



**Case No.:** 2015-57-ZC

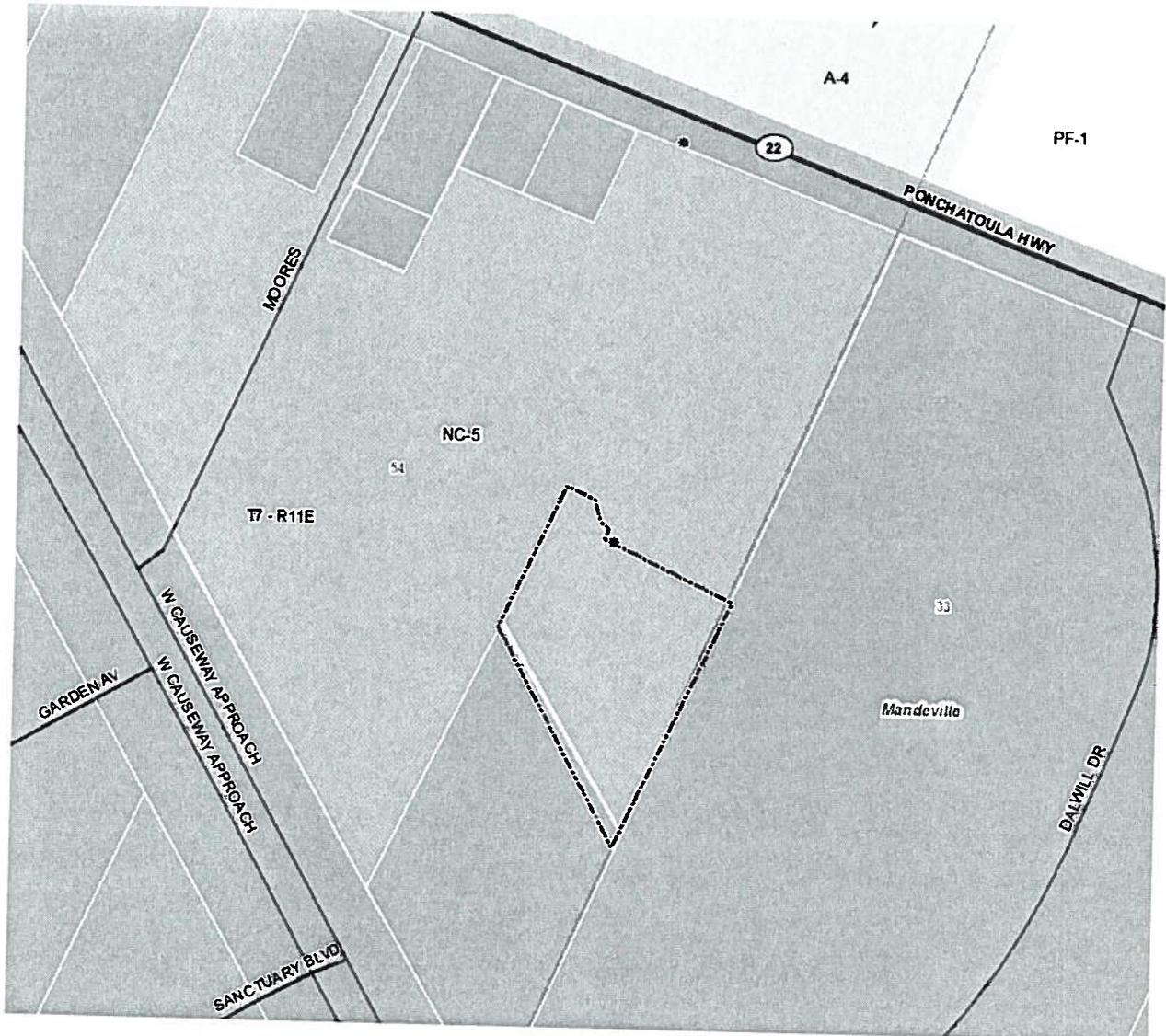
**PETITIONER:** Jessica Lacy & Jared Bowers

**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

MOORES

NC-5

64

T7-R1E

2015-57-ZC

38

GAUSEWY APPROACH

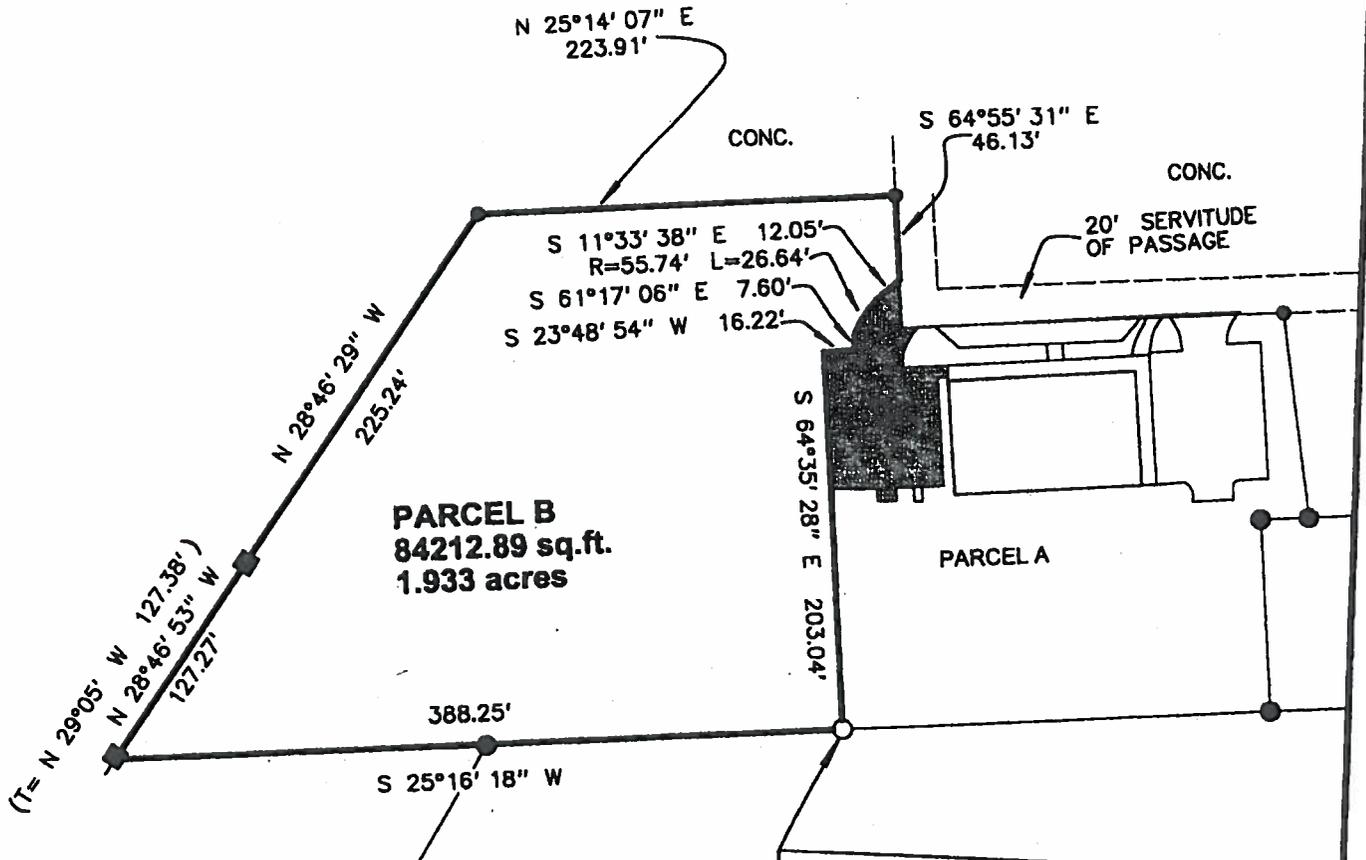
GAUSEWY APPROACH

SANCTUARY

DALWILL



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.



*[Signature]*  
 KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
 SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
 CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
 "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'
DRAWN:	R.F.D.
DATE:	08-01-2007
REVISD:	JOB NO.: 03-039-PB

## ZONING STAFF REPORT

**Date:** 1/25/2016  
**Case No.:** 2015-105-ZC  
**Posted:** 01/14/16

**Meeting Date:** 2/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Christopher Todd Savell

**OWNER:** Christopher Todd Savell

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

**LOCATION:** Parcel located on the south side of West Jefferson Street, east of North 24th Street, west of North 23rd Street, being lot 20, Square 157, Lacombe Park Subdivision ; S48, T8S, R12E; Ward 7, District 7

**SIZE:** 7,499.9 sq. ft.

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### 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	A-3 Suburban District
South	Vacant	A-3 Suburban District
East	Mobile Home	A-3 Suburban District
West	Single Family Residence	A-3 Suburban 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.

##### 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 at the on the south side of West Jefferson Street, east of North 24th Street, west of North 23rd Street, being lot 20, Square 157, Lacombe Park Subdivision. 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.: 2015-105-ZC

