

Case No.: 2016-144-ZC

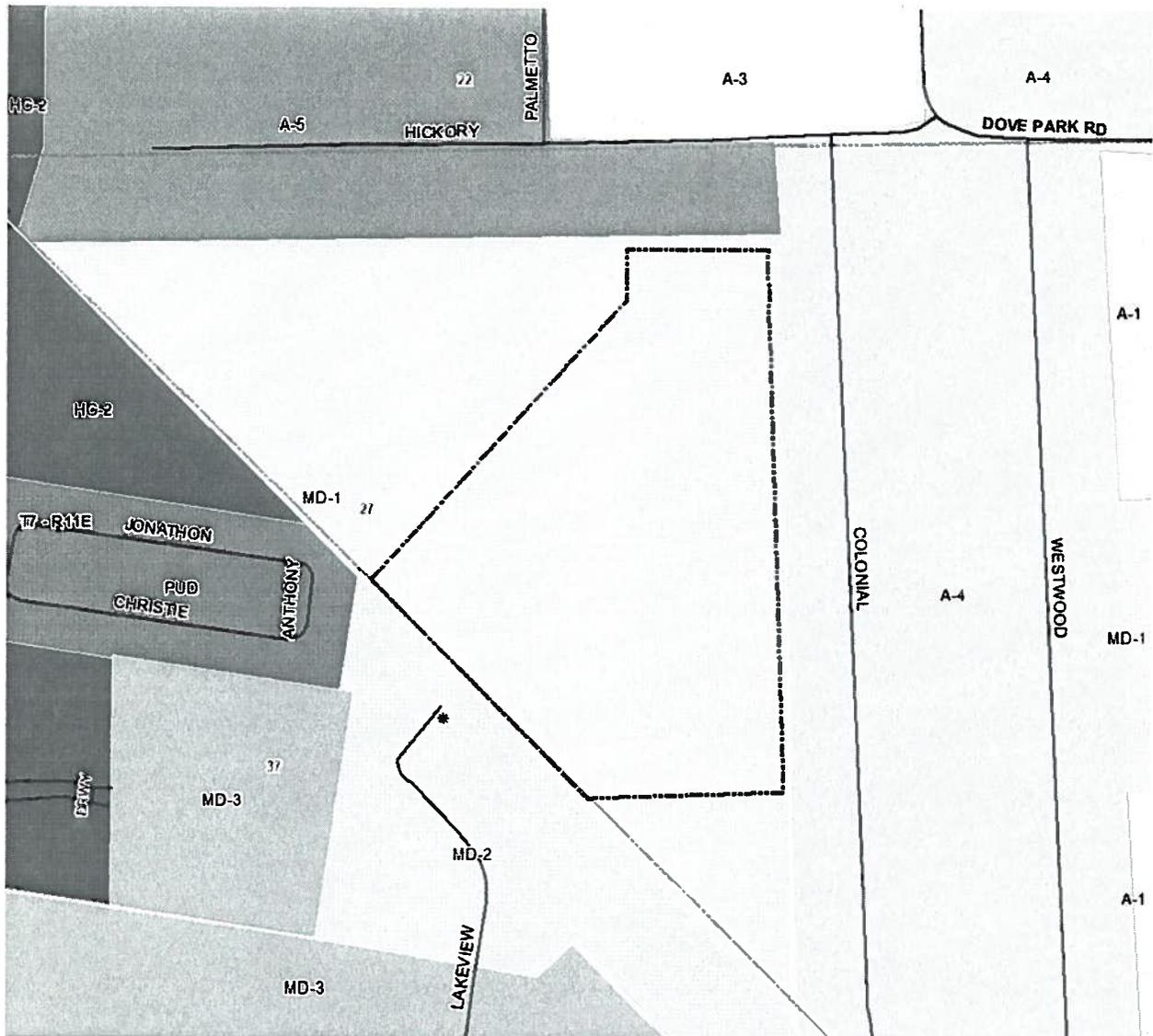
PETITIONER: Paysse McWilliams

OWNER: PKMI, L.L.C - Paysse McWilliams

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

LOCATION: Parcel located north of Judge Tanner Blvd, south of Hickory street and west of Colonial Court, Covington; S27 & 37, T7S, R11E; Ward 4, District 5

