

Case No.: 2015-20-ZC

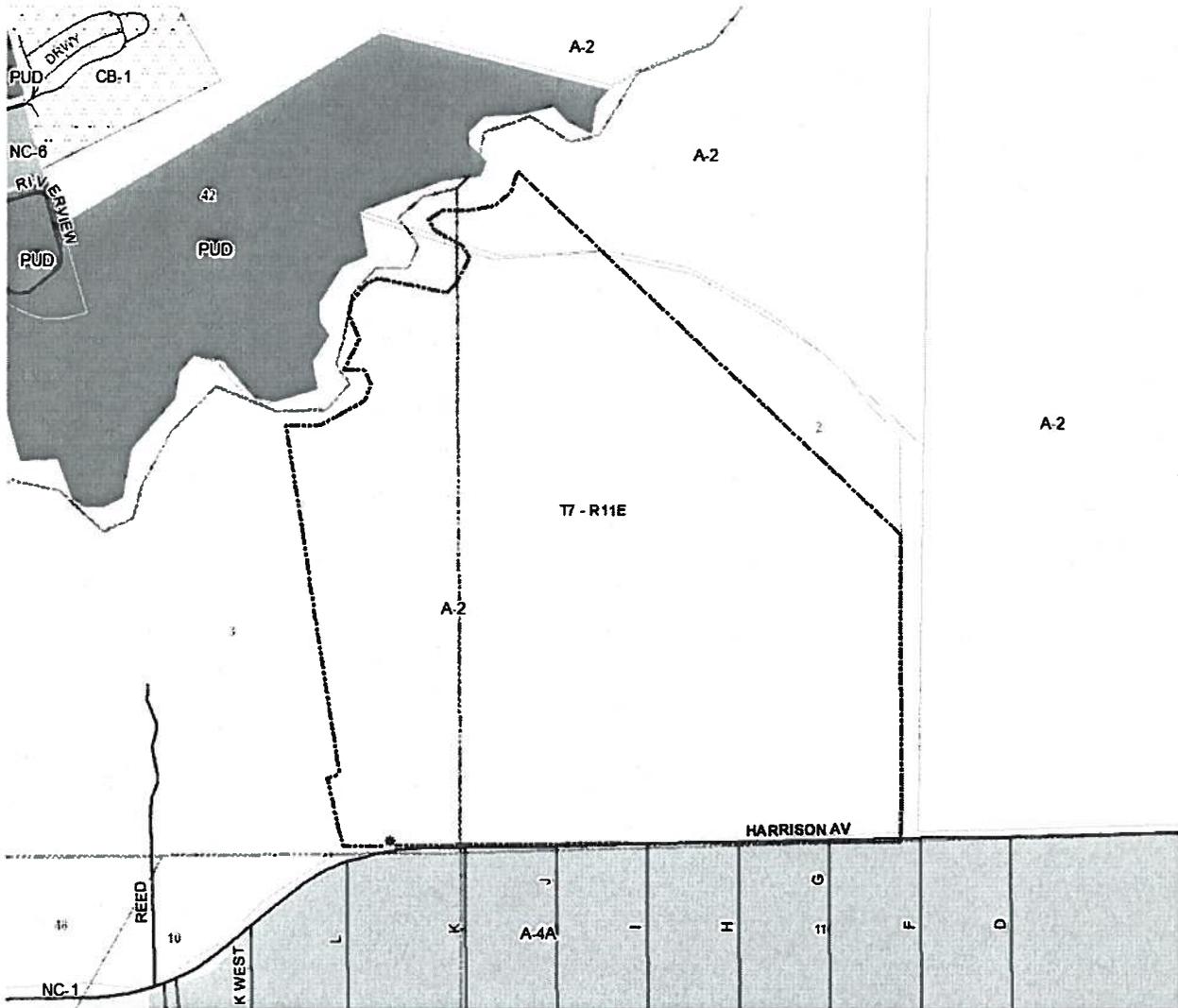
PETITIONER: Darling Design Homes, INC - James Coate

OWNER: Ruth Begue

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive.; S2 & 3, T7S, R11E; Ward 3, District 2

SIZE: 57.4 acres



2015-20-ZC

DRIVE

42
CB-1

PUD

A-3

W-RME

A-2

HARRISON

FALCONER

A-4A

K WEST

10

K

J

I

H

G

F

D

WEBSTER

0 810 Feet



ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-21-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Darling Design Homes, INC - James Coate

OWNER: Ruth Begue

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive; S2 & 3, T7S, R11E; Ward 3, District 2

SIZE: 57.4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Abita River, Apartment Complex & Undeveloped	PUD (Planned Unit Development Overlay) & A-2 (Suburban District)
South	Residential	A-4A (Single Family Residential District)
East	Residential	A-2 (Suburban District)
West	Residential & Undeveloped	A-2 (Suburban District)

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay to develop a 138 residential lot subdivision (see chart below showing lot size). The site is proposed to be accessed through 2 different entrances, aligned with existing open streets, across from the site.

Lot Type	Number of lots	Lot size
Garden Home Lots	24	50' X 90'
65' wide lots	8	65' X 120'
70' wide lots	37	70' X 120'
75' wide lots	55	75' X 120'
90' wide lots	14	90' X 120'

GENERAL PUD CRITERIA

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

Lot Type	Number of lots	Lot size
Garden Home Lots	24	50' X 90'
65' wide lots	8	65' X 120'
70' wide lots	37	70' X 120'
75' wide lots	55	75' X 120'
90' wide lots	14	90' X 120'

DENSITY

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

The gross density of this property, based on the current underlying zoning of A-2, is at 1 units per acre, which would allow for a total of 57 units. Based on the requested underlying A-4 Zoning District, the net density would allow for 172 lots. The proposal is for 138 units with a net density of 3.2 lots/units per acre.

GREENSPACE

A total of 17.87 acres (31%) of greenspace is proposed to be provided on the site, including 1.68acre (3%) dedicated to active recreation and 16.19 acres (28%) dedicated to passive recreation. The proposed passive and active amenities will consist of a picnic and park area with playground equipment. Staff feels that additional passive and active amenities should be provided within the subdivision A walking path should be provided throughout the subdivision and formal access through the lots to the recreation area. Moreover, additional active amenities should be provided such as a half basketball court and some exercise stations.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan call for the site to be developed with residential uses and uses that would allow for the preservation of the natural environment. The proposed PUD meets the objectives of the designation, considering that the site is proposed to be developed with residential uses at a certain variety of densities including a large conservation area in the rear of the site, along the Abita River.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved. As stated above additional active amenities should be provided such as a half basketball court and some exercise stations.

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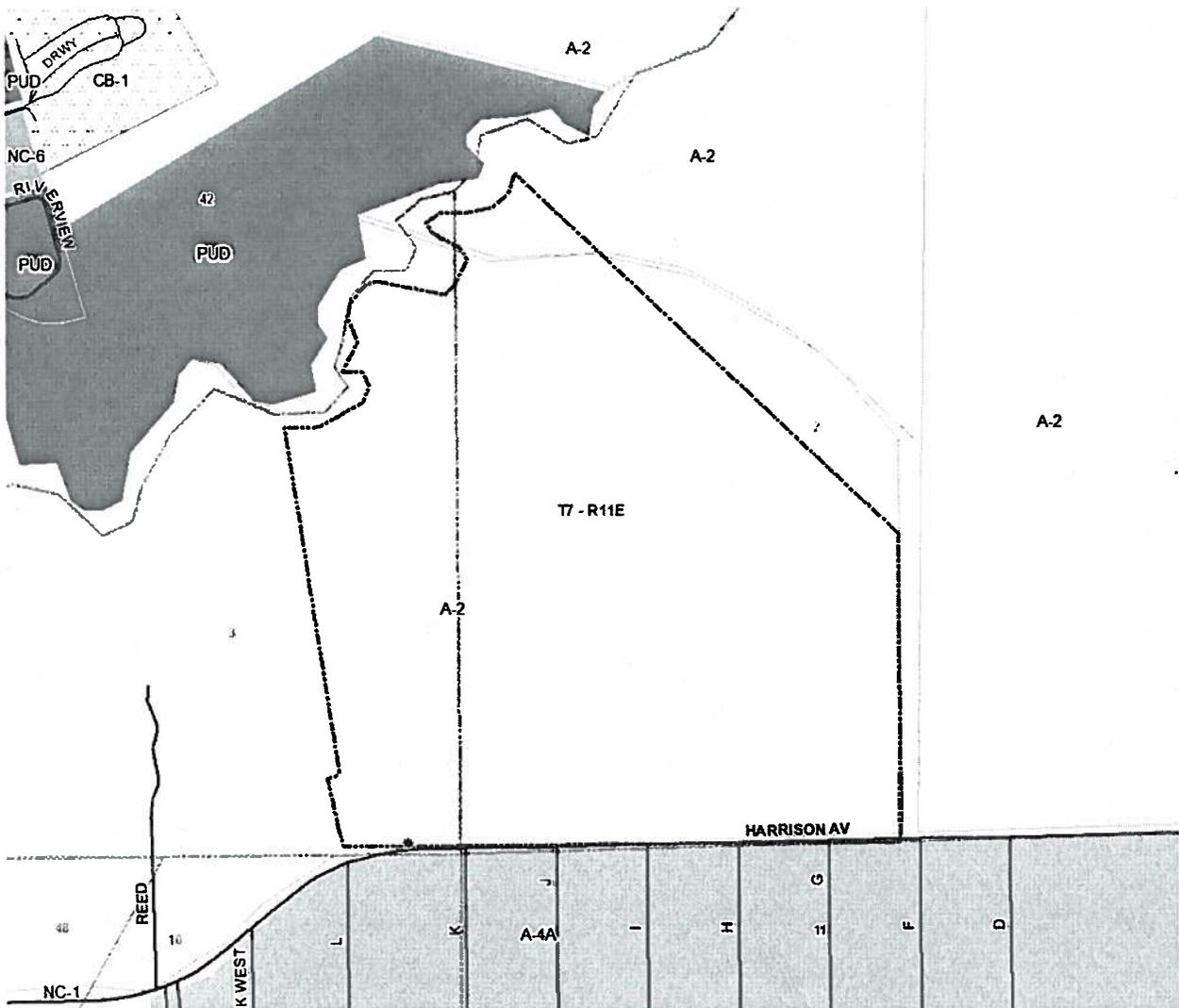
PETITIONER: Darling Design Homes, INC - James Coate

OWNER: Ruth Begue

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive; S2 & 3, T7S, R11E; Ward 3, District 2

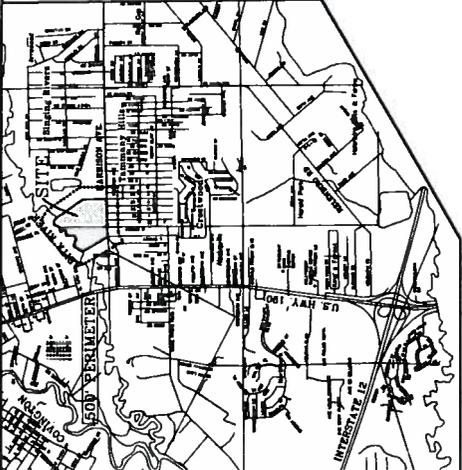
SIZE: 57.4 acres



02-12-5102

**ABITA RIVER PARK
SECTIONS 2 & 3, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.**

NOTE: THE ULTIMATE DISPOSAL OF SURFACE DRAINAGE RUNOFF FOR THIS DEVELOPMENT WILL BE THE ABITA RIVER



VICINITY MAP

- GARDEN HOME LOTS - 24 (50' x 80')
 - 65' WIDE LOTS - 8
 - 70' WIDE LOTS - 37
 - 75' WIDE LOTS - 55
 - 80' WIDE LOTS - 14
- NOTE: ALL LOTS (EXCEPT GARDEN HOME) ARE 125' IN DEPTH.

BUILDING SETBACKS

GARDEN HOME	FRONT	REAR	SIDE
65, 70 & 75 LOTS	10'	10'	10'
80' LOTS	10'	10'	10'

NOTES:
1. ALL LOTS SHALL BE A MINIMUM OF 125' DEEP.
2. ALL LOTS SHALL BE A MINIMUM OF 10' WIDE.
3. ALL LOTS SHALL BE A MINIMUM OF 10' FROM THE ADJACENT STREET.

- EACH LOT SHALL NOT HAVE MORE THAN ONE DWELLING.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES TO EACH LOT.
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- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES TO EACH LOT.

AREA BREAKDOWN

TOTAL AREA	57.4 ACRES
GREENSPACE	17.87 ACRES (31%)
PASSIVE	16.9 ACRES (29%)
ACTIVE	1.08 ACRES (1.9%)
RETENTION	2.85 ACRES

DENSITY BREAKDOWN

UNITS ALLOWED (57.4 ACRES x 4 UNITS/AC (A4)) x 0.75 = 172

UNITS DEPICTED = 138

PHASE DEVELOPMENT SCHEDULE

PHASE # 1
2
3
4

COMPLETION DATE
10-2018
05-2017
10-2018

DEVELOPER:
ABITA RIVER PARK, LLC
10000 W. MONARCH BLVD.
MANVELLE, LA 70471

PRELIMINARY COPY

ABITA RIVER PARK
SECTIONS 2 & 3, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

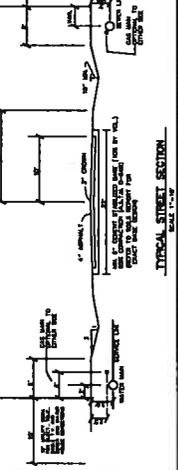
DATE	10-15-18
SCALE	1" = 100'
DRAWN BY	DCI
REVISION	10-2018
FILE NO.	10-2018-010

KELLY J. McNEIL & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANVELLE, LA



LEGAL DESCRIPTION

Property of Abita Region
Section 2 & 3, T-7-S, R-11-E, Greensburg Land District, St. Tammany Parish, Louisiana and more or less the same as shown on the plat of the Abita River Park, Sections 2 & 3, T-7-S, R-11-E, Greensburg Land District, St. Tammany Parish, Louisiana, recorded in Public Land and Surveyors' Office, Book 100, Page 100, of the Public Land and Surveyors' Office, St. Tammany Parish, Louisiana.



TYPICAL STREET SECTION

2015-21-2C

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: ABITA RIVER PARK LLC

Developer's Address: 401 MARINA OAKS DR. MANDEVILLE LA 70421
Street City State Zip Code

Developer's Phone No. 985 966-6294
(Business) (Cell)

Subdivision Name: ABITA RIVER PARK

Number of Acres in Development: 57.4 Number of Lots/Parcels in Development: 138

Ultimate Disposal of Surface Drainage: ABITA RIVER

Water Surface Runoff Mitigation Proposed: NO

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tidal Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? Yes No
- If yes, what major streams or waterways? ABITA RIVER

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

If yes, which major arterial streets? HARRISON AVE.

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

If yes, please explain? _____

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

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

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

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

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

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



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

9-17-15

DATE

Case No.: 2015-26-ZC

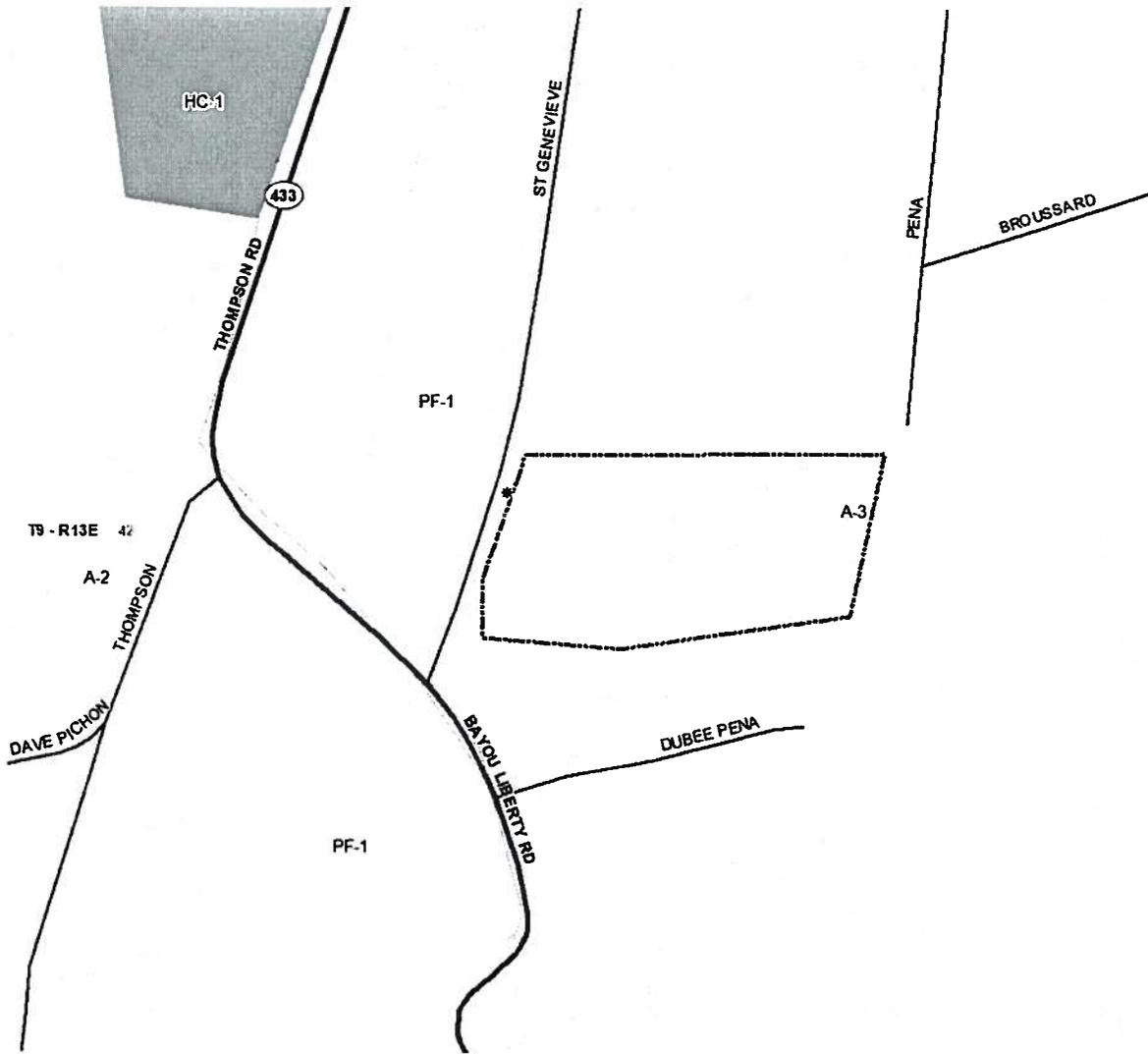
PETITIONER: Rev. Jose Roel Lungay

OWNER: St. Genevieve Roman Catholic Church

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road; S42, T9S, R13E; Ward 9, District 11

SIZE: 1.6 acres





2015-26-ZC

ROBERT

WESLEY

ST GENEVIEVE

THOMPSON RD

PENA

BROUSSARD

DUBEE PENA

BAYOU LIBERTY RD

33313

33323

58091

58290

58071

58217

58220

58212

58201

58291

HC-1

58278

58065

58266

58247

58252

58042

58167

9

42

33291

58025

58050

A-3

A-3

58178

58168

T9-R13E

THOMPSON

58022

58203

33268

PF-1

34010

34020

A-2

CE-1

43



ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-38-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: The Earnest Corporation - Christopher Inman

OWNER: The Earnest Corporation - Christopher Inman

REQUESTED CHANGE: From CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive; S37, T7S, R11E; Ward 4, District 4

SIZE: 27,565 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	NC-4 Neighborhood Institutional District
South	State Police Office	CB-1 Community Based Facilities District
East		US Highway 190
West	Golf Course & Residential	CB-1 Community Based Facilities District & A-4 Single Family Residential District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District. This site is located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive. The 2025 future land use plan calls for the area to be developed with residential uses and uses that would allow for the preservation of the natural environment of the site. Staff does not have any objections to the request considering the location of the site, along Hwy 190 Service road, and the proximity of existing neighborhood commercial uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be approved.

