

## ZONING STAFF REPORT

**Date:** 03/28/16  
**Case No.:** 2016-148-ZC  
**Prior Action:** Postponed (03/01/16)  
**Posted:** 03/17/16

**Meeting Date:** 4/5/2016  
**Determination:** Approved, Amended, Postponed, Denied

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### 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.

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish & State      **Road Surface:** 2 & 3 lane 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 warehouses and outdoor storage yards.

#### STAFF RECOMMENDATION:

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

**Case No.:** 2016-148-ZC

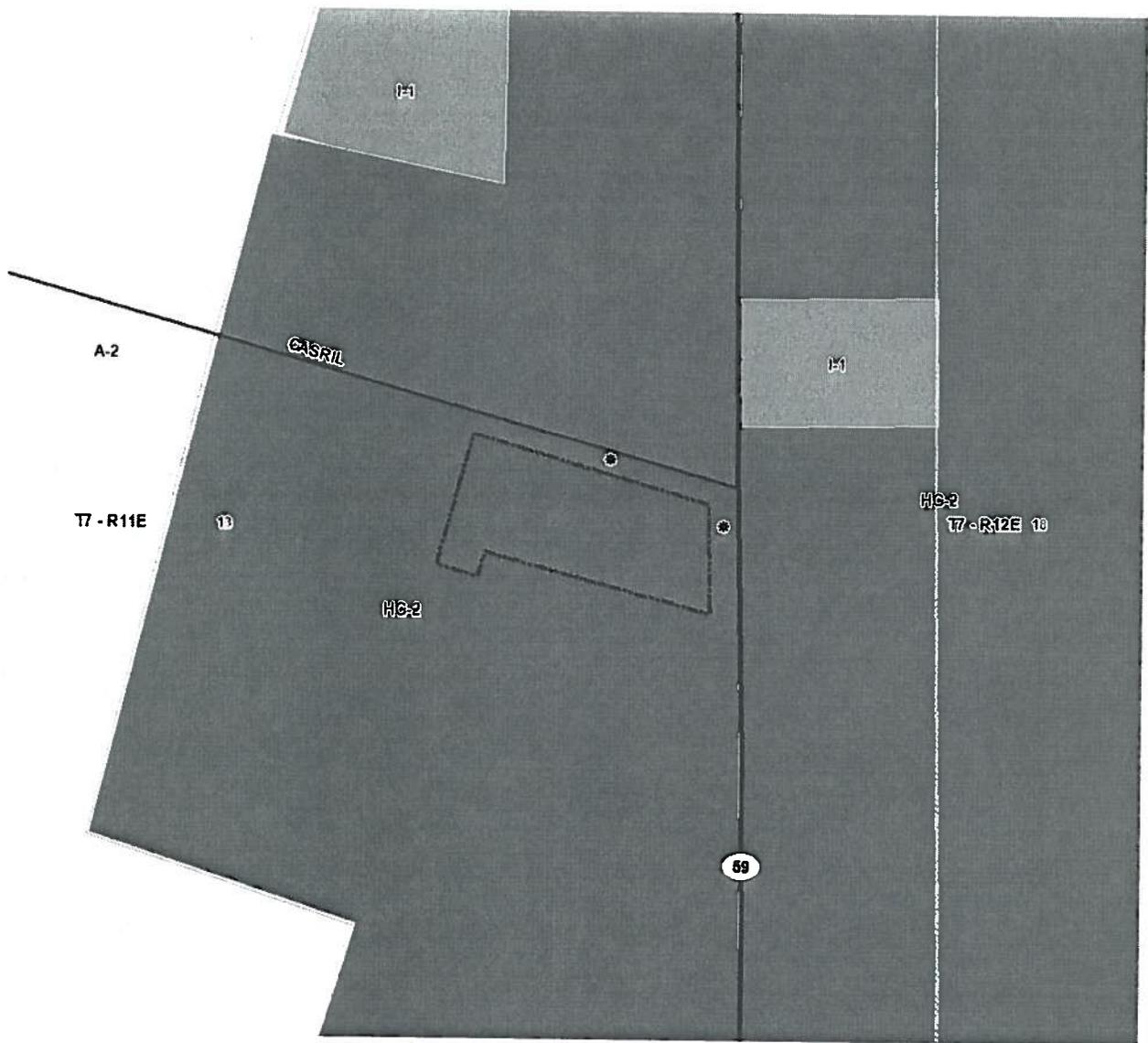
**PETITIONER:** Covington Kitchen & Bath - Zhiyu Yu

**OWNER:** Clay Prieto

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

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**SIZE:** 30,000 sq. ft.



2016-148-ZC

22035

NC-6

7

I-1

ROBERT

69458

69458

69459

69454

69451

69450

69446

21473

69442

21459

69438

A-2

CASRIL

69408

T7 - R11E

21516

T7 - R12E

21530

18

HC-2

69370

69300

69300

69340

69302

21477

69315

69311

MIRE

69291

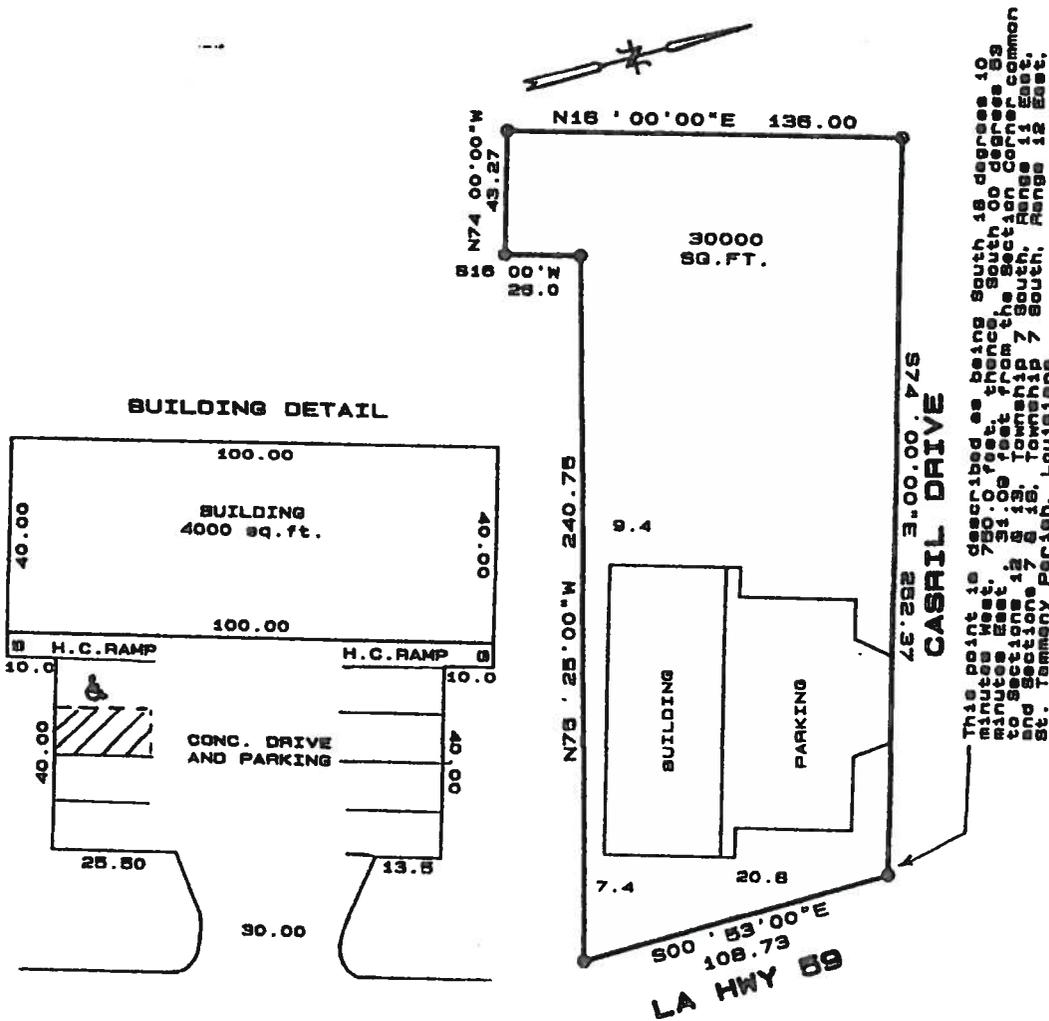
0 400 Feet



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  
 ---X--- FENCE  
 --- BEARINGS: RECORD  
 --- SETBACK LINES  
 FRONT SIDE  
 REAR 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 **LS 48:1201, LXXI**. Signatures must be in RED and signed by the person designed for this plat to be certified.

CLASS/TYPE	"C"	CPN: 225205 0235 C
BOUNDARY	16 OCT 01	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	5665A	SCALE: 1 inch= 50 ft

**BRUCE W. POPE, II**  
 REG. No. 5173  
 REGISTERED PROFESSIONAL SURVEYOR

**WILSON POPE, INC.**  
 LOUISIANA REGISTERED LAND SURVEYORS NO. 388  
 1890 SURGI DRIVE  
 MANDEVILLE, LOUISIANA 70448  
 TEL: (504) 826-5651 FAX: (504) 826-5626



Case No.: 2016-152-ZC

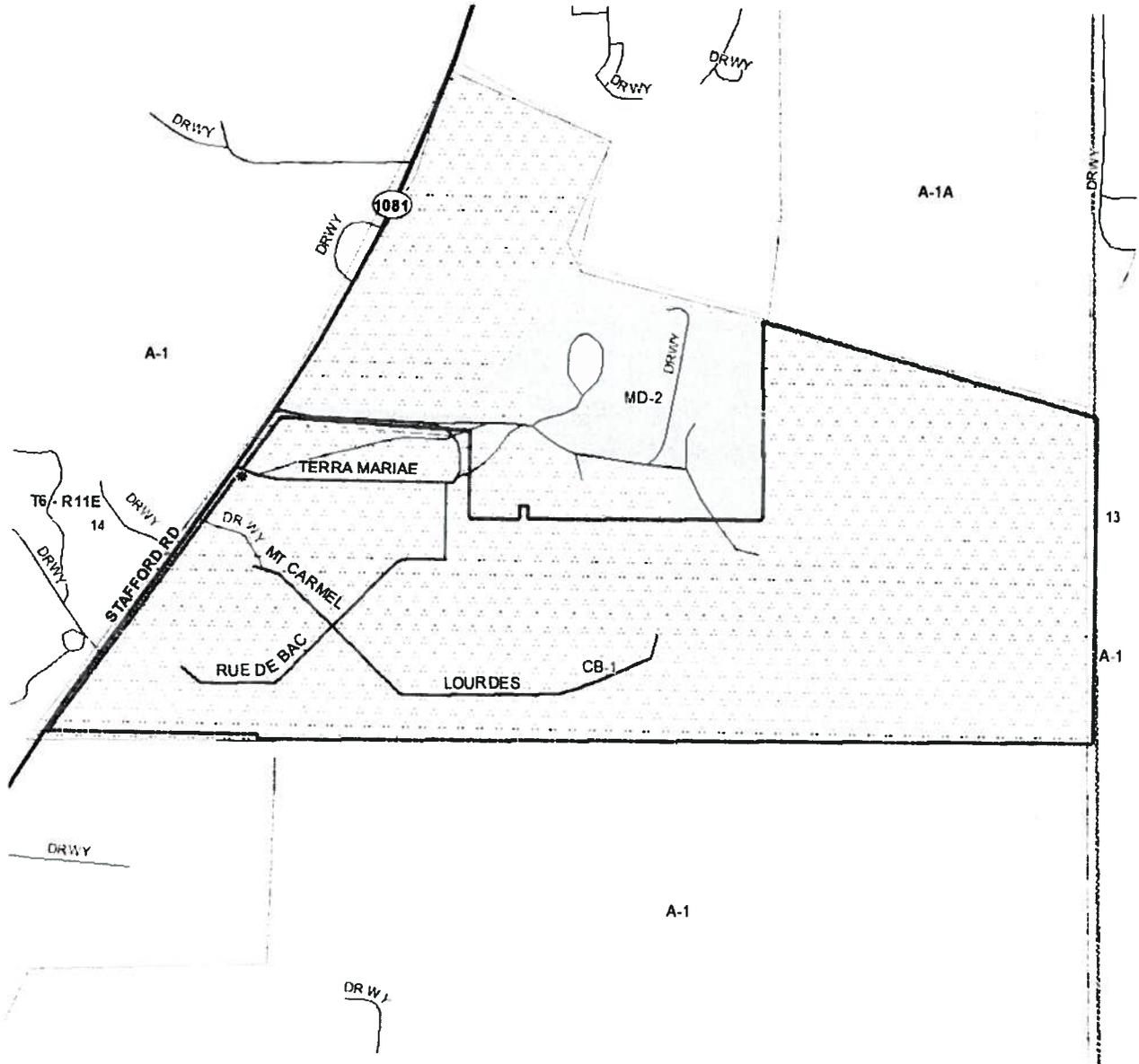
PETITIONER: Council Motion

OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

SIZE: 77.36 acres





A-1

SMITH

HIDDEN OAKS

STAFFORD RD  
1081

MD-2

TERRA MARIAE

TO-R11E

CB-1

MT CARMEL

RUE DE BAC

LOURDES

DEMUS JENKINS

A-2

A-1A



## ZONING STAFF REPORT

**Date:** 3/28/2016  
**Case No.:** 2016-155-ZC  
**Posted:** 03/17/16

**Meeting Date:** 4/5/2016  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Council Motion

**OWNER:** Military Road Land CO, LLC - Frank J. Lopiccio

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

**SIZE:** 77.36 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

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

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential, Priory, Vacant	CB-1 Community Based Facilities District, MD-2 Medical Residential District, A-1 Suburban District
South	Residential & Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential & Undeveloped	A-1 Suburban District

#### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

#### COMPREHENSIVE PLAN:

**Planned District** - 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 rezoned to ID Institutional District in 1988 and a conditional use permit was approved for the development of an age restricted single family residential subdivision. The petitioner is now requesting to change the zoning from CB-1 Community Based Facilities District (adopted through the comprehensive zoning) to PUD Planned Unit Development Overlay. The existing single family residential subdivision is currently approved to be developed with a maximum of 174 lots. At this time, only 56 lots have been developed. The requested zoning change would allow to bring the existing single family residential subdivision in compliance with the appropriate zoning district and for the preservation of the large existing greenspace area within the subdivision.

Note that a zoning change request to A-4 Single Family Residential District (2016-152-ZC) has been submitted in connection with the PUD zoning change request, to establish the underlying zoning.

