

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-147-ZC
Posted: 04/18/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: Chuck & Candice Hickman

REQUESTED CHANGE: From CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to 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: 4.547 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-3 Suburban District
East	Undeveloped	A-2 Suburban District
West	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 from CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & 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 zoning change request 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.

Also, staff has no objections to the zoning change request to A-2, considering that it will allow for the portion of the site currently zoned CB-1 & RO to return to its original zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District & NC-6 Public, Cultural and Recreational District designation be approved.

Case No.: 2016-147-ZC

PETITIONER: Council Motion

OWNER: Chuck & Candice Hickman

REQUESTED CHANGE: From CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to 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: 4.547 acres



2016-147-ZC

A-2

110

108

109

206

117

212

210

GALATAS

212

286

GB-1 2016-147-ZC

C. SOWENS

217

215

208

T7-R10E

ED-

121

120

118

2016-147-ZC

119

103

MORSE

118

A-3

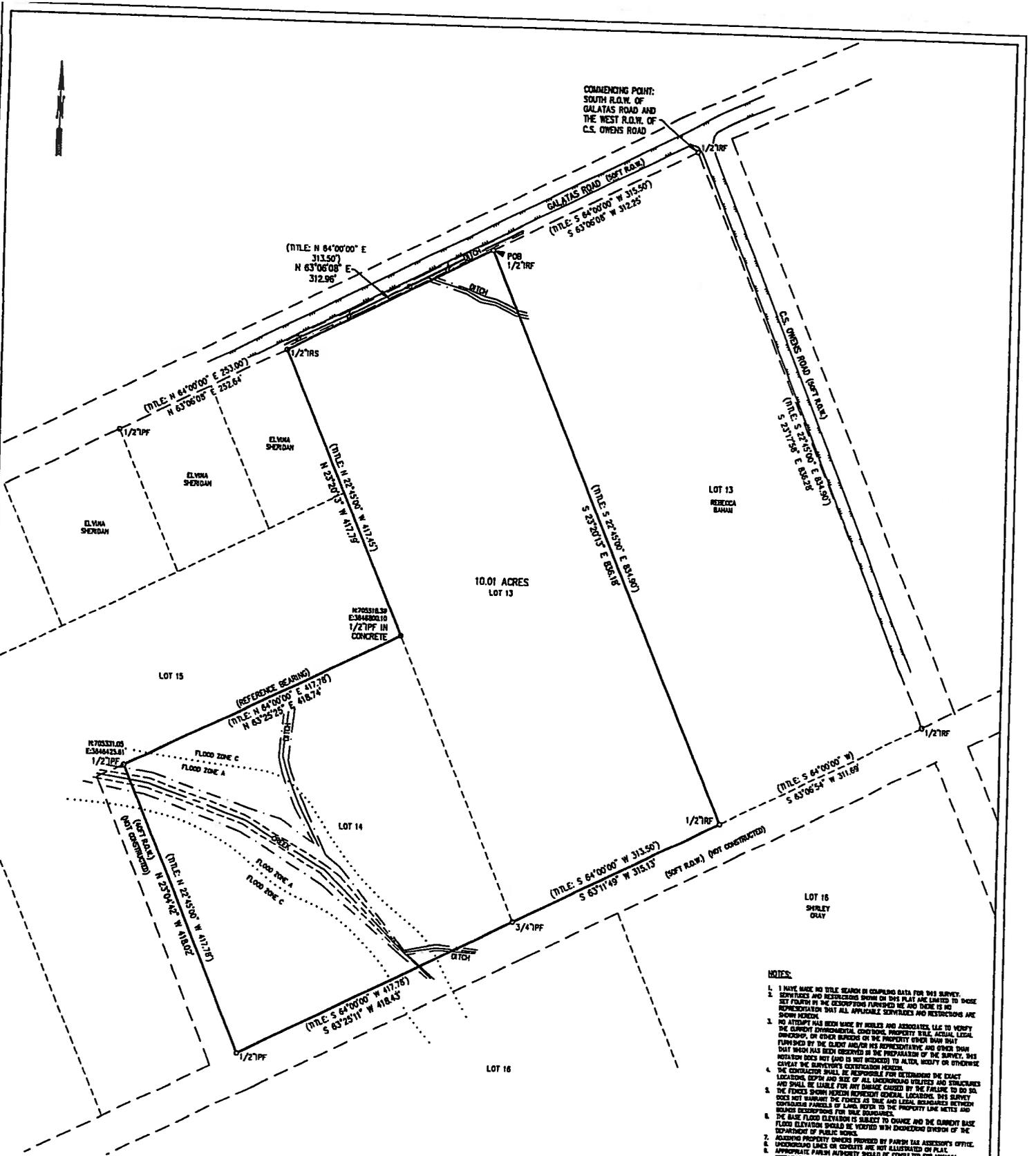
111

OALMANS

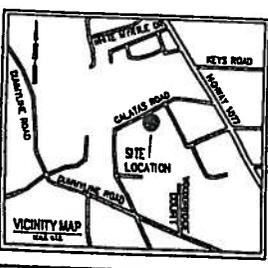
WOODBIDGE



2016-147-ZC

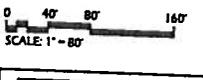


- NOTES:**
- I HAVE MADE NO TITLE SEARCH OR COMPARE DATA FOR THIS SURVEY. EVIDENCE AND RESOLUTIONS FROM DEEDS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTIONS FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE EVIDENCES AND RESTRICTIONS ARE SHOWN HEREON.
 - NO ATTEMPT HAS BEEN MADE BY MOBBES AND ASSOCIATES, LLC TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, LEGAL, LEGAL, RECORDS, OR OTHER RECORDS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY OR OTHERWISE CANCEL THE SURVEYOR'S CERTIFICATION NUMBER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO. THE FINES SHOWN HEREON REPRESENT GENERAL LOCATIONS. THIS SURVEY CONTRACTOR'S PARCELS OF LAND, NOTES TO THE PROPERTY LINE METES AND RECORDS DESCRIBED FOR THE SURVEYANCE.
 - THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE SURVEYOR'S FLOOD ELEVATION SHOULD BE VERIFIED WITH ENGINEERING OPINION OF THE DEPARTMENT OF PUBLIC WORKS.
 - ADJOINING PROPERTY OWNERS PROVIDED BY PARISH GAS ADMINISTRATION'S OFFICE.
 - ADJOINING LINES OR CORNERS ARE NOT ILLUSTRATED ON PLAT.
 - APPROPRIATE PARISH AUTHORITY SHOULD BE CONSULTED FOR WORKMAN SHOWN LINES AND DISTANCES.
 - NO BUILDING LOCATED ON PROPERTY.
 - FLOOD ZONE ELEVATION ILLUSTRATED ON PLAT OBTAINED FROM SCALING FEMA FIRM MAP AND IS AN APPROXIMATE LOCATION ONLY.
 - BEARINGS ARE BASED ON GRID NORTH UTILIZING LOUISIANA (SOUTH) STATE PLANE COORDINATES (SPC LA 5) NATIONAL GEODETIC SURVEY MONUMENTS LISTED BELOW USED TO ESTABLISH SPC LA 5 SURVEY CONTROL:
- MONUMENT: N 303 - PO 04857
 MONUMENT: POOLS NEXET PO 02853
 MARK: GREEN - A
 MARK: GREEN - B
 MARK: GREEN - C
 MARK: GREEN - D
 MARK: GREEN - E
 MARK: GREEN - F
 MARK: GREEN - G
 MARK: GREEN - H
 MARK: GREEN - I
 MARK: GREEN - J
 MARK: GREEN - K
 MARK: GREEN - L
 MARK: GREEN - M
 MARK: GREEN - N
 MARK: GREEN - O
 MARK: GREEN - P
 MARK: GREEN - Q
 MARK: GREEN - R
 MARK: GREEN - S
 MARK: GREEN - T
 MARK: GREEN - U
 MARK: GREEN - V
 MARK: GREEN - W
 MARK: GREEN - X
 MARK: GREEN - Y
 MARK: GREEN - Z



- LEGEND:**
- P.B. POINT OF BEGINNING
 - MONUMENT FOUND
 - MONUMENT SET
 - FENCE CORNER POST
 - POWER POLE
 - FENCE LINE
 - OVER HEAD UTILITY LINES
 - TITLE CALLS
 - SECTION LINES
 - R.O.W. LINES
 - EDGE OF ASPHALT
 - CENTRELINE OF CREEK AND DITCH
 - FLOOD ZONE LINES
 - TOP BANK OF CREEK AND DITCH
 - BOTTOM BANK OF CREEK AND DITCH

- REFERENCES:**
- SURVEY FOR ROBERT WEDDER AS PER LAND SURVEYOR, INC. DATED 02/14/2009
 - SURVEY FOR DAVID LINDSEY AS PER AND WILSON PLS DATED 08/17/07
 - CHARLES HOGAN INST. 1988837
 - SURVEY OF GALATAS SUBDIVISION AS PER N.L. YATES DATED 11/02/1900
 - LAURE BROWN INST. 192772
 - SURVEY FOR REBECCA BAHAM AS PER LAND SURVEYOR, INC. DATED 1/17/1998
 - SURVEY FOR ELVINA SHERIDAN AS PER LAND SURVEYOR, INC. DATED 11/04/1990
 - SHARLEY GRAY CSD 1286-39
 - SURVEY FOR ST. TAMMANY PARISH SCHOOL BOARD AS PER LAND SURVEYOR, INC. DATED 12/17/2012



Mobbes & Associates L.L.C.
 Professional Engineers, Land Surveyors & Designers
 813 Calumet St. Bogalusa, LA 70427 Phone: 985-232-4300 Fax: 985-232-8322
 802 University Blvd. Suite 200 Monroeville, LA 70468 Phone: 985-277-7221 Fax: 985-277-7221

PLAT PREPARED FOR: CHARLES HOGAN
 SHOWING A SURVEY OF: 10.01 ACRES OF LAND BEING LOT 14 AND THE WEST HALF OF LOT 13 OF THE GALATAS SUBDIVISION LOCATED IN SECTION 14 TOWNSHIP 07 SOUTH RANGE 10 EAST, ST. HELDIN PARISH, LOUISIANA.

