

DRAFT

**AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JANUARY 5, 2016
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA**

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- Phones and Pagers**
- Appeals**
- Speaker Card**
- Ten (10) minutes of each side and five (5) minutes for rebuttal**
- Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

APPROVAL OF THE MINUTES OF THE DECEMBER 1, 2015 MEETING

POSTPONING OF CASES

PUBLIC HEARING

APPEARERS

ZONING CHANGE REQUEST CASES- APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2015-26-ZC - WITHDRAWN

- Existing Zoning: A-3 (Suburban District)
- Proposed Zoning: PF-1 (Public Facilities District)
- Acres: 1.6 acres
- Petitioner: Rev. Jose Roel Lungay
- Owner: St. Genevieve Roman Catholic Church
- Location: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road, S42, T9S, R13E, Ward 9, District 11.
- Council District: 11

POSTPONED FROM 12/1/15 MEETING

2. 2015-38-ZC

- Existing Zoning: CB-1 (Community Based Facilities District)
- Proposed Zoning: NC-4 (Neighborhood Institutional District)
- Acres: 27,565 sq. ft.
- Petitioner: The Earnest Corporation-Christopher Inman
- Owner: The Earnest Corporation-Christopher Inman
- Location: Parcel located on the west side of U S Highway 190 Frontage Road, south of Fountainebleau Drive, S37, T7S, R11E, Ward 4, District 4.
- Council District: 4

POSTPONED FROM 12/1/15 MEETING

DRAFT

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JANUARY 5, 2016
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

3. 2015-55-ZC
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 0.98 acres
Petitioner: Steven Slanton
Owner: Joe James
Location: Parcel located on the west side of United Church Road, south of Lowe Davis Road, north of Emancipation Road, S25, T6S, R11E, Ward 3, District 2.
Council District: 2

4. 2015-57-ZC
Existing Zoning: NC-5 (Retail & Service District)
Proposed Zoning: A-8 (Multiple Family Residential District)
Acres: 1.933 acres
Petitioner: Jessica Lacy & Jared Bowers
Owner: JSB Mandeville, LLC
Location: Parcel located on the south of LA Highway 22, north of West Causeway Approach, east of Moore Road, west of Dalwill Drive, S54,T7S,R11E, Ward 4, District 10.
Council District: 10

5. 2015-80-ZC
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: AT-1 (Animal Training/Housing District)
Acres: 38.35 acres
Petitioner: Jeffrey Schoen
Owner: Global Wireless Radio Services
Location: Parcel located on the end of Radio Road, south of Pine Street Extension, S11,T8S, R14E, Ward 8, District 9.
Council District: 9

6. 2015-81-ZC
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: AT-1 (Animal Training District)
Acres: 18.46 acres
Petitioner: Jeffrey D. Schoen
Owner: Christie L. Boyet
Location: Parcel located on the west side of Diamond B Ranch Road, south of Pine Street Extension, S9,T8S, R14E, Ward 9, District 9
Council District: 9

7. 2015-82-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-3 (Lodging District)
Acres: 6.284 acres
Petitioner: Council Motion
Owner: Lori L. & Brian E. Chopin
Location: Parcel located on the north side of LA Highway 1088, east of Viola Street, S6, T8S, R12E, Ward 4, District 5
Council District: 5

DRAFT

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JANUARY 5, 2016
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

- 8. 2015-91-ZC
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 2 acres
Petitioner: Victor H. Abel
Owner: Victor H. Abel
Location: Parcel located on the west side of Hwy 59, north of Oswald Road, S24, T6S, R11E, Ward 10, District 2.
Council District: 2

- 9. 2015-101-ZC
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: NC-2 (Indoor Retail and Service District) & RO (Rural Overlay)
Acres: 30,411 sq. ft.
Petitioner: Andrew Johnson /Nga Tran
Owner: Andrew Johnson /Nga Tran
Location: Parcel located on the south side of LA Highway 1088, west of Soult Street, being 1210 Highway 1088, Mandeville, S6 T8S R12E, Ward 4, District 5.
Council District: 5

- 10. 2015-103-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 7.416 acres
Petitioner: Michael & Judy Vaughn
Owner: Michael & Judy Vaughn
Location: Parcel located at the end of Marshall Vaughn Road, east of LA Highway 434, being 67430 Marshall Vaughn Road, Lacombe, S27, T7S, R13E, Ward 6, District 11.
Council District: 11

- 11. ZC15-10-071
Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-2A (Highway Commercial District)
Acres: 2.88 acres
Petitioner: John Bowers, III
Owner: 114 Northpark, L. L. C.
Representative: David P. Sirera
Location: Parcel located at the northeast corner of Northpark Blvd. & Park Place, being 114 Northpark Blvd., Covington, S15, T7S, R11E, Ward 3, District 5.
Council District: 5

(Referred back from December 4, 2015 Council Meeting)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 1, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm
Absent: Randolph
Staff Present: Helen Lambert, Regan Contois, Lauren K. Davis, Mike Sevante

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was presented by Mr. Richardson.

APPROVAL OF THE MINUTES OF THE NOVEMBER 4, 2015 MEETING

Cazaubon moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

POSTPONING OF CASES

4. 2015-38-ZC

Existing Zoning: CB-1 Community Based Facilities District

Proposed Zoning: NC-4 Neighborhood Institutional District

Acres: 27,565 sq. ft.

Petitioner: The Earnest Corporation - Christopher Inman

Owner: The Earnest Corporation - Christopher Inman

Location: Parcel located on the west side of US Highway 190 Frontage Road, south of Fountainebleau Drive. Ward 4, District 4

Council District: 4

ZONING COMMISSION MINUTES, CONT.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Rick Richardson/Earnest Corp. Opposition: none

Davis moved to postpone this case until the January meeting, second by Matthews.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2015-20-ZC

Existing Zoning: A-2 Suburban District

Proposed Zoning: A-4 Single-Family Residential District

Acres: 57.4 acres

Petitioner: Darling Design Homes, INC - James Coate

Owner: Ruth Begue

Location: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive. Ward 3, District 2

Council District: 2

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell Opposition: none

Cazaubon moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

2. 2015-21-ZC

Existing Zoning: A-4 Single-Family Residential District

Proposed Zoning: A-4 Single-Family Residential District, PUD Planned Unit Development Overlay

Acres: 57.4 acres

Petitioner: Darling Design Homes, INC - James Coate

Owner: Ruth Begue

Location: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive. Ward 3, District 2

Council District: 2

ZONING COMMISSION MINUTES, CONT.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell Opposition: none

Cazaubon moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

3. 2015-26-ZC

Existing Zoning: A-3 Suburban District

Proposed Zoning: PF-1 Public Facilities District

Acres: 1.6 acres

Petitioner: Rev. Jose Roel Lungay

Owner: St. Genevieve Roman Catholic Church

Location: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road.

Ward 9, District 11

Council District: 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Deacon Dan Haggerty/St. Genevieve Opposition: Louie Scaffidi, Bill Crockett, Mark Millican, Arny Broussard, Jerry LaCoste, Deborah LaCoste, Jennifer Stauter/homeowners

Richard moved to postpone until the January meeting, second by Matthews.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

5. 2015-47-ZC

Existing Zoning: A-1 Suburban District

Proposed Zoning: A-2 Suburban District

Acres: 4.28 acres

Petitioner: Diane McDonald

Owner: Gary & Diane McDonald

Location: Parcel located on the east side of Gottschalk Road, south of Breen Road, north of Ronald Reagan Highway, being 74438 Gottschalk Road, Covington. Ward 1, District 3

Council District: 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Diane McDonald/owner Opposition: none

Willie moved to approve, second by Cazaubon.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

ZONING COMMISSION MINUTES, CONT.

6. 2015-53-ZC

Existing Zoning: A-4 Single-Family Residential District

Proposed Zoning: A-4 Single-Family Residential District, MHO Manufactured Housing Overlay

Acres: 0.83 acres

Petitioner: Anquinell Schneider

Owner: Norma Johnson

Location: Parcel located at the end of Batiste Street, east of Pugh Road. Ward 4, District 7

Council District: 7

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Cory Schneider/owner Opposition: none

Davis moved to approve, second by Matthews.

Yea: Cazaubon, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

7. 2015-54-ZC

Existing Zoning: A-1A Suburban District

Proposed Zoning: A-2 Suburban District

Acres: 3.36 acres

Petitioner: Deidre McMurray

Owner: Clarence R. Dutruch

Location: Parcel located on the west side of LA Highway 40, north of Woodland Drive, south of Stermer Road, being 20857 Highway 40, Bush. Ward 2, District 6

Council District: 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Deidre McMurray Opposition: none

Cazaubon moved to approve, second by Willie.

Yea: Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

8. 2015-56-ZC

Existing Zoning: A-3 Suburban District

Proposed Zoning: NC-1 Professional Office District

Acres: 1.3 acres

Petitioner: Jeffery D. Schoen

Owner: Grandland Covington, LLC - William G. Grand

Location: Parcel located at the southwest corner of LA Highway 1085 & Holly Street, being Lot

ZONING COMMISSION MINUTES, CONT.

1, Square 2, Evergreen Acres. Ward 1, District 1

Council District: 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell Opposition: Todd Marchand, Karen Key, Sandra Slifer, Don Lobb, Judy Lobb, Deborah Cortez, Mark Cortez, Clay Laino

Doherty moved to approve, second by Matthews.

Yea: Cazaubon, Richard, Matthews, Davis, Doherty

Nay: Lorren, Richardson, Willie, Mannella, Drumm

Abstain:

9. **2015-58-ZC**

Existing Zoning: NC-1 Professional Office District, HC-2 Highway Commercial District

Proposed Zoning: HC-2 Highway Commercial District

Acres: 1.32 acres

Petitioner: Kenny Pullen

Owner: 675 Properties, LLC

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. Ward 4, District 4

Council District: 4

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jason Riebert/Gulf States Opposition: none

Richard moved to approve, second by Drumm.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

10. **2015-62-ZC**

Existing Zoning: A-3 Suburban District

Proposed Zoning: A-4 Single-Family Residential District

Acres: 0.91 acres

Petitioner: Karen Rodriguez

Owner: Karen Rodriguez

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.

Ward 1, District 1

Council District: 1

ZONING COMMISSION MINUTES, CONT.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Karen Rodriguez Opposition: none

Cazaubon moved to approve, second by Matthews.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

11. 2015-66-ZC

Existing Zoning: A-3 Suburban District

Proposed Zoning: A-3 Suburban District, MHO Manufactured Housing Overlay

Acres: 20,000 sq. ft.

Petitioner: Alba Velasquez

Owner: Alba Velasquez

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. Ward 6, District 6

Council District: 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Alba Velasquez Opposition: none

Davis moved to approve, second by Doherty.

Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Doherty, Drumm

Nay: Matthews, Richard

Abstain:

12. 2015-67-ZC

Existing Zoning: A-4 Single-Family Residential District

Proposed Zoning: PF-1 Public Facilities District

Acres: 1.452 acres

Petitioner: Bernice Leggett

Owner: Bernice Leggett

Location: Parcel located at the end of Dixie Street, South of Browns Village Road.