Case No.: 2015-38-ZC

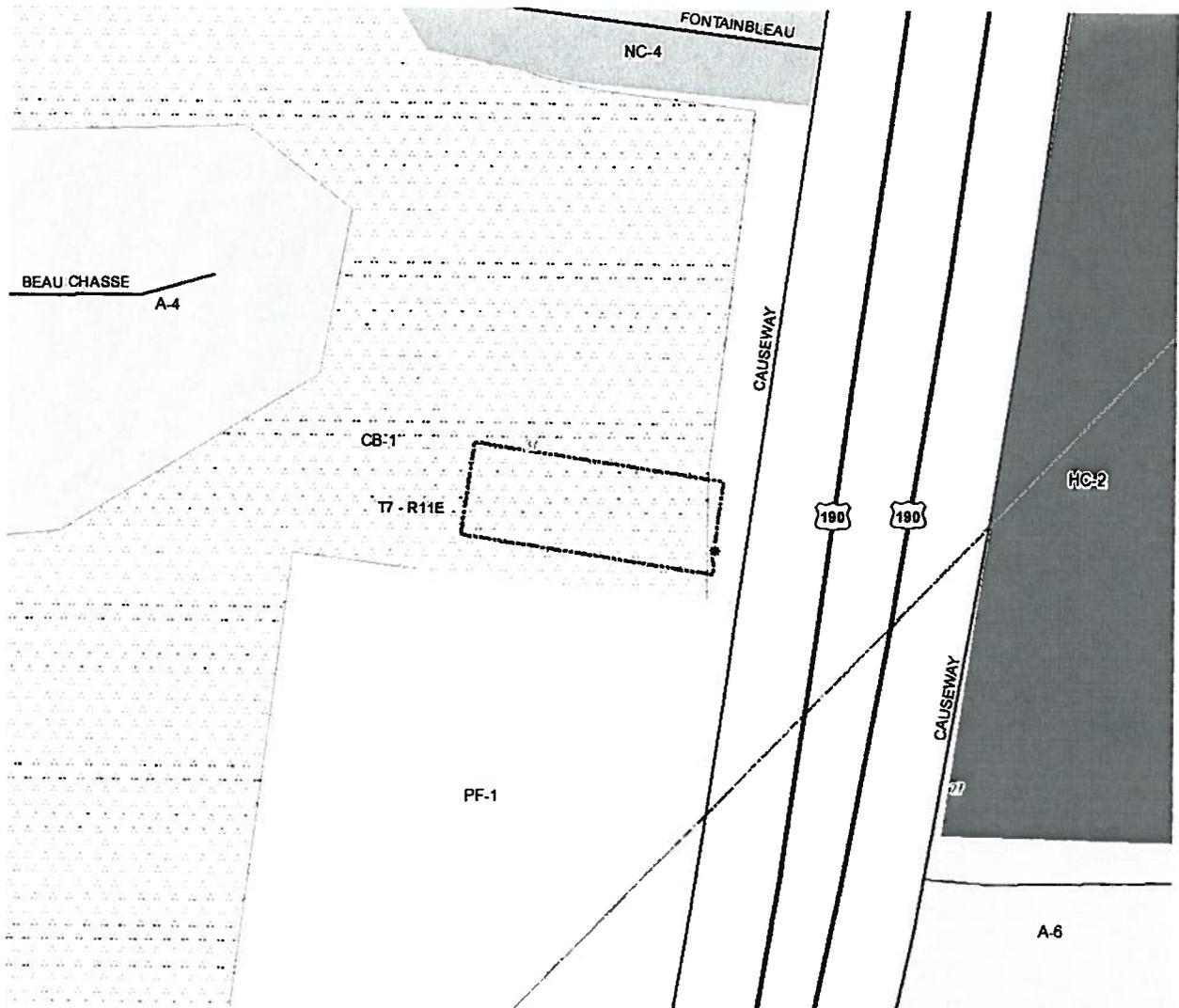
PETITIONER: The Earnest Corporation - Christopher Inman

OWNER: The Earnest Corporation - Christopher Inman

REQUESTED CHANGE: From CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive; S37, T7S, R11E; Ward 4, District 4

SIZE: 27,565 sq. ft.





0 400 Feet



2015-47-ZC

DRWY

18

DRWY

DRWY

GOTTSCHALK

DRWY

DRWY

DRWY

A-3

DRWY

DRWY

T6-R10E
A-1

19

DRWY

DRWY

DRWY

DRWY

DRWY

0 540 Feet



BEARING AND DISTANCES AS PER PLAN BY ROBERT G. BARRILLEAUX DATED JUNE 17, 1986. 2015-47-20

THIS POINT IS EAST, 14.12', 500°23'18"E, 337.25' FROM THE NORTHWEST CORNER OF SECTION 19 TOWNSHIP 9 SOUTH, RANGE 12 WEST ST. TAMMANY PARISH, LOUISIANA

(TITLE: N89°19'20"E, 600.00')
 N89°21'08"E
 600.00'

310.77'
 500°19'51"E
 (TITLE: 500°23'18"E, 310.00')

4.25 ACRES



600.15'
 S89°25'07"W
 (TITLE: S89°19'20"W, 600.00')

7077.00' (TITLE: N00°23'18"E, 310.00')
 N00°18'00"W
 310.00'

NOV 2015
 NEW FORD



THIS PROPERTY IS LOCATED IN FLOOD ZONE A AS PER FEMA FIRM COMMUNITY PANEL NO. 225205 S125 C, MAP DATED 10-17-1989. THIS MAP IS CERTIFIED TO FIRST AMERICAN TITLE INSURANCE COMPANY.

MAP PREPARED FOR **DIANE B. McDONALD** WIFE OF AND **GARY M. McDONALD**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 19 TOWNSHIP 9 SOUTH, RANGE 12 WEST ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

LAND SURVEYING Inc.

COMMINGTOP, LOUISIANA

[Handwritten Signature]
 LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 100' DATE: 11/20/15

ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-53-ZC
Posted: 11/17/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Anquinell Schneider

OWNER: Norma Johnson

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, MHO Manufactured Housing Overlay

LOCATION: Parcel located at the end of Batiste Street, east of Pugh Road; S48, T8S, R12E; Ward 4, District 7

SIZE: 0.83 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD Planned Development Overlay
South	Residential	A-2 Suburban District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to A-4 Single-Family Residential District, MHO Manufactured Housing Overlay. This site is located at the end of Batiste Street, east of Pugh Road. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

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

Case No.: 2015-53-ZC

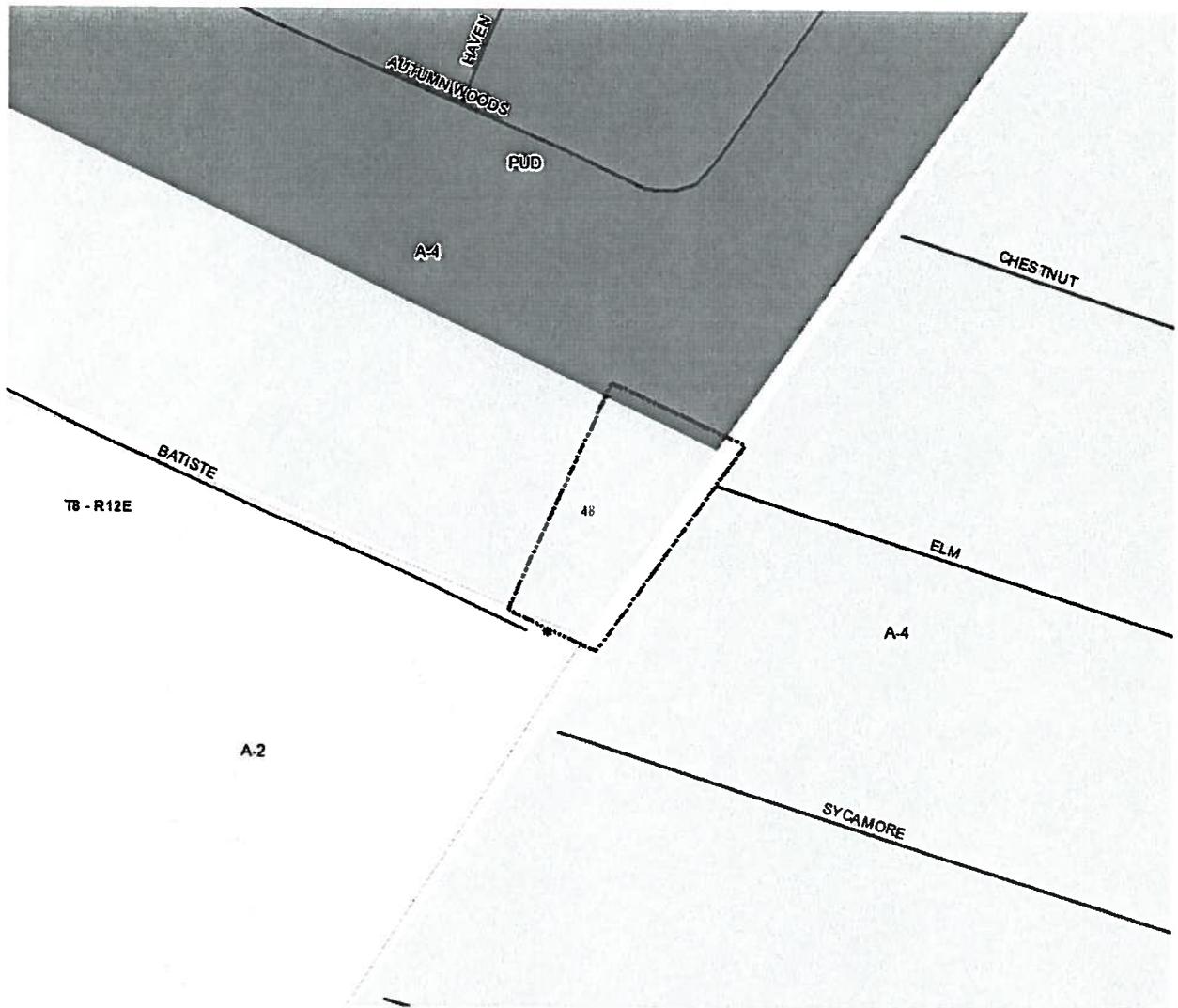
PETITIONER: Anquinell Schneider

OWNER: Norma Johnson

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, MHO Manufactured Housing Overlay

LOCATION: Parcel located at the end of Batiste Street, east of Pugh Road; S48, T8S, R12E; Ward 4, District 7

SIZE: 0.83 acres



2015-53-ZC

HAVEN

AUTUMN WOODS

PUD

A-4

CHESTNUT

25546

A-3

25493

25532

25541

25551

48
T8-R12E

ELM

BATISTE

25540

25552

25558

25490

25547

25565

25567

A-2

SYCAMORE

25538

25517

25525

25572

25541

SPRUCE

25561



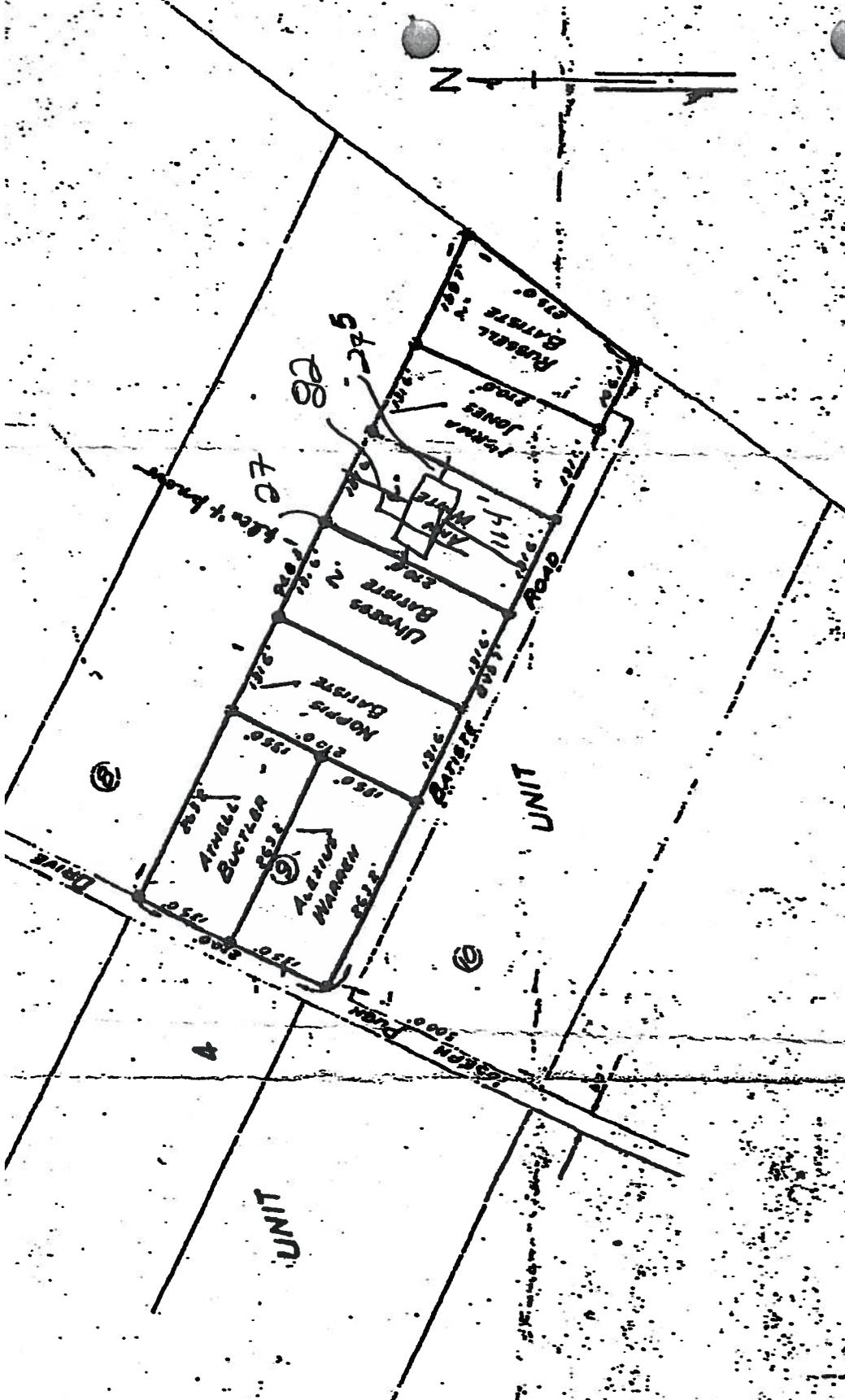


PLAT OF LAND SURVEYED FOR

VARIOUS OWNERS

Being Lot 9, Unit 5 of the Aubrey Tract,
 Sec 48 T8S R12E, St Tammany Parish, La.

