

ZONING STAFF REPORT

Date: July 24, 2015

Meeting Date: August 4, 2015

Case No.: ZC15-07-053

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (07/07/15)

Posted: 07/21/15

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: 3.08 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-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.

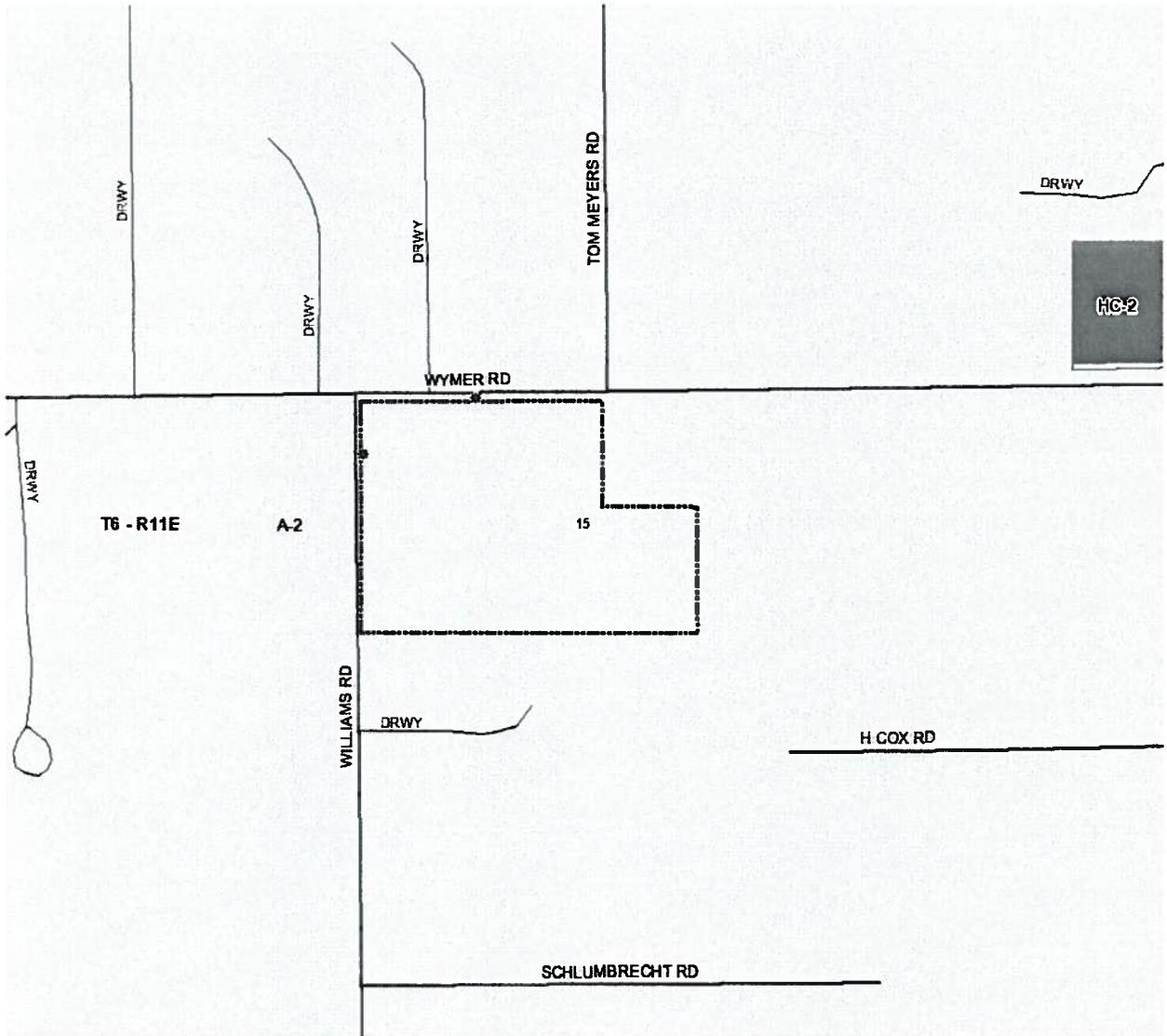
STAFF COMMENTS:

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 surrounded by residential uses, with the exception of the abutting Fire Station and the existing office warehouse located on the site.

STAFF RECOMMENDATION:

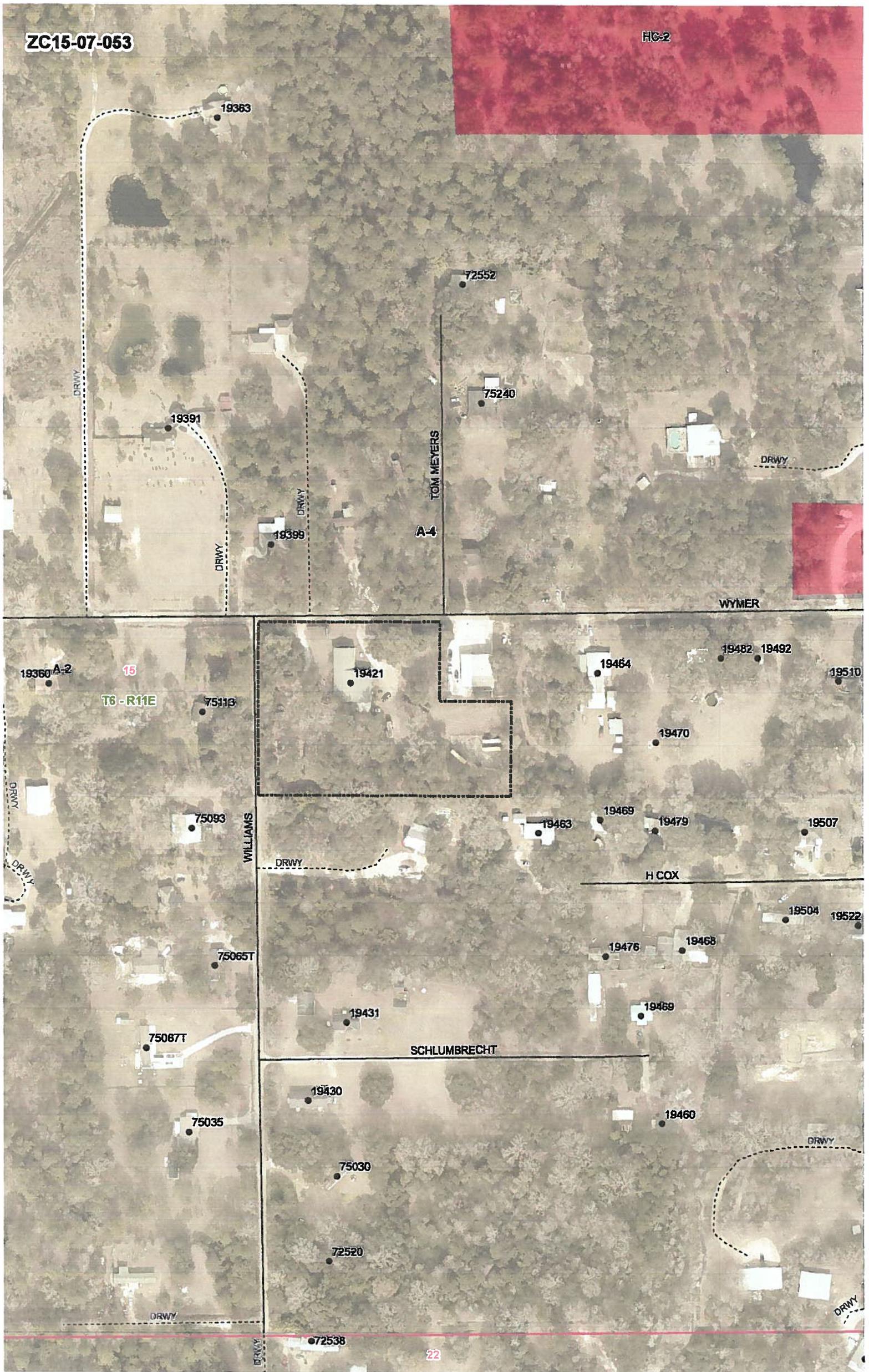
The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.

CASE NO.: ZC15-07-053
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: 3.08 acres



ZC15-07-053

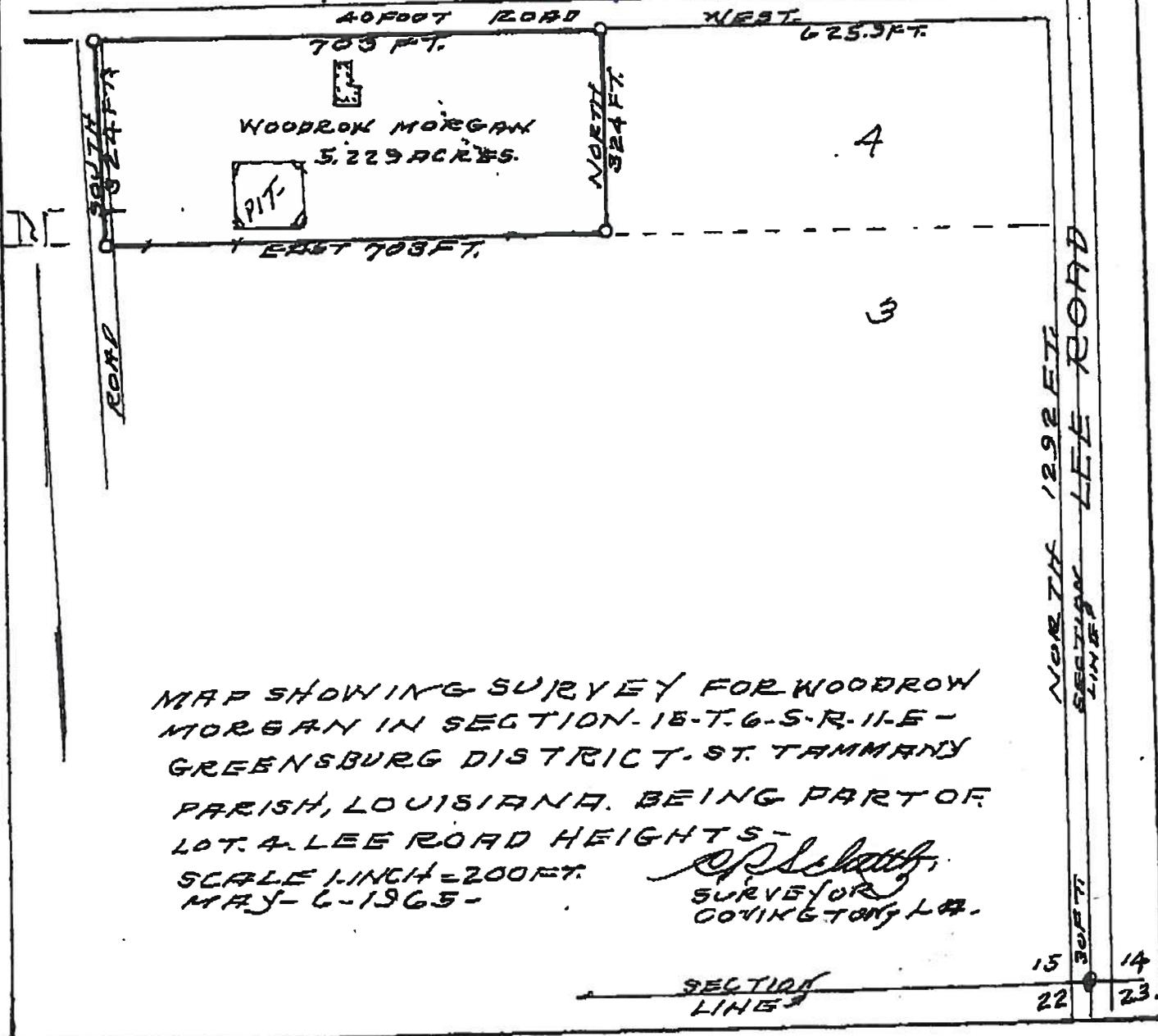
HC-2



0 540 Feet



2015-07-053⁵



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 -

O.P. Skelton
 SURVEYOR
 COVINGTON, LA.

SECTION LINES
 15 14
 22 23

ZONING STAFF REPORT

Date: July 24, 2015

Meeting Date: August 4, 2015

Case No.: ZC15-07-054

Determination: Approved Amended Postponed Denied

Prior Action: Postponed

Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Wesley E. Surgi
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:

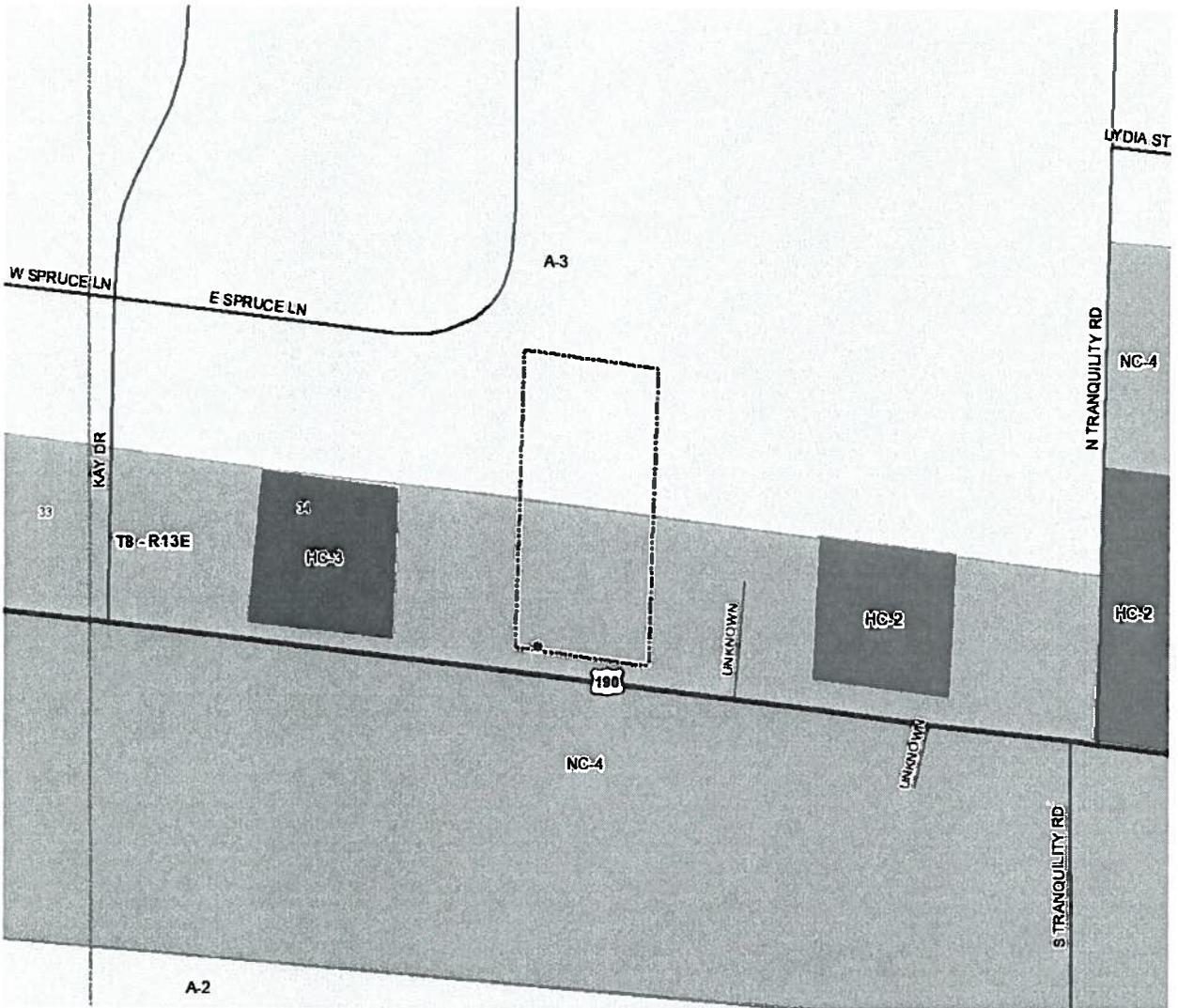
The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) & A-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the north side of US Highway 190, east of Kay Drive. The 2025 future land use plan calls for the site to be developed 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





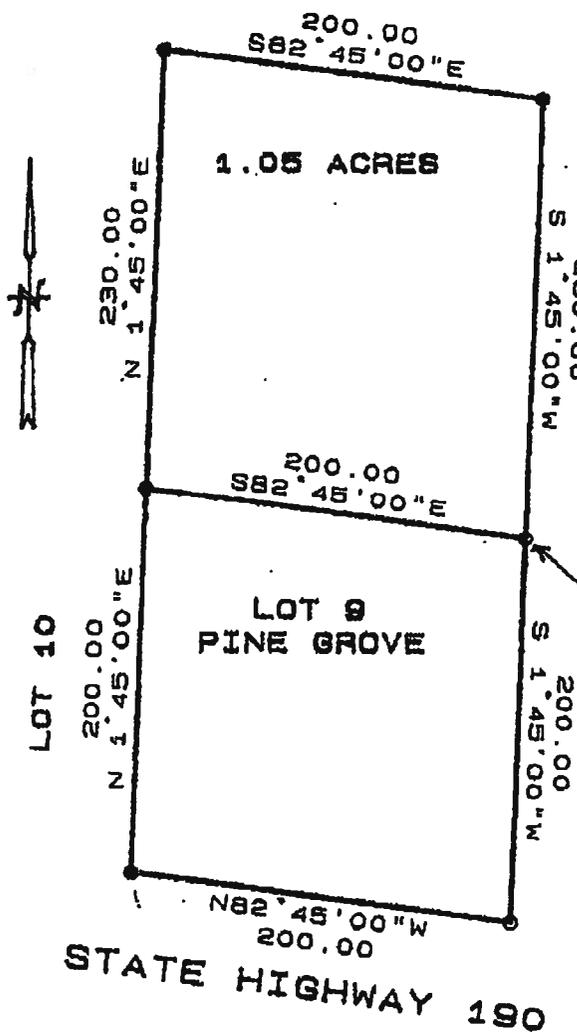
0 540 Feet



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 sq ft
58° - East
50,000

CERTIFIED TO:
WESLEY SURGI

LEGEND:

- SET 1/2" IRON ROD
- ROUND 1/2" IRON ROD
- ROUND OLD WOOD
- FENCE ---X---
- BEARINGS: RECORD
- SETBACK LINES -----
- FRONT 60 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 / ASCE Land Title Surveying and the applicable standards of practice cited in ASCE 48: LXT. Signature must be in red and sealed by the undersigned on this plat to be certified correct.