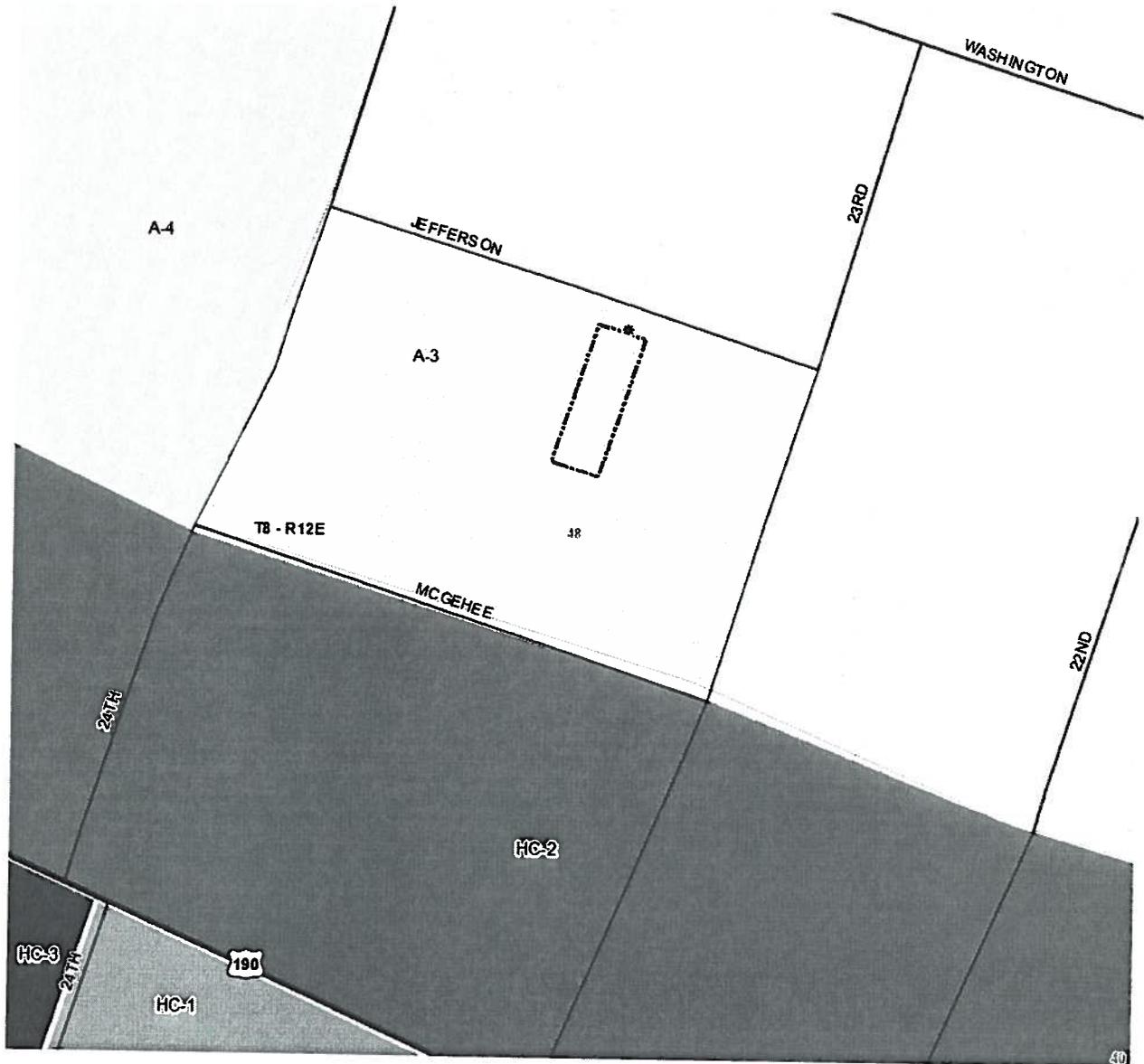
PETITIONER: Christopher Todd Savell

OWNER: Christopher Todd Savell

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

LOCATION: Parcel located on the south side of West Jefferson Street, east of North 24th Street, west of North 23rd Street, being lot 20, Square 157, Lacombe Park Subdivision ; S48, T8S, R12E; Ward 7, District 7

SIZE: 7,499.9 sq. ft.



2015-105-ZC

A-4

WASHINGTON

A-3

JEFFERSON

23RD

27201

27174

61060

T8 - R12E

48

24TH

61050

27168

61067

61074

61056

61055

HC-2

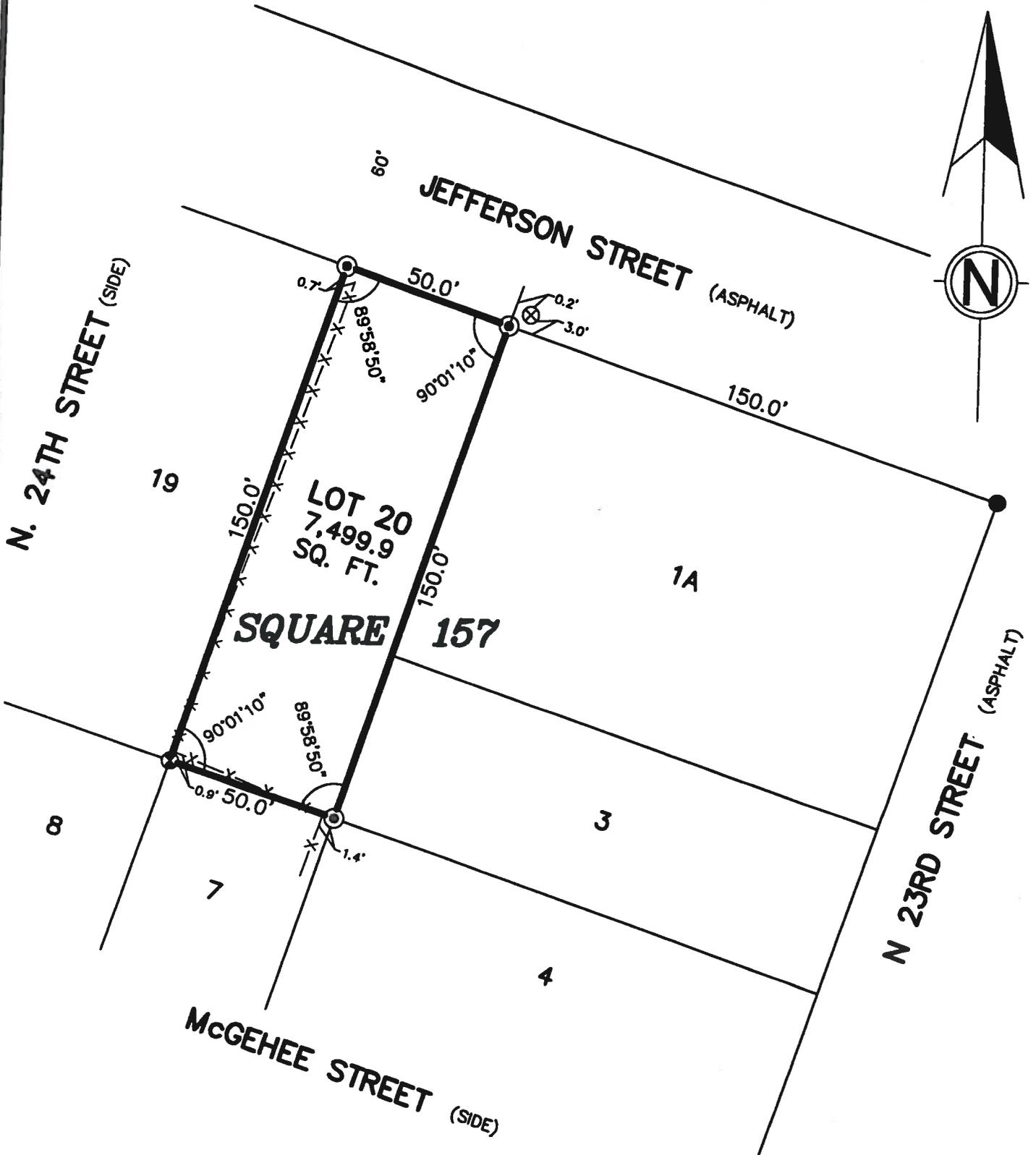
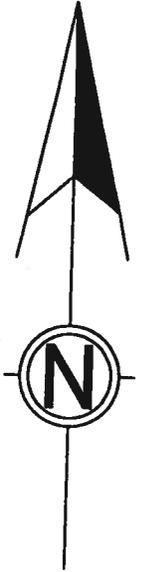
HC-1

22ND

0 270 Feet



2015-105-20



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0380 C, dated April 2, 1991.

2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

LEGEND

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

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Survey of Revisal of Square 157, Lacombe Park Subdivision, filed St. Tammany Parish Clerk of Court Map File No. 132A.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Christopher Savell**

SHOWING A SURVEY OF: LOT 20, SQUARE 157, LACOMBE PARK SUBDIVISION, LOCATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 15180

DATE: 6-10-2015

REVISED:

## ZONING STAFF REPORT

Date: 1/25/2016  
Case No.: 2015-122-ZC  
Posted: 01/14/16

Meeting Date: 2/2/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Maurmont Properties LLC - Mark Salvetti

**OWNER:** Maurmont Properties LLC

**REQUESTED CHANGE:** From PBC-1 Planned Business Center to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the east side of Stirling Blvd, south of I-12, north of Brewster Road; S47, T7S, R11E; Ward 1, District 1

**SIZE:** 0.15 acre

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### 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	Vacant	HC-3 Highway Commercial District
South	Undeveloped	PBC-1 Planned Business Center
East	Undeveloped	PBC-1 Planned Business Center
West	Undeveloped	HC-3 Highway Commercial District

#### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

#### COMPREHENSIVE PLAN:

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

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from PBC-1 Planned Business Center to HC-3 Highway Commercial District. This site is located at the on the east side of Stirling Blvd, south of I-12, north of Brewster Road. 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 zoned to be developed with office spaces in campus type setting. Considering the proximity of other commercial uses, staff does not have any objection to the request. Moreover, the 0.15 acre portion of land requested to be rezoned to HC-3 is directly abutting a 3.507 acre parcel that was rezoned to HC-3 (ZC15-09-067) in November 2015.

Note that the RBCO (Regional Business Center Overlay) will remain in effect as it was previously approved under ZC13-08-063.

#### STAFF RECOMMENDATION:

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

Case No.: 2015-122-ZC

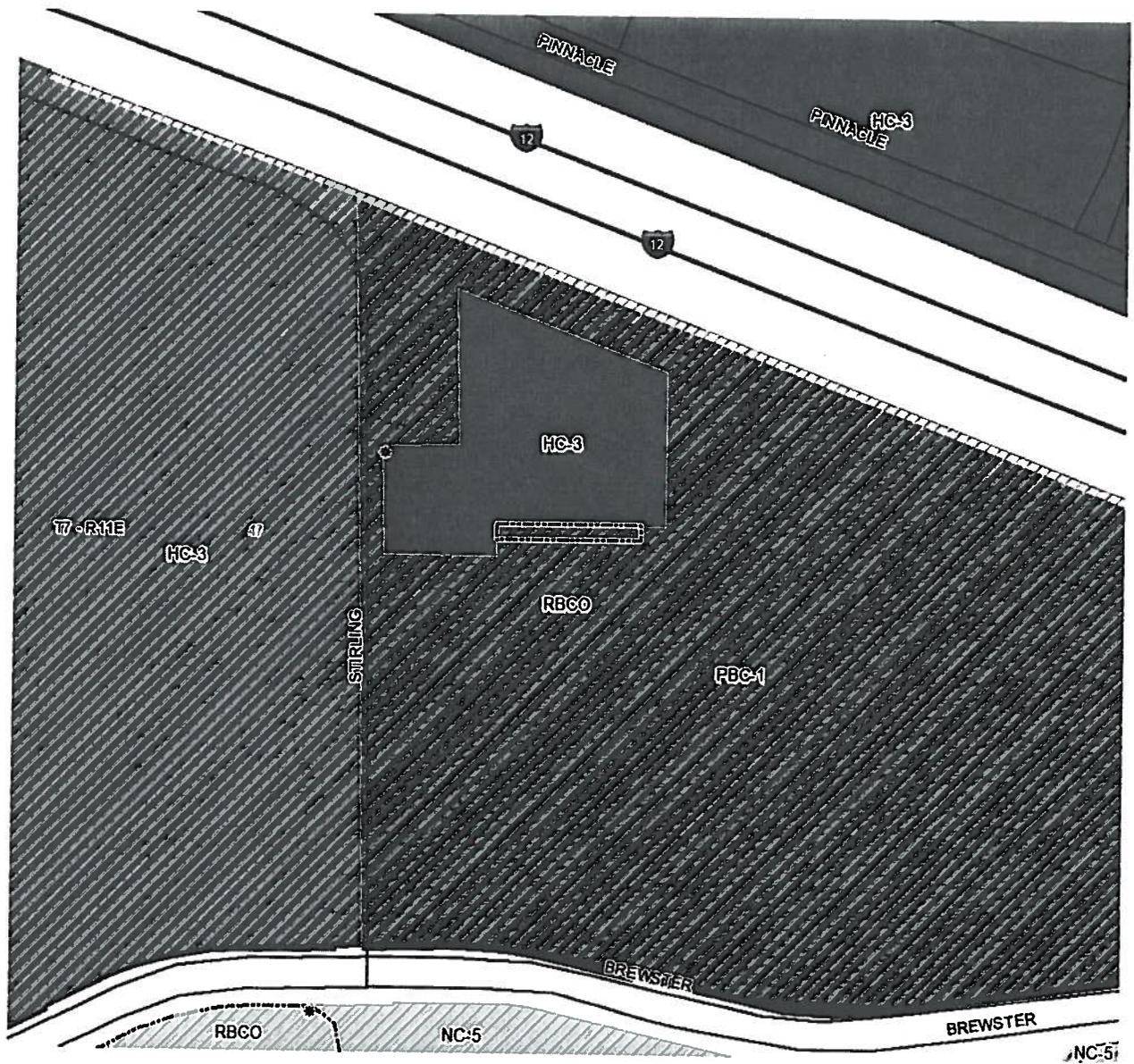
PETITIONER: Maurmont Properties LLC - Mark Salvetti