Surveyed by, *E. J. Champagne*
 E. J. Champagne, Surveyor
 Scale: 1" = 200' Dwg No 4528
 Date: May 24, 1979



2015-55-20

Case No.: 2015-54-ZC

PETITIONER: Deidre McMurray

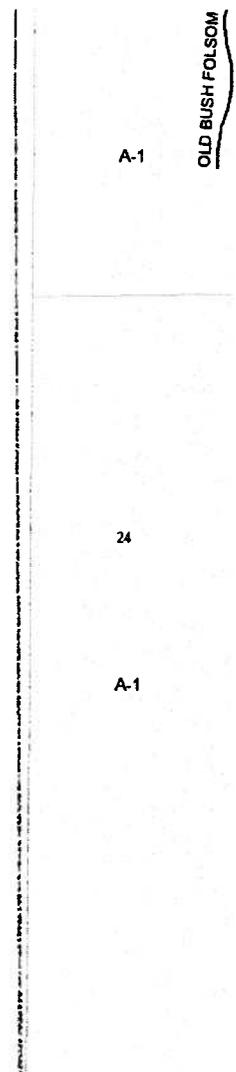
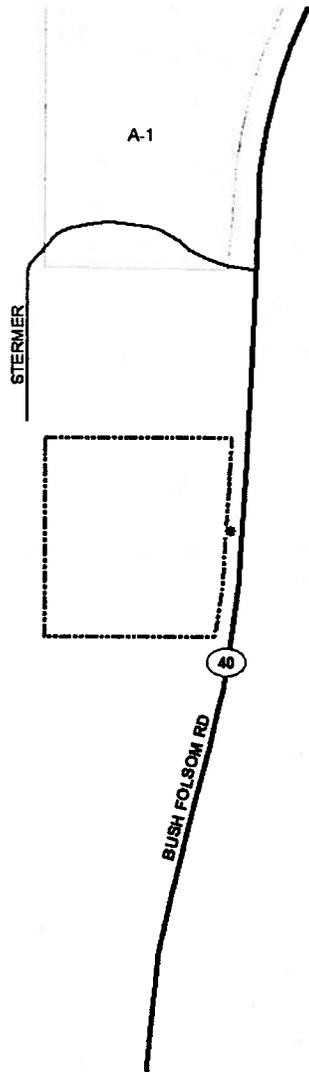
OWNER: Clarence R. Dutruch

REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District

LOCATION: Parcel located on the west side of LA Highway 40, north of Woodland Drive, south of Stermer Road, being 20857 Highway 40, Bush; S23, T5S, R11E; Ward 2, District 6

SIZE: 3.36 acres

T5 - R11E
A-1A 23



2015-54-ZC



T5-R11E

23

A-1

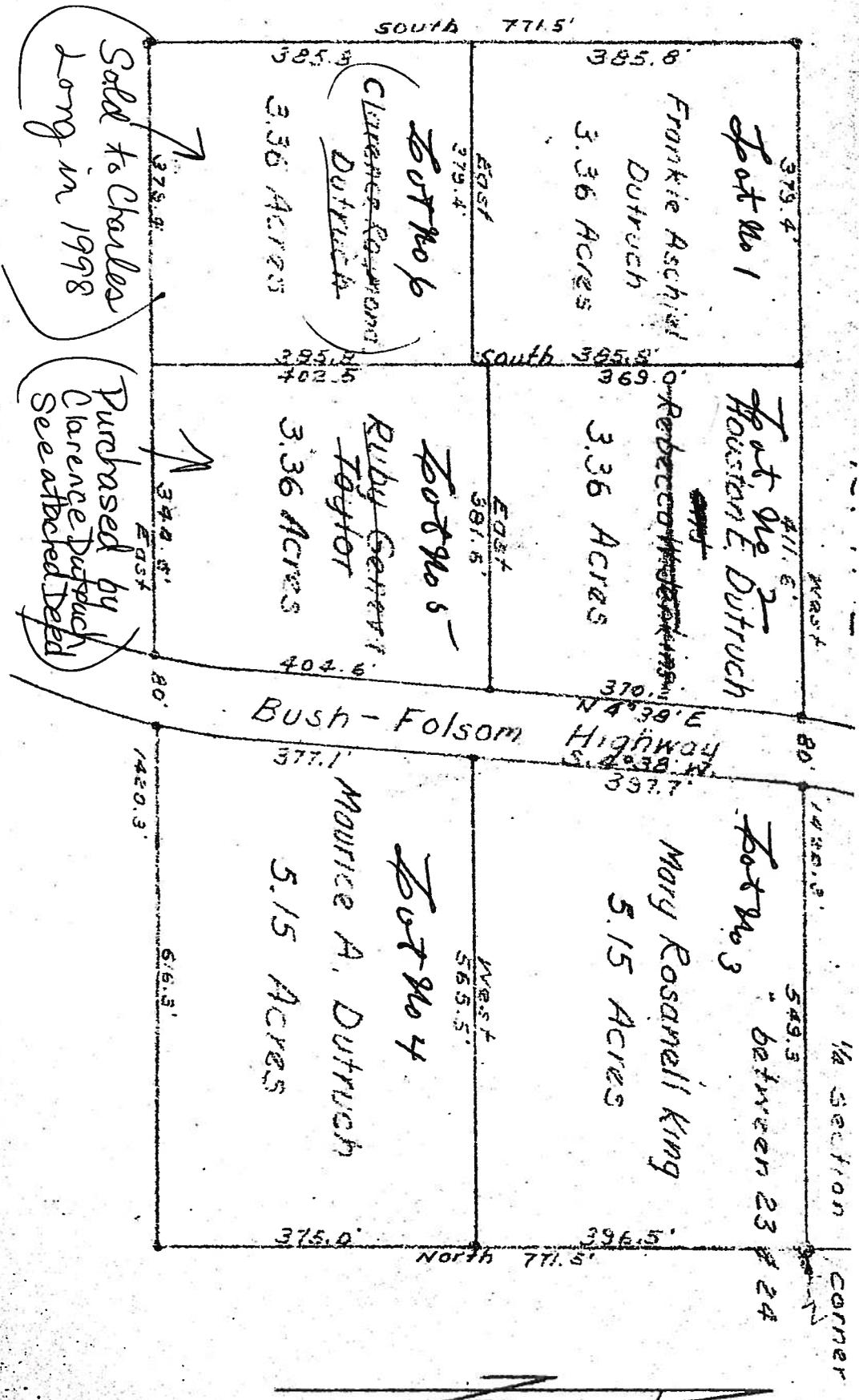
A-1A

STERMER

BUSH FOLSOM RD

0 400 Feet





P L A T
 Showing a survey for
Houston F Dutruck, Et Al

Located in section 23, Township 5
 South, Range 11 East, St. Tammany
 Parish Louisiana.

Survey by Clarence Robinson
 Reg Surveyor 5735
 October 10, 1962
 Covington, Louisiana
 SCA/E 712-500

V



ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-56-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen

OWNER: Grandland Covington, LLC - William G. Grand

REQUESTED CHANGE: From A-3 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located at the southeast corner of LA Highway 1085 & Holly Street, being Lot 1, Square 2, Evergreen Acres; S1, T7S, R10E; Ward 1, District 1

SIZE: 1.3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to NC-1 Professional Office District. This site is located at the southeast corner of LA Highway 1085 & Holly Street, being Lot 1, Square 2, Evergreen Acres. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the request considering that the site is surrounded by residential uses.

STAFF RECOMMENDATION:

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

Case No.: 2015-56-ZC

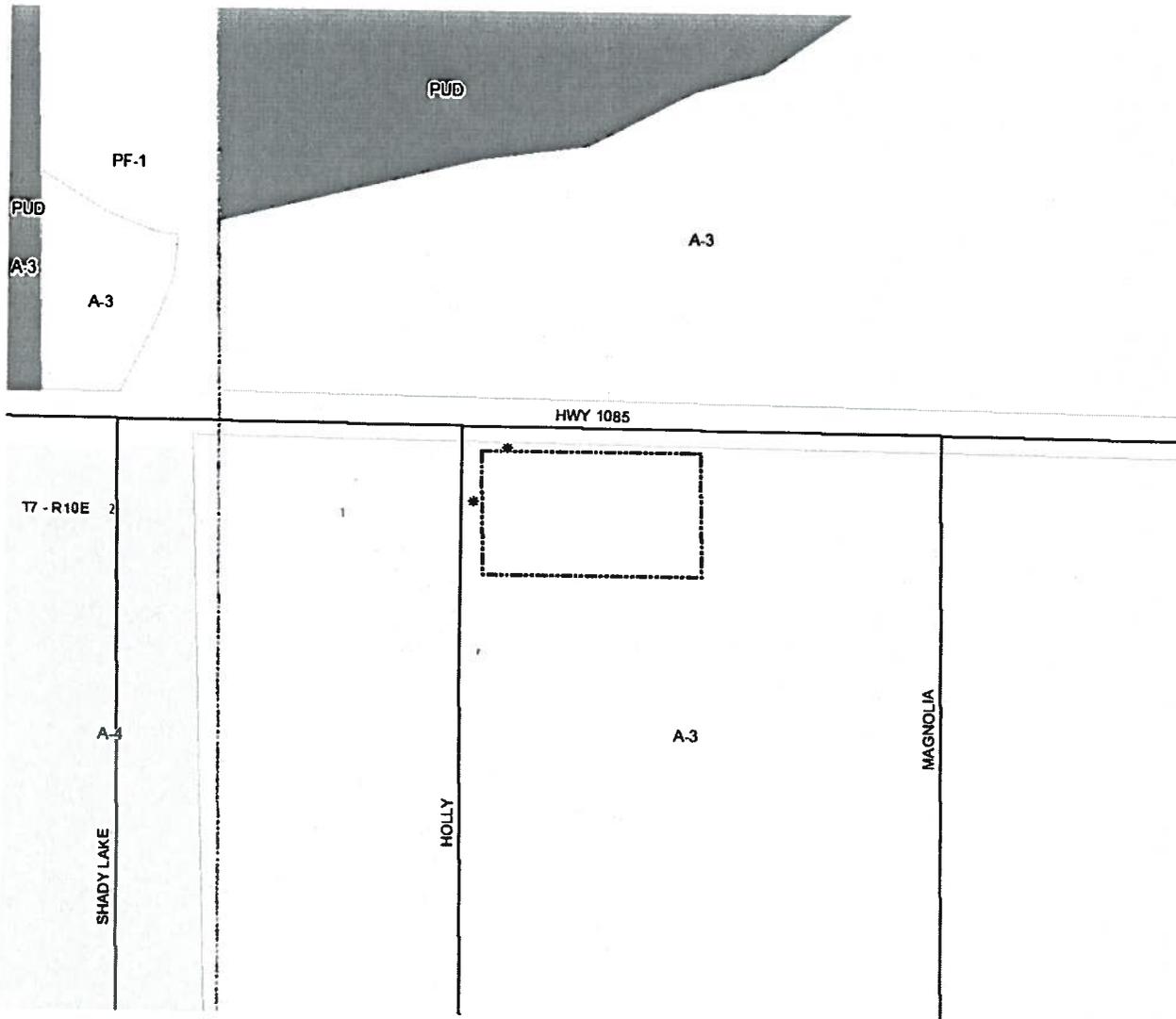
PETITIONER: Jeffery D. Schoen

OWNER: Grandland Covington, LLC - William G. Grand

REQUESTED CHANGE: From A-3 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located at the southeast corner of LA Highway 1085 & Holly Street, being Lot 1, Square 2, Evergreen Acres; S1, T7S, R10E; Ward 1, District 1

SIZE: 1.3 acres



2015-56-ZC

PUD

PF-1

HWY 1085

T7-R10E

1

71245

A-3

MAGNOLIA

HOLLY

A-4

PINE

15075

15036

15050

15070

15074

15100

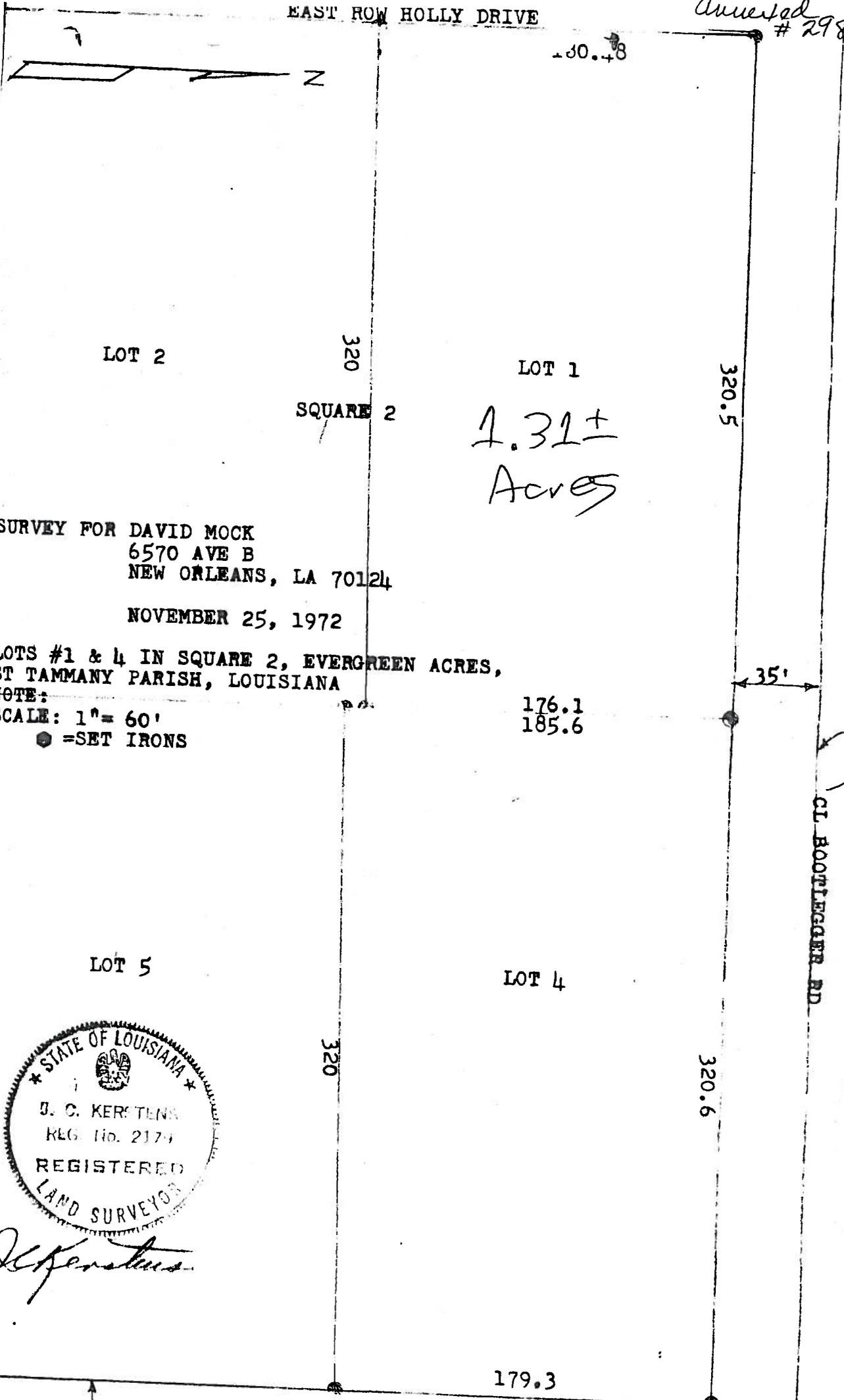
0 400 Feet



2015-56-2C

Amended # 29882

EAST ROW HOLLY DRIVE



LOT 2

320

LOT 1

SQUARE 2

1.31±
Acres

320.5

SURVEY FOR DAVID MOCK
6570 AVE B
NEW ORLEANS, LA 70124

NOVEMBER 25, 1972

LOTS #1 & 4 IN SQUARE 2, EVERGREEN ACRES,
ST TAMMANY PARISH, LOUISIANA

NOTE:

SCALE: 1" = 60'

● = SET IRONS

176.1
185.6

35'