SIZE: 14.132 acres

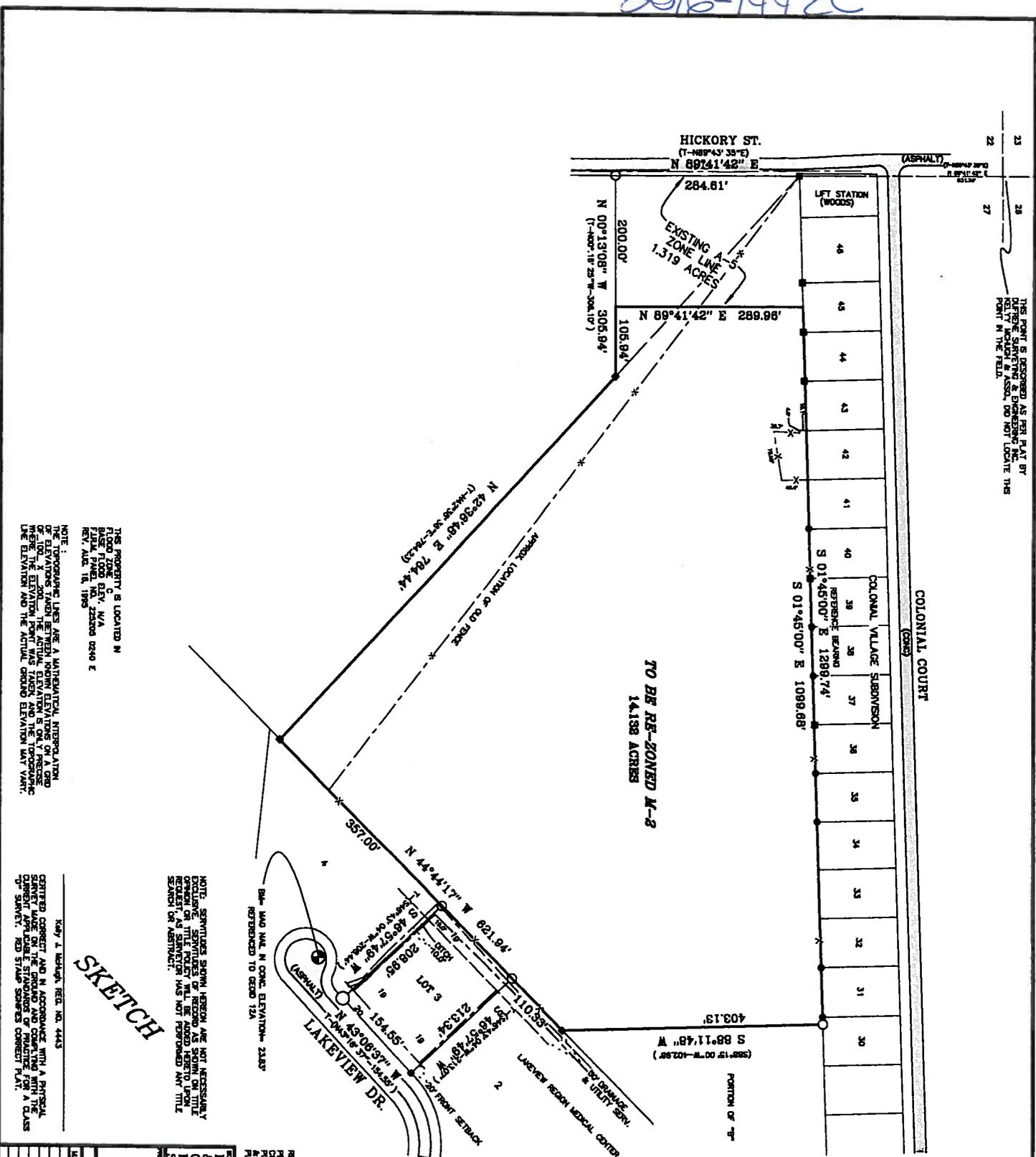




0 675 Feet



2016-1442C



THIS POINT IS MEASURED AS PER PLAT BY
DUFFRE SURVEYING & ENGINEERING, INC.
FIELD MEASUREMENT ASSOCIATES, DO NOT LOCATE THIS
POINT IN THE FIELD.

COLONIAL COURT (GRASS)

COLONIAL VILLAGE SUBDIVISION
S 01°45'00" E 1288.74'
S 01°45'00" E 1089.68'

TO BE RE-ZONED M-2
14.138 ACRES

THIS PROPERTY IS LOCATED IN
FLOOD ZONE
BASE FLOOD ELEV. W/A
FIRM PANEL NO. 22000 0240 E
REV. DATE 10, 1985

NOTE: THE TOPOGRAPHIC LINES ARE A MATHEMATICAL INTERPOLATION
OF ELEVATIONS TAKEN FROM ELEVATIONS ON A GRID
WHICH WERE TAKEN FROM A SURVEY OF THE GROUND AND COMPUTED WITH THE
METHODS OF SURVEYING. THE ELEVATION POINT WAS TAKEN AND THE TOPOGRAPHIC
LINE ELEVATION AND THE ACTUAL GROUND ELEVATION MAY VARY.

SKETCH

NOTE: SURVEYORS SHOW HEREON ARE NOT NECESSARILY
EXCLUSIVE SERVICES OR RECORD AS SHOWN ON TITLE
RECORDS. THE SURVEYOR HAS NOT PERFORMED ANY TITLE
SEARCH OR ABSTRACT.