DATE:	09/23/2016 (REVISED)	DATE:	09/23/2016
DRAWN BY:	CDJ	DATE:	04/04/2017
CHECKED BY:	CDJ	DATE:	09/23/2016
FILE NAME:	1197	DATE:	09/23/2016
FILE NAME:	1197	DATE:	09/23/2016

STATE OF LOUISIANA
GEORGE B. MOBBES
 REG. No. 4896
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

GEORGE B. MOBBES, L.A. REG. NO. 4896
 813 CALUMET ST. BOGALUSA, LA 70427
 985-232-4300

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: ZC04-04-032
Posted: 04/18/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Penn Mill Place LLC

OWNER: Penn Mill Place LLC

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

LOCATION: Parcel located on the west side of Penn Mill Road, north of Ronald Reagan Highway

SIZE: 32 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1A Suburban District
South	Undeveloped & Residential	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of 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 a major amendment to the PUD Planned Unit Development Overlay. The request consist of the removal of the previously approved pool, as an active amenity, and replace it with a half basketball court. Note that as shown on the plan, a walking trail, picnic tables and playground equipment are also proposed to be provided, as passive and active amenities. Additional information will have to be provided regarding the material to be used to delineate the natural surface of the proposed walking trail.

Note that the site was approved in 2004 to be developed as a single family residential subdivision of a maximum of 58 lots. The configuration and the subdivision and the number of lots will remain the same as originally approved.

STAFF RECOMMENDATION:

The staff recommends that the requested major amendment to the PUD be approved.

Case No.: ZC04-04-032

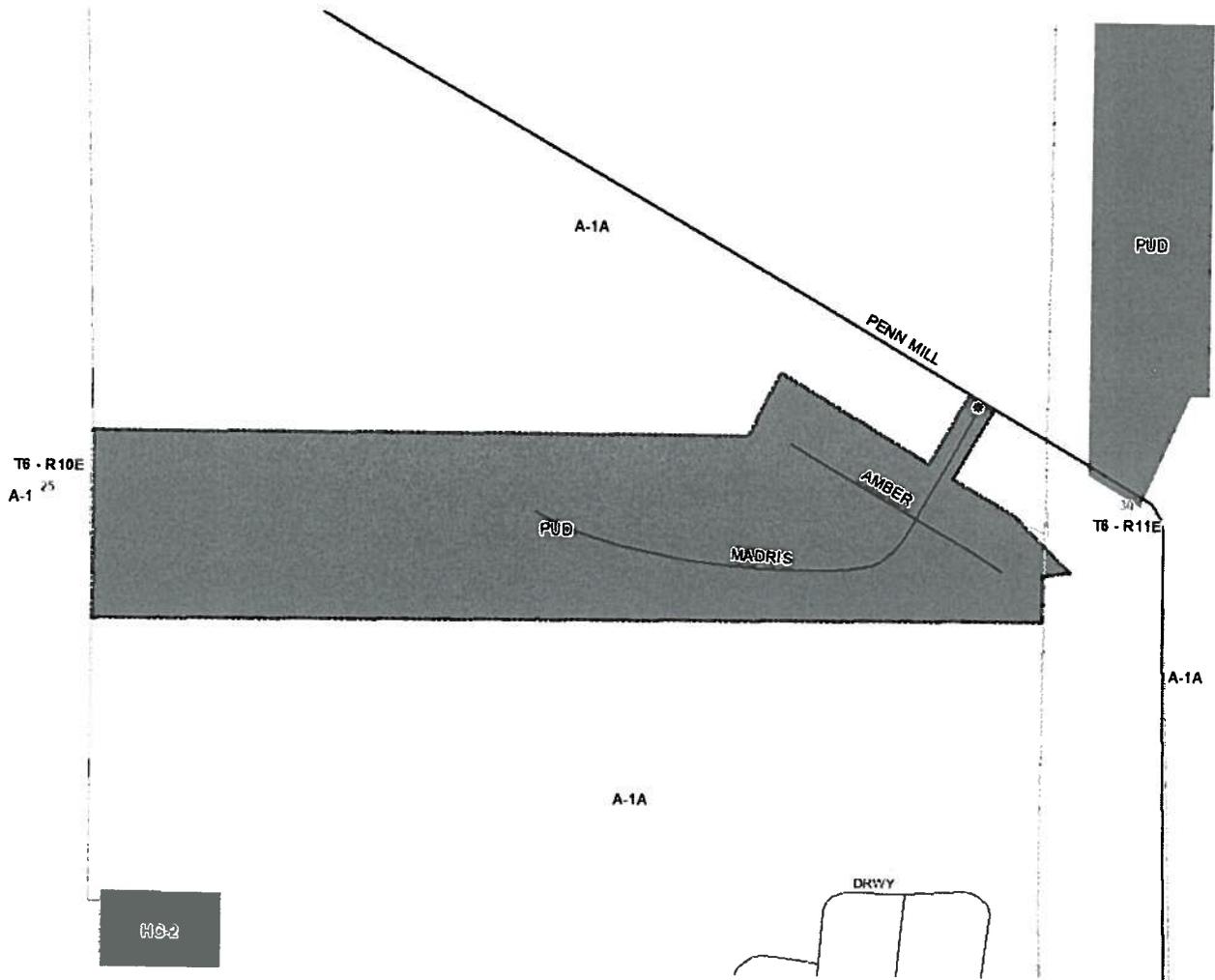
PETITIONER: Penn Mill Place LLC

OWNER: Penn Mill Place LLC

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

LOCATION: Parcel located on the west side of Penn Mill Road, north of Ronald Reagan Highway

SIZE: 32 acres



740# ZC04-04-032

A-1

24

19

7360X 7360X

PENN.MLL

T6-R10E

PUB

AMBER MADRUS

T6-R11E

25

30

A-1A

HC-2

15355

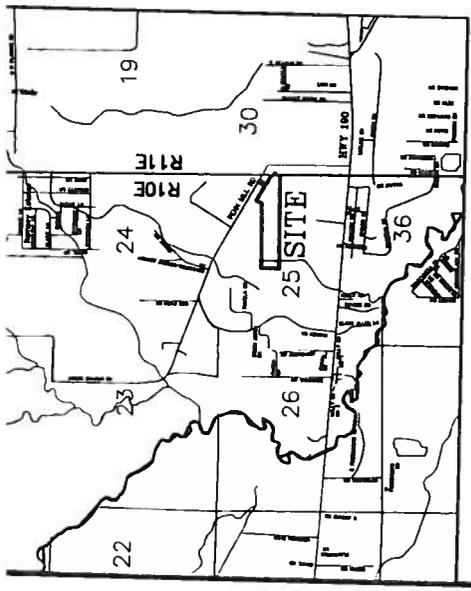
15375 15375

A-4

0 1,000 Feet



**PENN MILL PLACE
SECTION 25, T-6-S, R-10-E, &
SECTION 30, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.**



- MINIMUM RESTRICTIVE COVENANTS**
1. EACH LOT SHALL BE DEVELOPED WITHIN THE PERMITS AND REGULATIONS OF THE LOCAL GOVERNMENT AND SHALL BE SUBJECT TO THE PERMITS AND REGULATIONS OF THE LOCAL GOVERNMENT AND SHALL BE SUBJECT TO THE PERMITS AND REGULATIONS OF THE LOCAL GOVERNMENT.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

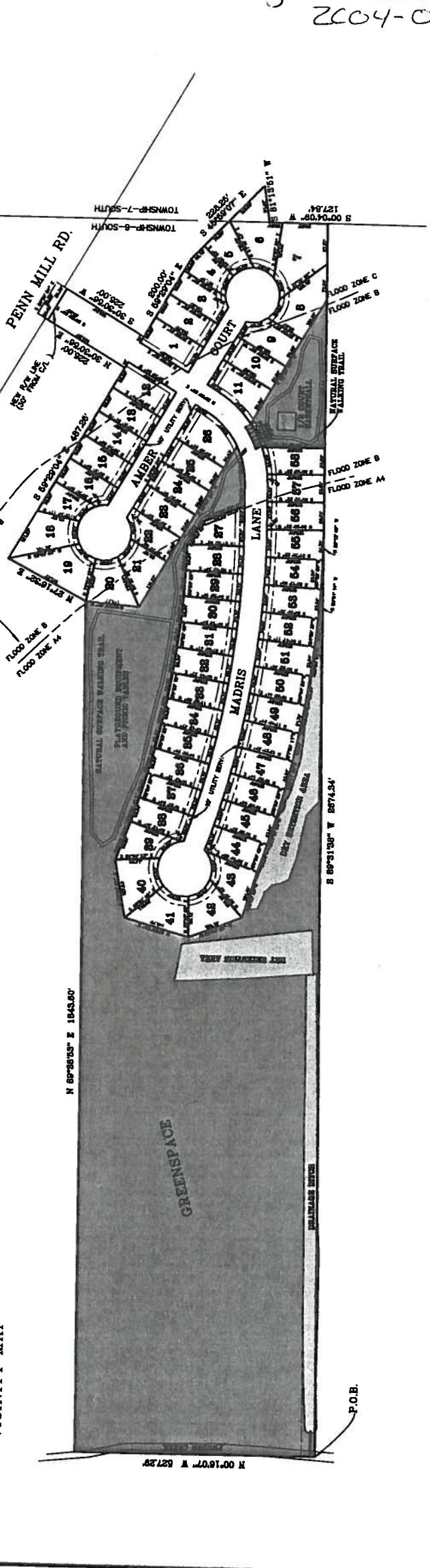
**LEGAL DESCRIPTION
PENN MILL PLACE**

A certain parcel of land situated in Section 25, Township 6 South, Range 10 East, and Section 30, Township 7 South, Range 10 East, and more fully described as follows:

Section 25, Township 6 South, Range 10 East, and Section 30, Township 7 South, Range 10 East, and more fully described as follows:

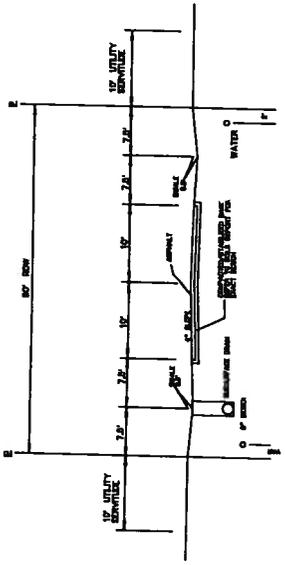
Section 25, Township 6 South, Range 10 East, and Section 30, Township 7 South, Range 10 East, and more fully described as follows:

Section 25, Township 6 South, Range 10 East, and Section 30, Township 7 South, Range 10 East, and more fully described as follows:



**AREA BREAKDOWNS
AND PUD DATA**

TOTAL AREA = 32.0 ac. (67,284)
 GREENSPACE = 10.4 ac. (67,284)
 PUD AREA = 21.6 ac. (67,284)
 PUD DENSITY = 1.4 LOTS/AC.
 TOTAL DENSITY = 1.4 LOTS/AC.
 THIS SUBDIVISION IS TO BE SERVED BY CENTRAL WATER AND SEWER FACILITIES LOCATED ON SITE.
 SPACE WILL BE PROVIDED FOR TELECOMMUNICATIONS EQUIPMENT WITHIN THE DEVELOPMENT.



DEVELOPER:
 PENN MILL ESTATES, LLC
 22101 MARSHALL RD.
 MADRISVILLE LA 70471

PUD MODIFICATION PLAN

**PENN MILL PLACE
SECTION 25, T-6-S, R-10-E, &
SECTION 30, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.**

DEVELOPER:
 PENN MILL ESTATES, LLC
 22101 MARSHALL RD.
 MADRISVILLE LA 70471

NO.	DATE	DESCRIPTION
1	05-10-18	ISSUED
2	05-10-18	ISSUED
3	05-10-18	ISSUED
4	05-10-18	ISSUED
5	05-10-18	ISSUED
6	05-10-18	ISSUED
7	05-10-18	ISSUED
8	05-10-18	ISSUED
9	05-10-18	ISSUED
10	05-10-18	ISSUED
11	05-10-18	ISSUED
12	05-10-18	ISSUED
13	05-10-18	ISSUED
14	05-10-18	ISSUED
15	05-10-18	ISSUED
16	05-10-18	ISSUED
17	05-10-18	ISSUED
18	05-10-18	ISSUED
19	05-10-18	ISSUED
20	05-10-18	ISSUED
21	05-10-18	ISSUED
22	05-10-18	ISSUED
23	05-10-18	ISSUED
24	05-10-18	ISSUED
25	05-10-18	ISSUED
26	05-10-18	ISSUED
27	05-10-18	ISSUED
28	05-10-18	ISSUED
29	05-10-18	ISSUED
30	05-10-18	ISSUED
31	05-10-18	ISSUED
32	05-10-18	ISSUED
33	05-10-18	ISSUED
34	05-10-18	ISSUED
35	05-10-18	ISSUED
36	05-10-18	ISSUED

TYPICAL STREET SECTION

2004-04-032

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-197-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Judith L. Primes

OWNER: Calvin A. Klein

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

LOCATION: Parcel located on the north side of Ball Street, west of Iron Street, being lot 6A, Square 15, Hillcrest Country Club Estates Add. No. 2.; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane gravel

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Single Family Residential	A-3 Suburban District
South	Manufactured Home & Undeveloped	A-3 Suburban District
East	Single Family Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Ball Street, west of Iron Street, being lot 6A, Square 15, Hillcrest Country Club Estates Add. No. 2. 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.

STAFF RECOMMENDATION:

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

Case No.: 2016-197-ZC

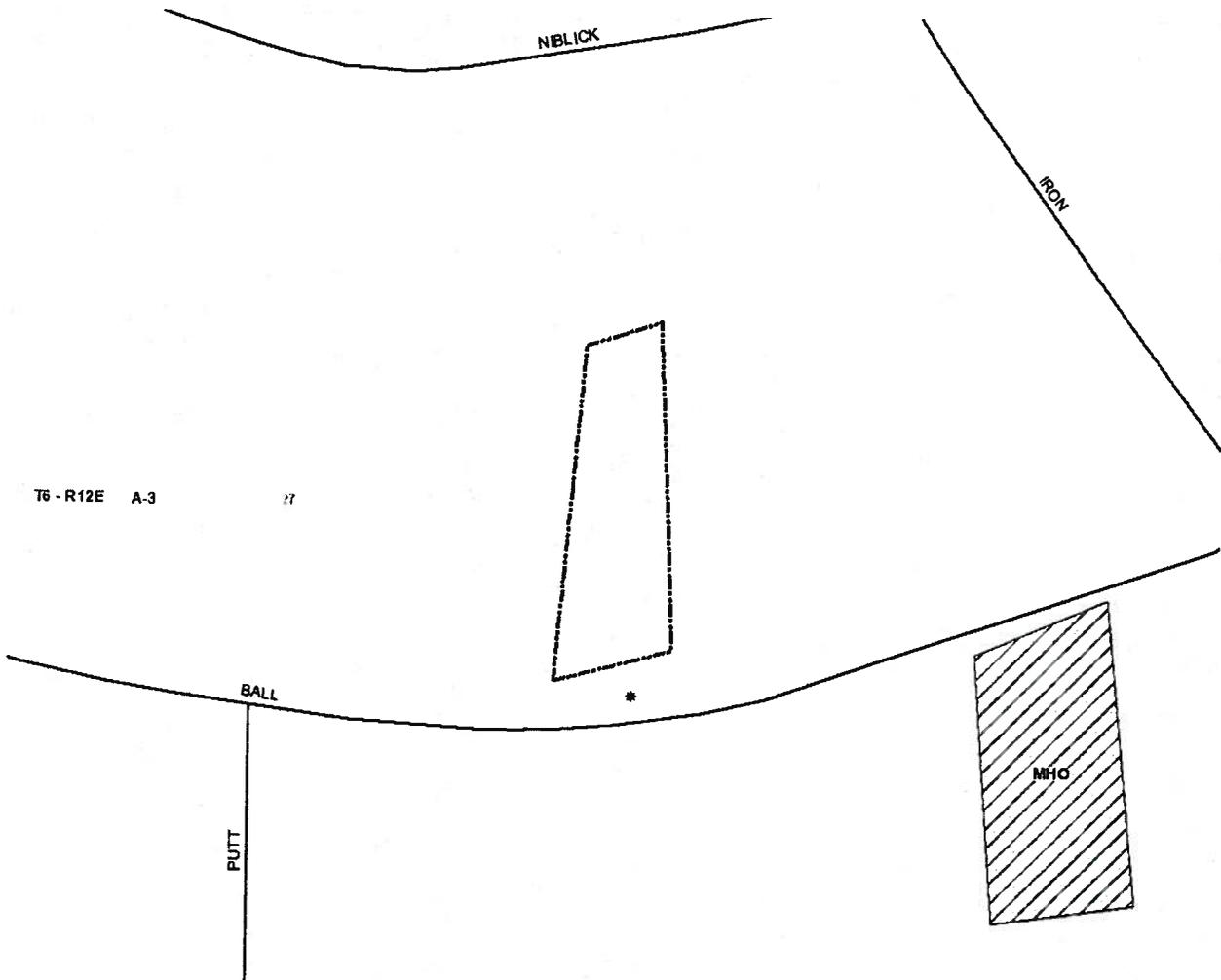
PETITIONER: Judith L. Primes

OWNER: Calvin A. Klein

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

LOCATION: Parcel located on the north side of Ball Street, west of Iron Street, being lot 6A, Square 15, Hillcrest Country Club Estates Add. No. 2.; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.5 acres