CL BOOTLEGGER RD

LOT 5

LOT 4

320

320.6



D. C. Kersten

179.3

109

MAGNOLIA DRIVE

nc

Case No.: 2015-58-ZC

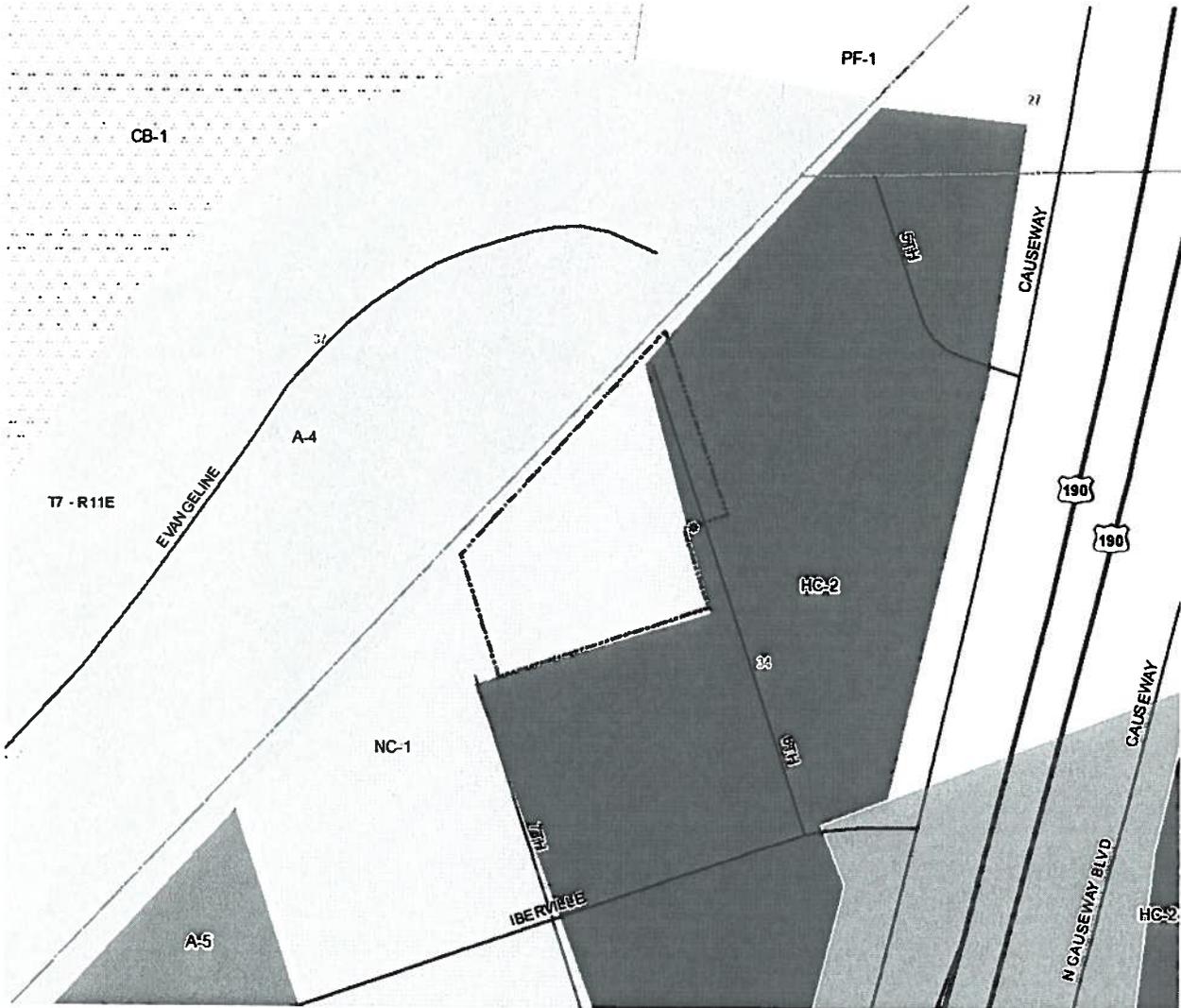
PETITIONER: Kenny Pullen

OWNER: 675 Properties, LLC

REQUESTED CHANGE: From NC-1 Professional Office District, HC-2 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located at the end of 6th Street, north of Iberville Street, being lots 1 to 7, & 24 to 28 & portion of revoked 6th Street, Square 7, Chinchuba Subdivision; S34, T7S, R11E; Ward 4, District 4

SIZE: 1.32 acres



CB-1

PF-1

37

27

269

267

255

263

261

259

257

T7-R41E

255

EVANGELINE

A-4

282

280

278

276

274

272

2365

2365

A-5

NC-1

4320

2270

NC-4

2250

9TH

HC-2

4331

IBERVILLE

2180

HWY 22 OFF RAMP

HC-3

2424-2418-

5TH

2360

2360

2330

2330

2330

2220

2200

5TH

CAUSEWAY

CAUSEWAY

CAUSEWAY



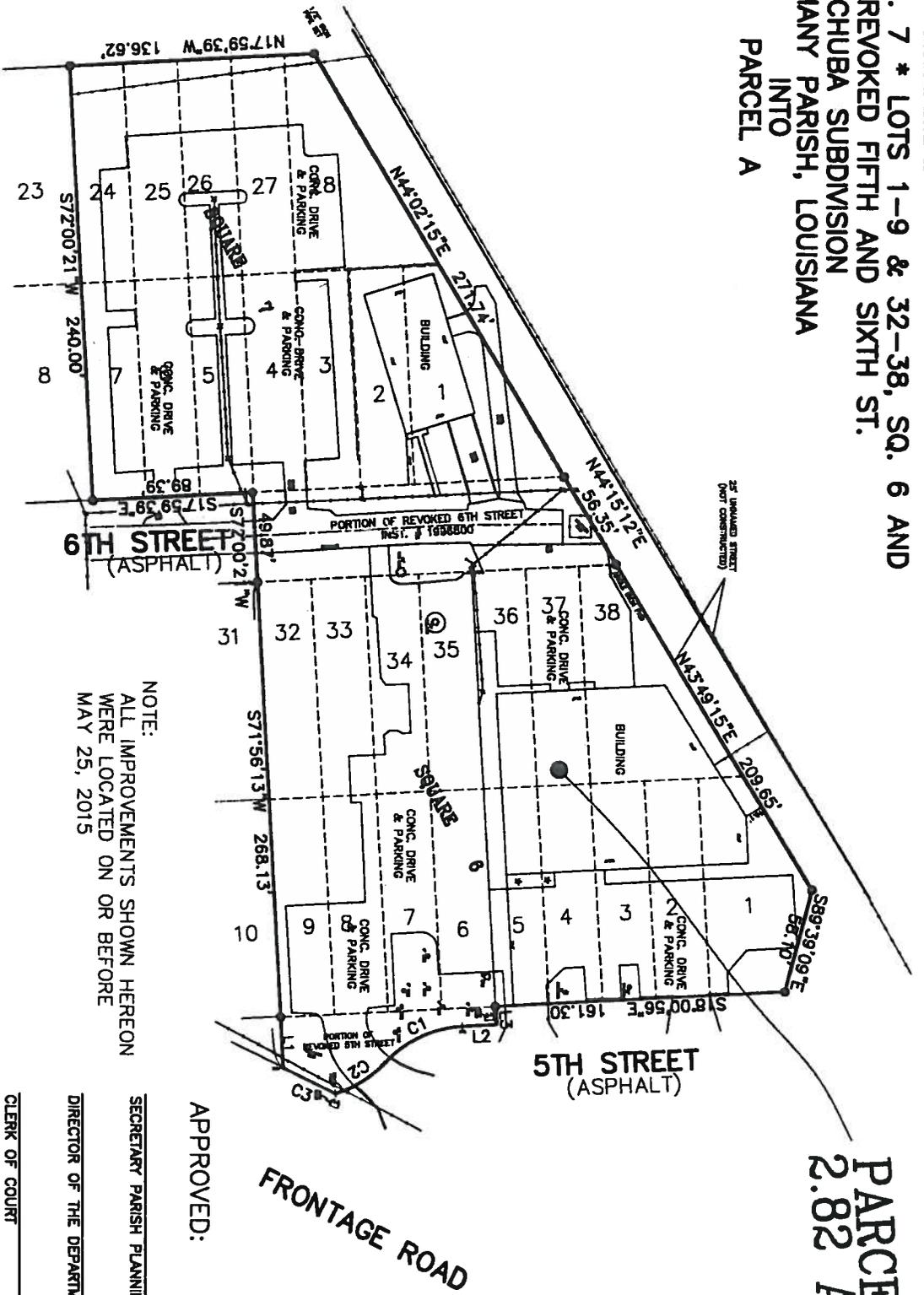
2015-58-22

Resubdivision of
 LOTS 1-8 & 24-28, SQ. 7 * LOTS 1-9 & 32-38, SQ. 6 AND
 A PORTION OF REVOKED FIFTH AND SIXTH ST.
 CHINCHUBA SUBDIVISION
 ST. TAMMANY PARISH, LOUISIANA
 INTO
 PARCEL A

PARCEL A
 2.82 Acres

LINE	BEARING	DISTANCE
L1	S71°56'13"W	28.09'
L2	S18°00'56"E	19.00'
L3	N71°56'13"E	10.00'

CURVE	RADIUS	ARC LENGTH
C1	63.50'	48.58'
C2	63.50'	33.25'
C3	11998.45'	31.98'



NOTE:
 ALL IMPROVEMENTS SHOWN HEREON
 WERE LOCATED ON OR BEFORE
 MAY 25, 2015

• DENOTES 1/2" IRON ROD FIND
 UNLESS OTHERWISE NOTED

APPROVED:

SECRETARY PARISH PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

THE SURVEY AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INSTRUMENT FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE REQUIREMENTS AND RESTRICTIONS ARE SHOWN HEREIN. THE SURVEYOR HAS MADE NO TITLE SEARCH, OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SUBJECTED IN ACCORDANCE WITH THE LOUISIANA
 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS
 FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.
 Professional Land Surveyor
 State of Louisiana, Registration No. 04586

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Geodetic • Forensic • Consultants
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5386 FAX (985) 624-5309
 E-MAIL: info@brownsurveyors.com

Date: SEPTEMBER 29, 2015
 Survey No. 15924
 Project No. _____
 Scale: 1" = 70' ±
 Drawn By: RLB
 Reviewed: _____

REF. 1: Survey by Ned Wilson
 Dated: 5-21-1992
 REF. 2: Survey by Herbert C. Sanders
 Dated: 4-29-1994
 Job No.: ST-84-153
 REF. 3: Survey by Randall W. Brown
 Dated: 12-18-2013
 Survey No.: 131506

ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-62-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Karen Rodriguez

OWNER: Karen Rodriguez

REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision ; S18, T7S, R10E; Ward 1, District 1

SIZE: 0.91 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	Tangipahoa Parish

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-4 Single-Family Residential District. This site is located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by residential uses and A-3 zoning.

STAFF RECOMMENDATION:

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

Case No.: 2015-62-ZC

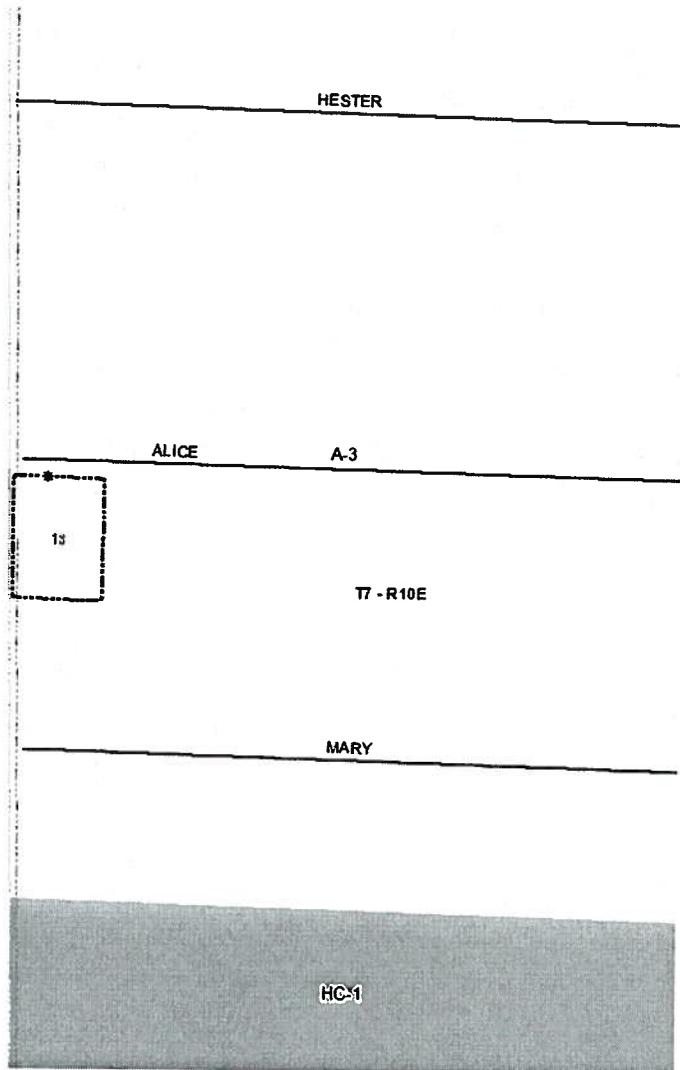
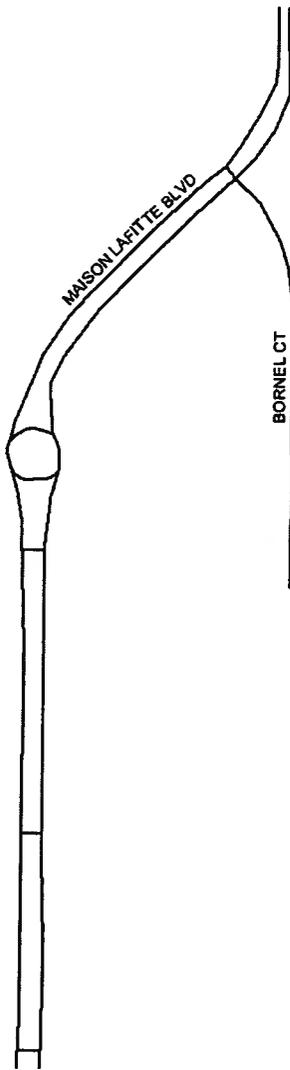
PETITIONER: Karen Rodriguez

OWNER: Karen Rodriguez

REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision ; S18, T7S, R10E; Ward 1, District 1

SIZE: 0.91 acres



2015-62-ZC

MAISON LAFITTE

MAISON LAFITTE

BORNEL

HESTER

A-3

ALICE

T7-R10E

MARY

HC-1

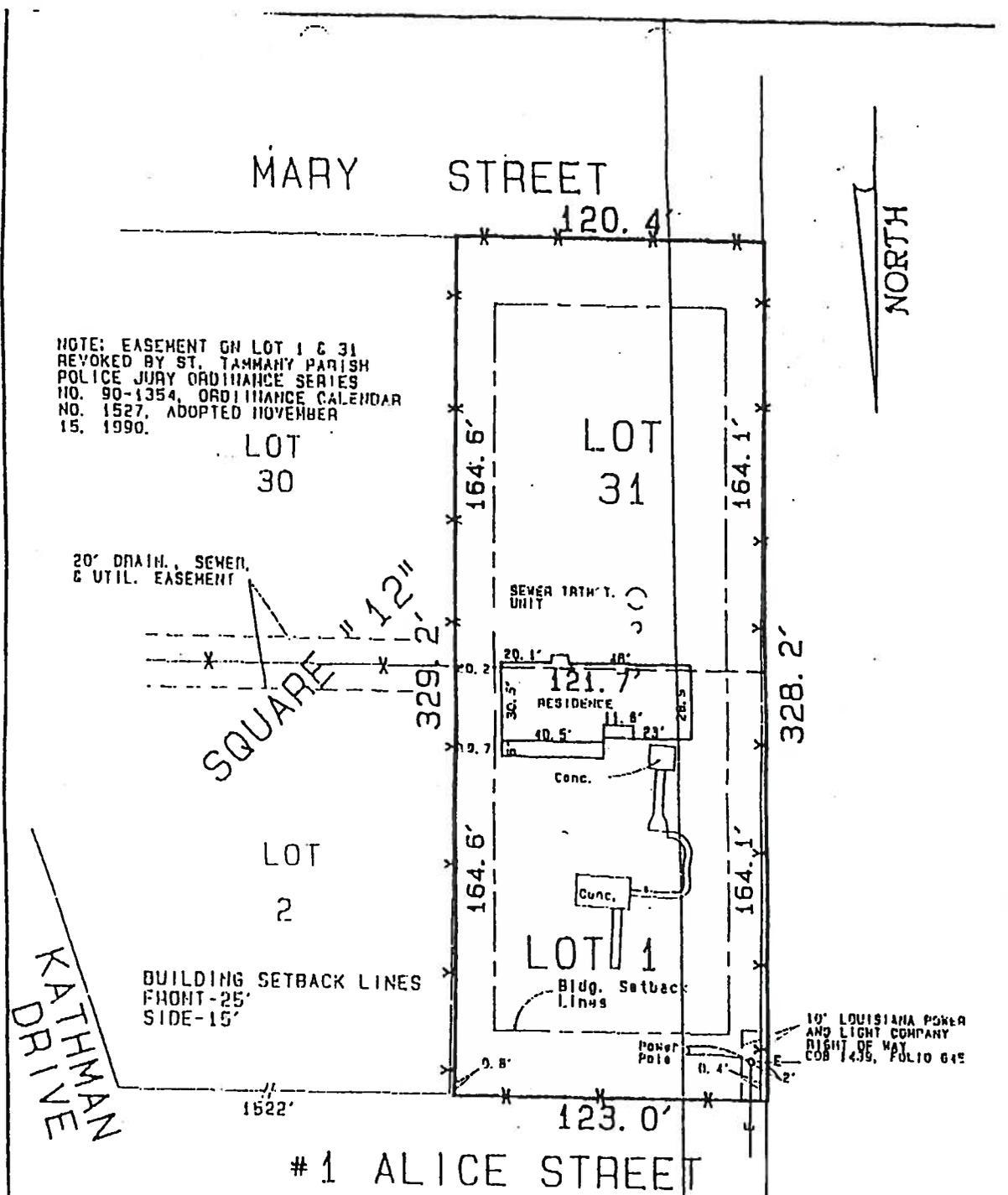
PONCHATOULA HWY

A-2



SITE PLAN

Borrower/Client **Perilloux, Mr. & Mrs. Robert**
 Property Address **#1 Alice Street**
 City **Madisonville** County **St. Tammany** State **LA** Zip Code **70437**
 Lender **Eustis Mortgage Corporation**



NOTE: EASEMENT ON LOT 1 & 31 REVOKED BY ST. TAMMANY PARISH POLICE JURY ORDINANCE SERIES NO. 90-1354, ORDINANCE CALENDAR NO. 1527, ADOPTED NOVEMBER 15, 1990.

