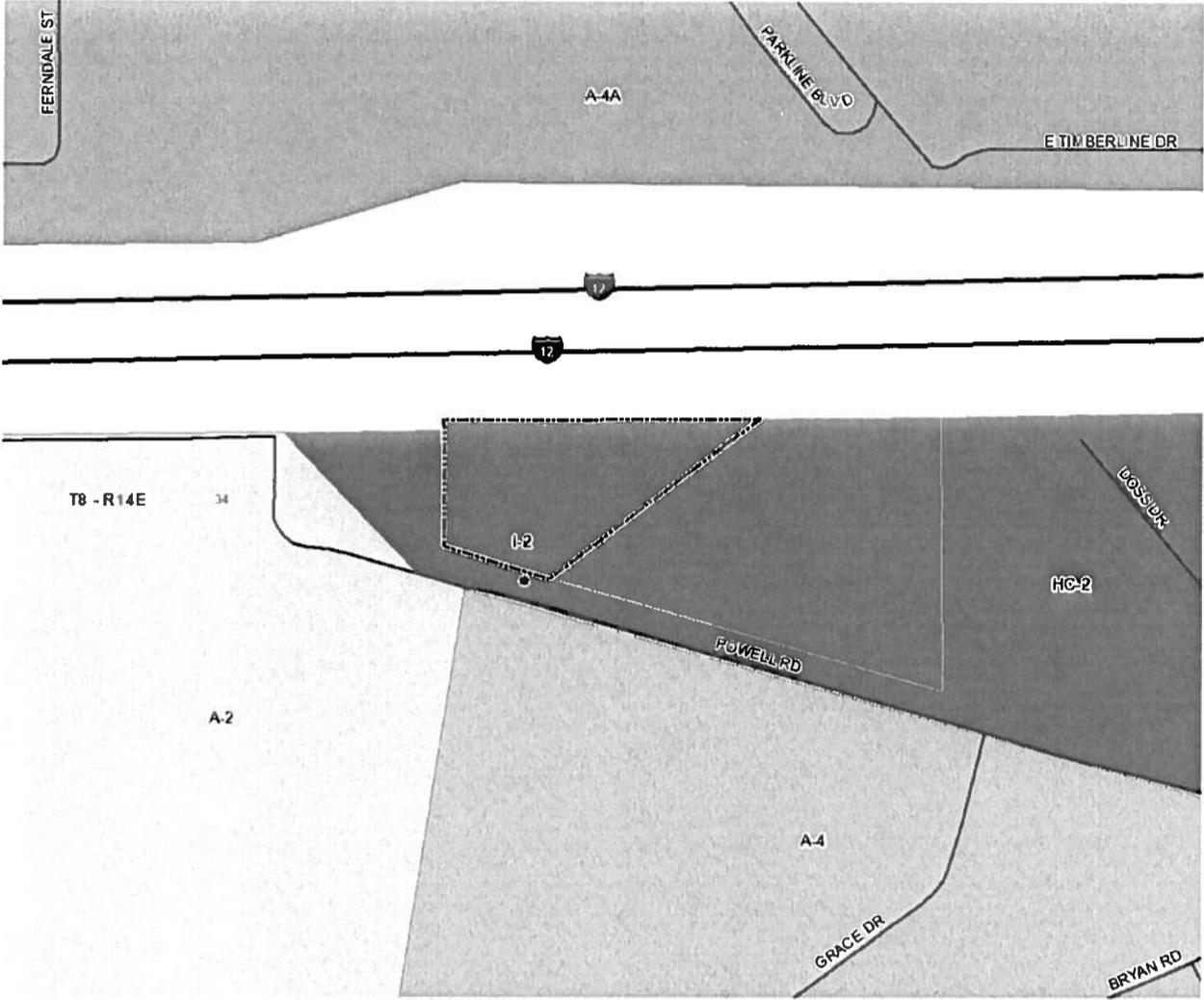
STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-2 (Industrial District) to HC-2 (Highway Commercial District). The site is located on the north side of Powell Drive, south of Interstate 12, west of Doss Drive. The 2025 future land use plan calls for the area to be developed as a planned district including single family residences and conservation area. Staff does not have any objections to the request, considering that the site previously zoned HC-2 and is directly abutting an existing industrial business.

