

ZONING STAFF REPORT

Date: September 28, 2015

Meeting Date: October 6, 2015

Case No.: ZC15-10-070

Determination: Approved Amended Postponed Denied

Posted: 09/15/16

GENERAL INFORMATION

PETITIONER: Christopher & Julie Price
OWNER: Christopher & Julie Price
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-4A (Single Family Residential District) with MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Behrman Street, north of Coast Blvd, being lots 3, 4, 5 & 6, Block 14 ; S23, T9S, R14E; Ward 8, District 12
SIZE: 12,500 sq.ft

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Mobile Home	A-4A (Single Family Residential District)
South	Mobile Home	A-4A (Single Family Residential District)
East	Mobile Home	I-1 (Industrial District)
West	Mobile Home	A-4A (Single Family Residential District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

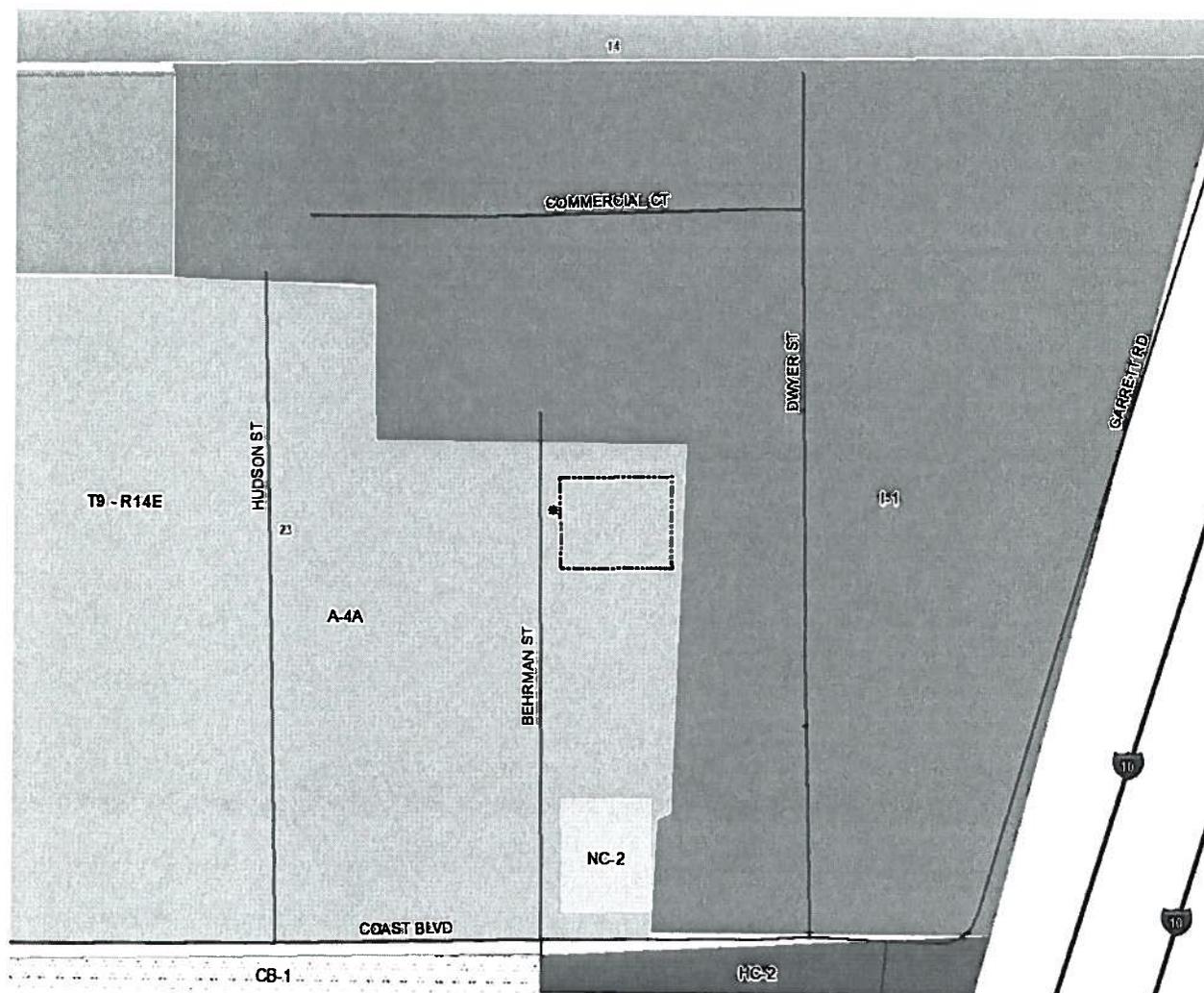
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A (Single Family Residential District) to A-4A (Single Family Residential District) with MHO (Manufactured Housing Overlay). The site is located on the east side of Behrman Street, north of Coast Blvd, being lots 3, 4, 5 & 6, Block 14. The 2025 future land use plan calls for the area to be developed with commercial uses. The east side of Behrman Street is currently developed with residential uses which are, for the most part, 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.: ZC15-10-070
PETITIONER: Christopher & Julie Price
OWNER: Christopher & Julie Price
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-4A (Single Family Residential District) with MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Behrman Street, north of Coast Blvd, being lots 3, 4, 5 & 6, Block 14 ; S23, T9S, R14E; Ward 8, District 12
SIZE: 12,500 sq.ft





HUDSON

T9-R14E

23

A-4A

BEHRMAN

COAST

NC-2

DWYER

GARRETT



2015-10-070

MARULLO AVE. - 051\$

FRITCHIE AVE. 051\$

DWYER AVE. 051\$

BEHRMAN 091\$

HUDSON 021\$

FEIBLEMAN 024\$

CASS 026\$

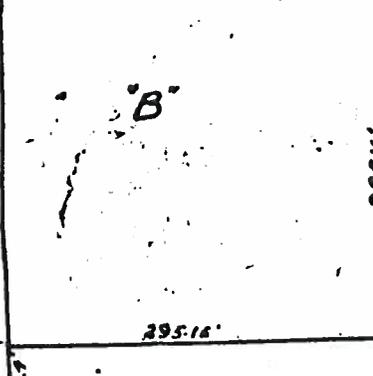
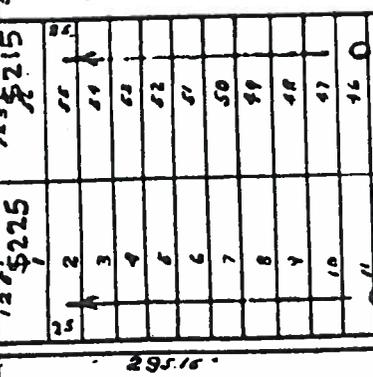
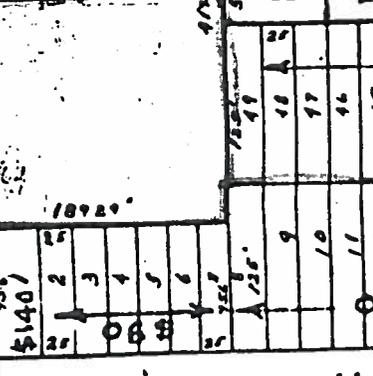
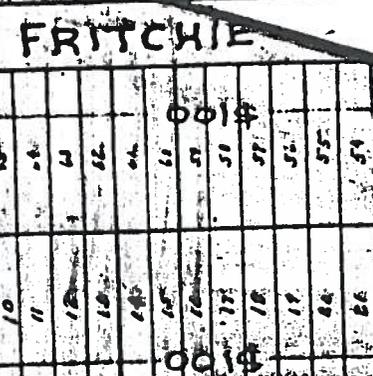
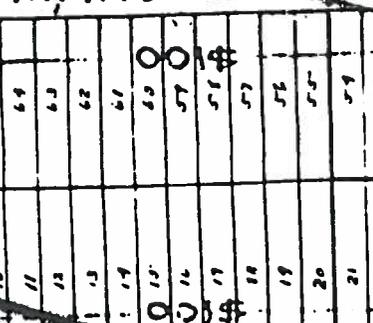
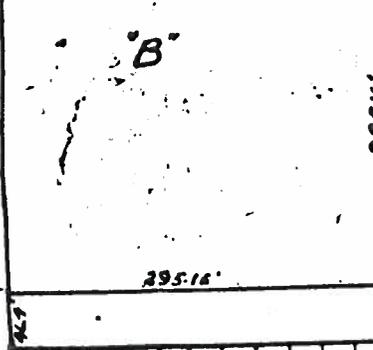
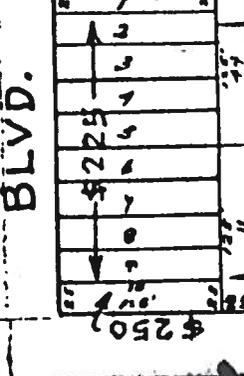
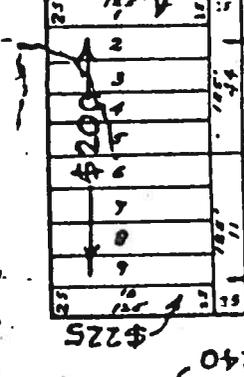
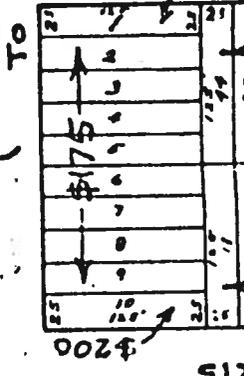
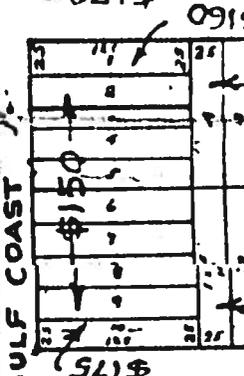
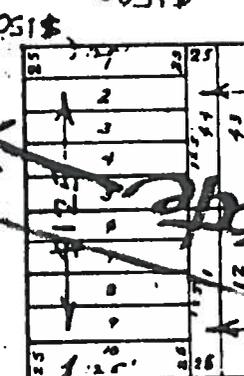
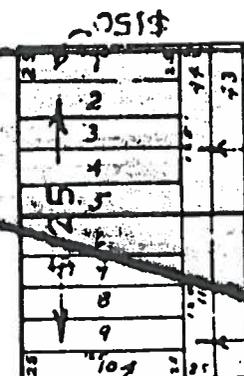
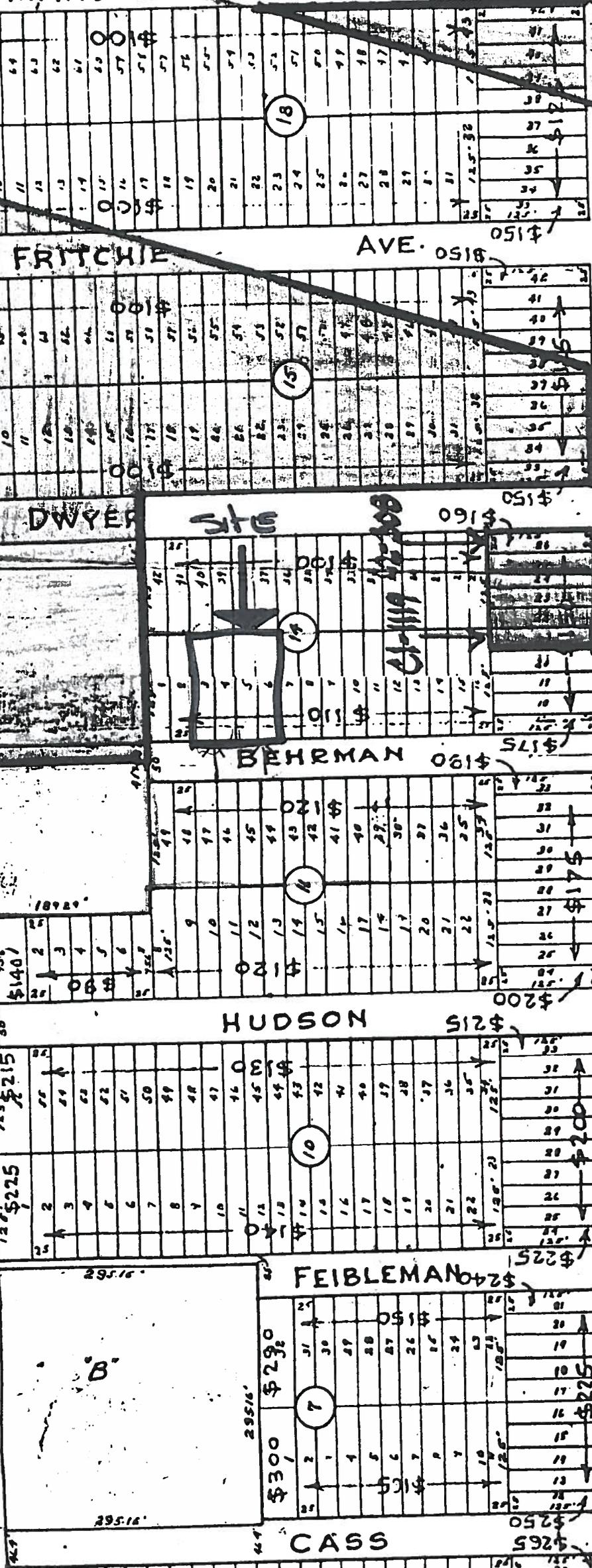
PROPOSED SHORT CUT TO GULF COAST

BLVD.

02-1130

02-1119

29516' 1041'



ZONING STAFF REPORT

Date: September 28, 2015

Meeting Date: October 6, 2015

Case No.: ZC15-10-071

Determination: Approved Amended Postponed Denied

Posted: 09/16/15

GENERAL INFORMATION

PETITIONER: John Bowers, III
OWNER: 114 Northpark, L.L.C.
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)
LOCATION: Parcel located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington; S15, T7S, R11E; Ward 3, District 5
SIZE: 2.88 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Private

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	Fed Ex & Chevron Buildings	HC-2 (Highway Commercial District) & PBC-1 (Planned Business Center)
South	Offices & Fire Station	HC-2 (Highway Commercial District)
East	Chevron Buildings	PBC-1 (Planned Business Center)
West	Offices	HC-2 (Highway Commercial District) & NC-5 (Retail & Service District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

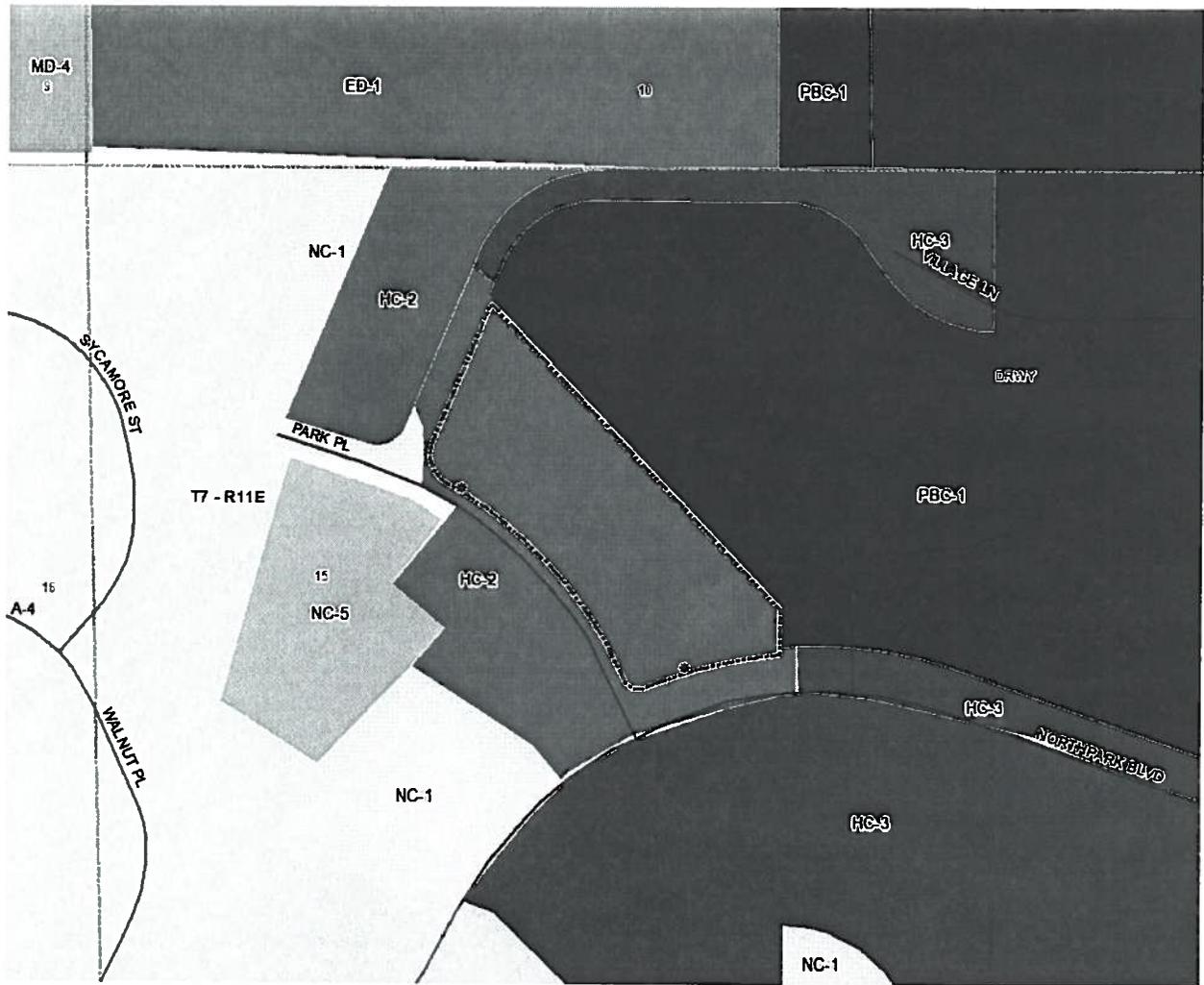
STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District). The site is located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington. 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 the site is abutting the Chevron office complex on the east side which is zoned PBC-1 and other commercial uses on the north, south and west sides zoned HC-2 & HC-3. Note that the HC-2A would allow to increase the size of the existing building to a maximum of 75,000 square feet.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-10-071
PETITIONER: John Bowers, III
OWNER: 114 Northpark, L.L.C.
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)
LOCATION: Parcel located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington; S15, T7S, R11E; Ward 3, District 5
SIZE: 2.88 acres