20' DRAIN., SEWER, & UTIL. EASEMENT

SQUARE "12"

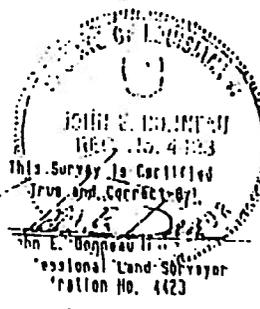
KATHIAE DRIVE

Note: This is to certify that I have consulted the Federal Insurance-Administration Flood Hazard Boundary Maps and found the property described is not located in a special flood hazard area. It is located in Flood Zone "C"

Scale: 1" = 50'

SURVEY MAP

of
 LOTS 1 and 31, SQUARE 12, LIVE OAK HILLS SUBD.
 in
 St. Tammany Parish, Louisiana



for
 ROBERT PERILLOUX, JR., SUSAN
 JEAN ANDERSON PERILLOUX, UNITED
 COMPANIES FINANCIAL CORPORATION, and
 THE SECURITY TITLE GUARANTEE CORPORATION
 OF BALTIMORE

Survey No. 90337
 Date: MAY 14, 1990
 Revised: NOVEMBER 20, 1990 DECEMBER 7, 1990

ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-66-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Alba Velasquez

OWNER: Alba Velasquez

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North		A-3 Suburban District
South		A-3 Suburban District
East		A-3 Suburban District
West		A-3 Suburban District

EXISTING LAND USE:

Existing development:

Multi occupancy development:

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay. This site is located on the east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1. The 2025 future land use plan calls for the area to be developed with uses that would allow for the preservation of the natural environment. Staff does not have any objection to the request considering that the area is developed with a mix of manufactured homes and undeveloped land.

STAFF RECOMMENDATION:

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

Case No.: 2015-66-ZC

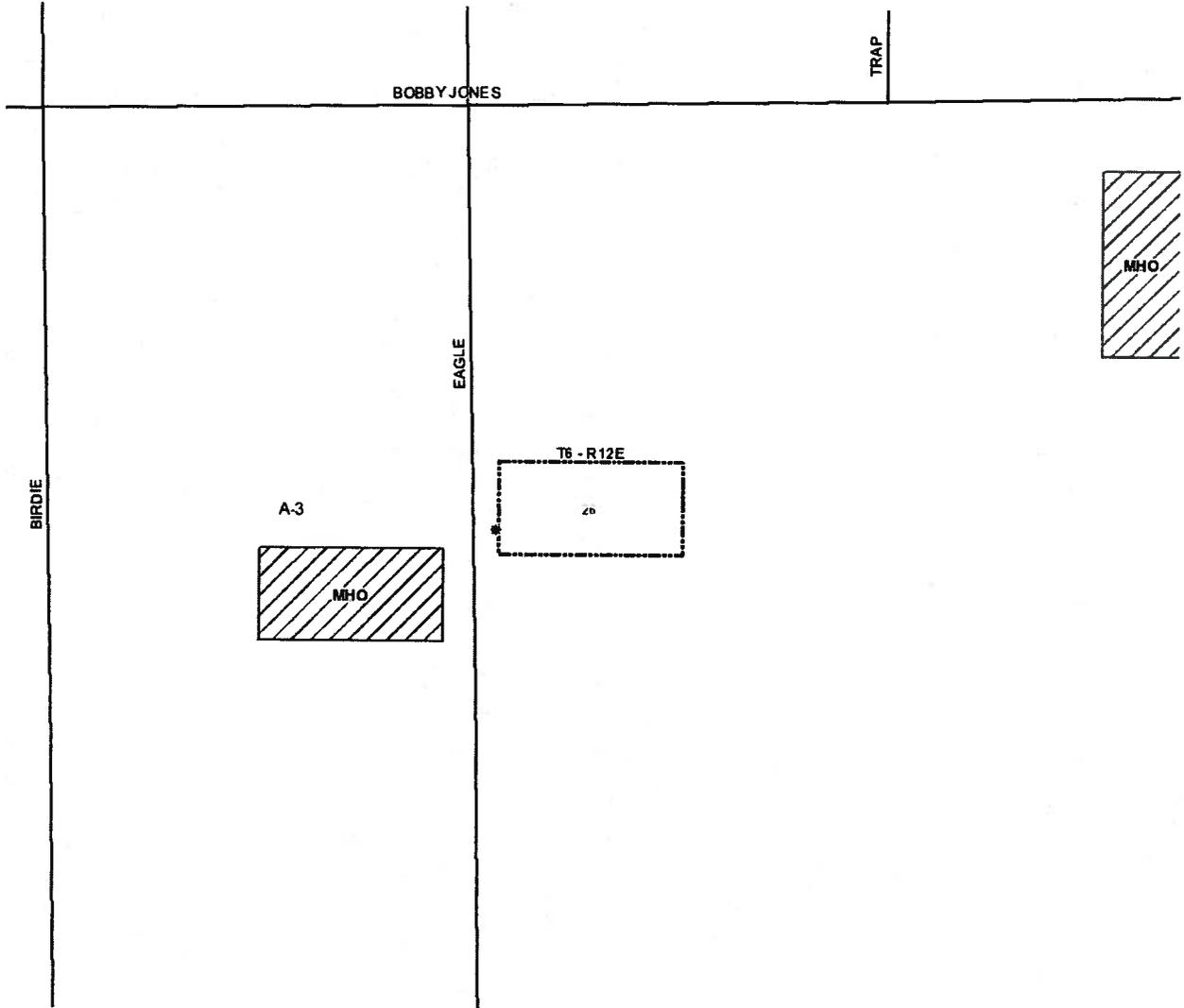
PETITIONER: Alba Velasquez

OWNER: Alba Velasquez

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District, MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 sq. ft.



2015-66-ZC

TRAP

BOBBY JONES

MHO

EAGLE

T6 - R12E A-3

26

2015-66-ZC

MHO

BIRDIE

TED RAY

TRAP

0 410 Feet

N

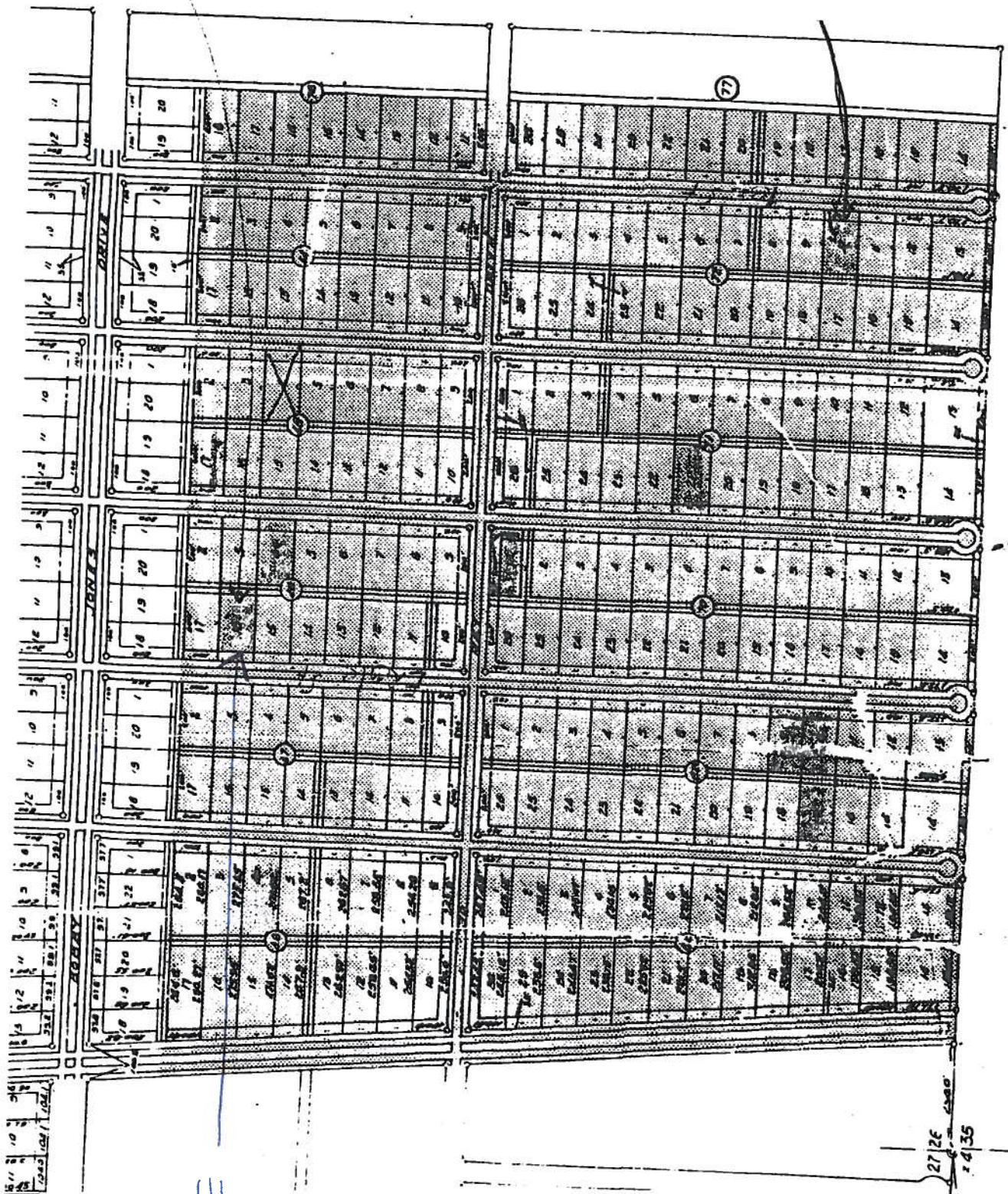


Don't
add

This map is
supervision

2015-66-20

page 1



site

27'2"
4'35"

ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-67-ZC
Posted: 11/17/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Bernice Leggett

OWNER: Bernice Leggett

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located at the end of Dixie Street, South of Browns Village Road; S34, T8S, R14E; Ward 9, District 14

SIZE: 1.452 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	I-10	N/A
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to PF-1 Public Facilities District. This site is located at the end of Dixie Street, South of Browns Village Road. The 2025 future land use plan calls for the site to be developed with residential uses. Staff is not opposed to the request, considering that the objectives of the PF-1 zoning is to provide for the location of governmental and institutional uses to the public. However, a concern remains regarding the potential traffic that the uses listed under PF-1 could bring to the neighborhood, considering that the abutting streets to access the site are quite narrow.

Note that the zoning change is being requested to allow for the construction of a church on the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 Public Facilities District designation be approved.

Case No.: 2015-67-ZC

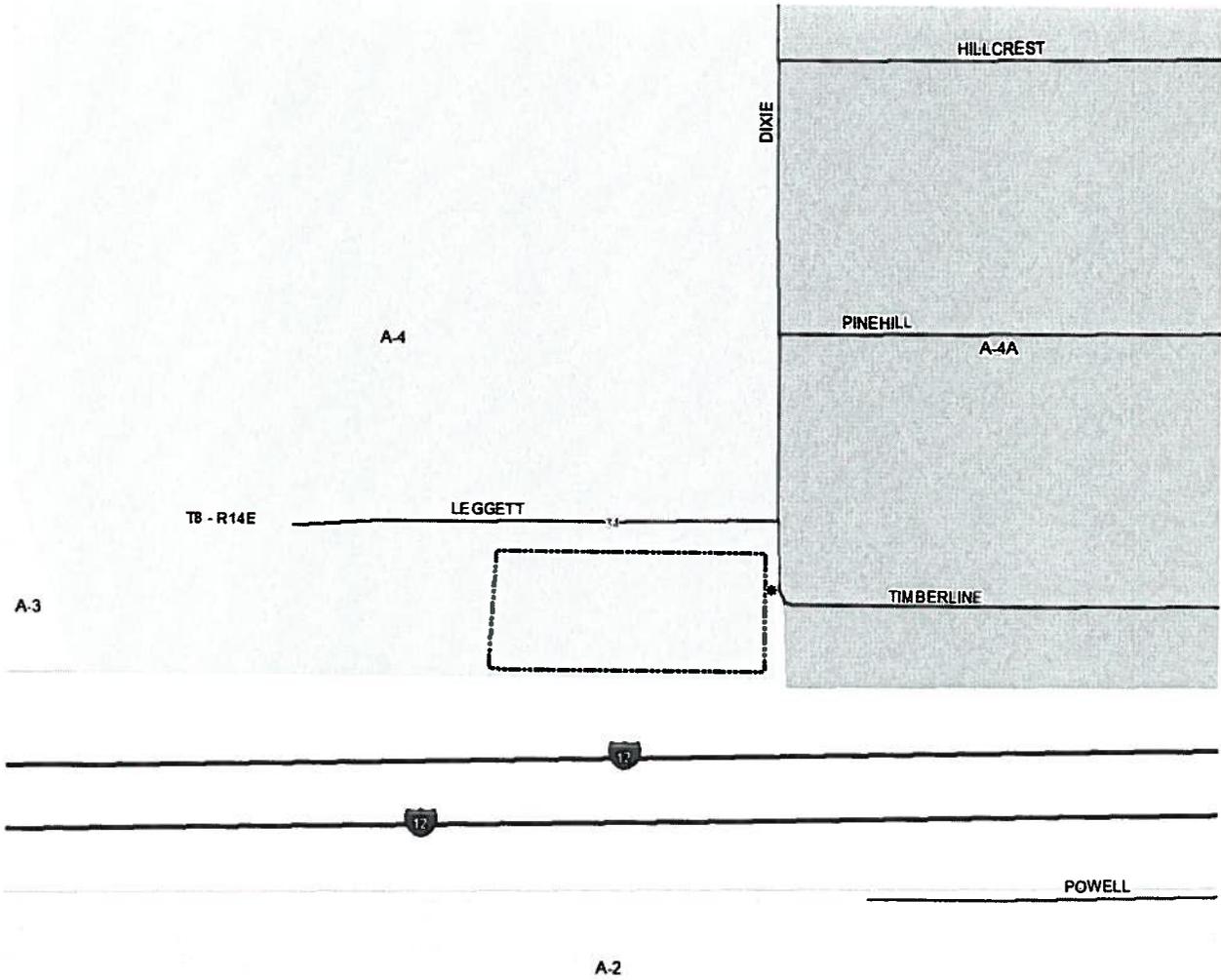
PETITIONER: Bernice Leggett

OWNER: Bernice Leggett

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located at the end of Dixie Street, South of Browns Village Road; S34, T8S, R14E; Ward 9, District 14

SIZE: 1.452 acres



2015-67-ZC

27

DIXIE

HILLCREST

A-4A

PINEHILL

A-4

LEGGETT

T8-R14E

34

2015-67-ZC

TIMBERLINE

A-2

0 460 Feet



2015-67-2C

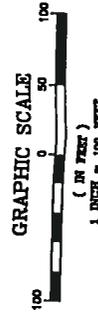
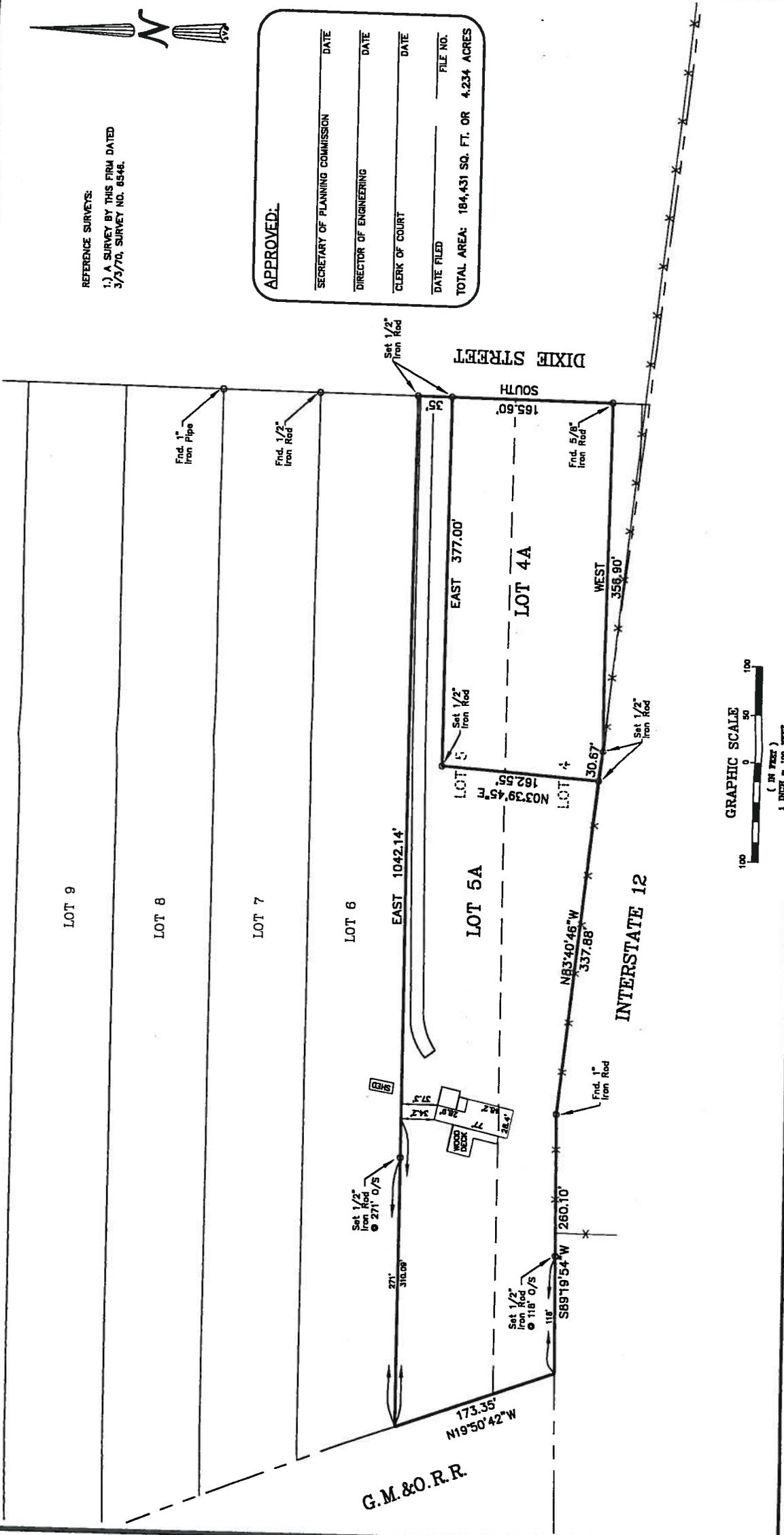
REFERENCE SURVEYS:
1) A SURVEY BY THIS FIRM DATED
3/3/70, SURVEY NO. 6544.



APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 194,431 SQ. FT. OR 4.234 ACRES



<p>SCALE: 1" = 100'</p> <p>DATE: 8/27/15</p> <p>DRAWN BY: JDL</p> <p>DWG. NO: 20150405</p> <p>SHEET 1 OF 1</p>	<p>I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.</p> <p>I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.</p> <p>F.I.R.M.: 225205 0420 E DATE: 4/21/88 ZONE: N/A B.F.E.: N/A</p> <p>• Verify prior to construction with local governing body.</p>	<p>A RESUBDIVISION MAP OF A PORTION OF LOT 4 & LOT 5, HYDE PARK SUBDIVISION IN SECTION 34, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA</p> <p>Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class C survey. Bearings are based on record bearings unless noted otherwise.</p>	<p>J.V. Burkes & Associates, Inc. SURVEYING ENGINEERING • ENVIRONMENTAL</p> <p>1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvb@jvburkes.com</p> <p>Phone: 985-649-0075 Fax: 985-649-0154 Mississippi Phone: 228-435-5800</p>	<p>STATE OF LOUISIANA</p> <p>SEAN M. BURKES SURVEYOR</p> <p>2015-67-2C</p>
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ZONING STAFF REPORT

Date: 11/23/2015

Meeting Date: 12/1/2015

Case No.: ZC13-04-022

Determination: Approved, Amended, Postponed, Denied

Prior Action: Major Amendment to the PUD

Approved (08/04/15)

Posted: 11/19/15

GENERAL INFORMATION

PETITIONER: Mark Malkemus

OWNER: Step Three Investments, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located at the end of Andrew Drive, east of Hollycrest Lane; S15,T7S,R11E; Ward 3, District 5

SIZE: 16.811 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD Planned Unit Development Overlay & A-6 Multi Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Undeveloped	PBC-1 Planned Business Center
West	Undeveloped	NC-1 Profession Office District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

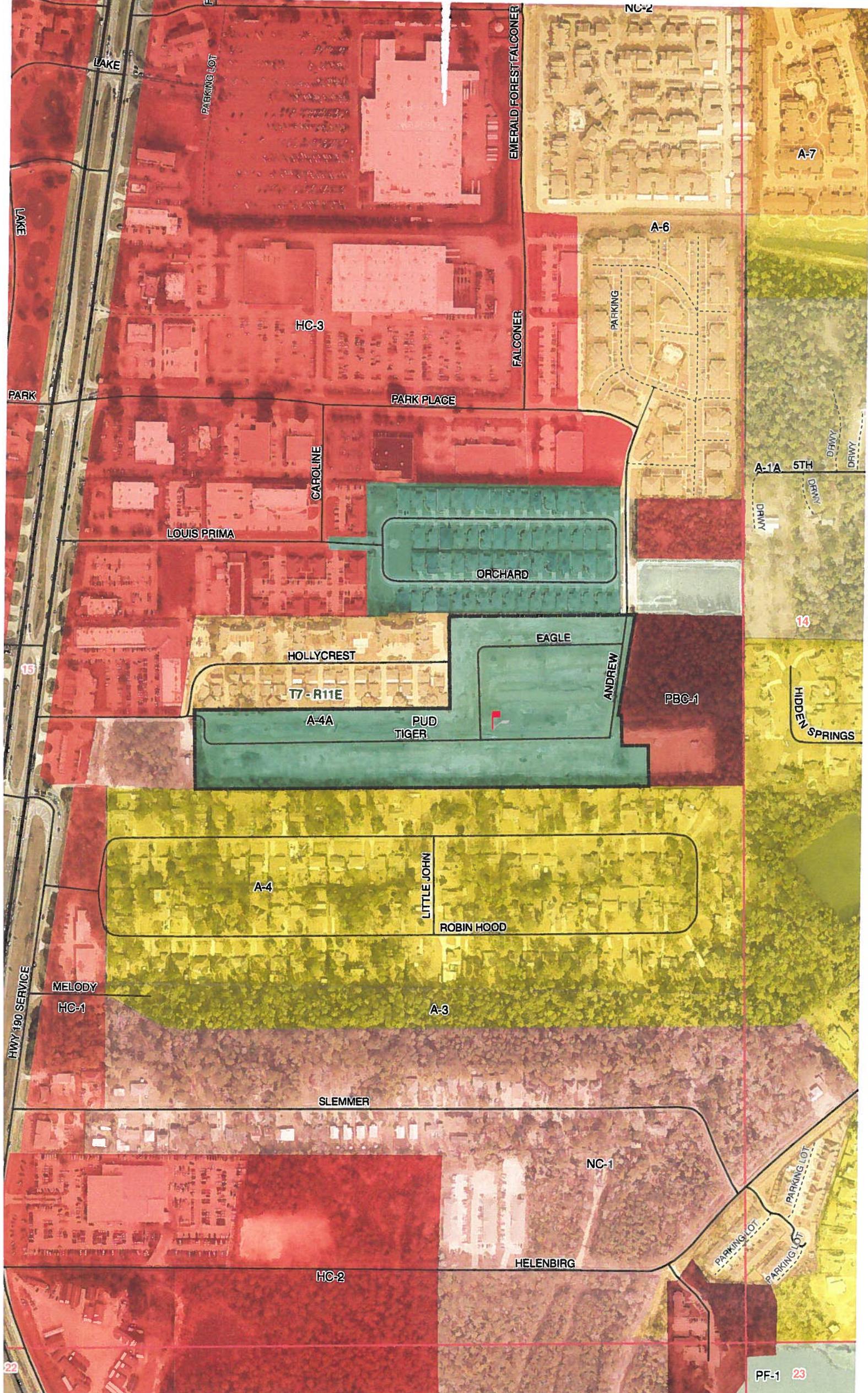
Residential Infill -New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD, which consist of a proposal to provide some improvements to an existing nearby Dog Park in lieu of the construction of a half basketball court within the subdivision (see attached plan). Staff is not in favor of the request considering that one of the criteria to meet the objectives of the PUD is to provide functional and beneficial uses of open space areas within the subdivision and also to provide some active amenities for the residents of the subdivision. The removal of the proposed half basketball court will result in the creation of a vacant open space area.

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD be denied.



0 1,000 Feet



2013-04-022

STEP THREE INVESTMENTS, L.L.C.

712 COTTAGE LANE
COVINGTON, LOUISIANA 70433

October 15, 2015

Via Hand Delivery

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

Re: Major Amendment to Planned Unit Development—Audubon Trail

Dear Ms. Lambert:

Please be advised that Step Three Investments, L.L.C. (the "Developer") is the owner and developer of Audubon Trail (the "Subdivision"). Accordingly, the Developer would hereby propose a major amendment to the PUD insofar as the active amenities in the PUD are concerned.

As currently approved, we are required to construct a half-court basketball court within the Subdivision. However, as you may be aware, the Subdivision is immediately adjacent to the Pretty Acres Park dog park (the "Dog Park") and we have been in contact with Councilman Marty Gould about the mutual benefits that could be derived if we were to make certain improvements to the Dog Park. Therefore, we would propose to amend the PUD, to forego constructing the basketball court within the Subdivision and, in lieu thereof, make the following improvements to the Dog Park:

- 1) Pave the existing parking lot;
- 2) Move the existing Port O Let to a new location, place the Port O Let on a slab and build appropriate housing around the Port O Let; and
- 3) Install landscaping along the front of the Dog Park.

We would ask that this request be placed on the St. Tammany Parish Planning Commission's next available agenda for consideration. If you should have any questions regarding our request, or need any additional information, please do not hesitate to contact me.

Sincerely,

STEP THREE INVESTMENTS, L.L.C.

BY: _____


RANDY MEYER, Manager

2013-04-022

HOLLYCREST RESIDENTIAL PUD
 CONCEPTUAL SITE PLAN

HOLLYCREST RESIDENTIAL PUD
 LOCATED IN SECTION 15, 17S-R11E
 ST. TAMMANY PARISH
 LOUISIANA

Melin & Associates, Inc.
 Engineering and Land Surveying

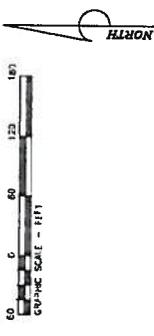
PRELIMINARY

DATE: FEBRUARY 6, 2013

PROJECT NO. 2013-04-022

2121414

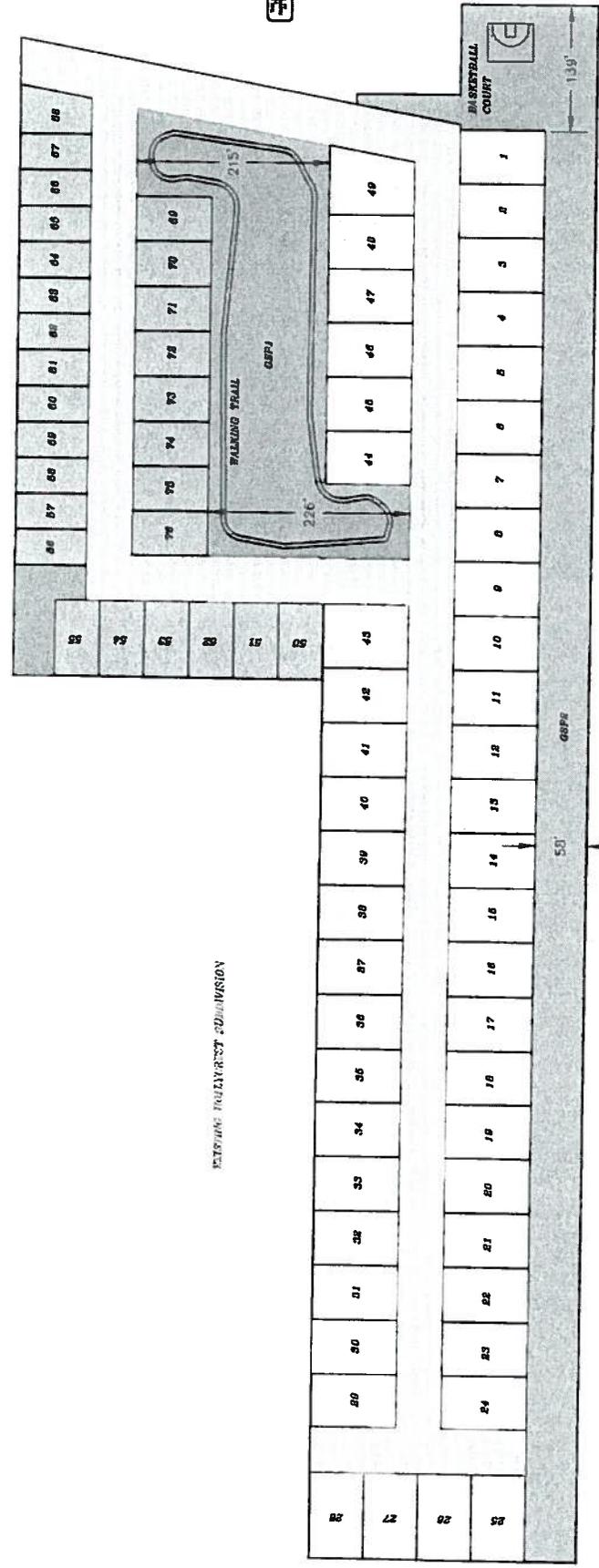
1



PUD TOTAL LAND AREA = 6.81 ACRES
 REQUIRED GREENSPACE = 4.20 ACRES
 CSP1 + CSP2 = 1.77 + 2.65 = 4.42 ACRES
 TOTAL GREENSPACE PROVIDED = 4.57 ACRES

LOT TYPE	HOUSE RETRAPS		
	FRONT	REAR	SIDE
LOT 1-24 60' X 100' - W/DRIVEWAYS	20'	15'	5'
LOT 25-33 50' X 80' - COURTYARD	10'	10'	5'
LOT 34-38 40' X 80' - COTTAGE LOTS	10'	10'	5'

EXISTING COURTYARD SUBDIVISION



EXISTING TRIANGLE SUBDIVISION

EXISTING TRIANGLE SUBDIVISION

CONCEPTUAL LAYOUT
 OF
HOLLYCREST RESIDENTIAL PUD
 (A RESIDENTIAL DEVELOPMENT)
 LOCATED IN SECTION 15, 17S-R11E
 ST. TAMMANY PARISH, LOUISIANA
 FOR
STEP THREE INVESTMENTS
 135 TERREBELLA BLVD.
 COMPTON, CA 90233
 (805) 635-4721

NOTE:
 THIS MAP REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY, AND IS NOT
 TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND LOCATIONS ARE SUBJECT TO
 LOCAL REVISIONS AND FIELD SURVEY. ALL DIMENSIONS AND LOCATIONS
 ARE SCALED AND APPROXIMATE ONLY, AND ARE SUBJECT TO CHANGE
 AS NECESSARY IN ORDER TO ACCOMMODATE FIELD CONDITIONS AND
 DRAINAGE DESIGN.

DATE: FEBRUARY 6, 2013

ZONING STAFF REPORT

Date: 11/23/2015
Case No.: ZC05-12-076
Posted: 11/17/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: J.V. Burkes & Associates Inc/ Sean M. Burkes

OWNER: SJL Berkshire, LLC / Jefery Pupera Jr.

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north and east side of Abney Farm Road, east of Robert Road, S24, T8S, R14E; Ward 8, District 9

SIZE: 33.68 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD Planned Unit Development Overlay & A-6 Multi Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Undeveloped	PBC-1 Planned Business Center
West	Undeveloped	NC-1 Profession Office District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD. The request consists of an amendment to the previously approved setbacks (see below chart and requested changes).

	Current Setbacks	Proposed Setbacks for entire subdivision
Front	Front 15' & 25' (lots 1-4 & 13-35 are 25' and other lots 15')	15'
Side	7.5'	5'
Side Street	10'	10'
Rear	15'	15'

Staff does not have any objection to request.

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD be approved.

Case No.: ZC05-12-076

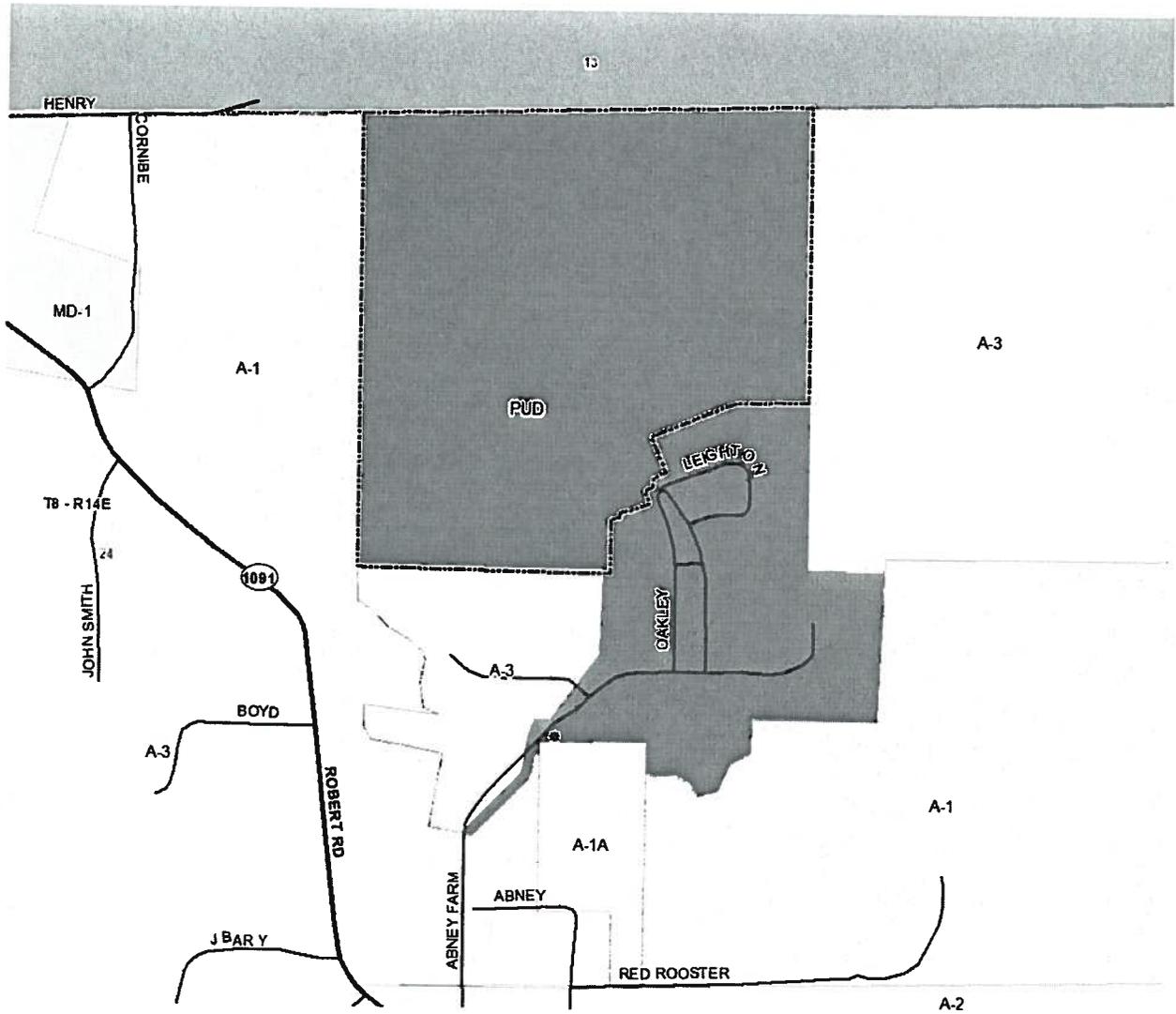
PETITIONER: J.V Burkes & Associates INC/ Sean M. Burkes

OWNER: SJL Berkshire, LLC / Jefery P. Pupera Jr.