**GENERAL PUD CRITERIA**

<b>Required information</b>	<b>Staff comments</b>
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 Utilities Inc)
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 this property, based on the underlying zoning of A-4, is at 4 units per acre, which would allow for a total of 309 units. Based on the A-4 Zoning Districts, the net density would allow for 232 lots. The proposal is for 174 units which meets the PUD requirements.

**GREENSPACE**

A total of 37.05 acres (50%) of greenspace is proposed to remain on the site. The future active amenities will consist of a clubhouse and a recreation area, exercise stations along the walking path and a model home/office/club house, proposed to be located on lots 168 & 169. As passive amenities, large greenspace areas, a lake and a walking path are proposed to be provided.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the area to be developed as a Planned District with residential uses including the preservation of the natural environment. The existing subdivision and proposed addition meets the objectives of the 2025 future land use plan and will definitely allow for the preservation of the existing and proposed greenspace areas.

**STAFF RECOMMENDATION:**

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

Case No.: 2016-155-ZC

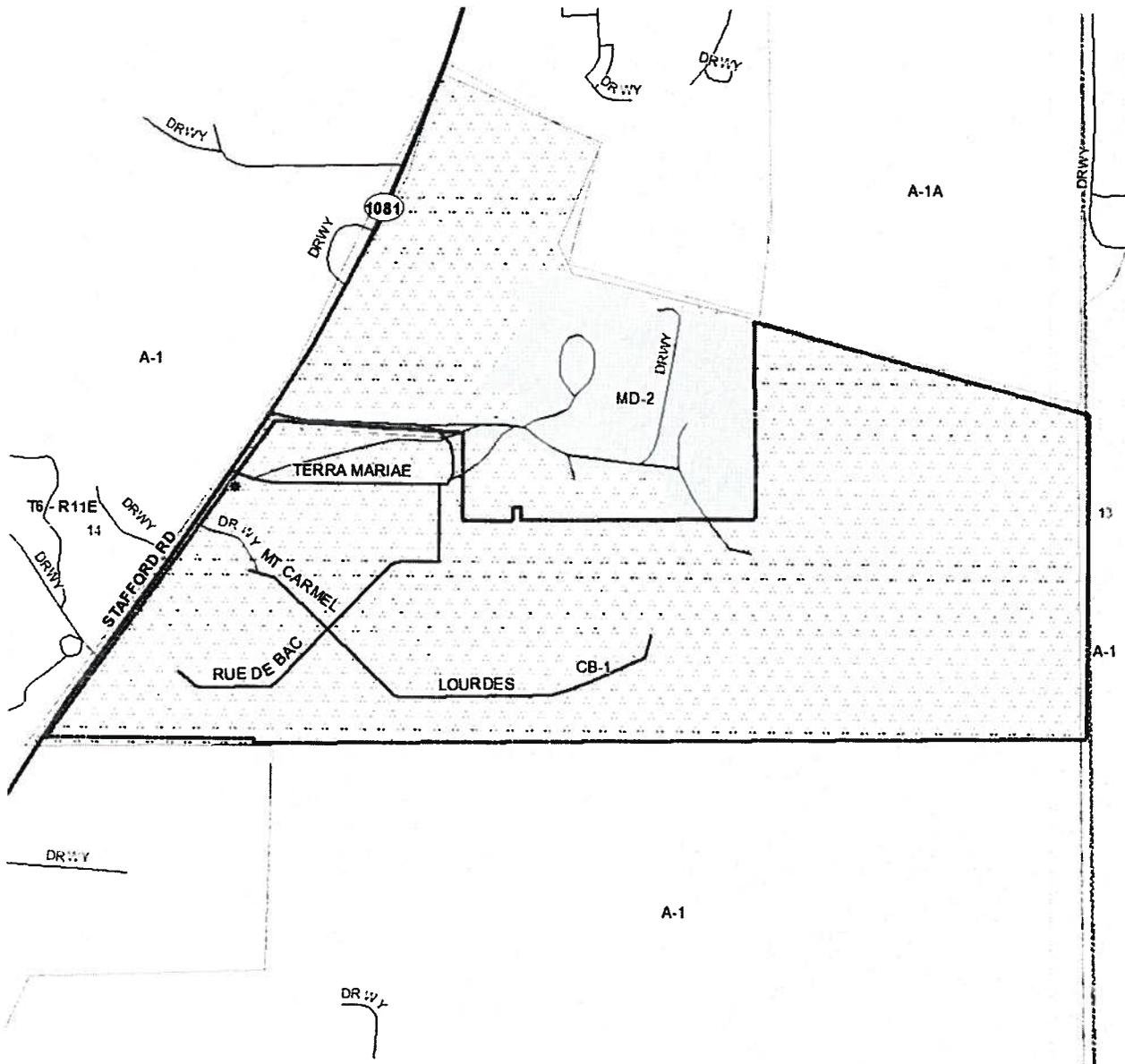
PETITIONER: Council Motion

OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

SIZE: 77.36 acres



2016-155-ZC

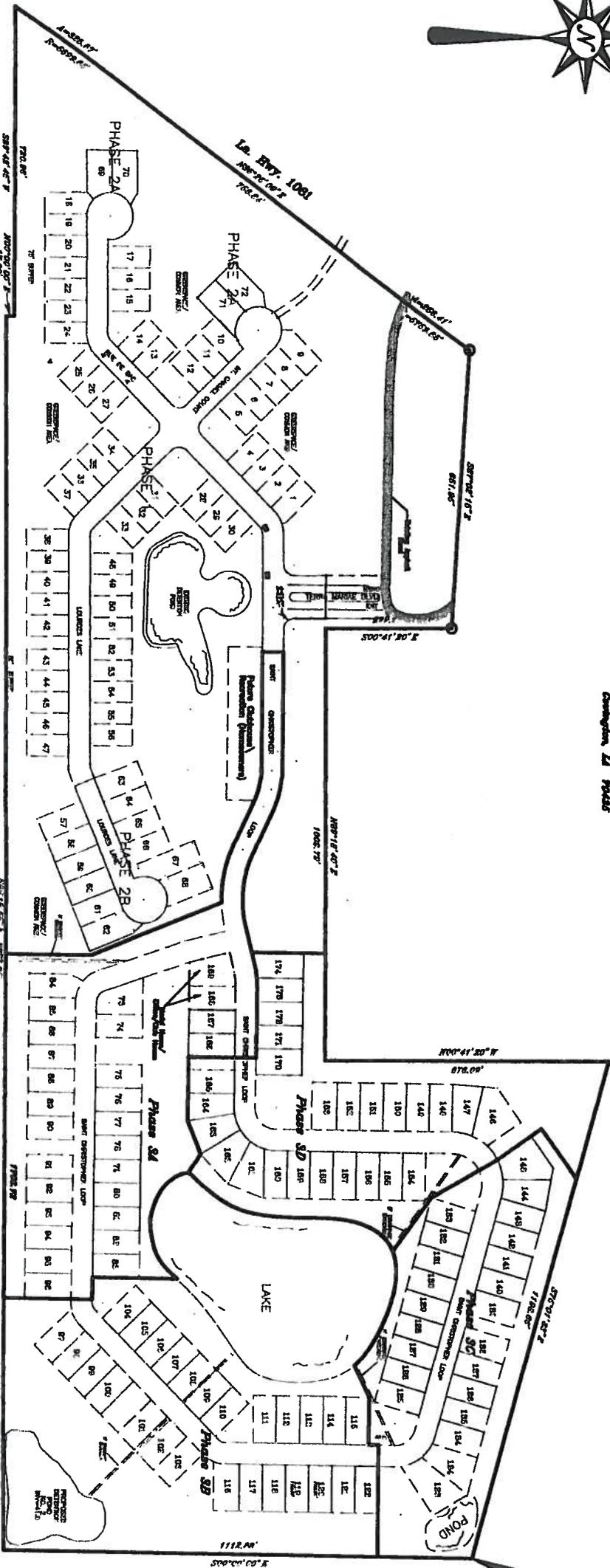


**Terra Mariae**  
**Phase 1, 2A, 2B, 3A, 3B, 3C & 3D**

Survey/Engineering Co., LLC  
 67002 South Road  
 Covington, LA 70433

Map 11 Title 11, Part 11, Subpart 11  
 District 3 - Map 3

**\*THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY,  
 SOLE PURPOSE OF THIS MAP IS FOR ZONING ONLY**



Min. Lot Size for Phases 1, 2A & 2B: 60' x 100'  
 Min. Lot Size for Phases 3A, 3B, 3C & 3D: 65' x 110'

This property is located in Flood Zone C  
 as per FEMA FIRM, Comm. Flood No.  
 216306 0160 C, map dated 10-17-1989

Total Acres in Development: 77.86 Acres  
 Acres to Greenpace: 37.05 Acres (No Resubdividing, Ponds)  
 Acres to Flood Area: 6.62 Acres (0.2% S.S.P. Areas)  
 Total Acres to Greenpace and Flood Areas: 43.67 Acres  
 Total Percentage of Greenpace (50% credit for ponds): 63%

Net Density: 0.75 = 68 Acres & 68 Lots  
 1.4 = 136 Acres & 136 Lots

Number of Lots in Phase 1 - 66 Lots  
 Number of Lots in Phase 2A - 4 Lots  
 Number of Lots in Phase 2B - 12 Lots  
 Number of Lots in Phase 3A - 25 Lots  
 Number of Lots in Phase 3B - 25 Lots  
 Number of Lots in Phase 3C - 25 Lots  
 Number of Lots in Phase 3D - 25 Lots  
 Total Number of Lots - 174 Lots

Building Setback Lines for Phases 1, 2A & 2B:  
 Front - 20'  
 Side - 5'  
 Rear - 5'

Building Setback Lines for Phases 3A, 3B, 3C & 3D:  
 Front - 20'  
 Side - 5'  
 Rear - 5'

**LS** Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (985) 842-6277 office (985) 848-0355 fax

MAP PREPARED FOR  
**Terra Mariae Phases 1, 2A,  
 2B, 3A, 3B, 3C & 3D**

SCALE: 1" = 100'  
 DATE: 10-08-2015  
 DRAWN BY: \_\_\_\_\_

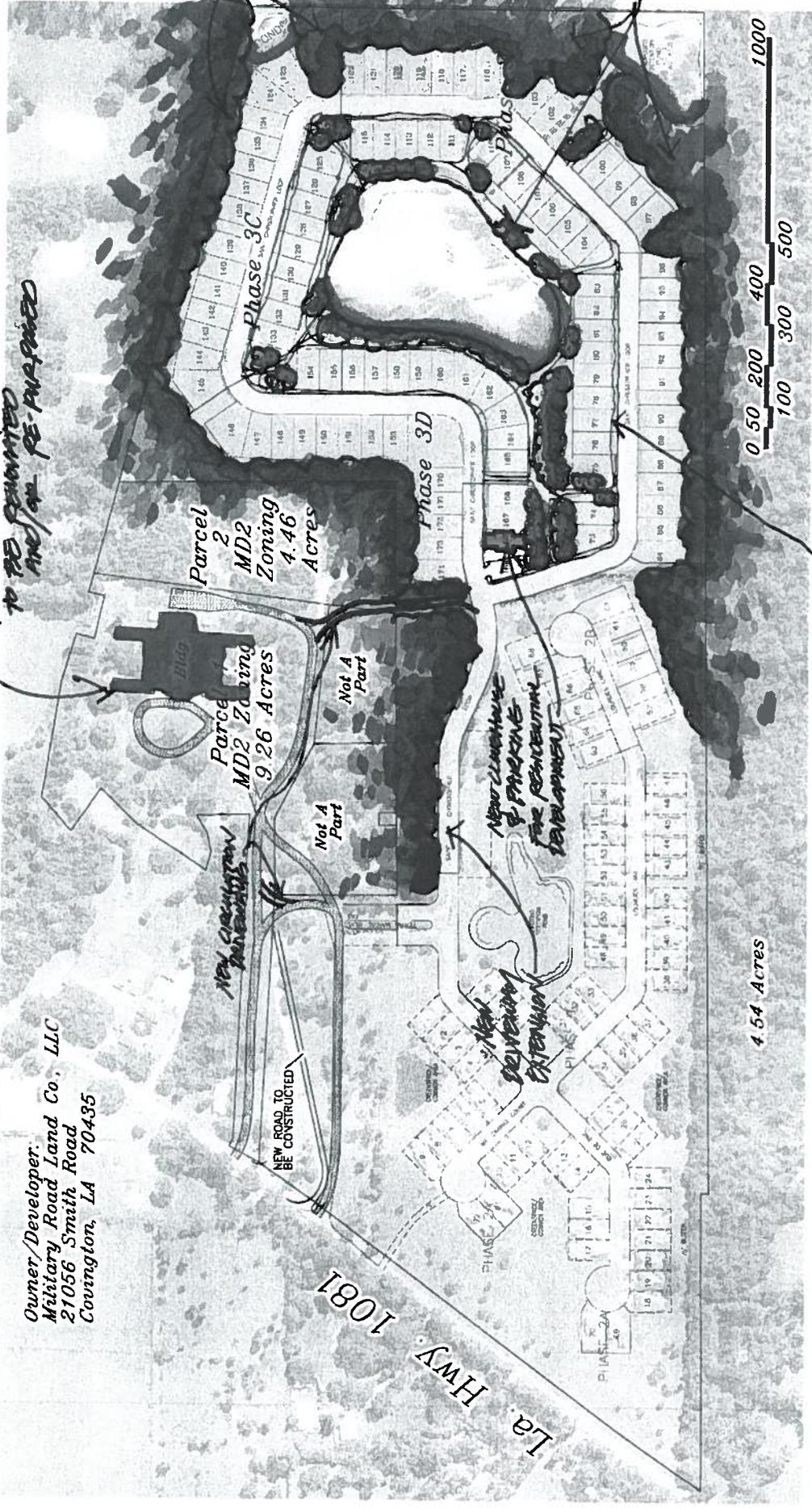
Note: This Plot is not to Scale, Use a reduced copy

THIS MAP IS NOT A BOUNDARY SURVEY,  
 SOLE PURPOSE OF THIS MAP IS FOR ZONING ONLY

# Terra Mariae & Priory Assisted Living

Section 14 Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana

Owner/Developer:  
Military Road Land Co., LLC  
21056 Smith Road  
Covington, LA 70435



Number of Lots in Phase 3A - 28 Lots  
 Number of Lots in Phase 3B - 26 Lots  
 Number of Lots in Phase 3C - 23 Lots  
 Total Number of Lots - 102 Lots

Building Setback Lines for Phases 3A, 3B, 3C & 3D  
 Front - 20'  
 Side - 5'  
 Side Street - 5'  
 Rear - 5'

CONCEPTUAL SITE PLAN  
 2/29/16

2016-1552C



fl+WB architects  
 229 St. John Lane  
 Covington, LA 70433  
 985-893-4100

2016-155-ZC

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Military Road Land Co. L.L.C.