CLASS/TYPE	"C"	CPN: 225205 0395 D
BOUNDARY	15 DEC 98	FIRM DATE: 2 APR 91
FORMBOARDS		FIRM ZONE: "C"
LAB TIE		BASE FLOOD:
9-BUILT		REVISED:
JOB NO.	663R	SCALE: 1 inch = 100 ft

BRUCE W. POPE, II
REG. No. 4672
REGISTERED
PROFESSIONAL
WILSON-POPE, PLS
LOUISIANA REGISTERED LAND SURVEYORS
1900 WESLEY SURGI DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5551 FAX: (504) 626-5526

ZONING STAFF REPORT

Date: July 24, 2015
Case No.: ZC15-08-061
Posted: 07/20/15

Meeting Date: August 4, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Pine Creek Development LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the east side of Perilloux Road, north of LA Highway 22; S42, T7S, R10E; Ward 1, District 4
SIZE: 1.83 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	Undeveloped	HC-1 (Highway Commercial District)
East	School	ED-1 (Primary Education District)
West	Residential	A-2 (Suburban District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

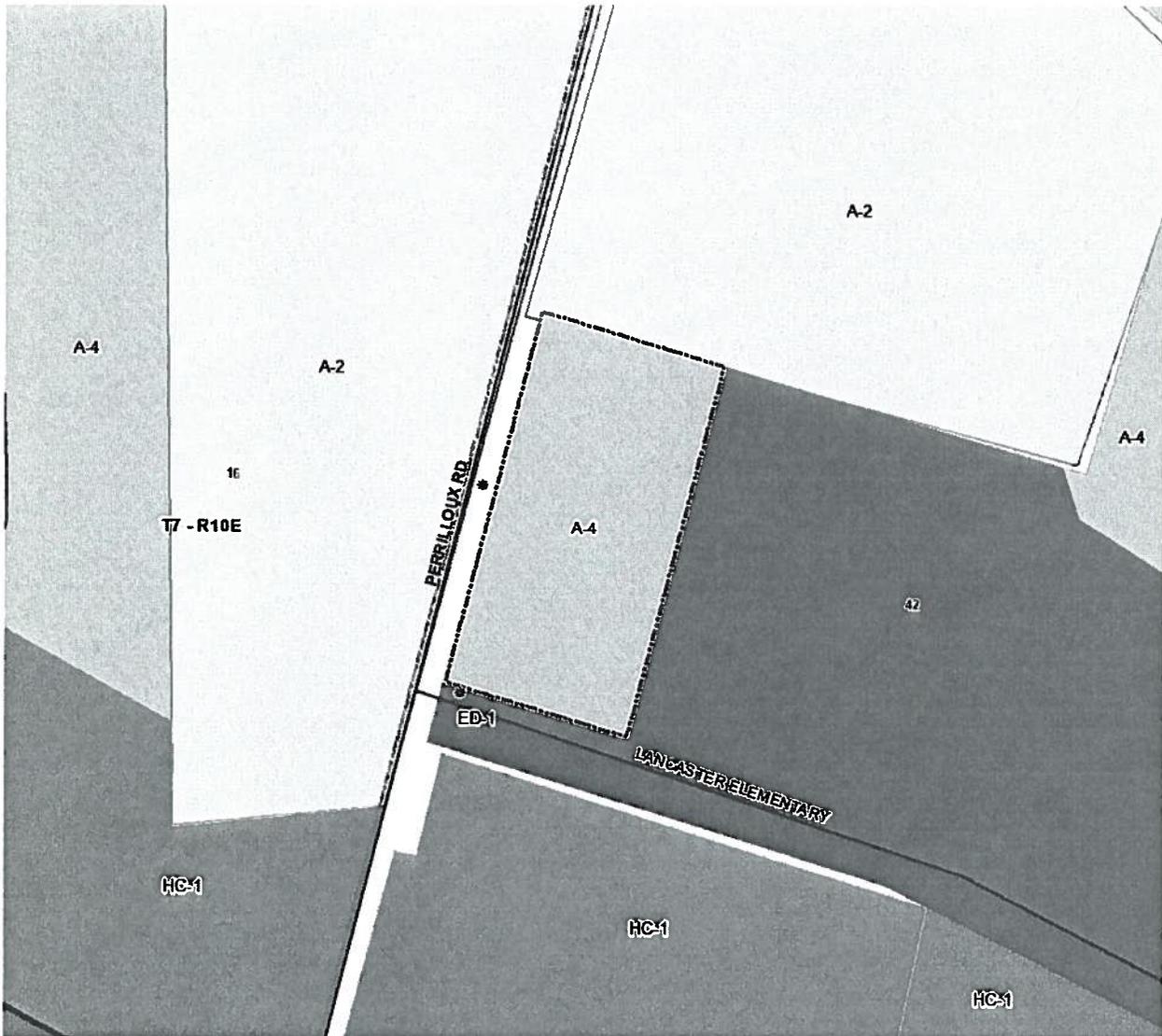
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to ED-1 (Primary Education District). The site is located on the east side of Perilloux Road, north of LA Highway 22. The 2025 future land use plan calls for the site to be developed with residential uses. Staff does not have any objections to the request, considering that the site is directly abutting a site developed with an elementary school, zoned ED-1.

STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.

CASE NO.: ZC15-08-061
PETITIONER: Jeffrey D. Schoen
OWNER: Pine Creek Development LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the east side of Perilloux Road, north of LA Highway 22; S42, T7S, R10E; Ward 1, District 4
SIZE: 1.83 acres



ZC15-08-061



16

A-2

A-4

FERRILLOUX

SHELBY MARIE

174

177

173

169

T7-R10E

ED-1

42

LANCASTER ELEMENTARY

HC-1

22

PONGIATOULA HWY

PF-2

21

TRAPAGNIER



**RESUBDIVISION MAP OF
 LOTS 158, 159, 160 AND PORTION OF UNDESIGNATED GROUND BEING APPROXIMATELY 12.3341 ACRES INTO
 LOTS 159A, 159B, 159C, 159D AND 159E,
 PINE CREEK ESTATES, PHASE I
 WARD I**

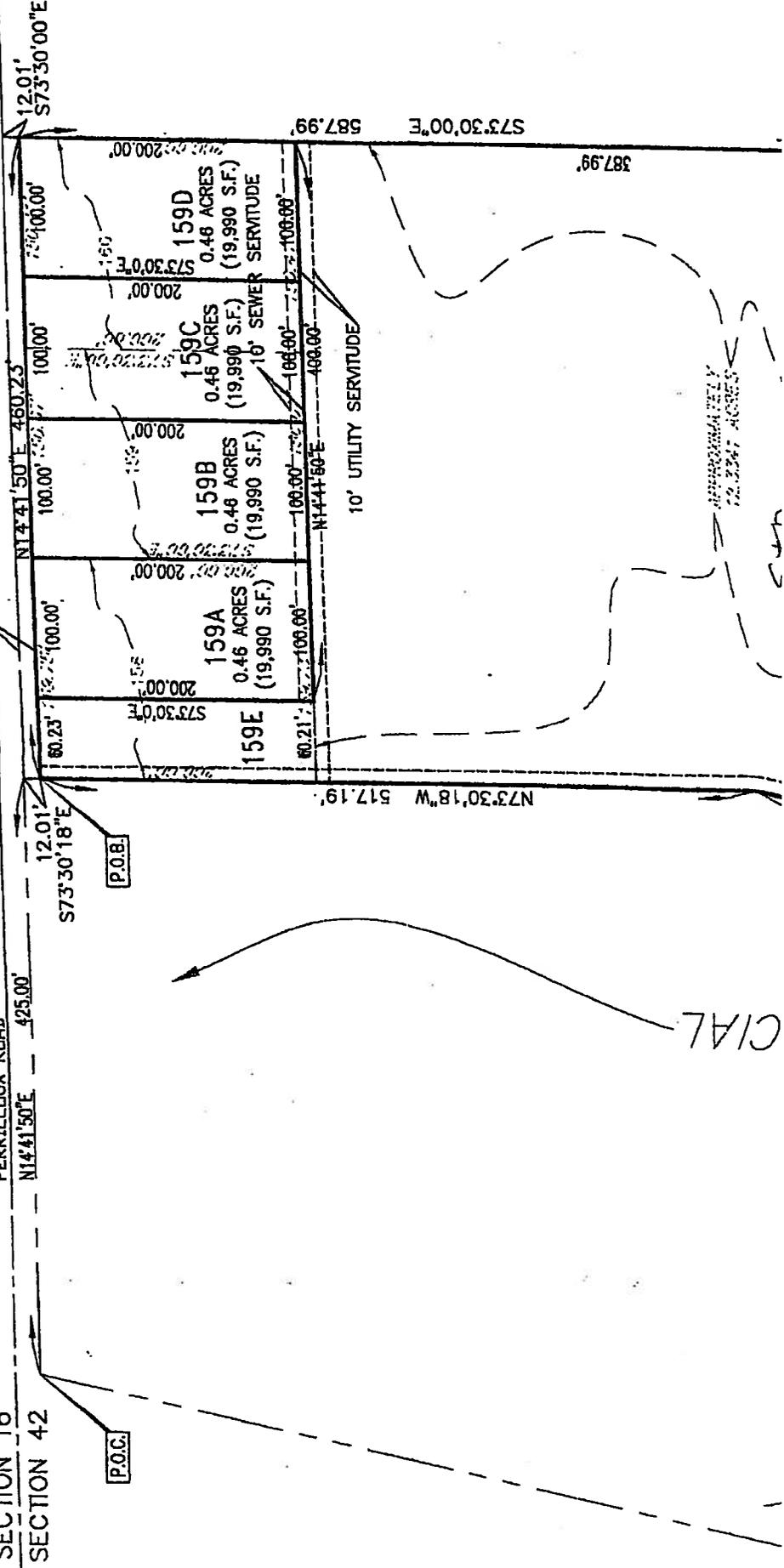
A PORTION OF
 SECTION 42, TOWNSHIP 7 SOUTH - RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA

PERRILLOUX ROAD

APPROX. CENTERLINE OF
 PERRILLOUX ROAD

12' DEDICATED FOR PERRILLOUX RD.

SECTION 16
 SECTION 42



6.00 ACRES
 NOT A PART

2015-08-061

MAY 22

CIAL



ZONING STAFF REPORT

Date: July 24, 2015
Case No.: ZC15-08-062
Posted: 07/21/15

Meeting Date: August 4, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Fanny G. Pichon
OWNER: Gordon D Pichon Sr. & Fanny G. Pichon
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Sallie Welch Road, east of LA Highway 434; S28, T7S, R13E; Ward 6, District 11
SIZE: 30.03 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

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.

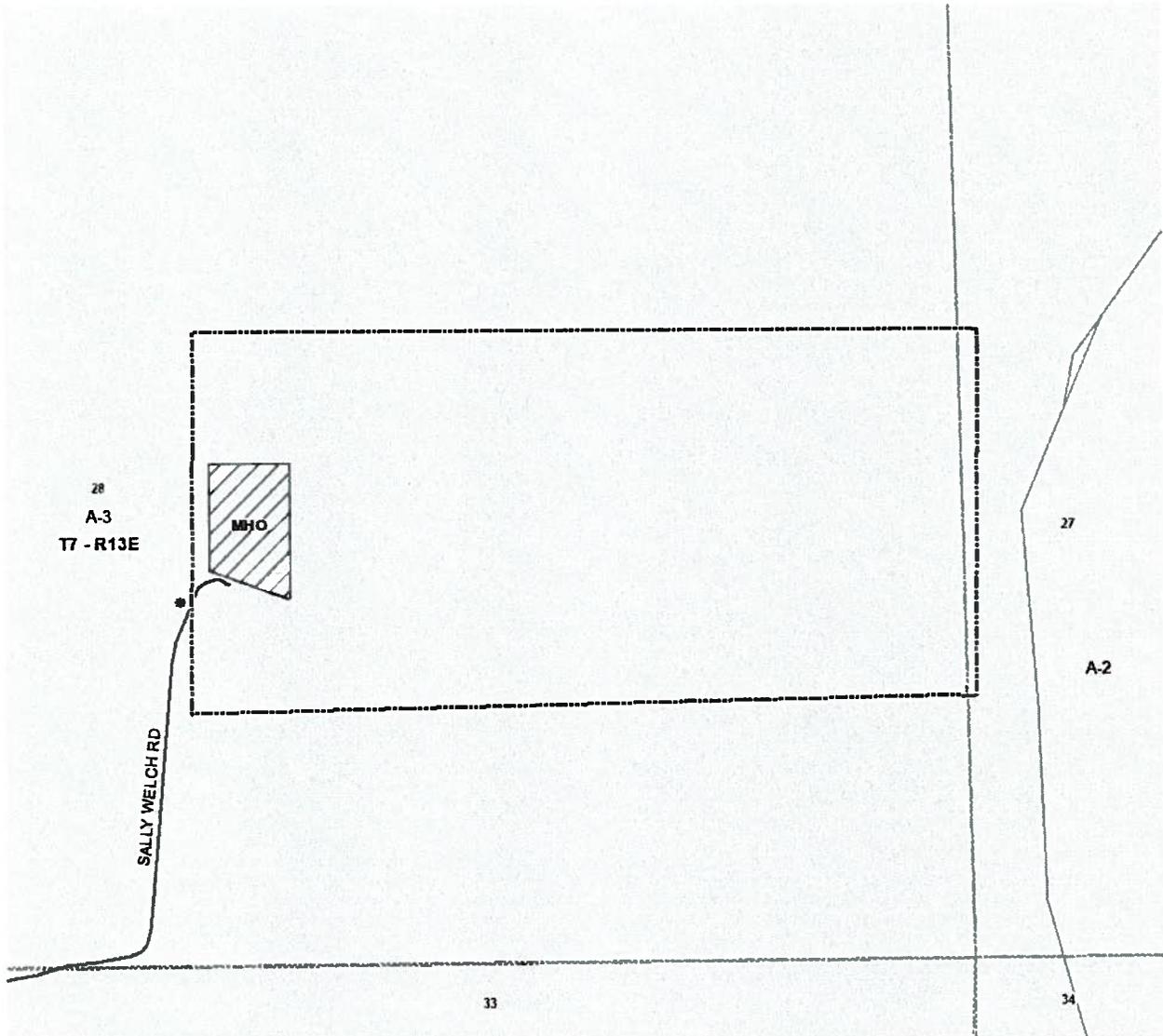
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the end of Sallie Welch Road, east of LA Highway 434. The 2025 future land use plan calls for the area to be developed with agricultural uses and 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.: ZC15-08-062
PETITIONER: Fanny G. Pichon
OWNER: Gordon D Pichon Sr. & Fanny G. Pichon
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Sallie Welch Road, east of LA Highway 434; S28, T7S, R13E; Ward 6, District 11
SIZE: 30.03 acres