BM - WAD WAD IN CONC. ELEVATION - 23.87
REFERENCED TO GRID 12A

KAP J. BURGESS, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPUTED WITH THE
METHODS OF SURVEYING. THE SURVEYOR HAS NOT PERFORMED ANY
TITLE SEARCH OR ABSTRACT.



- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - 3/4" IRON PIPE FOUND
 - FENCE
 - 2.0' SPOT ELEVATION
 - 2.0' CONTOUR LINE
 - ⊙ BENCHMARK

NOTE: OWNER OR CONTRACTOR IS RESPONSIBLE
FOR OBTAINING ALL NECESSARY
PERMITS AND RECORDS BEFORE
CONSTRUCTION BEGINS.

SETBACKS FOR LOT 3

FRONT	20'
SIDE	3'
REAR	NONE

ELEVATIONS ARE REFERENCED TO NAVD 83, GOOD MODEL, 12A

REFERENCE:
PLAT OF LAKVIEW REGIONAL MEDICAL CENTER BY WESS LASKULLAMBER
CONSULTANTS, INC. MAP NO. 2887, DATED 06/22/06
PLAT OF PART OF SECT 27, T-7-S, R-11-E, OLD BY DUFFRE SURVEYING
AND ENGINEERING, INC. MAP NO. 1111, DATED 07/20/07
PLAT OF COLONIAL VILLAGE BY THE FIRM MAP NO. 960-B, DATED 07/20/07

PORTION OF "A" & "B" OF THE DUFFRE SURVEY
& LOT 3 OF LAKEVIEW REGIONAL MEDICAL
CENTER PH. I & II - A SECTION 27 & 37, T-7-S,
R-11-E GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LA.

VOELKEL McWILLIAMS CONSTRUCTION

REALLY MORGAN & ASSOCIATES, INC.
CITY ENGINEERS & LAND SURVEYORS
645 CALVEZ ST. NACOGDOCHES, LA.
828-5611

REVISIONS	DATE	SCALE	DRAWN	DATE	JOB NO.	DRAWN
		1" = 100'	M D M	04/12/14	13-100	

DATE PLOTTED: 04/12/14

ZONING STAFF REPORT

Date: 2/22/2016
Case No.: 2016-147-ZC
Posted: 02/18/16

Meeting Date: 3/1/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: Chuck & Candice Hickman

REQUESTED CHANGE: From CB-1 Community Based Facilities District, A-2 Suburban District, RO Rural Overlay to A-2 Suburban District & NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the south side of Galatas Road, west of C.S. Owens Road ; S14, T7S, R10E; Ward 1, District 1

SIZE: 3.22 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/Undeveloped	A-2 Suburban District
South	Residential/Undeveloped	A-2 Suburban District
East	Residential/Undeveloped	A-2 Suburban District
West	Residential/Undeveloped	A-2 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 of a 1.327 acre parcel of land from CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District and of a 3.22 acre parcel of land from A-2 Suburban District to NC-6 Public, Cultural and Recreational District. This site is located on the south side of Galatas Road, west of C.S. Owens Road. The 2025 future land use plan calls for the area to be developed with residential uses.

While staff did not recommend approval of the zoning change request to CB-1 (ZC15-04-039), staff has no objections to the request zoning change to NC-6, considering that the 3.22 acre parcel in question is located in the rear of the site and the commercial activities (proposed baseball facility) will create less impact on the adjacent residential uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-6 Public, Cultural and Recreational District designation be approved.