2016-197-ZC

MASHIE

IRON

NEBUCK

T6-R12E A-3

27

BALL

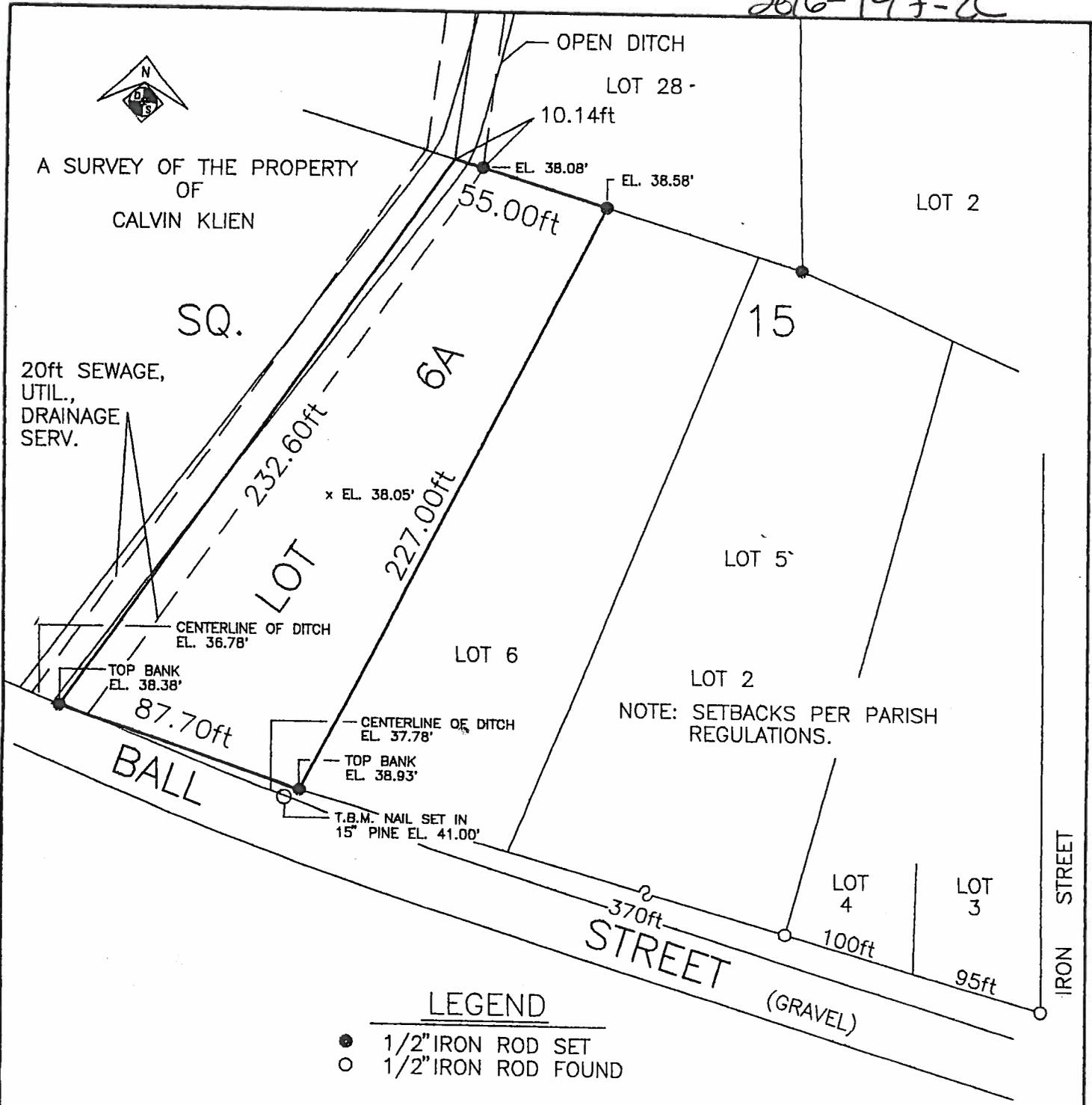
MHO

PUTT

BUNKER



2016-197-2C



LEGEND

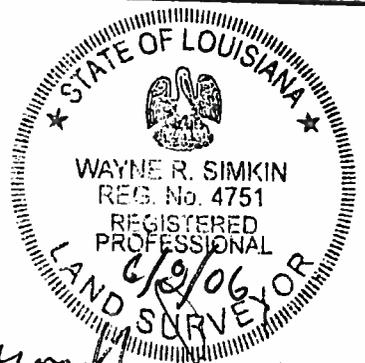
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND

Reference 1) PLAT OF HILLCREST COUNTRY CLUB ESTATES ADD. #2 ON FILE IN THE OFFICIAL RECORDS OF THE CLERT OF COURT FOR ST. TAMMANY PARISH. SAID PLAT WAS USED AS THE BASIS OF DIRECTIONS SHOWN.

NOTE 1) Said property is located in Flood Zone A2 per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0275C Map Revised, OCT. 17, 1989 Base Flood Elevation 41ft M.S.L.

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.



Wayne R. Simkin

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

A SURVEY OF LOT 6A, SQUARE 15, HILLCREST COUNTRY CLUB ESTATES, ADD. #2, SECTION 27., TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS
 2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433
 OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO. 06-49	DRAWN WRS	DATE 6/8/2006	SHEET NO. 1 OF 1
	CHECKED WRS	SCALE 1"=50'	

Case No.: 2016-199-ZC

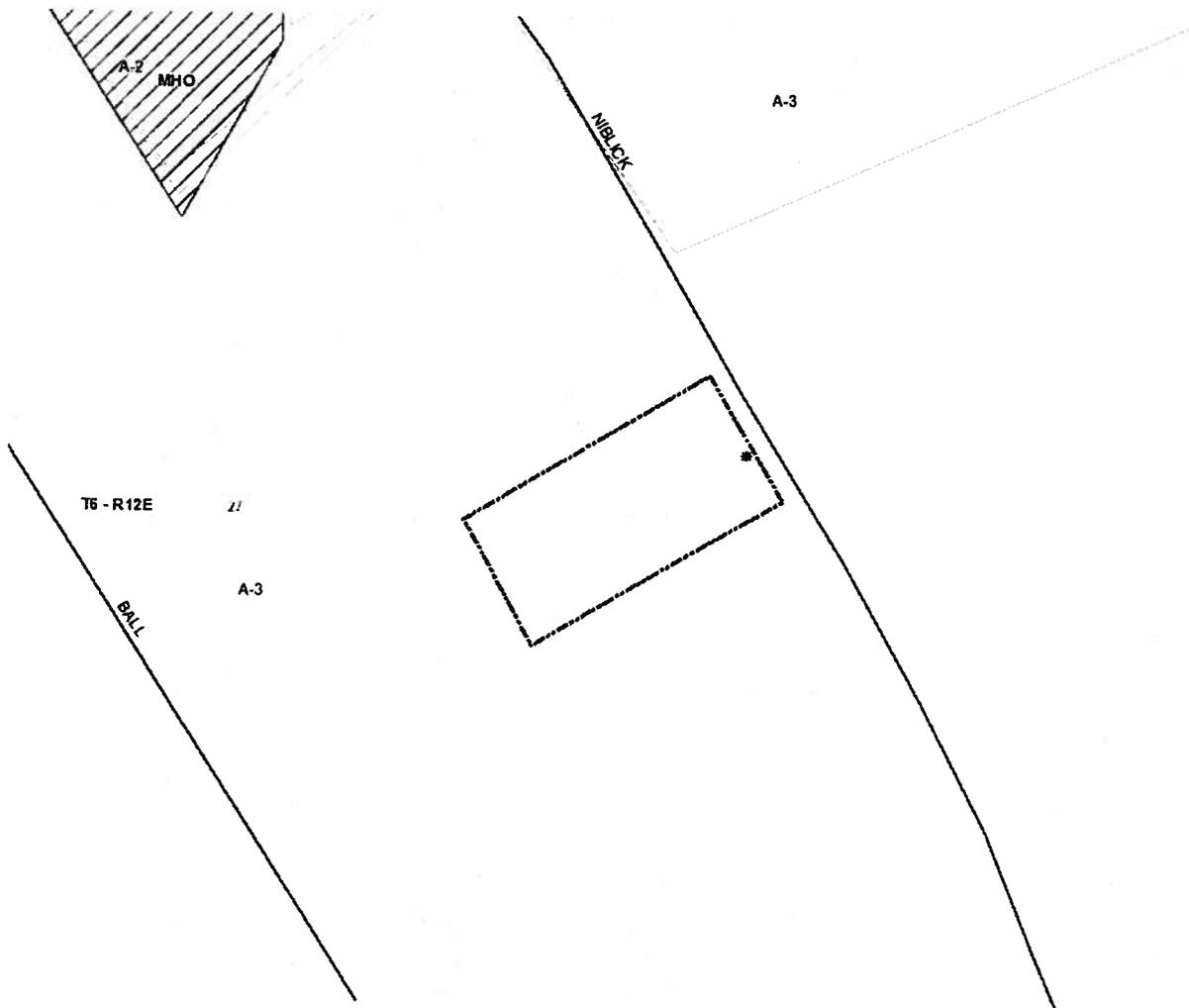
PETITIONER: Judith L. Primes

OWNER: Calvin A. Klein

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

LOCATION: Parcel located on the west side of Niblick Street, north of Hook Street, being Lot 4, Square 21, Hillcrest Country Club Estates No. 2; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.5 acres