Ward 9, District 14

Council District: 14

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Pastor Steve Abrams Opposition: none

ZONING COMMISSION MINUTES, CONT.

Davis moved to approve, second by Matthews.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

13. **ZC13-04-022**

Existing Zoning: Major Amendment to the PUD (Planned Unit Development Overlay)

Acres: 16.811 acres

Petitioner: Mark Malkemus

Owner: Step Three Investments, LLC

Location: Parcel located at the end of Andrew Drive, east of Hollycrest Lane. Ward 3, District 5

Council District: 5

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne Opposition: Armand Bennett

Davis moved to approve, second by Doherty.

Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain: Richard

14. **ZC05-12-076**

Existing Zoning: Major Amendment to the PUD (Planned Unit Development Overlay)

Acres: 33.68 acres

Petitioner: Sean M. Burkes

Owner: SLJ Berkshire, LLC

Location: Parcel located north of Abney Farm Road, east of Hollycrest Lane. Ward 8, District 9

Council District: 9

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sean Burkes Opposition: Rachelle Vieages, Clayton Crawford

Matthews moved to approve, second by Richard.

Yea: Cazaubon, Richardson, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

ZONING COMMISSION MINUTES, CONT.

15. **ZC12-03-016**

Existing Zoning: Major Amendment to the PUD (Planned Unit Development Overlay)

Acres: 50.34 acres

Petitioner: James H. Simpson

Owner: Team Discipleship, Inc.

Location: Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190. Ward 3, District 3

Council District: 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne Opposition:

Cazaubon moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm

Nay:

Abstain:

OLD BUSINESS
NEW BUSINESS
ADJOURNMENT

ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-38-ZC
Posted: 12/16/2015
Prior Action: Postponed 12/01/2015

Meeting Date: 01/05/2016
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 other 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

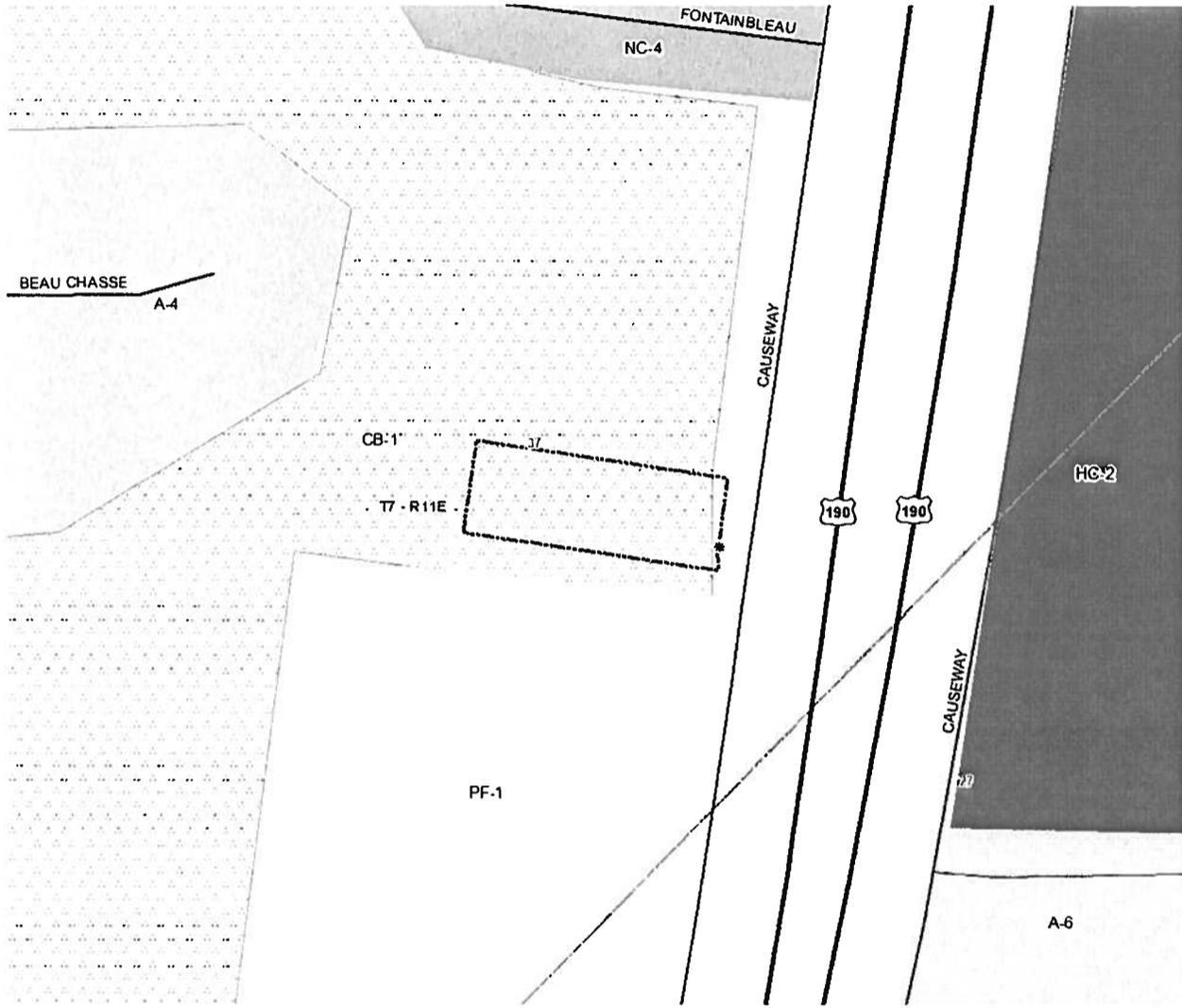
PETITIONER: The Earnest Corporation - Christopher Inman

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



ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-55-ZC
Posted: 12/15/2015

Meeting Date: 1/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Steven Slanton

OWNER: Joe James

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of United Church Road, south of Lowe Davis Road, north of Emancipation Road ; S25, T6S, R11E; Ward 3, District 2

SIZE: 0.98 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-2 Suburban District
South	Mobile Homes	A-2 Suburban District
East	Undeveloped/ Residential	A-2 Suburban District
West	Undeveloped	A-2 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-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay. This site is located on the west side of United Church Road, south of Lowe Davis Road, north of Emancipation Road. The 2025 future land use plan calls for the area to be developed with residential uses including modular 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.: 2015-55-ZC

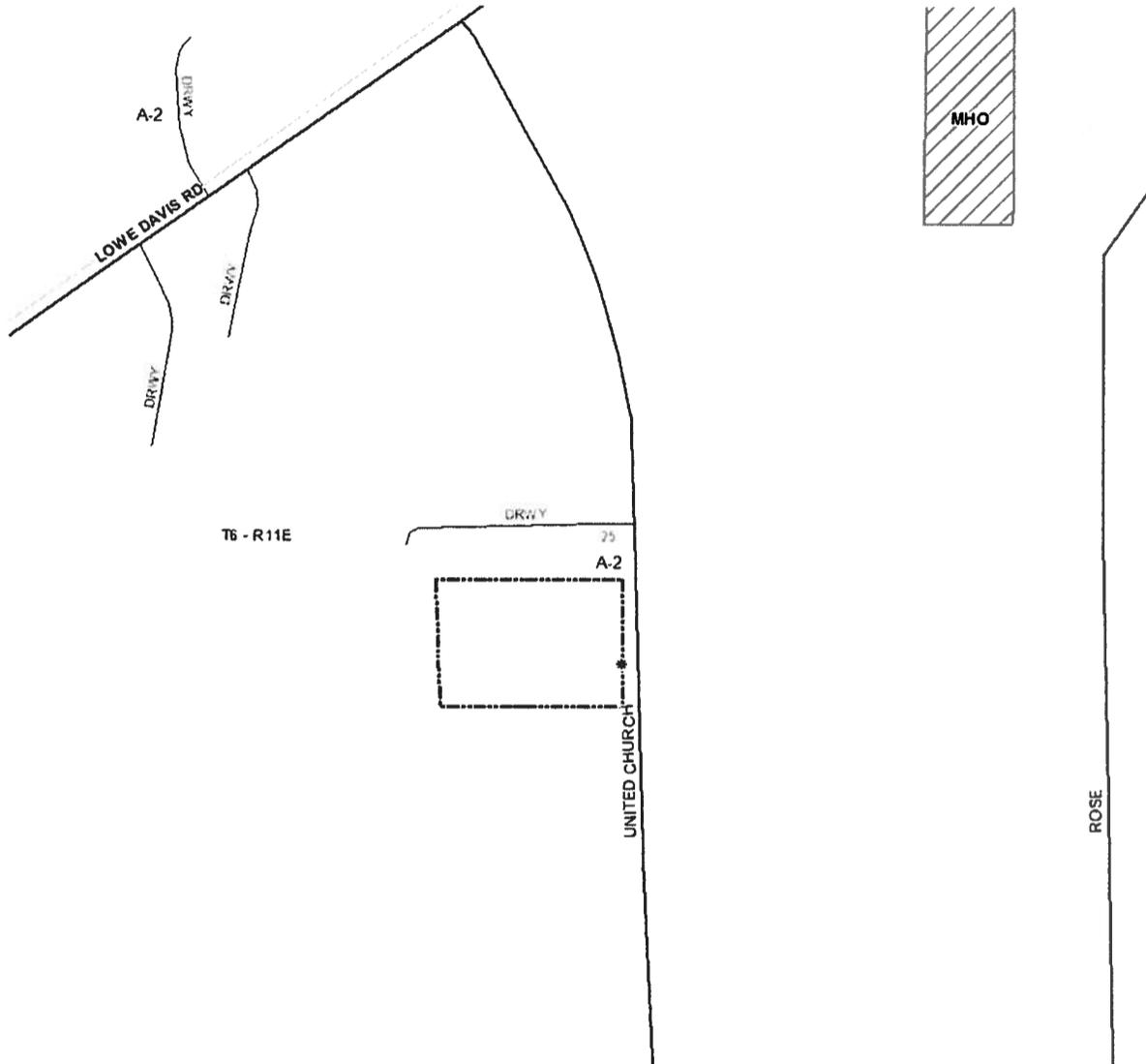
PETITIONER: Steven Slanton

OWNER: Joe James

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of United Church Road, south of Lowe Davis Road, north of Emancipation Road ; S25, T6S, R11E; Ward 3, District 2