Developer's Address: 21056 Smith Rd Covington La. 70435  
Street City State Zip Code

Developer's Phone No. Kenneth Lopiccio 10 - 985 - 966 - 5646  
(Business) (Cell)

Subdivision Name: Terra Mariae

Number of Acres in Development: 77 Number of Lots/Parcels in Development: 174

Ultimate Disposal of Surface Drainage: Attached

Water Surface Runoff Mitigation Proposed: Attached

*(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? \_\_\_\_\_

2015-155-ZC

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

If yes, which major arterial streets? Hwy 1081

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

If yes, please explain? very little - small fires

- 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.*

[Signature]  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

March 24, 2016  
DATE

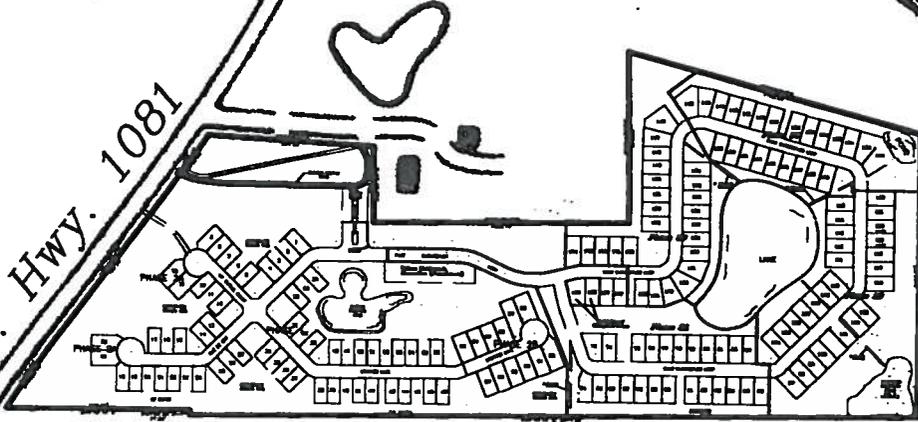
2015-155-ZC



# Terra Mariae

Phase 1, 2A, 2B, 3A, 3B, 3C & 3D  
Section 14 Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana  
District 2 Ward 3

La. Hwy. 1081



**ZONE A7**

Thibodeaux Road

**ZONE B**

Fema Firm, Comm. Panel No.  
225205 0150 C, Dated 10-17-89

**ZONE C**

DATE:  
03/22/16

SCALE:  
NOSCALE

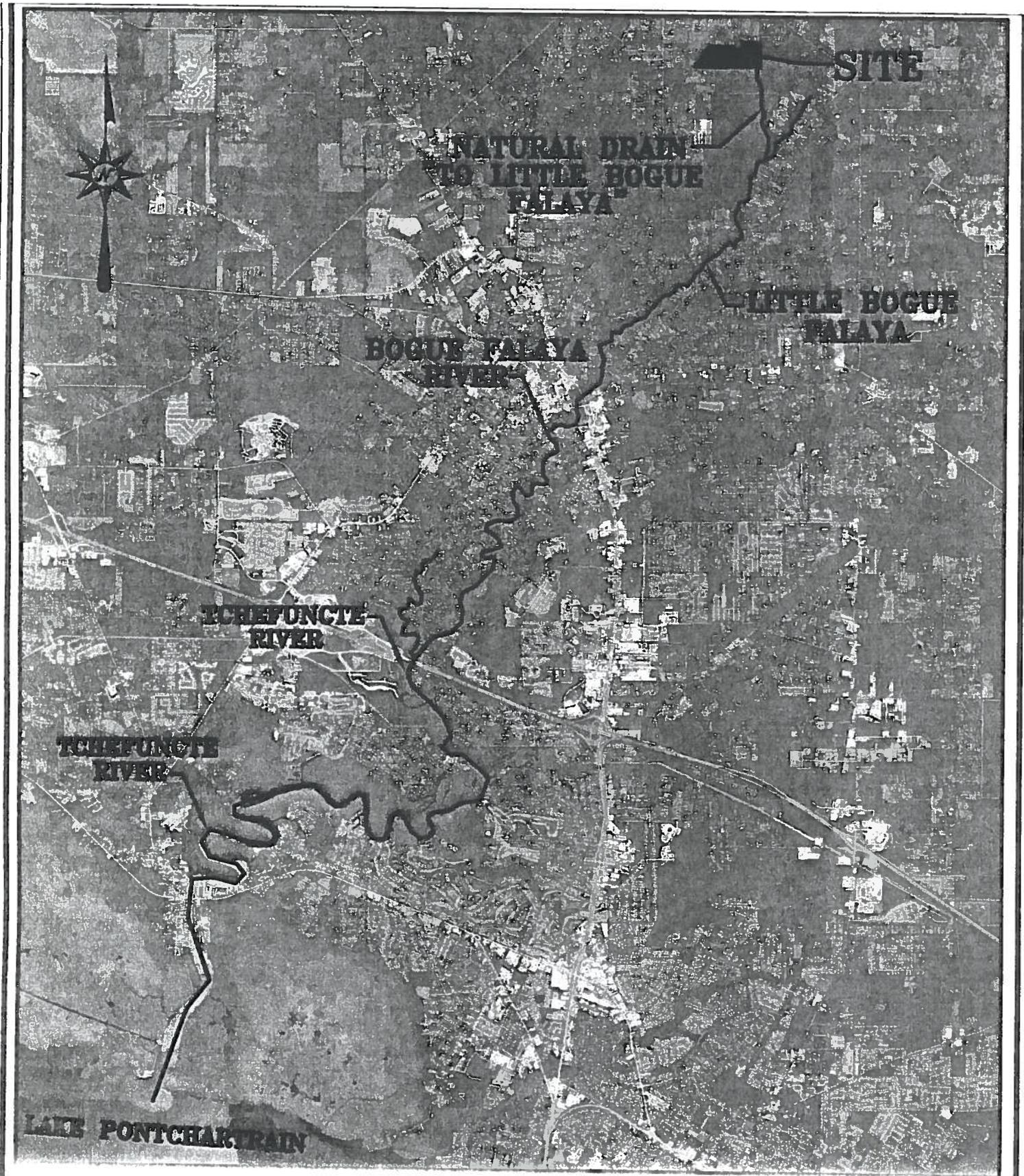
## Land Surveying, LLC

SURVEYING PLANNING ELEVATIONS

518 N. Columbia Street  
Covington, Louisiana 70433  
E-mail: landsuri@bellsouth.net  
Phone: 985-892-6277 Fax: 985-898-0355

Terra Mariae, Phase  
1, 2A, 2B, 3A, 3B, 3C  
& 3D, Flood Zone  
Overlay Map, Job#17153

2015-155-ZC



DATE:  
03/22/16

SCALE:  
NOSCALE

**Land Surveying, LLC**  
SURVEYING      PLANNING      ELEVATIONS  
518 N. Columbia Street  
Covington, Louisiana 70433  
E-mail: landsuri@bellsouth.net  
Phone: 985-892-6277    Fax: 985-898-0355

DISPOSIL OF SURFACE  
DRAINAGE ROUTE, FOR  
TERA MARIAE PHASES 1,  
2A, 2B, 3A, 3B, 3C &  
3D, ST.TAMMANY PARISH

## ZONING STAFF REPORT

**Date:** 3/28/2016  
**Case No.:** 2016-183-ZC  
**Posted:** 03/17/16

**Meeting Date:** 4/5/2016  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Justin B. Schmidt

**OWNER:** Marilyn B. Wenzel

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

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

**SIZE:** 0.791 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 2 lane asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single Family Residential District
South	Vacant	NC-5 Retail and Service District
East	Commercial	City of Mandeville
West	Commercial	NC-5 Retail and Service District

#### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

#### 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 NC-5 Retail and Service District to HC-2 Highway Commercial District. This site is located on the south side of LA Highway 22, west of Dalwill Drive, east of West Causeway Approach. The 2025 future land use plan calls for the area to be developed with commercial uses at several levels of intensity. Staff does not have any objection to the request considering that most of the Highway 22 Corridor is developed with a variety of retail uses.

Note that the abutting parcel, to the east, is located inside the City limits of Mandeville and zoned B-2 Highway Business District. The B-2 zoning district allows most of the same permitted uses listed under the HC-2 zoning district.

#### STAFF RECOMMENDATION:

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

**Case No.:** 2016-183-ZC

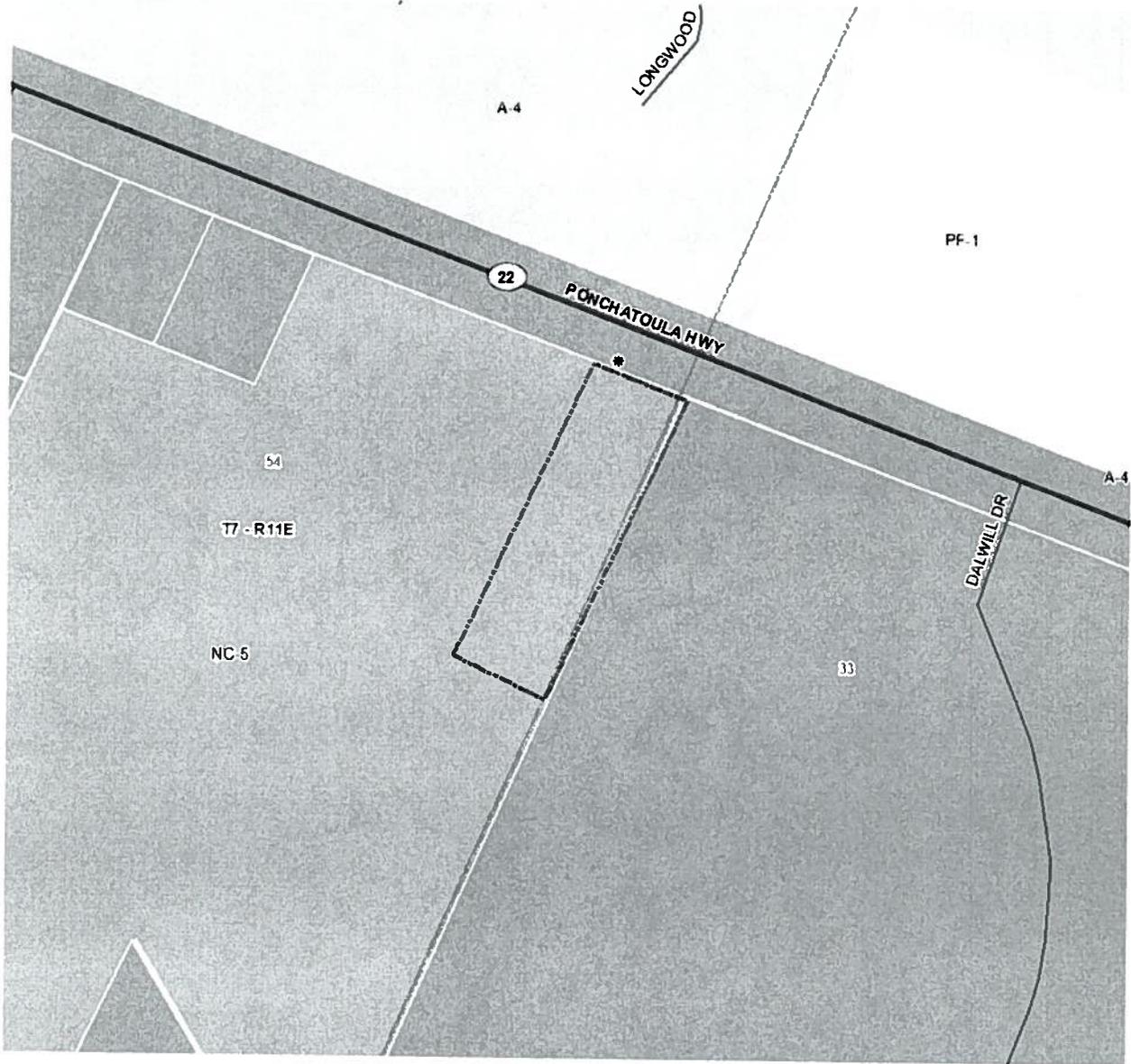
**PETITIONER:** Justin B. Schmidt

**OWNER:** Marilyn B. Wenzel

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

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

**SIZE:** 0.791 acres



2016-183-ZC

HAWTHORN

LONGWOOD

80

102

101

83

78

104

103

A-4

76

74

PF-1

PONCHATOULAHWY

4444

54

T7-R11E

NC-5

4420

2

33

4350

0 270 Feet







Case No.: 2016-184-ZC

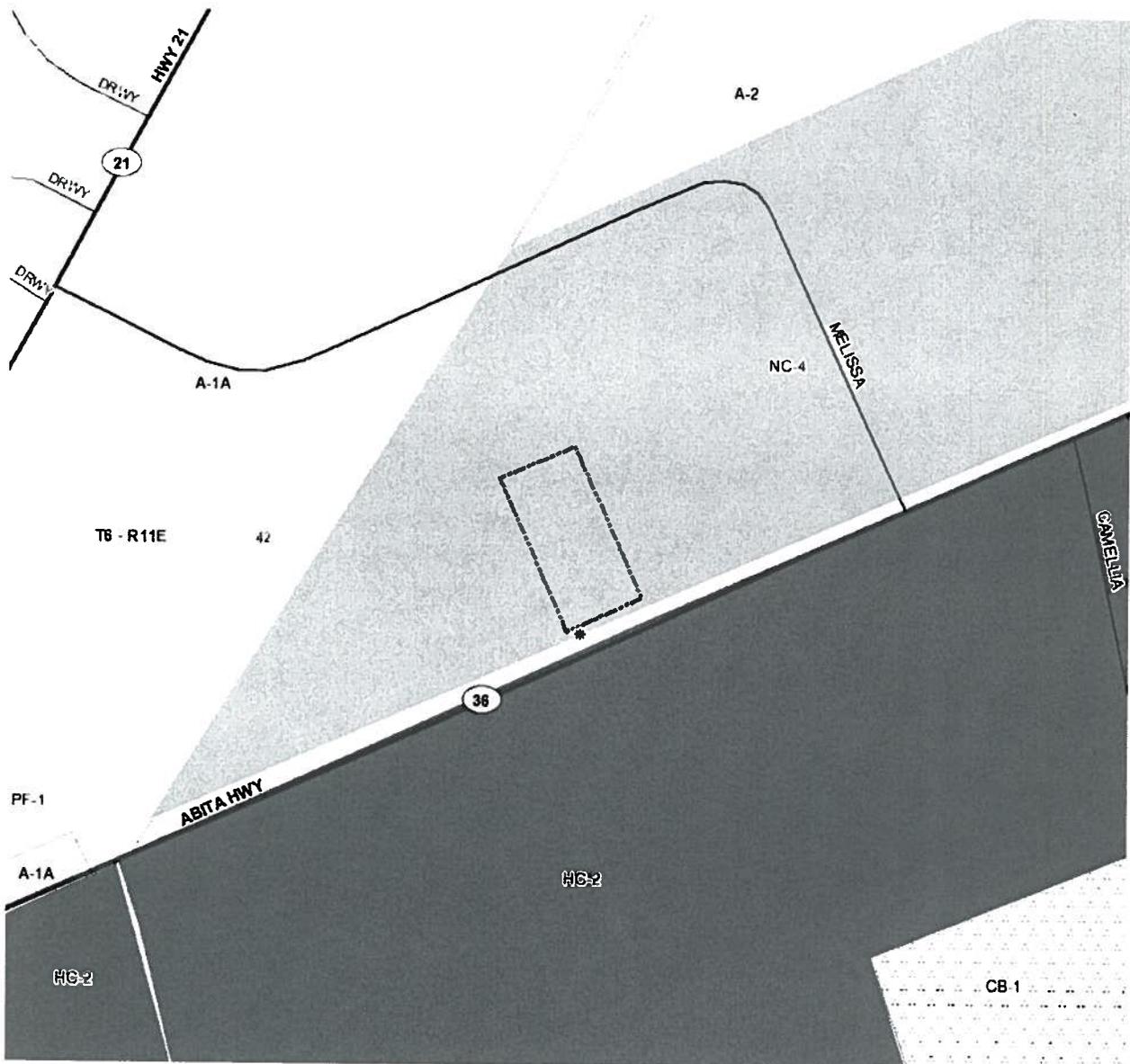
PETITIONER: Louis H. & Janna M. Thompson

OWNER: Louis H. & Janna M. Thompson

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District

LOCATION: Parcel located on the south side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington; S42, T6S, R11E; Ward 3, District 2

SIZE: 14,705 sq. ft.