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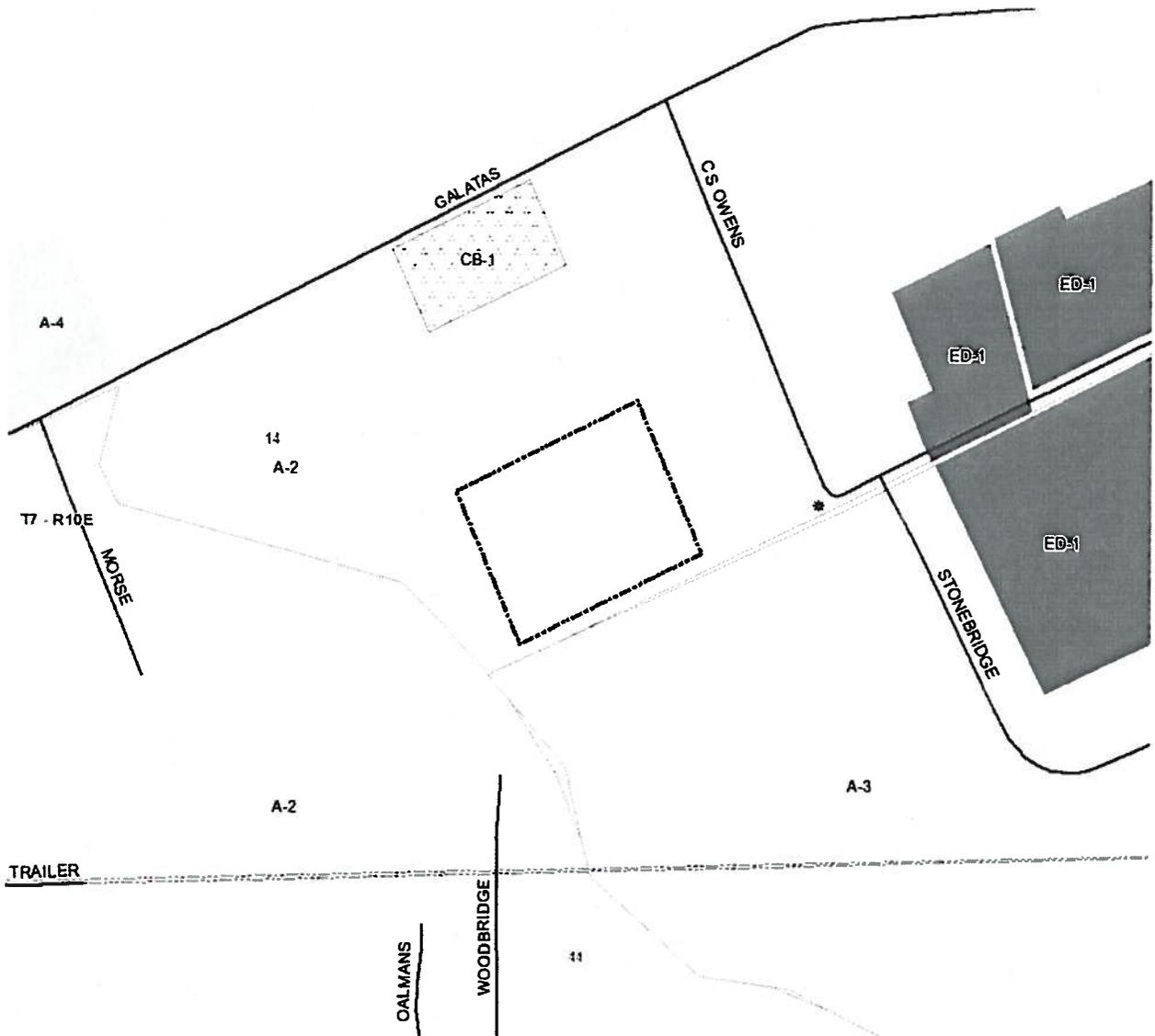
PETITIONER: Council Motion

OWNER: Chuck & Candice Hickman

REQUESTED CHANGE: From CB-1 Community Based Facilities District, A-2 Suburban District, RO Rural Overlay to A-2 Suburban District & NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the south side of Galatas Road, west of C.S. Owens Road ; S14, T7S, R10E; Ward 1, District 1

SIZE: 3.22 acres



2016-147-ZC



T7-R10E

2016-147-ZC

A-4A

A-3

GALATAS

C S OWENS

WOODBRIDGE

CALIMANS

Bayou De Zaire



ZONING STAFF REPORT

Date: 2/22/2016
Case No.: 2016-148-ZC
Posted: 02/19/16

Meeting Date: 3/1/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Covington Kitchen & Bath - Zhiyu Yu

OWNER: Clay Prieto

REQUESTED CHANGE: From HC-2 Highway Commercial District to I-1 Industrial District

LOCATION: Parcel located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville; S13, T7S, R11E; Ward 3, District 5

SIZE: 30,000 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish & State **Road Surface:** 2 & 3 lanes asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Restaurant	HC-2 Highway Commercial District
South	Undeveloped & Retail	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Commercial/ Office Warehouse	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to I-1 Industrial District. This site is located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objections to the request, considering that the Highway 59 Corridor is developed with a mix of retail uses, office warehouse and outdoor storage yard.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 Industrial District designation be approved.