OWNER: Maurmont Properties LLC

REQUESTED CHANGE: From PBC-1 Planned Business Center to HC-3 Highway Commercial District

LOCATION: Parcel located on the east side of Stirling Blvd, south of I-12, north of Brewster Road; S47, T7S, R11E; Ward 1, District 1

SIZE: 0.15 acre



2015-122-ZC

PINNACLE

STIRLING

T7-R1E 47

HC-3

RBCO

FDC-1

NC-5

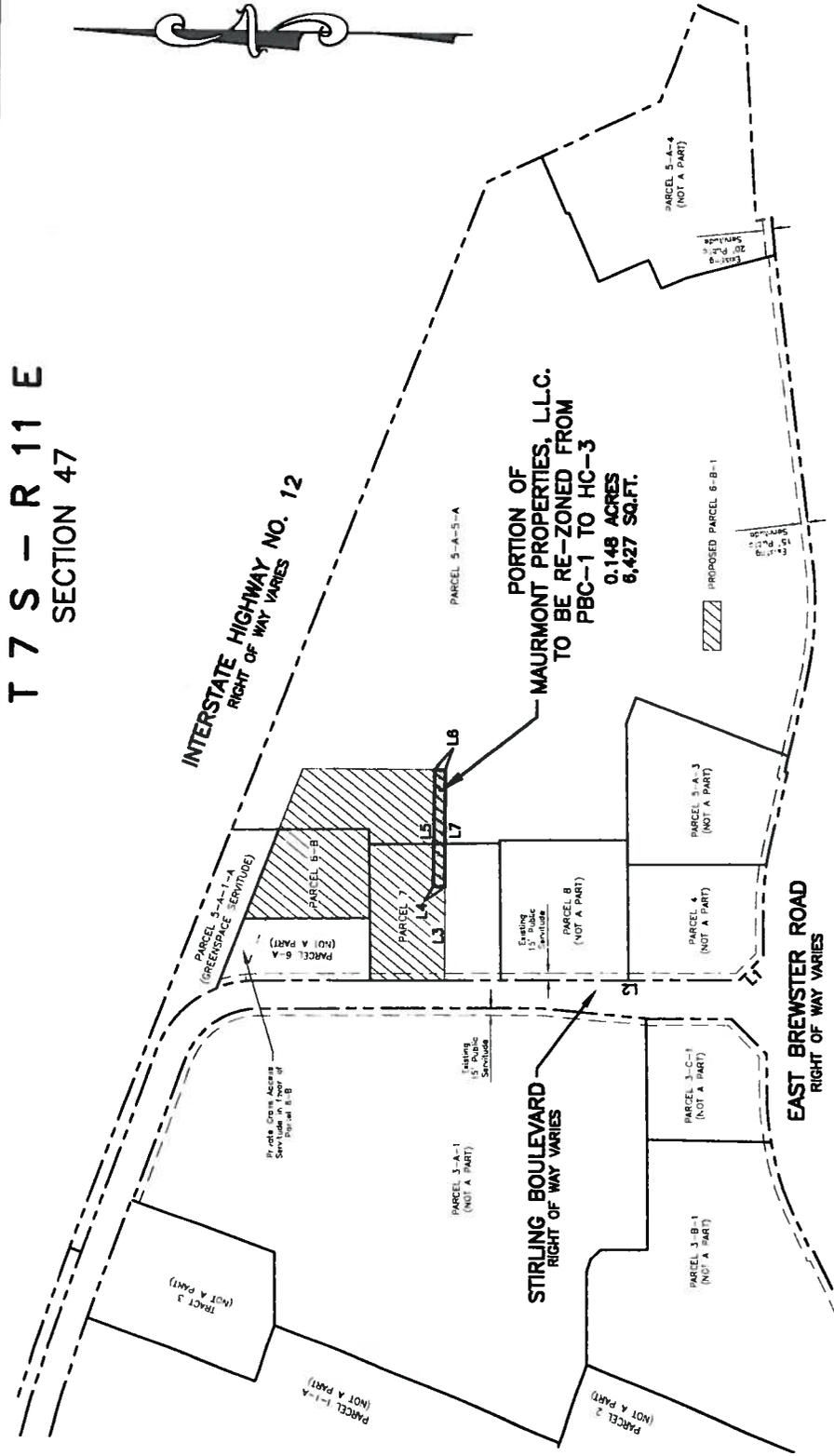
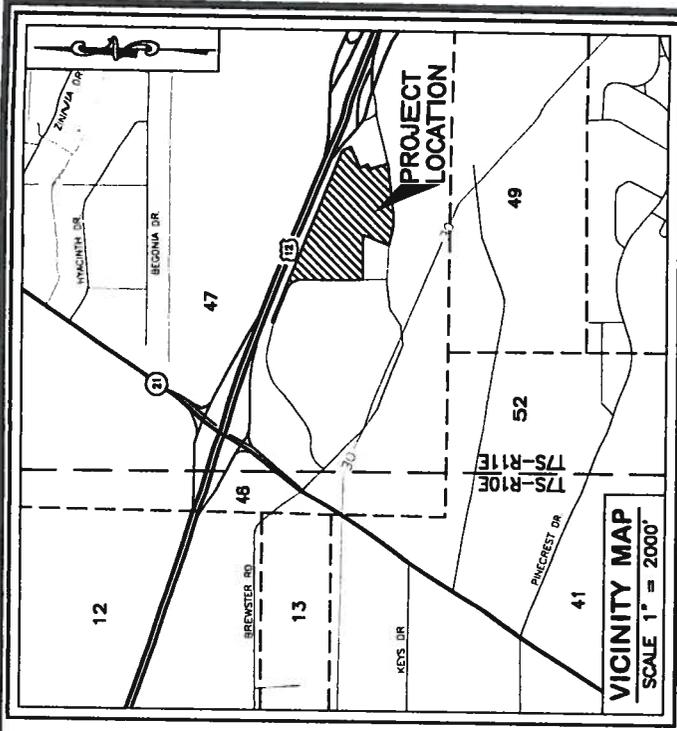
BREWSTER

400 Feet

N



T 7 S - R 11 E  
SECTION 47



**LEGAL DESCRIPTION:**  
 A certain portion of ground or tract of land containing 0.148 acres or 6,427 square feet being a portion of MAURMONT PROPERTIES, L.L.C. TO BE RE-ZONED FROM PBC-1 TO HC-3, located in Section 47 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:  
 Commencing at a point being the intersection of the northerly right of way line of East Brewster Road and the easterly right of way line of Stirling Boulevard, said point being the "POINT OF COMMENCEMENT"  
 Then, continuing along the easterly right of way line of Stirling Boulevard, North 44 degrees 56 minutes 10 seconds West a distance of 72.62 feet to a point;  
 Then, North 00 degrees 58 minutes 37 seconds West a distance of 642.75 feet to a point;  
 Then, departing the easterly right of way line of Stirling Boulevard, North 89 degrees 45 minutes 39 seconds East a distance of 199.19 feet to a point, said point being the "POINT OF BEGINNING".  
 Then, North 00 degrees 23 minutes 33 seconds East a distance of 26.88 feet to a point;  
 Then, South 89 degrees 35 minutes 36 seconds East a distance of 252.37 feet to a point;  
 Then, South 00 degrees 14 minutes 21 seconds East a distance of 24.03 feet to a point;  
 Then, South 89 degrees 45 minutes 39 seconds East a distance of 252.65 feet to the "POINT OF BEGINNING".

LINE	BEARING	LENGTH
L1	N 44°56'10" W	72.62'
L2	N 00°58'37" W	642.75'
L3	N 89°45'39" E	199.19'
L4	N 00°23'33" E	26.88'
L5	S 89°35'36" E	252.37'
L6	S 00°14'21" E	24.03'
L7	S 89°45'39" W	252.65'



EXHIBIT SHOWING A PORTION OF  
 MAURMONT PROPERTIES, L.L.C.  
 TO BE RE-ZONED FROM PBC-1 TO HC-3  
 LOCATED IN SECTION 47,  
 TOWNSHIP 7 SOUTH - RANGE 11 EAST  
 ST. TAMMANY PARISH, LOUISIANA  
 FOR  
 STIRLING PROPERTIES, L.L.C.

**ACADIA**   
 LAND SURVEYING, LLC  
 LOUISIANA • MISSISSIPPI • TEXAS  
 206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
 Phone • (985) 448-0064 Fax • (985) 449-0085  
 EMAIL • ACADIA@ACADIALANDSURVEYING.COM

2015-122-20



Case No.: 2015-129-ZC

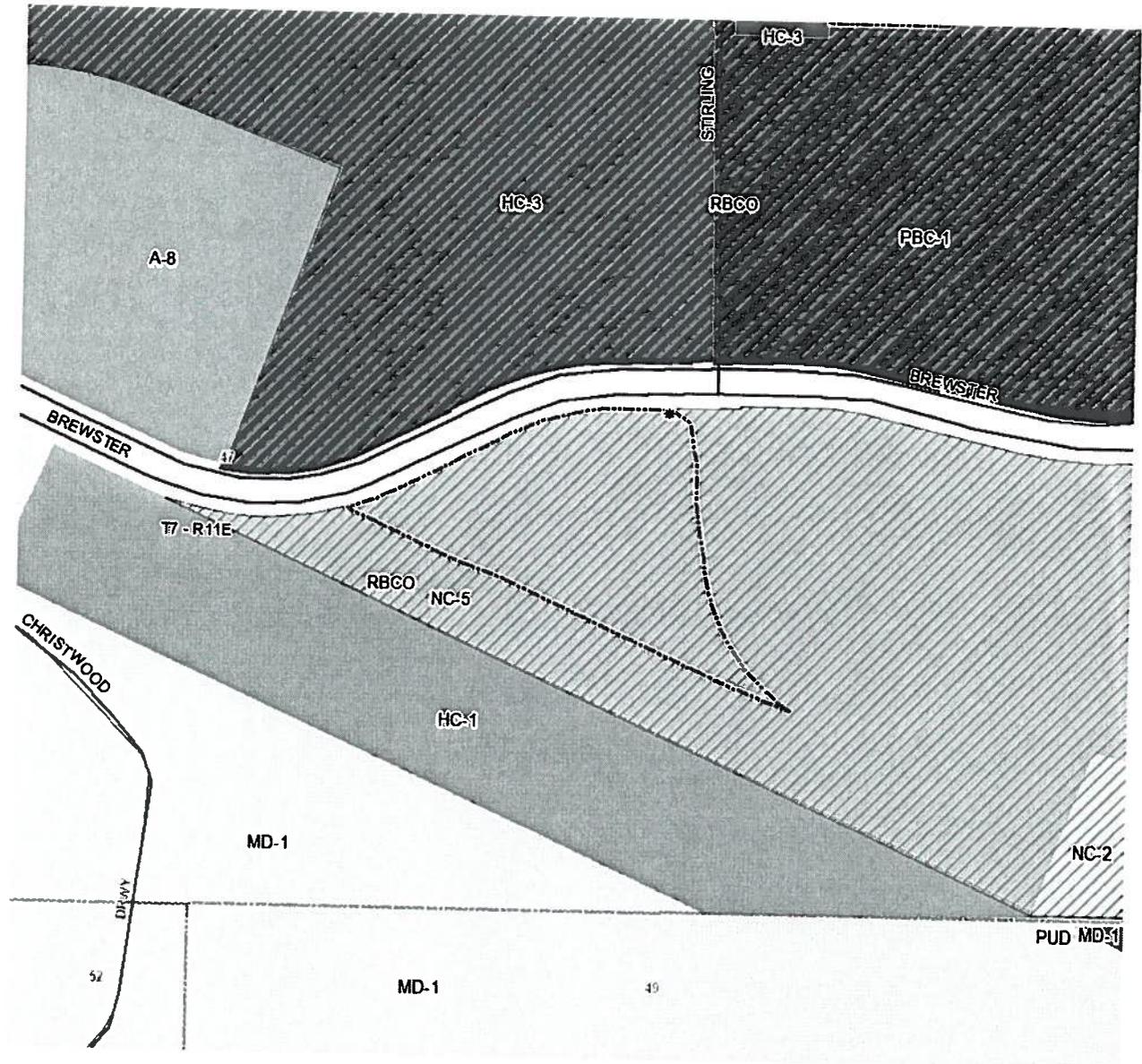
PETITIONER: Maurmont Properties LLC - Michael Bucher