2016-184-ZC

HWY 21  
MULLEN ROAD

T2340

A-2

A-1A

MELISSA

NC-4

T6-R11E 42

HC-2

GB-1

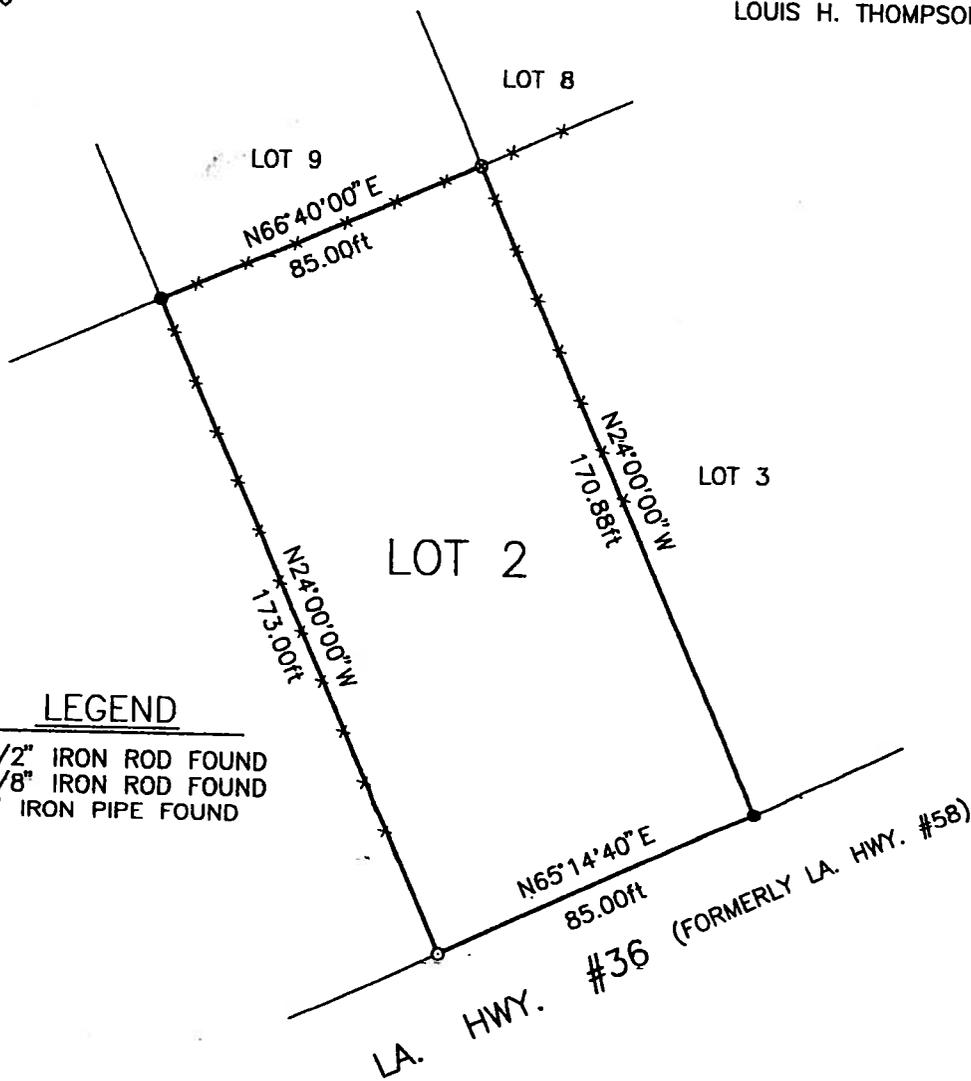
0 270 Feet



2016-184-ZC



A SURVEY OF THE PROPERTY  
OF  
LOUIS H. THOMPSON, JR.



**LEGEND**

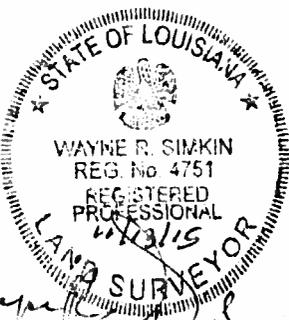
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND

- Reference 1) SUBDIVISION PLAT OF LIONSGATE, SECTION "A" SURVEYED BY C. R. SCHULTZ DATED SEPT. 1, 1959.  
 Reference 2) SURVEY BY H. C. SANDERS & ASSOC. FOR SLIDELL VILLAGE NORTH, INC. DATED NOV. 28, 1979.  
 Reference 3) SURVEY BY D & S SURVEYORS INC. FOR VICTORIA TORRES, DATED SEPT. 4, 2002, JOB NUMBER 02-158. SAID SUBDIVISION PLAT AND SURVEYS USED AS THE BASIS OF BEARINGS SHOWN

NOTE 1) Said property is located in Flood Zone "C" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0230C Map Revised, OCTOBER 17, 1989 Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.



A SURVEY OF LOT 2, LIONSGATE SUBDIVISION,  
SECTION "A"  
SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

**D & S SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYORS  
228 WEST 21st AVENUE, COVINGTON LOUISIANA 70433  
OFFICE(985)892-2847~FAX(985)892-2806

JOB NO.	DRAWN WRS	DATE 11/13/2015	SHEET NO.
15-97	CHECKED WRS	SCALE 1"=40'	1 OF 1

WAYNE R. SIMKIN P.L.S. REG. # 4751

## ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-185-ZC  
Posted: 03/17/16

Meeting Date: 4/5/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Arrow Engineering - Darrell Fussell

**OWNER:** Tammany North Properties LLC - Robert Bruno

**REQUESTED CHANGE:** From A-1A Suburban District to A-1A Suburban District & PUD Planned Unit Development Overlay

**LOCATION:** Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3

**SIZE:** 163.45 acres

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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 & Residential	A-1 Suburban District
South	Undeveloped & Residential	A-3, A-2 & A-1 Suburban District
East	Undeveloped & Residential	A-1 Suburban District
West	Undeveloped	A-1A Suburban District

#### EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay. This site is located at the end of Joiner Wymer Road, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The site is proposed to be developed with 47 single family residential lots having an average lot size of 2.2 acres. The subdivision is proposed to be accessed from 2 separate accesses along Joiner Wymer Road.

Note that the underlying zoning of the site is A-1A and was approved in 2015 (ZC15-04-038).

#### 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 Tammany Utilities)
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.

Based on the underlying zoning of A-1A, the gross density of the proposed subdivision would be of 1 unit per 3 acres, which would allow for a total of 52 units. Based on the yield plan submitted (see attached) the net density would allow for 47 lots/units. The proposal is for 47 lots, which meets the PUD regulation.

## **GREENSPACE**

A total of 52 acres (31%) of greenspace is proposed to be provided, including 0.34 acres dedicated to active recreation and 51.65 acres dedicated to passive recreation. The active amenities will consist of a playground for children and a ½ basketball court, which are proposed to be located within a greenspace area in close proximity to the main entrance to the subdivision. As passive amenities, large greenspace area and a walking path are proposed to be provided in the rear of the subdivision, within the wetlands area.

## **COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the site to be developed with residential and agricultural uses. The proposed residential development meets the objectives of the 2025 future land use plan by providing 52 acres of greenspace, allowing for the preservation of most of the wetlands and some of the existing trees on the site. The average lot size of 2 acres also allows for the preservation of the countryside and rural character of the area.

## **STAFF RECOMMENDATION:**

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

Case No.: 2016-185-ZC

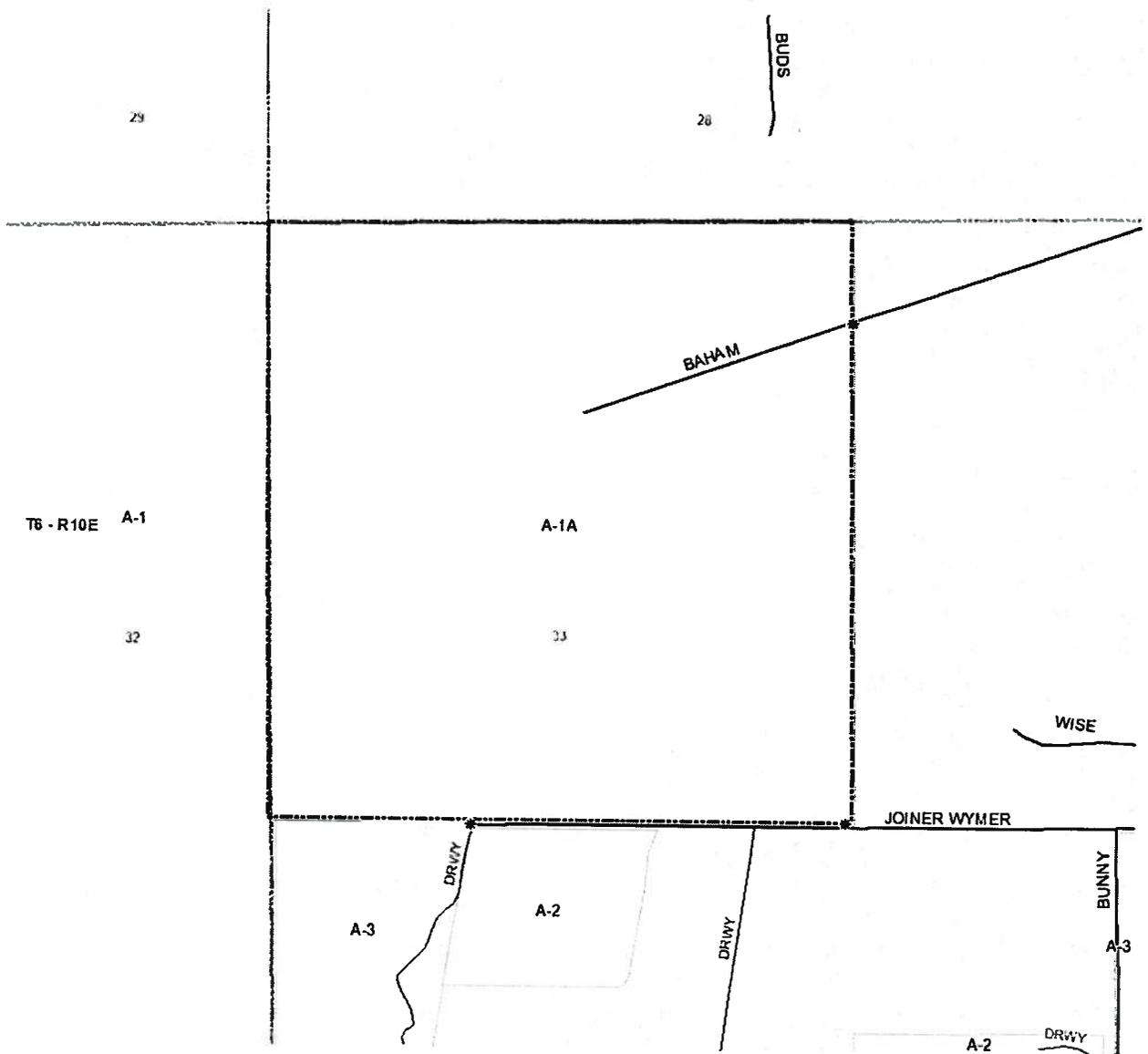
PETITIONER: Arrow Engineering - Darrell Fussell

OWNER: Tammany North Properties LLC - Robert Bruno

REQUESTED CHANGE: From A-1A Suburban District to A-1A Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3

SIZE: 163.45 acres



73030

A-1 29

28

BUDS

12319

BAHAM

12322

12298

BLUE STEM

GOLDENTOP

A-1A

PLUMEGRASS

CROSSVINE

ROSEBAY

T6 R10E

SILVERTHORN

BUTTONBUSH

33

32

WISE

12261

JOINER WYMER

12120

12252

*existing?  
for road*

A-2

12200

A-3

12090 12090  
12090

DRWY

DRWY

DRWY

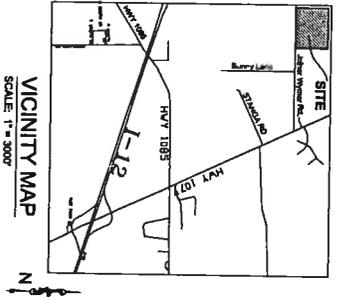
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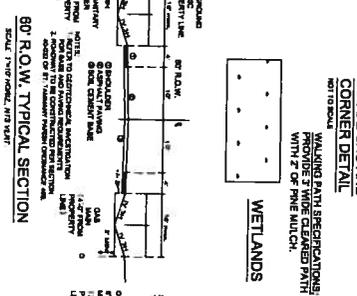
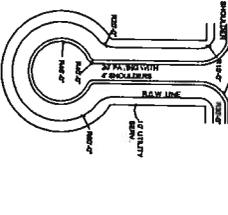
DRWY