34

ZC15-08-062

ROCKES

28

27

A-3
17-R13E

A-2

30480

30409

SALLY WELCH

30385

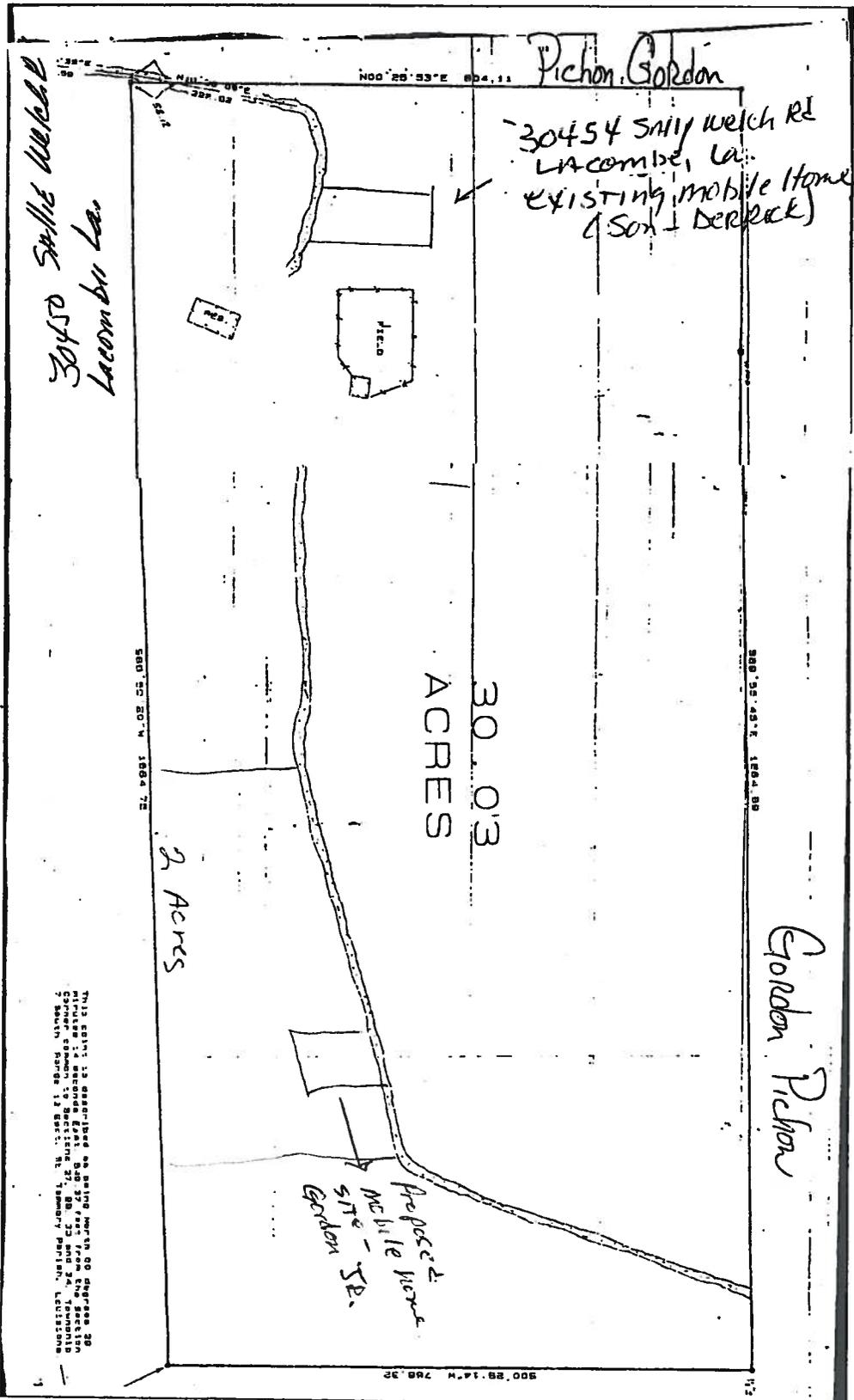
66548

33

34

0 810 Feet





Gordon Pichon

ZONING STAFF REPORT

Date: July 24, 2015

Meeting Date: August 4, 2015

Case No.: ZC15-08-063

Determination: Approved Amended Postponed Denied

Posted: 07/20/15

GENERAL INFORMATION

PETITIONER: Steven Lee
OWNER: Ross D. Lee
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Drewberry Road, west of South Fitzmorris Road, being 11 Dewberry Road, Covington; S9, T6S, R11E; Ward 3, District 2
SIZE: 2.86 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	Undeveloped	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Residential	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

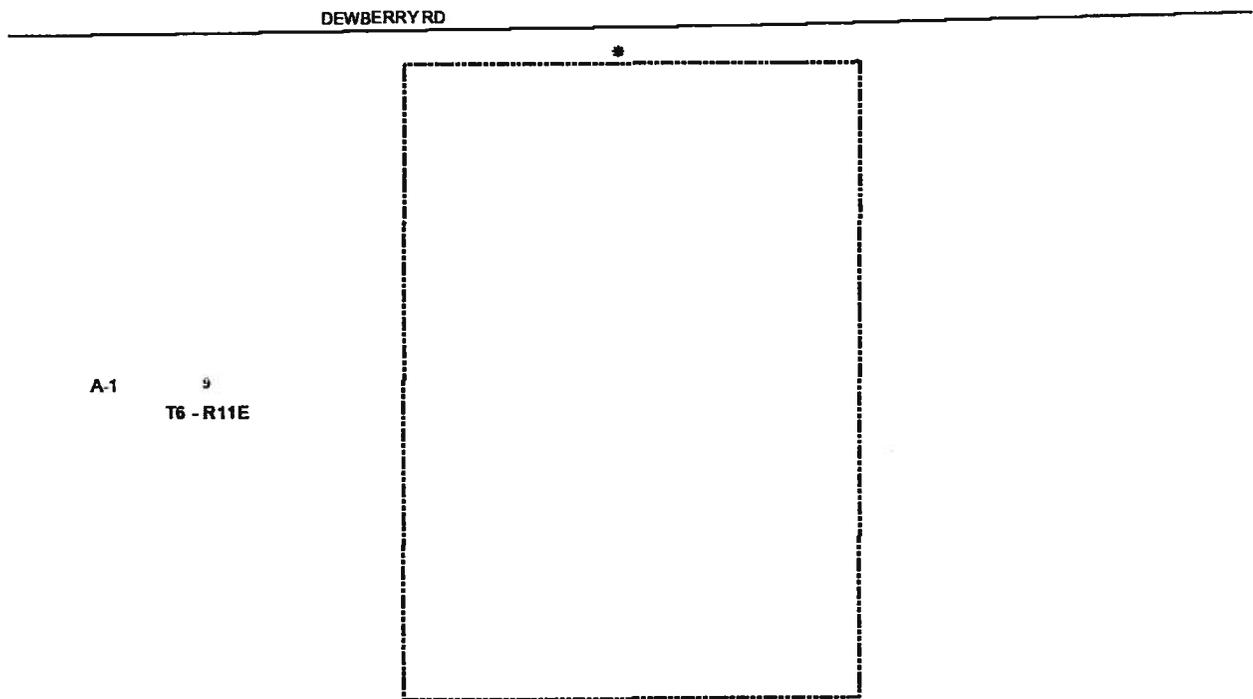
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Drewberry Road, west of South Fitzmorris Road, being 11 Dewberry Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-08-063
PETITIONER: Steven Lee
OWNER: Ross D. Lee
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Dewberry Road, west of South Fitzmorris Road, being 11 Dewberry Road, Covington; S9, T6S, R11E; Ward 3, District 2
SIZE: 2.86 acres



ZC15-08-063

76286T

76259

20

12T

8

DRWY

DEWBERRY

BLYTHEN

T6-R11E

9

A-1

10

FIZMORRIS

MAYHAW

DRWY

DRWY

DRWY

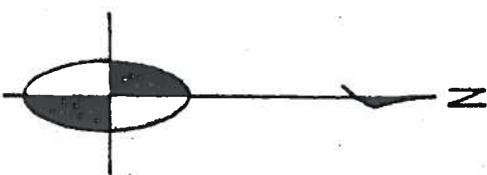
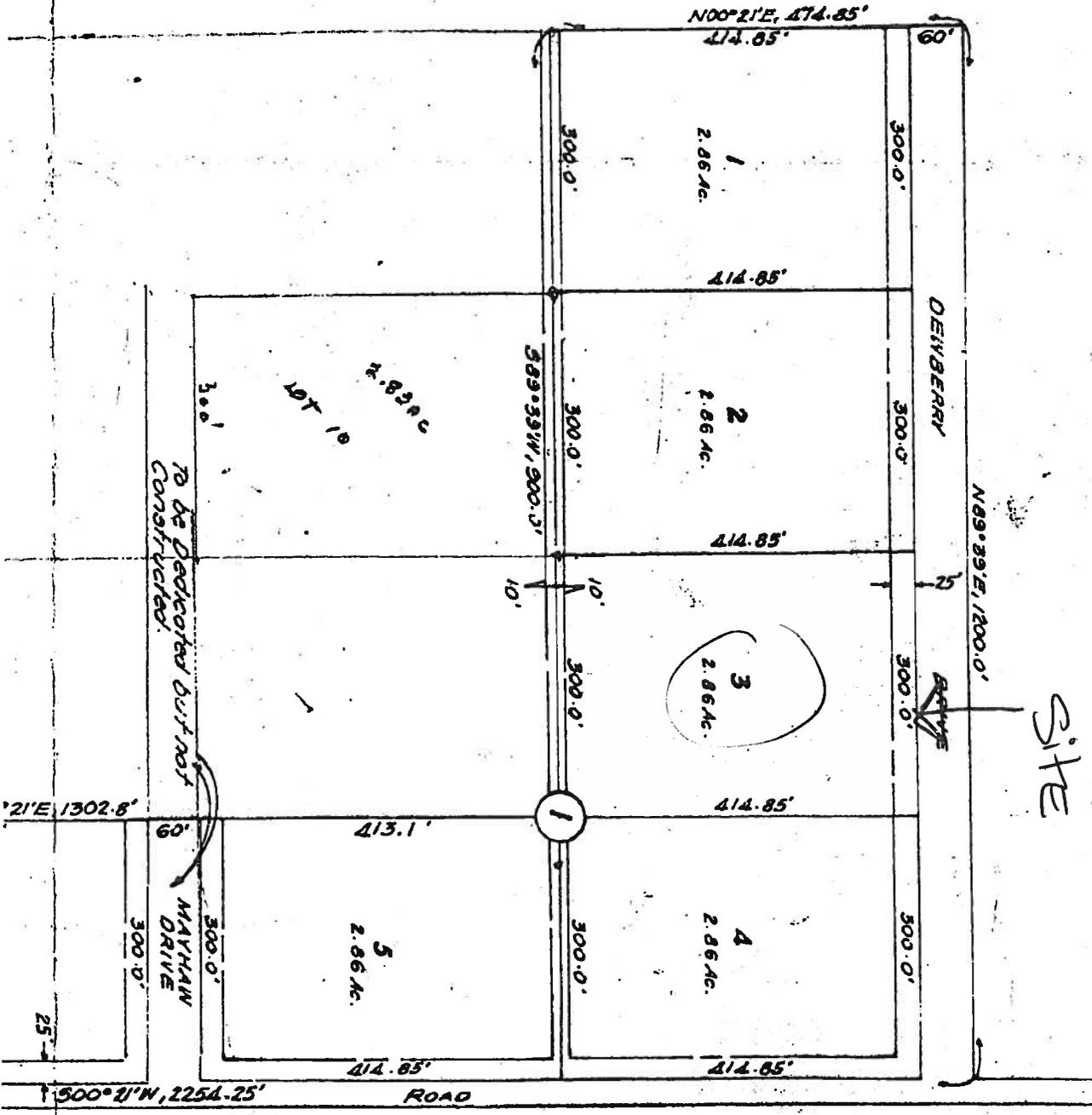
DRWY

6

57

0 400 Feet





ZONING STAFF REPORT

Date: July 24, 2015
Case No.: ZC15-08-064
Posted: 07/21/15

Meeting Date: August 4, 2015
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Russell B. Guerin, Lawrence J. McEvoy, Bette Bernard McEvoy, William Edmund Monday, Dorian Farner Monday, Steven Elis Rogers, Phyllis Rogers, Roy Patrick Viola, Jeanene Frost Viola
REQUESTED CHANGE: From HC-2 (Highway Commercial District) & A-4 (Single Family Residential District) to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190 East, east of I-10 Service Road, west of Walnut Street; S13, T9S, R14E; Ward 8, District 13
SIZE: 1.7 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

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	Residential	A-4 (Single Family Residential District)
South	Undeveloped	A-4 (Single Family Residential District)
East	Residential	A-4 (Single Family Residential District)
West	Residential	HC-2 (Highway Commercial 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.

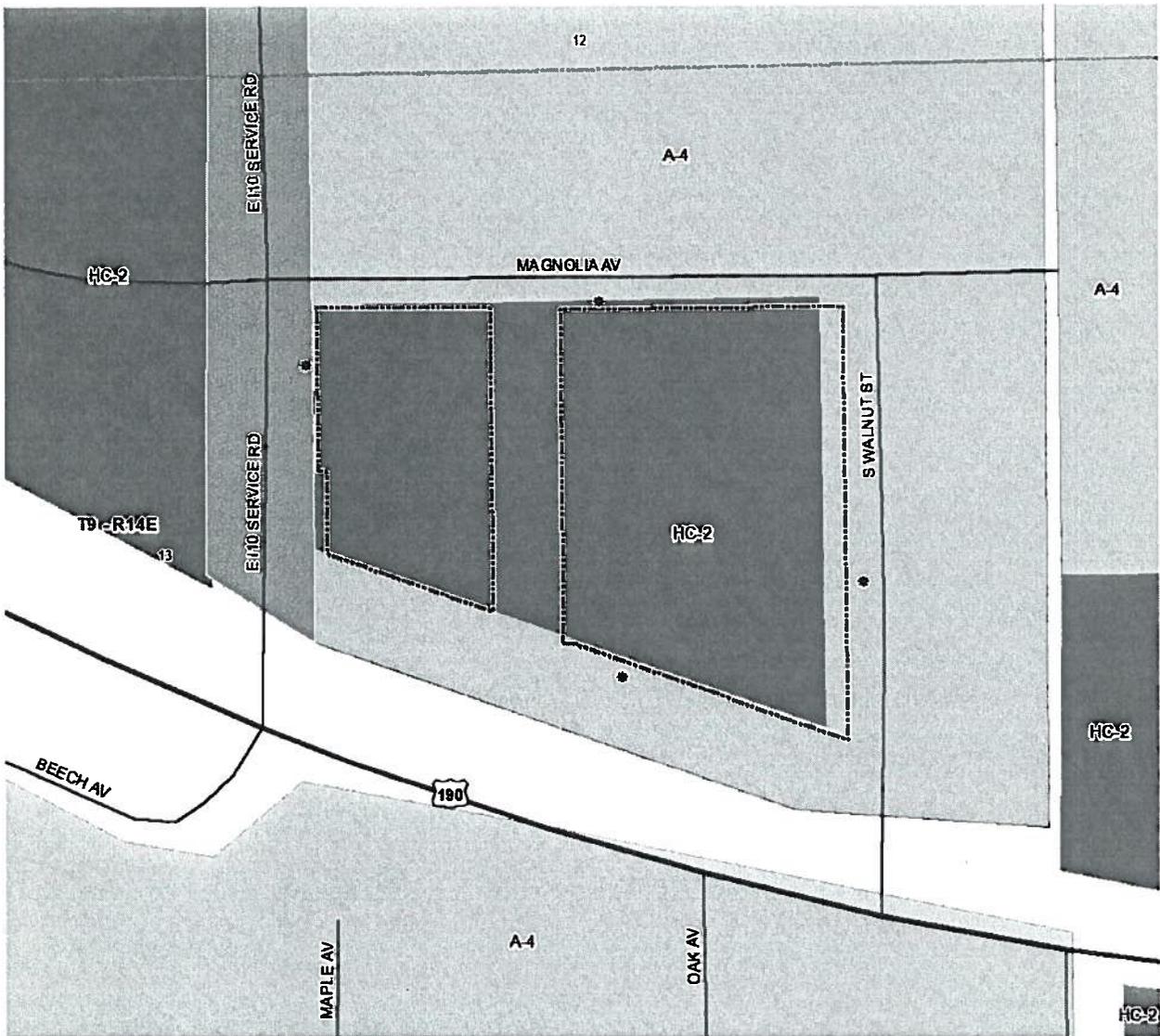
STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) & A-4 (Single Family Residential District) to HC-3 (Highway Commercial District). The site is located on the north side of US Highway 190 East, east of I-10 Service Road, west of Walnut Street. The 2025 future land use plan calls for the site to be developed with residential uses. The site is currently zoned HC-2 and mostly surrounded by residential zoning except on the west side where it is zoned HC-2. Staff does not see any compelling reason to increase the intensity of the zoning in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 (Highway Commercial District) designation be denied.