STAFF RECOMMENDATION:

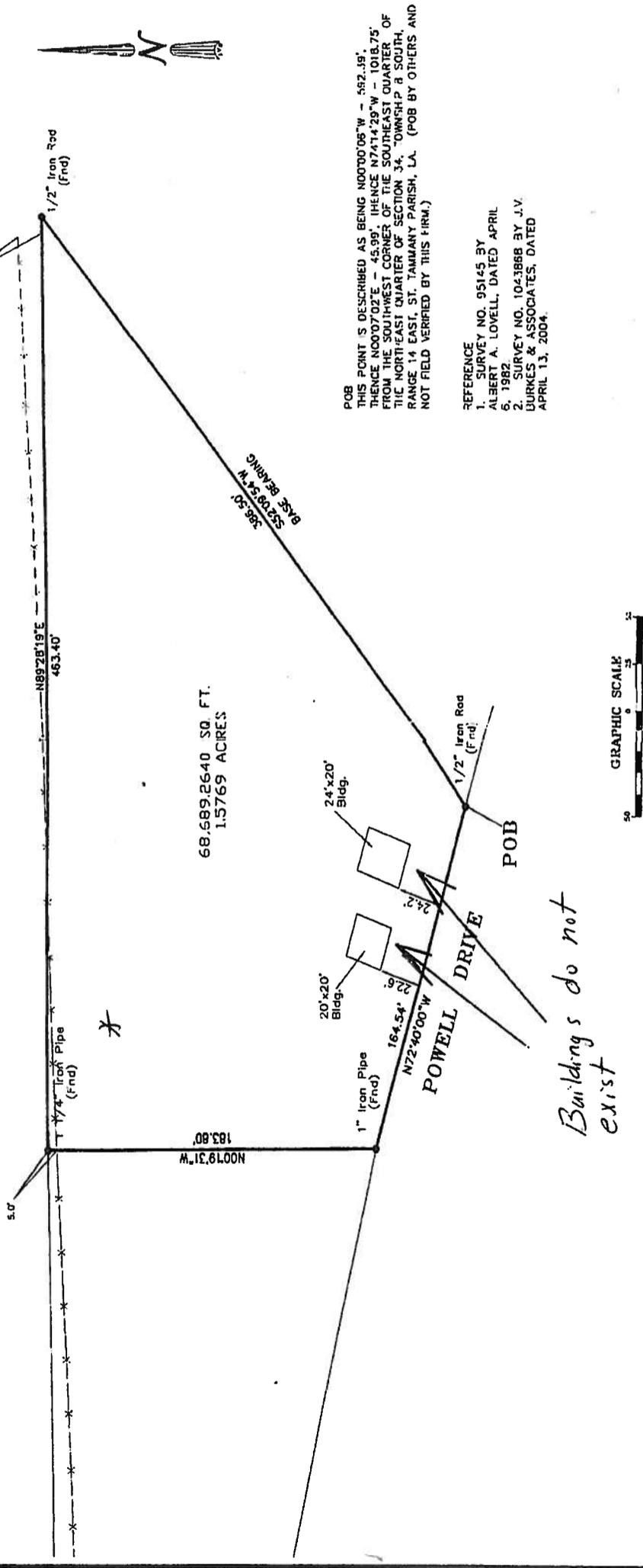
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved.

CASE NO.: ZC15-07-060
PETITIONER: Paul R. Richard Jr.
OWNER: RDG Properties LLC
REQUESTED CHANGE: From I-2 (Industrial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of Powell Drive, south of Interstate 12, west of Doss Drive ; S34, T8S, R14E; Ward 9, District 14
SIZE: 1.5769 acres



2015-07-060

U. S. INTERSTATE HWY. 12

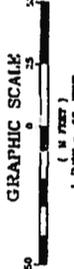


68,689,2640 SQ. FT.
1.5769 ACRES

POB
THIS POINT IS DESCRIBED AS BEING N00°00'05"W - 582.18', THENCE N00°07'02"E - 45.99', THENCE N74°14'29"W - 101.675' FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LA. (POB BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.)

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

Buildings do not exist



SCALE: 1" = 50'	<p>I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either across any of the property lines, except as shown on this plat, or any other lines, or as necessarily indicated. Encroachments of record are shown on this plat or this plat will be added hereto upon request, as surveyor has not performed any title search or abstract.</p> <p>I have consulted the Flood Insurance Rate Maps Flood Hazard Area: _____ a Special F.I.R.M.: 225205 0423 E DATE: 4/21/99 BY: AJS Verify prior to construction with local governing body.</p>
DATE: 3/16/06	
DRAWN BY: BC	<p>A 1.5769 ACRE PARCEL LOCATED NEAR THE CITY OF SUDELL, IN SECTION 34, T-8-S, R-14-E, ST. TAMMANY PARISH, LA</p> <p>Platform Crane Service, Inc.</p>
CHECKED BY: MD	
T NO: 1060698	<p>J.V. Burkes & Associates, Inc. ENGINEERING & SURVEYING 1100 PINE ST. SUITE 100 MONROE, LA 70002 PHONE: (504) 333-1111 FAX: (504) 333-1112</p>
SHEET 1 OF 1	<p>STATE OF LOUISIANA SEAN M. BURKES REG. NO. 0748 REGISTERED SURVEYOR</p> <p>SEAN M. BURKES LA REG. NO. 4785</p>

** No buildings are on this property.*

ZC15-07-060

PINEHILL

LAKESWOOD

PINEHILL

A-4A

PARKLINE

TIMBERLINE

T3-R1E 84

I-2

HC-2

POWELL

A-2

A-4

GRACE

BRYAN

0 400 Feet