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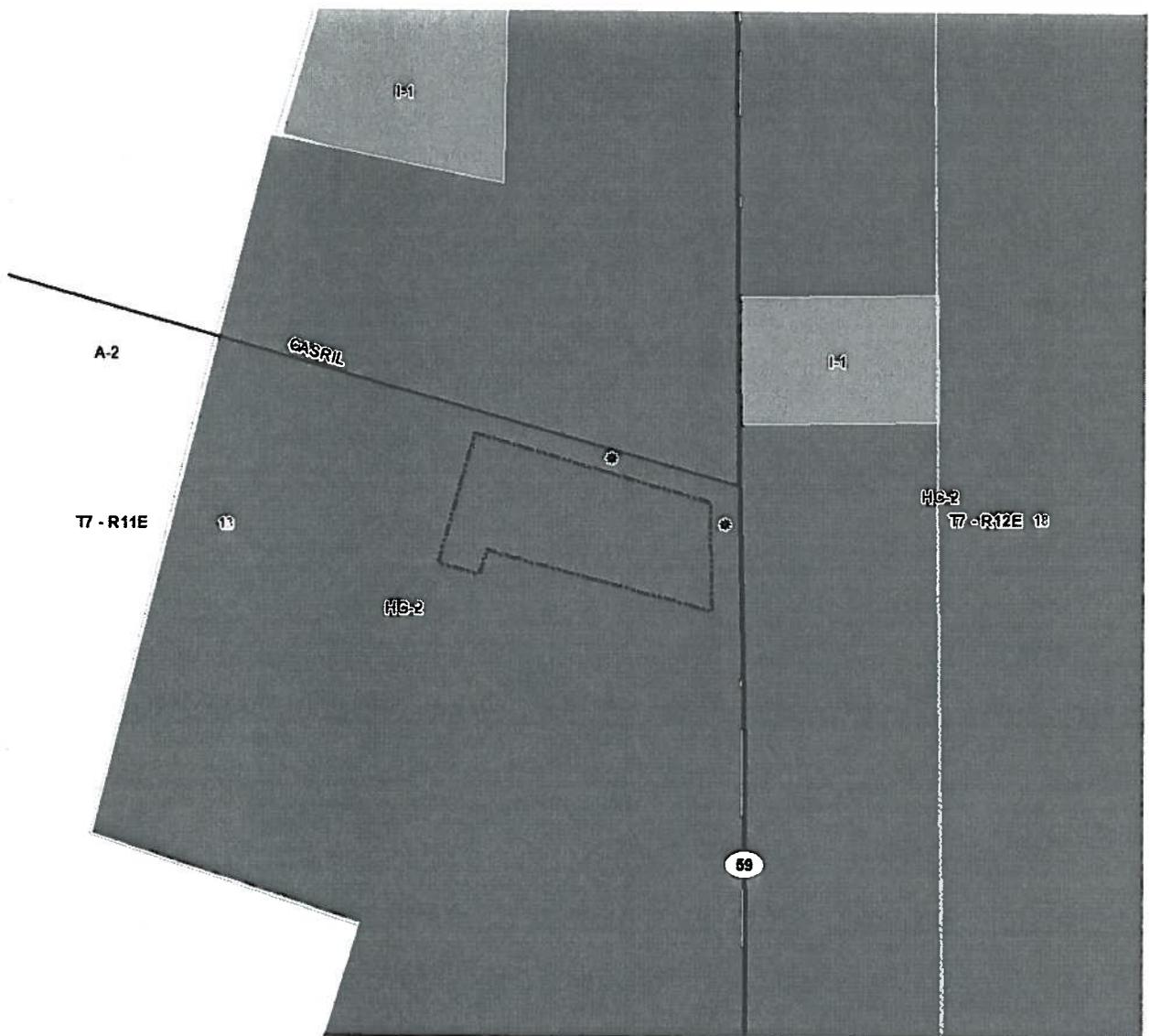
PETITIONER: Covington Kitchen & Bath - Zhiyu Yu

OWNER: Clay Prieto

REQUESTED CHANGE: From HC-2 Highway Commercial District to I-1 Industrial District

LOCATION: Parcel located on the southwest corner of LA Highway 59 and Casril Drive, being 21530 Casril Street, Mandeville; S13, T7S, R11E; Ward 3, District 5

SIZE: 30,000 sq. ft.