ZC15-10-071

ED-1

10

NORHLAKE

WOLVERINES

48

VILLAGE

PBC-1

17-R1E

HC-2

NC-5

PARK

10

5

15

128

46

34

28

204

206

NORTH PARK

REDBUD

142

144

140

136

HC-3

109

NC-1

PARK

10

4

104

108

112

120

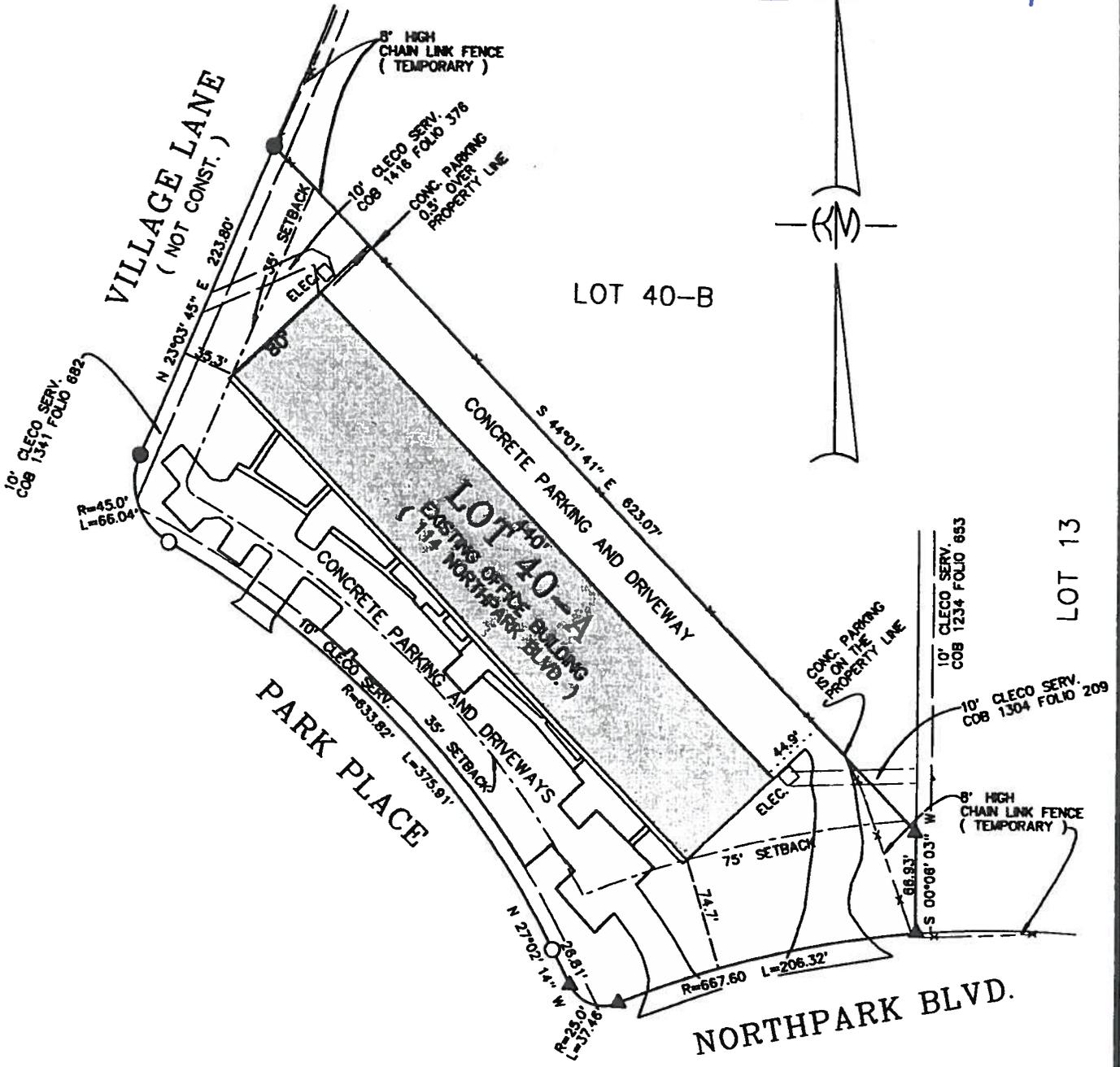
124

0 540 Feet

N



2015-10-071



BUILDING SETBACKS
 75' ON NORTH PARK BLVD.
 35' ON PARK PLACE
 35' ON VILLAGE LANE
 REAR SETBACK NOT SHOWN

--- LEGEND ---

- ▲ = 5/8" IRON ROD FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. NA; F.I.R.M. PANEL NO. 225205 0230 ; REV. 10-17-89

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.

REFERENCES:

1. PLAT OF NORTH PARK SUBD., PH. II BY WALKER AND AVERY INC. FILED FOR RECORD 8/24/88, MAP NO. 9908 FROM WHICH SETBACKS WERE TAKEN.
2. PLAT OF A PREVIOUS SURVEY OF LOT 40-A BY JOHN J. AVERY & ASSOC. INC., DATED JUNE 19, 1995, REV. JUNE 21, 1995 FROM WHICH CLECO SERVITUDES WERE TAKEN.

BOUNDARY SURVEY OF:	
LOT 40-A, NORTH PARK SECTION 15, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
JSB INTEREST	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 100'	DATE: 09-19-07
DRAWN: DRJ	JOB NO.: 07-263
REVISED:	

LOT 2007/07040-A NORTH PARK COMM.

[Signature]

KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

ZONING STAFF REPORT

Date: September 28, 2015

Meeting Date: October 6, 2015

Case No.: ZC15-10-072

Determination: Approved Amended Postponed Denied

Posted: 09/17/15

GENERAL INFORMATION

PETITIONER: Bruce D. & Lori H. Cox
OWNER: Bruce D. & Lori H. Cox
REQUESTED CHANGE: From A-3 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the northwest corner of Sharp Road & LA Highway 59, being lots 63, 64, 65, 66, & 67, Square 1, De Val Estates; S36, T7S, R11E; Ward 4, District 5
SIZE: 70,808 sq.ft

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish/State

Road Surface: 2 lane & 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-3 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Residential	A-3 (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.

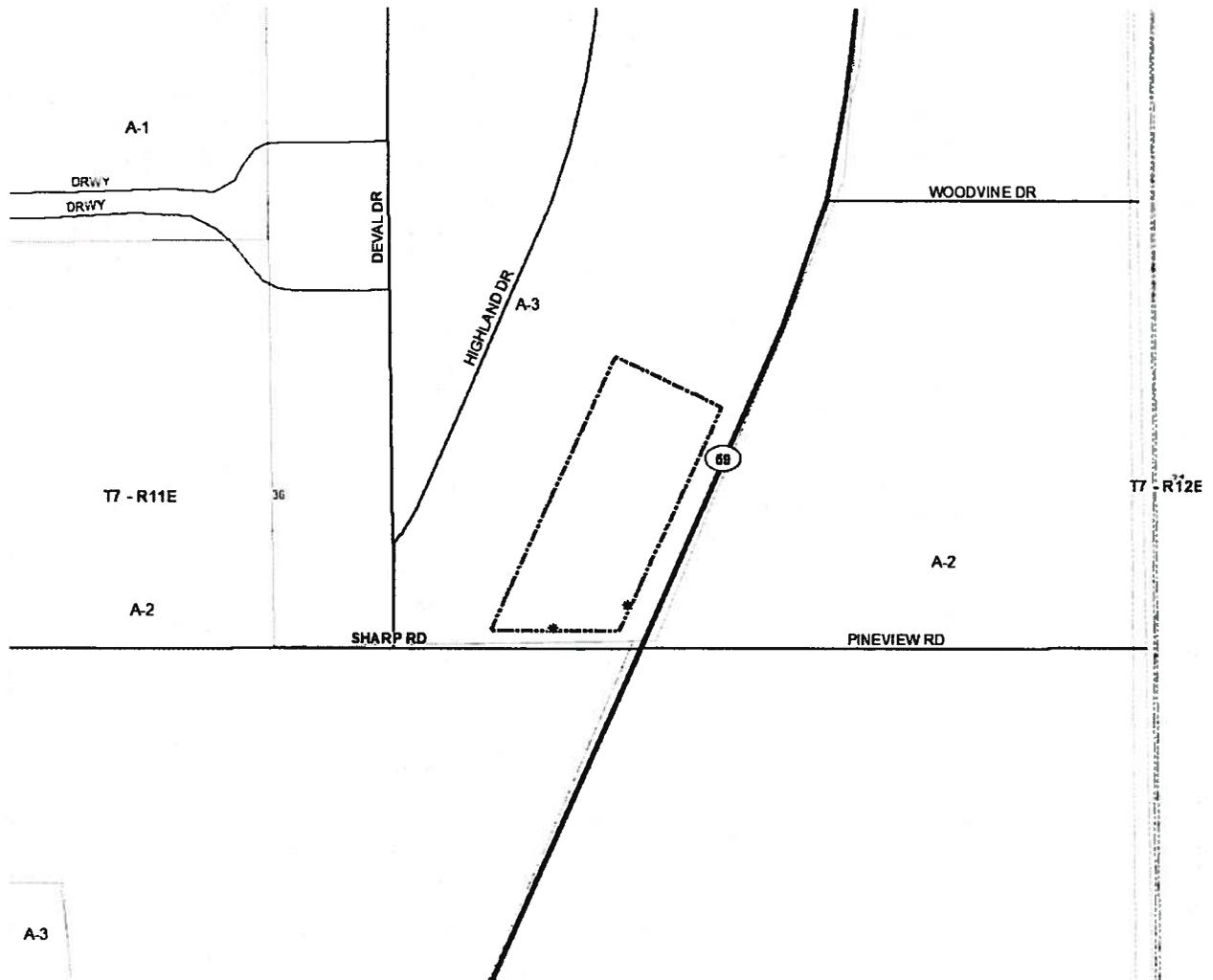
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the northwest corner of Sharp Road & LA Highway 59, being lots 63, 64, 65, 66, & 67, Square 1, De Val Estates. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the site is surrounded by single family residential uses, staff does not see compelling reason to recommend approval.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-10-072
PETITIONER: Bruce D. & Lori H. Cox
OWNER: Bruce D. & Lori H. Cox
REQUESTED CHANGE: From A-3 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the northwest corner of Sharp Road & LA Highway 59, being lots 63, 64, 65, 66, & 67, Square 1, De Val Estates; S36, T7S, R11E; Ward 4, District 5
SIZE: 70,808 sq.ft



ZC15-10-072

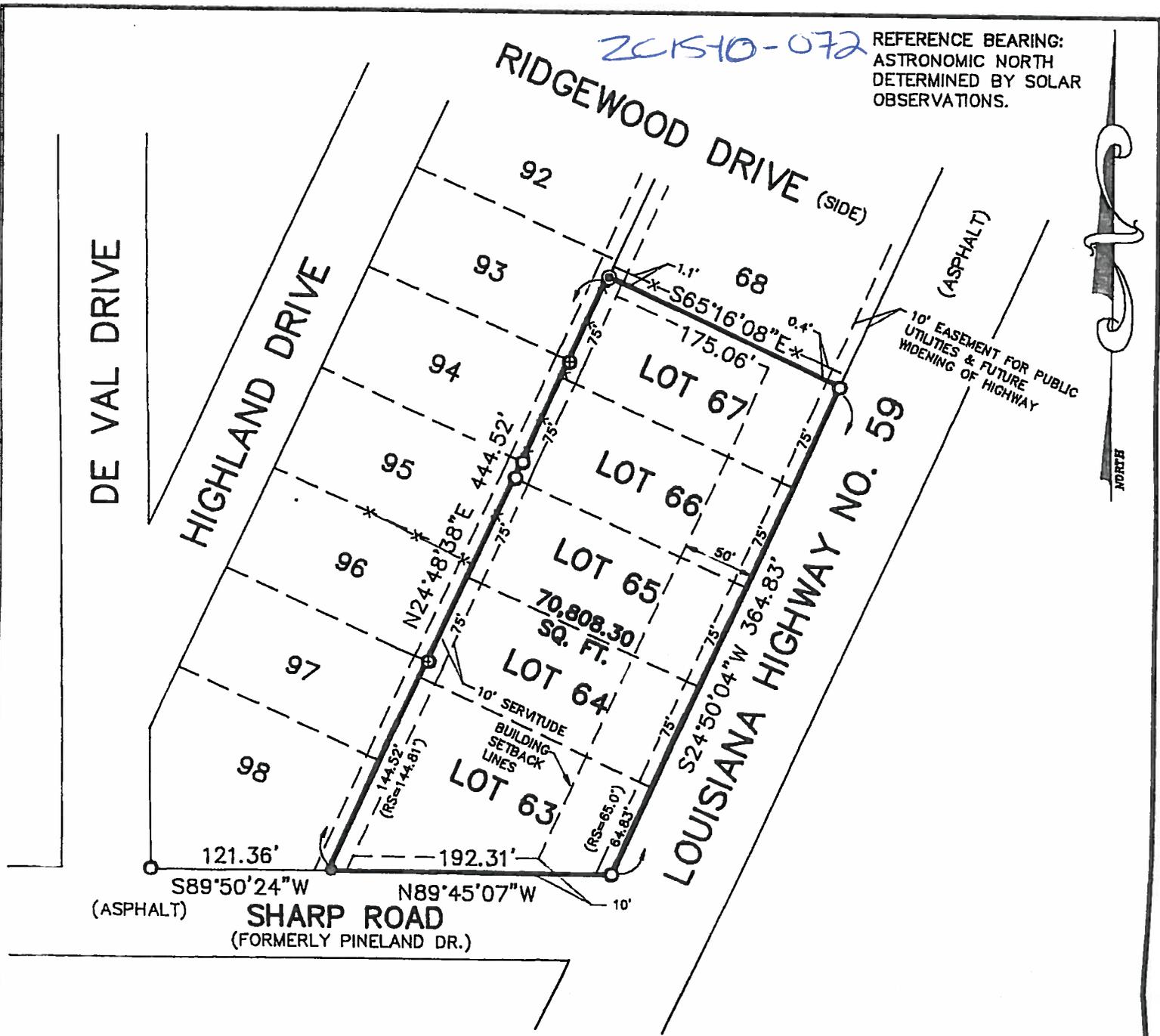


0 270 Feet



201510-072

REFERENCE BEARING:
ASTRONOMIC NORTH
DETERMINED BY SOLAR
OBSERVATIONS.



NOTES:

1. As requested, Improvements not shown hereon.
2. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0245 C, dated October 17, 1989.

LEGEND

- = 1/2" IRON ROD FOUND
- ⊗ = 5/8" IRON ROD FOUND
- = 3/4" IRON PIPE FOUND
- ⊙ = 1" IRON PIPE FOUND
- RS = REFERENCE SURVEY

REFERENCE SURVEY:

1. Subdivision Plat of De Val Estate Sites, Section "B", by Adloe Orr, Jr. & Associates, Engineers, dated 11-7-60.
2. Survey for Harrold Mark Phillippi by Gilbert, Kelly, & Couturle, Inc., Surveyors, dated 12-21-92.

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.