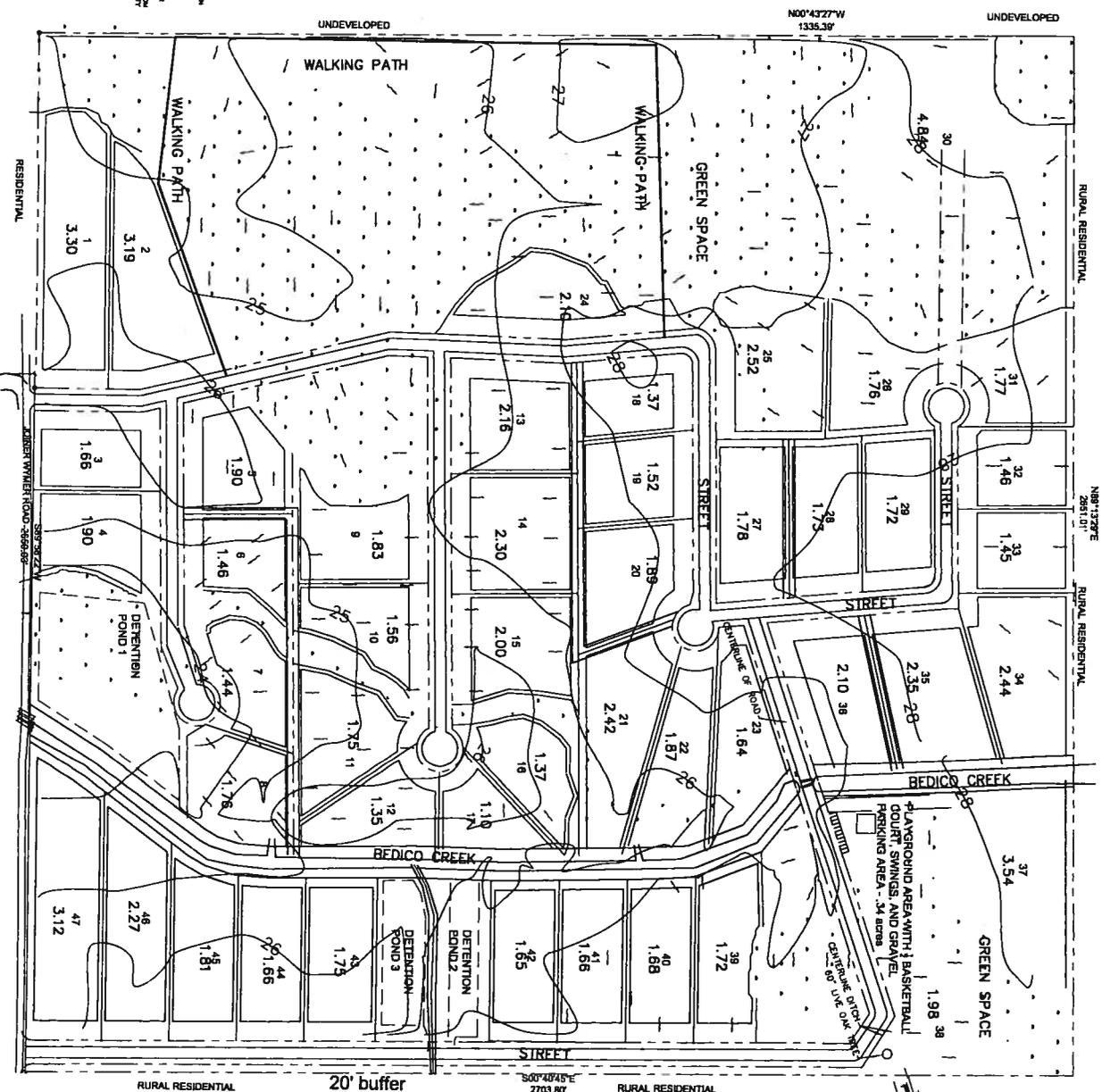
2016-185-2C



- PLD NOTES**
- The number of lots for the Wingfield PLD is based on the listed data.
  - Front = 50'
  - Sides = 10'
  - There are 23 lots.
  - The proposed maximum height of any building or structure is 35'.
  - Green space = 82 acres (21 percent)
  - Asphalt Green Space = 51.65 acres
  - Grass Green Space = 30.35 acres
  - In no case shall required open space along the existing road (except for the 1/4 acre in area and less than 150 feet wide) be less than 14 feet in area and less than 7 feet in width.
  - Utility company providing telecommunication services shall be approved to construct telecommunication facilities in this subdivision.



**WINGFIELD SUBDIVISION- PLANNED UNIT DEVELOPMENT  
SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST**



**NOTE:**  
Entire subdivision is Flood Zone A, with a BFE of 24.0'. All lots will be allowed to have above-ground foundations with the cut from the foundation areas exceeding the required minimum height of the foundation and 4' from the bottom end of the foundation.

**RESTRICTIVE COVENANTS:**

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s). All as approved by the department of environmental services 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 purposes 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).
- Construction of any nature is prohibited in parish drainage or street easement.
- Lots may not be used for the storage of trash or junk vehicles.
- The minimum finished floor elevation required in areas subject to periodic inundation flood (zones A and V) shall be indicated. No lot will be further subdivided without approval of the St. Tammany Planning Commission.
- The minimum culvert size to be used for driveways shall be stated.
- Driveways on corner lots shall not be located any closer than sixty (60) feet from a corner of said property closest to the intersection of the Highway Association will assume perpetual maintenance of common areas and detention ponds.
- Central sewer system to be provided article (16) into existing St. Mobile homes are not permissible on any lot within Wingfield.

AREA	183.46 ACRES	NO. OF LOTS	47	LOT# OF STREETS	8925
22 ACRES		COMMUNITY	SEWER SYSTEM	PLD	
AVG LOT SIZE		COMMUNITY	SEWER SYSTEM	PLD	
ASPHALT ROAD SURFACING	60'	COMMUNITY	WATER SYSTEM		
STREET WIDTH R.O.W.					

**SITE PLAN**

SCALE: 1" = 150'-0"



Issue	Description	Date
A	For review and comment	2-26-16
B	Revised to show 47 lots	3-28-16

**WINGFIELD SUBDIVISION  
PLANNED UNIT DEVELOPMENT  
JOINER WYMER ROAD  
ST. TAMMANY PARISH**

**ARROW ENGINEERING  
& CONSULTING**  
DARRELL FUSSELL, P.E.  
fussell2@arrows.com

PO BOX 881  
Moulinville, LA 70447  
Phone: 985-237-3908

T1

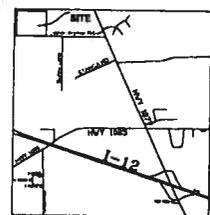
2016-185-ZC

# WINGFIELD SUBDIVISION SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST

183.45 ACRES	47	8837 FT
2.87 ACRES	Community	A-1A
AVG. LOT SIZE	SEWER SYSTEM	ZONING
ROAD SURFACING	60'	Community
	STREET WIDTH R.O.W.	WATER SYSTEM

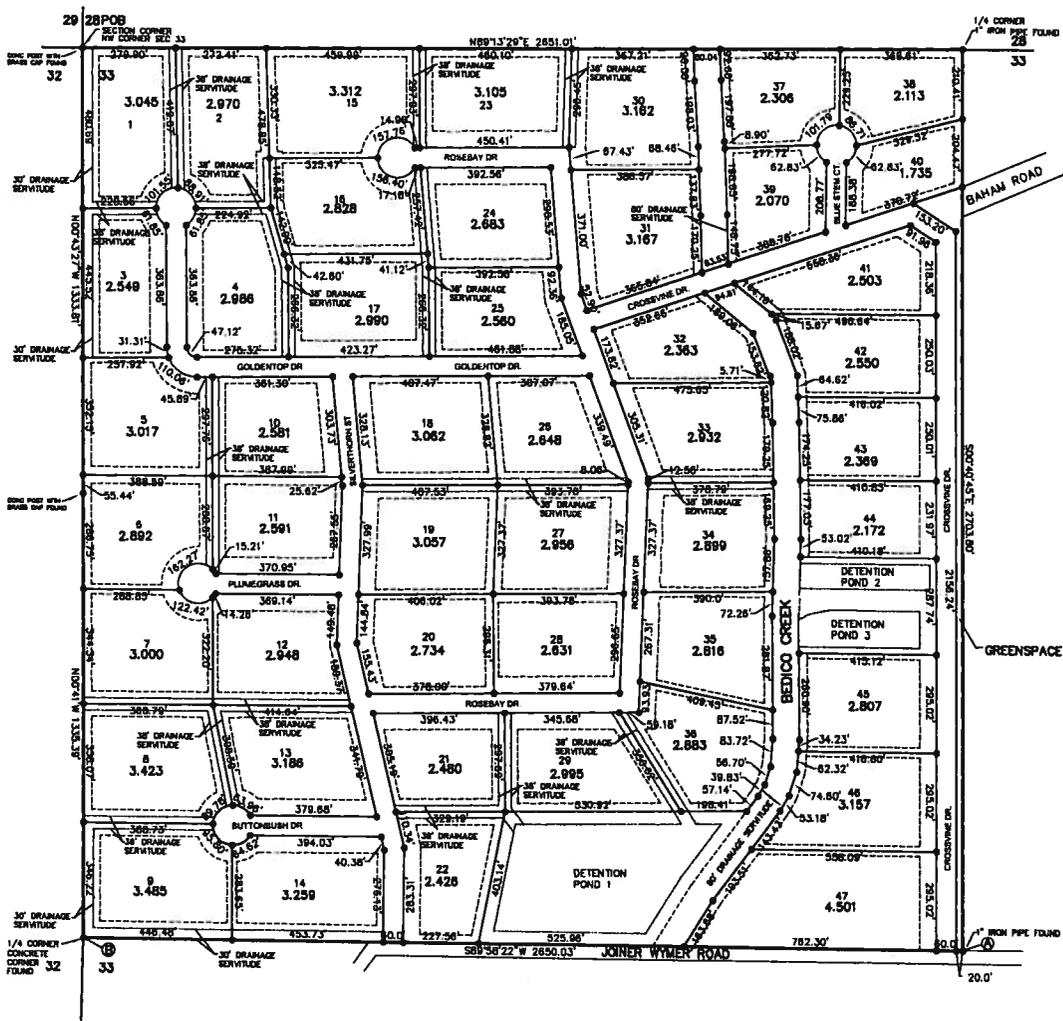
### RESTRICTIVE COVENANTS:

1. RESIDENCES IN THIS SUBDIVISION SHALL BE SINGLE FAMILY DWELLINGS.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES (DES/PLM). UNLESS 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.
3. THE SETBACK BOUNDARIES ARE FRONT YARD 50'; SIDE YARD 15'; STREET SIDE YARD 20'; REAR YARD 25' FROM THE PROPERTY LINES. THERE SHALL BE A 5' SETBACK FROM THE TOP BANK OF LATERAL DITCHES PROHIBITING CONSTRUCTION OF ANY NATURE INCLUDING FENCES OR DRIVEWAYS.
4. NO MOBILE AND/OR OFFENSIVE ACTIVITY SHALL BE ALLOWED UPON ANY LOT, NOR ANY USE THEREON THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. DETENTION POND AND GREENSPACE ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THE SUBDIVISION EITHER TEMPORARY OR PERMANENTLY.
7. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
8. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET EASEMENTS UNLESS ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
9. THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECITED AT INSTRUMENT NO. 2015-185-ZC SHALL BE HELD IN AND BE A PART OF EACH TITLE OR DEED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN IN EACH TITLE.
10. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A PER F.E.M.A. MAP NO. 32200 0205 C, DATED OCTOBER 17, 1988. THE MINIMUM FINISHED FLOOR ELEVATION OR LOWEST HORIZONTAL MEMBER FOR RAISED HOUSES OF ALL RESIDENCES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNLESS A NEW DRAIN IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1') FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
11. FILL WILL ONLY BE ALLOWED FOR THE FOUNDATION ON EACH LOT AS CALCULATED IN THE NO NET FILL CALCULATIONS.
12. DRIVEWAYS ON CORNER LOTS SHALL NOT BE CLOSER THAN SIXTY (60') FEET FROM THE 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.
13. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
14. CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE (IE INTO EXISTING ST. TAMMANY UTILITIES STU).



### DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING FROM A CONCRETE POST WITH A BRASS CAP FOUND AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 32 AND 33, BEING THE NORTHWEST CORNER OF SECTION 33, OF SAID TOWNSHIP AND RANGE AND THE POINT OF BEGINNING,  
THENCE N89°13'26"E 2881.01 FEET TO A ONE INCH IRON PIPE FOUND, THENCE S07°47'45"W 2703.60 FEET TO A ONE INCH IRON PIPE FOUND ON THE NORTH SIDE OF JOINER WYMER ROAD,  
THENCE S89°52'22"W 2650.03 FEET TO A CONCRETE CORNER FOUND, THENCE N00°11'07"W 1333.38 FEET TO A CONCRETE POST WITH BRASS CAP FOUND, THENCE N04°52'57"W 1333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 183.48 ACRES.



### NOTES:

- SUBDIVISION BENCHMARK IS A 60-D NAIL SET ABOVE GRADE AS SHOWN. ELEVATION = 1' M.S.L.
- REFERENCE BENCHMARK IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION 83 H 057 ELEVATION = 185.4' M.S.L., NAVD 1988, AND GEOID12A.
- REFERENCE SURVEY: SURVEY FOR TAMMANY NORTH PROPERTIES, LLC BY JOHN G. CUMMINGS, SURVEYOR, DATED FEBRUARY 16, 2015.

### DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREIN THAT THIS IS A TRUE AND ACCURATE PLAN OF:  
**WINGFIELD SUBDIVISION**  
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREIN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER \_\_\_\_\_ DATED \_\_\_\_\_

DEVELOPER:  
TAMMANY NORTH PROPERTIES, LLC  
PO BOX 10977  
SALE  
COVINGTON, LA 70433

APPROVAL

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION \_\_\_\_\_

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION \_\_\_\_\_

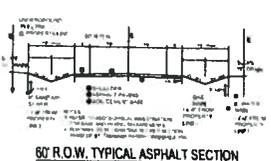
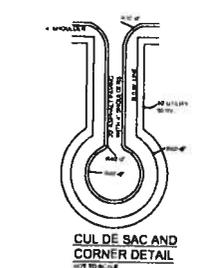
DIRECTOR OF THE DEPARTMENT OF ENGINEERING \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

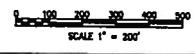
**John G. Cummings, & Associates**  
PROFESSIONAL LAND SURVEYORS  
503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433 (504) 892-1548

SCALE: 1" = 200'  
DATE: 7-20-2015  
JOB NO.: 15045PRE  
REVISION: 8-25-2015



THIS PLAN REPRESENTS A PHYSICAL SURVEY MADE ON OR BEFORE THE DATE OF THE RECORDING OF THIS INSTRUMENT AND IS ACCORDING WITH THE PRACTICES AND STANDARDS OF THE SURVEYING PROFESSION IN LOUISIANA AND THE SURVEYOR'S LICENSE AND REG. NO. 24584-A SURV.