SIZE: 0.98 acres



2015-55-ZC

21195

21238

73222

21212

73210

73207

73187

21164

73181

73162

73171

73161

73130

73155

73092

T9-R41E

25

A-2

73098

73093

UNITED CHURCH

73078

73066

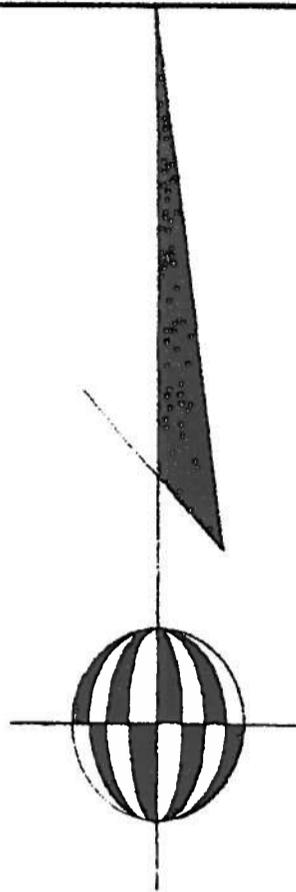
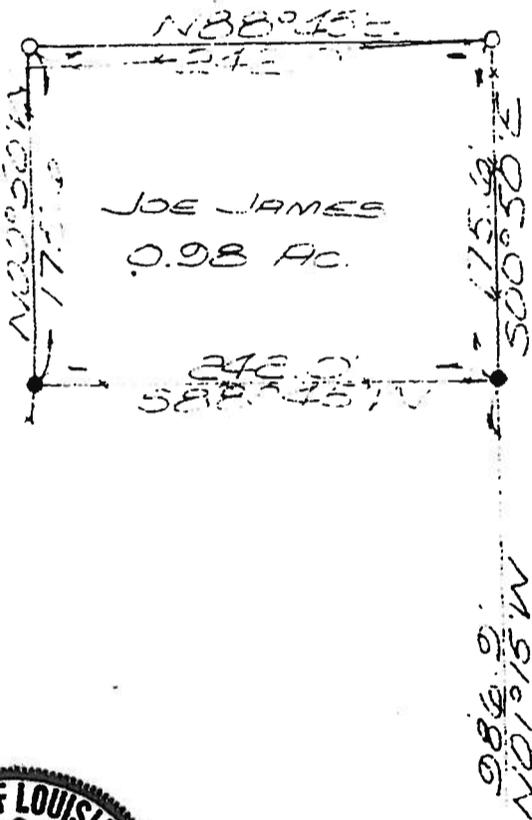
73055

73045

0 400 Feet



2015-55-7C



SECTION 25

WEST 635.5'

1/4 CORNER

SECTION 36

MAP PREPARED FOR

JOE JAMES

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN Section 25 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana THIS MAP IS IN ACCORDANCE WITH A CONTRACT MADE ON THE 21ST OF 1984 UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

LAND SURVEYING Inc.

Jeron R. Fitzmorris
REGISTERED LAND SURVEYOR

SCALE 1" = 100'

DATE March 8, 1984

NO. 3410

Case No.: 2015-57-ZC

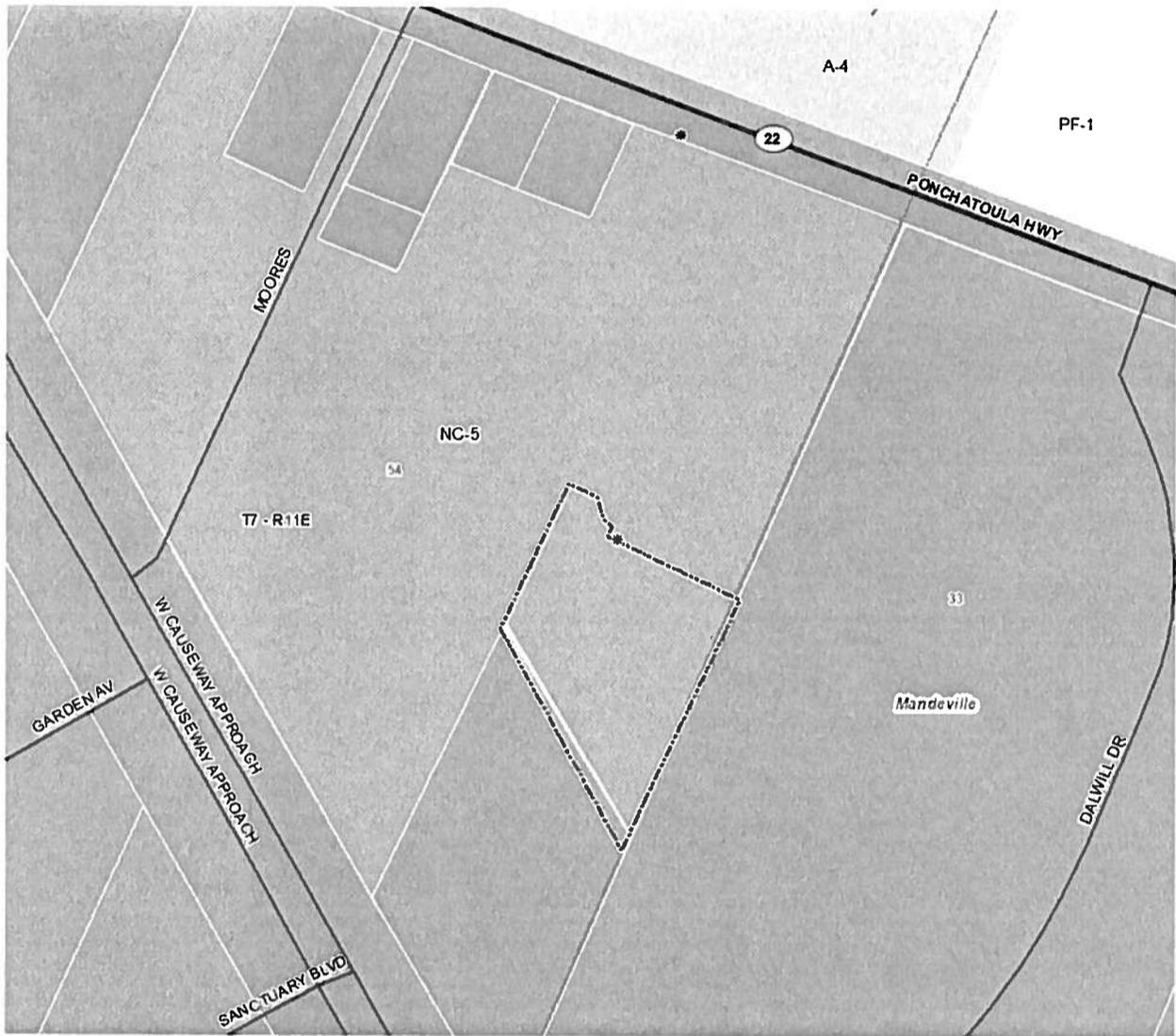
PETITIONER: Jessica Lacy & Jared Bowers

OWNER: JSB Mandeville, LLC

REQUESTED CHANGE: From NC-5 Retail and Service District to A-8 Multiple Family Residential District

LOCATION: Parcel located on the south side of LA Highway 22, north of West Causeway Approach, east of Moore Road, west of Dalwill Drive; S54, T7S, R11E; Ward 4, District 10

SIZE: 1.933 acres





2015-57-ZC

PONCHATOULA HWY

A-4

LONGWOOD

PF-1

MOOPRES

NC-5

2015-57-ZC

64

77-R1E

CAUSEWAY APPROACH

CAUSEWAY APPROACH

38

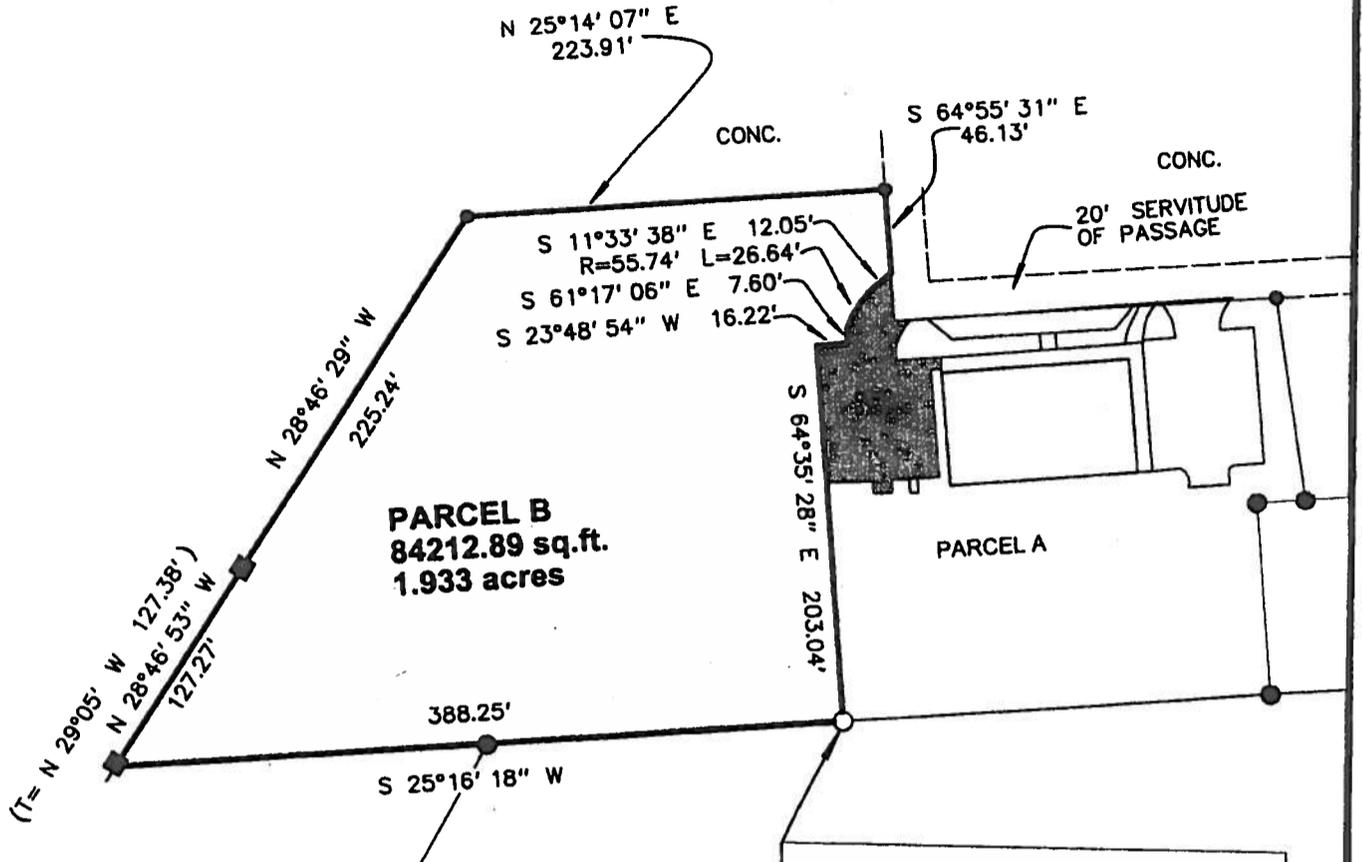
SANCTUARY

DAINWILL

0 410 Feet



2015-57-ZC



THIS POINT DESCRIBED AS BEING
 S 25°15' W - 1077.1'; THENCE
 S 25°16' 18\" W - 567.29' FROM THE
 SECTION CORNER COMMON TO
 SECTIONS 33, 37 & 54, T-7-S, R-11-E

-- LEGEND --

- = 3/4" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
 ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
 PANEL NO. 220205 0240 E; REV. 8-16-95

REFERENCE: PLAT OF PARCELS A & B, BY THIS FIRM,
 FILED 08-09-2007, MAP FILE NO. 4516B.