John G. Cummings and Associates

(885) 892-1549

503 N. JEFFERSON AVE.

Professional Land Surveyors

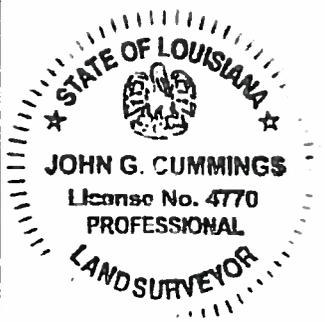
COVINGTON, LA. 70439

PLAT PREPARED FOR: **DR. NAVEED MALIK**

SHOWING A SURVEY OF: LOTS 63, 64, 65, 66, & 67, SQUARE 1, DE VAL ESTATES SITES, SECTION B, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS B SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



ZONING STAFF REPORT

Date: September 28, 2015

Meeting Date: October 6, 2015

Case No.: ZC15-10-073

Determination: Approved Amended Postponed Denied

Posted: 09/15/15

GENERAL INFORMATION

PETITIONER: Kelly Coker
OWNER: VFC Properties 25 L.L.C.
REQUESTED CHANGE: From A-3 (Suburban District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the north side of Liberty Drive, west of Carroll Road, being 35647 Liberty Drive, Slidell; S38, T9S, R14E ; Ward 9 , District 14
SIZE: 0.94 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	School	City of Slidell
East	Residential	City of Slidell
West	Residential	A-3 (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:

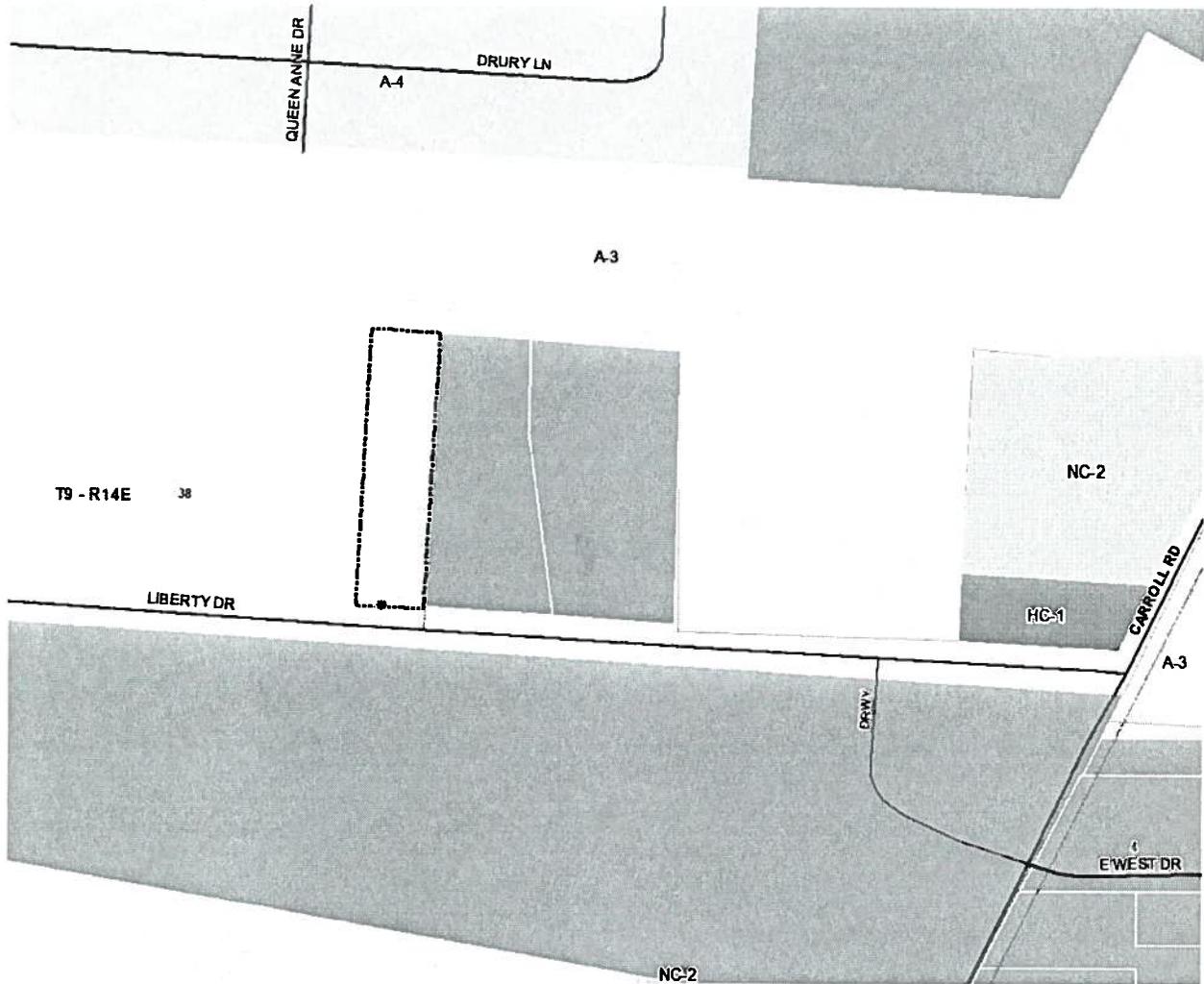
The petitioner is requesting to change the zoning from A-3 (Suburban District) to ED-1 (Primary Education District). The site is located on the north side of Liberty Drive, west of Carroll Road, being 35647 Liberty Drive, Slidell. The 2025 future land use plan calls for the site to be developed with a single family residential use. Staff feels that there is no compelling reason to recommend approval, considering that the north side of Liberty Drive is currently developed with residential uses.

Note that there is an existing single family residence on the site, which was previously operated as a daycare (CP93-03-026). The zoning change is being requested in order to make the site conform to the appropriate zoning to reopen the daycare facility.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-10-073
PETITIONER: Kelly Coker
OWNER: VFC Properties 25 L.L.C.
REQUESTED CHANGE: From A-3 (Suburban District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the north side of Liberty Drive, west of Carroll Road, being 35647 Liberty Drive, Slidell; S38, T9S, R14E; Ward 9, District 14
SIZE: 0.94 acres



ZC15-10-073

DRURY

QUEEN ANNE

207

205

A-4

203

201

144

142

140

138

136

134

132

130

125

A-3

T9-R14E

38

35635

35647

35857

35707

35613

LIBERTY

0 270 Feet

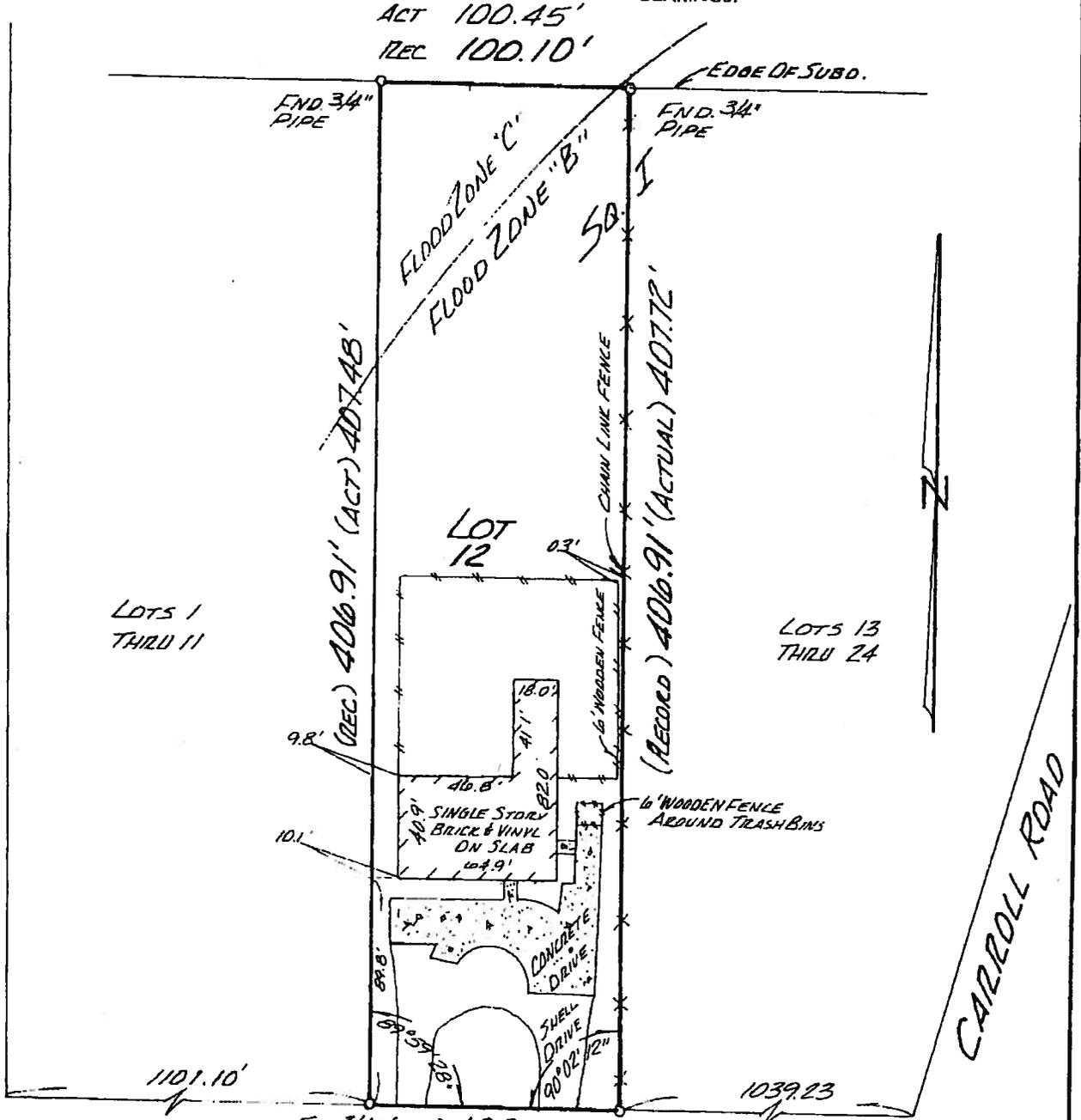


Tammany Parish Clerk of Court Inst#1099558

AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPER BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

EAST AVENUE
50' R.O.W.



LOTS 1
THRU 11

LOTS 13
THRU 24

CARROLL ROAD

NOTE: CONTRACTOR TO VERIFY BUILDING SETBACKS PRIOR TO ANY CONSTRUCTION

FND 3/4" (REC) 100.10' PIPE
FND 3/4" (ACT) 100.25' PIPE
LIBERTY DRIVE
60' R.O.W.

F.I.R.M. 225 205 0420 D
4-2-91
ZONE B+C B.F.E. N/A

ADDRESS:

SURVEY No. 981358

DATE: 5-28-98

J. V. BURKES & ASSOC., INC.

2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

DRAWN BY: klp

SCALE: 1"=60'

REVISED:

SURVEY MAP OF: LOT 12

SQUARE I

LOCATED IN:

BAYOU LIBERTY GARDENS SUBD.

ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO:

JOSEPH A. SIEVERS
AND VICKI McBRAVER SIEVERS
AND COMMONWEALTH LAND
TITLE INSURANCE CORP.

Vicki McBraver Sievers

SURVEYED BY:

J. V. Burkess III
J.V. BURKES III
LA. REG. No 840

ZONING STAFF REPORT

Date: September 28, 2015

Meeting Date: October 6, 2015

Case No.: ZC15-10-074

Determination: Approved Amended Postponed Denied

Posted: 09/16/15

GENERAL INFORMATION

PETITIONER: William David & Janet Gorence Davas
OWNER: William David & Janet Gorence Davas
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of C. Gotti Road, east of Fauchaux Road, west of Church Road; S35, T5S, R10E; Ward 2, District 3
SIZE: 8 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/Vacant	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Residential	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

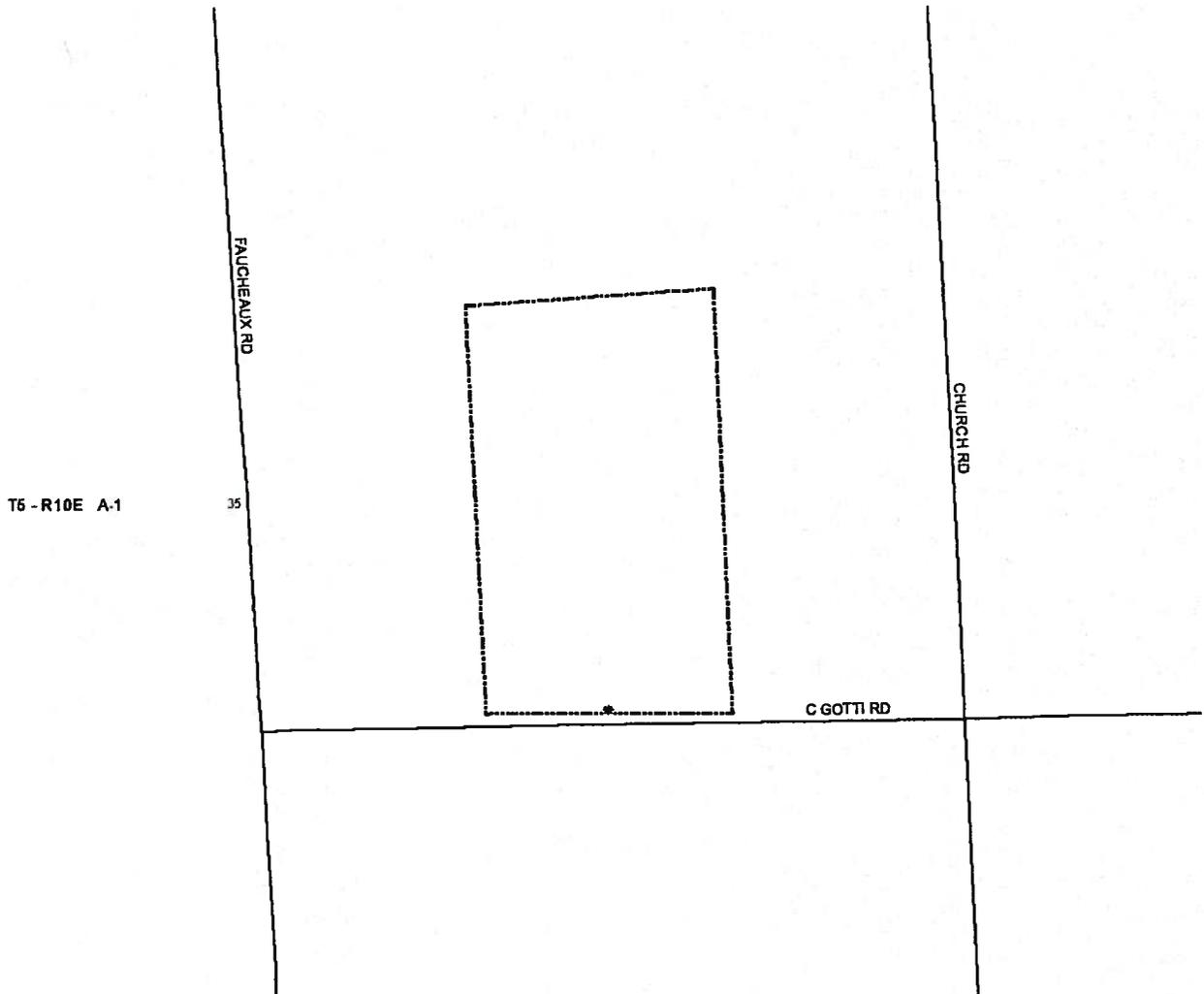
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay). The site is located on the north side of C. Gotti Road, east of Fauchaux Road, west of Church Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff feels that there is no compelling reason to recommend approval considering that the site is surrounded by large parcels of land zoned A-1 Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A (Suburban District) designation be denied.