JOHN G. CUMMINGS, P.L.S.



2016-185-2C

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Robert Bruno

Developer's Address: 70325 Hwy 1077 Covington LA 70433  
Street City State Zip Code

Developer's Phone No. 985-792-7110  
(Business) (Cell)

Subdivision Name: Wingfield Subdivision

Number of Acres in Development: 163.45 Number of Lots/Parcels in Development: 50

Ultimate Disposal of Surface Drainage: Bedico Creek → Tangipahoa River - Lake Ponchar-train

Water Surface Runoff Mitigation Proposed: To Detention Pond

*(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? Bedico Creek

2016-185-ZC

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

If yes, which major arterial streets? \_\_\_\_\_

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

If yes, please explain? Dust from Road Construction

- 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:

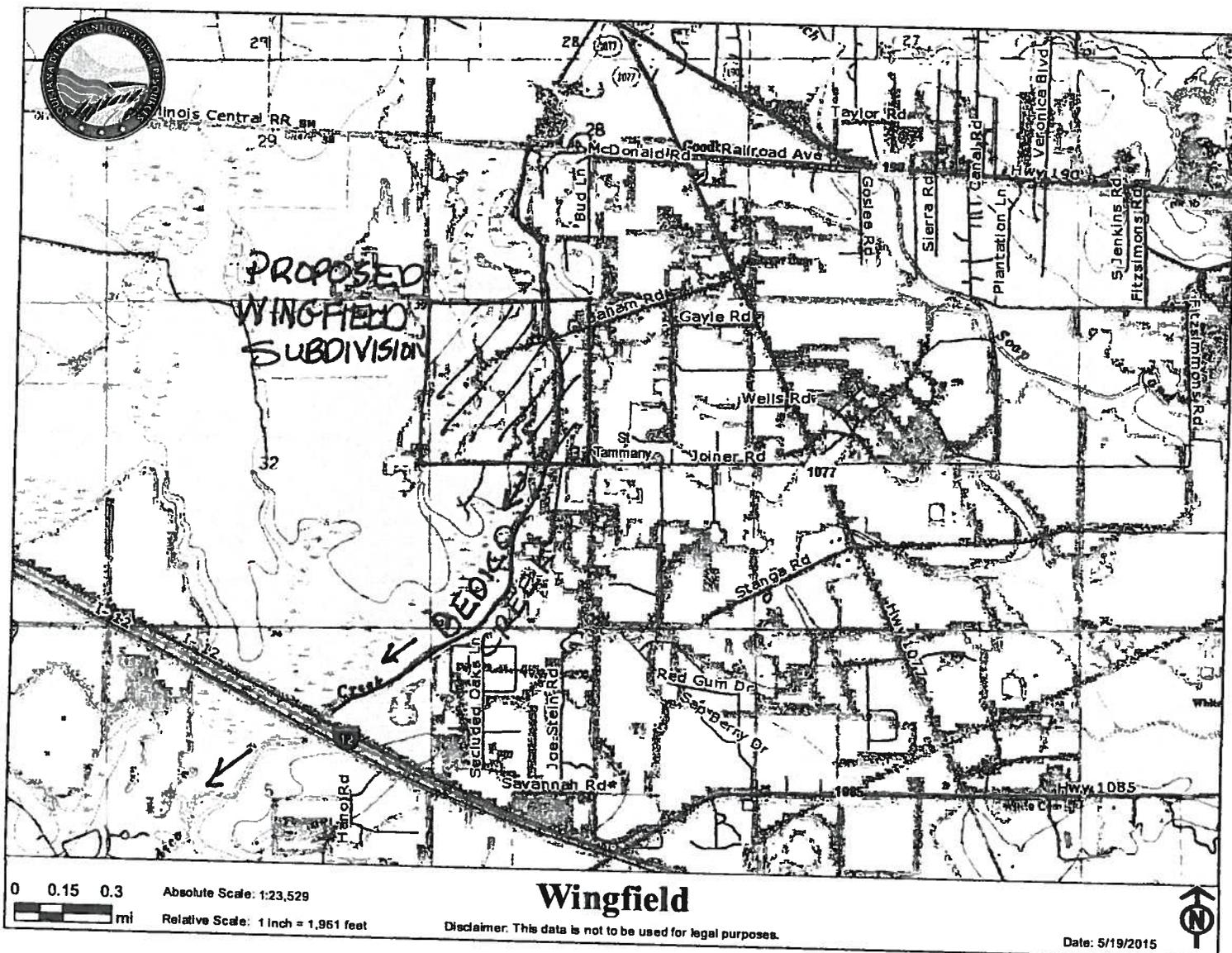
- air Quality .....  Yes  No
- noise .....  Yes  No
- water Quality .....  Yes  No
- contamination of any public or private water supply .....  Yes  No
- ground water levels .....  Yes  No
- flooding/inundation .....  Yes  No
- erosion .....  Yes  No
- sedimentation .....  Yes  No
- rare and/or endangered 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.**

Daniel Fuzell  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

5-19-15  
DATE

2016-185-20



ULTIMATE DISPOSAL  
Bedico Creek to Tangipahoa River  
to Pontchartrain Lake

## ZONING STAFF REPORT

**Date:** 3/28/2016  
**Case No.:** 2016-186-ZC  
**Posted:** 03/17/16

**Meeting Date:** 4/5/2016  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Janie Frye

**OWNER:** Dennis & Linda Tisdale

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

**LOCATION:** Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road ; S18, T6S, R11E; Ward 3, District 3

**SIZE:** 2.46 acres

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### 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	Commercial & Residential	HC-2 Highway Commercial District & NC-4 Neighborhood Institutional District
East	Undeveloped	A-2 Suburban District
West	Undeveloped & Residential	A-2 Suburban District

#### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road. The 2025 future land use plan calls for the area to be developed with commercial uses. The site is currently developed with some existing residences. The request will allow the placement of an additional manufactured home on the site. Staff does not have any objection to the request.

#### STAFF RECOMMENDATION:

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

**Case No.:** 2016-186-ZC

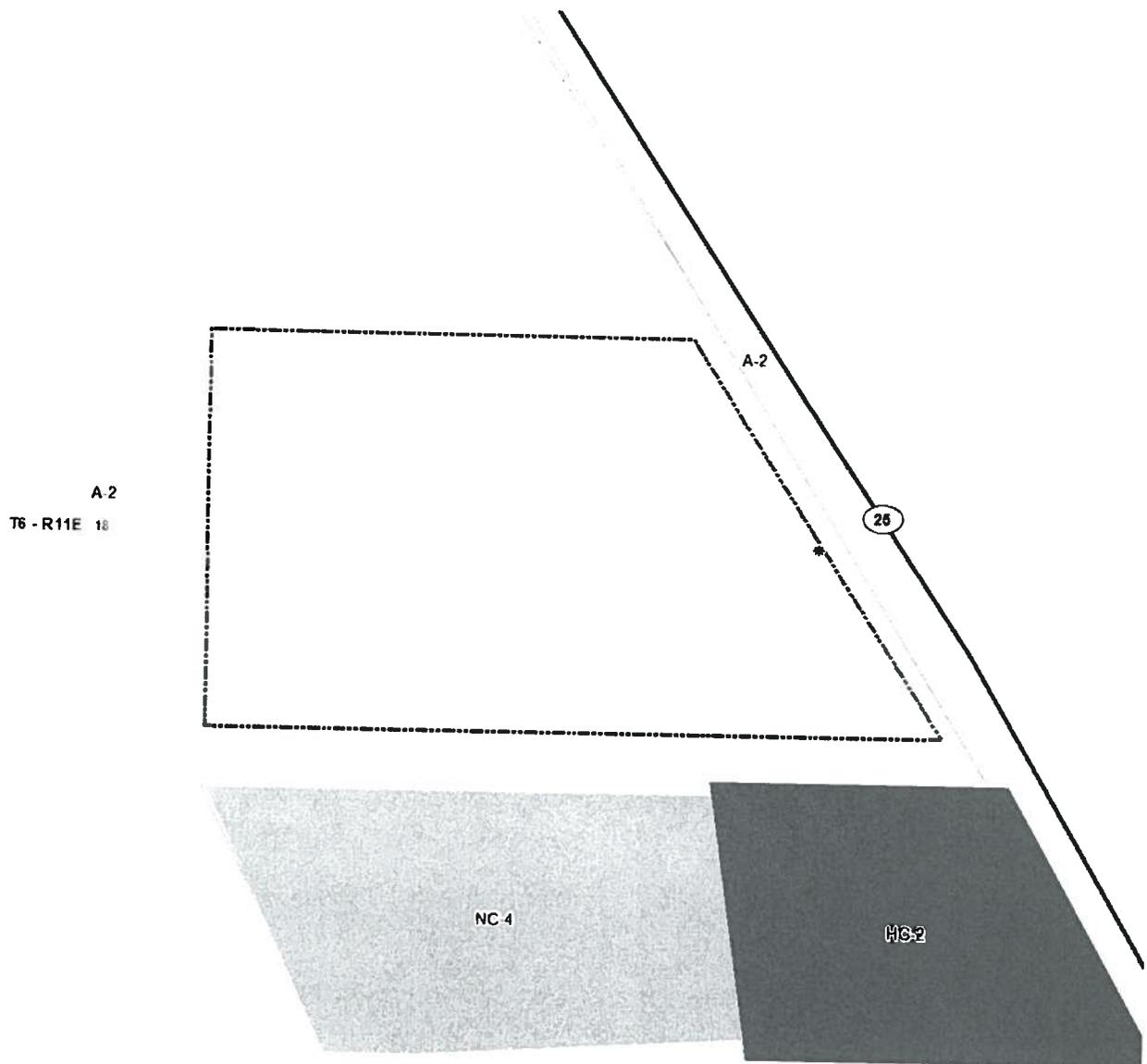
**PETITIONER:** Janie Frye

**OWNER:** Dennis & Linda Tisdale

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

**LOCATION:** Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road ; S18, T6S, R11E; Ward 3, District 3

**SIZE:** 2.46 acres



2016-186-ZC

75412

A-1

25

WILSON

11.

75369

T6-R1E

75303

18

17

NC-4

75273

75272

HC-2

A-2



BOGALUSA, LA, July 17 1995

2016-186-2C

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE OF THE FOLLOWING DESCRIBED PREMISES OR TRACT OF LAND TO WIT: LOTS 1, 2, & 3 OF A 2.46 AC TRACT LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH RANGE 11 EAST SAINT TAMMANY PARISH, LOUISIANA

SCALE 1" = 60'

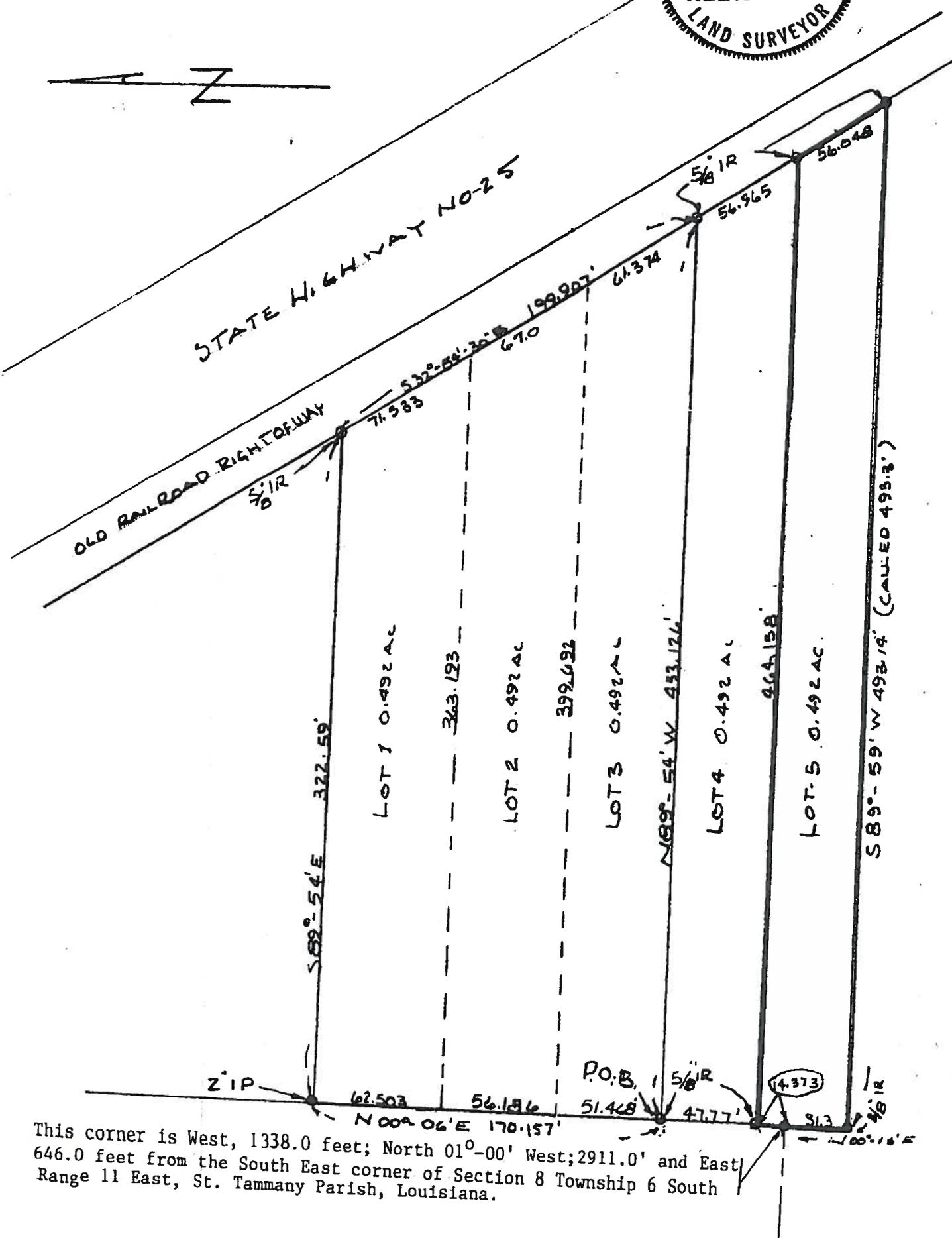
FOR \_\_\_\_\_ AT REQUEST DENNIS TISDALE

BILLY C. DANIELS CONSULTING ENGINEER & LAND SURVEYOR BY Billy C. Daniels

O - CORNER SET ● - CORNER FOUND



Note: Reference Survey No. 69-2595 dated 12-15-69 by Land Engineering Services; Covington, La.