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22035

NC-6

7

ROBERT

69459

I-1

69459

69458

69454

69450

69446

69442

69438

21473

21459

A-2

CASR II

69451

69408

T7 - R11E

21516

21530

69390

T7 - R12E

18

HC-2

69300

69300

69370

69340

69302

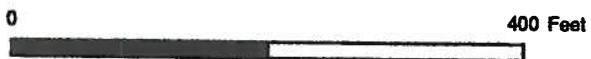
21477

69315

69311

69291

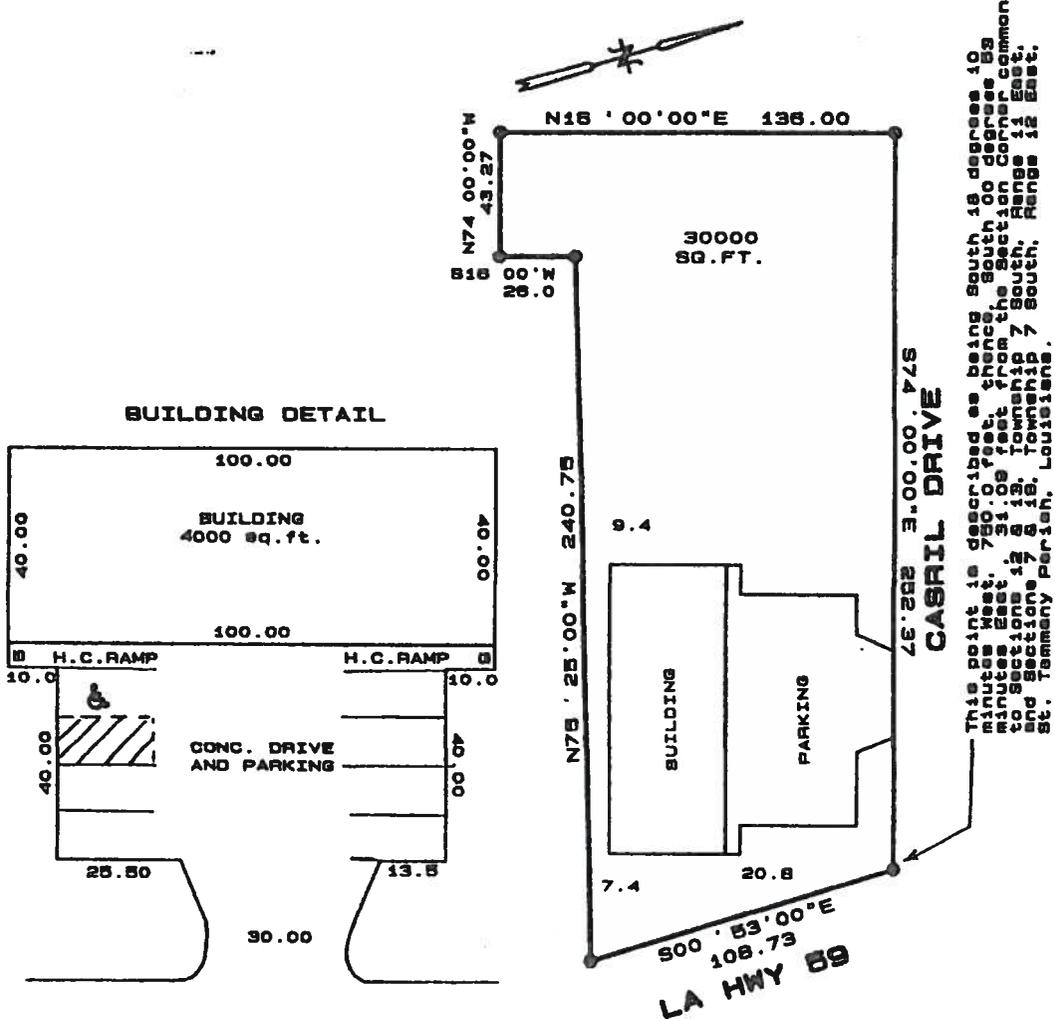
MIRE



2016-148-ZC

LEGAL DESCRIPTION:

A Parcel of land located in Section 13, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana as shown hereon.



CERTIFIED TO:
 STATE INVESTORS BANK, LENDER
 ERNEST PRIETO, BORROWER
 PRIETO FAMILY TRUST, BORROWER

LEGEND:
 SET 1/2" IRON ROD
 FOUND IRON ROD
 FOUND OLD WOOD
 FENCE
 BEARINGS: RECORD
 SETBACK LINES
 FRONT
 REAR
 SIDES
 STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a **REGISTERED PROFESSIONAL SURVEYOR**, and the applicable standards of practice of the State of Louisiana. Signature must be in RED and placed by the surveyor on this plat to be certified as correct.

CLASS/TYPE	"C"	GPN: 225205 0235 C
BOUNDARY	18 OCT 01	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	5695A	SCALE: 1 inch = 50 ft

BRUCE W. POPE, II
 REG. No. 472
 REGISTERED PROFESSIONAL SURVEYOR

WILSON POPE, INC.
 LOUISIANA REGISTERED LAND SURVEYORS NO. 388
 1890 SURGI DRIVE
 MANDEVILLE, LOUISIANA 70448
 TEL: (504) 626-5551 FAX: (504) 626-5626

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 development is at a maximum of 8 units per acre based on the existing underlying zoning of A-5, which would allow for a total of 186 units. Based on the formula the net density would allow for 140 lots/units. The proposal is for 107 lots to be located within the boundaries of the PUD.

GREENSPACE

A total of 8.95 acres (38%) of greenspace is proposed to be provided, including 7.46 acres (32%) dedicated to passive recreation and 1.49 acres (6 %) dedicated to active recreation. The active amenities will include a ½ hard surface basketball court and playground equipment. Picnic tables are also proposed to be provided within the active greenspace area. The plan also shows a 0.63 acre greenspace area, dedicated as dry detention, which could potentially be used as an athletic field. Considering the size of the large retention pond and the proposed access to the pond, staff suggests that a walking path be provided around a portion of the pond and/or observation decks. Note that the proposed 50' greenspace, should be labeled as no cut area, in order to maintain a wooded buffer along Interstate 12 & Highway 1085.