CASE NO.: ZC15-10-074
PETITIONER: William David & Janet Gorence Davas
OWNER: William David & Janet Gorence Davas
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of C. Gotti Road, east of Fauchaux Road, west of Church Road; S35, T5S, R10E; Ward 2, District 3
SIZE: 8 acres



ZC15-10-074

PF-1

FAUCHEAUX

T5 R10E

R0

35

A-1

HERNH

78498

78490

78455

G GOTTI

1406X

78380

0 540 Feet



2015-10-074

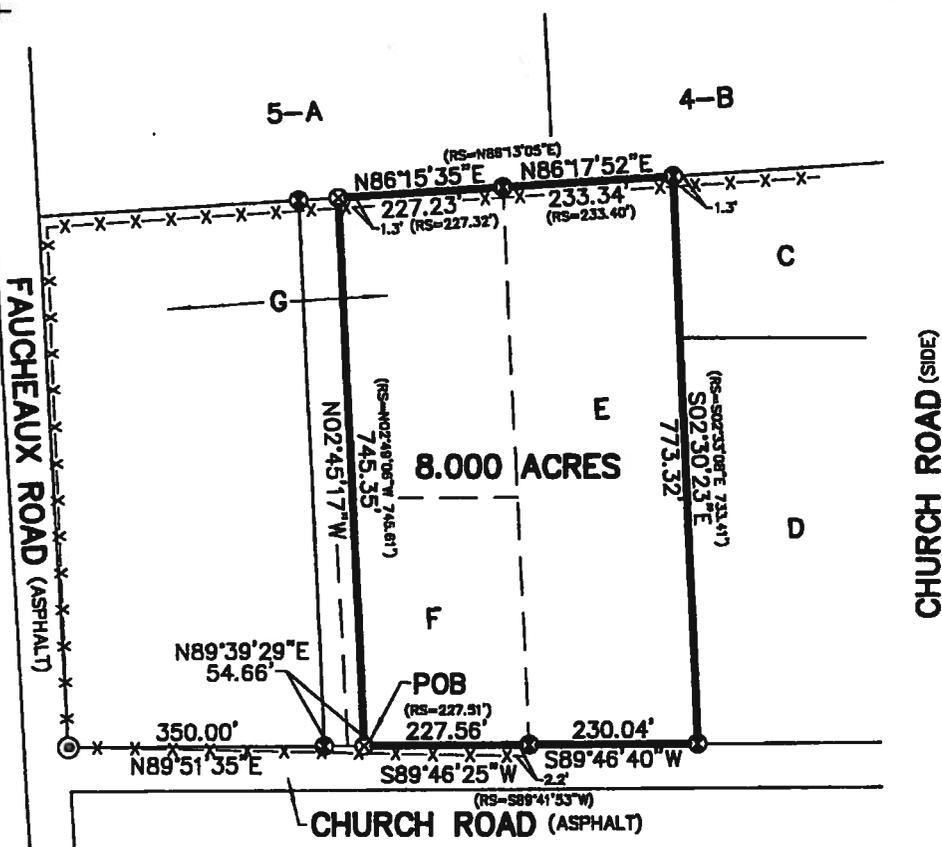
FOR REZONING PURPOSES

REFERENCE BEARING:
Along the North Line of
Lots 4-A & 4-B of
Frederick-Planche Farms
N89°43'E
(per Reference Survey No. 3)

- LEGEND**
- ⊗ = 1/2" IRON PIPE FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊕ = 1/2" IRON ROD SET
 - X- = FENCE
 - RS = REFERENCE SURVEY NO. 2



LA. HWY. 1077 (SIDE)



8.000 ACRES

POB is reported to be N89°45'E 1480.7';
N00°29'W 345.4' & N89°41'53"E 404.55'
from the 1/4 Section Corner common
to Sections 34 & 35, T5S, R10E.

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

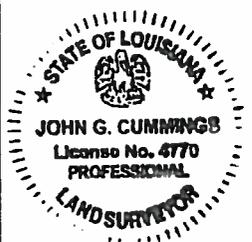
- REFERENCE SURVEY:**
1. Survey for Teme & Kathy Singleton by John E. Bonneau, Surveyor, dated March 31, 2004.
 2. Survey for William David Davas & Janey Kay Gorence Davas by John E. Bonneau, Surveyor, dated March 31, 2004.
 3. Survey for Mark Caserta by John G. Cummings, Surveyor, dated July 3, 2014, filed St. Tammany Parish Clerk of Court Map File No. 5278E.

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 FOR 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.

(985) 892-1349 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **William David Davas**

SHOWING A SURVEY OF: **A PORTION OF PARCELS F & G, AND PARCEL E, LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**



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

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200' JOB NO. 15247 DATE: 7-31-2015 REVISED:

ZONING STAFF REPORT

Date: September 28, 2015

Meeting Date: October 6, 2015

Case No.: ZC15-10-075

Determination: Approved Amended Postponed Denied

Posted: 09/16/15

GENERAL INFORMATION

PETITIONER: Darrell Fussell
OWNER: St. Tammany Council on the Aging INC
REQUESTED CHANGE: From A-3 (Suburban District) & NC-1 (Professional Office District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the east side of Ramos Avenue, south of Crawford Road ; S42, T6S, R11E; Ward 3, District 2
SIZE: 0.77 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/Apartments	A-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Assisted Living Facility	MD-1 (Medical Residential District)
West	Office	NC-1 (Professional Office 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-3 (Suburban District) & NC-1 (Professional Office District) to NC-1 (Professional Office District). The site is located on the east side of Ramos Avenue, south of Crawford Road. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection considering that the front portion of the site is developed with an office complex zoned NC-1, and it is directly abutting an assisted living facility zoned MD-1 in the rear.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-1 (Professional Office District) designation be approved.

CASE NO.: ZC15-10-075
PETITIONER: Darrell Fussell
OWNER: St. Tammany Council on the Aging INC
REQUESTED CHANGE: From A-3 (Suburban District) & NC-1 (Professional Office District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the east side of Ramos Avenue, south of Crawford Road ; S42, T6S, R11E; Ward 3, District 2
SIZE: 0.77 acres



ZC15-10-075

HC-2

19391

19383

TAMMANY TRACE

JENKINS

CRAWFORD

72108

MD-1

19434

NC-1

T6-R11E

42

72060

C-4

FRONT

FLANDS

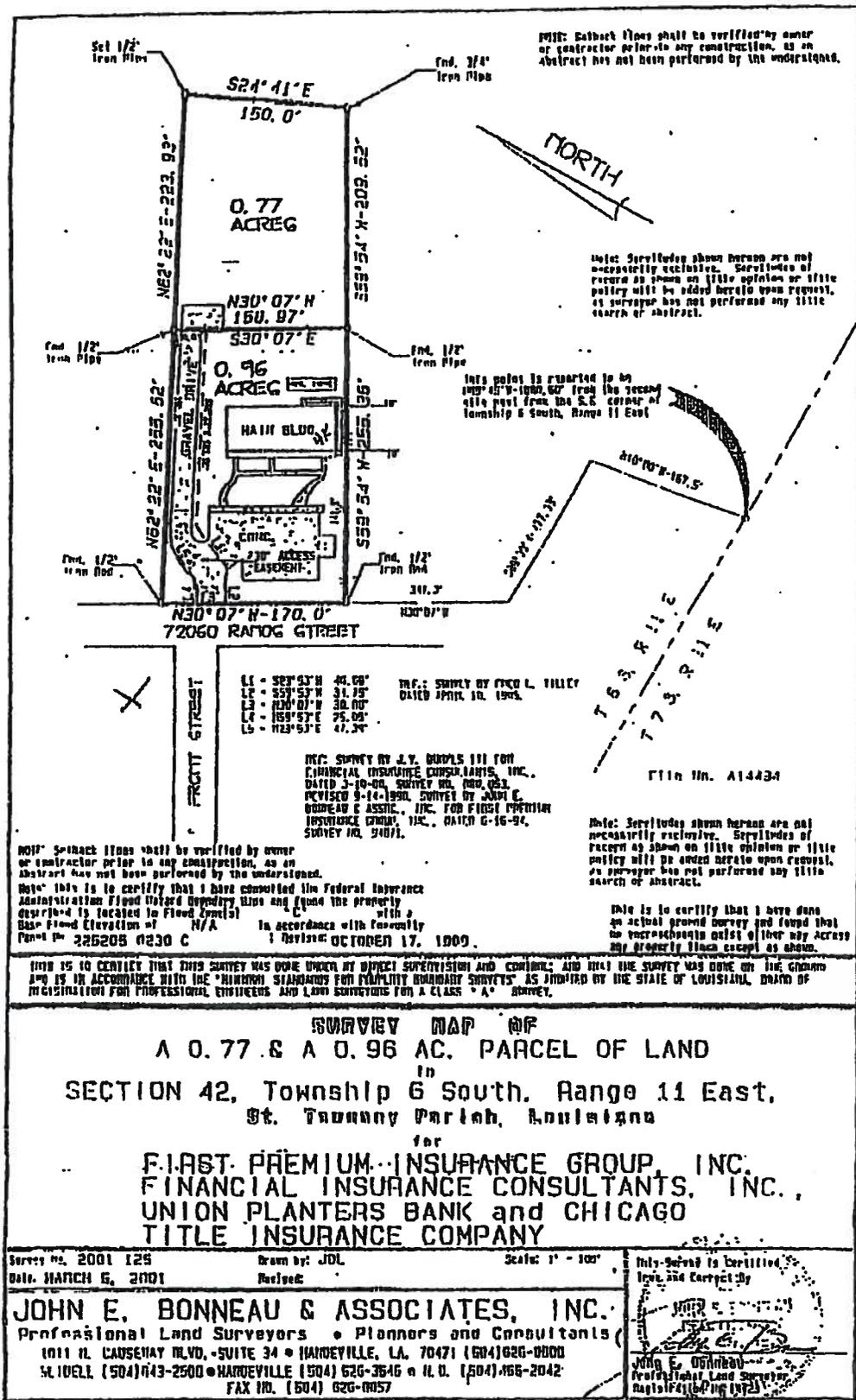
A-3

NC-2

0 270 Feet



2015-10-075



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

Note: Surplusses shown herein are not necessarily exclusive. Surplusses 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 point is reported to be 100' 00\"/>

L1	S87°53'W	41.00'
L2	S57°53'W	31.75'
L3	R30°07'W	30.00'
L4	S89°57'E	25.00'
L5	N23°53'E	47.34'

REF.: SUPPLY BY FRED L. VALLEY DATED APRIL 10, 1905.

REC. SURVEY BY J. Y. BURLIS III FOR FINANCIAL INSURANCE CONSULTANTS, INC., DATED 3-10-04, SURVEY NO. 100, 1031, REVISED 9-14-1999, SURVEY BY JOHN E. BONNEAU & ASSOC., INC. FOR FIRST PREMIUM INSURANCE GROUP, INC., DATED 6-16-94, SURVEY NO. 31071.

FILE NO. A14434

Note: Subsequent lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.
 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) _____ with a Base Flood Elevation of _____ in accordance with Floodway No. _____ and Floodway No. _____.
 Permit No. 226208 0230 C

Note: Surplusses shown herein are not necessarily exclusive. Surplusses 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 of other any acreage or 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 PLANNING BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "A" SURVEY.

SURVEY MAP OF
A 0.77 & A 0.96 AC. PARCEL OF LAND
 in
SECTION 42, Township 6 South, Range 11 East,
St. Tammany Parish, Louisiana
 for
FIRST PREMIUM INSURANCE GROUP, INC.
FINANCIAL INSURANCE CONSULTANTS, INC.,
UNION PLANTERS BANK and CHICAGO
TITLE INSURANCE COMPANY

Survey No. 2001 126
 Date: MARCH 6, 2001
 Drawn by: JDL
 Revised:
 Scale: 1" = 100'
JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CANSEY BLVD., SUITE 34 • HARBOURVILLE, LA. 70471 (504) 626-0800
 5410 ELL (504) 643-2500 • HARBOURVILLE (504) 626-3646 • N. O. (504) 666-2042
 FAX NO. (504) 626-0857

This Survey is Certified to be Correct by

 JOHN E. BONNEAU
 Registered Professional Land Surveyor
 State of Louisiana, No. 10725

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) SECTION 6.08 REGIONAL BUSINESS CENTER OVERLAY RELATIVE TO SECTION 6.0803 GENERAL STANDARDS AND CRITERIA. (ZC15-10-076)

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

WHEREAS, the St. Tammany Parish Government has determined it is necessary to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), specifically to amend the General Standards and Criteria of the Regional Business Center Overlay, and;

WHEREAS, the St. Tammany Parish Government has determined it is in the best interest of the businesses and citizens of St. Tammany Parish to amend the Regional Business Center Overlay ordinance more particularly addressing the standards regarding the minimum size of the site and the required underlying zoning classifications.

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.0803 General Standards and Criteria as follows:

6.0803 General Standards and Criteria

In order for the Zoning Commission and Parish Council to make competent and definitive decisions concerning a Regional Business Center, the following general standards and criteria shall be applicable:

The proposal must be a planned commercial or office development designed with a distinct identifying name/image bearing all of the following characteristics:

A. The property shall be located with at least 1,250 of frontage on the Interstate Highway System, inclusive of interstate frontage roads and on/off ramps.

B. Property shall be at least 100 acres in size and the underlying zoning bear the HC-3, PBC-1 or PBC-2 zoning classifications or a combination thereof. If the property exceeds 100 acres, the remainder of the overlay acreage may bear a zoning classification other than those stated above.

C. Approval of a RBC Overlay does not change the underlying zoning classification of the property. All regulations and standards still apply to the property unless specific authority to deviate from that standard is granted as part of the approval.

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

—

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

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

RICHARD TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____, 2015
Published adoption on: _____, 2015

Delivered to Parish President: _____, 2015 @ _____
Returned to Council Clerk: _____, 2015 @ _____

ZONING STAFF REPORT

Date: September 28, 2015

Meeting Date: October 6, 2015

Case No.: ZC15-10-077

Determination: Approved Amended Postponed Denied

Posted: 09/17/15

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: Stirling Properties / Townsend Underhill
REQUESTED CHANGE: From NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-6 (Multi Family Residential District) to NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-6 (Multi Family Residential District) & RBCO (Regional Business Center Overlay)
LOCATION: Parcel located on the south side of Brewster Road, east of Stirling Blvd; S47, T7S, R11E; Ward 1, District 1
SIZE: 80.98 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	Commercial & Undeveloped	PBC-1 & HC-3
South	Undeveloped/Future Residential	HC-1 & PUD (Planned Unit Development Overlay)
East	Undeveloped	PUD (Planned Unit Development Overlay)
West	Commercial/Apartments/Assisted living facility	HC-3 (Highway Commercial District), A-8 (Multi Family Residential District) & MD-1 (Medical Residential 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 a RBCO (Regional Business Center Overlay) on the south side of Brewster Road, east of Stirling Blvd. The request consists of an addition to the previously approved RBCO and would meet the standards listed within the approved RBCO document. A RBCO was previously approved for River Chase Development, located at the northeast & southeast intersections of Brewster Road and Hwy 21 and on the north side of Brewster Road (see attached map & ZC13-08-063).

The standards of the Unified Development Code, Section 6.0803 B. General Standards and Criteria, requires that a RBCO be at least 100 acres in size and the underlying zoning bears the HC-3, PBC-1 or PBC-2 zoning classifications or a combination thereof. A text amendment (ZC15-10-076) to the general standards of the Regional Business Center Overlay is proposed, to allow for a RBCO exceeding 100 acres in size, to be in effect on the remainder of a site bearing a zoning classification other than the HC-3, PBC-1 or PBC-2. The zoning change to RBCO, hereby requested, is subject to the approval of the proposed text change (ZC15-10-076) to amend the general standards of the Regional Business Center Overlay, since the 80.98 acre site is currently zoned NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-6 (Multi Family Residential District).

Finally, an amendment of the originally approved RBCO design standards (see ZC13-08-063) has been submitted for review. The attached document identifies the proposed changes to the existing design zones and guidelines regarding the architecture, landscape, signage, parking and additional miscellaneous criteria, which would also apply to the requested RBCO for this site.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the site to be developed as a Planned District with a mix of commercial and residential uses. The proposed changes to the RBCO for the southern portion of River Chase development will remain compatible with the objectives of the 2025 future land use plan. The RBCO will allow for the development of a mix of commercial & residential uses, while providing a transition with the adjacent proposed single residential uses.