This corner is West, 1338.0 feet; North 01°-00' West; 2911.0' and East 646.0 feet from the South East corner of Section 8 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

## ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-187-ZC  
Posted: 03/17/16

Meeting Date: 4/5/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

PETITIONER: Carlisha Johnson

OWNER: Carl & Beverly Johnson

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

LOCATION: Parcel located on the south side of Gardenia Street, west of Spruce Street, east of Holly Street, being lots 19 & 20, Square 11, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2

SIZE: 14,000 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	Single Family Residence	A-4 Single-Family Residential District
South	Single Family Residence/Vacant	A-4 Single-Family Residential District
East	Mobile Home	A-4 Single-Family Residential District
West	Single Family Residence	A-4 Single-Family Residential District

#### EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the south side of Gardenia Street, west of Spruce Street, east of Holly Street, being lots 19 & 20, Square 11, Abita Nursery 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 objection to the request. Note that there are 8 existing manufactured homes in the immediate vicinity.

#### STAFF RECOMMENDATION:

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

Case No.: 2016-187-ZC

PETITIONER: Carlisha Johnson

OWNER: Carl & Beverly Johnson

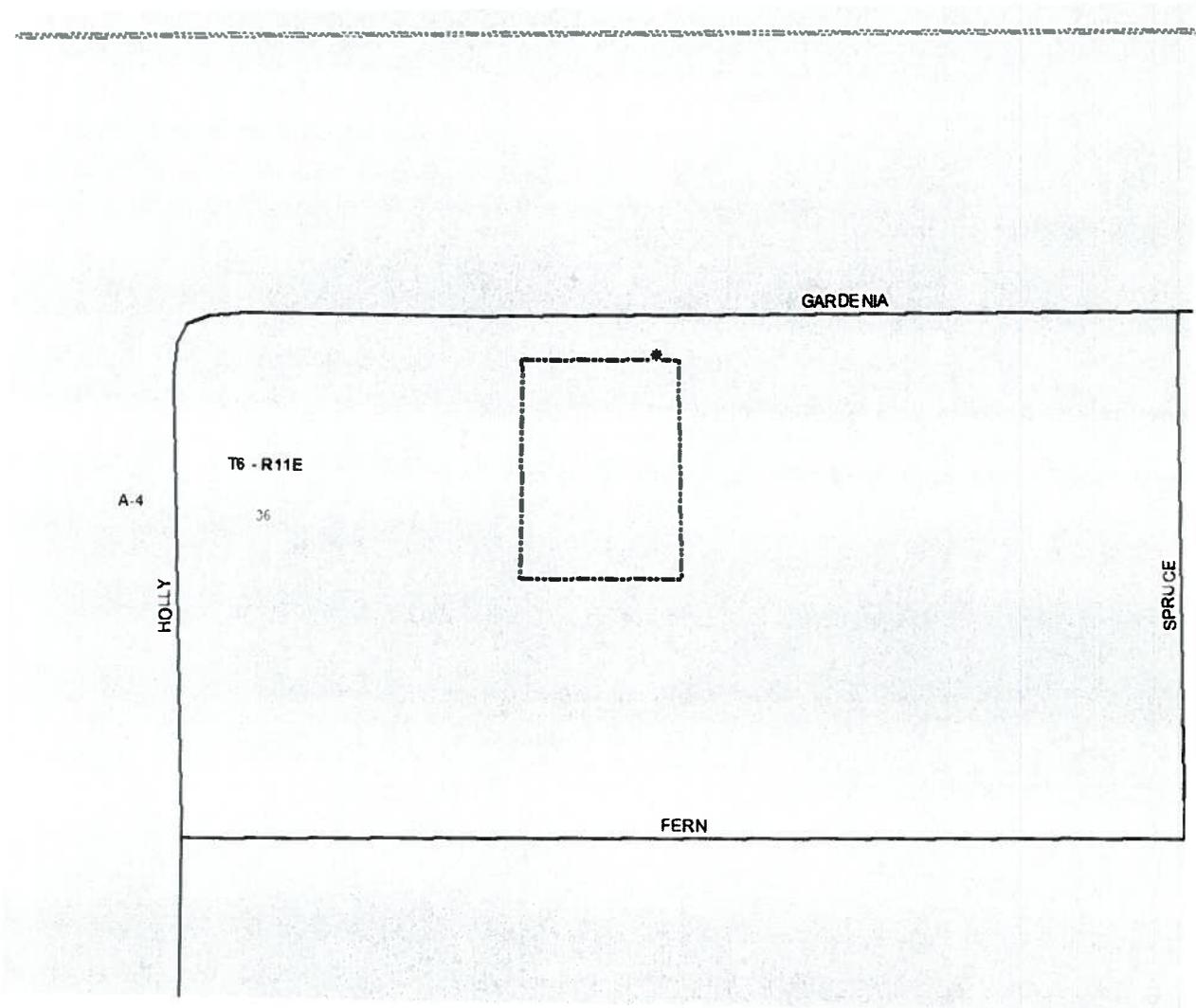
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Gardenia Street, west of Spruce Street, east of Holly Street, being lots 19 & 20, Square 11, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2

SIZE: 14,000 sq. ft.

A-2

25



A-2

25



21175

21129

21143

21159

21163

GARDENIA

T3-R1E

21130

211XX

21153

21164

21168

SPRUCE

HOLLY

21051

A-4

21149

36

FERN

21116

21178

21115

21133

21181

EDEN

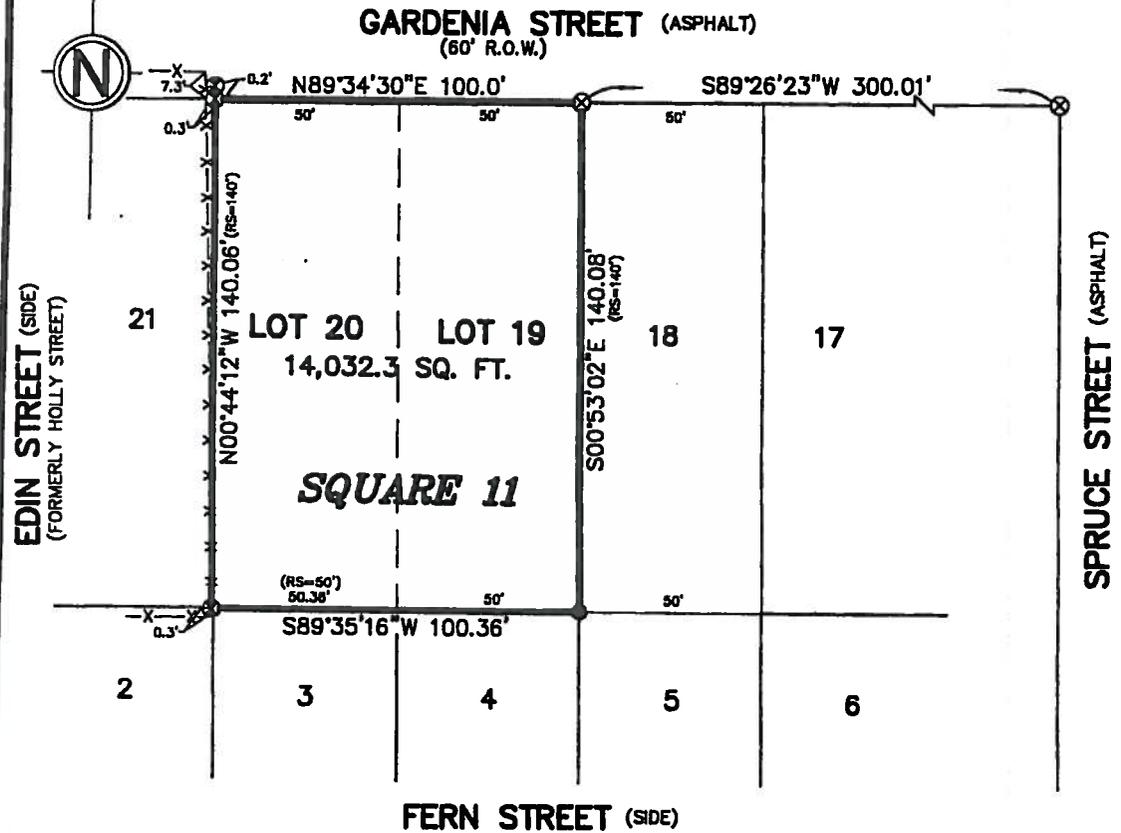
A-5

I-2



2016-187-20

REFERENCE BEARING:  
Astronomic North  
determined by  
Solar Observation



**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

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

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:**  
 Plat of Abita Nursery Subdivision by Russell P. Morgan, Surveyor, dated August 16, 1955, filed St. Tammany Parish Clerk of Court Map File No. 58A.

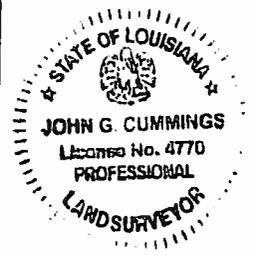
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250  
 503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **Carl Johnson**

SHOWING A SURVEY OF: **LOTS 19 & 20, SQUARE 11, ABITA NURSERY SUBDIVISION, LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY APRISH, 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. 16035      DATE: 2-22-2016      REVISED:

## ZONING STAFF REPORT

**Date:** 3/28/2016  
**Case No.:** 2016-191-ZC  
**Posted:** 03/17/16

**Meeting Date:** 4/5/2016  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Jeffery D. Schoen

**OWNER:** 21 Keys Southwest, LLC

**REQUESTED CHANGE:** From NC-1 Professional Office District to NC-4 Neighborhood Institutional District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District

**LOCATION:** Parcels located on the south side of Keys Road, west of LA Highway 21; S41, T7S, R10E; Ward 1, District 1

**SIZE:** 1.102 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish & State      **Road Surface:** 2 lane asphalt & 3 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	NC-1 Professional Office District
South	Undeveloped	NC-1 Professional Office District
East	School	ED-2 Higher Education District
West	Residential	PUD Planned Unit Development Overlay

#### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-1 Professional Office District to NC-4 Neighborhood Institutional District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District. This site is located on the south side of Keys Road, west of LA Highway 21. The 2025 future land use plan calls for the site to be developed with single family residential uses. The purpose of the request is to adjust the zoning of each parcel and to allow for the reconfiguration of the two lots (see attached survey).

#### STAFF RECOMMENDATION:

The staff recommends that the request for a NC-4 Neighborhood Institutional District & NC-1 Professional Office District designation be approved.

Case No.: 2016-191-ZC

PETITIONER: Jeffery D. Schoen

OWNER: 21 Keys Southwest, LLC

REQUESTED CHANGE: From NC-1 Professional Office District to NC-4 Neighborhood Institutional District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District

LOCATION: Parcels located on the south side of Keys Road, west of LA Highway 21; S41, T7S, R10E; Ward 1, District 1

SIZE: 1.102 acres



A-3

NC-1

KEYS

HC-3

CHRISTWOOD

T7 - R10E  
SHADY VIEW 41

NC-4

ED-2

COVINGTON HWY

GRAND TURK

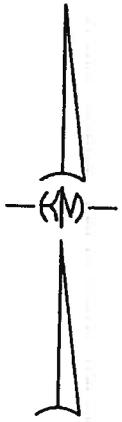
PUD

KAWAIIA

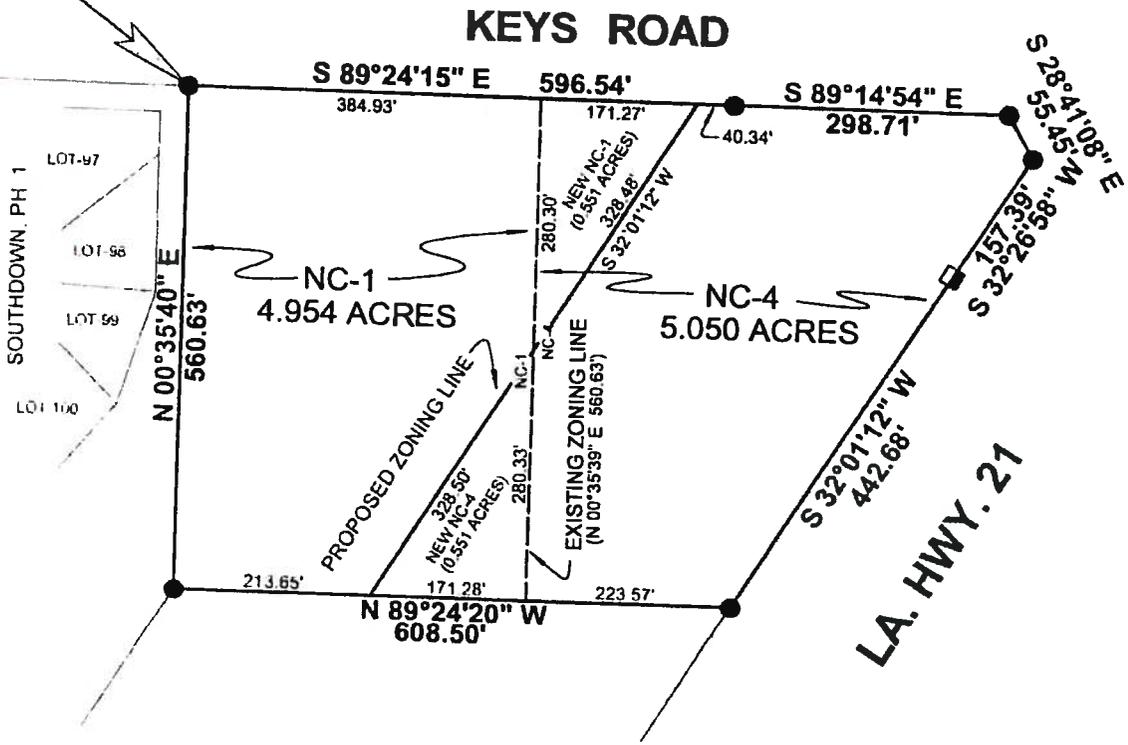
NATCHEZ



2016-191-ZC



THIS POINT LOCATED S 00°21'47" E - 1202.62' (REFERENCE BEARING); THENCE S 89°23'10" E - 2751.28'; THENCE S 89°20'22" E - 973.42' FROM THE N.W. CORNER OF SECTION 41, T-7-S, R-10-E, GREENSBURG LAND DISTRICT.