016-199-ZC

A-2

NBLOCK

T6 - R12E

27

BALL

A-3

73560

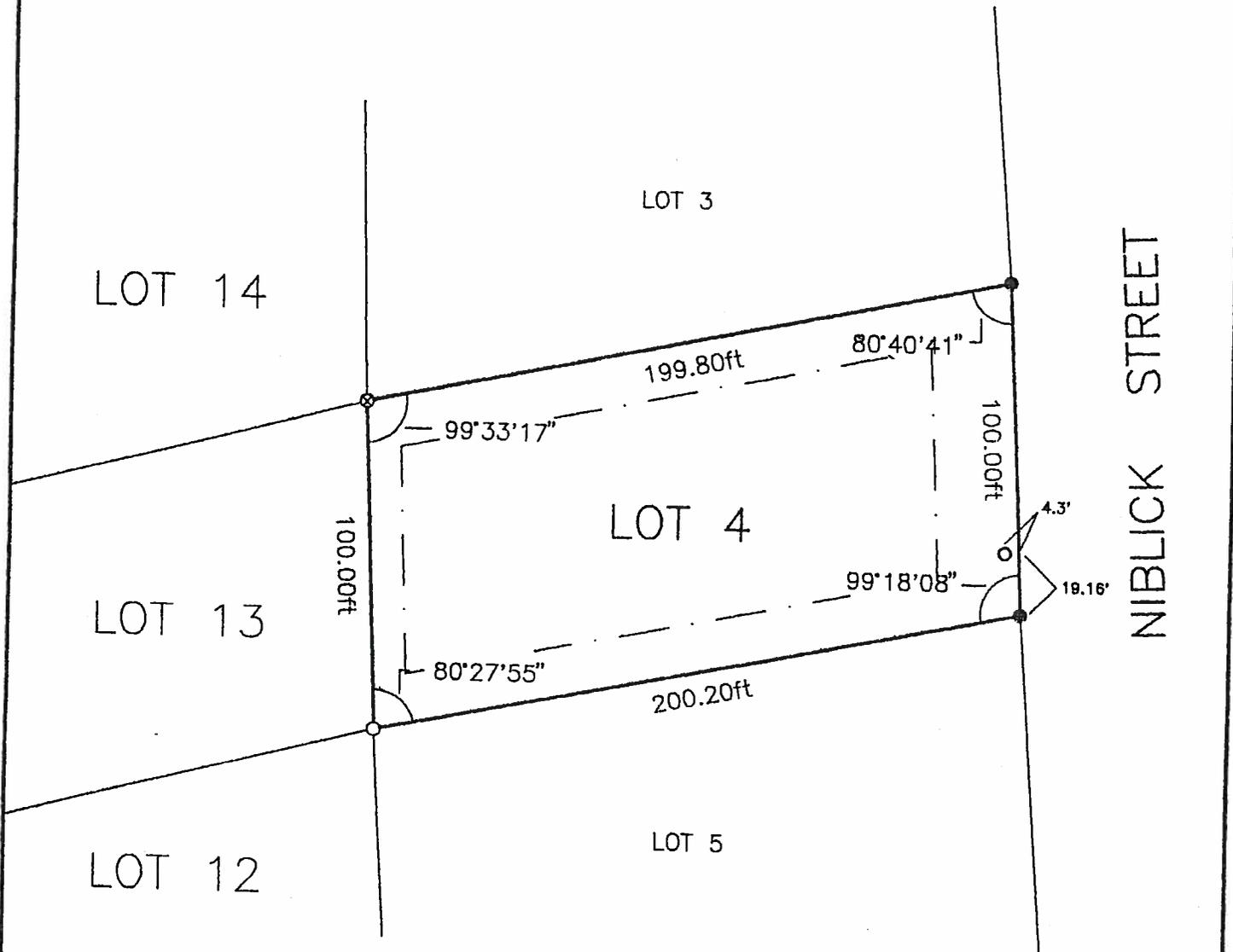
73580

HOOK



2016-199-ZC

A SURVEY OF THE PROPERTY OF CALVIN KLEIN MOBILE HOMES INC.



LEGEND

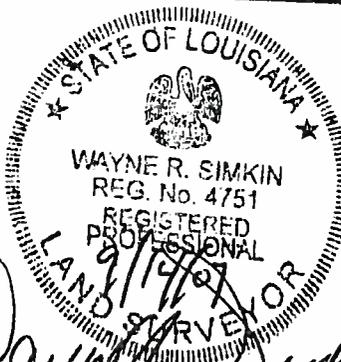
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊗ 1/2" IRON PIPE FOUND
- ◌ 1/2" IRON PIPE FOUND

BLDG. SETBACK LINES
 FRONT 25'
 SIDES 15'
 REAR 10'

Reference 1) A SUBDIVISION PLAT OF HILLCREST COUNTRY CLUB, ADD #2, SURVEY BY ROBERT L. BERLIN. SAID SUBDIVISION PLAT FILLED IN THE OFFICIAL RCORDS OF THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone "B" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0275C Map Revised, OCT. 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.



Wayne R. Simkin

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

A SURVEY OF LOT 4, SQUARE 21, HILLCREST COUNTRY CLUB ESTATES, ADD. #2, SECTION 27, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS
 2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433
 OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO. 07-113	DRAWN WRS CHECKED WPS	DATE 9/13/2007 SCALE	SHEET NO. 1 OF 1
-------------------	--------------------------------	----------------------------	---------------------

ZONING STAFF REPORT

Date: 4/15/2016
Case No.: 2016-204-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: David Ducre

OWNER: David Ducre & Delmoryce May

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

LOCATION: Parcel located on the west side of North Oaklawn Drive, north of US Highway 190, south of Erindale Drive, being lot 337-B, North Oaklawn Subdivision, 61103 N. Oaklawn Drive, Lacombe; S39, T8S, R13E; Ward 7, District 7

SIZE: 1.984 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of North Oaklawn Drive, north of US Highway 190, south of Erindale Drive, being lot 337-B, North Oaklawn Subdivision, 61103 N. Oaklawn Drive, Lacombe. 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.

STAFF RECOMMENDATION:

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

Case No.: 2016-204-ZC

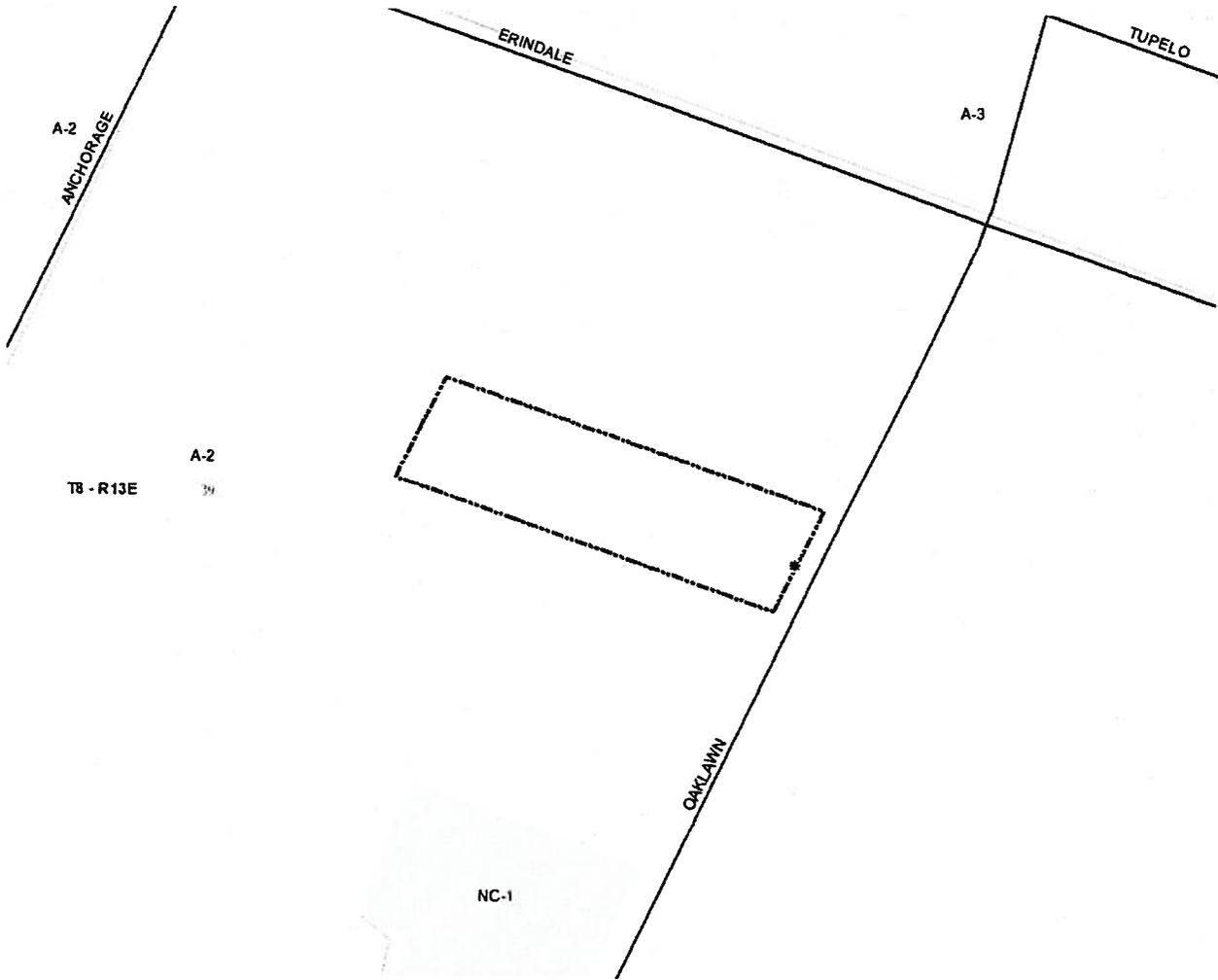
PETITIONER: David Ducre

OWNER: David Ducre & Delmoryce May

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

LOCATION: Parcel located on the west side of North Oaklawn Drive, north of US Highway 190, south of Erindale Drive, being lot 337-B, North Oaklawn Subdivision, 61103 N. Oaklawn Drive, Lacombe; S39, T8S, R13E; Ward 7, District 7

SIZE: 1.984 acres





TB-R13E

A-2

39

NC-1



ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-209-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Rene' E. Thorne

OWNER: Gerardine Prieto

REQUESTED CHANGE: From A-3 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the east side of LA Highway 59, south of Lotus Street, north of Viola Street; S1, T8S, R11E; Ward 4, District 5

SIZE: 1.84 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial 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.

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 A-3 Suburban District to HC-2 Highway Commercial District. This site is located on the east side of LA Highway 59, south of Lotus Street, north of Viola Street. The 2025 future land use plan calls for the front 200 feet of the site, along Hwy 59, to be developed with commercial uses and the remaining 300 foot portion of the site to be developed with residential uses. Staff is not opposed to commercial development in the area; however, a less intense commercial zoning classification would be more appropriate for the site.

Note that before the comprehensive rezoning the front 350 feet of the parcel was zoned C-2 Highway Commercial District.