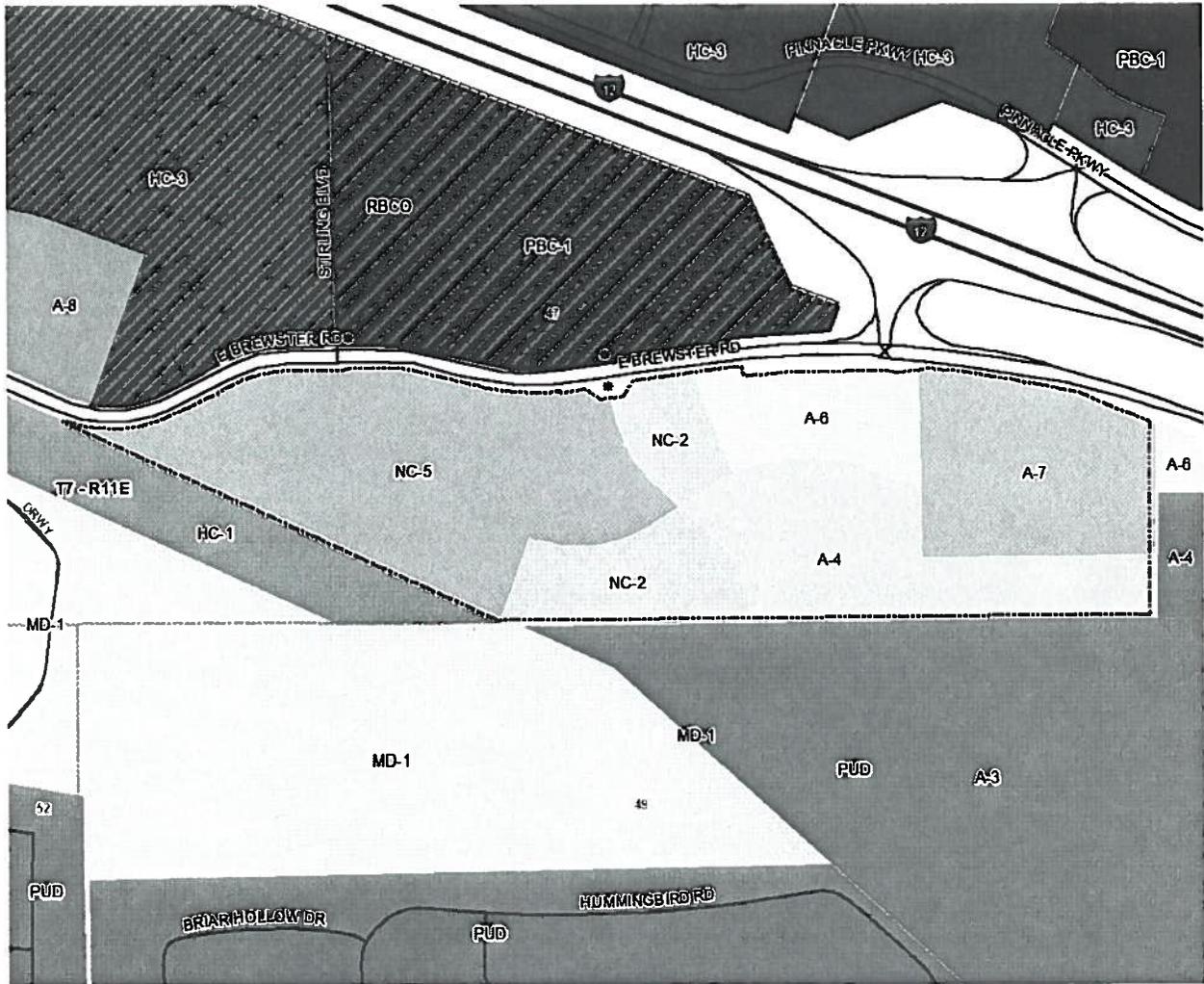
APPROVAL & AMENDMENT TO THE RBC OVERLAY

Note that the approval for RBC Overlay shall be binding upon the applicant or any successors in interest. Also, any request to deviate from the standards of the underlying zoning district or from the specific design flexibility allowed by the RBC Overlay shall be considered an amendment to the RBC Overlay and require a hearing before the Zoning Commission and Parish Council as outlined in this section.

STAFF RECOMMENDATION:

The staff recommends that the request for a RBCO (Regional Business Center Overlay) designation be approved.

CASE NO.: ZC15-10-077
PETITIONER: Mark Salvetti
OWNER: Striling Properties / Townsend Underhill
REQUESTED CHANGE: From NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-6 (Multi Family Residential District) to NC-2 (Indoor Retail & Service District), NC-5 (Retail & Service District), A-4 (Single Family Residential District) & A-6 (Multi Family Residential District) & RBCO (Regional Business Center Overlay)
LOCATION: Parcel located on the south side of Brewster Road, east of Stirling Blvd;
SIZE: 80.98 acres





ZC15-10-077
NC-4

A-4A

KOHL'S ACCESS

PINNACLE

TEXAS ROADHOUSE ACCESS

HC-3

WESTSHORE

RBCO

PBC-1

STIRLING

BREWSTER

BREWSTER

NC-5

A-6

A-7

HC-1

NC-2

A-4

MD-1

A-3

PUD

WAX MYRTLE

BLUEBIRD

BRIAR HOLLOW

PINE CREST

CARDINAL

HUMMINGBIRD

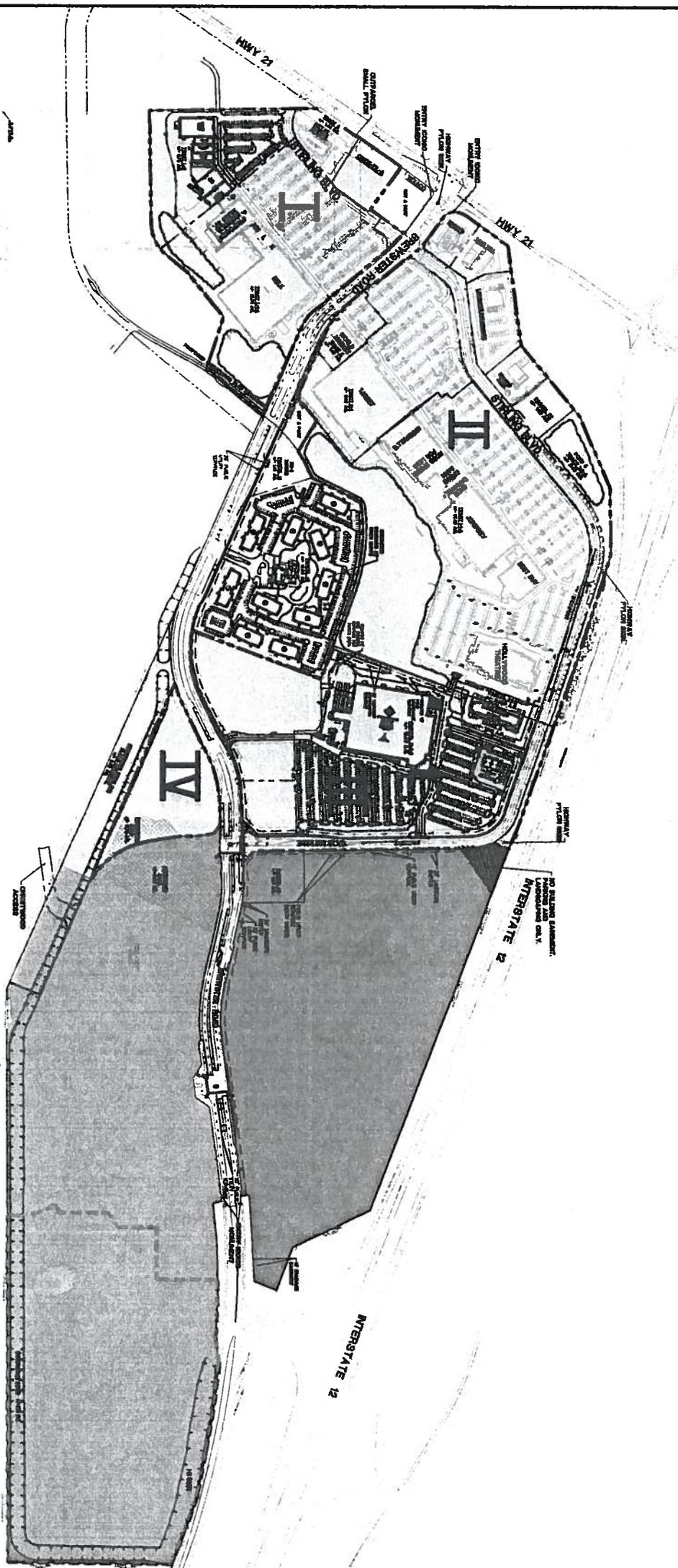
RIVERDALE

CB-1

0 1,600 Feet



2015-10-077



ZONING LEGEND:

STIRLING A = +/- 119.22 AC.

STIRLING B = +/- 41.60 AC.

STIRLING C = +/- 74.23 AC.



RIVER CHASE OVERLAY EXHIBIT
 WWW.RIVER-CHASE.COM
 RIVER CHASE OVERLAY EXHIBIT

DATE	
BY	
FOR	
REVISION	
PROJECT NO.	
DATE	

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

STAMP
 SIGNATURE _____
 DATE _____

DDG DUPLANTIS DESIGN GROUP, PC
 One DuPlantis Way
 34 Louis Pasteur Drive Covington, LA 70032
 Phone: 504-835-1111 Fax: 504-835-1112
 WWW.DDGPC.COM

ZONING STAFF REPORT

Date: September 28, 2015

Meeting Date: October 6, 2015

Case No.: ZC13-08-063

Determination: Approved Amended Postponed Denied

Prior Action : Approved as Amended (08/06/15)

Posted: 09/16/15

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: Stirling Properties / Townsend Underhill
REQUESTED CHANGE: From HC-2 (Highway Commercial District), HC-3 (Highway Commercial District), PBC-1 (Planned Business Center), NC-5 (Retail & Service District) & NC-2 (Indoor Retail & Service District) to HC-2 (Highway Commercial District), HC-3 (Highway Commercial District), PBC-1 (Planned Business Center), NC-5 (Retail & Service District) & NC-2 (Indoor Retail & Service District) & RBCO (Regional Business Center Overlay)
LOCATION: Parcel located at the southeast intersection of LA Highway 21 & I-12; S46,T7S,R10E & S47,T7S,R11E; Ward 1, District 1
SIZE: 201.285 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish
Good

Road Surface: 2 lane asphalt

Condition:

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	I-12	
South	Residential & Institutional	MD-1 (Medical Residential District) & PUD (Planned Unit Development Overlay)
East	I-12/Brewster Road Interchange	
West	Commercial	HC-2 (Highway Commercial District)

EXISTING LAND USE:

Existing development? Yes

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.

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.

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 amend the originally approved RBCO (Regional Business Center Overlay). The attached document identifies the proposed changes in regards to the design zones and guidelines regarding the architecture, landscape, signage, parking and additional miscellaneous criteria.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the site to be developed as a Planned District with a mix of commercial and residential uses. The proposed changes to the RBCO for the River Chase development will remain compatible with the objectives of the 2025 future land use plan. The RBCO will allow for the preservation and development of the existing and proposed mix of commercial uses, while providing a transition with the adjacent existing and proposed residential uses. Moreover, the proposed modifications of the general zoning regulations, will also allow for balance, compatibility and integration of the uses within the entire the development, meeting the objectives of the Mixed Use – Commercial – Conservation criteria of the 2025 Future Land Use Plan.

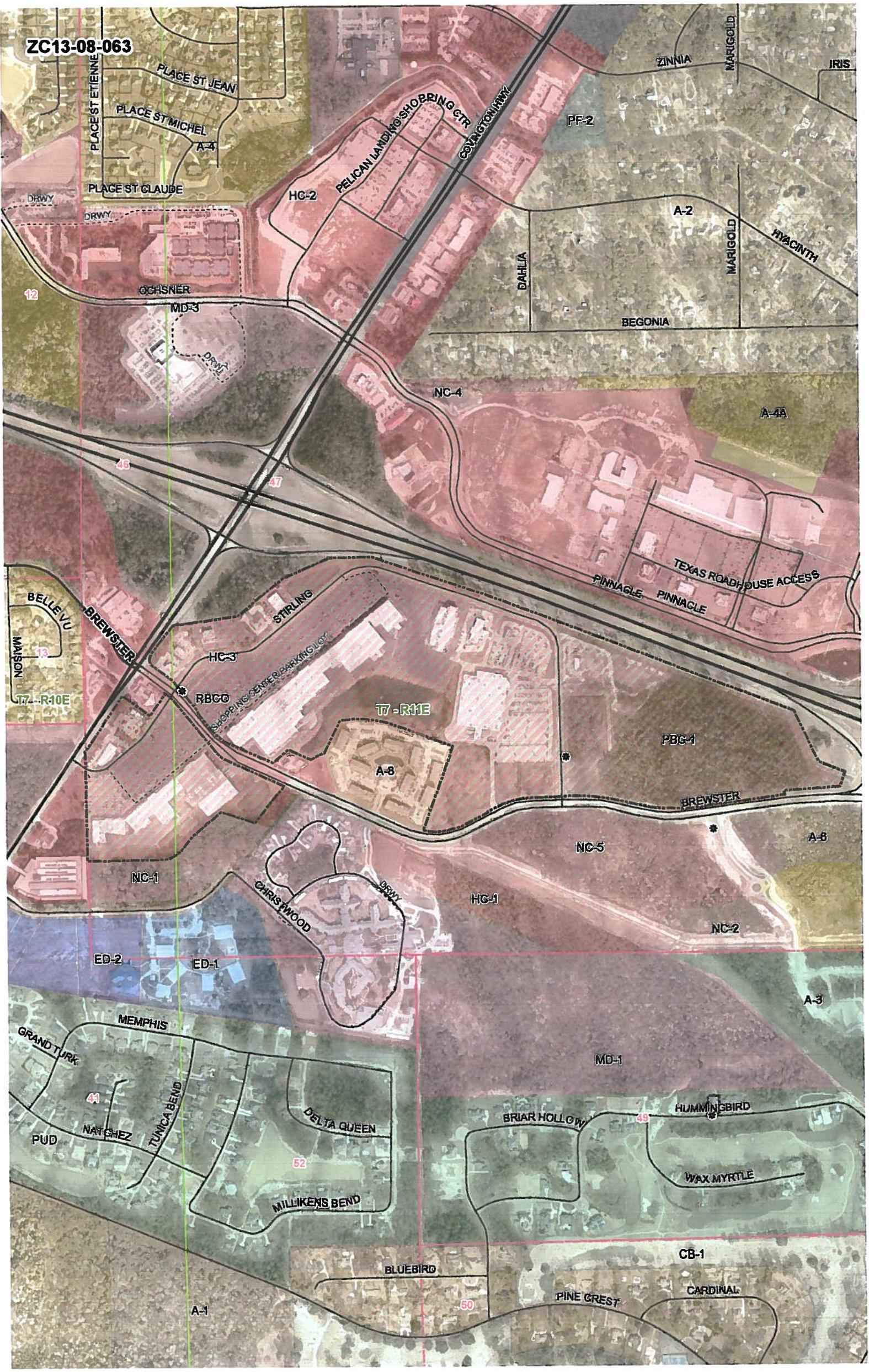
APPROVAL & AMENDMENT TO THE RBC OVERLAY

Note that the approval for RBC Overlay shall be binding upon the applicant or any successors in interest. Also, any request to deviate from the standards of the underlying zoning district or from the specific design flexibility allowed by the RBC Overlay shall be considered an amendment to the RBC Overlay and require a hearing before the Zoning Commission and Parish Council as outlined in this section.

STAFF RECOMMENDATION:

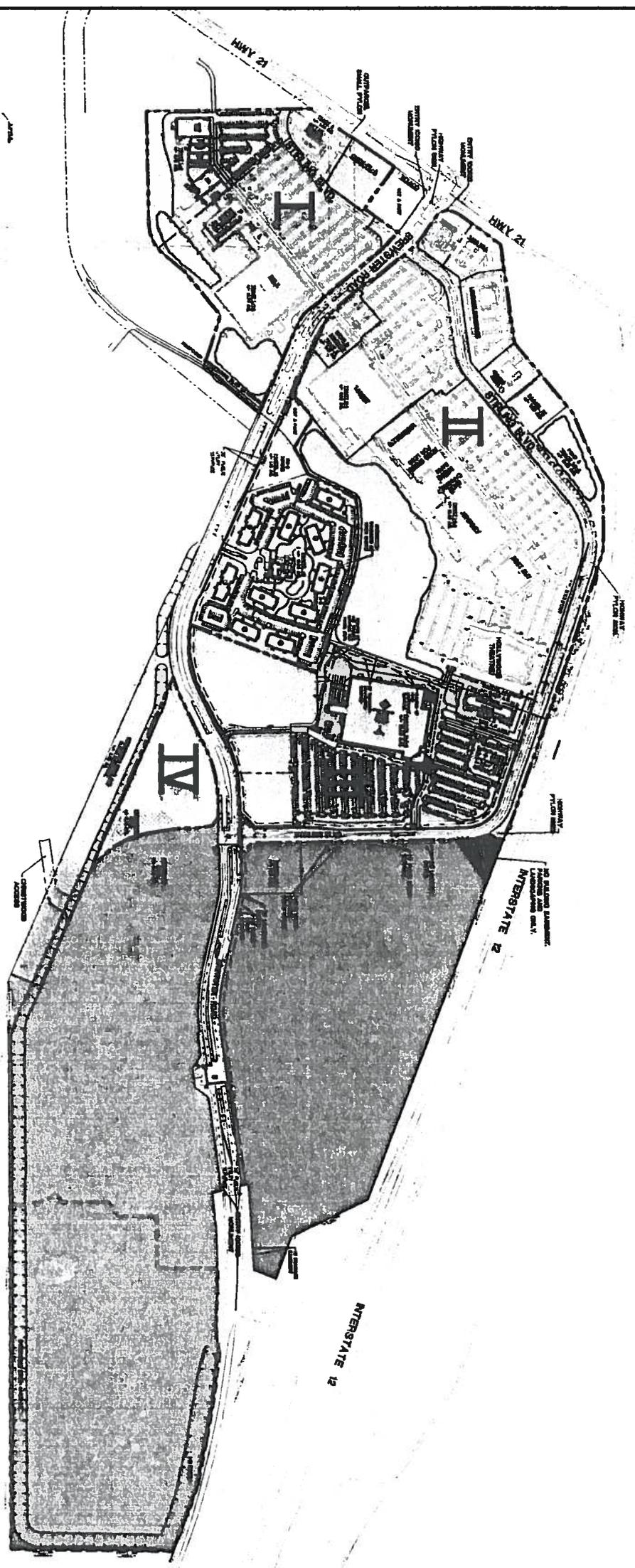
The staff recommends that the request to amend the standards of the RBCO (Regional Business Center Overlay) be approved.