**TOTAL 10.004 ACRES**  
**NC-4 5.050 ACRES**  
**NC-1 4.954 ACRES**

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = CONC. ROW MONUMENT

REFERENCE: SURVEY BY THIS FIRM DATED 5-16-02, JOB NO. 02-082.

NOTE: NO BUILDING SETBACKS OR SERVITUDES SHOWN.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0210 C & 225205 0220 C; REV. 10-17-89 & 4-2-91.

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.

SKETCH OF:

**10.004 ACRES IN,  
SECTION 41, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.**

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PREPARED FOR:

**21 KEYS SOUTHWEST, LLC**



## ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-192-ZC  
Posted: 03/17/16

Meeting Date: 4/5/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Christie Trosclair

**OWNER:** Magnolia Realty Investment Company, LLC

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1815 Mc Kinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12

**SIZE:** 0.7 acres

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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	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Commercial & Undeveloped	HC-2 Highway Commercial District
West	Residential	A-4 Single-Family Residential District

#### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to HC-2 Highway Commercial District. This site is located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1815 Mc Kinney Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the site is directly abutting some existing single family residences, staff does not see any compelling reason to recommend approval of the request; however, staff would not object to a request to rezone the site to a NC commercial zoning district classification.

#### STAFF RECOMMENDATION:

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

**Case No.:** 2016-192-ZC

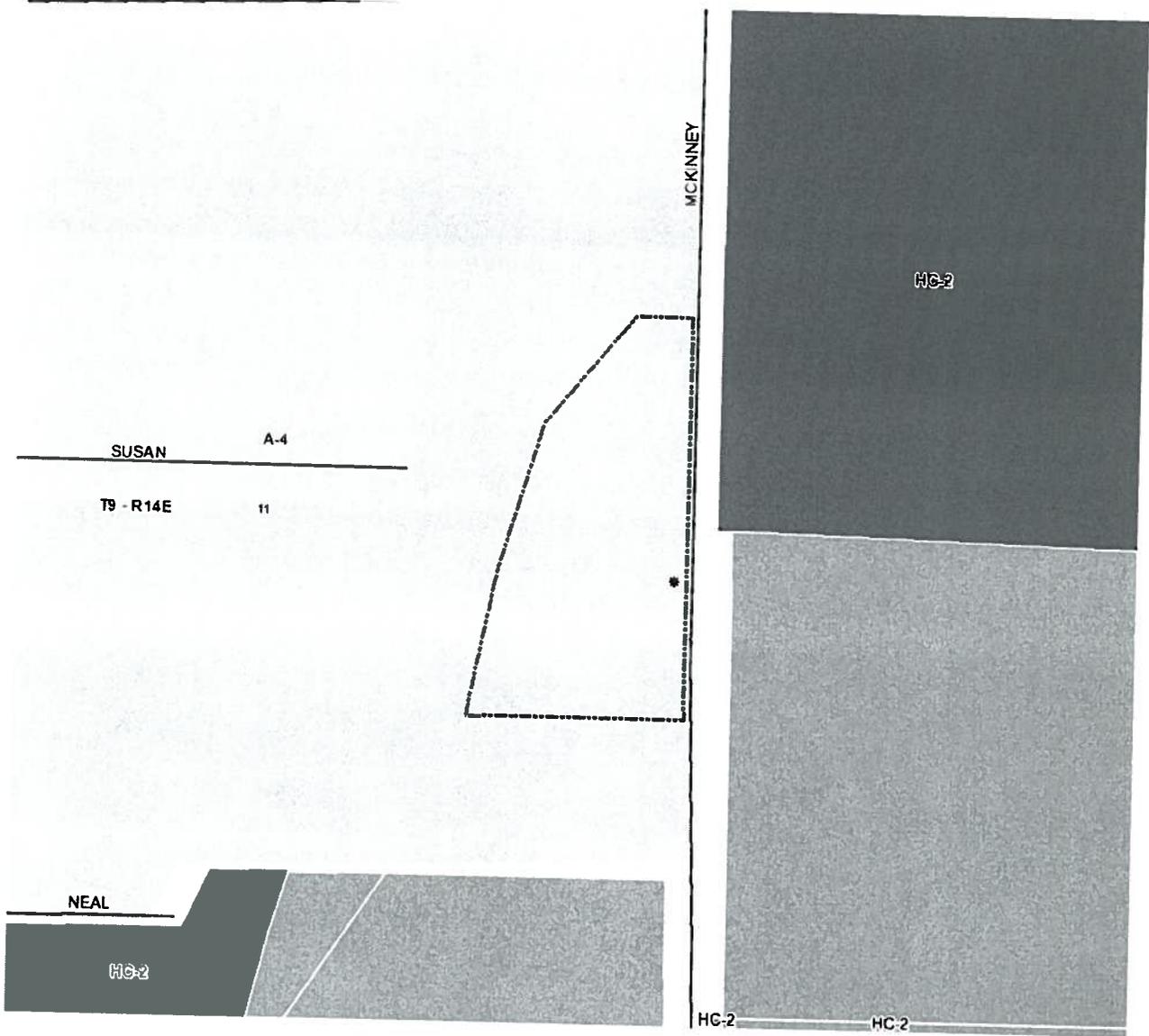
**PETITIONER:** Christie Trosclair

**OWNER:** Magnolia Realty Investment Company, LLC

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1815 Mc Kinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12

**SIZE:** 0.7 acres





2016-192-ZC  
1750

1750

1753

1754

1755

MCKINNEY

1760

ALICE

1556

1568

1570

1576

MCKINNEY

1580

A-4

HC-2

1553

1557

1569

1800

SUSAN

T9-R14E

11

1815

1584

1567

1573

1819

NEAL

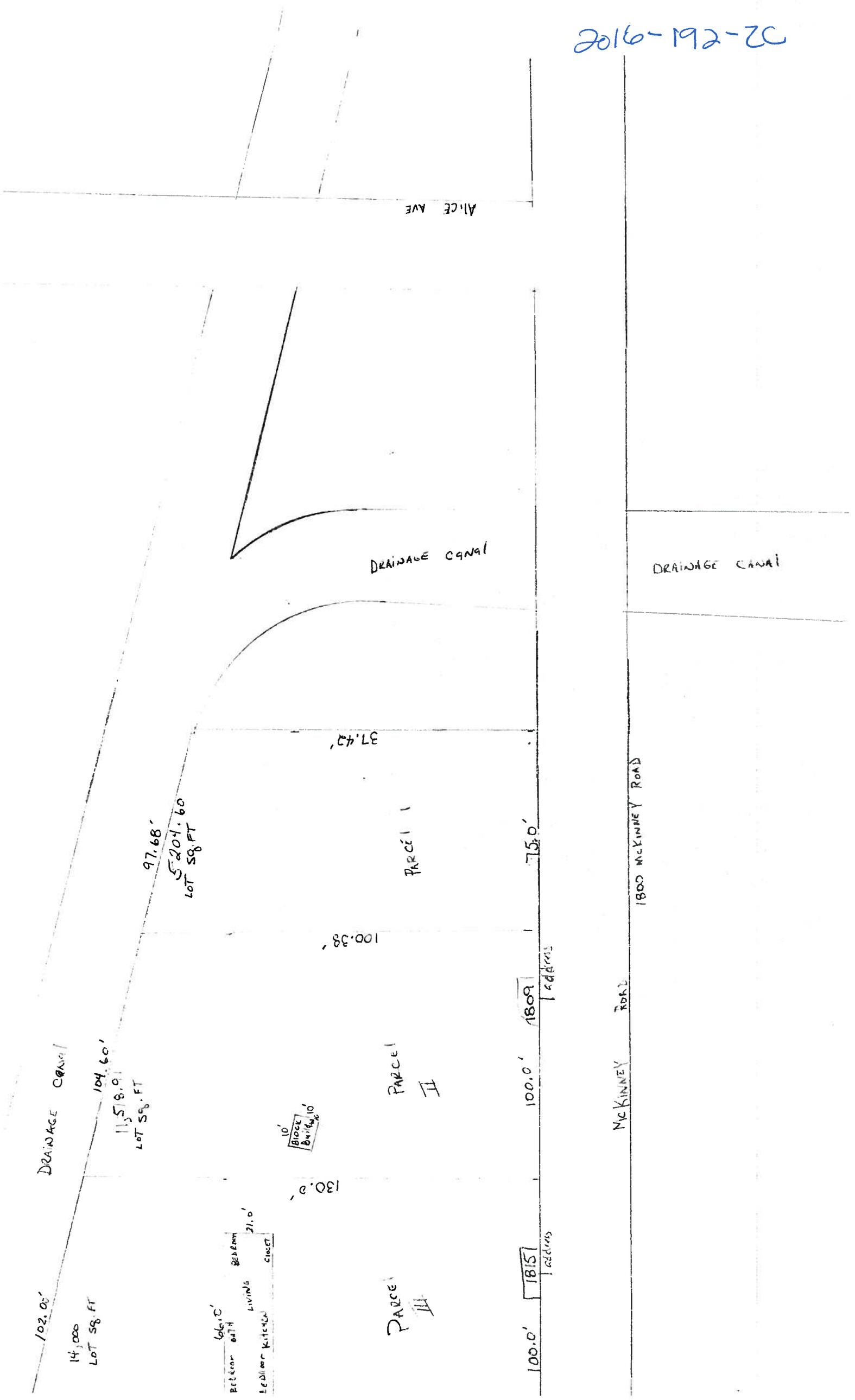
180

1900

LINDBERG



2016-192-2C



## ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-193-ZC  
Posted: 03/17/16

Meeting Date: 4/5/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Cindy Del Valle

**OWNER:** Cindy A. & Sigeberto V. Del Valle

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1819 Mc Kinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12

**SIZE:** 17,764.98 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	Residential	A-4 Single-Family Residential District
South	Undeveloped	City of Slidell
East	Undeveloped	City of Slidell
West	Residential & 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 HC-2 Highway Commercial District. This site is located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1819 Mc Kinney Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the site is directly abutting some existing single family residences, staff does not see any compelling reason to recommend approval of the request; however, staff would not object to a request to rezone the site to a NC commercial zoning district classification.

##### STAFF RECOMMENDATION:

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

Case No.: 2016-193-ZC

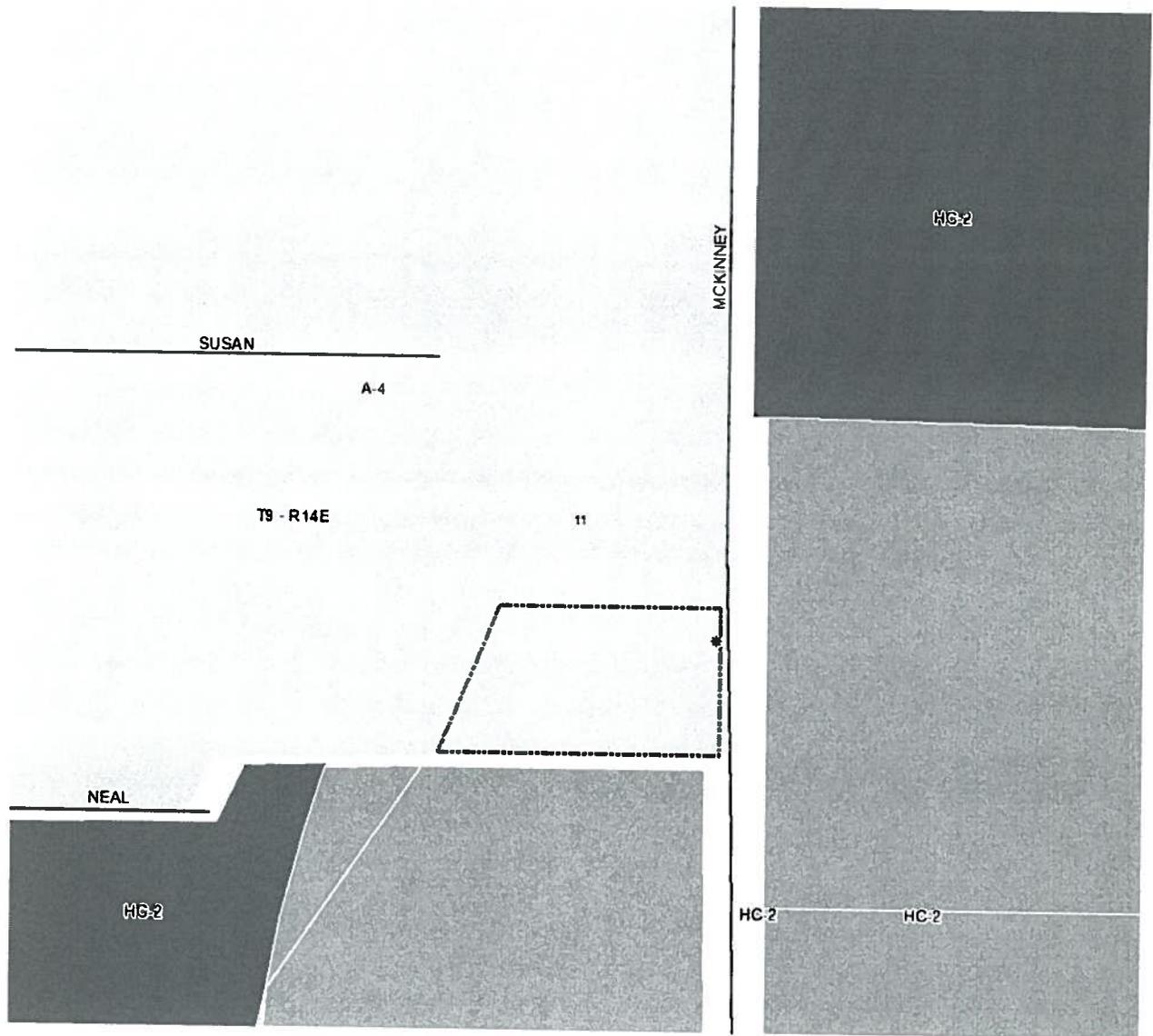
PETITIONER: Cindy Del Valle

OWNER: Cindy A. & Sigeberto V. Del Valle

REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-2 Highway Commercial District

LOCATION: Parcel located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1819 Mc Kinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12

SIZE: 17,764.98 sq. ft.





2016-193-ZC

1750

1753

1754

1750

1755

1760

MCKINNEY

ALICE

1556

1560

1568

1570

1576

A-4

1553

1557

1569

SUSAN

T9-R14E

11

1815

1584

1587

1573

1819

NEAL

HC-2

1800

100

1900

LINDBERG

0 270 Feet





2016-193-2C