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.



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
 "B" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:	
PARCEL B (1.933 ACRES) SECTION 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
JSB INTERESTS, LLC	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE:	1" = 100'
DATE:	08-01-2007
DRAWN:	R.F.D.
JOB NO.:	03-039-PB
REVISED:	

[Handwritten Signature]
 8-13-07

Case No.: 2015-80-ZC

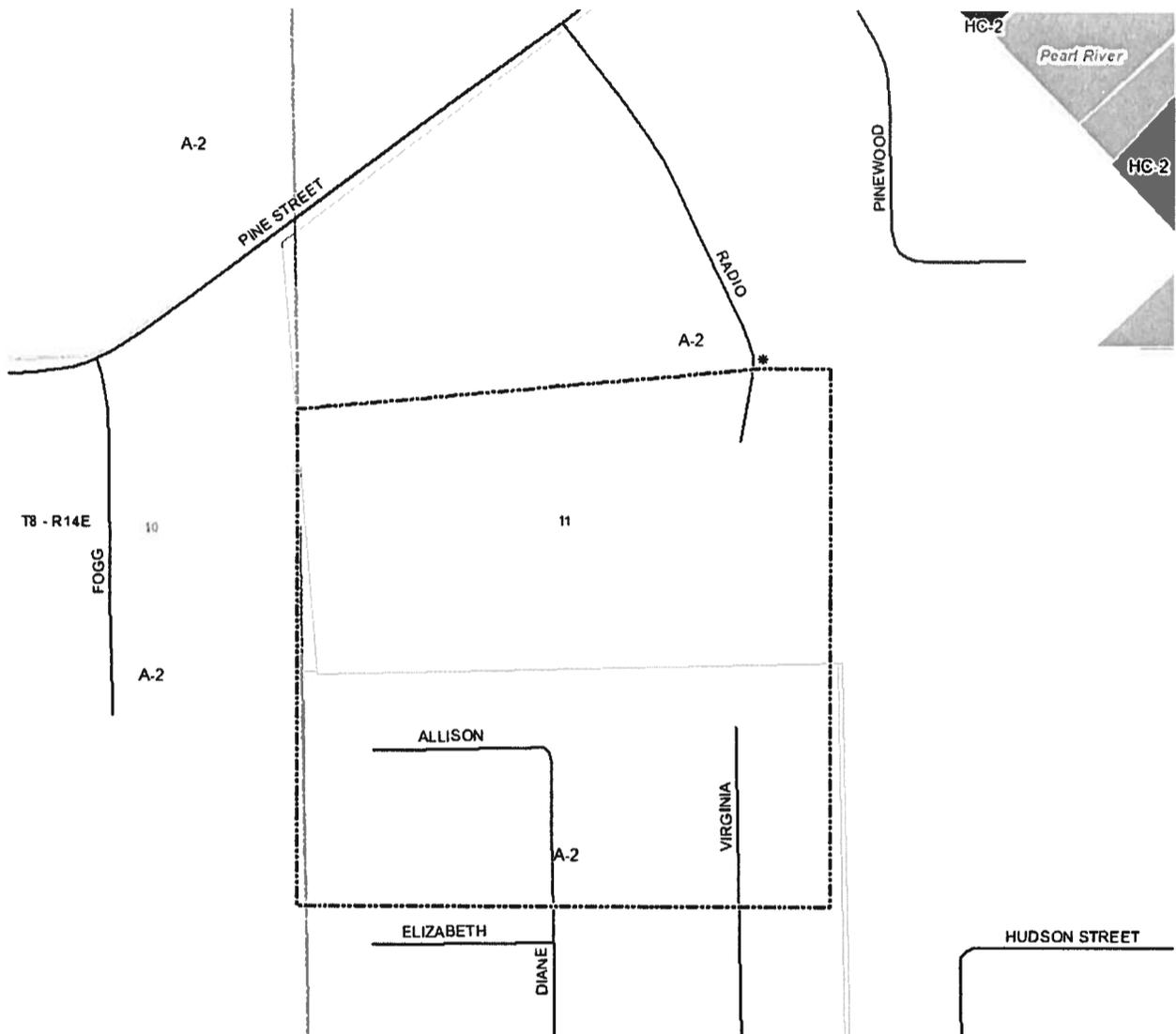
PETITIONER: Jeff Schoen

OWNER: Global Wireless Radio Services Inc.

REQUESTED CHANGE: From A-2 Suburban District to AT-1 Animal Training/Housing District

LOCATION: Parcel located at the end of Radio Road, south of Pine Street Extension; S11, T8S, R14E; Ward 8, District 9

SIZE: 38.55 acres



ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-81-ZC
Posted: 12/16/2015

Meeting Date: 1/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: Christie L. Boyet

REQUESTED CHANGE: From A-1 Suburban District to AT-1 Animal Training District

LOCATION: Parcel located on the west side of Diamond B Ranch Road, south of Pine Street Extension; S11, T8S, R14E; Ward 9, District 9

SIZE: 18.46 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt & access easement **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	Undeveloped
South	Undeveloped/Vacant	Undeveloped/Vacant
East	Undeveloped/Residential	Undeveloped
West	Undeveloped	Undeveloped

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.

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 an adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to AT-1 Animal Training District. This site is located on the west side of Diamond B Ranch Road, south of Pine Street Extension. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The site is currently developed with multiple cellular towers. The objective of the request is to bring the use of the site in compliance with the appropriate zoning. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-1 Animal Training District designation be approved.

Case No.: 2015-81-ZC

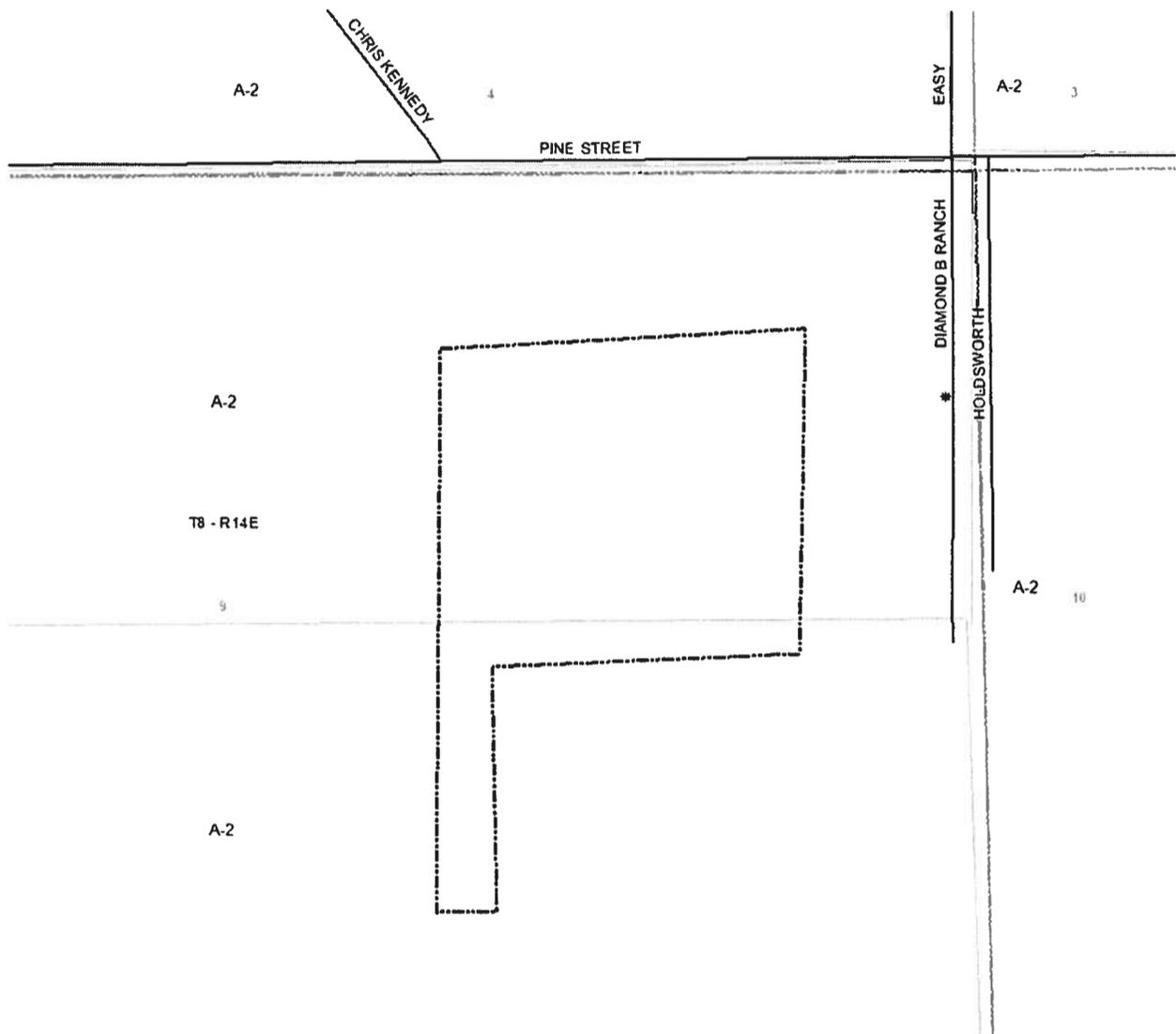
PETITIONER: Jeff Schoen

OWNER: Christie L. Boyet

REQUESTED CHANGE: From A-1 Suburban District to AT-1 Animal Training District

LOCATION: Parcel located on the west side of Diamond B Ranch Road, south of Pine Street Extension; S11, T8S, R14E; Ward 9, District 9

SIZE: 18.46 acres



2015-81-ZC

CHRIS KENNEDY

4

65035

EAST

65020

36511

PINE STREET

HOLDSWORTH

36692

DIAMOND B RANCH

64546

36424

64524



36692

T8- R14E

64500

10

A-2

37006

POWERLINE

37017

0 820 Feet



ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-82-ZC
Posted: 12/15/2015

Meeting Date: 1/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: Lori L. & Brian E. Chopin

REQUESTED CHANGE: From A-3 Suburban District to NC-3 Lodging District

LOCATION: Parcel located on the north side of LA Highway 1088, east of Viola Street; S6, T8S, R12E; Ward 4, District 5

SIZE: 6.3 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	Undeveloped	A-2 Suburban District
South	Residential	A-4 Single Family Residential District
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

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 an adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to NC-3 Lodging District. This site is located on the north side of LA Highway 1088, east of Viola Street. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The Hwy 1088 corridor is predominantly developed with residential uses, accesses to residential subdivisions and undeveloped land. There are some existing commercial and institutional uses and undeveloped commercially zoned parcels of land along Hwy 1088; however, the parcels were, for the most part, zoned and/or developed before the comprehensive rezoning. Therefore, staff does not see any compelling reason to recommend approval of the requested zoning change, considering that the site was zoned SA Suburban Agricultural District before the comprehensive rezoning, and is currently surrounded by residential zoning on each side.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-3 Lodging District designation be denied.