OWNER: Maurmont Properties LLC

REQUESTED CHANGE: From NC-5 Retail and Service District to HC-2 Highway Commercial District

LOCATION: Parcel located on the south side of East Brewster Road, across from Stirling Blvd.; S47, T7S, R11E; Ward 1, District 1

SIZE: 5.51 acres



2015-129-ZC

RBCO

HC-3

STIRLING

PBG-1

A-8

47

BREWSTER

T7-R11E

NC-5

CHRISTWOOD ACCESS

HC-1

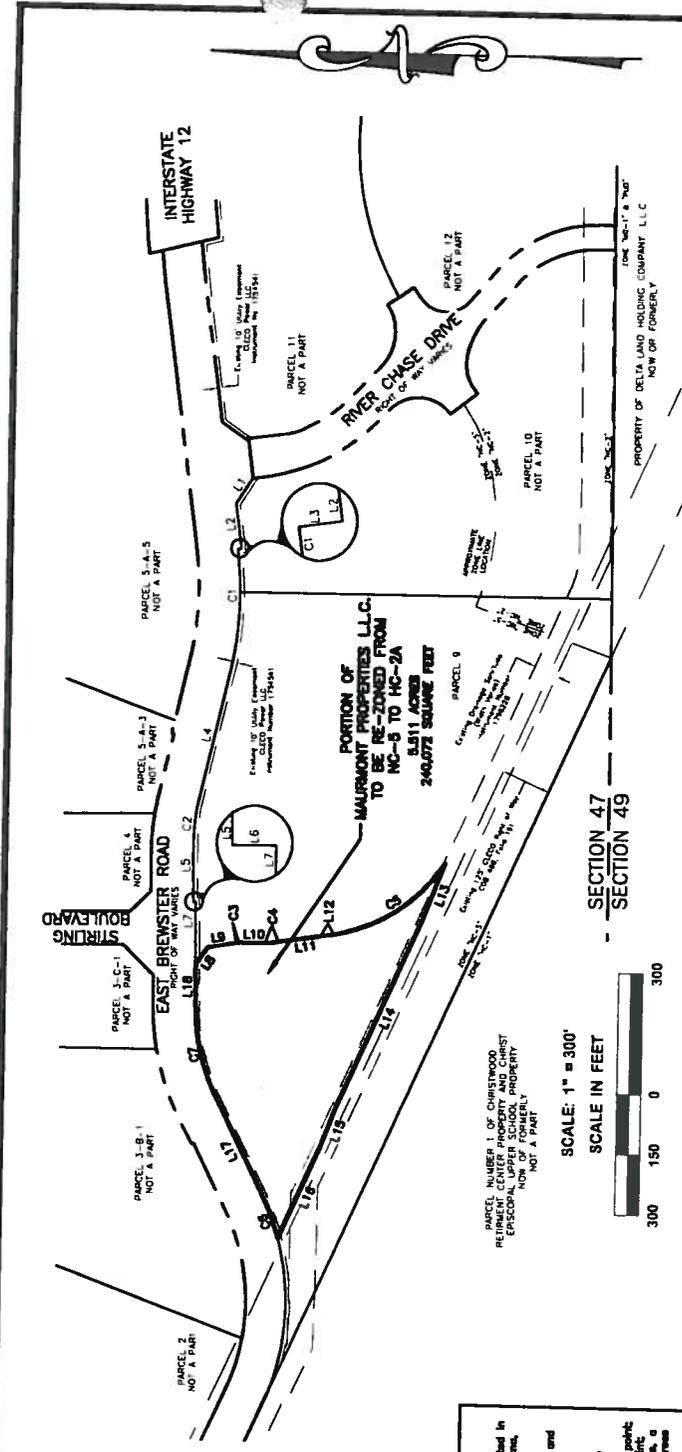
49

MC-1

0 540 Feet



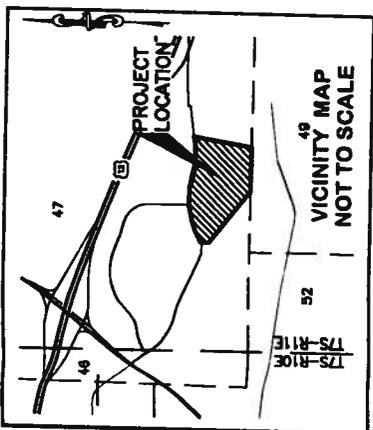
2015-129-20



CURVE	DELTA	ANGLE	LENGTH	CHORD BEARING & DISTANCE
C1	20°33'18"	850.00	364.93'	N 87°25'11" W - 303.30'
C2	3°49'24"	315.00	124.20'	N 84°04'05" W - 123.90'
C3	0°11'29"	38.50'	6.34'	S 03°34'37" E - 6.33'
C4	0°52'13"	248.50'	34.13'	S 04°54'59" E - 34.11'
C5	47°18'07"	411.50'	538.72'	S 37°12'14" E - 330.16'
C6	1°27'14"	915.00'	121.98'	N 89°22'28" E - 21.78'
C7	25°49'47"	315.00'	232.17'	N 76°06'30" E - 202.21'

LINE	BEARING	LENGTH
L1	N 57°34'31" W	74.33'
L2	S 82°17'11" W	110.92'
L3	N 07°42'49" W	9.00'
L4	N 77°09'34" W	323.78'
L5	S 89°01'23" W	108.51'
L6	S 00°58'37" E	9.50'
L7	S 89°01'23" W	108.43'
L8	S 55°10'22" E	52.38'
L9	S 10°10'22" E	72.02'
L10	S 00°58'37" E	65.37'
L11	S 08°31'05" E	108.49'
L12	S 08°42'59" E	31.69'
L13	N 89°11'21" W	142.83'
L14	N 89°01'29" W	117.22'
L15	N 89°12'39" W	107.38'
L16	N 89°02'17" W	251.00'
L17	N 87°11'19" E	240.84'
L18	N 89°01'23" E	108.30'

SCALE: 1" = 300'  
SCALE IN FEET



**LEGAL DESCRIPTION:**  
A certain tract or parcel of land containing 58.11 acres or 240,072 square feet, located in Section 47, Township 7 South - Range 11 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:  
Commencing at the intersection of the southerly right of way line of River Chase Drive and the southerly right of way line of East Brewster Road, said point being the "POINT OF COMMENCEMENT";  
Then, continuing along the southerly right of way line of East Brewster Road, North 57 degrees 34' 31" East, a distance of 74.33 feet to a point;  
Then, South 82° 17' 11" West, a distance of 110.92 feet to a point;  
Then, North 07° 42' 49" West, a distance of 9.00 feet to a point;  
Then, along a curve to the right, having a delta of 26 degrees 33' 16" minutes, a radius of 30.50 feet, an arc length of 34.13 feet, a chord bearing of North 07 degrees 52' 13" West, a distance of 34.11 feet to a point;  
Then, North 11° 29' 07" West, a distance of 38.50 feet to a point;  
Then, along a curve to the left, having a delta of 13 degrees 48' 04" minutes, a radius of 248.50 feet, an arc length of 34.13 feet, a chord bearing of North 04 degrees 01' 23" West, a distance of 34.13 feet to a point;  
Then, South 03 degrees 01' 23" West, a distance of 108.43 feet to a point;  
Then, South 00 degrees 01' 23" West, a distance of 108.43 feet to a point;  
Then, South 00 degrees 01' 23" West, a distance of 108.43 feet to a point;  
Then, departing the southerly right of way line of East Brewster Road, South 55 degrees 10' 22" East, a distance of 52.38 feet to a point;  
Then, South 10 degrees 10' 22" East, a distance of 72.02 feet to a point;  
Then, South 00 degrees 58' 37" East, a distance of 65.37 feet to a point;  
Then, South 08 degrees 31' 05" East, a distance of 108.49 feet to a point;  
Then, South 08 degrees 42' 59" East, a distance of 31.69 feet to a point;  
Then, North 89 degrees 11' 21" West, a distance of 142.83 feet to a point;  
Then, North 89 degrees 01' 29" West, a distance of 117.22 feet to a point;  
Then, North 89 degrees 12' 39" West, a distance of 107.38 feet to a point;  
Then, North 89 degrees 02' 17" West, a distance of 251.00 feet to a point;  
Then, North 87 degrees 11' 19" East, a distance of 240.84 feet to a point;  
Then, North 89 degrees 01' 23" East, a distance of 108.30 feet to the "POINT OF BEGINNING".

**EXHIBIT SHOWING A PORTION OF MAURMONT PROPERTIES, L.L.C. TO BE REZONED FROM NC-5 TO HC-2A LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA FOR STIRLING PROPERTIES, L.L.C.**

**ACADIA**  
LAND SURVEYING, LLC  
LOUISIANA • MISSISSIPPI • TEXAS  
308 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (888) 448-0084 Fax • (888) 448-0088  
EMAIL: ACADIA@ACADIALANDSURVEYING.COM

## ZONING STAFF REPORT

Date: 1/25/2016  
Case No.: 2015-132-ZC  
Posted: 01/14/16

Meeting Date: 2/2/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

PETITIONER: WBB Realty, LLC - Joshua Wainer

OWNER: WBB Realty, LLC - Joshua Wainer

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-4A Single-Family Residential District

LOCATION: Parcel located on the south side of Maison du Lac Blvd, west of LA Highway 1085; S46, T7S, R11E; Ward 1, District 1

SIZE: 8.892 acres

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### 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	Undeveloped & Church	NC-2 Indoor Retail & Service District & CB-1 Community Based Facilities District
South	Hospital	HC-2 Highway Commercial District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Maison du Lac Subdivision	PUD Planned Unit Development Overlay

#### EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

#### COMPREHENSIVE PLAN:

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

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to A-4A Single-Family Residential District. This site is located on the south side of Maison du Lac Blvd, west of LA Highway 1085. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The zoning change is being requested to allow for the addition of garden homes to the abutting Maison du Lac PUD. Staff does not have any objection to the request considering that the site is directly abutting some existing residential uses, at a similar density.