CASE NO.: ZC15-08-064
PETITIONER: Jeffrey D. Schoen
OWNER: Russell B. Guerin, Lawrence J. McEvoy, Bette Bernard McEvoy, William Edmund Monday, Dorian Farner Monday, Steven Elis Rogers, Phyllis Rogers, Roy Patrick Viola, Jeanene Frost Viola
REQUESTED CHANGE: From HC-2 (Highway Commercial District) & A-4 (Single Family Residential District) to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190 East, east of I-10 Service Road, west of Walnut Street; S13, T9S, R14E; Ward 8, District 13
SIZE: 1.7 acres



ZC15-08-064

12

110 SERVICE

A-4

39085

39072

MAGNOLIA

T9 - R14E

110 SERVICE

HIC-2

WALNUT

58040

39106

58023

58024

13

39135

39155

58018

BEECH

190

57471

MAPLE

OAK

57480

57468

0 200 Feet

N



ZONING STAFF REPORT

Date: July 24, 2015

Meeting Date: August 4, 2015

Case No.: ZC15-08-065

Determination: Approved Amended Postponed Denied

Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Danny M. Martin
OWNER: Robert Charbonnet, Peter Charbonnet, Barbara Brewer Charbonnet, Jack Charbonnet, Linda Schreiner Charbonnet, Kenny Charbonnet, Jane Stuckey Charbonnet
REQUESTED CHANGE: From HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the south side of 9th Avenue, east of US Highway 190, west of Falconer Drive, being Square 96, Alexiusville ; S10, T7S, R11E; Ward 3, District 2
SIZE: 1.32 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-4A (Single Family Residential District)
South	Undeveloped	HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District)
East	Undeveloped	NC-4 (Neighborhood Institutional District)
West	Undeveloped	HC-1 (Highway Commercial 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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

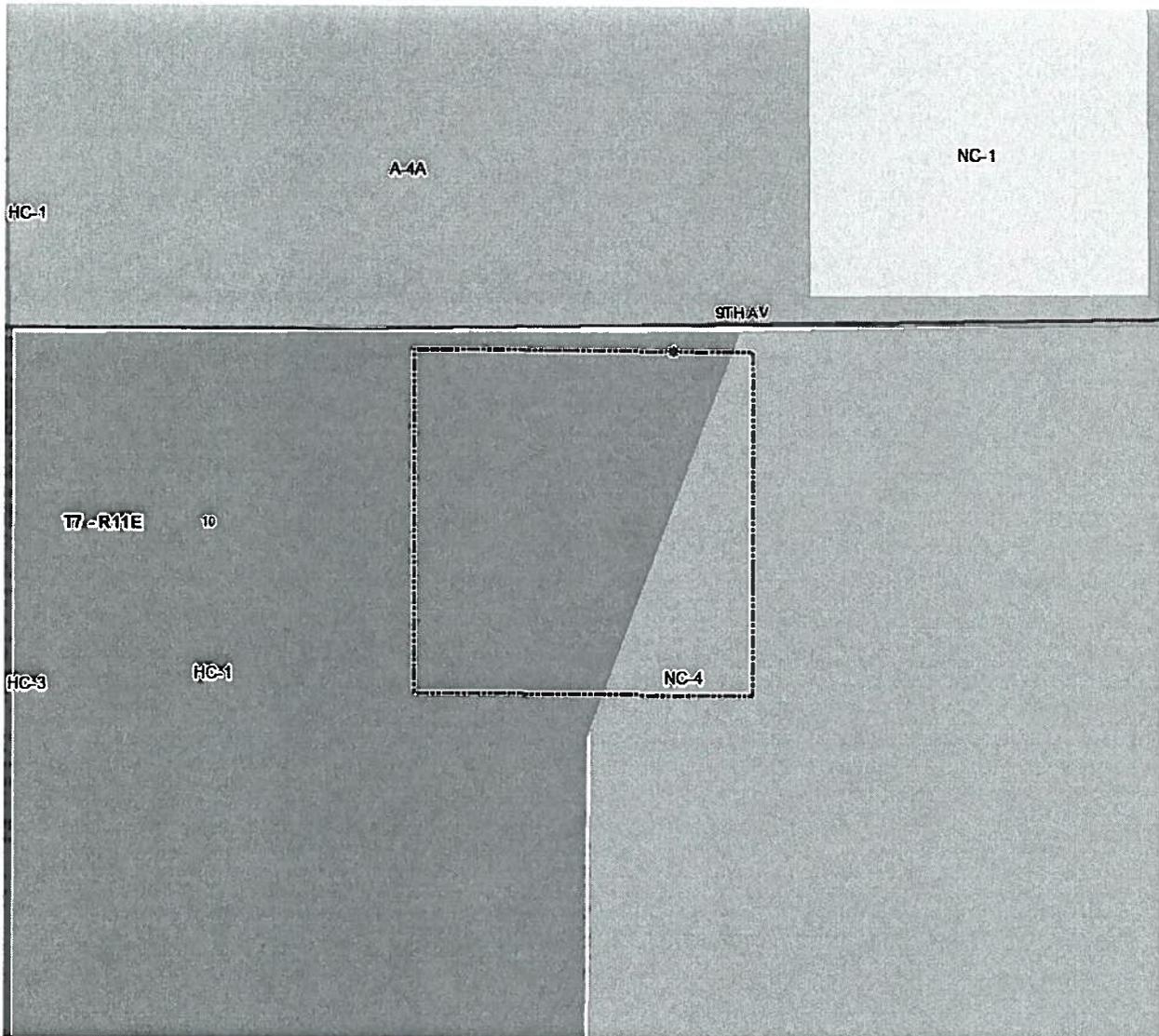
STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to A-4A (Single Family Residential District). The site is located on the south side of 9th Avenue, east of US Highway 190, west of Falconer Drive. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses. The zoning change is being requested in order to developed the 1.32 acre square with single family residences on lot of a minimum of 60' in width, as required under the A-4A single family residential district. Staff does not have any objections to the request, considering that there are some single family residences across from the subject site and it would provide additional residential units in proximity to existing and future commercial uses.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-08-065
PETITIONER: Danny M. Martin
OWNER: Robert Charbonnet, Peter Charbonnet, Barbara Brewer Charbonnet, Jack Charbonnet, Linda Schreiner Charbonnet, Kenny Charbonnet, Jane Stuckey Charbonnet
REQUESTED CHANGE: From HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the south side of 9th Avenue, east of US Highway 190, west of Falconer Drive, being Square 96, Alexiusville ; S10, T7S, R11E; Ward 3, District 2
SIZE: 1.32 acres



ZC15-08-065

48

A-4A

19359

BIRD

9TH

T7-R41E 10



FALCONER

FALCONER

NC-1

HC-3 11TH

HC-1

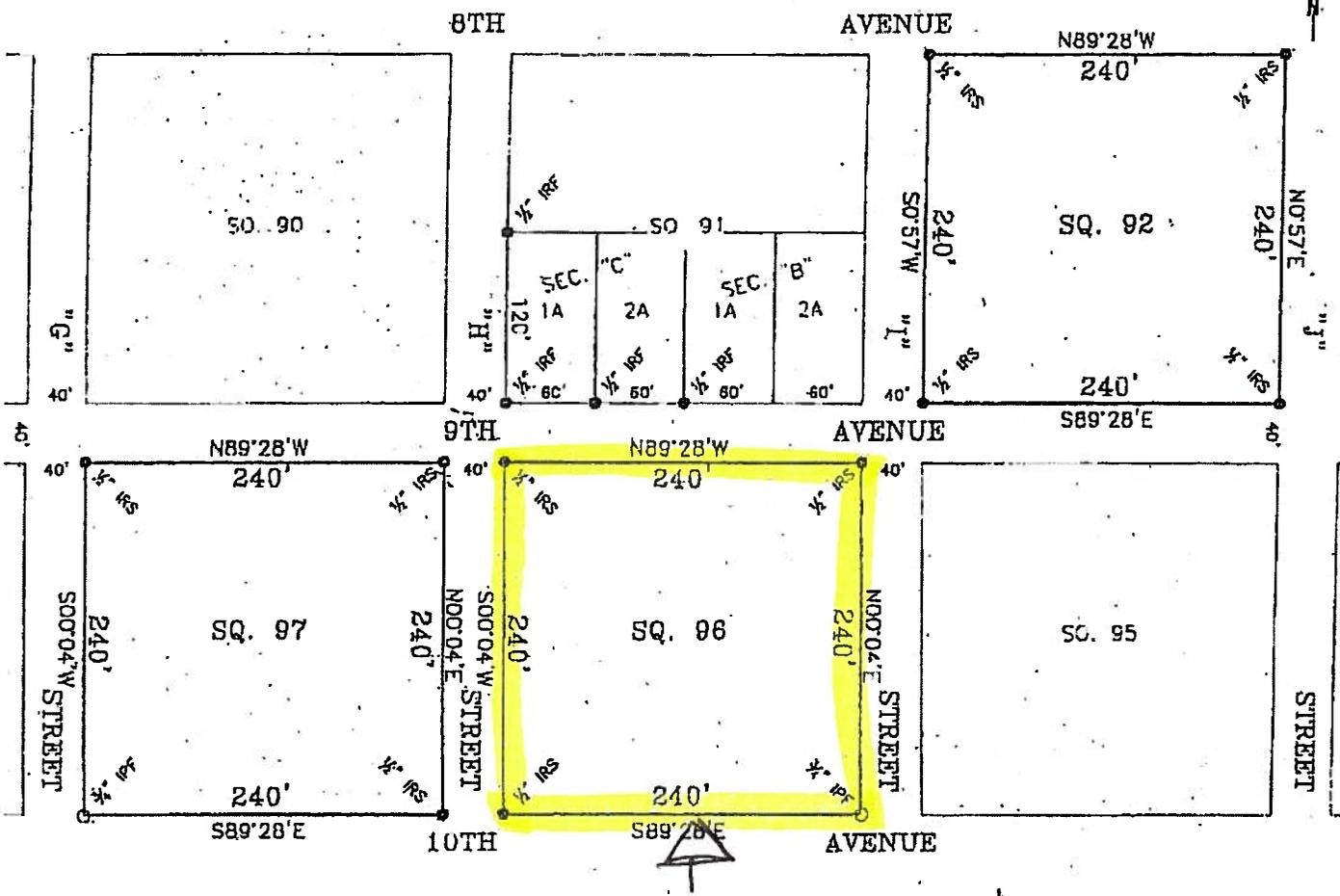
NC-4

12TH

0 400 Feet



2015-08-065



NOTE:
THE FOLLOWING STREETS ARE NOT CONSTRUCTED:
"G" STREET, "H" STREET, "I" STREET, "J" STREET,
8TH AVENUE AND 10TH AVENUE.

REFERENCE SURVEY(S):
RESUBDIVISION SURVEY OF LOTS 1, 2, 3 & 4, SECTION C, INTO LOTS 1A & 2A SECTION C AND LOTS 1, 2, 3 & 4 SECTION B, INTO LOTS 1A & 2A SECTION B, SQ. 91.
ALEXIUSVILLE SUBDIVISION,
BY: JOHN G. CUMMINGS; DATED: JULY 13, 2005. JOB No.: 05040A.

ALEXIUSVILLE SUBDIVISION MAP
BY: J.M. YATES; DATED: MARCH 31, 1903; REVISED: JUNE 4, 1910.

SQ. 96, ALEXIUSVILLE SUBDIVISION
BY: S.K. LANDRY; DATED: DECEMBER 10, 1982

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

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

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

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

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

**SURVEY MAP OF
SQUARES 92, 96 & 97, ALEXIUSVILLE SUBDIVISION,
SITUATED IN SECTION 10, T7S-R11E**

in
St. Tammany Parish, Louisiana
for
ROBERT P. CHARBONNET

Survey No. 2008111
Date: JUNE 5, 2008

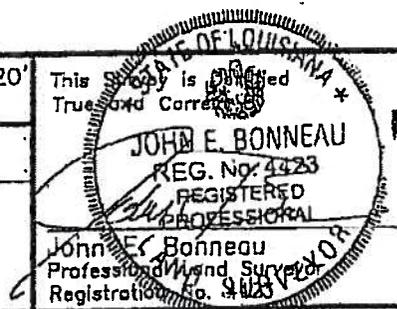
Drawn by: L.F.R.
Revised:

Scale: 1" = 120'

This survey is plotted
True and Correct

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JERCOLandSurveying.com • e-mail: jebcof@bellsouth.net



ZONING STAFF REPORT

Date: July 24, 2015

Meeting Date: August 4, 2015

Case No.: ZC83-07-076

Determination: Approved Amended Postponed Denied

Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Fred Sigur
OWNER: Estate of Mr. Frederick J. Sigur
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain; S37, T6S, R14E; Ward 8, District 13
SIZE: 188.54 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	SA (Suburban Agricultural) District
South	Lake Pontchartrain	
East	Commercial	C-2 (Highway Commercial) District
West	Single Family Residential	PUD (Planned Unit Development) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The site is located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain and was originally rezoned to PUD in 1983. A major amendment to the PUD plan was approved by the Council in April 2007, to have the site developed as a commercial and residential subdivision (see attached plan). The proposed 3 accesses to the site, from LA Highway 433, will remain the same as previously approved. Considering that the proposed development is directly abutting Lake Pontchartrain, the site will also remain accessible through navigable waterways, as shown on the plan. In fact, the creation of navigable canals through the development and the connection of the canals to Lake Pontchartrain, considerably promote the features of the site.

A major amendment to the PUD is being requested to developed a 21.09 acre section of the PUD with 130 single family resort homes in place of the previously approved 29 single family home sites (see below, chart). A plan of the 21.09 acre site is provided showing the proposed configuration of the lots (see attached plan).

Summary of Proposed Residential & Commercial Uses

Residential & Commercial Uses	Lot Size, Density & Number of Lots	Permitted Uses
Single Family Homes	16,182 square feet/ 2 units per acre total of 129 lots	single family houses
Waterfront Villa Homes	3000 square feet total of 100 lots 7 units per acre	townhomes, condominiums & multi Family (common wall units)
Single Family Resort Home Community	3500 square feet total of 130 lots 6 units per acre	single family resort homes
Marina Commercial	20,000 square feet/ acre on 28.20 acres 656 units per acre	Marina, boat service, retail & service , office restaurant, lounge, health club, yacht club, multi family, hotel , motel, boarding & lodging

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required for Residential
Minimum front, side, & rear setbacks & maximum height for commercial & multi family development	Commercial Development will meet all Parish Parking, setbacks and landscaping requirements, or as indicated on plan
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site, as identified on plan)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	Provided as Required

GREENSPACE

A total of 172.99 acres (45.8%) of greenspace/waterway is proposed to be provided on the site. As stated under the PUD ordinance, no more than 50% of the required greenspace shall be satisfied using limited use land. Limited Use Land shall mean land which is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are required to satisfy one (1) acre of required open space. The proposed canals are considered as active amenities, as it will be used for navigation & other nautical activities.

As shown on the attached plan of the single family resort homes development, walking paths, pocket parks and a recreation area are proposed to be provided. Note that additional information, as to the type of amenities to be provided within the pocket parks and the recreation area shall be provided.

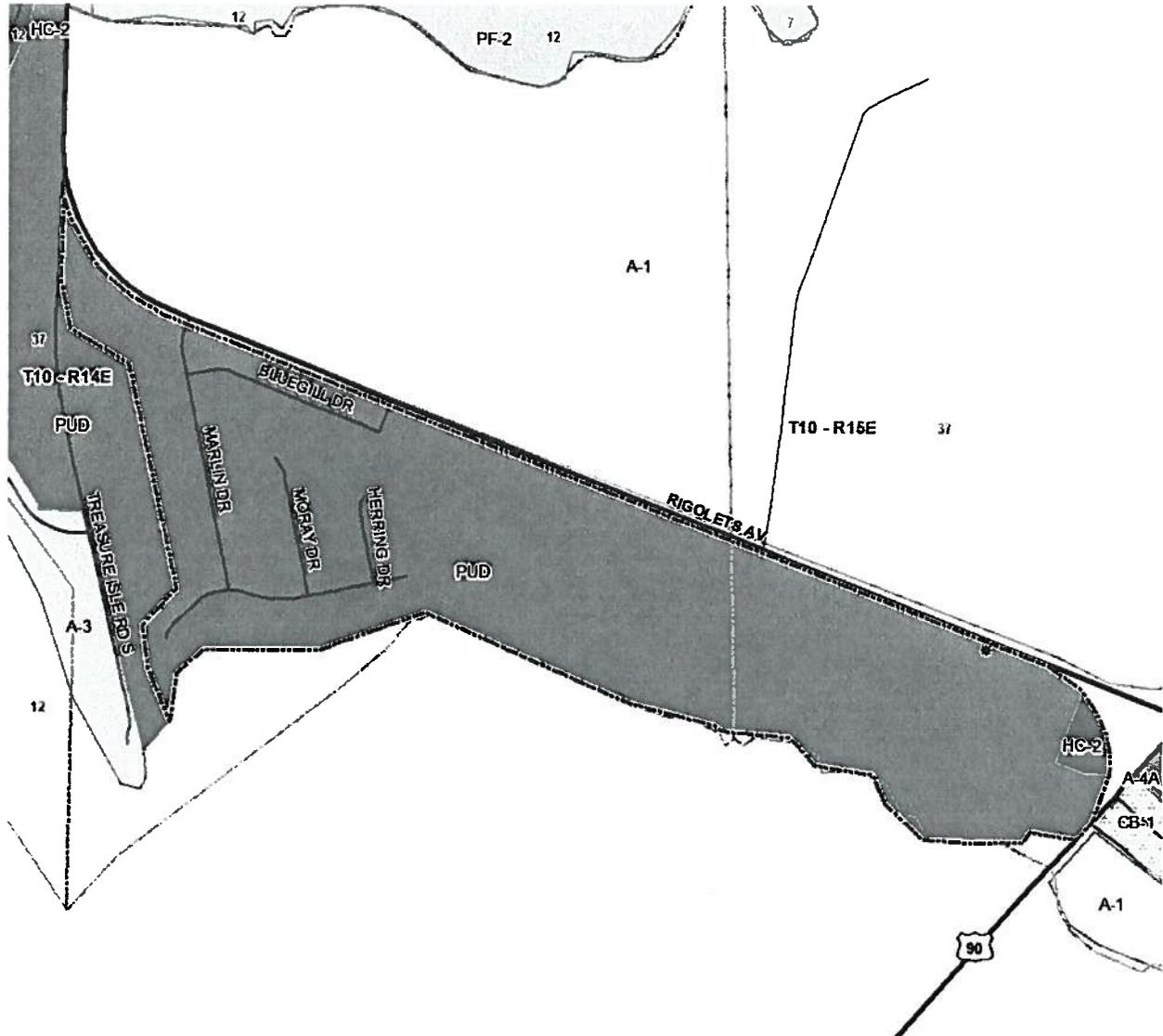
COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area as Residential Infill. The proposed development meets the future land use plan by providing some new residential uses, compatible with the surrounding. The density of the proposal is greater than the surrounding developments; however, It will provide a diversity of commercial & residential uses in the area.

STAFF RECOMMENDATION

The staff recommends that the major amendment to the PUD (Planned Unit Development Overlay) be approved.

CASE NO.: ZC83-07-076
PETITIONER: Fred Sigur
OWNER: Estate of Mr. Frederick J. Sigur
REQUESTED CHANGE: Major amendment to the PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain; S37, T6S, R14E; Ward 8, District 13
SIZE: 188.54 acres



ZC83-07-076

UNDEVELOPED

BUFFER

VILLA HOMES

SITE

A-1

P-4
GREENSPACE BUFFER

VICINITY MAP
1" = 200'

P-11
WATERFRONT VILLA HOMES

T10S-R15E

RIGOLETS AV

P-5
MARINA COMMERCIAL

PUD
SINGLE FAMILY RESORT
HOME COMMUNITY
P-10

P-6

PARCELC-2

MARINA COMMERCIAL

P-9

MARINA COMMERCIAL

MARINA COMMERCIAL P-7

PHASE 3D

PHASE 3C

U.S. HWY 90

2ND ST

1ST ST

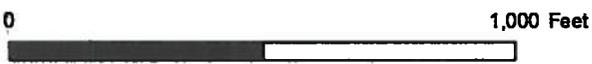
CONCEPTUAL LAND USE PLAN

RIGOLETS ESTATES PUD

PORTION OF SECTION 37, T10S-R14E &
SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.