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north and east side of Abney Farm Road, east of Robert Road, S24, T8S, R14E, Ward 8, District 9

SIZE: 33.68 acres



ZC05-12-076

J.V. Burkes & Associates, Inc.

1805 Shortcut Highway
Slidell, Louisiana 70458

985.649.0075 office
985.649.0154 fax
www.jvburkes.com



October 26, 2015

Mr. Sidney Fontenot
Director of Development and Planning
St. Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471

Re: Berkshire Subdivision Proposed PUD Amendment

Dear Mr. Fontenot:

DSLDD, owners of Berkshire Subdivision, seeks permission to alter the setbacks on the subdivision lots for the PUD. The previously approved setbacks were listed as the following:

- Front: 15' and 25' – Lots 1-4 & 13-35 were 25' with all other lots being 15'.
- Side: 7.5'
- Side Street: 10'
- Rear: 20'

The proposed revised setbacks are as follows:

- Front: 15' for all lots
- Side: 5'
- Side Street: 10'
- Rear: 15'

DSLDD would like to request to be put on the December agenda for the Board of Adjustment in to order to secure approval for these changes to the PUD for Berkshire Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean M. Burkes". The signature is fluid and cursive, written over the word "Sincerely,".

Sean M. Burkes, P.E., P.L.S.

J.V. Burkes & Associates, Inc.

SMB/sb

cc: Helen Lambert

ZONING STAFF REPORT

Date: 11/23/2015
Case No.: ZC12-03-23
Prior Action: Major Amendment to the PUD
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: James H. Simpson

OWNER: Step Three Investments, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24, T6S, R10E; Ward 3, District 3

SIZE: 50.34 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1 Suburban District
South	Residential & Industrial	A-1 Suburban District & I-2 Industrial District
East	Undeveloped & Airport	A-1 Suburban District
West	Undeveloped & 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 a major amendment to the PUD. The request consists of a reconfiguration of the previously approved plan, in order to remove most of the lots from the wetlands area. The new layout also shows the addition of a cross street between lots 33 & 34 and lots 53 & 54, which is required in order to meet the regulation regarding the maximum length of block under Ordinance 499 Section 40-033.0 Block length in all subdivisions shall not be more than fifteen-hundred (1500') feet. The reconfiguration of the site also results in some changes to the width of some of the lots (see below chart) and a reduction of the total percentage of greenspace, considering that some retention ponds are being provided on the site.

Lot Size	Lot Numbers
67' X 130'	30-32, 35-42, 54-61
68' X 130'	45-53
70' X 130'	9-22, 33, 34, 64-67, 74-83, 88-94
75' X 130'	1-7, 23, 24
80' X 130'	26-29, 43, 44, 63, 87, 95-104
85' X 130'	8, 68-73, 84-86
90' X 130'	105, 106

GENERAL PUD CRITERIA

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

GREENSPACE

The total acreage of greenspace has been reduced from 18.44 acres or 36% to 16.7 acres or 33%. As stated above, the reduction is a result of the addition of a cross street and two retention ponds. The site plan still shows some greenspace area throughout the subdivision including a recreational area, which should be developed with picnic tables, benches, gazebo & play equipment and other active amenities. A walking path should be provided, through the proposed linear greenspace in the center of the subdivision. The existing building located on the site, is proposed to be used as a club house and covered patio for the residents of the subdivision.

DENSITY

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

Current gross density of this property is at 1 units per 3 acres, which would allow for 17 units. The net density would allow for 12.8 units. The proposal is for 106 units with a net density would be 2.1 units per acre.

A yield plan has also been provided showing a conventional street layout, based upon the A-3 Suburban Zoning District. The plan shows that the site could be developed with a maximum of 106 lots (14,000 sq. or 100' X 145'), excluding the road right of way, required to provide access to those lots, as well as the required retention/detention for the site.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Land Use Plan calls for the site to be primarily developed with agricultural uses including some single-family residential uses, and uses ancillary to either of these primary uses. The proposed 106 lots single residential subdivision does not meet the criteria of the 2025 future land use plan.

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD be approved. Note that as stipulated above, additional passive and active amenities should be provided. Also, the street names Turf Court and Turf Drive shall be changed and additional information shall be provided regarding the use of Parcel A & Parcel B shown on the plan.

Case No.: ZC12-03-023

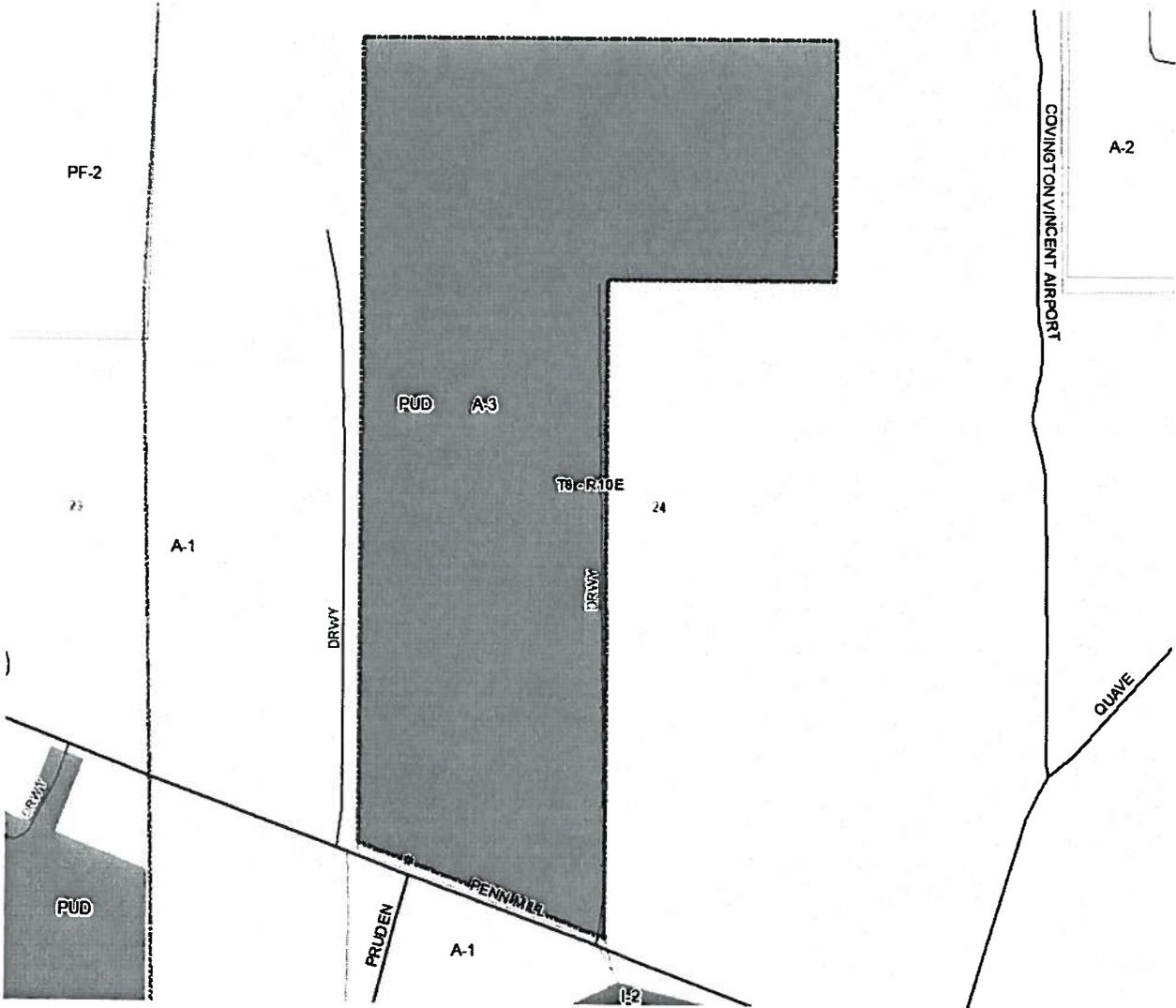
PETITIONER: James H. Simpson

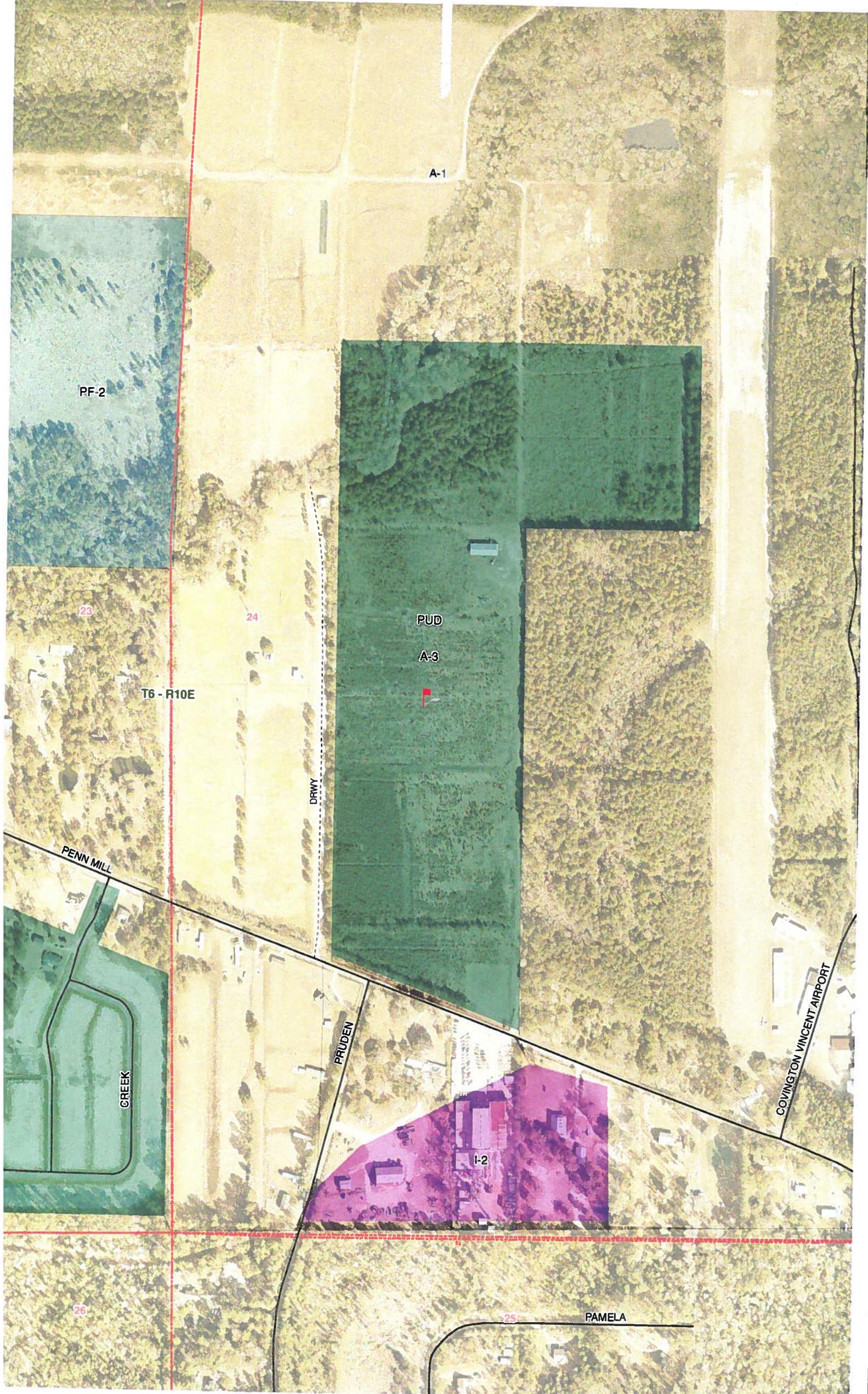
OWNER: Team Discipleship, INC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24, T6S, R10E; Ward 3, District 3

SIZE: 50.34 acres





A-1

PF-2

23

24

PUD

A-3

T6 - R10E

DRIVE

PENN MILL

CREEK

PRUDEN

I-2

COVINGTON VINCENT AIRPORT

26

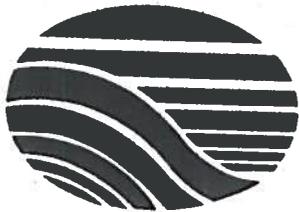
25

PAMELA

0 1,000 Feet

N

ZC12-03-023



Kelly McHugh
&
Associates, Inc.

November 03, 2015

St. Tammany Parish
Department of Development
Attn: Helen Lambert
P.O. Box 628
Covington, La. 70435

Re: Simpson Farms
PUD modification

Helen.

The Developer of Simpson Farms has requested that we revise this layout to minimize the impacts to wetlands and avoid potential impacts to downstream drainage features. This new layout also provides a cross street that eliminates the need for a variance to the "maximum block length" issue.

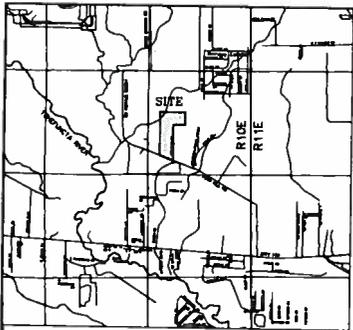
I hope this information helps with completion of our submittal.

Sincerley

Kelly McHugh PE, PLS

ZC12-03-023
Proposed PUD

SIMPSON FARMS
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.



VICINITY MAP

A-1 ZONING (UNDEVELOPED)

Legal Description

A certain parcel of land in Section 24, Township-6-South, Range-10-East, St. Tammany Parish, Louisiana, and more fully described as follows: Commence at the Section Corner common to sections 14, 16, 23, & 24 Township-6-South, Range-10-East and measure South a distance of 1843.77 feet Thence South 89°07'01" East a distance of 672.13 feet to the POINT OF BEGINNING From the POINT OF BEGINNING measure North 89 degrees 00 minutes 24 seconds East a distance of 1300.39 feet to a point; Thence South 00 degrees 27 minutes 48 seconds East a distance of 898.90 feet to a point; Thence South 08 degrees 27 minutes 29 seconds West a distance of 882.48 feet to a point; Thence South 03 degrees 34 minutes 11 seconds East a distance of 1260.30 feet to a point; Thence South 88 degrees 25 minutes 23 seconds West a distance of 202.19 feet to a point; Thence South 00 degrees 34 minutes 21 seconds East a distance of 1817.84 feet to a point; Thence North 80 degrees 43 minutes 41 seconds West a distance of 554.13 feet to a point; Thence North 00 degrees 28 minutes 42 seconds West a distance of 1232.77 feet to the POINT OF BEGINNING, and containing 2,182,841.88 square feet or 50.34 acre(s) of land, more or less.

N 89°30'58" E 1380.39'



[Shaded Box] = GREENSPACE
[Hatched Box] = WETLANDS



A-1 ZONING (UNDEVELOPED)

A-1 ZONING (UNDEVELOPED)

IRRIGAN RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY CENTRAL SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY CENTRAL WATER SYSTEM (SUPPLY), LOT FOR THE PURPOSE OF SUPPLYING PORTABLE WATER TO ANY BUILDING ON THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY CENTRAL WATER SYSTEM (SUPPLY).
3. BUILDING SETBACKS ARE FROM - 25, 35, 50, 75 AND 100 FEET.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH ORANGE ON STREET EASEMENTS.
5. NO RESIDENTIAL OR BUSINESS ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANY BUSINESS OR INDUSTRIAL ACTIVITY BE CARRIED ON UPON ANY LOT OR IN ANY MANNER TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF ANY EQUIPMENT OR MACHINERY FOR THE STORAGE OF MOTOR VEHICLES OR TRAILERS.
6. THE FINISH ELEVATION FOR THE MAIN FLOOR OF ALL RESIDENCES SHALL BE 12' 6" ABOVE THE CORNER OF THE STREET.
7. NO MOBILE HOMES BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT SHALL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. THE IRRIGAN RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORANGE AND 108 (SUBDIVISION REGULATIONS) - ADDITIONAL ZONING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.C.B. FIELD BOOKS.
10. DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OF SMALLER DIMENSION OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN TWENTY-FIVE (25) FEET FROM THE CORNER OF THE PROPERTY. WHERE TWO SETBACKS SHALL BE AT LEAST FIFTY (50) FEET FROM THE CORNER OF EACH SETBACK. WHERE THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
11. THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
12. THE APPLICANT'S RESTRICTIONS SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE RECORDED LOTING ON THE FINAL SURVEY PLAN. (AMENDED BY OHS 84-3142, ADOPTED 12/15/94)

50.34 AC AREA	108 MD. OF LOTS	5180' +/- LENGTH OF STREETS	CENTRAL SEWER SYSTEM
VARIES	80' / 20'	80' / 20'	CENTRAL WATER SYSTEM
ASPHALT ROAD SURFACE	LOT DEPTH	20'x60'	700' +/- MAX. BLDG. LENGTH

TURFLACTIVE RIVER

FOR:
MULLEN CREEK PARTNERS, LLC
DEVELOPER
DAVID WEBBER
GENERAL MANAGER
2901 ROCHELLE DRIVE SUITE 213
METairie, LA. 70002
ADDRESS

LOT SIZES

DIMENSION	LOT NUMBERS
67' x 130'	30-32, 35-42, 54-61.
68' x 130'	45-53
70' x 130'	9-22, 33, 34, 64-67, 74-83, 88-94.
70' x 150'	1-7, 23, 24.
75' x 130'	26-29, 43, 44, 63, 87, 95-104.
80' x 130'	25, 52.
85' x 130'	8, 68-73, 84-86.
90' x 130'	105, 106.