Note that a request for a PUD Planned Unit Development Overlay has also been submitted for the site (ZC00-03-020)

#### STAFF RECOMMENDATION:

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

Case No.: 2015-132-ZC

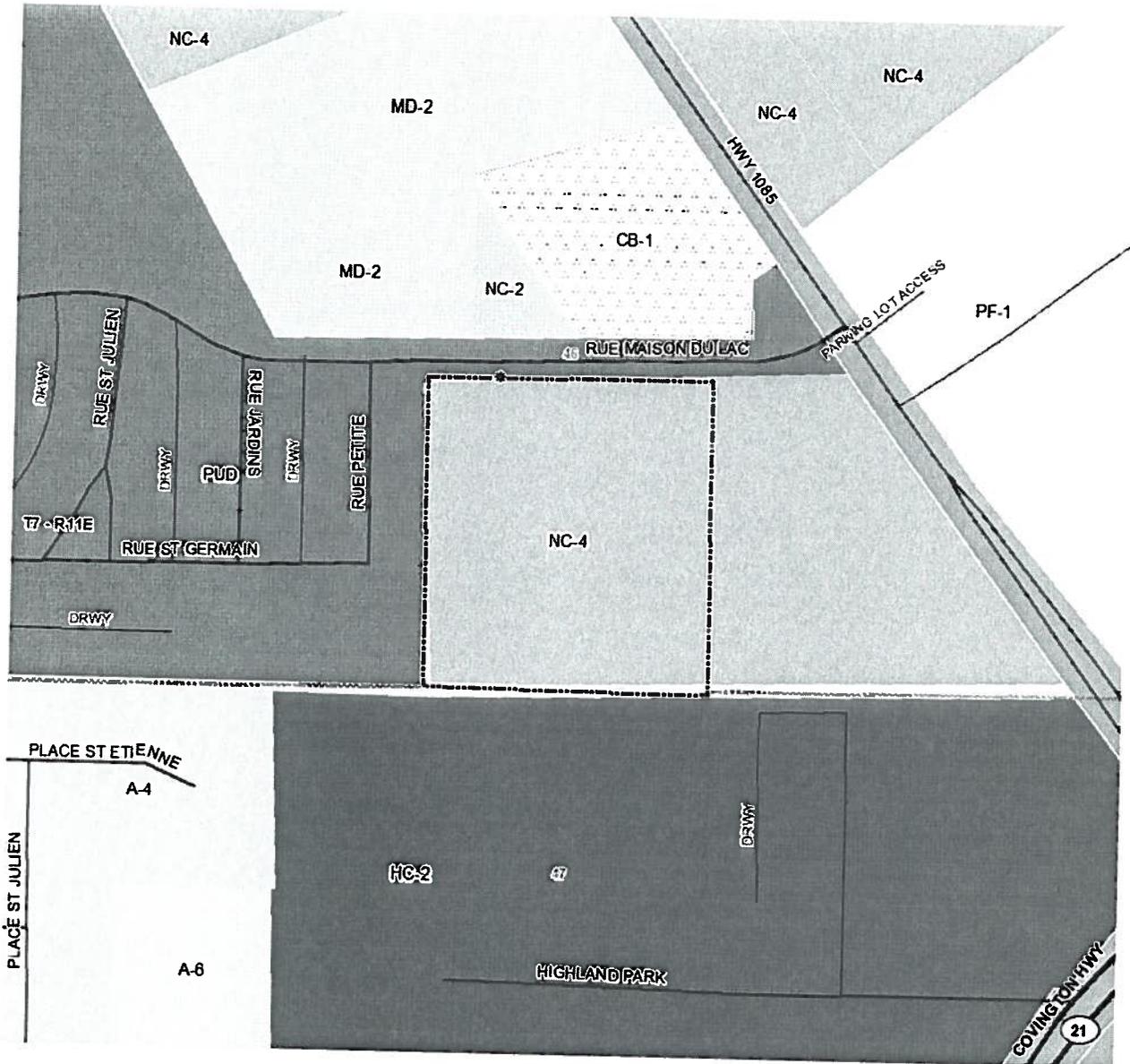
PETITIONER: WBB Realty, LLC - Joshua Wainer

OWNER: WBB Realty, LLC - Joshua Wainer

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-4A Single-Family Residential District

LOCATION: Parcel located on the south side of Maison du Lac Blvd, west of LA Highway 1085; S46, T7S, R11E; Ward 1, District 1

SIZE: 8.892 acres



2015-132-ZC

MD-2

CB-1

NC-2

PF-1

HWY 1035

RUE MAISON DU LAC

- 500
  - 504
  - 508
  - 512
  - 516
  - 520
  - 524
  - 528
- RUE JARDINS
- 501
  - 505
  - 509
  - 513
  - 517
  - 521
  - 525
  - 529
- DRWY
- 300
  - 304
  - 308
  - 312
  - 316
  - 320
  - 324
  - 328
- RUE PETITE
- PUD
- T7-R11E RUE ST GERMAIN

NC-4

- 733
- 725
- 721
- 717
- 713
- 709
- 705
- 701

- 779
- 783
- A-4
- 782
- 778

- 220
- 220
- A-6
- 220
- 220

HC-2

HIGHLAND PARK

- 210
- 190
- 190
- 190
- 180
- 170

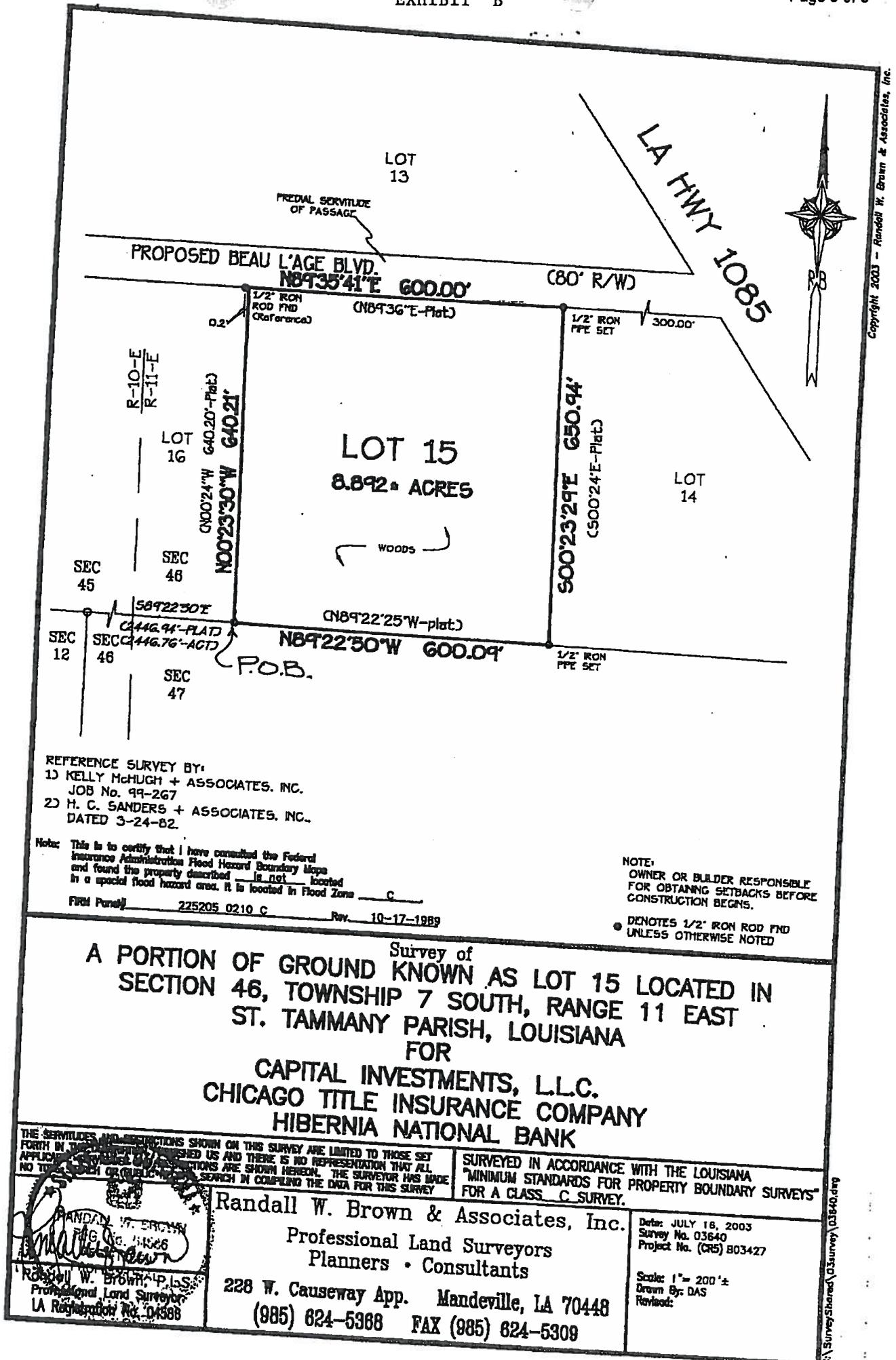
GREENBRIER  
GREENBRIER

MD-3

70561



2015-132-ZC



REFERENCE SURVEY BY:  
 1) KELLY McHUGH + ASSOCIATES, INC.  
 JOB No. 99-267  
 2) H. C. SANDERS + ASSOCIATES, INC.  
 DATED 3-24-82.

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.  
 FIRM Panel# 225205 0210 C Rev. 10-17-1989

NOTE:  
 OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.  
 ● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of  
 A PORTION OF GROUND KNOWN AS LOT 15 LOCATED IN SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA FOR CAPITAL INVESTMENTS, L.L.C. CHICAGO TITLE INSURANCE COMPANY HIBERNIA NATIONAL BANK

THE SERVICES AND REPRESENTATIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE CONTRACT BETWEEN US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE REGULATIONS AND ORDINANCES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR CHUEN'S SEARCH IN COMPILING THE DATA FOR THIS SURVEY

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

**RANDALL W. BROWN**  
 P.L.S.  
 LA Registration No. 04388

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Planners • Consultants  
 228 W. Causeway App. Mandeville, LA 70448  
 (985) 824-5388 FAX (985) 824-5309

Date: JULY 16, 2003  
 Survey No. 03640  
 Project No. (CRS) 803427  
 Scale: 1" = 200' ±  
 Drawn By: DAS  
 Revised:

Copyright 2003 - Randall W. Brown & Associates, Inc.  
 C:\Survey\Shared\03survey\03640.dwg

## ZONING STAFF REPORT

Date: 1/25/2016  
Case No.: ZC00-03-020  
Posted: 01/14/16

Meeting Date: 2/2/2016  
Determination: Approved, Amended, Postponed, Denied

---

### GENERAL INFORMATION

**PETITIONER:** WBB Realty, LLC - Joshua Wainer

**OWNER:** WBB Realty, LLC - Joshua Wainer

**REQUESTED CHANGE:** Major amendment to the PUD (Planned Unit Development Overlay) and for a change of the zoning district classification of 8.892 acres to PUD (Planned Unit Development Overlay)

**LOCATION:** Parcel located on the west side of LA Highway 1085 & on the east side of Ochsner Blvd, north of LA Highway 21; S46, T7S, R11E; Ward 1, District 1

**SIZE:** 157.602 acres

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### 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	Undeveloped & Weston Glen Residential Subdivision	PUD Planned Unit Development Overlay, NC-3 Lodging District & NC-4 Neighborhood Institutional District
South	Residential & Undeveloped	A-4 & A-4A Single Family Residential District, A-7 Multiple Family Residential District & PBC-1 Public Facilities District
East	Undeveloped	MD-2 Medical Clinic District & NC-4 Neighborhood Institutional District
West	Undeveloped & Residential	

##### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

##### COMPREHENSIVE PLAN:

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

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

##### STAFF COMMENTS:

The site was originally approved to be developed as a residential age restricted Planned Unit Development subdivision in April 2000. Subsequently, a major amendment to the PUD was submitted and approved in February 2008, consisting of an addition of 28 garden homes and a change in use of a phase of the development from a 60 unit assisted living facility to a 32 unit condominium development.