Case No.: 2015-82-ZC

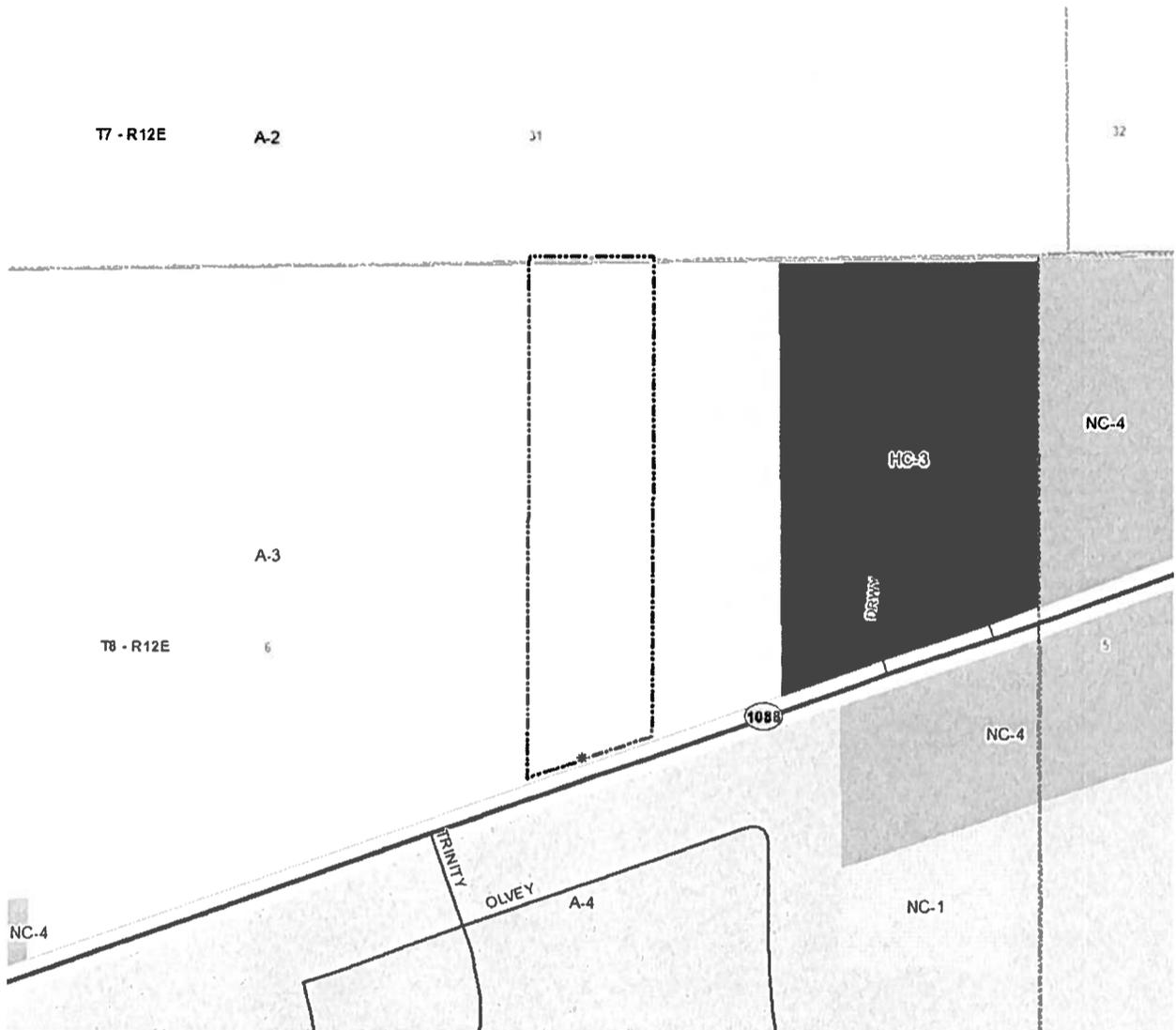
PETITIONER: Council Motion

OWNER: Lori L. & Brian E. Chopin

REQUESTED CHANGE: From A-3 Suburban District to NC-3 Lodging District

LOCATION: Parcel located on the north side of LA Highway 1088, east of Viola Street; S6, T8S, R12E; Ward 4, District 5

SIZE: 6.3 acres

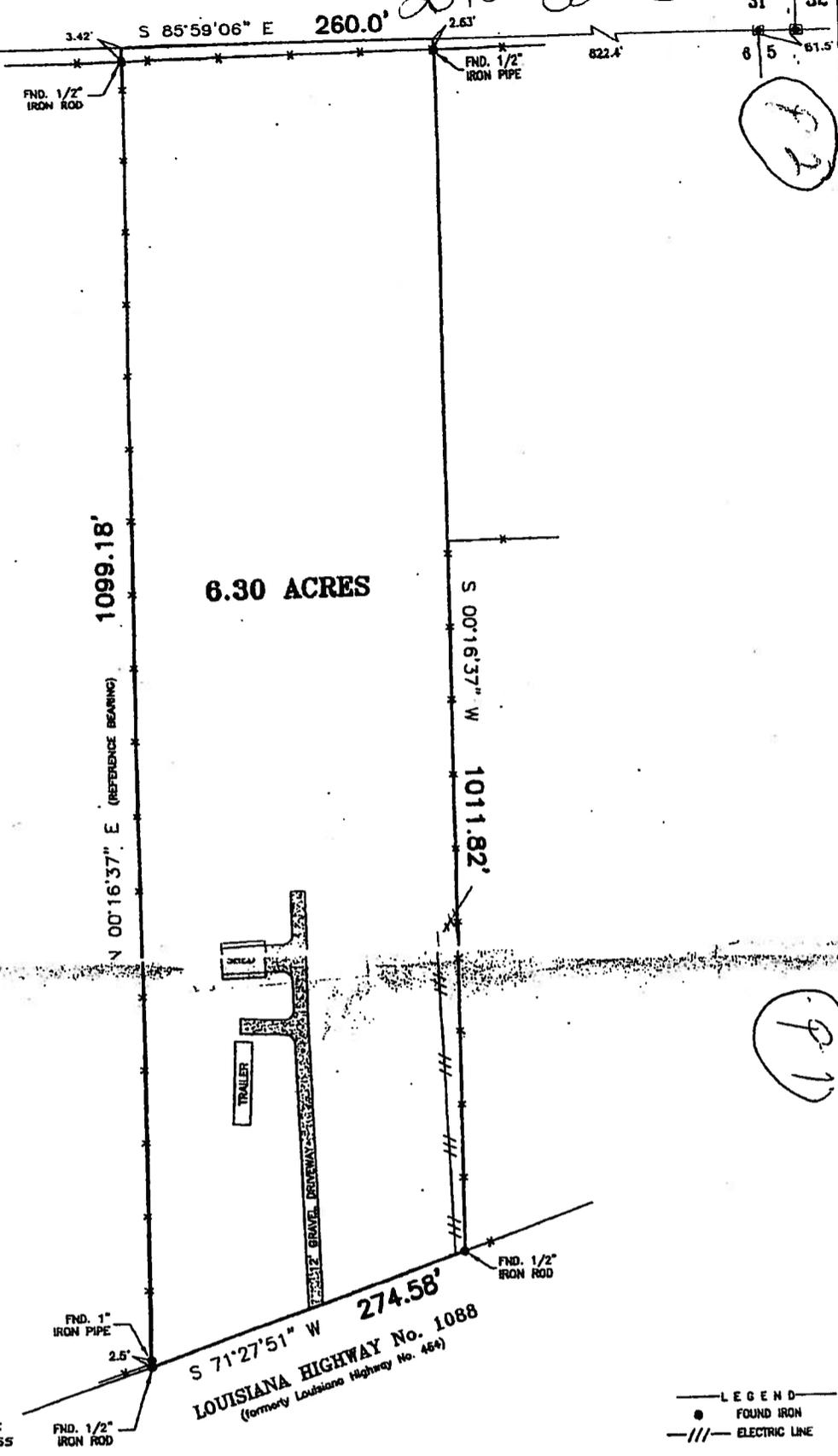




2015-82-2C

TOWNSHIP 7 SOUTH
TOWNSHIP 8 SOUTH

31 | 32
6 | 5 | 61.5'



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

LEGEND
 ● FOUND IRON
 --- ELECTRIC LINE

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

REFERENCE: Survey of a 7.38 acre parcel of land situated in Section 6, Township 8 South, Range 12 East; Survey by John E. Bonneau, for Stephanie Seemayer, Dated 21-June-2005; Drawing No. 05562.

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) "A" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0245 C; Revised: 10/17/1989

SURVEY MAP OF
 A 6.30 ACRE TRACT OF LAND
 situated in
 SECTION 6, TOWNSHIP 8 SOUTH, RANGE 12 EAST
 St. Tammany Parish, Louisiana
 for
 BRIAN E. CHOPIN

Survey No. 2005 654
Date: 02-AUGUST-2005

Drawn by: BJO
Revised:

Scale: 1" = 100'

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

1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (985)626-0808
SLIDELL (985)643-2508 • MANDEVILLE (985)626-3548 • N.O. (504)456-2042
HAMMOND (985)345-7641 • FAX NO. (985)626-0057 • e-mail: jebco1@bellsouth.net

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.

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

STATE OF LOUISIANA
 This Survey is Certified True and Correct by
 JOHN E. BONNEAU
 Professional Land Surveyor
 Registration No. 4423

ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-91-ZC
Posted: 12/15/2015

Meeting Date: 1/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Victor H. Abel

OWNER: Victor H. Abel

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

LOCATION: Parcel located on the west side of LA Highway 59, north of Oswald Road ; S24, T6S, R11E; Ward 10, District 2

SIZE: 2 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	Undeveloped	A-1A Suburban District
South	Undeveloped/Vacant/Residential	A-1A Suburban District
East	Vacant/Residential	A-1A Suburban District
West	Undeveloped/Residential	A-1A Suburban 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 an adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District to A-2 Suburban District. This site is located on the west side of LA Highway 59, north of Oswald Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. Staff feels that there is no compelling reason to recommend approval considering that the site is surrounded by residential uses and undeveloped parcels of land zoned A-1A.