TOTAL AREA	50.34 ac.
TOTAL # LOTS	108
DENSITY	2.1 LOTS/ACRE
MAX. BLDG. HGT	35 FEET
TOTAL GREENSPACE	18.5 ac.
less 1/2 pond	1.8 ac.
NET GREENSPACE	16.7 ac.
GREENSPACE PERCENTAGE	33%

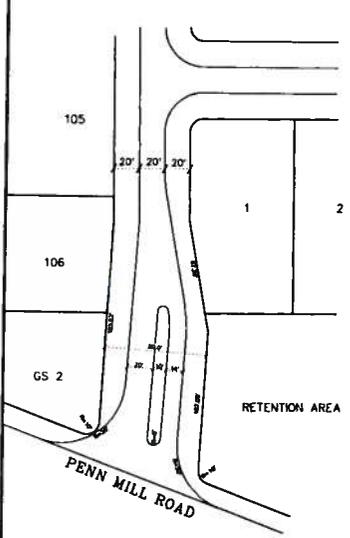
PH. #	EXPECTED COMPLETION
1	02-2016
2	02-2017
3	02-2018

PUD MODIFICATION PLAN #2

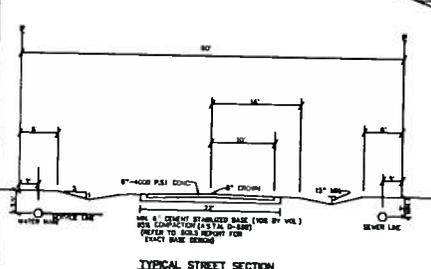
SIMPSON FARMS
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

NO.	REVISION	DATE
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KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA.
70071
SCALE: 1" = 100'
DATE: 10-28-15
DRAWN: DRJ
JOB NO.: 14-033
CHECKED: [Signature]
DATE: 11-03-15

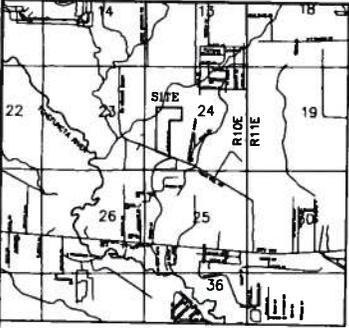


ENTRANCE DETAIL



TYPICAL STREET SECTION
SCALE: 1" = 10'

2012-03-023
 Conditionally Approved
 PUD



SIMPSON FARMS
 SECTION 24, T-6-S, R-10-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LA.

Legal Description
 A certain parcel of land in Section 24, Township 6-South, Range 10-East, St. Tammany Parish, Louisiana. And more fully described as follows:
 Commence at the Section Corner common to sections 13, 14, 23, & 24 Township 6-South, Range 10-East and measure South a distance of 1966.77 feet
 Thence South 89°59'04" East a distance of 427.13 feet to the POINT OF BEGINNING
 From the POINT OF BEGINNING measure:
 South 89°59'04" East a distance of 1,380.80 feet to a 1/2" iron pipe found;
 Thence South 00°00'45" West a distance of 896.52 feet to a 1/2" iron pipe found;
 Thence South 89°57'06" West a distance of 682.03 feet to a Concrete Post Found;
 Thence South 89°54'18" West a distance of 1,880.77 feet to a 1/2" iron rod set;
 Thence South 89°54'18" West a distance of 205.00 feet to a 1/2" iron rod set;
 Thence South 89°05'51" East a distance of 161.89 feet to a 1/2" iron rod set;
 Thence North 89°14'53" West a distance of 554.14 feet to a 1/2" iron rod set;
 Thence North 00°03'48" East a distance of 2324.22 feet to a 1/2" iron pipe found and the POINT OF BEGINNING, and containing 51.28 acre(s) of land, more or less;

A-1 ZONING (UNDEVELOPED)

S 89°59'04" E 1380.80'

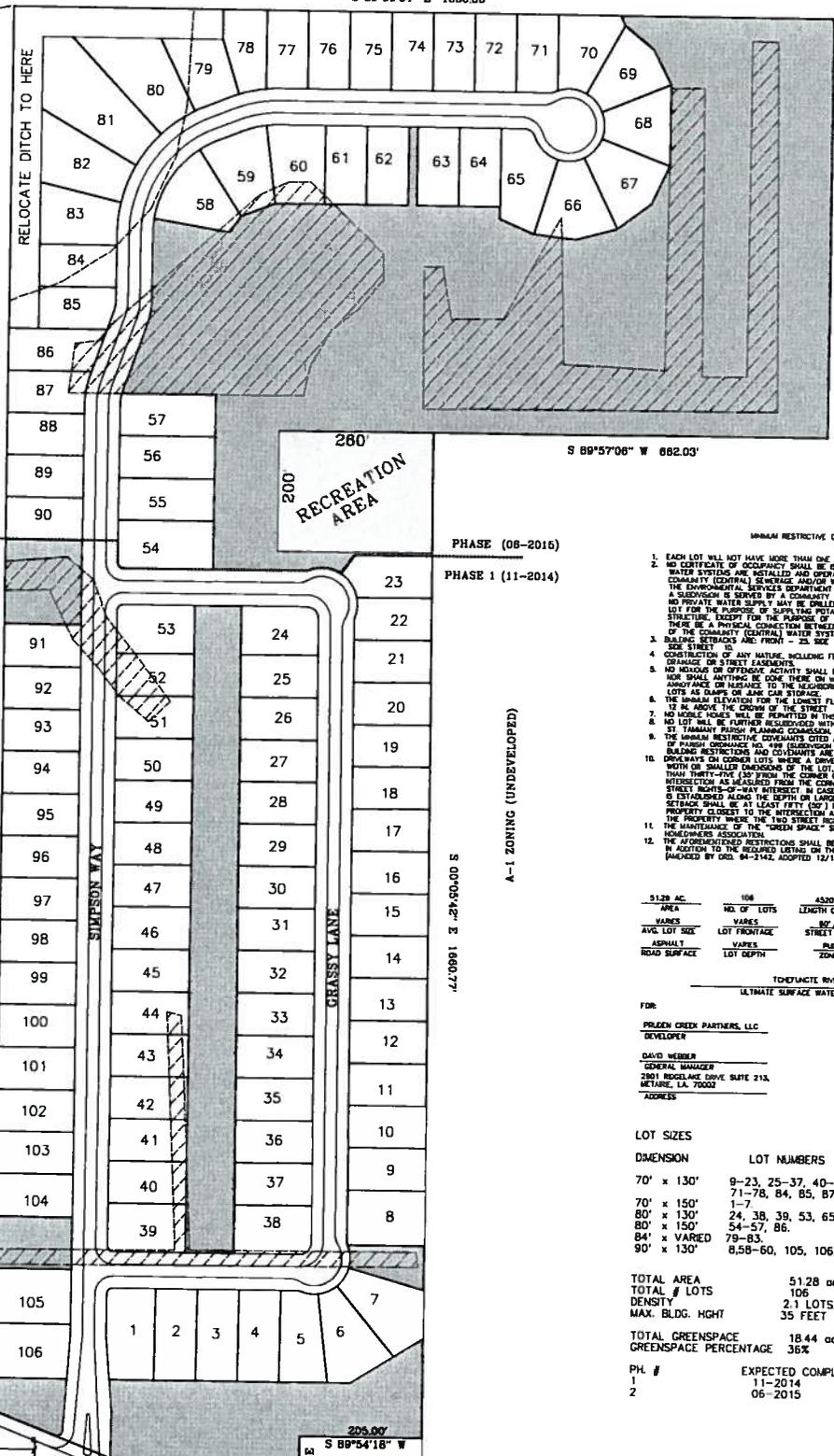
VICINITY MAP

This point is described as being South a distance of 1966.77 feet Thence South 89°59'04" East a distance of 427.13 feet from the Section Corner common to sections 13, 14, 23, & 24 Township 6-South, Range 10-East

■ = GREENSPACE
 ▨ = WETLANDS



PHASE (06-2015)
 PHASE 1 (11-2014)



- MINIMUM RESTRICTIVE COVENANTS**
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH, WHENEVER A SUBDIVISION IS SERVED BY THE COMMUNITY (CENTRAL) WATER SYSTEM. NEITHER NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY, TREATMENT, STORAGE AND/OR DISTRIBUTION).
 - BUILDING SETBACKS AND FRONT - 25.00', 0' NEAR 20' AND SIDE STREET - IF ANY NATIVE, INCLUDING TREES, IS PROHIBITED IN STORAGE OR STREET ENCLOSURES.
 - NO MOUND OR OFFSHORE ACTIVITY SHALL BE CARRIED ON LOON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN OBSTACLE OR INTERFERENCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DAMPS OR JUNK CAR STORAGE.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12" ABOVE THE CROWN OF THE STREET.
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
 - THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF MINIMUM ORDINANCE NO. 416 (SUBDIVISION REGULATION). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. # 1010.
 - ROADWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSION OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY-TWO (32) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST FIFTY (50) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
 - THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION.
 - THE AFORESAID RESTRICTIONS SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LENDING OF THE FINAL SUBDIVISION PLAN. (ENACTED BY ORD. 84-2142, ADOPTED 12/15/84)

3.128 AC. AREA	106 LOTS	4307' +/- LENGTH OF STREETS	CENTRAL SEWER SYSTEM
VARIABLE	VARIABLE	80' / 20'	CENTRAL WATER SYSTEM
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	1400' +/-
ASPHALT	VARIABLE	IRIG	1400' +/-
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLDG. LENGTH

TO: CONTACT RIVER
 ULTIMATE SURFACE WATER DISPOSAL

FOR:
 PROUD CREEK PARTNERS, LLC
 DEVELOPER
 DAVID WEBBER
 GENERAL MANAGER
 2901 BOULDER DRIVE SUITE 210
 METairie, LA 70002
 ADDRESS

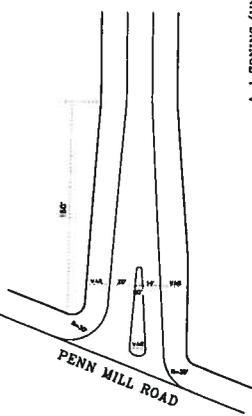
LOT SIZES

DIMENSION	LOT NUMBERS
70' x 130'	9-23, 25-37, 40-52, 61-64
70' x 150'	71-78, 84, 85, 87-104
80' x 130'	1-7
80' x 150'	24, 38, 39, 53, 65-70
84' x VARIOUS	54-57, 86
90' x 130'	79-83
90' x 130'	8, 58-60, 105, 106

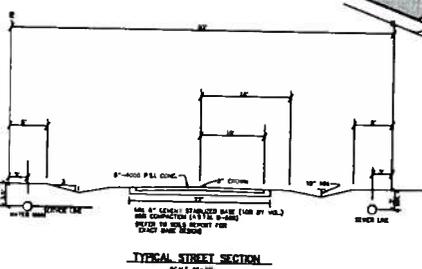
TOTAL AREA 51.28 ac.
 TOTAL # LOTS 106
 DENSITY 2.1 LOTS/ACRE
 MAX. BLDG. HGT 35 FEET

TOTAL GREENSPACE 18.44 ac.
 GREENSPACE PERCENTAGE 36%

PH #	EXPECTED COMPLETION
1	11-2014
2	06-2015



ENTRANCE DETAIL



TYPICAL STREET SECTION
 SCALE 1" = 10'

PUD MODIFICATION PLAN

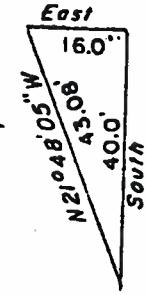
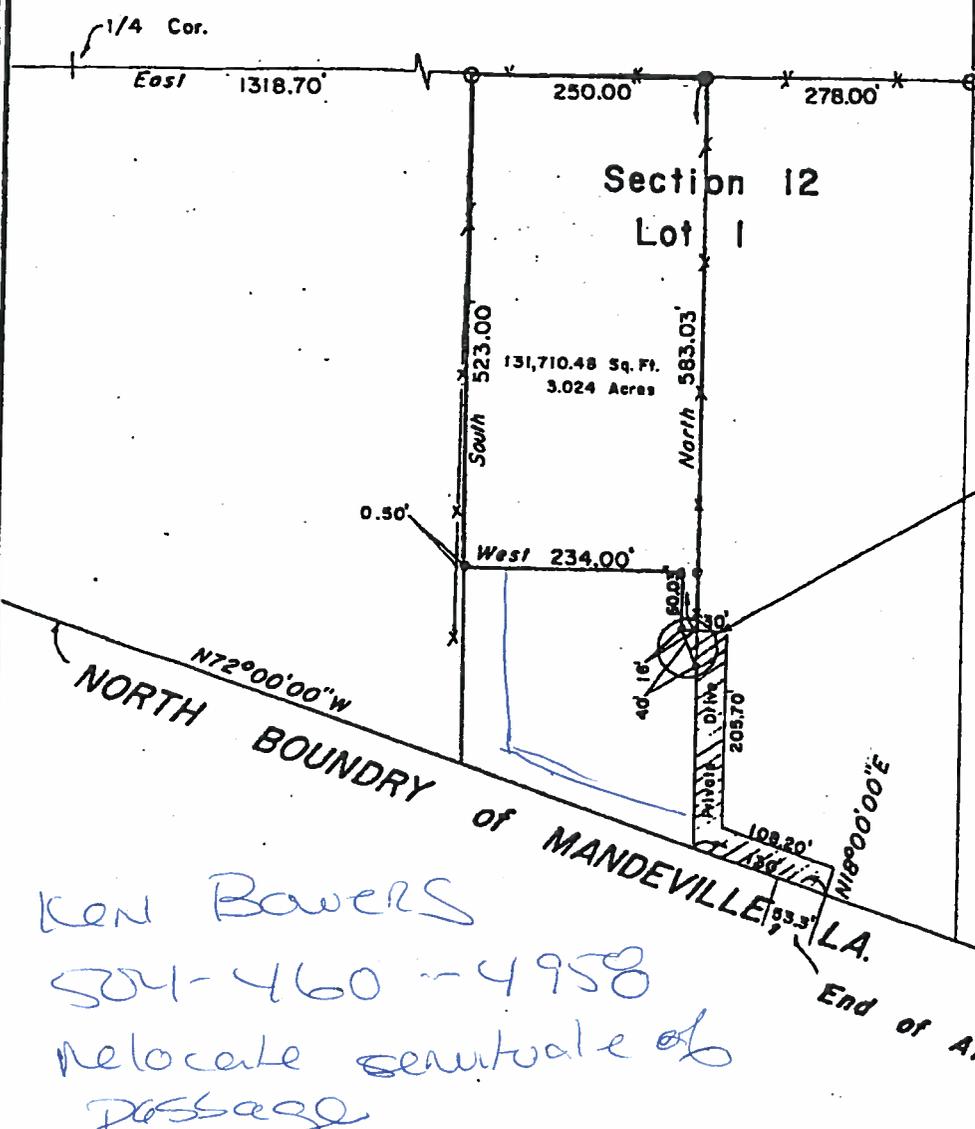
SIMPSON FARMS
 SECTION 24, T-6-S, R-10-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LA.

REVISION	DATE

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST. - MANDEVILLE, LA.
 70071

SCALE: 1" = 100'
 DATE: 06-02-14
 DRAWN BY: DLJ
 JOB NO.: 14-033
 SHEET NO.:

SECTION 1 (SIDE)
T8S - R11E



Ken Bowers
504-460-4958
Relocate servitude of
passage

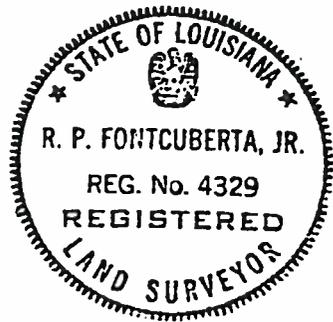
SURVEY OF A PORTION OF LOT 1
 SECTION 12, T8S - R11E
 GREENSBURG DISTRICT
 ST. TAMMANY PARISH, LA.

Revised (1981)

Certified Correct To:
 Mr. & Mrs. Kevin Cote

Revised: January 23, 1981
 To Show Bearings

o = Axle
 ● = 1/2" Iron Rod
 Scale: 1" = 200'
 Date: January 19, 1981



Surveys
 INCORPORATED
 Metairie, La.

Certified Correct

R. P. Fontcuberta, Jr.
 Surveyor