The proposed amendments now consists of an addition to the subdivision and a change of some of the approved uses within the PUD (Planned Unit Development Overlay).

The first request consist of, an addition of a 8.892 acre parcel of land, proposed to be developed with 43 garden homes sites, and an addition of 7 garden homes sites within the existing boundary of the Maison du Lac Subdivision. The proposed units are proposed to be added to an existing phase of the subdivision, already developed with garden homes. The access would be provided from the existing streets located within Maison du Lac Subdivision. Note that a zoning change request to A-4A (2015-132-ZC) has been submitted to establish the underlying zoning of the proposed 8.892 acre parcel addition to the PUD.

The second request consists of a change in use of lots CH-1-A & CH-1-B, located in the center of the subdivision (see attached originally approved plan). The site, originally approved to be developed with condominiums is now proposed to be developed with 36 single family residential lots of a minimum size of 65' X 120' (see attached plan).

The third request consists of a change in use of Parcel 4B from a 7.15 acre greenspace area to be developed with commercial uses. The permitted uses of the site would be limited to : mid-rise office and residential buildings, hotels, motels, convention centers, college, universities, public utility facilities, parking lots and deck, free standing restaurant (no drive thru), mixed use centers including residential, restaurants & retail uses not exceeding 20% of the developed floor of any structures, assisted living & senior care living. The minimum setbacks, maximum height, signage, landscaping, lighting and parking requirements are provided as required (see attached).

**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

**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 the addition of the 8.892 acre parcel of land, is at 6units per acre based on the proposed underlying zoning of A-4A, which would allow for a total of 52 units. Based on the yield plan submitted (see attached) the net density would allow for 46 lots/units. The proposal is for 43 lots excluding the additional proposed 7 garden home lots to be located within the existing boundaries of the PUD.

**GREENSPACE**

A total of 46.75acres (29.36%) of greenspace is proposed to be provided, including 1% dedicated to active recreation and 28.36% dedicated to passive recreation. The existing active amenity consists of a playground for children, located in close proximity to the main entrance to the subdivision. As passive amenities, parks, lakes and an observation deck are provided throughout the subdivision. The previously approved plan indicated that additional passive & active amenities would be provided consisting of a walking path, a clubhouse for various activities, a putting green, a bocce court, a horse shoes court and a swimming pool. Considering the size of the subdivision, staff feels that additional amenities should be provided, as originally proposed.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the site to be developed as a planned district with residential uses and uses that would allow for the preservation of the natural environment. The proposed PUD meets the objectives of the designations, considering that the site is proposed to include some conservation area, and to be developed with a commercial site and some residential uses at a variety of densities.

**STAFF RECOMMENDATION:**

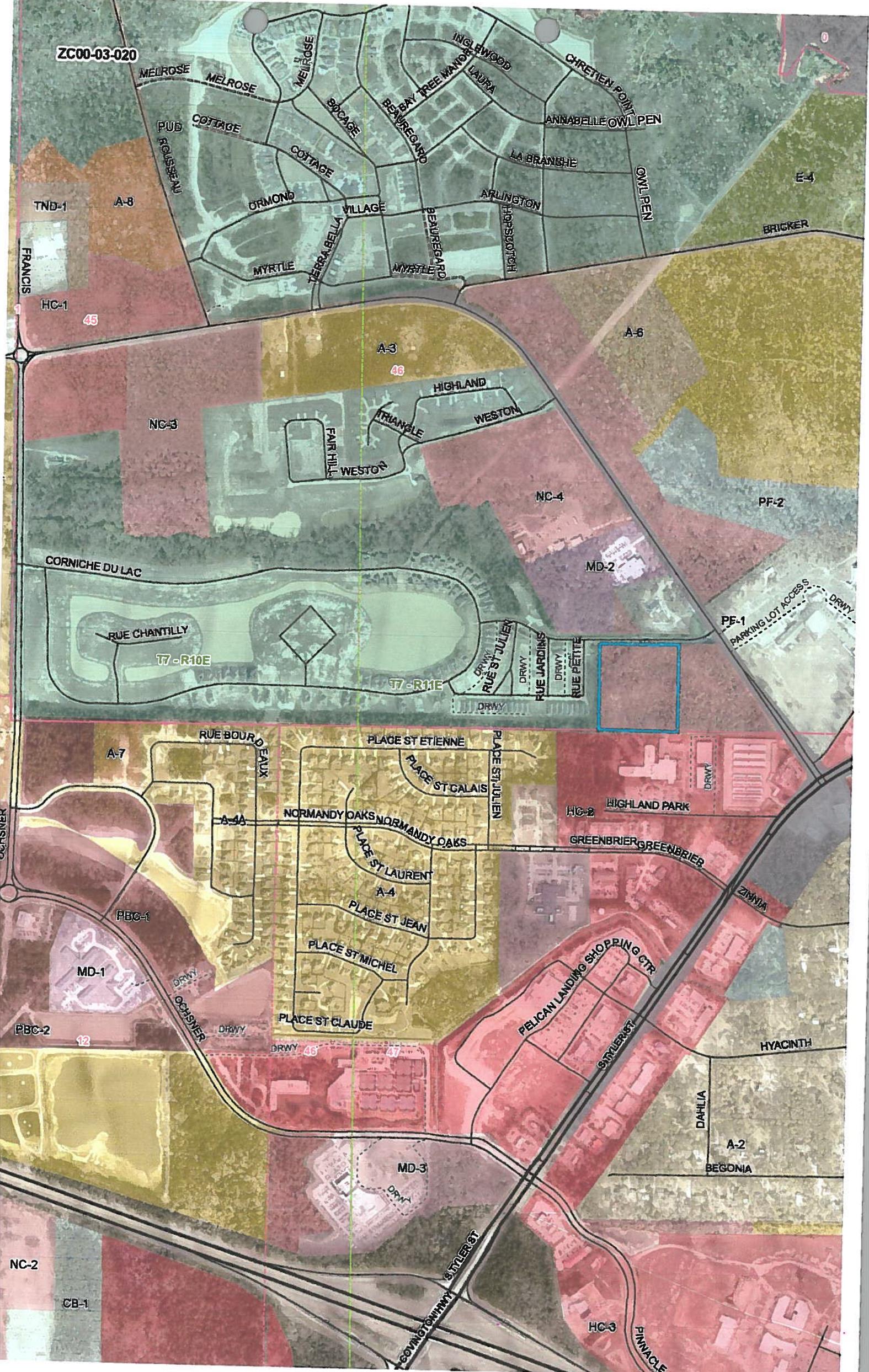
Staff recommends that the request for the addition of 8.892 acres to the site to be developed with garden homes and the additional 7 garden home sites proposed to be located within the existing boundaries of the subdivision be approved.

Staff is not completely opposed to the requested major amendments to the PUD; however, would recommend postponing for several reasons. There is a concern regarding the high intensity of the proposed commercial uses on Parcel 4B, for the area and that, for the most part, the uses would be permitted on sites of minimum of 10 acres.

There is also a concern regarding the proposed addition of the 36 single family residential lots on Lots CH-1-A & CH-1-B, which appears to result in a complete removal of some of the previously approved active and passive recreational amenities. As shown on the previously approved plan, the parcels in question would allow for a walking path, a connecting walkway bridge over the lake, a club house for various activities and a swimming pools. Staff feels that additional passive and active amenities should be provided considering that one of the objectives of the PUD is to provide functional and beneficial uses of open space.



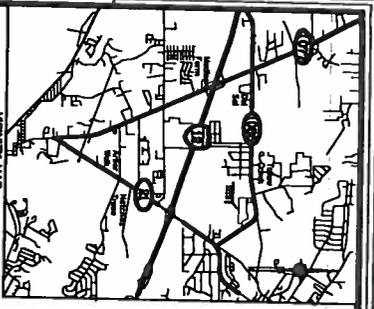
ZC00-03-020



0 2,100 Feet



2000-030000 Proposed Plan



# TENTATIVE PLAN OF MAISON DU LAC (REVISED)

SECTION 45, TOWNSHIP 7 SOUTH - RANGE 10 EAST  
AND SECTION 46, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

**GENERAL NOTES:**

1. The proposed subdivision is shown on the attached plat and is subject to the provisions of the Louisiana Subdivision Act, Act No. 359 of the Louisiana Legislature, as amended, and the rules and regulations of the Louisiana Department of Transportation and Development, Division of Highways, and the Louisiana Department of Social Services, Division of Land Use and Planning.
2. The proposed subdivision is shown on the attached plat and is subject to the provisions of the Louisiana Subdivision Act, Act No. 359 of the Louisiana Legislature, as amended, and the rules and regulations of the Louisiana Department of Transportation and Development, Division of Highways, and the Louisiana Department of Social Services, Division of Land Use and Planning.
3. The proposed subdivision is shown on the attached plat and is subject to the provisions of the Louisiana Subdivision Act, Act No. 359 of the Louisiana Legislature, as amended, and the rules and regulations of the Louisiana Department of Transportation and Development, Division of Highways, and the Louisiana Department of Social Services, Division of Land Use and Planning.