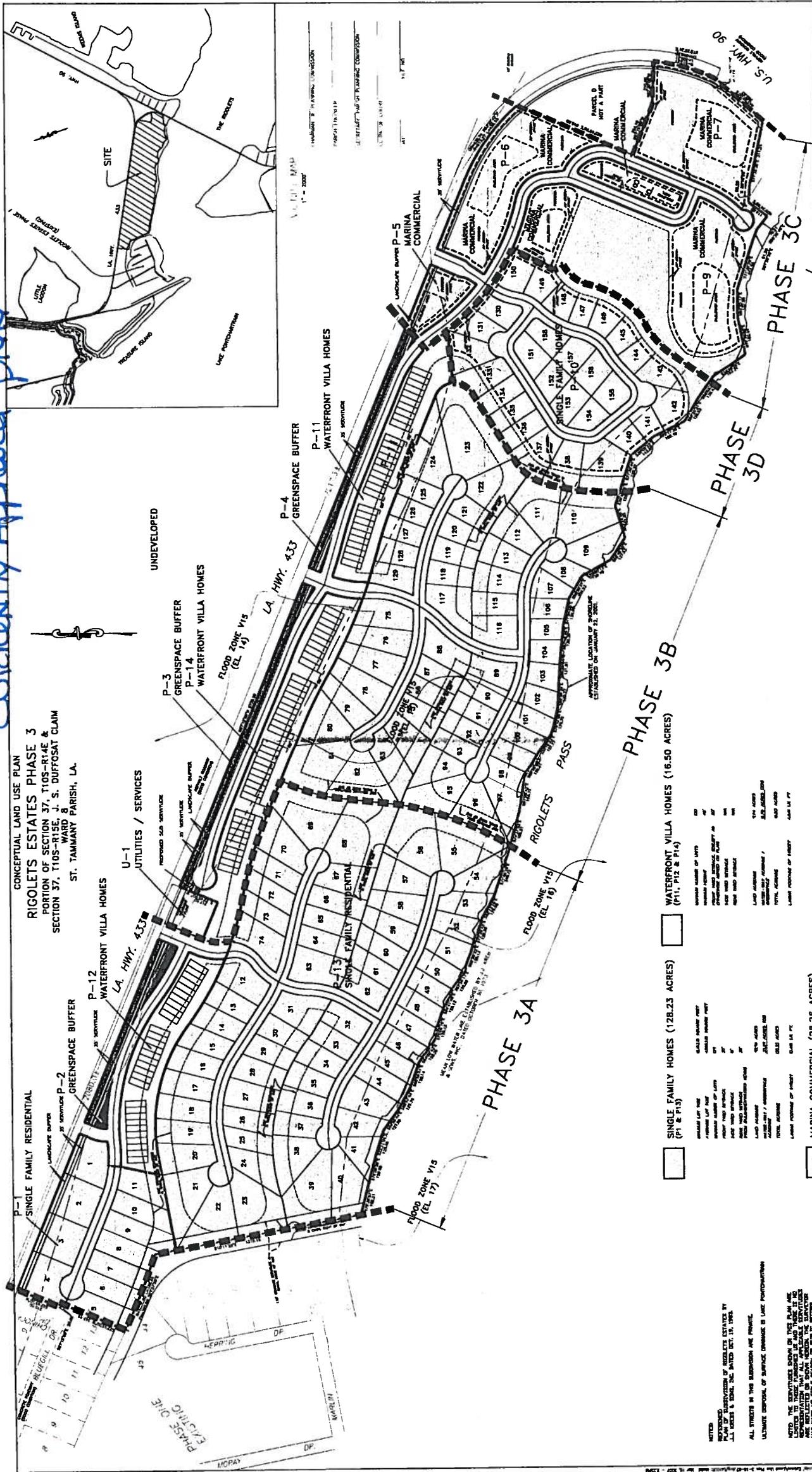
NOTE:
PASSIVE & ACTIVE AMENITIES
ACTIVE AMENITIES TO INCLUDE THE INTERNAL WATERWAYS
SHOULD BE OPEN TO ALL PORTS/BOATS, AND THE
PROPOSED MARINA AREA AS DEVELOPMENT PROGRESSES
WITH THE MARINA COMMERCIAL, THE WATERFRONT
MULTI-UNIT RESIDENTIAL, AND THE WATERFRONT VILLA
HOMES, ADDITIONAL SITE REQUIREMENTS WILL BE IMPOSED
IN THESE AREAS TO PROVIDE ADDITIONAL ACTIVE AND
PASSIVE AMENITIES TO MEET PARISH REQUIREMENTS.

KREBS, LASALLE, LEMOUX, CONSULTANTS, INC.
ENGINEERING • PLANNING • SURVEYING • HYDROLOGY • ENVIRONMENTAL
3015 17TH STREET • HARVE, LA 70002 (504)837-8448
2107 N. CALIFORNIA BLVD. SUITE 200 • MONROE, LA 70402 (985)221-1122
DATE: JULY 1, 2013 SCALE: 1" = 200' DRAWING NO.: 1307
PROJECT NO.: 1307-0001 DRAWING BY: PWA



2003-07-076

Currently Approved Plan



CONCEPTUAL LAND USE PLAN
RIGOLETS ESTATES PHASE 3
PORTION OF SECTION 37, T10S-R14E &
SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.

PHASE 3B
WATERFRONT VILLA HOMES (16.50 ACRES)

PHASE 3A
SINGLE FAMILY HOMES (128.23 ACRES)

PHASE 3C
MARINA COMMERCIAL (28.26 ACRES)

PHASE 3A SINGLE FAMILY HOMES (128.23 ACRES)	PHASE 3B WATERFRONT VILLA HOMES (16.50 ACRES)	PHASE 3C MARINA COMMERCIAL (28.26 ACRES)
<p>PARCELS LEFT TO BE SURVEYED: 10</p> <p>PARCELS TO BE SURVEYED: 10</p> <p>ACRES TO BE SURVEYED: 10</p> <p>DATE: 10/15/03</p>	<p>PARCELS LEFT TO BE SURVEYED: 10</p> <p>PARCELS TO BE SURVEYED: 10</p> <p>ACRES TO BE SURVEYED: 10</p> <p>DATE: 10/15/03</p>	<p>PARCELS LEFT TO BE SURVEYED: 10</p> <p>PARCELS TO BE SURVEYED: 10</p> <p>ACRES TO BE SURVEYED: 10</p> <p>DATE: 10/15/03</p>

NOTE:
PASSIVE & ACTIVE AMENITIES
ACTIVE AMENITIES TO INCLUDE THE FOLLOWING: SWIMMING POOL, TENNIS COURT, BASKETBALL COURT, GOLF COURSE, ETC.
PASSIVE AMENITIES TO INCLUDE: WALKING TRAILS, BIKE TRAILS, ETC.
THE SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE SURVEY.
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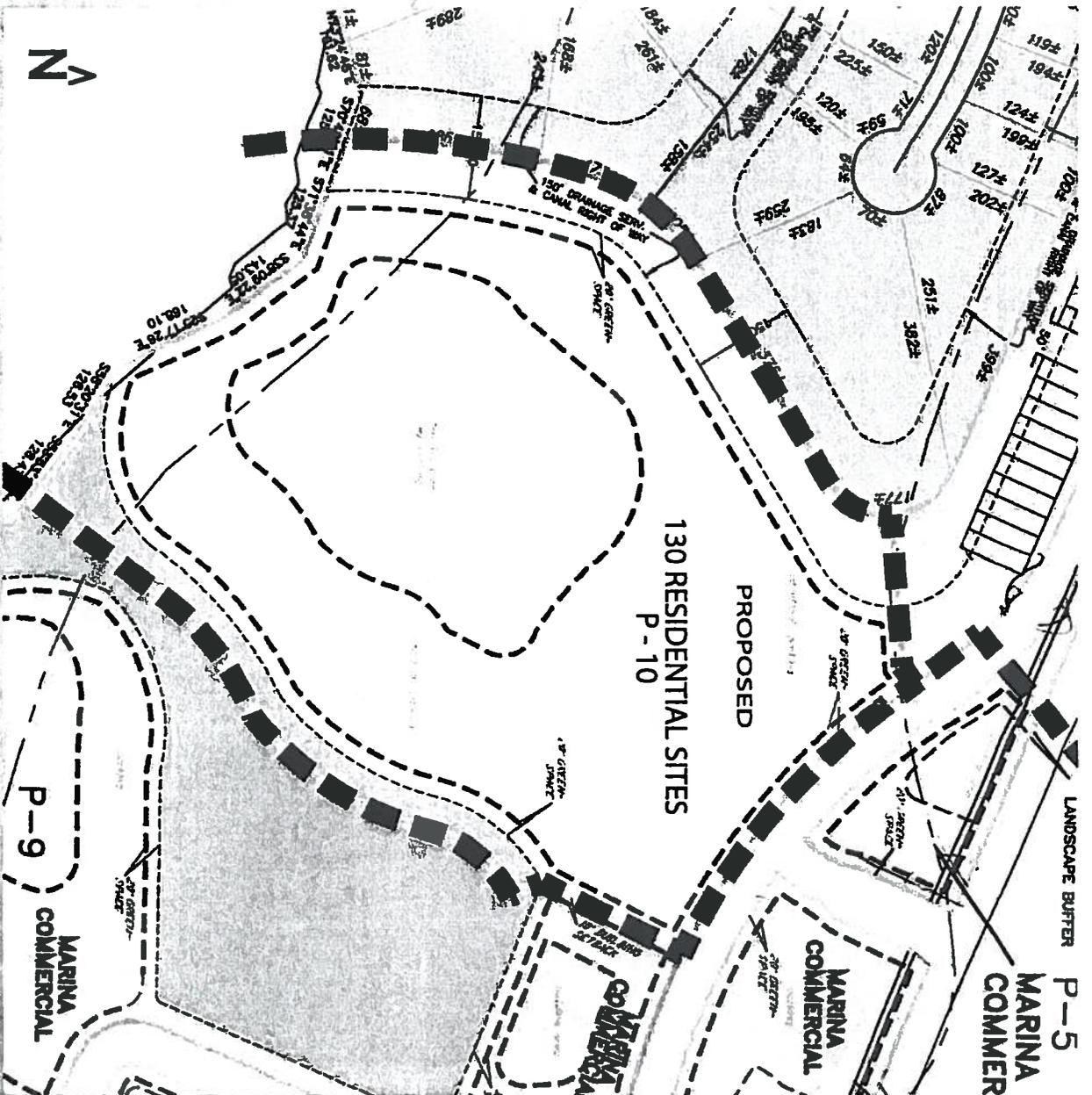
CONCEPTUAL LAND USE PLAN
RIGOLETS ESTATES PUD
PORTION OF SECTION 37, T10S-R14E &
SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.
KREBS, LASALLE, LEMITEUX, CONSULTANTS, INC.
ENGINEERING - PLANNING - SURVEYING - HYDROLOGY - ENVIRONMENTAL
3013 27TH STREET METairie LA 70002 (504)837-4470
2107 N. CAUSEWAY BLVD. SUITE F. MARSHVILLE, LA 70448 (985)824-8125
DATE: MARCH 16, 2007 SCALE: 1" = 200' DRAWING NO. 1 OF 8
PROJECT NO. 04-0078 DRAWING BY: PWA FILE NO.:



NOTES:
1. THE SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE SURVEY.
2. THE SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE SURVEY.
3. THE SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE SURVEY.
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5. THE SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE SURVEY.

P.U.D. LAND USE PLAN PROPOSAL

970-70-3272



BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville LA 70448
985-612-1199 TEL 985-612-1361 FAX

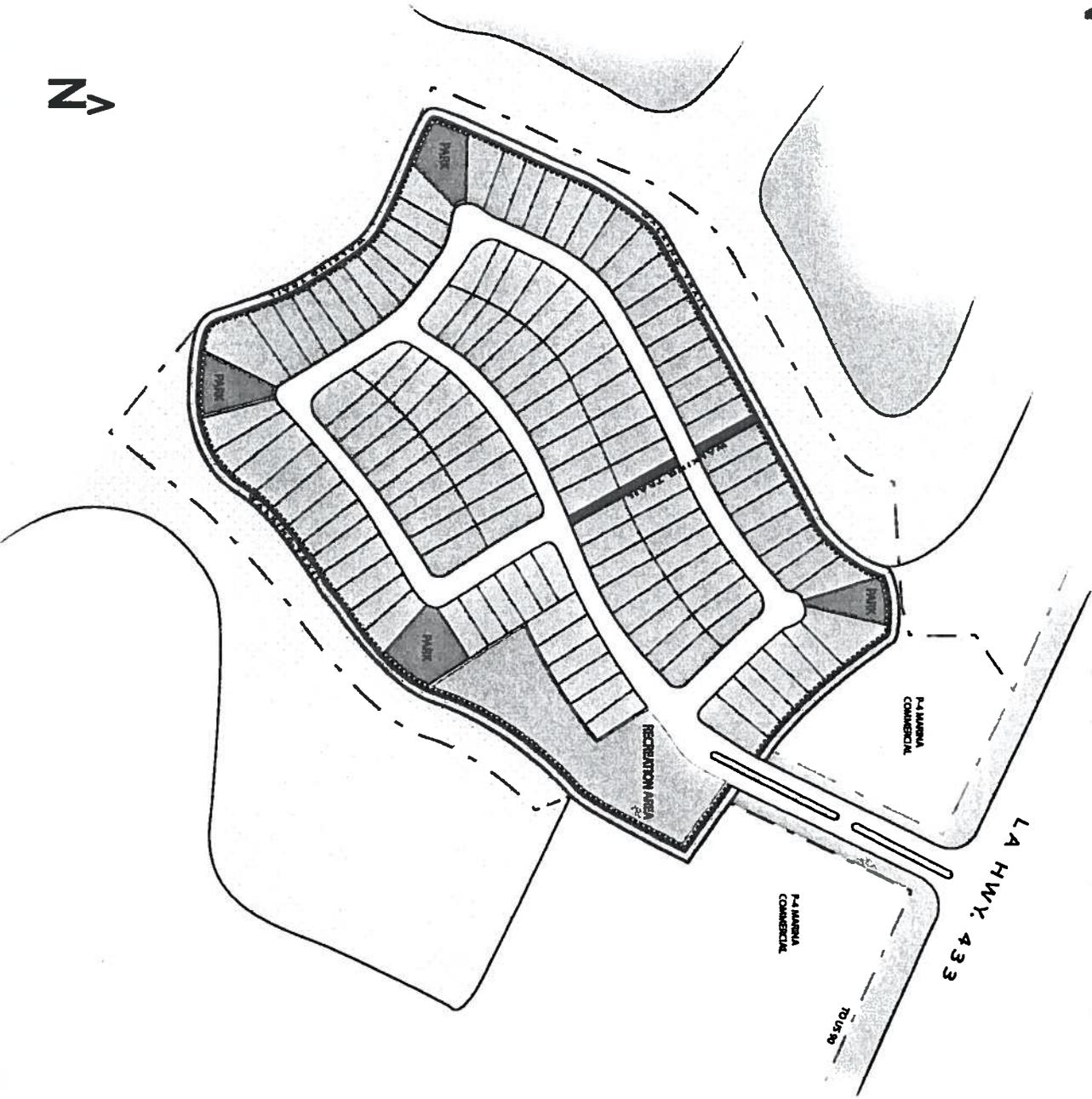
IN ASSOCIATION WITH
Shelby P. LaSalle, Jr.
A LIMITED LIABILITY COMPANY
CONSULTING

APRIL 2015

95-0-076

2015 LAND USE PLAN

- 130 PARCELS
- SINGLE-FAMILY HOME SITES
- AMMENITIES
- COMMUNITY RECREATION AREA
- POCKET PARKS & PICNIC AREAS
- WALKING TRAILS
- DIRECT ACCESS TO LOUISIANA WILDLIFE/SPORTING