STAFF RECOMMENDATION:

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

Case No.: 2015-91-ZC

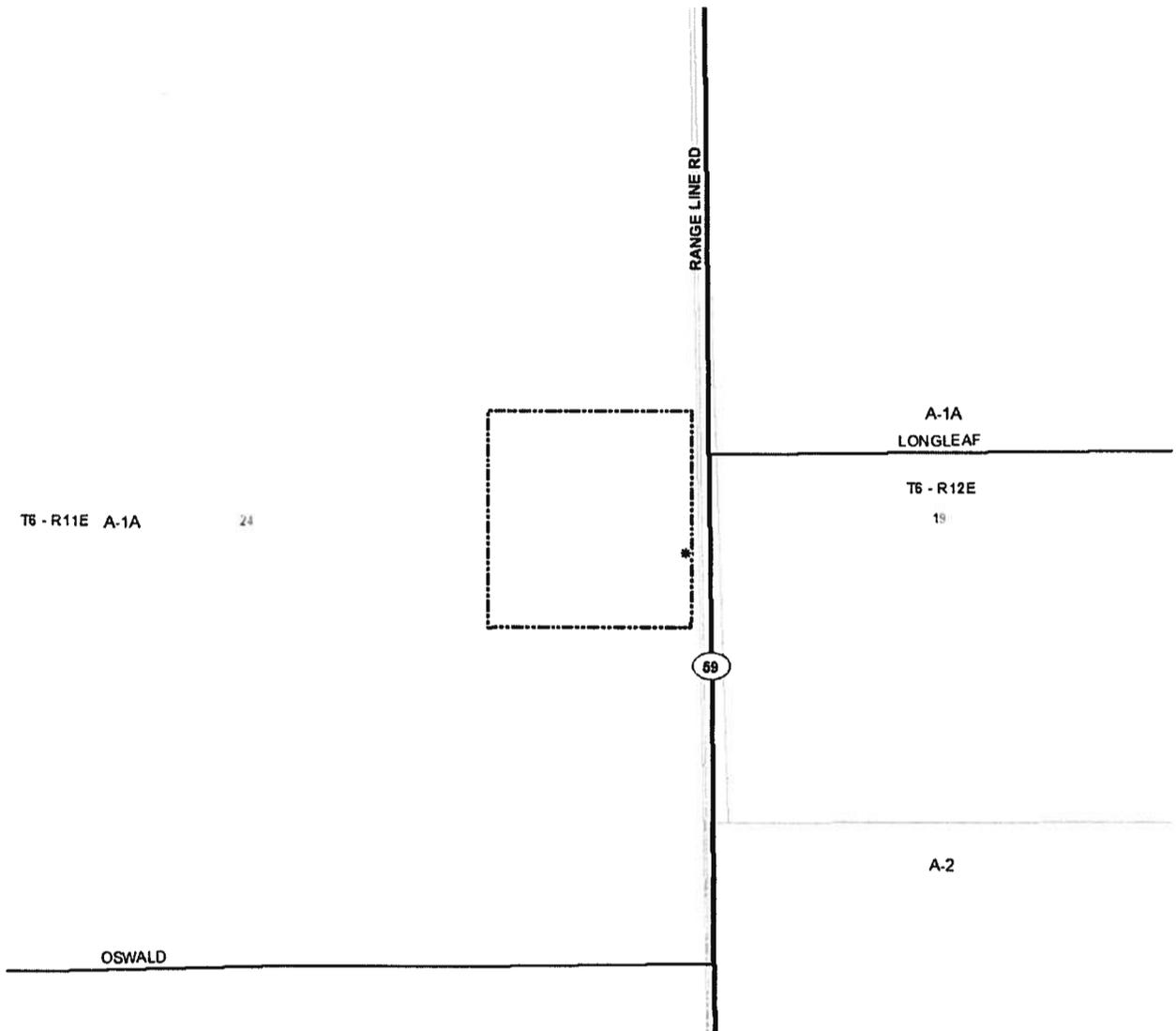
PETITIONER: Victor H. Abel

OWNER: Victor H. Abel

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

LOCATION: Parcel located on the west side of LA Highway 59, north of Oswald Road ; S24, T6S, R11E; Ward 10, District 2

SIZE: 2 acres



2015-91-ZC

13

16

RANGE LINE RD

LONGLEAF

T6 - R12E

T6 - R11E

A-1A

24

13

21142

74521

OSWALD

A-2

0 410 Feet



205-91-2C

- Reference Survey:
1. Survey prepared by Russell P. Morgan dated June 15, 1953 No. 1287 (Basis of Bearings)
 2. Survey prepared by Land Surveying, Inc. dated July 8, 1977 Survey No. 1124
 3. Succession of Anna Stevens Atkinson Inst. No. 1822078

Building setback lines should be determined by owner or contractor prior to any construction

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0150 C, map dated 10-17-1989

- LEGEND:
- ☐ = Fnd. 1/2" pipe
 - = Fnd. 1/2" Rebar
 - = Fnd. Conc. Hwy. Mon.
 - = Set 1/2" Rebar
 - = Fence

Note: Improvements on "Parcel A" will be located at the approval of this Map



N89°55'04"E 1307.28'

PRELIMINARY

Parcel A

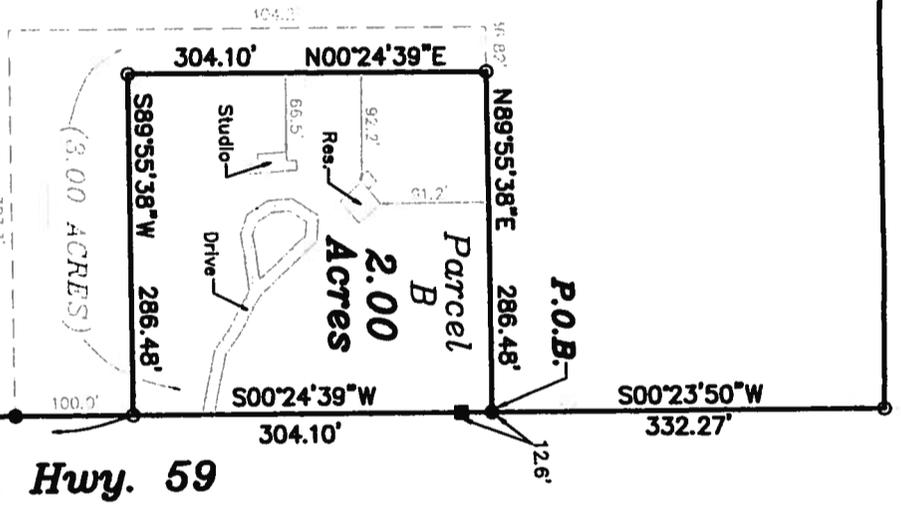
31.81 ACRES

(30.81 ACRES)

PRELIMINARY

N89°43'04"W 1264.51'

Oswald Road



La. Hwy. 59

*A Minor Subdivision of a 30.81 & 3.00 Acre Parcel of Land, into Parcel A & B, situated in Section 24, T-6-S, R-11-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

*This is a Preliminary Map and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for issuance of a permit

The P.O.B. is Reported to be South-664.6' S89°45'W-33.43' from the NE Corner of Section 24, T-6-S, R-11-E, St. Tammany Parish, Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:141. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

PRELIMINARY

BRUCE M. BUTLER III
L.A. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington LA 70433
(985) 892-6217 office (985) 898-0355 fax

MAP PREPARED FOR
VICTOR H. ABEL

SCALE 1" = 130'	DRAWN BY JWG
DATE 11-3-15	DRAWN NUMBER 17160
Section 24 Township 6 South Range 11 East, St. Tammany Parish, Louisiana	

ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-101-ZC
Posted: 12/15/2015

Meeting Date: 1/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Andrew Johnson & Nga Tran

OWNER: Andrew Johnson & Nga Tran

REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-2 Indoor Retail and Service District & RO Rural Overlay

LOCATION: Parcel located on the south side of LA Highway 1088, west of Soutl Street, being 1210 Highway 1088, Mandeville ; S6, T8S, R12E; Ward 4, District 5

SIZE: 30,411 sq.

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	Church	PF-1 Public Facilities District
South	Residential	A-4 Single-Family Residential District
East	Undeveloped	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to NC-2 Indoor Retail and Service District & RO Rural Overlay. This site is located on the south side of LA Highway 1088, west of Soutl Street, being 1210 Highway 1088, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses. The Hwy 1088 corridor is predominantly developed with residential uses, accesses to residential subdivisions and undeveloped land. There are some existing commercial and institutional uses and undeveloped commercially zoned parcels of land along Hwy 1088; however, the parcels were, for the most part, zoned and/or developed before the comprehensive rezoning. Therefore, staff does not see any compelling reason to recommend approval of the requested zoning change to NC-2, considering that the site was zoned SA Suburban Agricultural District before the comprehensive rezoning, and is currently surrounded by residential zoning on each side. Regarding the requested zoning change to RO Rural Overlay, staff does not have any objection, considering that the permitted uses and administrative permits listed under the RO Rural Overlay would have a minimal impact on the surrounding area.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-2 Indoor Retail and Service District designation be denied and the RO Rural Overlay designation be approved.