LAND AREA	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
ACRES	1.1830	1.1830	1.1830	1.1830
SQ. FT.	51,200	51,200	51,200	51,200

LAND AREA	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
ACRES	1.1830	1.1830	1.1830	1.1830
SQ. FT.	51,200	51,200	51,200	51,200

**PERMITTED USES:**

1. Single-family detached dwellings, duplexes, triplexes, and townhouses.

2. Medium-density residential uses, including townhouses, duplexes, and triplexes.

3. Community centers, day care centers, and other community facilities.

4. Retail stores, restaurants, and other commercial uses.

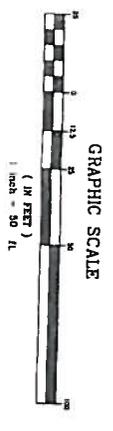
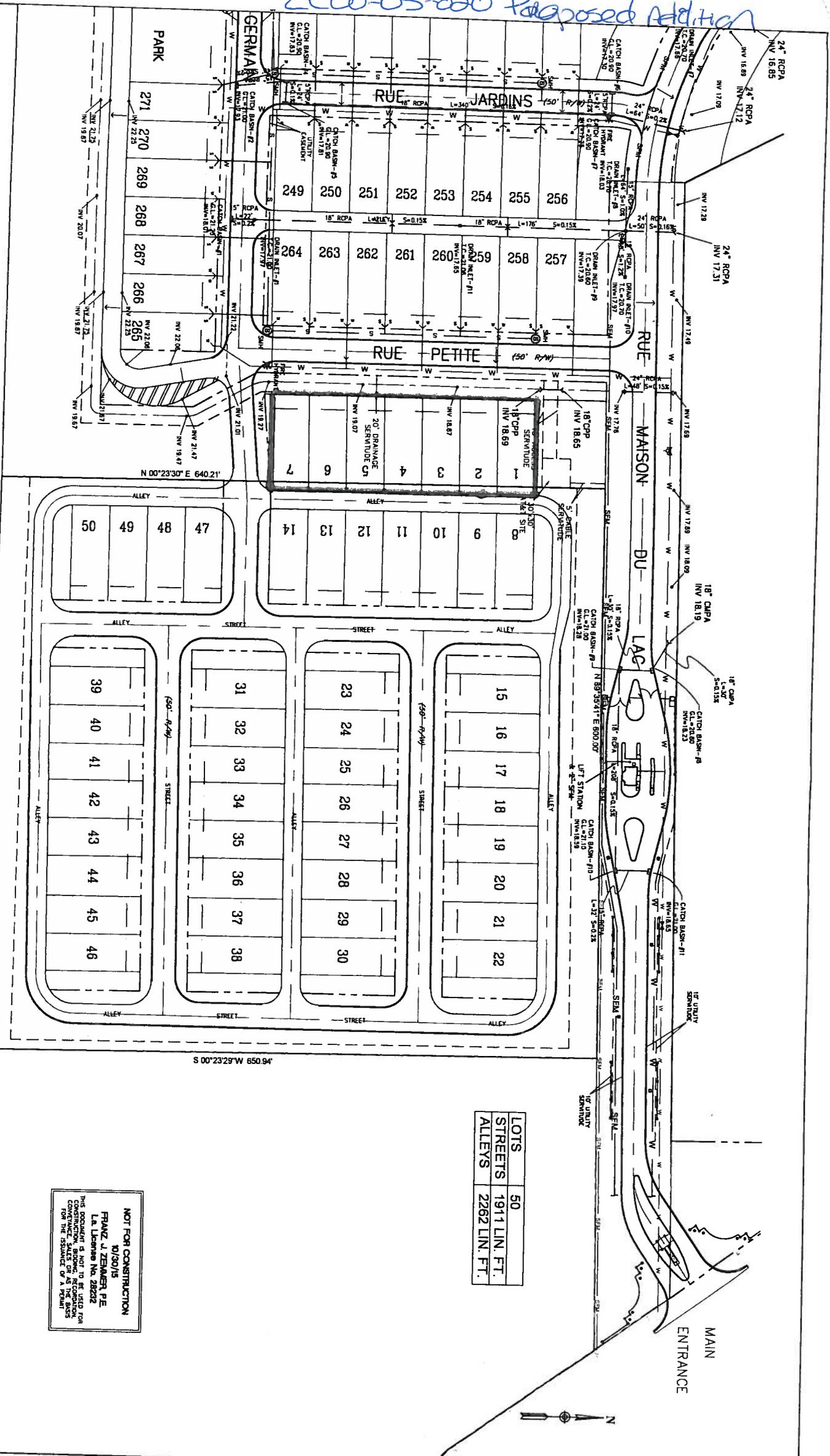
5. Public utilities, including power lines and telecommunications lines.

**CONCRETE ALONG CENTERLINE OF TUBER BRANCH**

SECTION	STATION	CONCRETE
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1	1+50	1.50
1	2+00	2.00
1	2+50	2.50
1	3+00	3.00
1	3+50	3.50
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SECTION	STATION	CONCRETE
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1		

2000-03-000 Proposed Addition



N 89°22'50" W 600.09'

S 00°23'29" W 650.94'

LOTS	50
STREETS	1911 LIN. FT.
ALLEYS	2262 LIN. FT.

NOT FOR CONSTRUCTION  
 10/30/13  
 FRANZ J. ZEMER, P.E.  
 Lic. License No. 28232  
 THIS DOCUMENT IS NOT TO BE USED FOR  
 CONTRACT, SALES OR ANY OTHER  
 PURPOSES WITHOUT THE WRITTEN  
 PERMISSION OF THE ISSUING ENGINEER.

**PRELIMINARY NOT FOR FINAL USE**

MAISON DU LAC ADDITION

NO.	DATE	REVISION DESCRIPTION	BY

DESIGNED	FJZ
CHECKED	FJZ
DRAWN	LEW
CHECKED	FJZ
DATE	10/30/13
SHEET	

**RICHARD C. LAMBERT CONSULTANTS, L.L.C.**

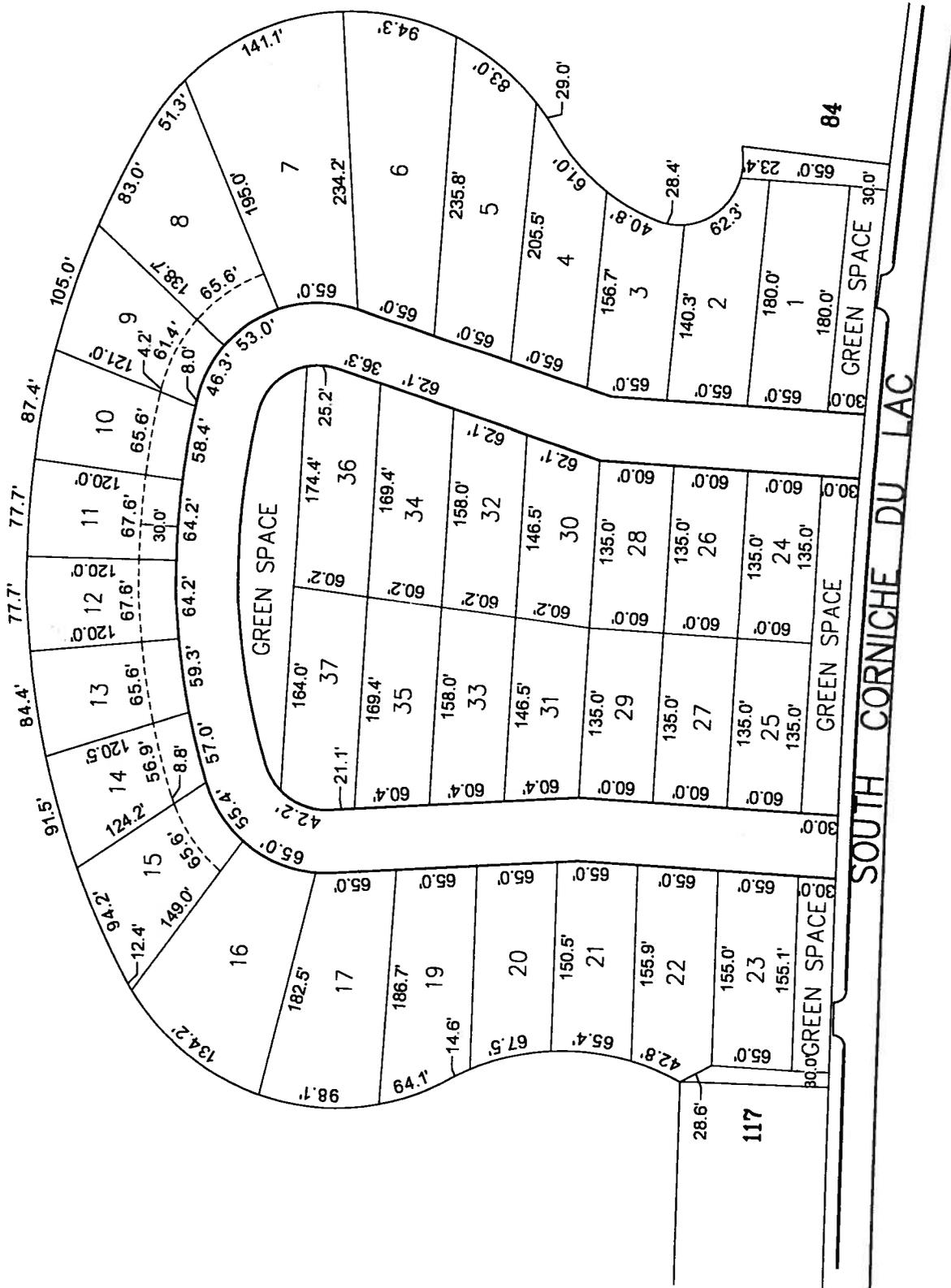
900 W. Causeway Approach  
 Metairie, LA 70471  
 985-727-4440  
 Fax: 985-727-4447



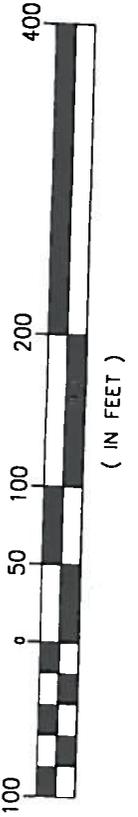
Project Number: RCLC No. 774-M

ZC00-03-020

Parcels CH-1-A & CH-1-B  
Proposed single family  
Residences



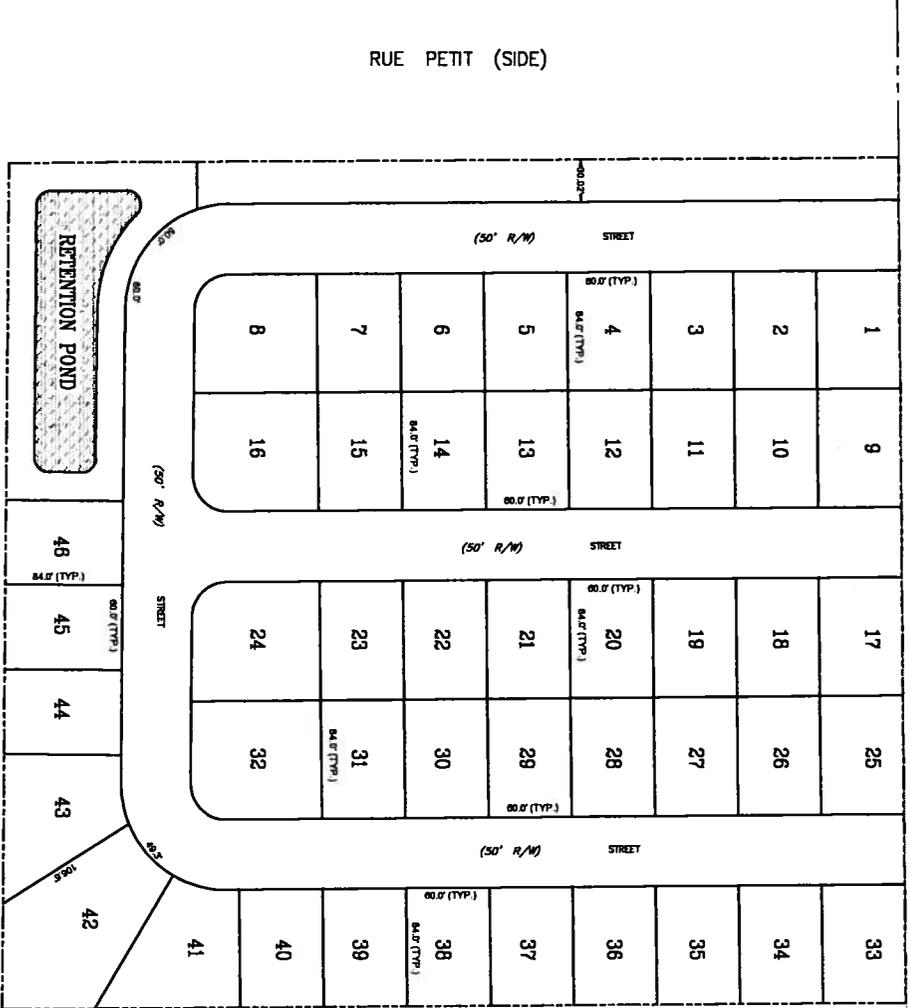
GRAPHIC SCALE



2000-03-020 Yield Plan

I:\CAD\71414 MDL Garden Home Exponstion\Civil\Garden Homes 01\_07\_16.dwg

MAISON DU LAC PHASE 2  
SUBDIVISION LAYOUT  
YIELD PLAN

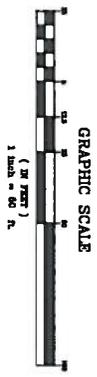


RUE MAISON DU LAC

RUE PETIT (SIDE)