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 be developed with residential uses and include some greenspace & a retention pond, which will create some buffers.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.

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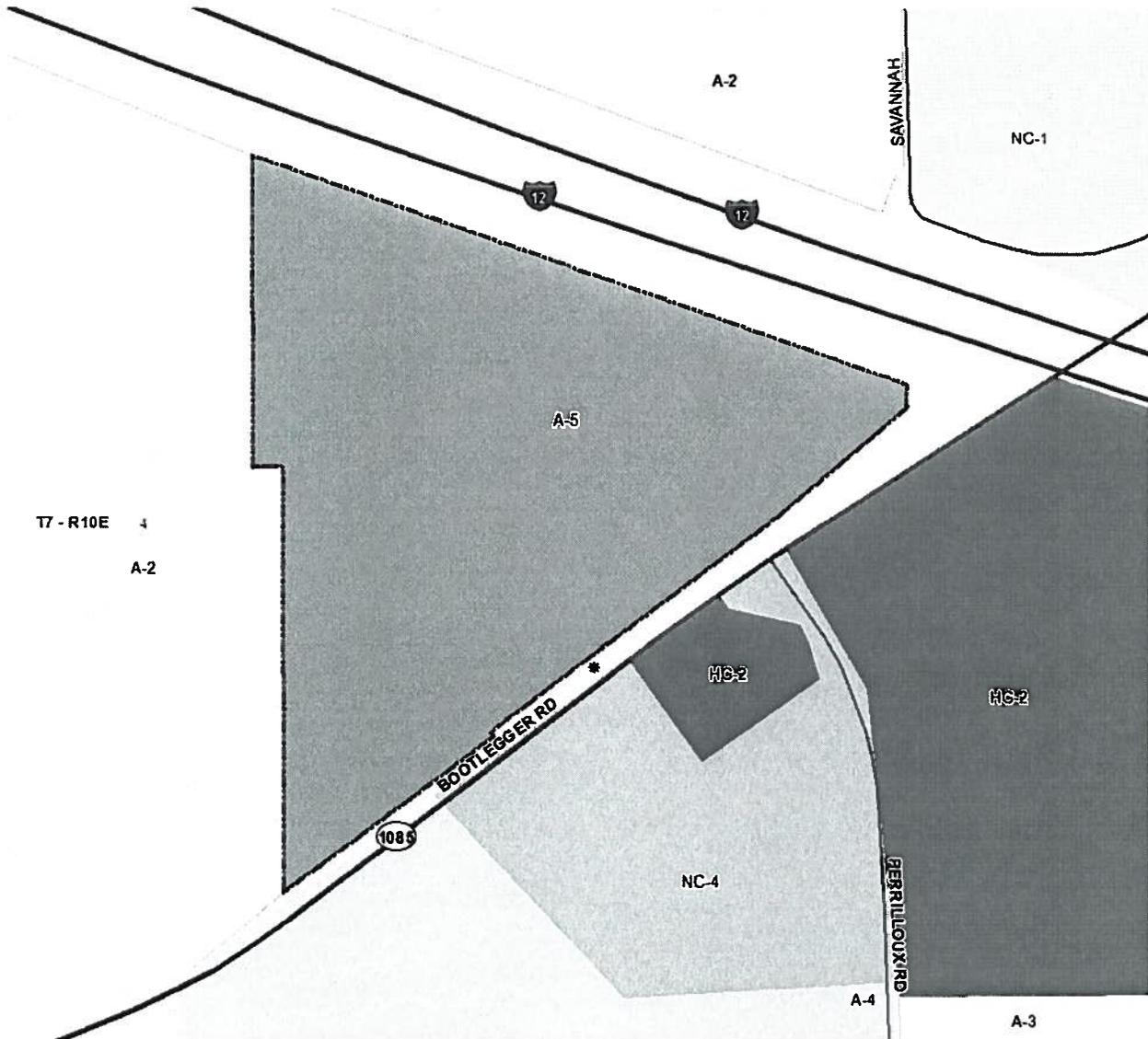
PETITIONER: GCG, LLC - Greg Intravia

OWNER: GCG, LLC - Greg Intravia

REQUESTED CHANGE: From A-5 Two Family Residential District to A-5 Two Family Residential District, PUD Planned Unit Development Overlay

LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road; S4, T7S, R10E; Ward 1, District 1