STAFF RECOMMENDATION:

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

Case No.: 2016-209-ZC

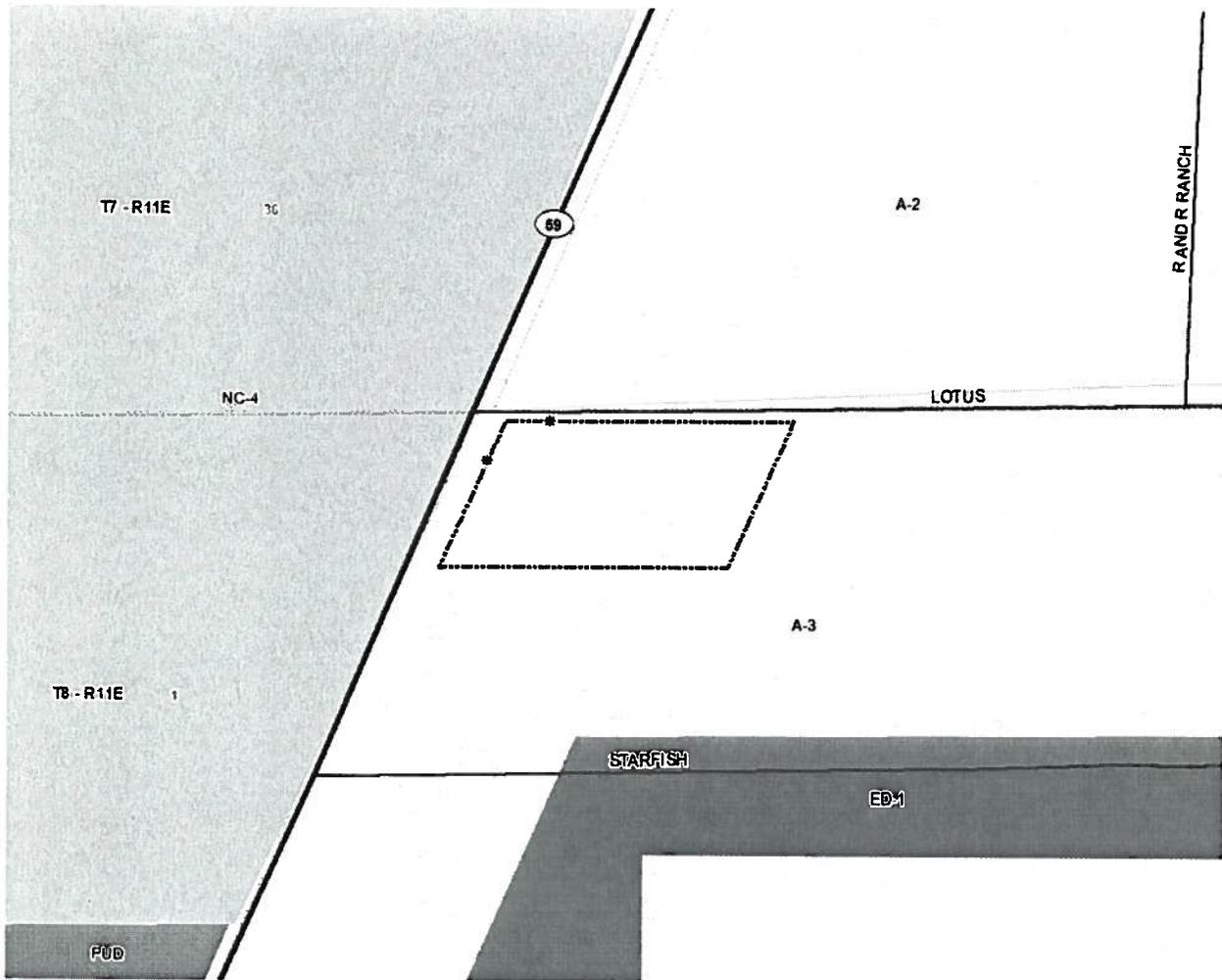
PETITIONER: Rene' E. Thorne

OWNER: Gerardine Prieto

REQUESTED CHANGE: From A-3 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the east side of LA Highway 59, south of Lotus Street, north of Viola Street; S1, T8S, R11E; Ward 4, District 5

SIZE: 1.84 acres



2016-209-ZC

HC-1

T7-R1E

36

A-2

NC-4

2016-209-ZC

A-3

T8-R1E

1

STARFISH

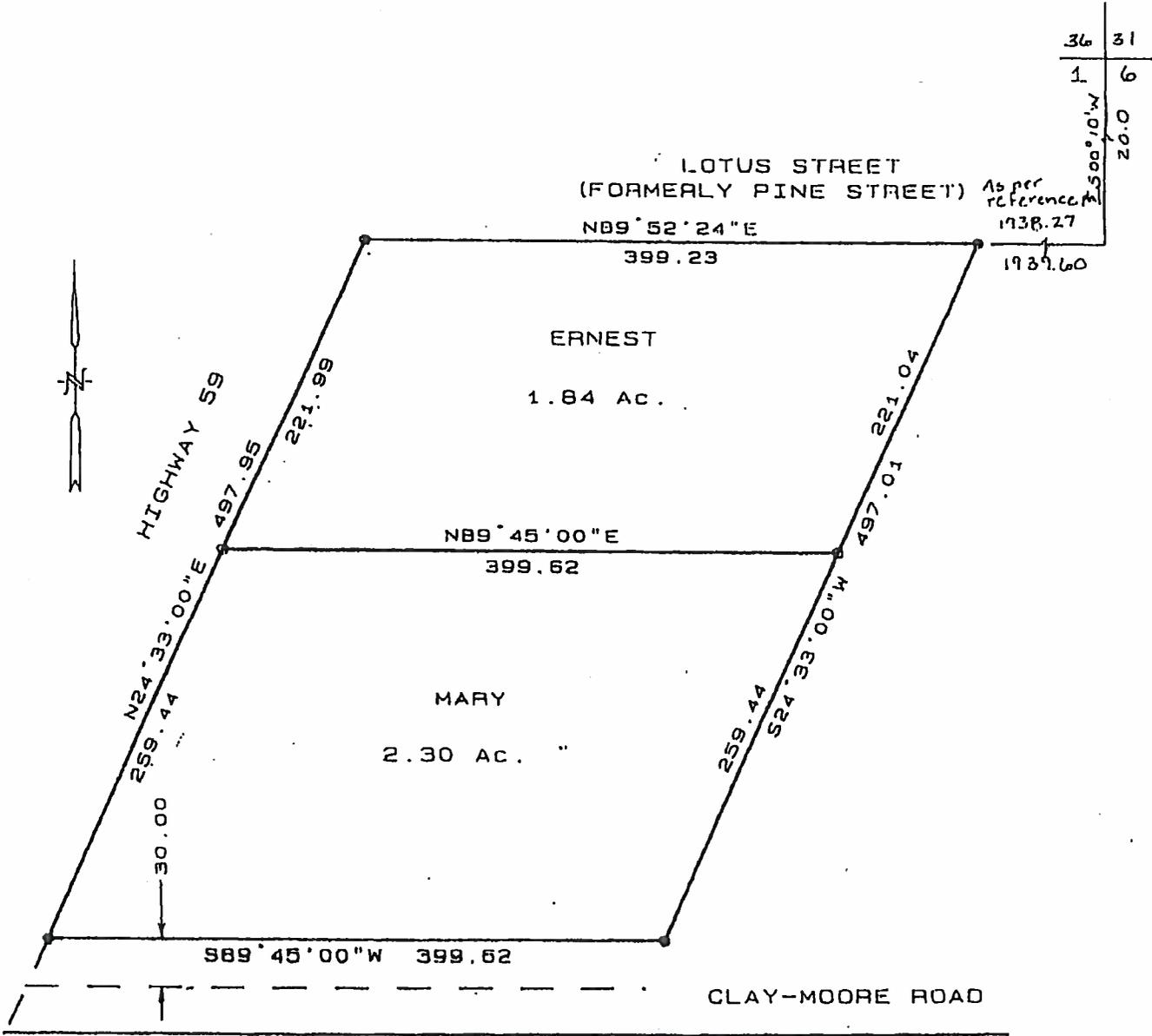
ED-1

2016-223-ZC



LEGAL DESCRIPTION:

A parcel of land located in SECTION 1, TOWNSHIP 8 SOUTH RANGE 11 EAST, according to the survey by Robert A. Berlin, dated January 29, 1962, St. Tammany Parish, Louisiana.



CERTIFIED TO:

J. ERNEST PRIETO
MARY P. GOLDEN

LEGEND:

- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND OLD WOOD
- FENCE ---X---X---
- BEARINGS: RECORD
- SETBACK LINES - - - - -
- FRONT SIDES
- 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 those 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 in accordance with the Minimum Standards and Requirements for ALTA / ASCE Land Title Surveys, pursuant to the accuracy standards of the SUBDIVISION Survey and the applicable standards of practice listed in LSC 48:XXI. Signature must be in RED and sealed by the undersigned for this plat to be correct.

CLASS/TYPE	"C"	CPN: 225205 2045 C
BOUNDARY	30 JAN 98	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED: 11 JUL 97
JOB NO.	4444	SCALE: 1 inch = 100ft

BRUCE W. POPE, II
REG. No. 4872
REGISTERED PROFESSIONAL
WILSON POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO. 388
1980 SURGI DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5651 FAX: (504) 626-5626