ZC13-08-063



0 2,000 Feet





ZONING LEGEND:

STIRLING A = +/-119.22 AC.

STIRLING B = +/-41.60 AC.

STIRLING C = +/-74.23 AC.



RIVER CHASE
www.river-chase.com

DATE	BY

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

STAMP

 SIGNATURE

 DATE

DDG DUPONTIS DESIGN GROUP, PC
 Civil, Mechanical, Electrical
 34 LEBLANC PINE DRIVE COVINGTON, LA 70428
 PHONE: 504-835-9999 FAX: 504-835-9999
WWW.DDGPC.COM
 THIBODOUX | COVINGTON | MONROE | BAYOU BOULEVARD | MOULANA

RIVER CHASE

ARCHITECTURAL GUIDELINES

Stirling "A" (Yellow)

BUILDING SITE GUIDELINES.

- a. **Temporary Buildings.** No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be built, used or maintained on any Lot within River Chase at any time other than during the construction period of buildings and other permanent structures on the respective Lots within River Chase.
- b. **Building Materials and Colors.**
 - i. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment and/or existing structures.
 - ii. Mirrored glass is prohibited. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the ARB. Where necessary, smoked or tinted glass is preferred.
- c. **Roofs and Mechanical Systems.** Roof top equipment which is or potentially could be visually offensive to a taller neighboring structure shall be either fully enclosed, painted to match roofing aggregate, the color palette of the primary structure, or similarly treated in a manner acceptable to the ARB. No Roof top equipment shall be visible from public streets or adjacent structures of equal or lesser height must be similarly treated.
- d. Building wall footings shall not encroach from one Tract onto another Tract. The design and construction shall be of high quality.
- e. **Setbacks.** Except for the more restrictive requirements set forth below, all buildings or other permanent structures shall be constructed, placed and maintained in conformity with the applicable requirements set forth in the UDC, as it relates to Public ROW however no setback will be required along adjoining property boundaries to encourage cross access and ease of pedestrian flow between internal lots.
- f. **Exception to Setback Restrictions.** The following improvements are expressly excluded from these setback restrictions:
 - i. Surface parking areas exclusive of parking structures.
 - ii. Steps, walks, and driveway access to the site.
 - iii. Landscaping, including berms, irrigation and accent lighting.
 - iv. Planters not exceeding 4' in height or within motorist sight lines at intersections or entries.
 - v. Project identification graphics.

g. Height Limitations. All height limitations shall be as set forth below:

i. On the Retail Area I: Thirty-two (32) feet provided that a Building having greater than fifty thousand (50,000) square feet of gross leaseable area may have an architectural entry feature not to exceed a height of thirty-six (36) feet not to exceed thirty (30) percent of the total frontage of such Building, Outparcel Buildings shall not exceed twenty-six (26) feet provided that a Building may have any architectural entry feature not to exceed thirty (30) feet.

ii. On the Target Tract (Retail Area II): Thirty-two (40) feet

iii. On the Remaining Portion of Retail Area II: Twenty-Eight and one-half (28.5) feet: provided that Buildings contiguous to the Target Building shall not exceed a height of twenty-five (25) feet within the first ten (10) feet adjacent to the Target Building; Buildings with storefront width of 80 feet or more may have an architectural entry feature up to thirty-two (32) feet. Outparcel Buildings shall not exceed twenty-six (26) feet provided that a Building may have any architectural entry feature not to exceed thirty (30) feet.

iv. On the Retail Area III: Forty (40) feet.

v. On the Retail Area IV: Thirty-two (32) feet.

h. Permitted Uses : Uses as listed in underlying zoning shall supersede except temporary uses.

RIVER CHASE

ARCHITECTURAL GUIDELINES

Stirling "B" (Pink)

BUILDING SITE GUIDELINES.

- a. **Temporary Buildings.** No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be built, used or maintained on any Lot within River Chase at any time other than during the construction period of buildings and other permanent structures on the respective Lots within River Chase.
 - b. **Building Materials and Colors.**
 - i. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment and/or existing structures.
 - ii. Mirrored glass is prohibited. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the ARB. Where necessary, smoked or tinted glass is preferred.
 - c. **Roofs and Mechanical Systems.** Roof top equipment which is or potentially could be visually offensive to a taller neighboring structure shall be either fully enclosed, painted to match roofing aggregate, the color palette of the primary structure, or similarly treated in a manner acceptable to the ARB. No Roof top equipment shall be visible from public streets or adjacent structures of equal or lesser height must be similarly treated.
-
- a. **Small Scale Low-Rise.**
 - i. No building shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
 - ii. Roofs may be flat or pitched. Pitched roof shall be standing seam metal, clay or concrete tile. No composition shingles shall be permitted.
 - iii. Exterior Walls shall be masonry to include stucco, textured concrete, brick, stone, granite or marble or tinted glass.
 - b. **Mid-Rise Building.**
 - i. No building shall exceed one hundred (100) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
 - ii. Roofs may be flat or pitched. Pitched roof shall be standing seam metal, clay or concrete tile. No composition shingles shall be permitted.
 - iii. Exterior Walls shall be primarily masonry to include stucco, textured concrete, brick, stone, granite or marble or tinted glass.
 - c. **Permitted Uses : Uses as listed in underlying zoning shall supersede except temporary uses.**

RIVER CHASE

ARCHITECTURAL GUIDELINES

Stirling "C" (Aqua Blue)

BUILDING SITE GUIDELINES.

- a. Temporary Buildings. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be built, used or maintained on any Lot within River Chase at any time other than during the construction period of buildings and other permanent structures on the respective Lots within River Chase.
- b. Building Materials and Colors.
 - i. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment and/or existing structures.
 - ii. Mirrored glass is prohibited. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the ARB. Where necessary, smoked or tinted glass is preferred.
- c. Roofs and Mechanical Systems. Roof top equipment which is or potentially could be visually offensive to a taller neighboring structure shall be either fully enclosed, painted to match roofing aggregate, the color palette of the primary structure, or similarly treated in a manner acceptable to the ARB. No Roof top equipment shall be visible from public streets or adjacent structures of equal or lesser height must be similarly treated.
- d. Small Scale Low-Rise.
 - i. No building shall exceed thirty-five (45) feet in height above the natural grade of the property (as allowable by zoning of property) at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
 - ii. Roofs may be flat or pitched. Pitched roof shall be standing seam metal, clay or concrete tile. No composition shingles shall be permitted.
 - iii. Exterior Walls shall be masonry to include stucco, textured concrete, brick, stone, granite or marble or tinted glass.
 - iv. Roofs may be flat or pitched. Pitched roof shall be standing seam metal, clay or concrete tile. No composition shingles shall be permitted.
 - v. Exterior Walls shall be primarily masonry to include stucco, textured concrete, brick, stone, granite or marble or tinted glass.
- e. Uses as listed in underlying zoning shall supersede except temporary uses.

RIVER CHASE

LANDSCAPE GUIDELINES

Stirling Area A, B and C

LANDSCAPING GUIDELINES

a. Landscaping shall be installed and maintained within those portions of a Lot improved by buildings, parking areas and the like, including the Street Planting Area: Trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the Department of Planning, are allowed.

b. Also allowed are sidewalks, driveways, signs, utility easements and servitudes, retention/detention ponds, drainage ways and facilities or other non-building improvements approved by Staff.

c. All required trees and shrubs shall be located within the street planting area as follows:

If no servitude or easement within street planting area locate Class A and B trees and shrubs anywhere within street planting area

If overhead line servitude or easement, along street or road, within street planting area locate Class A trees outside of servitude or easement; locate Class B trees within servitude or easement; locate shrubs anywhere within street planting area

If underground line servitude or easement is located along street or road, within street planting area locate Class A and B trees outside servitude or easement; locate shrubs within servitude or easement

If crossing servitude or easement is located overhead or underground, within street planting area locate all Class A trees outside servitude or easement; if overhead, locate some Class B trees within servitude or easement; if underground, locate some shrubs within servitude or easement.

d. Side and rear setback areas not used for parking or drives or buildings. In the specific zones (Retail, Small Scale Office and Office/Mid-Rise) driveways may be parallel to and over property lines so as to service each contiguous parcel, the landscape buffers will be placed on either side of the driveway; parking lots may be located over property lines where cross parking servitudes allow for parking on each contiguous parcel; and in no event shall less than 10 percent of the total improved area be landscaped.

e. All parking areas on the Lot shall be landscaped in such a manner as to interrupt or screen subject areas from view from the streets.

f. Landscaping shall be an effective combination of trees, grass, ground cover and shrubbery, including a sprinkler system to maintain same. The preservation of existing trees on the Lot shall be done wherever possible.

g. Landscaping shall be designed so as to permit reasonable access to any and all public and private utility lines and easements situated on or adjacent to Lot(s), for installation and repair.

h. The interior parking landscaped areas shall be curbed with permanently anchored material at least six (6) inches in height. Curb material shall be concrete.

i. A required interior parking landscaped area may be connected with a required street or buffer planting area so long as the interior parking landscaped area is in addition to the area of the required street planting or buffer areas.

j. No more than twelve (12) parking spaces shall be permitted in a continuous row without being interrupted or terminated by a landscaped island or median of not less than six (6) feet in width (exclusive of curbs) and not less than the length of the parking space. In the event an existing tree is to be saved within the parking it will be allowed to exceed 12 spaces in order for tree preservation.

k. Every parking row shall terminate in a landscaped island of not less than nine (9) feet in width (including the curbs) and not less than the length of the parking space; provided that, a landscape island shall not be required at the end of a parking row where the end of the parking row abuts a street planting area or buffer planting area.

l. All undeveloped properties shall be maintained by the Owner of that property in accordance with applicable requirements of Governmental Authorities, and such Owner shall be obligated to maintain such undeveloped property free and clear of any man-made debris and to maintain all weeds and underbrush at an elevation of not more than nine inches (9") in height by cutting the same not less than four times each year.

m. Exposed concrete culverts for drainageways shall be discouraged.

All drainageways shall be maintained free of all man-made debris and under-brush, fences, or any other man-made structures or obstructions of any kind.

n. The chosen plant palette should consider hardiness of species, maintenance, application and consistency with the adjacent micro-climatic zones of the region's established landscapes.

o. The Owner shall be responsible for the design, installation, maintenance and proper utilization of automatically controlled landscape irrigation systems for each site. Irrigation installation shall be performed by a licensed irrigation contractor as regulated by the Louisiana Horticulture Commission. Irrigation devices shall not be installed above finish grade or in such a manner as to be hazardous to pedestrian traffic.

p. Landscape lighting used outdoors shall not be visible from the street.

q. Any retention/detention ponds shall be designed as a visual amenity to the area in which it is situated. A strip of land, a minimum of five (5) feet in width, shall surround the

retention/detention pond on the front, rear and all sides, which strip shall be at grade level and shall not be excavated or made a part of the slope of the retention/detention pond. This strip of land shall contain the required landscaping for the area in which the retention/detention pond is located.

r. If the banks of the retention/detention pond are sloped, the slope shall be at such a ratio so that vegetation will grow thereon so that it can be maintained. Vegetation is required on such slopes. Water quality ponds may have a vegetative shelf for certain aquatic plants.

s. Any fences around the retention/detention pond shall be an ornamental fence.

t. The plan for the retention/detention pond shall be shown on the landscape and tree preservation plan or on a separate plan. This plan shall be submitted to the Department of Planning and Engineering for its review and approval in connection with the issuance of the landscape permit.

u. At least 60%, of the aggregate in number, of all required trees and shrubs (the sum of all trees and shrubs required in street planting areas, buffer planting areas, parking areas, building facade planting areas and any other areas where trees and shrubs are required shall be a native species of trees and shrubs. None of the required ground cover need be a native species.

v. Tree Species and replanting: In order to maintain a diversity of replacement trees and to avoid a monoculture, it will be allowed to mitigate the removal of Live Oak and Cypress trees with an assortment of "Class A" native south Louisiana trees deemed appropriate and mutually agreed upon by the St. Tammany Parish Department of Development.

RIVER CHASE

SIGNAGE GUIDELINES

Stirling A, B and C

SIGNAGE DEVELOPMENT GUIDELINES.

A. Design Precept. Exterior signage should closely reflect the architectural style of primary structures. Sign structures should integrate with the landscape and should be designed as a part of the overall site development.

a. No signs shall be permitted except permanent signs to identify the subdivision, those necessary for directional or information purposes, and those necessary to identify the establishment. Signs design and materials shall contain a stone base and maintain the use of stone as a primary design element. Signs for directional or informational purposes shall not exceed ten (10) square feet per sign. Signs necessary to identify an establishment shall be included within the architectural design of the building. In no event shall signs be permitted to be placed on the roofs of any building or permanent structures. Banners, pennants, spinners and streamers shall not be permitted. No neon, intermittent or flashing signs shall be permitted within the subdivision.

b. Undeveloped properties shall be limited to one sign per lot which shall identify only the prospective use or development of that property, or the fact that such property is available for sale, build to suit and/or ground lease. All signs shall be kept in a neat and orderly appearance, free of chips and smudges, and in a plumb, vertical position. Prohibited signs include signs mounted above parapets or roof lines, bench signs, billboards, pennants, political campaign signs, trailer signs, signs with beacons, any sign containing statements, pictures or words of an objectionable nature or any sign that obstructs "safe" sight lines at street or road intersection.

c. Temporary Signage. Temporary signage will be allowed on the building exterior or on the premises, but not within ten (10) feet of adjoining public street Rights-of-way, for "For Lease" or "For Sale", but not general business promotion. Any such signs shall not exceed 2 in number per Lot or be larger than 64 square feet or more than 8 feet high. Temporary signage, applied to glass, and visible from the building exterior, is prohibited. Temporary signage intended to identify a site user is allowed.

B. Pylon Signs

a. Pylon Signs shall be located at the designated locations as shown on the River Chase Pylon & Entry Sign Concepts plan dated February 2, 2010 page 1. Pylon Signs can display users, tenants, owners on any parcel anywhere in the River Chase Project

b. Number of Pylon Signs. Two Pylon Signs shall be located along Stirling Blvd adjacent to Interstate 12 ROW as shown on the River Chase Pylon & Entry Sign Concepts plan dated February 2, 2010 page 1. One Pylon Sign shall be located at the Highway 21 and Brewster Road entrance to River Chase as shown on the River Chase Pylon and Entry Sign Concepts plan dated February 2, 2010 page 1.

- c. Location of Pylon Signs.
 - i. A pylon sign must be located within one hundred feet of the highway or frontage road right of way.
 - ii. If a pylon sign is located on the development side of an internal public road it must be setback at least fifteen feet from the right of way of said public road. If a pylon sign is located between an internal road and an Interstate highway right of way, the sign must be at least 5 feet from the internal road right of way, and may be placed immediately adjacent to the Interstate Highway right of way, if there is no objection to such placement from the Louisiana Department of Transportation and Development.
 - iii. A pylon sign may not be located within a triangular area formed by the street or driveway right-of-way lines and a line connecting them at points fifty (50) feet from the intersection of said right-of-ways.

- d. Standards for Pylon Signs
 - i. Area - The total sign face area (multiple tenant signs) for each allowed pylon sign shall not exceed 450 square feet per side.
 - ii. Height of Pylon Signs - The height of monument signs shall not be greater than 45 feet from grade.
 - iii. The total structure face shall not exceed 1500 square feet, inclusive of the total sign face.
 - iv. A logo or graphic identified with the development may be placed on each side of the structure not to exceed 100 square feet in area per side.

B. Entry Identification Monument Signs

- i. Entry Identification Monument Signs shall be located at the River Chase east entry and west entry on Brewster Road as shown on the River Chase Pylon & Entry Sign Concepts plan dated February 2, 2010 page 1.

D. Outparcel Small Pylon Sign

- a. Single user allowed off premises
- b. The Outparcel Small Pylon Sign shall be located at the north entrance from Highway 21 to the Outparcel "A" building.
- c. Height of Monument Signs - The height of monument signs shall not be greater than nine (9) feet.
- d. Area - The total sign area for each allowed monument sign constructed shall not exceed the following limits:
 - Building Type Square Footage Per Side
 - Single Occupancy 32 sq. ft.
 - Multiple Occupancy 100 sq. ft.

E. Multi-Tenant Monument Signs

- a. Allowed to display any users within the project area including off premise users
- b. Multi-Tenant Monument Signs shall be located at the entrance to the retail, office and small scale office areas located on Stirling Blvd, Brewster Road and River Chase Drive within the River Chase Regional Business Center Overlay District.

- c. Height of Monument Signs - The height of monument signs shall not be greater than nine (9) feet.
- d. Area - The total sign area for each allowed monument sign constructed shall not exceed the following limits:
Building Type Square Footage Per Side
Multiple Occupancy 100 sq. ft.

i. Retail Building Signage.