SIZE: 23.37 acres





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WILDERNESS

SECLUDED OAKS

SECLUDED FOREST

A-2

ICE STEIN

SAVANNAH

NC-1

BOOTLEGGERS RD

112

W-R10E

A-5

HC-2

NC-4

PERRILLONX

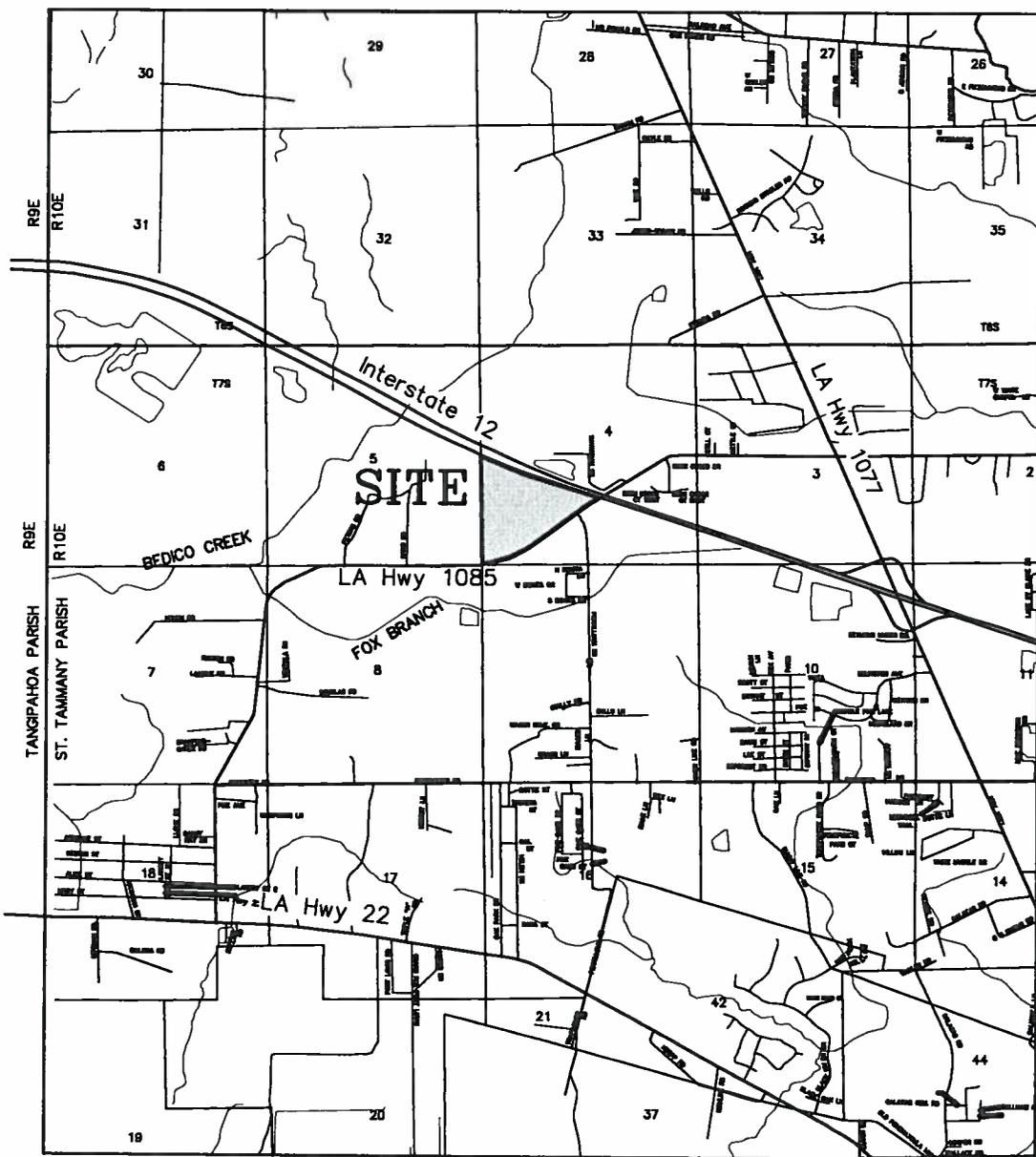
PUD RED FOX RUN

A-4

A-3



2016-149-ZC



ULTIMATE DISPOSAL MAP
(ULT. DISPOSAL FOX BRANCH TO BEDICO CREEK)

DEER CROSSING	
SECTION 4, T-7-S, R-10-E,	
ST. TAMMANY PARISH, LA.	
SCALE: N.T.S.	DATE: 02-22-16
DRAWN: DRJ	JOB NO.: 15-125
REVISED:	

2016-149-2C

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DEER CROSSING DEVELOPMENT, LLC

Developer's Address: 845 GALVEZ ST. MANDEVILLE, LA. 70448
Street City State Zip Code

Developer's Phone No. 985-313-8894
(Business) (Cell)

Subdivision Name: DEER CROSSING

Number of Acres in Development: 23.38 Number of Lots/Parcels in Development: 107

Ultimate Disposal of Surface Drainage: BEDICO CREEK VIA FOX BRANCH

Water Surface Runoff Mitigation Proposed: NONE

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

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

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

If yes, which major arterial streets? LA Hwy 1085

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

If yes, please explain? _____

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

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

(Does the proposed subdivision development...)

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

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

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

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


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

1/13/16
DATE