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IN ASSOCIATION WITH

Shelby P. LaSalle, Jr.
 A LIMITED LIABILITY COMPANY
 CONSULTING

APRIL 2015

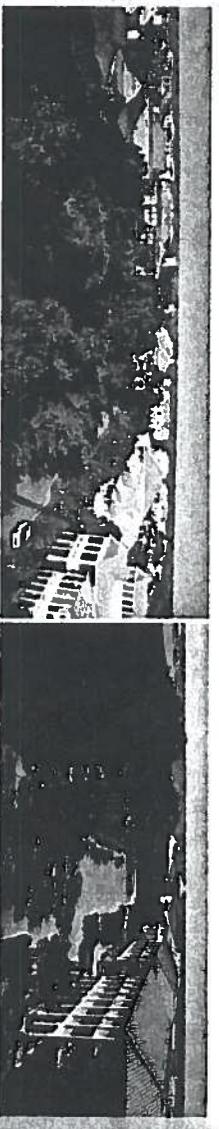
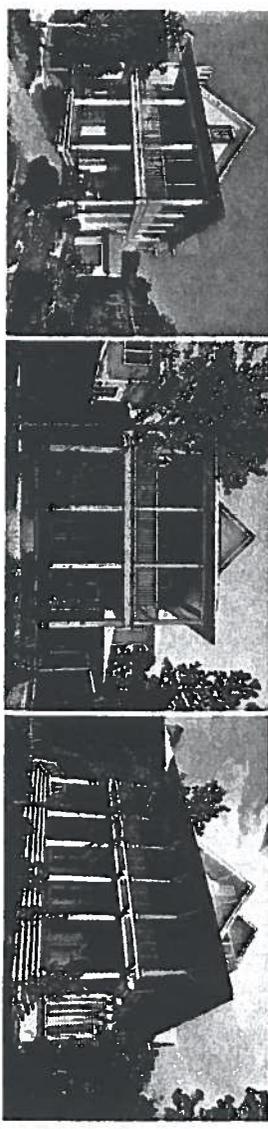
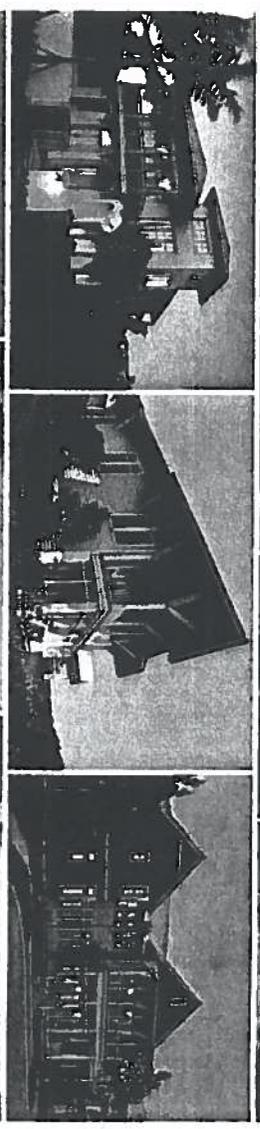
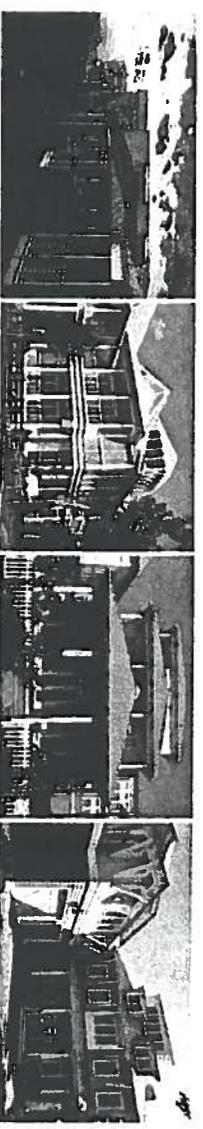
950-07-076
2002-07-076

SEASIDE

- 80 ACRES
- HOUSES, TOWN HOMES, CONDOS, APARTMENTS
- SCALE & CHARACTER OF HISTORIC SOUTHERN TOWN
- SECOND HOME COMMUNITY
- SCHOOL, TOWN HALL, CHAPEL, FIRE STATION, POST OFFICE

WATERCOLOR

- 500 ACRES
- HOUSES, TOWN HOMES, CONDOS, APARTMENTS, RESORT
- WRAP-AROUND/SCREENED PORCHES, METAL ROOFS, DEEP OVERHANGS
- COMMUNITY POOL, FITNESS CENTER, SHOPPING, DINING, PARKS



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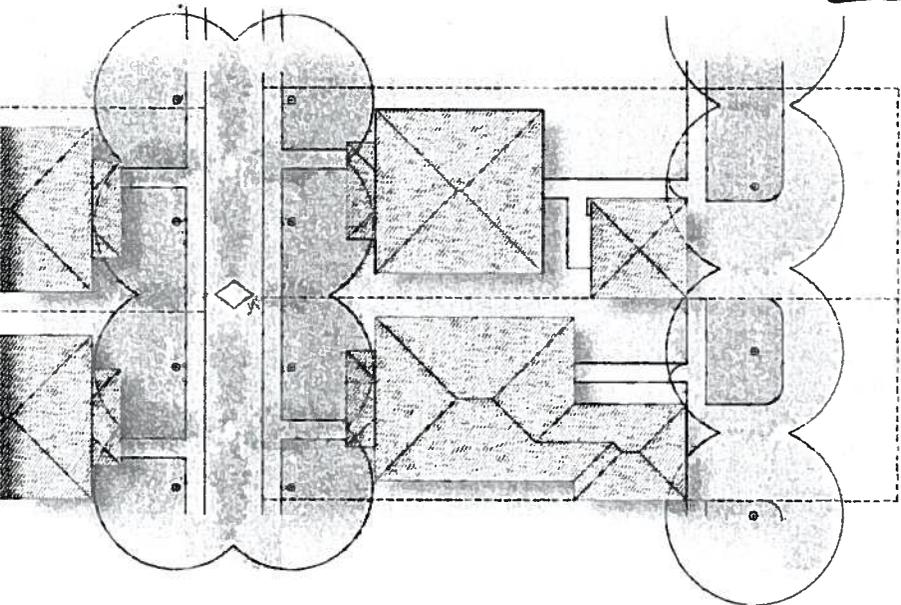
APRIL 2015

NEW URBANISM

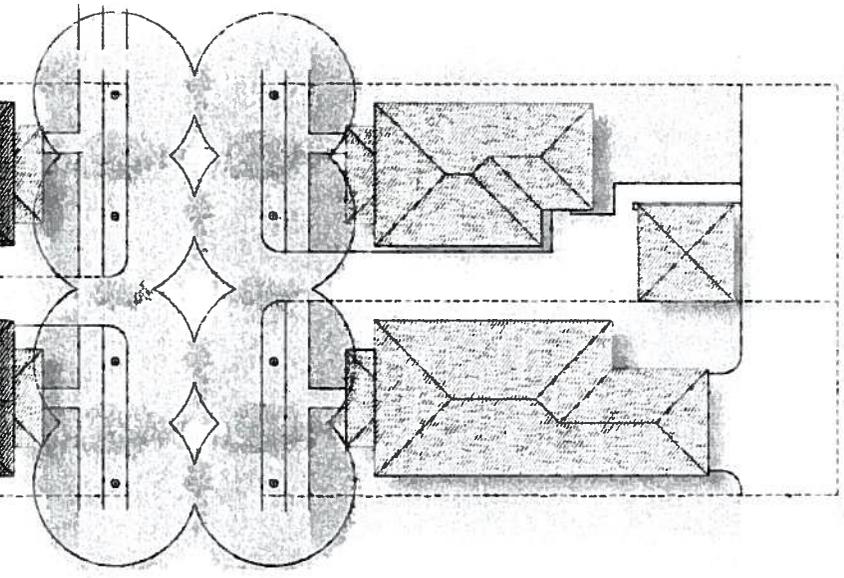
PRINCIPLES OF PROGRESSION

850-70-3872

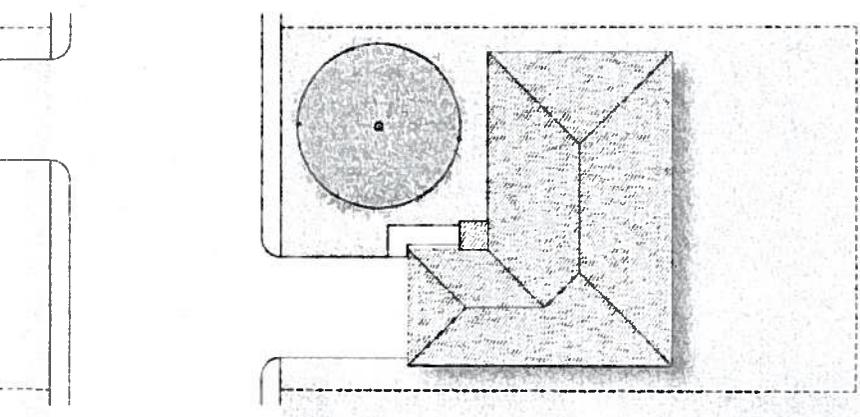
pedestrian



new urban



suburban



B
BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville LA 70448
985-612-1199 TEL 985-612-1361 FAX

IN ASSOCIATION WITH

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A LIMITED LIABILITY COMPANY
CONSULTING

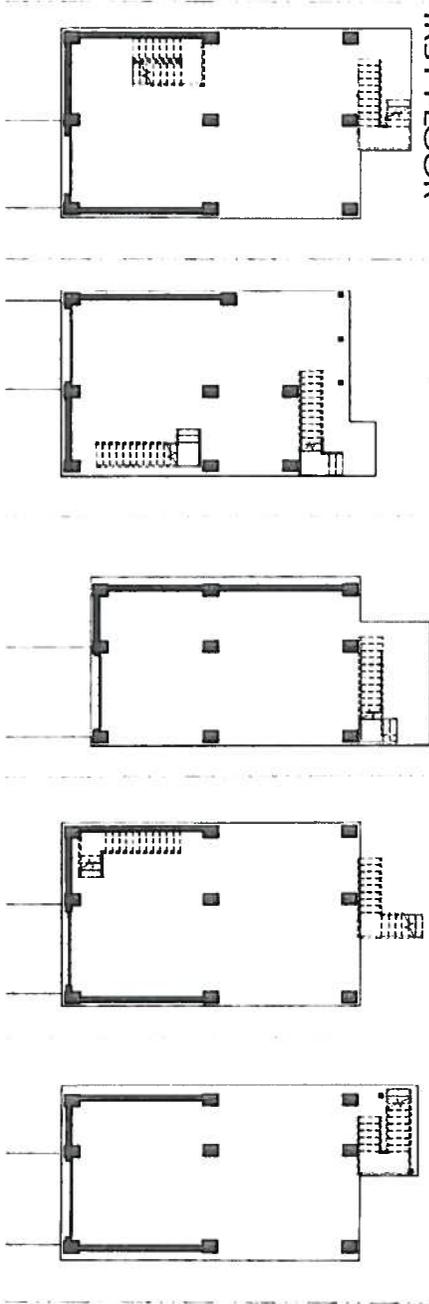
APRIL 2015

2003-07-076

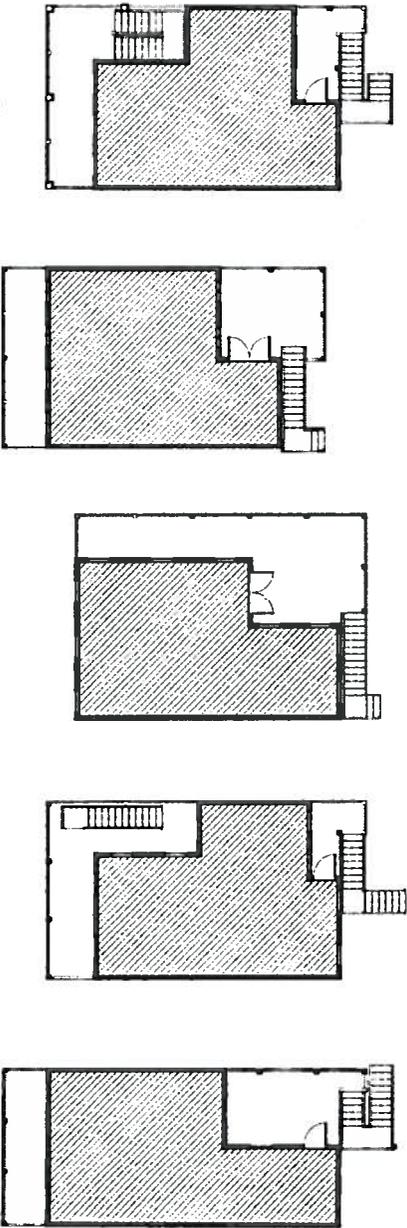
CONCEPT

FLOOR PLAN EXAMPLES

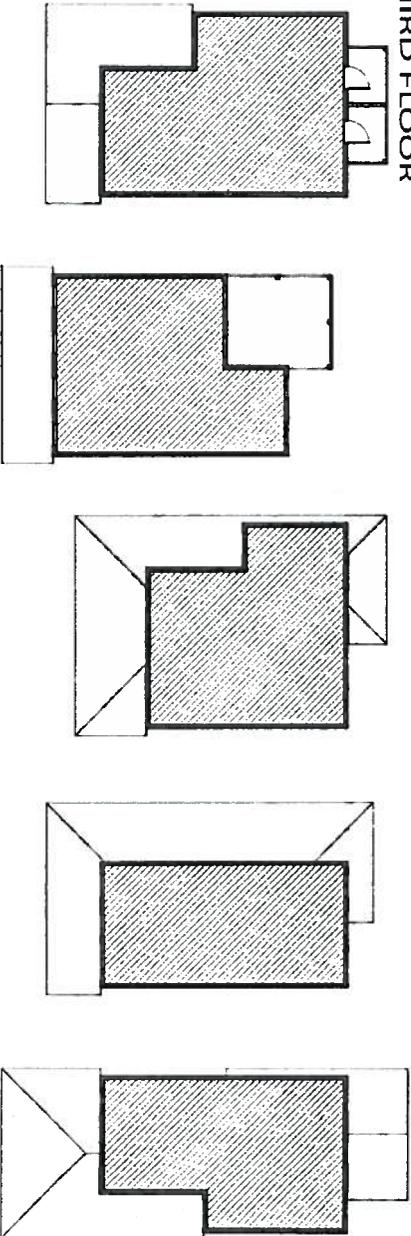
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



B
BROADMOOR DESIGN GROUP
 4040 Florida Street, Suite 202, Mandeville LA 70448
 985.612.1199 TEL 985.612.1361 FAX

IN ASSOCIATION WITH

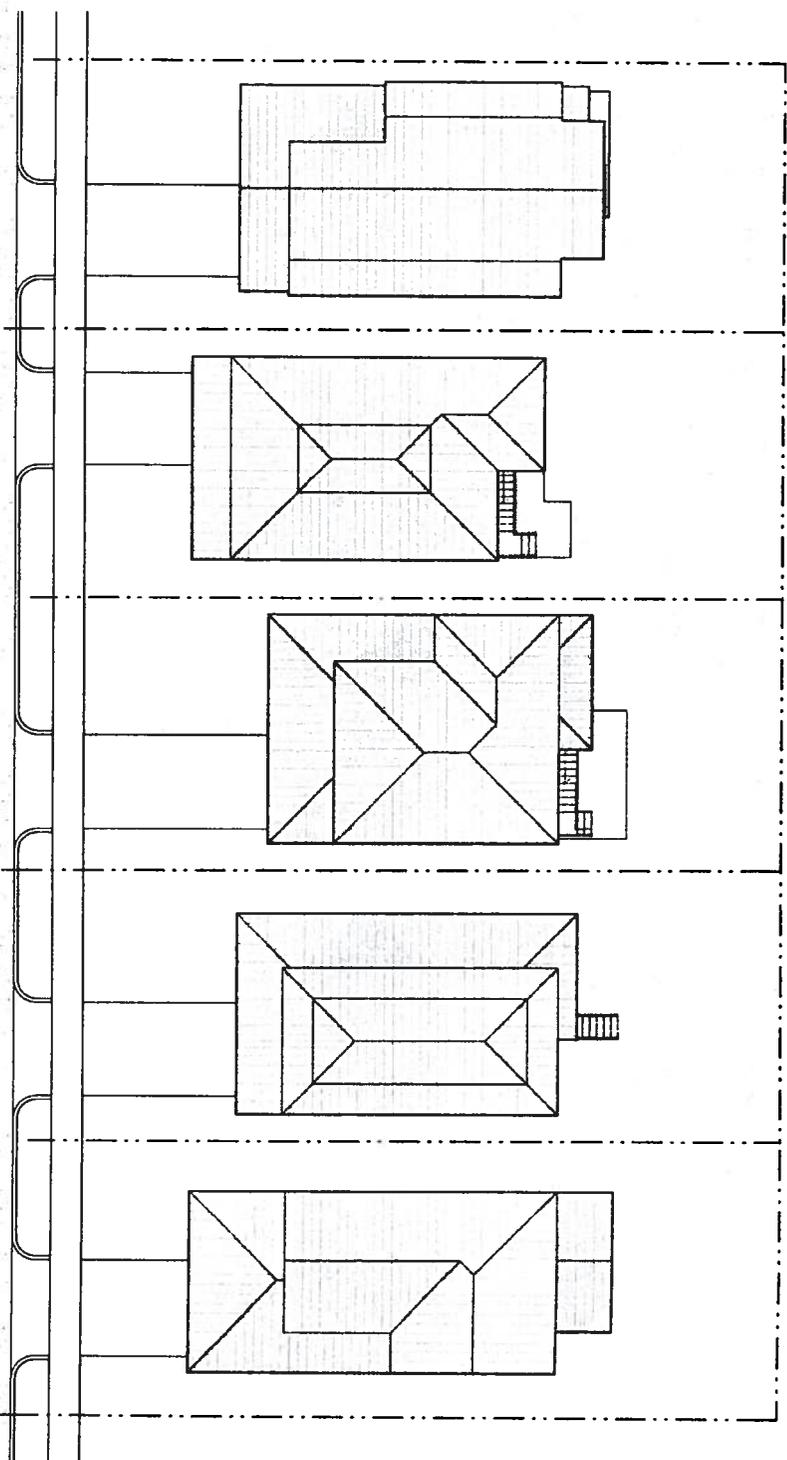
Shelby P. LaSalle, Jr.
 A LIMITED LIABILITY COMPANY
 CONSULTING