Case No.: 2015-101-ZC

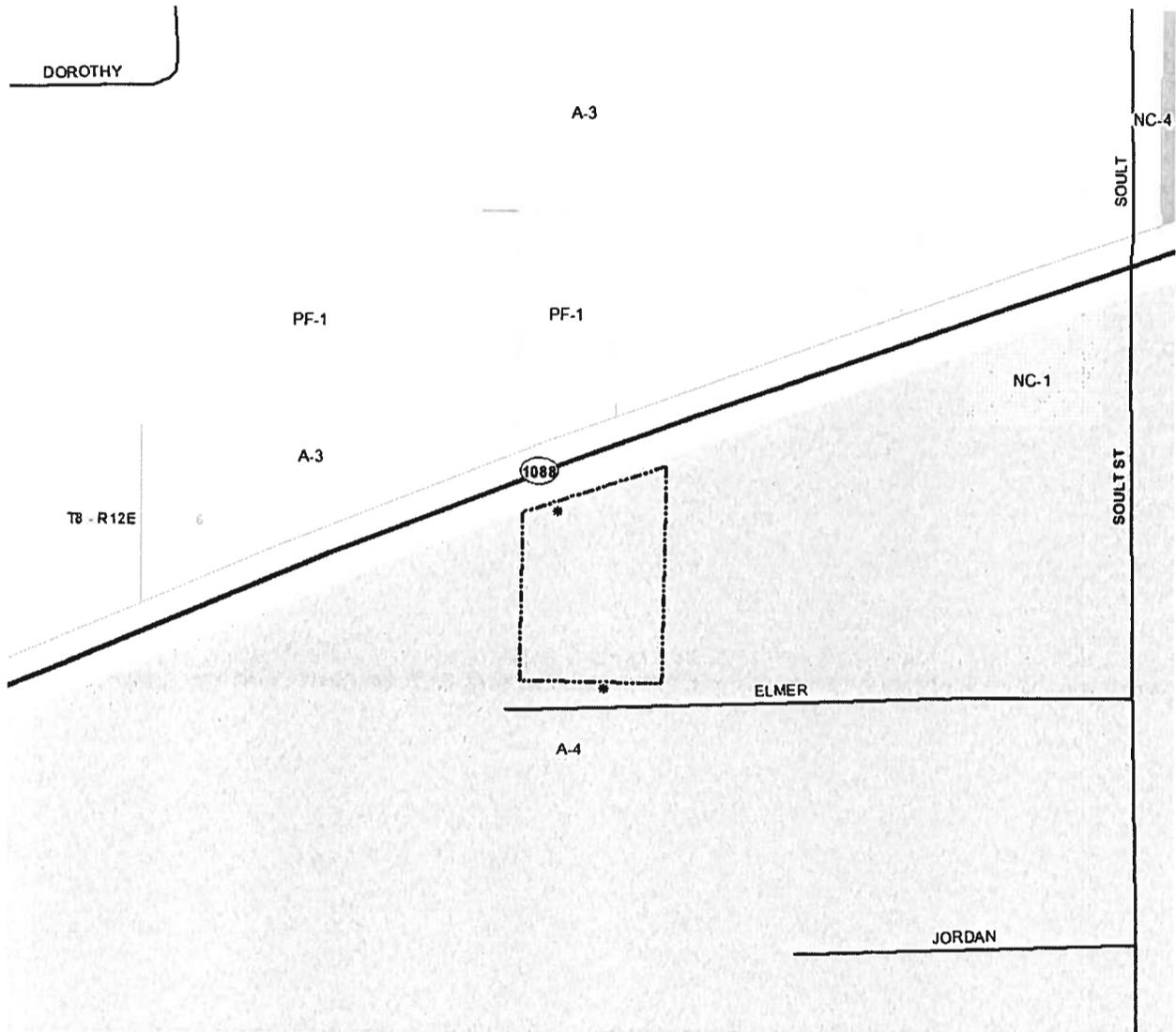
PETITIONER: Andrew Johnson & Nga Tran

OWNER: Andrew Johnson & Nga Tran

REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-2 Indoor Retail and Service District & RO Rural Overlay

LOCATION: Parcel located on the south side of LA Highway 1088, west of Soult Street, being 1210 Highway 1088, Mandeville ; S6, T8S, R12E; Ward 4, District 5

SIZE: 30,411 sq.



PENNROSE

2015-101-ZC

VIOLA

A-3

DOROTHY

NC-

PF-1

NC-1

T8-R12E

SOULT

ELMER

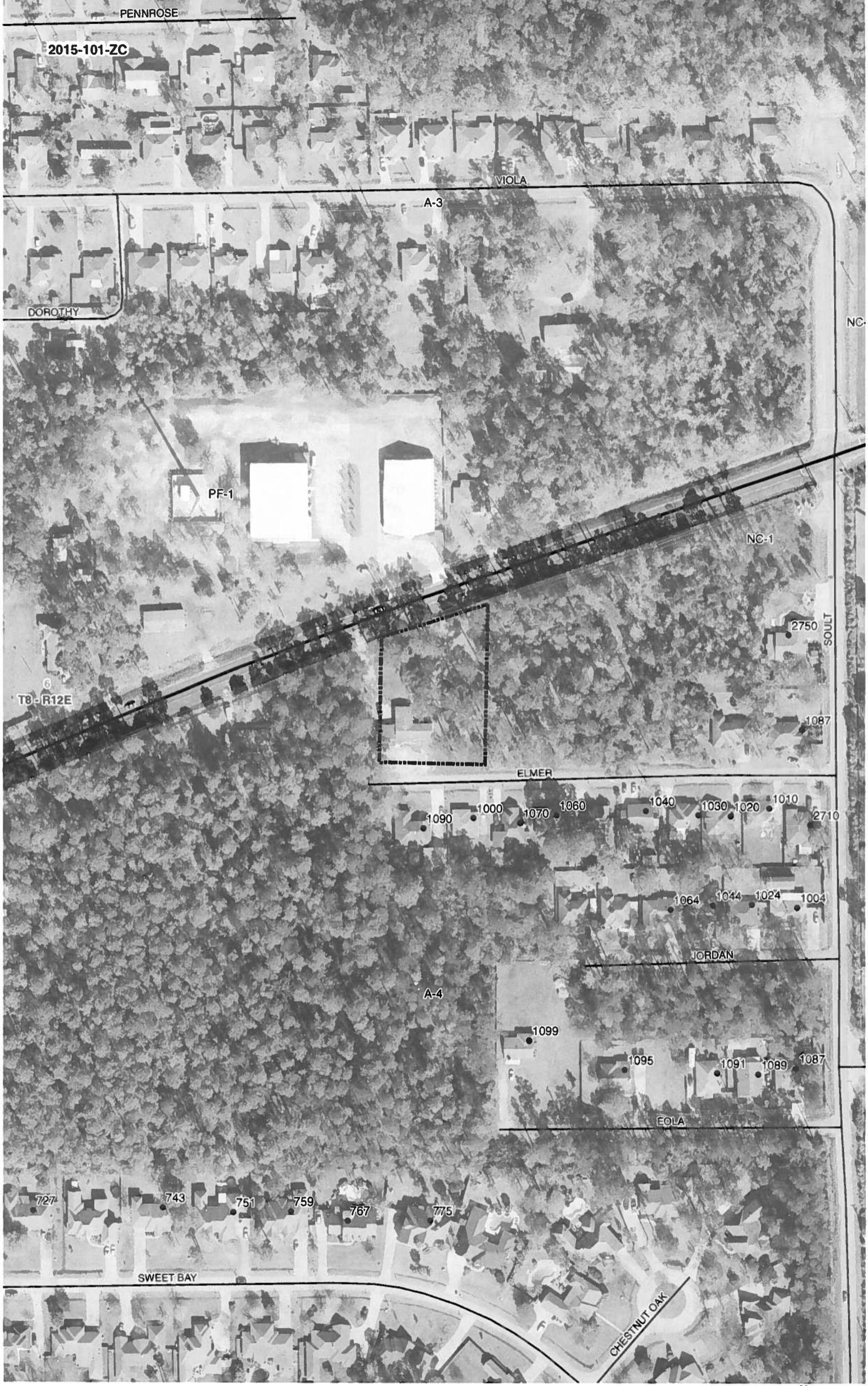
A-4

JORDAN

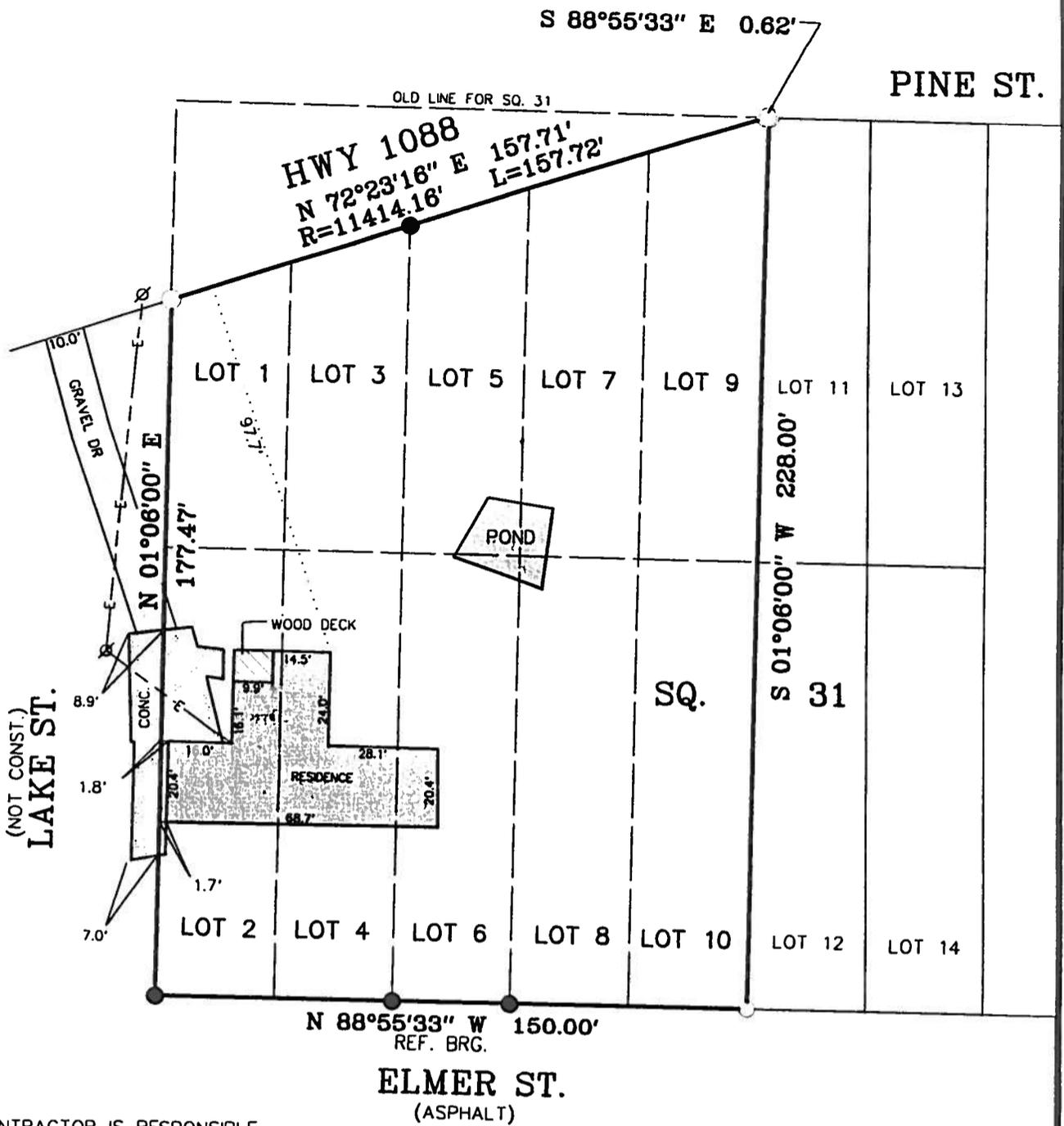
EOLA

SWEET BAY

CHESTNUT OAK



2015-101-2C



NOTE:
 OWNER OR CONTRACTOR IS RESPONSIBLE
 FOR OBTAINING BUILDING SETBACKS
 BEFORE CONSTRUCTION BEGINS.

NO SETBACKS OR SEVITUDES SHOWN

--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
 ZONE C ; BASE FLOOD ELEV. N/A; F.I.R.M.
 PANEL NO. 225205 0245 C ; REV. 10/17/89

NOTE:
 NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH &
 ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL
 OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS
 OF WAY, DEED RESTRICTIONS, WETLANDS OR
 ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES
 ON THIS PROPERTY OTHER THAN THOSE FURNISHED
 BY THE CLIENT.