Case No.: 2016-210-ZC

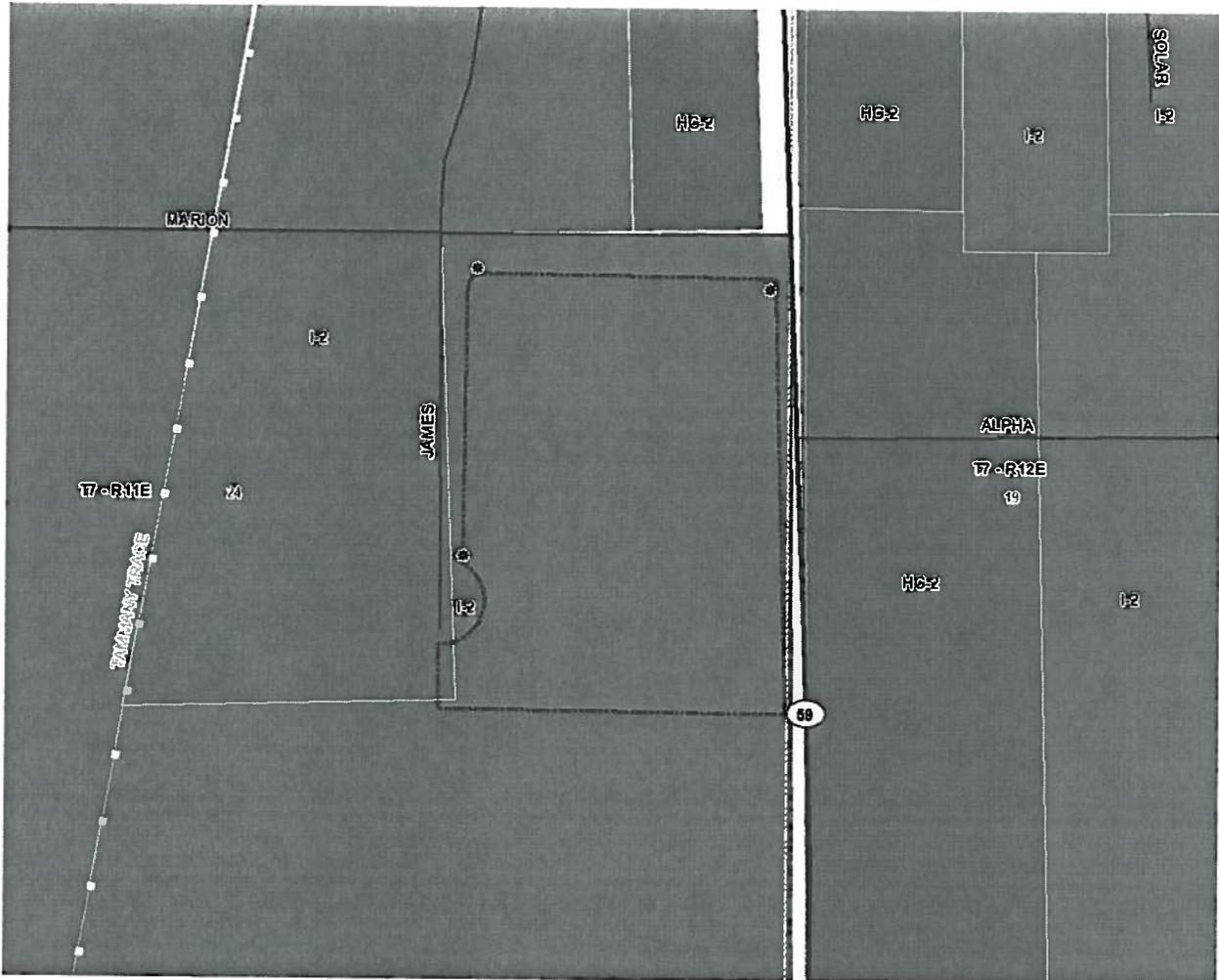
PETITIONER: Leon A. Licciardi

OWNER: Licciardi Hwy. 59, L.L.C.

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

LOCATION: Parcel located on the west side of LA Highway 59, south of Marion Lane, north of Koop Drive; S24, T7S, R11E; Ward 4, District 5

SIZE: 6.094 acres



2016-210-ZC

SOUTH

SOLAR

TAMMANY TRACE

MARION

JAMES

ALPHA

24
T7-R11E

2016-210-ZC

T7-R12E
13

HG-2

TAMMANY TRACE

L2

STRAIN

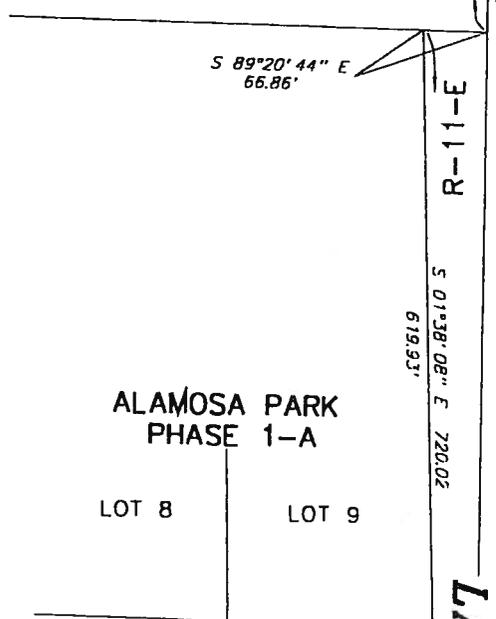
0 540 Feet



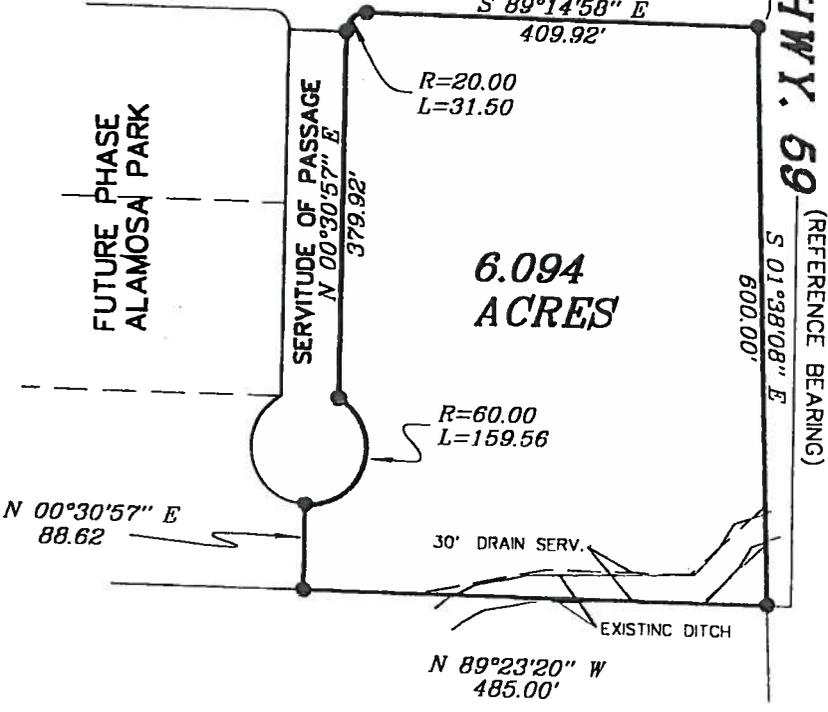
2016-210-2C



SEC. 13
SEC. 24
SEC. 18
SEC. 19



MARION LANE



LA. HWY. 69
(REFERENCE BEARING)

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

NOTE: 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 12-28-00

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE:
PLAT OF ALAMOSA PARK PHASE 1-A, BY THIS FIRM, FILED 1-13-98, FILE No. 1587, FROM WHICH SERVITUDES AND SETBACKS WERE TAKEN.

BOUNDARY SURVEY OF:
6.094 ACRES IN SECTION 24, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.

PREPARED FOR:
LEO LICCIARDI

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 200'
DATE: 8-13-99
DRAWN: J.J.J./MKM
JOB NO.: 99-250
REVISED: 12-12-00

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-211-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Peter & Tammy Rudesill

OWNER: Tamp Construction, INC

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the west side of Smith Road, north of Pine Street Extension, south of Rhonda Road, being 65059 Smith Road, Pearl River; S10, T8S, R14E; Ward 8, District 11

SIZE: 1.04 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	Single Family Residential	A-2 Suburban District
South	Manufactured Home	A-2 Suburban District
East	Single Family Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located on the west side of Smith Road, north of Pine Street Extension, south of Rhonda Road, being 65059 Smith Road, Pearl River. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering that the site is surrounded by A-2 suburban zoning district.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District designation be denied.