- a. Signs, Location - One wall sign per occupant to be sized at a ratio of one square foot of sign area per linear foot of the facade of the store front. For store fronts of less than thirty-two (32) linear feet the allowable size sign shall be thirty-two (32) square feet.
- b. Corner Buildings - On store frontages located at the corner of a building, which face two different street frontages (or parking lot), or if a business occupies an entire separate structure within a center, additional wall signs, the area of which shall be calculated as above.
- c. Tenant's sign shall be store identity sign only and shall be placed on the exterior facade above the storefront
- d. Tenant's sign shall be individual, 3 dimensional, internally illuminated channel letters mounted directly to the signboard. No raceways are allowed.
- e. Tenant's sign shall be limited to letters not to exceed that allowed by code.
- f. Rear Doors - One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only. Such sign shall be limited in size to the minimum size required by the state fire marshal.
- g. Address Signs - An occupant shall place 6" numbers for the street address of the store above the main entrance door(s).

RIVER CHASE

PARKING GUIDELINES

Stirling A, B and C

PARKING GUIDELINES

a. **Parking.** All present and future vehicle parking shall be constructed and maintained on the premises. The number of parking spaces to be included in the parking area shall be the greater of 4.5 per 1,000 square feet of leasable area of Retail I thru IV or the requirements of Section 7.0704 Supplemental District Regulations and conform to all other applicable government regulations including and pursuant to underlying zoning designations. All such areas shall be paved with permanent surfacing materials, such as asphalt or concrete. Parking areas shall be curbed and paved with appropriate materials. No parking area shall be allowed to be constructed within 10 feet from any public street right-of-way line. Parking areas for trucks and vans shall be provided at the rear of the building or at the side of the building within properly screened areas in accordance with the landscaping provision. No on-street parking of any vehicle shall be permitted and the parking area shall be designed so as to ensure that no on-street parking will occur.

b. **Surface Parking. Driveways and Sidewalk.** Adequate off-street parking shall be provided to accommodate all parking needs for employees, visitors and company vehicles for each site. All parcels shall be designed to have self-sustaining parking. Cross parking easements can be utilized. The intent of this provision is to eliminate the need for any on-street parking.

Parking of equipment on a regular basis in parking areas will not be allowed. The development and use of parking structures architecturally compatible with the surrounding buildings, land usage, and natural environment is encouraged.

c. **Construction Materials.** The construction of parking areas, driveways and sidewalks shall comply with the following requirements:

- i. All parking areas and drives shall be paved with concrete or asphalt and properly marked.
- ii. Where a curb or gutter is used at the pavement edge, top of curb shall be placed at natural grade. Where no curb is utilized, pavement must terminate with a suitable edging to ensure stability of the pavement edge and drainage away from landscape areas.
- iii. A curb or other wheel stop shall be provided at the perimeter of planted areas to prevent vehicular intrusion.
- iv. Expanded walks with curb or perimeter curb sections are preferred over free-standing wheel stops.
- v. Parking lot and vehicular use area surface markings shall be painted in a semi-reflective white or yellow paint manufactured for such purposes. Red surface marking is prohibited unless required by UDC.

d. **Structured Parking.** Parking structures shall be compatible in material, color, and design to the primary commercial structure(s). The maximum height permitted for any parking structure is the lesser of forty-five feet (45') from adjacent ground

level or the height of the adjacent building. When used, parking structures should maintain adequate setbacks from adjacent rights-of-way. No part of the automobile below the hood line shall be visible from any point on the site, or from adjacent sites or roads. Garages shall be constructed with internal ramps such that horizontal floor planes are present when viewed externally. The use of planters, trees and vines is encouraged to mask or break up the elevations of parking structures. Light sources located within parking structures should be so placed or shielded so as to conceal their source and not create a negative impact on adjacent properties.

e. Landscaping Requirements. All landscaping at the parking lots shall meet the guidelines herein .

RIVER CHASE

MISCELLANEOUS GUIDELINES

Stirling A, B and C

A. MISCELLANEOUS GUIDELINES.

- a. Refuse and Storage Areas.
 - i. Refuse and outside storage areas shall be visibly screened from streets and adjacent properties with a 7'-0" tall screen. All such areas shall be located to the rear of the building or to the side of a building, other than street side, at least three-fourths ($\frac{3}{4}$ ths) of the way from the front of the building.
 - ii. All waste and exterior trash shall be situated so as to be inconspicuous from adjacent public streets. 7'-0" tall dumpster enclosures shall completely screen the unit and shall incorporate an opaque 7'-0" tall gate for access.
 - iii. On site storage of materials, supplies, equipment, trucks, trailers and other commercial or industrial vehicles is prohibited.
- b. Utilities.
 - i. All onsite utility service lines, including electrical lines and telephone lines, located within a Lot shall be placed underground from the property line. Any transformer or terminal equipment provided within or immediately adjacent to the parcel area shall be visibly screened from view from streets and adjacent properties, with appropriate screening material provided by, maintained by and at the sole cost and expense of the Lot Owner.
 - ii. Transformers, mechanical equipment, electric, gas or other meters of any type shall be painted to blend with the native planting or the color of the building. Full coordination with the local utility companies is recommended to ensure the most aesthetic siting of utility equipment.
 - iii. Internet and Phone services shall be permitted.
- c. Roofs. Placement of any objects such as air conditioning units or exhaust fans on the roof of any building or other permanent structure shall be effectively screened from view.

- d. Walls and Fences.
- i. No fence, wall, or hedge shall be built or maintained in front of any buildings. Rear yard fencing shall not extend nearer than 15 feet to the front wall line of the building or nearer than 15 feet to any adjoining building. Side yard fencing is permitted, but shall not extend nearer than 15 feet to the front wall line of the building, nor nearer than 15 feet to any adjoining building. Chain link fencing shall not be permitted under any circumstances.
 - ii. The design, materials, textures and colors of such elements must be architecturally compatible with those of the building. Where practical, they are to be integrated with the building so as to be an extension thereof.
- e. Lighting.
- i. All exterior light fixtures shall be designed and placed to illuminate structures within the confinement of the Lot boundary lines.
 - ii. On each site, lighting fixtures shall be from the same family of fixtures with regard to design, materials, color of fixture and light source. Exterior building and parking lot lighting is required on all sites. All exterior lighting shall be directed so as to avoid glare or light throw onto streets or adjoining properties. The lighting guideline shall be established to provide a minimum of 4 foot candles in all areas of the site.
 - iii. Encouragement will be given to the illumination of tree groupings within these buffers using ground or tree mounted up-lights. Light sources shall not be visible from the street.
 - iv. Accent illumination of building or site entry points is encouraged. Identification signage shall be interior illuminated or illuminated by an approved ground mounted fixtures. Blinking, flashing or multi-colored illumination is generally unacceptable. All exterior illumination shall be fully operational each night from dusk until midnight or as required by the Parish of St. Tammany. All wiring shall be installed underground.
- f. Screening.
- i. All required screening within any Lot in the subdivision shall be constructed of 100 percent masonry or stucco. Berms or shrubs shall be allowed to be used for screening if properly landscaped and continuously maintained.
 - ii. Screening devices shall be of a height at least equal to that of the materials or equipment being screened.
- g. Loading Areas.
- i. No loading docks shall be permitted on the front of any building. The truck docks shall be properly screened with the appropriate screening material so as not to be visible from public streets.
 - ii. Adequate area shall be provided on site for all loading and maneuvering of trucks and other vehicles. No such operations will be permitted within any street, private access drives or rights-of-way. Truck loading and service areas shall be sited and screened so as not to be visible from adjacent public streets and should minimize the potential for negative impacts on adjacent site users. No such areas shall encroach into any public right-of-way, fire lane, parking area, or interior drive.

- h. Solar Panels and Equipment.
 - i. Roof-mounted solar panels must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must be screened from neighboring property.
 - i. Satellite Dishes/Transmission Equipment. Large exterior utility equipment, such as satellite dishes, cooling towers, and the like, shall be placed to the rear or side of buildings, out of view from the street, or shall be screened from view by landscaping, fences, wells or berms. Antennas or other pieces of equipment taller than the building will generally not be permitted. All federal and state law regarding satellite dishes, antennae, and microwave dishes must be met in full compliance.
 - j. Site Furniture. Site furniture consists of benches, mailboxes, bollards, bicycle racks, trash receptacles and the like. The specification and design of all site furniture should be consistent with, and complementary of, its context. These elements should be of uniform design and material wherever possible. Site furniture cannot be placed along drainage easements.

PLAN REVIEW STAFF REPORT

Date: September 28, 2015
CASE NO.: PR15-10-004
Posted: 09/17/15

Meeting Date: October 6, 2015
Determination: Approved Amended Postponed Denied

PETITIONER: Doe Dubreuil
OWNER: W. J. B. Realty, L.L.C.
PROPOSED USE: Office Warehouse
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 6,390 sq.ft.
GROSS AREA LOT SIZE: 5.171 acres
ZONING CLASSIFICATION: I-2 (Industrial District)
CORRIDOR: Tammany Trace Planned Corridor
LOCATION: Parcel located on the west side of LA Highway 59, north of Marion Lane, south of Emile Strain Road, being 68583 Highway 59, Mandeville ; S24, T7S, R11E; Ward 4, District 5

SITE ASSESSMENT

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	I-2 (Industrial District)
South	Industrial	I-2 (Industrial District)
East	Fire Station	I-2 (Industrial District)
West	Undeveloped/Tammany Trace	I-2 (Industrial District)

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is proposing a new Office Warehouse on a parcel located on the west side of LA Highway 59, north of Marion Lane, south of Emile Strain Road, being 68583 Highway 59, Mandeville. A site and landscape plan has been submitted as required meeting most of the requirements. A waiver of the rear facade requirement, which as per the PCO requirements, shall have a finish of Cement Plaster (stucco), Brick or wood, is being requested. The building would have a metal rear facade as shown on the attached plan. Staff does not have any objections to the requested variance considering that the building is proposed to be located approximately 150' from the rear property line (see attached plan), limiting its visibility from the Tammany Trace.

STAFF RECOMMENDATIONS:

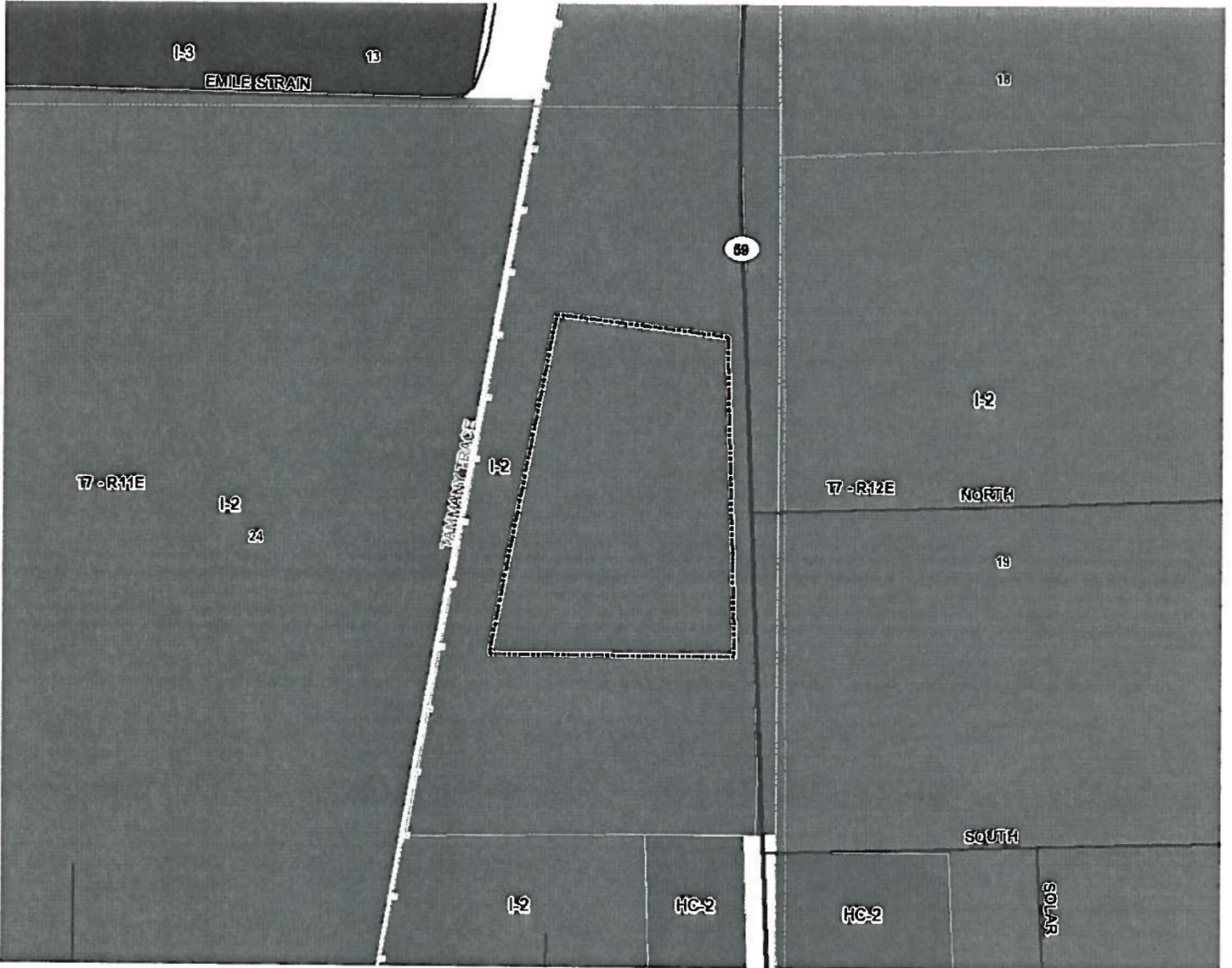
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Provide a revised landscape plan meeting all the requirements. Note that a revised plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements, will have to be provided before final inspection if some of the species of trees are being changed. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
2. Revised the calculation of the tree credit within the front and northern greenspace.
3. Remove the 3 display pads, proposed to be located within the front greenspace area.
4. The required 10' buffer, on the south side of the property, must be extended to the front of the property. The driveway shall be removed from the required 10' side greenspace.
5. Access ways through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic; and a minimum of 12' to 15' wide for one way traffic. Southern proposed driveway shall be a minimum of 10' from the side property line.
6. If a dumpster is required, provide the location and the required screening.
7. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
8. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
9. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
10. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
11. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER

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

CASE NO.: PR15-10-004
APPLICANT: Doe Dubreuil
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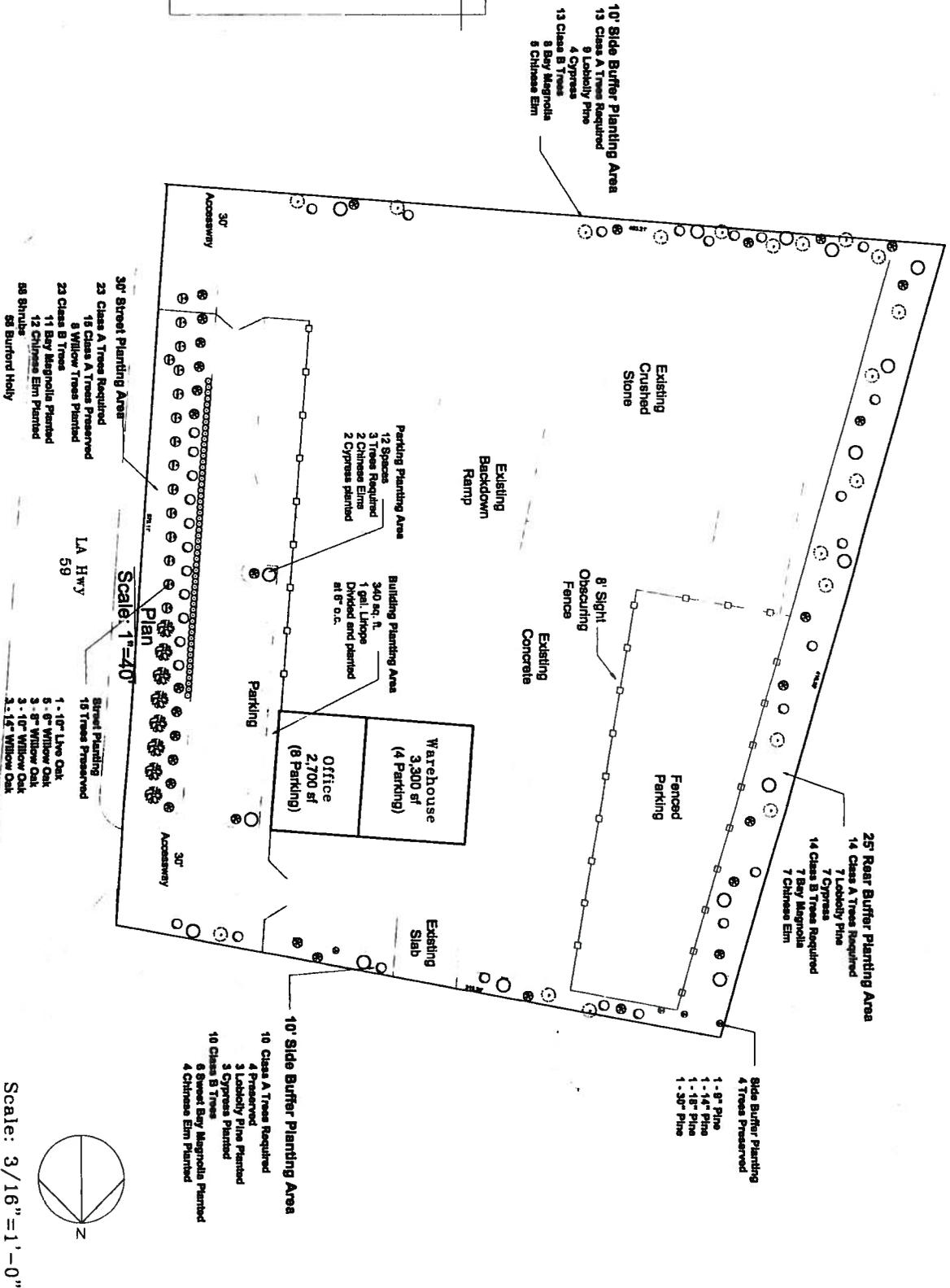
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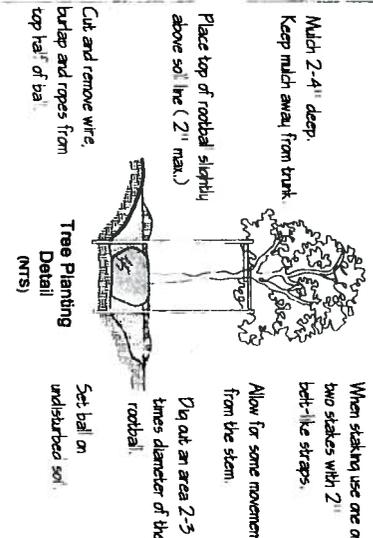
Plant Legend	
Class A Trees	Willow Oak
	Loblolly Pine
	Cypress
Class B Trees	Sweet Bay Magnolia
	Chinese Elm
	Shrub
	Dwarf Burford Holly