REFERENCE: PLAT OF MANDEVILLE ANNEX, RECORDED BY
 HOWARD BURNS, DATED 05/1913.
 A PLAT OF LOTS 2 & 4 SQ. 31 MANDEVILLE ANNEX, BY
 J.V BURKES & ASSOC., DATED 10/17/2003, DRW. NO. 1033479

BOUNDARY SURVEY OF:

**LOTS 1-10, SQ. 31
 MANDEVILLE ANNEX
 ST. TAMMANNY PARISH, LA.**

Case No.: 2015-103-ZC

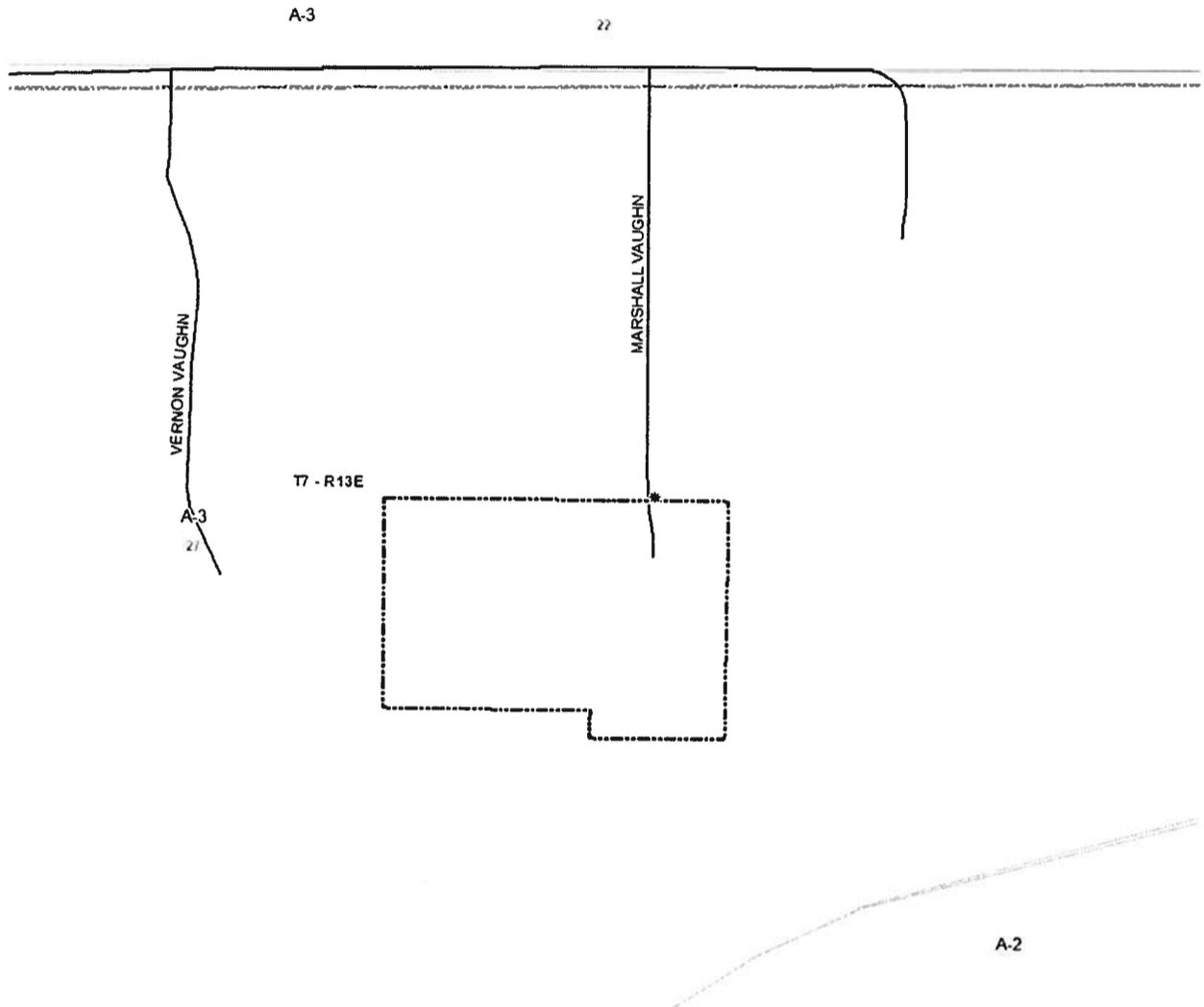
PETITIONER: Michael & Judy Vaughn

OWNER: Michael & Judy Vaughn

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located at the end of Marshall Vaughn Road, east of LA Highway 434, being 67430 Marshall Vaughn Road, Lacombe; S27, T7S, R13E; Ward 6, District 11

SIZE: 7.416 acres



2015-103-ZC

31075

22

31125

31078

VERNON VAUGHN

31240

67453

67513 67497

67476

31276

MARSHALL VAUGHN

67461

67436

T7 - R13E

A-3

67430

27

A-2

0 680 Feet



THIS POINT IS DESCRIBED AS BEING
S 89°17'30" E - 900.90' & SOUTH -
835.23' FROM THE CORNER COMMON
TO 21, 22, 27 & 28, T-7-S, R-13-E.

S 89°37'00" E
715.44'

7.4 +/- ACRES

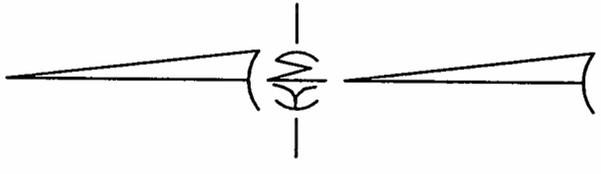
432.26'
NORTH

431.42'
N 89°37'00" W

N 00°59'00" E
57.00'

276.60'
N 89°37'00" W

489.27'
S 00°59'00" W



PREPARED FOR:

SKETCH SHOWING PROPERTY IN SECTION
27, T-7-S, R-13-E, GREENSBURG LAND
DISTRICT, ST. TAMMANY PARISH, LOUISIANA

MICHAEL VAUGHN

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70404-5611

SCALE:	1" = 100'	DATE:	11/18/2015
DRAWN:	J.J.J.	JOB NO.:	15-271
REVISED:			

ZONING STAFF REPORT

Date: 12/28/2015

Case No.: ZC15-10-071

Prior Action: Referred back from Council

Posted: 12/16/2015

Meeting Date: 1/5/2016

Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: John Bowers, III

OWNER: 114 Northpark, LLC

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: 2.88acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

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	Fed Ex & Chevron Buildings	HC-2 Highway Commercial District & PBC-1Planned Business Campus
South	Offices & Fire Station	HC-2 Highway Commercial District
East	Chevron Buildings	PBC-1Planned Business Campus
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. 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. Note that the HC-2A would allow to increase the size of the building to a maximum of 75,000 sq. ft.

STAFF RECOMMENDATION:

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

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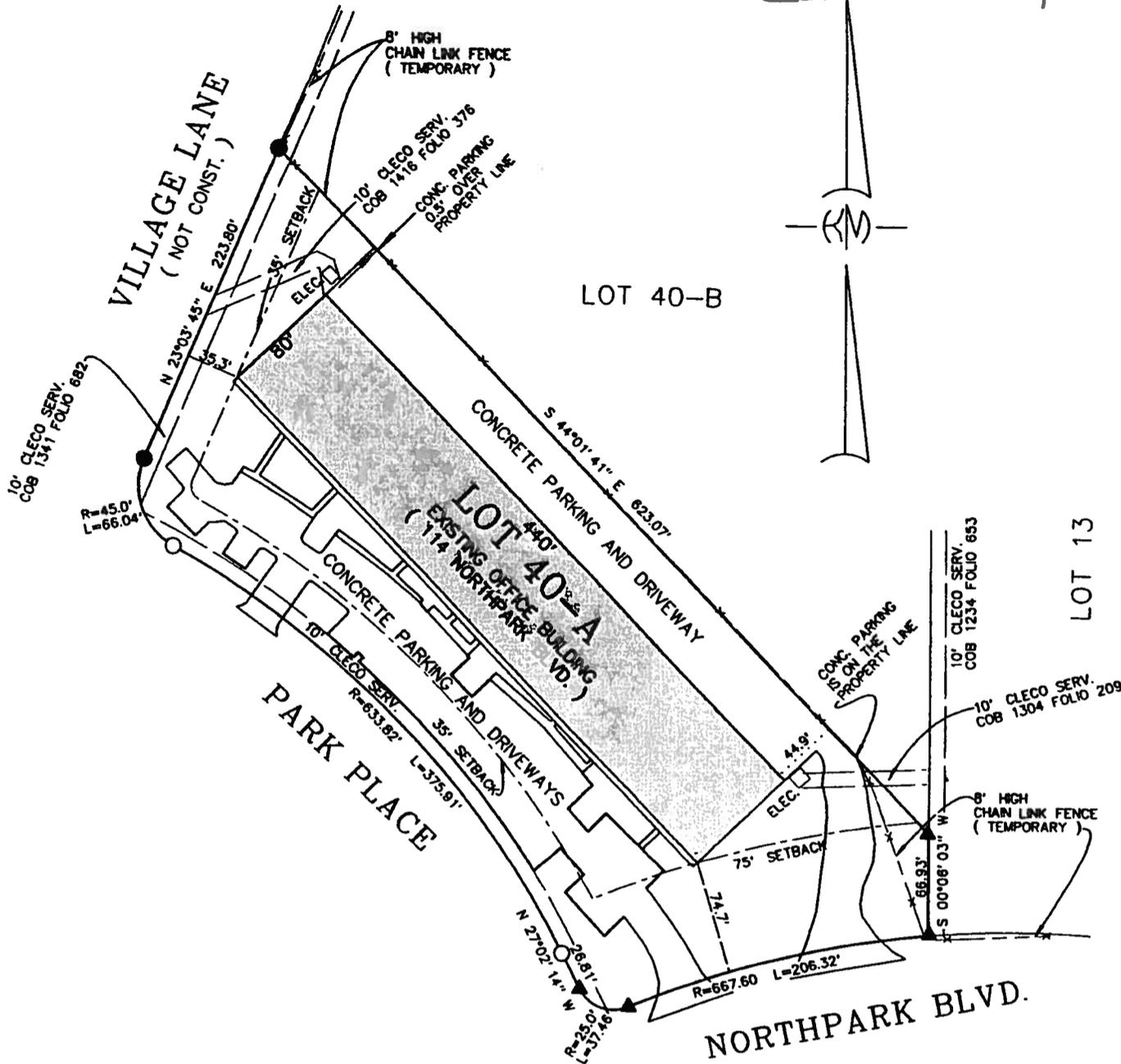
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2015-10-07



BUILDING SETBACKS
 75' ON NORTHPARK 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 NORTHPARK SUBD., PH. II BY WALKER AND AVERY INC. FILED FOR RECORD 8/24/88, MAP NO. 990B 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, NORTHPARK 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:	

6132007/LOT040-A NORTHPARK COMM.

Kelly J. McHugh
 9-26-07

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.