APRIL 2015

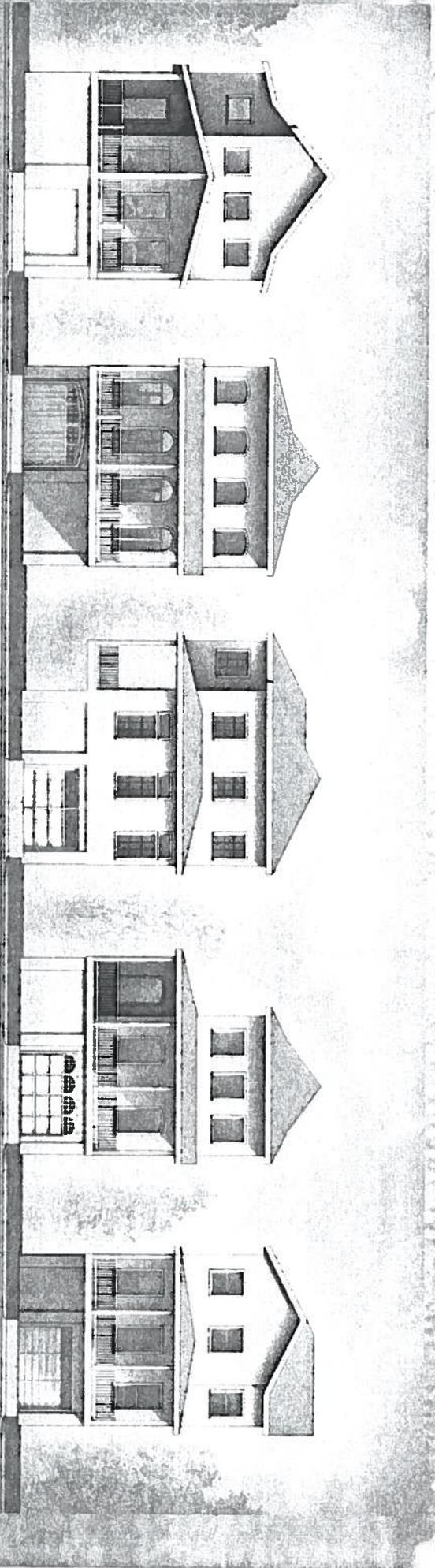
CONCEPT

QA PROPOSED SITE PLAN

ZC83-07-076



ELEVATION EXAMPLES



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4040 Florida Street, Suite 202, Mandeville LA 70448
985-612-1199 TEL 985-612-1361 FAX



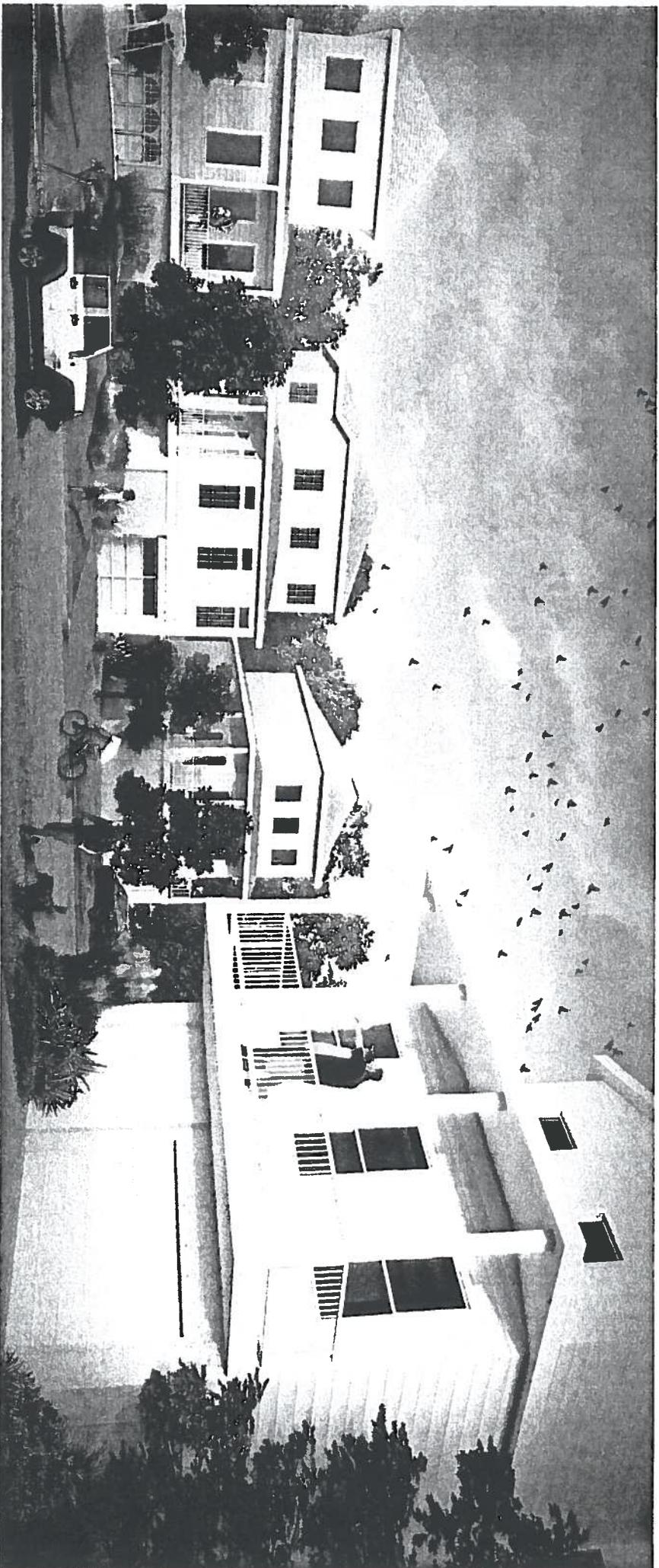
Shelby P. LaSalle, Jr.
A LIMITED LIABILITY COMPANY
CONSULTING

IN ASSOCIATION WITH

APRIL 2015

ZC83-07-07

CONCEPTUAL RENDERING



B **BROADMOOR DESIGN GROUP**
4040 Florida Street, Suite 202, Mandeville LA 70448
985-612-1199 TEL 985-612-1361 FAX

IN
ASSOCIATION
WITH  **Shelby P. Lesalle, Jr.**
A LIMITED LIABILITY COMPANY
CONSULTING

APRIL 2015

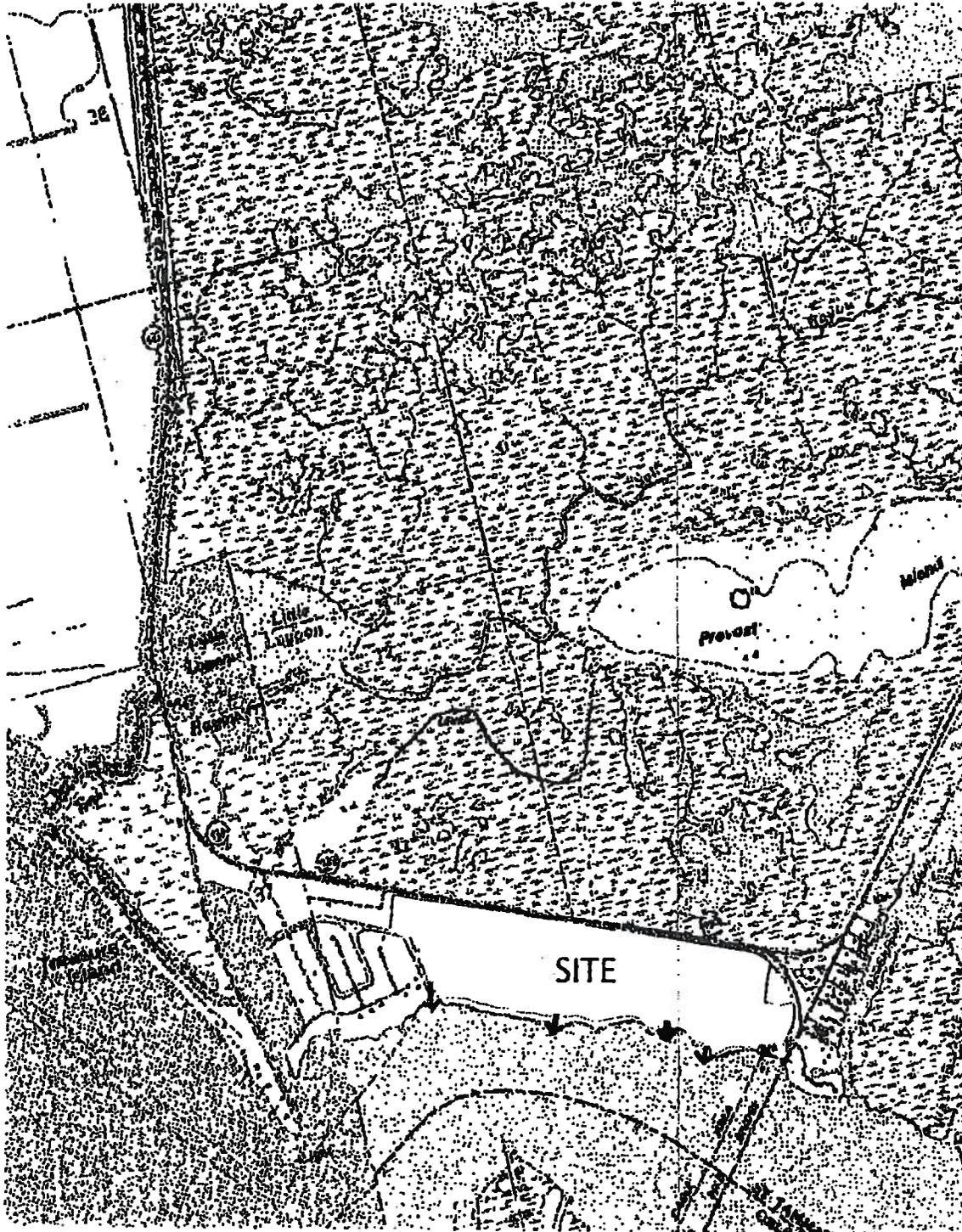
RIGOLETS ESTATES PHASE 3 PUD

2083-07-076

IN SECTIONS 37, T10S-R14E

DISTRICT 13 WARD 9
ST. TAMMANY PARISH, LA.

DATE: NOVEMBER 17, 2006



→ = DRAINAGE OUTFALL

ENVIRONMENTAL ASSESSMENT DATA FORM

3516

ZC83-07-076

Description of Project

Applicant's Name The Estate of Fredrick J. Sigur

Address P.O. Box 27, Arabi, LA 70032-0027

Attach area location Map showing the proposed development

Name of Development Rigolets Estates

Section 37 Township 10 South Range 14 East

Number of acres in development 188.5471

Type of streets Concrete Pavement

Type of water systems Central

Type of sewerage system Central

Ultimate disposal of wastes Private Contract

Ultimate disposal of surface drainage Lake Pontchartrain

Land form: Flat X Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural _____ Residential X
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential X
Commercial X Industrial _____

Conform to Major Road Plan: Yes X No _____

Water frontage: Yes X No _____ If so how much _____

Name of Stream Lake Pontchartrain

Major highway frontage: Yes X No _____

Name of Highway Highway 433

is development subject to flooding in normal high rainfall and/or tide?

Yes _____ No X

Will canals be constructed into rivers or lakes?

Yes X No _____

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Does the proposed development
 - a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
 - b. Have a substantial impact on natural, ecological recreation, or scenic Resources
 - c. Displace a substantial number of people YES NO
 - d. Conform with the environmental plans and goals that have been adopted by the parish

cont'd

ANSWER ALL QUESTIONS BY A CIRCLE AROUND

YES OR NO

- | | | | |
|----|--|------------|-----------|
| e. | Cause increased traffic, or other congestion | YES | <u>NO</u> |
| f. | Have substantial esthetics or visual effect on the area | YES | <u>NO</u> |
| g. | Breach national, state or local standards relating to | | |
| | (1) Noise | YES | <u>NO</u> |
| | (2) Air Quality | YES | <u>NO</u> |
| | (3) Water Quality | YES | <u>NO</u> |
| | (4) Contamination or public water supply | YES | <u>NO</u> |
| | (5) Ground water levels | YES | <u>NO</u> |
| | (6) Flooding | YES | <u>NO</u> |
| | (7) Erosion | YES | <u>NO</u> |
| | (8) Sedimentation | YES | <u>NO</u> |
| h. | Affect rare or endangered species of animal or plant habitat or such a species | YES | <u>NO</u> |
| i. | Cause substantial interference with the movement of any resident or migratory fish or wildlife species | YES | <u>NO</u> |
| j. | Induce substantial concentration of population | YES | <u>NO</u> |
| k. | Will dredging be required | <u>YES</u> | NO |

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.

N/A

- b. What will be the average noise level of the development during working hours.

- c. Will any smoke, dust or fumes be emitted as a result of the operational process.
If so, explain fully.

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

RIGOLETS ESTATES

Paul W. Anderson

DATE: NOV. 15, 2006 TITLE: Paul W. Anderson Project Manager

Krebs, LaSalle, LeMieux Consultant, Inc.

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: _____ PARISH ENGINEER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: _____ PARISH PLANNER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: _____ POLICE JUROR: _____
WARD: _____

ZONING STAFF REPORT

Date: July 24, 2015

Meeting Date: August 4, 2015

Case No.: ZC13-04-022

Determination: Approved Amended Postponed Denied

Prior Action: Approved (04/02/15)

Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Mark Malkemus
OWNER: Step Three Investments, LLC
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development Overlay)
LOCATION: Parcel located at the end of Andrew Drive, east of Hollycrest Lane; S15,T7S,R11E; Ward 3, District 5
SIZE: 16.811 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	PUD (Planned Unit Development Overlay & A-6 Multiple Family Residential District)
South	Residential	A-4 (Single Family Residential District)
East	Undeveloped	PBC-1 (Planned Business Center)
West	Undeveloped	NC-1 (Professional Office District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD (Planned Unit Development Overlay). The request consists of an amendment of the previously approved setbacks for the neighborhood, courtyard and cottage lots (see below chart depicting currently approved number of lots, lot size & setbacks).

Lot Type	Number of lots	Lot size	Setbacks		
			Front	Rear	Side
Neighborhood Lots	1 to 49	60' X 95'	20'	15'	5'
Courtyard Lots	50 to 55 & 69 to 75	50' X 85'	10'	10'	5'
Cottage Lots	56 to 68	40' X 80'	10'	10'	5'

The requested setback changes are as follow (see below chart depicting number of lots, lot size & proposed setbacks) :

- side yard setbacks for all lots would not be less than 0' to 5'.
- front yard setback would not be less than 15' for all lots.
- rear yard setback would not be less than 15' for lot 26-40 and 55-67.
- rear yard setback would not be less than 10' for lots 1-25, 41-54, 68-76.

Lot Type	Number of lots	Lot size	Setbacks		
			Front	Rear	Side
Neighborhood Lots	1 to 25 & 41 to 49	60' X 95'	15'	10'	0' to 5'
Neighborhood Lots	26 to 40		15'	15'	0' to 5'
Courtyard Lots	50 to 54 & 69 to 75	50' X 85'	15'	10'	0' to 5'
Courtyard Lots	55		15'	15'	0' to 5'
Cottage Lots	56 to 67	40' X 80'	15'	15'	0' to 5'
Cottage Lots	68		15'	10'	0' to 5'

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (Off Site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

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

The gross density of this property, based on the underlying zoning of A-4A, is at 6 units per acre, which would allow for a total of 100 units. Based on the A-4A Zoning Districts, the net density would allow for 76 lots. The proposal is for 76 units with a net density of 6 lots/units per acre.

GREENSPACE

A total of 4.57 acres (27%) of greenspace is proposed to be provided on the site, including 0.49 acre (3%) dedicated to active recreation and 1.77 acres (11%) dedicated to passive recreation. The proposed passive and active amenities will consist of a walking trail and a half basketball court. Staff feels that additional playground equipment, benches and gazebos should be provided within the proposed greenspace area.