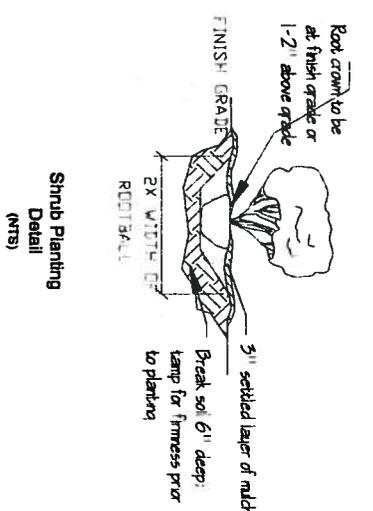
- 30' Street Planting Area
- 23 Class A Trees Required
 - 15 Class A Trees Preserved
 - 8 Willow Trees Planted
 - 23 Class B Trees
 - 11 Bay Magnolia Planted
 - 12 Chinese Elm Planted
 - 28 Shrub
 - 28 Burford Holly

- 10' Side Buffer Planting Area
- 10 Class A Trees Required
 - 4 Preserved
 - 3 Loblolly Pine Planted
 - 3 Cypress Planted
 - 10 Class B Trees
 - 6 Sweet Bay Magnolia Planted
 - 4 Chinese Elm Planted

- Street Planting
- 16 Trees Preserved
 - 1-1 1/2" Live Oak
 - 5-8" Willow Oak
 - 3-1 1/2" Willow Oak
 - 3-1 1/2" Willow Oak



- When staking use one or two stakes with 2" belt-like straps.
- Allow for some movement from the stem.
- Dig out an area 2-5 times diameter of the rootball.
- Set ball on undisturbed soil.
- Scale: 1" = 40"



- Scale: 3/16" = 1'-0"
- Notes: NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE
1. Dig planting hole at least 2x the size of the rootball or container.
 2. Scarify subgrade and sides of planting hole when planting in clay soil.
 3. Set the top of the root ball level with the existing soil surface, or 1-2" above if soil is prone to settling.
 4. If B&B remove burlap from at least 1/3 top of the rootball, without disturbing rootball. Remove all cord from the trunk. Remove burlap and wire basket (if present) from the rootball.
 5. Backfill the planting hole with excavated native soil, broken up or tilled. If soil is mostly clay, add up to 25% organic to the soil and mix well.
 6. Water to remove air pockets.
 7. Water to remove air pockets.
 8. Places nine straw mulch on the surface to a settled depth of 3 inches.

Street Planting Area:
Class A Trees: 1 per 25 linear feet (or fraction thereof) of street or road frontage

Class B Trees: 1 per 25 linear feet (or fraction thereof) of street or road frontage

Shrubs: 1 per 10 linear feet (or fraction thereof) of street or road frontage

Buffer Planting Area:
Width: Buffer planting area width shall be a minimum of ten (10) feet,

Ground Cover Required.

Living vegetative ground cover material covering the entire surface of the street planting area other than driveways, sidewalks, retention/detention ponds, drainage ways and facilities, fountains, signs and other areas which are not plantable due to landscape architectural features approved by the Department of Planning.

TREE NOTES

All Class A trees shall be a minimum of 10' - 12' high. All Class B Trees to be a minimum of 8'-10' high after planting.

Class A Trees shall have a minimum 2-1/2" caliper and Class B Trees shall have a minimum 1-1/2" caliper measured 6" above the ground.

Parking Planting:

The landscaped islands shall contain a minimum of one (1) Class B tree for every four (4) parking spaces

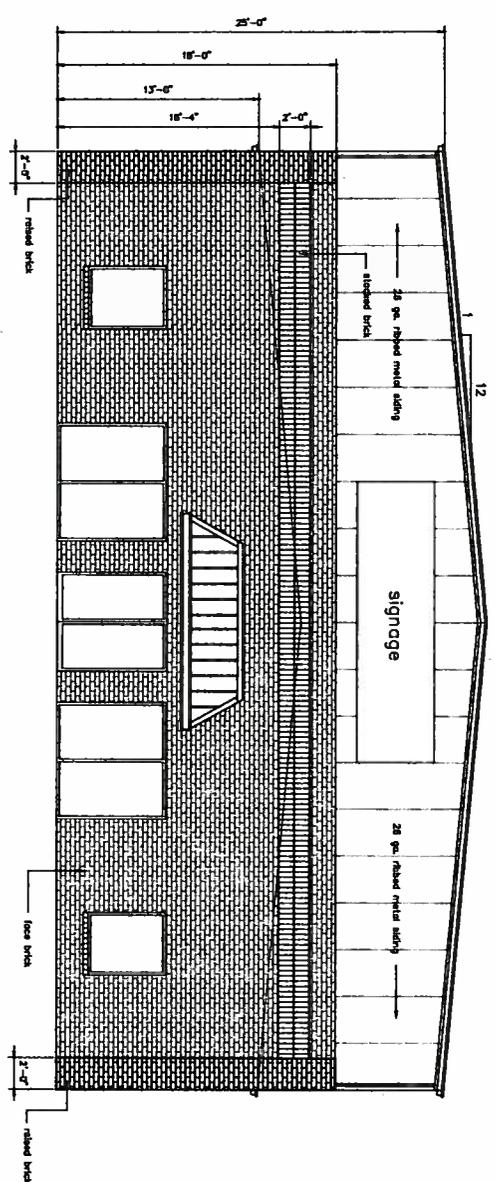
Curbing

The interior parking landscaped areas shall be curbed with permanently anchored material at least six (6) inches in height.

Note: Base information from a Site Plan for New Facility for Equipco, dated 1/15/15.

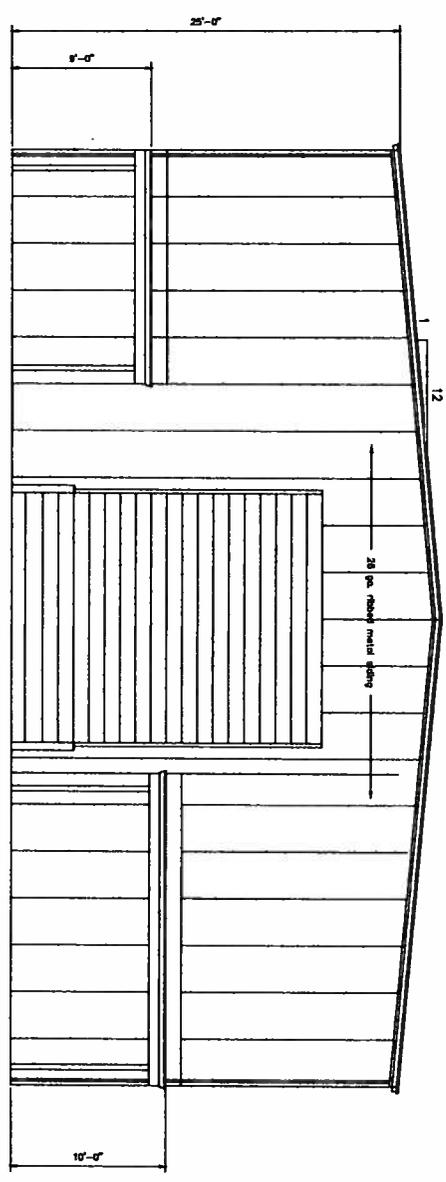


PR15-10-004



FRONT ELEVATION

SCALE - 1/4" = 1'-0"



REAR ELEVATION

SCALE - 1/4" = 1'-0"

ELEVATIONS

NEW FACILITY FOR EQUIPCO
68583 HIGHWAY NO. 59
MANDEVILLE, LA.

SENSEBE

& ASSOCIATES, INC.
CIVIL / STRUCTURAL ENGINEERS

433 CHAMPS ELYSEES KENNER, LA 70065
(504) 467-4874 (FAX) (504) 467-4384

MARK	DESCRIPTION	DATE	BY

DRAWN	US
CHECKED	JES
DATE	01/22/2015
DWG. NO.	PH004
JOB NO.	14-029
SHEET	A4

PR15-10-004

KJD CONSTRUCTION LLC

220 Coquille Lane, Madisonville, LA 70447

Subject 2015-23898 Equipco Building

St. Tammany Parish Department of Development
21454 Koop Drive
Mandeville, LA 70471

Gentlemen:

Please be advised that the Owner has made a formal application to St. Tammany Parish for a variance from the requirements of the zoning regulations as they apply to the rear façade of the building on the following described property:

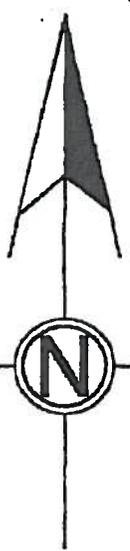
It is our intent to ask the Parish to allow us to Keep the back side of the building as per plans and not match the front façade of the building on the aforementioned property. In any event, please be advised that we are interested in assuring you that our request should not adversely affect the property interest.

Sincerely,



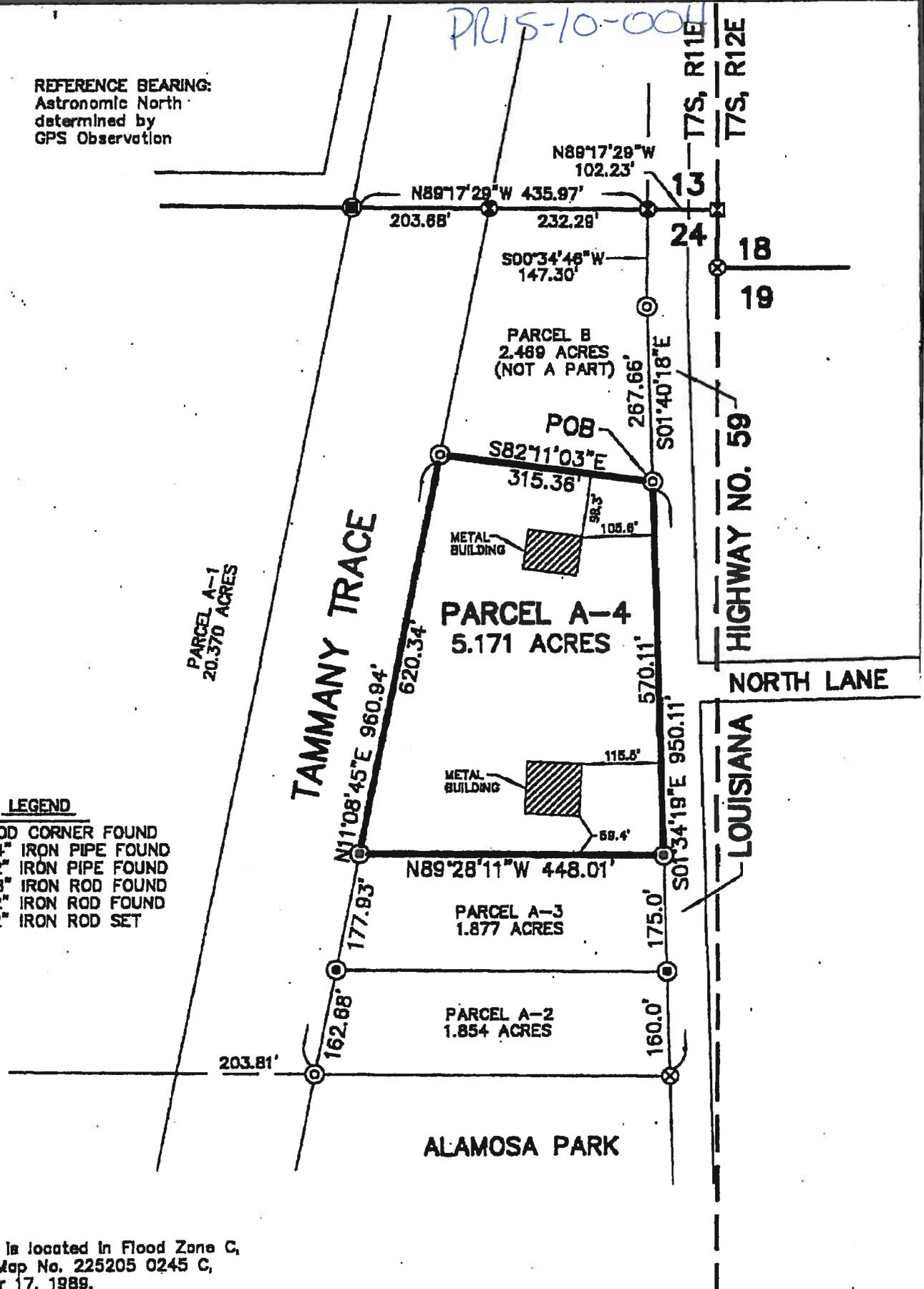
Joe Dubreuil

PL15-10-001



REFERENCE BEARING:
Astronomic North
determined by
GPS Observation

- LEGEND**
- ⊕ = WOOD CORNER FOUND
 - ⊗ = 3/4" IRON PIPE FOUND
 - ⊙ = 1/2" IRON PIPE FOUND
 - ⊚ = 5/8" IRON ROD FOUND
 - ⊛ = 1/2" IRON ROD FOUND
 - ⊜ = 1/2" IRON ROD SET



NOTE:
This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0245 C, dated October 17, 1989.

REFERENCE SURVEY:
Survey for P.T.P. Properties, LLC by John G. Cummings, Surveyor, dated April 15, 2013, filed St. Tammany Parish Clerk of Court Map File No. 5171D.

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.

(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
 503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **PTP Properties, LLC**

SHOWING A SURVEY OF: **PARCEL A-4, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200' JOB NO. 06301-A1-4 DATE: 11-18-2013 REVISED:

**APPENDIX A
CASE NO.: PR15-10-004
LANDSCAPE CHART**

FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting Hwy 59 570.11 ft.	35' planting area 23 Class A 23 Class B 57 Shrubs	35' planting area 23 Class A 23 Class B 57 Shrubs	35' planting area 15 trees preserved for a total of 37 credits 23 Class B provided 58 Shrubs	As petitioner proposes
North Perimeter Planting 315.36 ft.	10' planting area 10 Class A 10 Class B	10' planting area 10 Class A 10 Class B	10' planting area 4 trees preserved for a total of 14 credits 6 Class A 10 Class B	As petitioner proposes
South Perimeter Planting 403.21 ft.	10' planting area 13 Class A 13 Class B	10' planting area 13 Class A 13 Class B	10' planting area 13 Class A 13 Class B	As petitioner proposes
West Perimeter Planting 416.99 ft.	25' planting area 14 Class A 14 Class B	25' planting area 14 Class A 14 Class B	25' planting area 14 Class A 14 Class B	As petitioner proposes
Parking Planting 12 Spaces Required 12 Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row	1 Class A / 12 spaces & in islands at ends of row	1 island at the end of each parking row. 1 Class A tree in island	As petitioner proposes

Other Considerations:

Hours of Operation: 10 hours per day

Number of Employees: 4

Noise Expected: Moderate