LA 1085 (SIDE)

LA 1085  
MAIN  
ENTRANCE



NOT FOR CONSTRUCTION  
01/07/16  
FRANZ J. ZIEGLER, P.E.  
LA License No. 88822  
THE DESIGNER IS NOT TO BE HELD RESPONSIBLE FOR THE CONSTRUCTION, RECORD, RECONSTRUCTION OR THE STATUS OF THE PROJECT FROM THE DATE OF THE ISSUANCE OF THIS PLAN.

PRELIMINARY NOT FOR  
FINAL USE  
MAISON DU LAC ADDITION

NO.	DATE	REVISION DESCRIPTION	BY

DESIGNED	FJZ
CHECKED	FJZ
DETAILED	LFW
CHECKED	FJZ
DATE	01/07/16
SHEET	

RICHARD C. LAMBERT  
CONSULTANTS, L.L.C.  
900 W. Cooney Approach  
Mandeville, LA 70471  
885-727-4440  
Fax: 885-727-4447





200-03-020

RESTRICTIVE COVENANTS

IN ORDER TO PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OWNERS OF THE PROPERTY WITHIN PARISH APPROVED SUBDIVISIONS, THE FOLLOWING COVENANTS WILL RUN WITH EACH DEED OR TITLE AND WILL BE LISTED AT THE TOP RIGHT HAND CORNER OF THE FINAL SUBDIVISION PLAT. THE FOLLOWING RESTRICTIONS SHALL BE ENFORCEABLE BY THE PARISH PLANNING COMMISSION.

- A) 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 WATER SYSTEM(S), ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES COMMISSION OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- B) CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENT.
- C) LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- D) FEMA FLOOD ZONE ELEVATION IS 21.0' M.S.L. MINIMUM BUILDING FINISHED FLOOR ELEVATION SHALL BE 22.5' M.S.L. OR 18 INCHES ABOVE THE CENTERLINE OF THE STREET, WHICHEVER IS HIGHER. (PER RICHARD C. LAMBERT CONSULTANTS, LLC).
- E) NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- F) NO DRIVEWAY CULVERTS ARE REQUIRED, SINCE THIS IS SUBSURFACE DRAINAGE.
- G) DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED BY ORD. NO. 94-2142. ADOPTED 12/15/94)
- H) THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 88-916, ADOPTED 02/18/88)
- I) SETBACKS FOR THE PROPOSED LOTS ARE AS FOLLOWS:
  - FOR 40' x 100' LOTS: FRONT = 15', SIDE 0' & 5', AND REAR = 5' (SEE DETAIL)
  - FOR LOTS #1-21: FRONT = 15', SIDE 0' & 5', AND REAR = 5' (SEE DETAIL)
  - FOR 55' x 120' LOTS: FRONT & REAR = 15', SIDE = 5'
  - FOR 60' x 120' LOTS: FRONT & REAR = 15', SIDE = 5'
  - FOR 65'+ x 120'+ LOTS: FRONT & REAR = 15', SIDE = 5'
- J) A 10' UTILITY EASEMENT FRONTS ALL LOTS.
- K) ALL LAKES, ROADWAYS, MEDIANS, ALLEYS & GREEN SPACES WILL BE MAINTAINED BY THE MAISON DU LAC HOMEOWNERS ASSOCIATION.
- L) OPERATING COSTS AND MAINTENANCE COST FOR STREET LIGHTING WILL BE THE RESPONSIBILITY OF THE MAISON DU LAC HOMEOWNERS ASSOCIATION.
- M) ALL BUILDINGS AND HOMES WILL ADHERE TO THE PARISH GUIDELINES FOR THE MAXIMUM HEIGHT. IN NO EVENT WILL ANY BUILDING BE HIGHER THAN 50' ABOVE BASE FLOOD ELEVATION.
- N) NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- O) Accessory buildings with a size of less than 5% of the area of the lot on which the main building is situated may be located five (5) feet from the nearest interior side and rear lot lines provided the building length does not exceed thirty (30) feet, the building height does not exceed nineteen (19) feet

NO DEDICATION

The indication of the streets and roadways on this plat is not intended as a dedication to the Parish of St. Tammany, the State of Louisiana or the public in general, of streets and roadways; the area shown as streets and roadways shall be defined to constitute only a servitude of passage for the lesser, invitees and occupants of lots in the subdivision. The fee title to such area shall belong to the developer, his successors and assigns.

PLANNING COMMISSION

2000-03-020

Parcel 4B

Permitted Uses:

1. Mid-rise office and residential buildings;
2. Hotels, Motels and Convention Centers;
3. College, Universities, and Research Centers;
4. Public Utility Facilities;
5. Parking lots and decks;
6. Freestanding Restaurants (no drive through service permitted);
7. Mixed use centers, including residential, restaurants and retail uses provided they do not exceed 20 percent of the developed floor area of any structures located within the Parcel;
8. Assisted Living, Senior Care Living.

Minimum Area Regulations:

1. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of the St. Tammany Parish Regulation in effect at the time of constructions.
2. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the St. Tammany Parish Regulation in effect at the time of constructions.

Maximum Lot Coverage:

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

Height Regulations:

No building or dwelling for residential or business purposes shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is greater.

Design criteria:

1. Landscaping – All Landscaping shall be in compliance with the provisions of the St. Tammany Parish Regulation in effect at the time of constructions.
2. Signage – All signage shall be in compliance with the St. Tammany Parish Regulation in effect at the time of construction.
3. Lighting – All site lighting shall be in compliance with the St. Tammany Parish Regulation in effect at the time of constructions.
4. Parking/Loading – All parking and loading will have a minimum of 1 spot for every 4 units.

PT. "B"





December 16, 2015

Ms. Helen Lambert  
Assistant Director  
Department of Development  
St. Tammany Parish  
P.O. Box 628  
Covington, LA 70434

RE: Major Amendment to the Planned Unit Development – Maison Du Lac

Dear Helen,

WBB Realty L.L.C., owner of Maison Du Lac subdivision, hereby requests a major amendment to the PUD in order to:

- 1) Change the use of Parcel 4B, Exhibit "A", from its current use to Maison Du Lac Medical and Office with the permitted uses and site plan requirements set forth below;
- 2) To add Parcel 15, Exhibit "B", to the Maison Du Lac PUD and create an additional 43 Garden Home lots;
- 3) Change the use of Lot CH-1-A & CH-1-B to Maison Du Lac Single Family Residential (Exhibit "C")
- 4) Resubdivision of South Buffer, Exhibit "D", to add an additional 7 Garden Home lots (Lots 1-7 on Rue Petite)

Parcel 4B

WBB Realty, L.L.C. proposes the following permitted uses and site plan requirements for Parcel 4B:

Permitted Uses:

1. Mid-rise office and residential buildings; 2. Hotels, Motels and Convention Centers; 3. College, Universities, and Research Centers; 4. Public Utility Facilities; 5. Parking lots and decks; 6. Freestanding Restaurants (no drive through service permitted); 7. Mixed use centers, including residential, restaurants and retail uses provided they do not exceed 20 percent of the developed floor area of any structures located within the Parcel; 8. Assisted Living, Senior Care Living.

**Minimum Area Regulations:**

1. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of the St. Tammany Parish Regulation in effect at the time of constructions.
2. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the St. Tammany Parish Regulation in effect at the time of constructions.

**Maximum Lot Coverage:**

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

**Height Regulations:**

No building or dwelling for residential or business purposes shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is greater.

**Design criteria:**

1. Landscaping - All Landscaping shall be in compliance with the provisions of the St. Tammany Parish Regulation in effect at the time of constructions.
2. Signage - All signage shall be in compliance with the St. Tammany Parish Regulation in effect at the time of construction.
3. Lighting - All site lighting shall be in compliance with the St. Tammany Parish Regulation in effect at the time of constructions.
4. Parking/Loading - All parking and loading will have a minimum of 1 spot for every 4 units.

321 VETERANS BLVD., SUITE 201  
METAIRIE, LOUISIANA 70005  
TELEPHONE (504) 834.5511  
FAX (504) 834.6624

Parcel 15

WBB Realty, L.L.C. is requesting a major amendment to the PUD Plan for Maison Du Lac subdivision. The modification consists of adding an additional 8.892 acres, Exhibit "B", for the expansion of the existing garden home area. WBB Realty, L.L.C. is proposing to develop an additional 43 Garden Home lots. All of the requirements and standards applicable to the existing Garden Home lots within Maison Du Lac subdivision (setbacks, minimum lot size, etc.) will apply to the additional 43 Garden Home lots.

Lot CH-1-A & CH-1-B

Please find enclosed a revised site plan for Lot CH-1-A & CH-1-B. In pertinent part the plan has been revised as follows:

1. Eliminate the 152 unit Condominiums and replace with 36 single family lots

As you can see from the foregoing, the density units within the project will be reduced dramatically. All of the requirements and standards applicable to the existing standard, single-family residential lots within Maison Du Lac subdivision (setbacks, minimum lot size, etc.) will apply to the additional 36 Courtyard Homes.

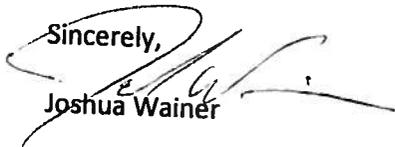
Resubdivision of South Buffer

Please find enclosed a revised site plan for the addition of Garden Homes lots 1-7 across from lots 257-264 on Rue Petite.

Taking into account all of the additions stated above, the total area of all greenspaces in Maison Du Lac is roughly 45.29 acres and the total area of the pond is 25.030 acres (Exhibit "E"). The total acreage of Maison Du Lac is 159.2 acres including the addition of Parcel 15. Being that the pond only counts for half the acreage, the total greenspace for Maison Du Lac will be roughly 45.29 acres or 36% of the total land. With all of the changes, Maison Du Lac more than meets the greenspace requirements under the PUD.

Please place this request on the January Zoning Commission Agenda for consideration.

Should you have any questions or require additional information, please let me hear from you.

Sincerely,  
  
Joshua Wainer