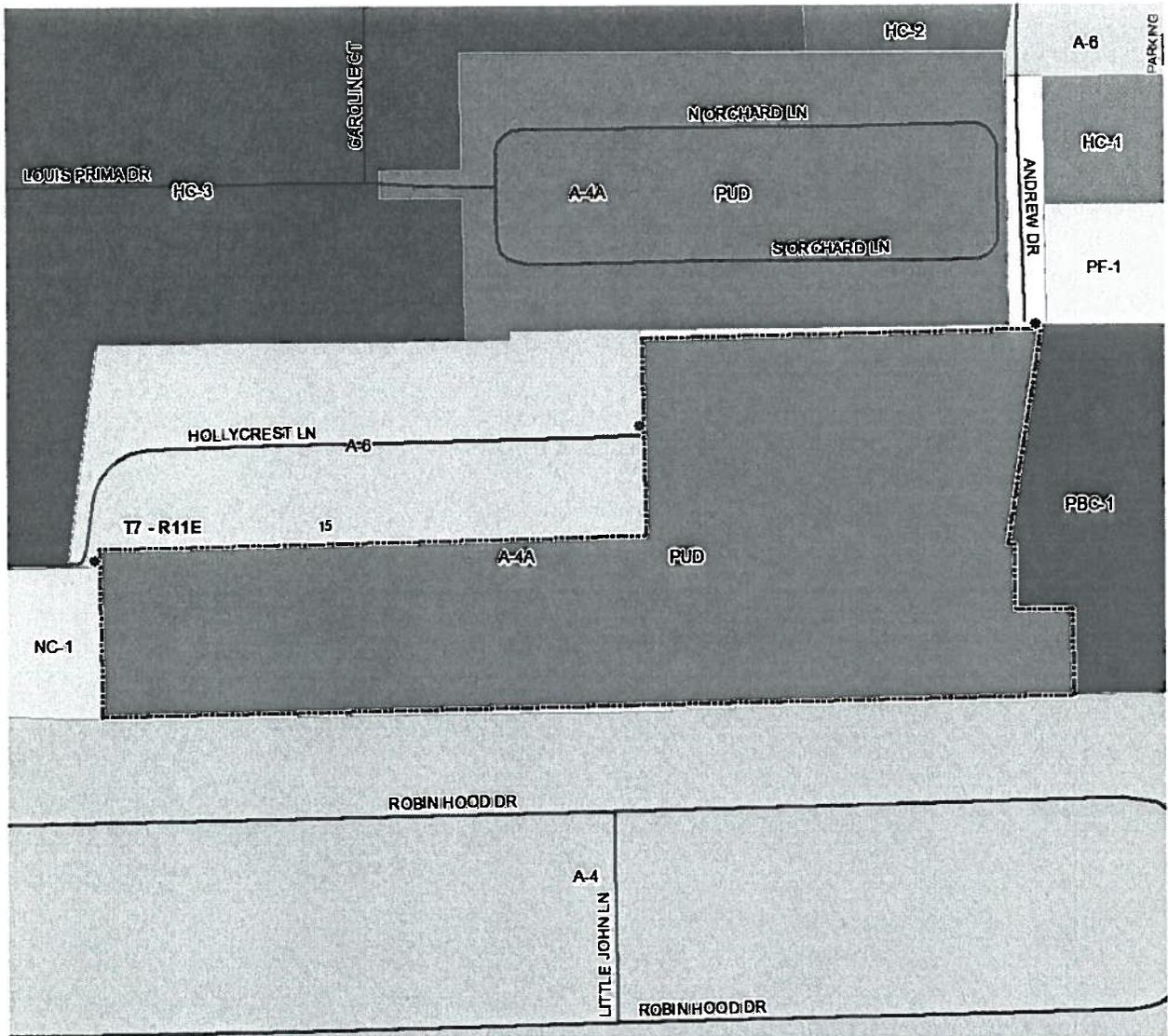
COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan, designated the site as “Residential Infill”. The proposed PUD meets the objectives of the designation, considering that the site is proposed to be developed with new residential uses, on an undeveloped tract of land, that is compatible with the surrounding existing uses.

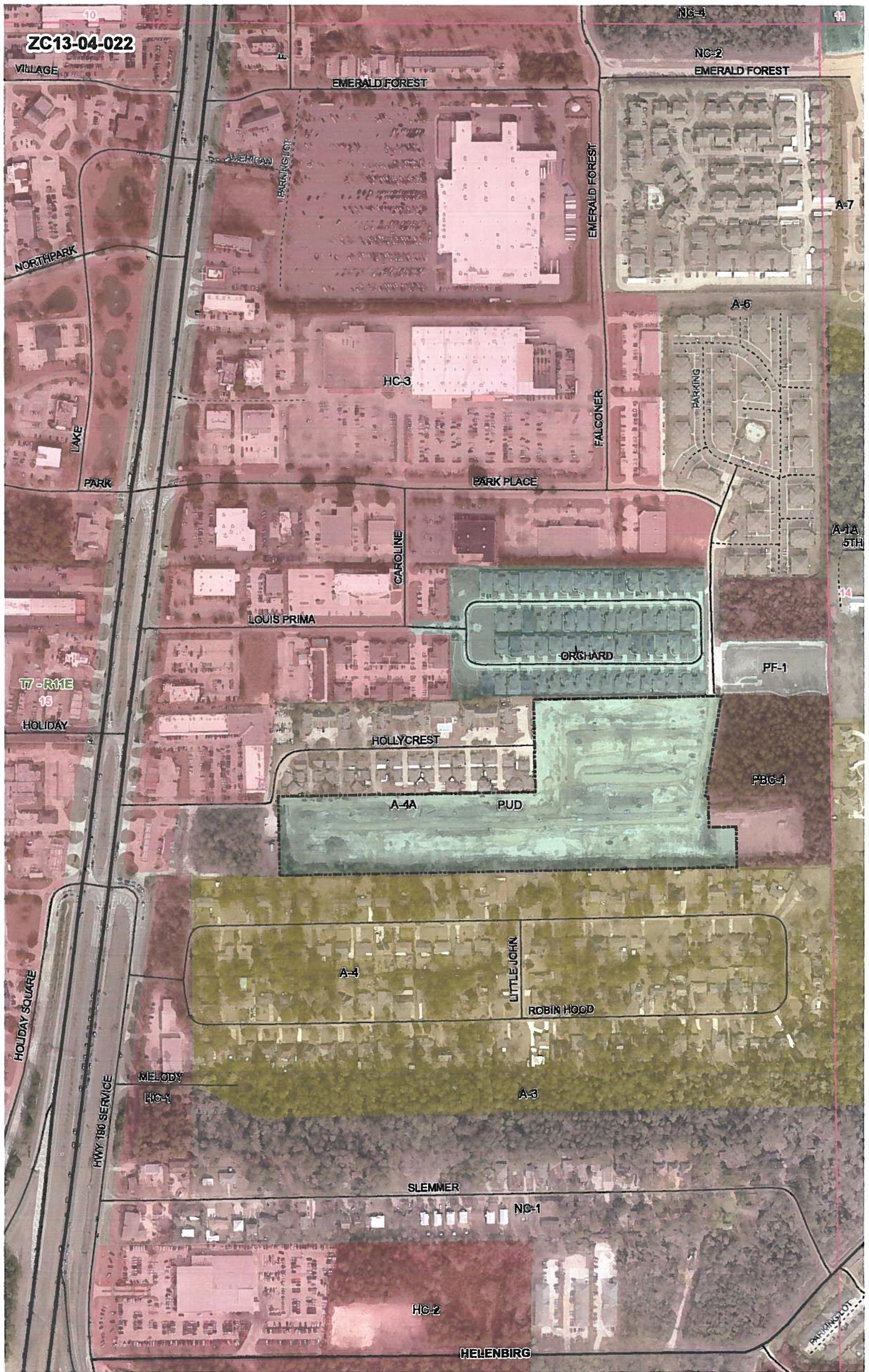
STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD (Planned Unit Development Overlay) be approved. Note that if the request is approved, a revised subdivision plan shall be provided, showing the amended setbacks.

CASE NO.: ZC13-04-022
PETITIONER: Mark Malkemus
OWNER: Step Three Investments, LLC
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SIZE: 16.811 acres



ZC13-04-022



0 1,000 Feet



ZC13-04-022

STEP THREE INVESTMENTS, L.L.C.
712 Cottage Lane
Covington, Louisiana 70433

July 2, 2015

Via Hand Delivery

St. Tammany Parish Planning Department
c/o Helen Lambert, Assistant Director
P.O. Box 628
Covington, Louisiana 70434

Re: Major Amendment to Planned Unit Development—Audubon Oaks

Dear Ms. Lambert:

As a duly authorized member of Step Three Investments, L.L.C. ("Step Three"), which is the owner of Audubon Oaks Subdivision, please allow this letter to serve as our official request for a major amendment to our Planned Unit Development. In particular, we would like to amend our PUD plan to establish new setbacks in order to accommodate a zero lot line concept. Accordingly, Step Three would propose that the setbacks for the lots within Audubon Oaks would be as follows:

1. For all lots the side/interior setback would not less than zero (0') feet and five (5') feet.
2. For all lots the front setback would be not less than fifteen (15') feet.
3. For lots 26-40 and 55-67 the rear setback would be not less than fifteen (15') feet.
4. For lots 1-25, 41, 42-54, 68-76 the rear setback would be not less than ten (10') feet.

I would ask that this matter be placed on the St. Tammany Parish Zoning Commission's next available agenda for consideration. Thank you for your processing of our request, and should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

STEP THREE INVESTMENTS, L.L.C.

By: 
MARK MALKEMUS, Member

2013-04-022

RESTRICTIVE COVENANTS

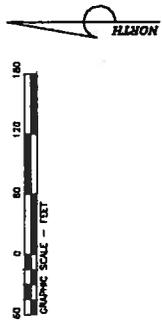
1. EACH NUMBERED LOT WILL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO THE SEWERAGE AND WATER SYSTEMS OF ST. TAMMANY PARISH, LOUISIANA BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY) NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR OTHER STRUCTURE. THERE SHALL BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. BUILDING SETBACKS ARE TO MEET OR EXCEED 10' FRONT, 5' SIDE AND 10' REAR.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE EASEMENTS OR STREET RIGHT-OF-WAY.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANY STRUCTURE BE CONSTRUCTED OR MAINTAINED WHICH BECOMES A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS.
7. THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 225205 0240 E AND IS CLASSIFIED AS BEING IN FLOOD ZONE "C".
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
10. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AREAS AND DETENTION POND WITHIN THIS DEVELOPMENT.
11. ALL STREETS, THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
12. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVE. OPERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED, THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

PLD TOTAL LAND AREA = 16.81 ACRES
 REQUIRED GREENSPACE = 4.20 ACRES (25%)
 CSP1 + CSP2 = 1.77 + 2.85 = 4.62 ACRES (28%)
 TOTAL GREENSPACE PROVIDED = 4.87 ACRES (29%)
 ACTIVE RECREATION CSP = 0.48 ACRES (3%)
 PASSIVE RECREATION CSP = 1.77 ACRES (11%)

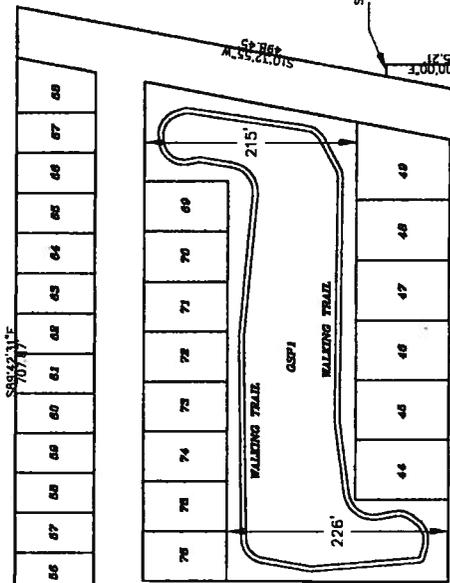
(TOTAL AREA) 16.81 X 0.75 = 12.61 X 6 (MAX DENSITY) = 76.86 = 76 LOTS

LOT TYPE	HOUSE SETBACKS		
	FRONT	REAR	SIDE
LOT 1-18 - NEIGHBORHOOD LOTS	30'	10'	5'
LOT 19-25 - COUNTRY LOTS	10'	10'	5'
LOT 26-32 - COTTAGE LOTS	10'	10'	5'

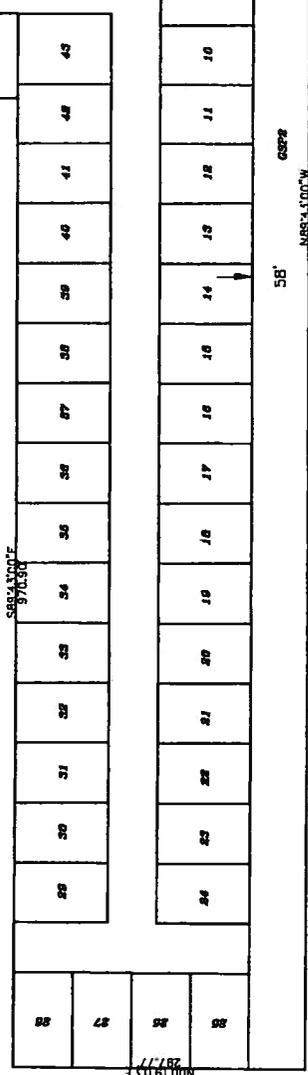
MAXIMUM HOME HEIGHT = 28.5 FEET



EXISTING ORCHARD SUBDIVISION



EXISTING HOLLYCREST SUBDIVISION



EXISTING KING PINEBET SUBDIVISION

NOTE: THIS SITE PLAN IS NOT INTENDED TO SHOW AN ACTUAL BOUNDARY SURVEY. THE BOUNDARY INFORMATION PROVIDED BY THE SURVEYOR IS FOR INFORMATION ONLY.

NOTE: REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY. THIS IS NOT INTENDED TO REPRESENT AN ACTUAL SUBDIVISION OF LAND AS DEPICTED BY LOUISIANA REVISED STATUTES 33:501 ET. SEQ. DIMENSIONS AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. THE LOCATION AND SIZE OF LOTS AND SERVICE LOCATIONS AND SIZE SHALL BE SUBJECT TO CHANGE AS NECESSARY IN ORDER TO ACCOMMODATE UTILITY COMPANIES AND DRAINAGE DESIGN.

DATE: FEBRUARY 11, 2013

CONCEPTUAL LAYOUT OF HOLLYCREST RESIDENTIAL PUD
 (A RESIDENTIAL DEVELOPMENT)
 LOCATED IN SECTION 15, T7S-R11E
 ST. TAMMANY PARISH, LOUISIANA
STEP TERRY INVESTMENTS
 135 TERREBELLA BLVD
 MONROE, LA 70133
 (855) 835-4421

2/21/14

McIn & Associates, Inc.
 Engineering and Land Surveying



HOLLYCREST RESIDENTIAL PUD
 LOCATED IN SECTION 15, T7S-R11E
 ST. TAMMANY PARISH, LOUISIANA

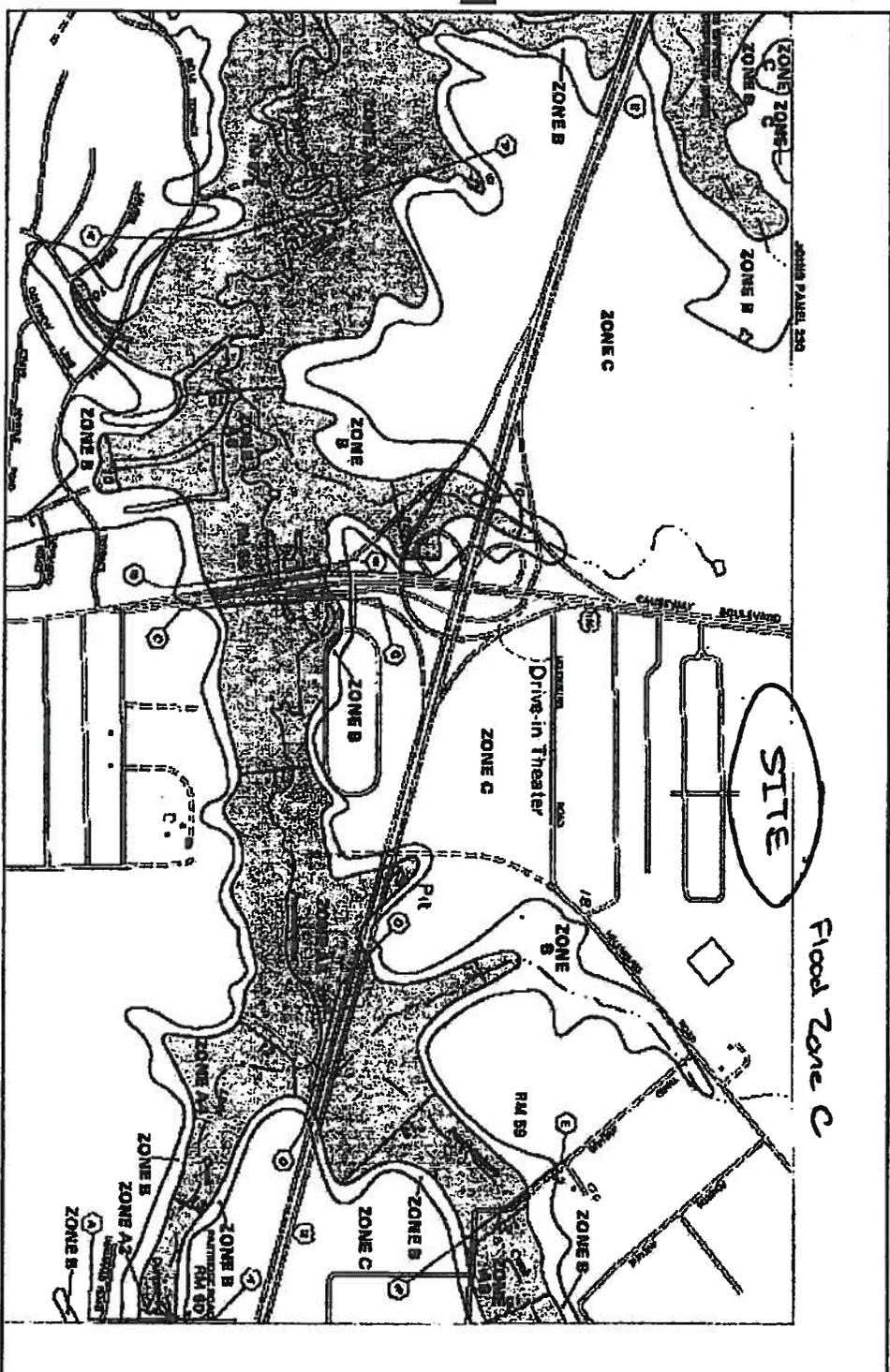
CONCEPTUAL SITE PLAN
 HOLLYCREST RESIDENTIAL PUD



Scale: 15 % LOMC: 01-08-1565A-225205

Zoom In	Zoom Out	Home
1:1	MAX	
Zoom In	Zoom Out	

Make a Printout



2C13-04-022



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

If yes, which major arterial streets? _____

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

If yes, please explain? Typical dust from roadway construction and excavation.

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

(Does the proposed subdivision development...)

a.) have or had any landfill(s) located on the property? Yes No

b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No

c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No

d.) displace a substantial number of people? Yes No

e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No

f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No

g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

[Signature]
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

2/7/13
DATE