Case No.: 2016-211-ZC

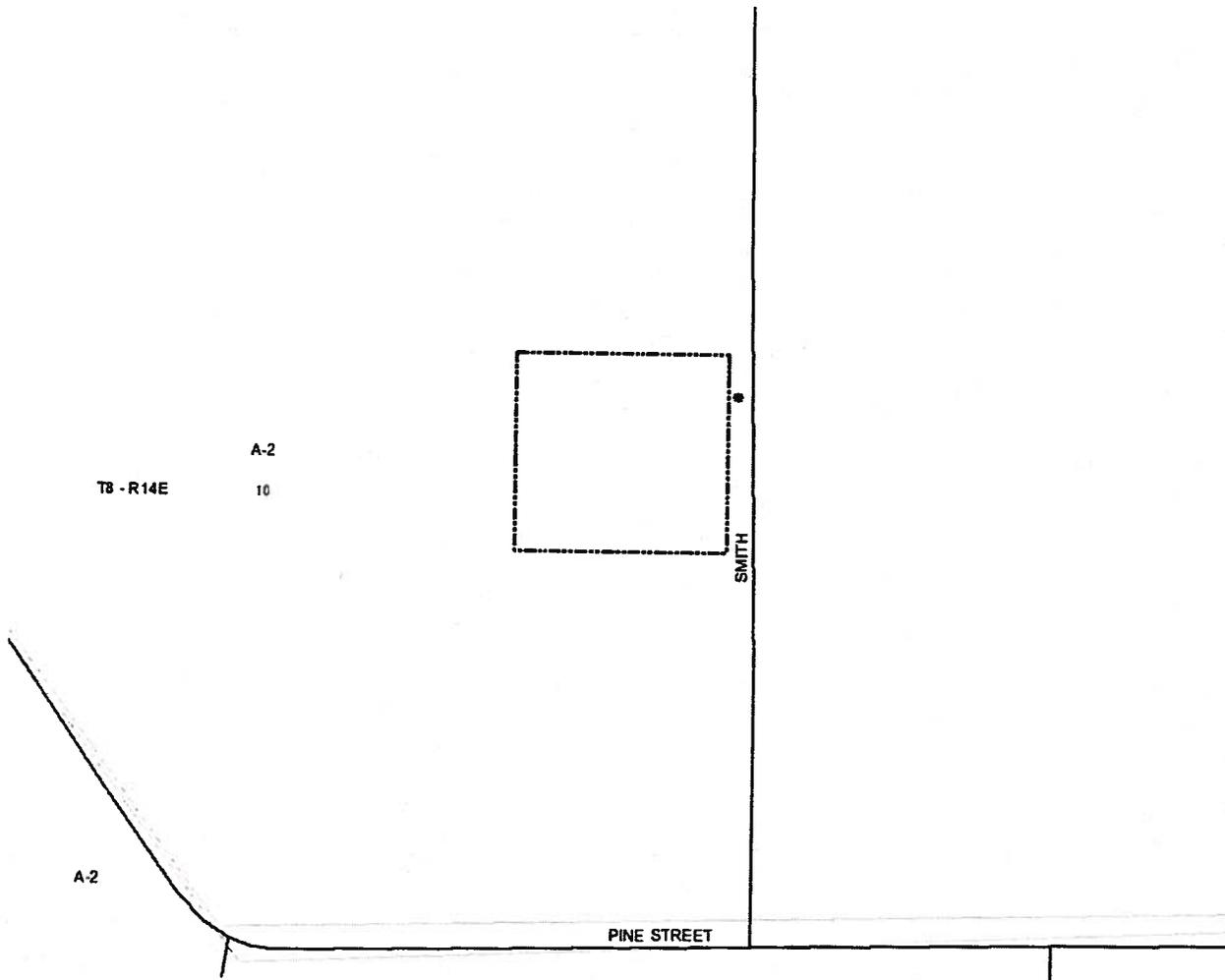
PETITIONER: Peter & Tammy Rudesill

OWNER: Tamp Construction, INC

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the west side of Smith Road, north of Pine Street Extension, south of Rhonda Road, being 65059 Smith Road, Pearl River; S10, T8S, R14E; Ward 8, District 11

SIZE: 1.04 acres



2016-211-ZC

SMITH

T8-R14E

10

A-2

2016-211-ZC

65050

PINE STREET

64496

3740

37414

37432

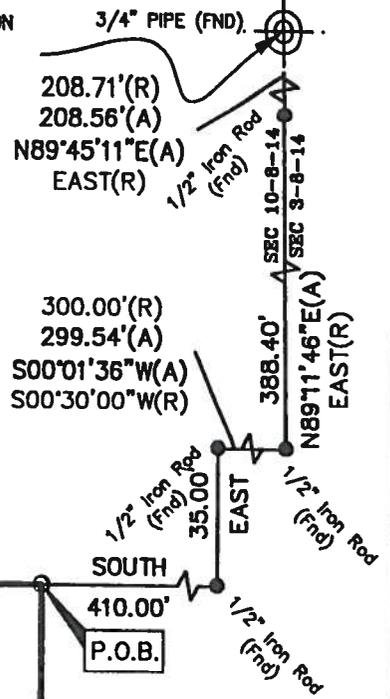
37450

0 270 Feet



2016-211-2C

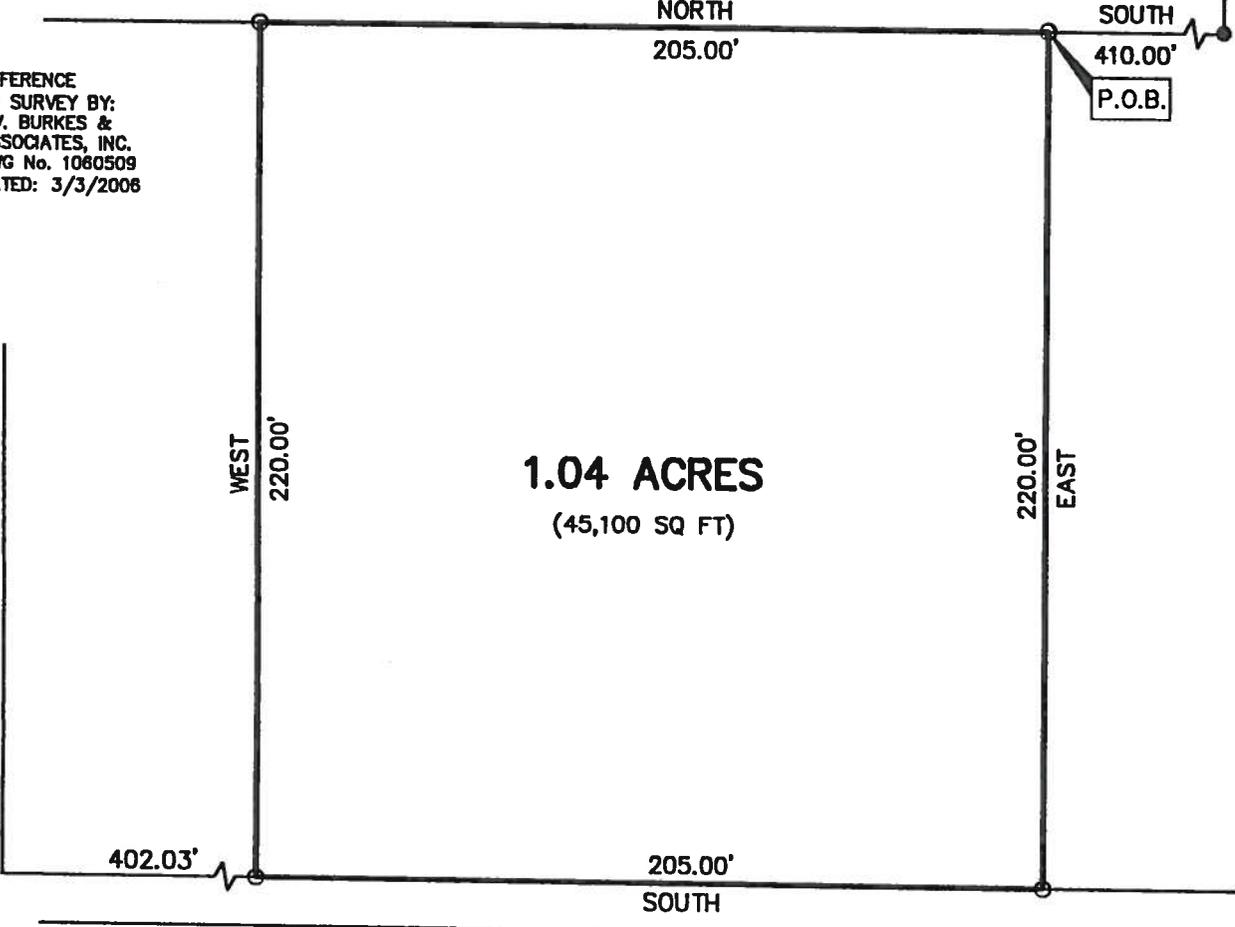
QUARTER CORNER COMMON TO SEC. 10-T8S-R14E & SEC. 3-T8S-R14E



REFERENCE
1.) SURVEY BY:
J.V. BURKES &
ASSOCIATES, INC.
DWG No. 1060509
DATED: 3/3/2006

PINE STREET EXTENSION

RHONDA ROAD



1.04 ACRES
(45,100 SQ FT)

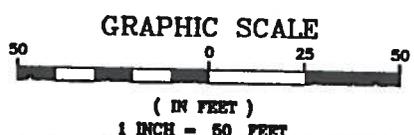
0.30 ACRE
PARCEL 5
(TO BE DEDICATED TO
SMITH ROAD R/W)

SMITH ROAD

EDGE OF ASPHALT

LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross

(A) - ACTUAL
(R) - RECORD



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

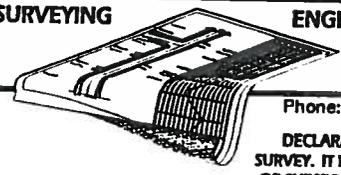
ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0410 D
F.I.R.M. Date 4/21/1999
Z.N. C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
1062223
DATE:
6/12/2006

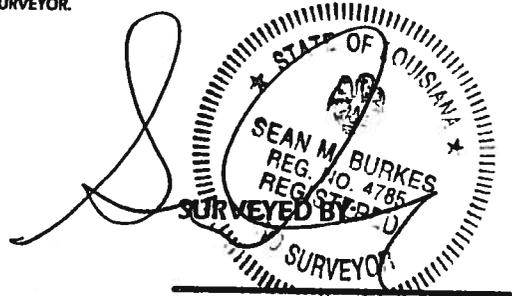
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 HWY. 190 EAST
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-849-0075 Fax: 985-849-0154
Mississippi Phone: 228-435-5800

DRAWN BY: DLT
CHECKED BY: MD
SCALE: 1" = 50'



DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SURVEY OF 1.04 ACRES
PARCEL OF LAND
SECTION 10, T8S-R14E
ST. TAMMANY PARISH
LOUISIANA



CERTIFIED TO: JERRY LIVINGSTON

SEAN M. BURKES
LA REG. No. 4785

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-212-ZC
Posted: 04/18/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Leroy Laporte

OWNER: Fairway Garden Homes, L.L.C.

REQUESTED CHANGE: From PUD Planned Unit Development Overlay & HC-2 Highway Commercial District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of East US Highway 190 Service Road, north of Judge Tanner Blvd, Fairway Garden Homes Subdivision ; S37, T7S, R11E; Ward 4, District 5

SIZE: 6.403 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial District
South	Commercial & Undeveloped	HC-2 Highway Commercial District & MD-2 Medical Clinic District
East	Undeveloped & Office	MD-1 Residential Medical District & MD-2 Medical Clinic District
West	Commercial/Office	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay & HC-2 Highway Commercial District to NC-1 Professional Office District. This site is located on the east side of East US Highway 190 Service Road, north of Judge Tanner Blvd, Fairway Garden Homes Subdivision. The 2025 future land use plan calls for the area to be developed as a Planned District with commercial uses and conservation areas. The site is currently developed with townhouses. Staff does not see any compelling reason to allow any commercial uses within the residential development.

Note that before the comprehensive rezoning the site was zoned C-2 Highway Commercial District and the townhome development was approved as a conditional use permit (CP04-01-008). The site was subsequently rezoned to PUD through the comprehensive rezoning.

STAFF RECOMMENDATION:

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

Case No.: 2016-212-ZC

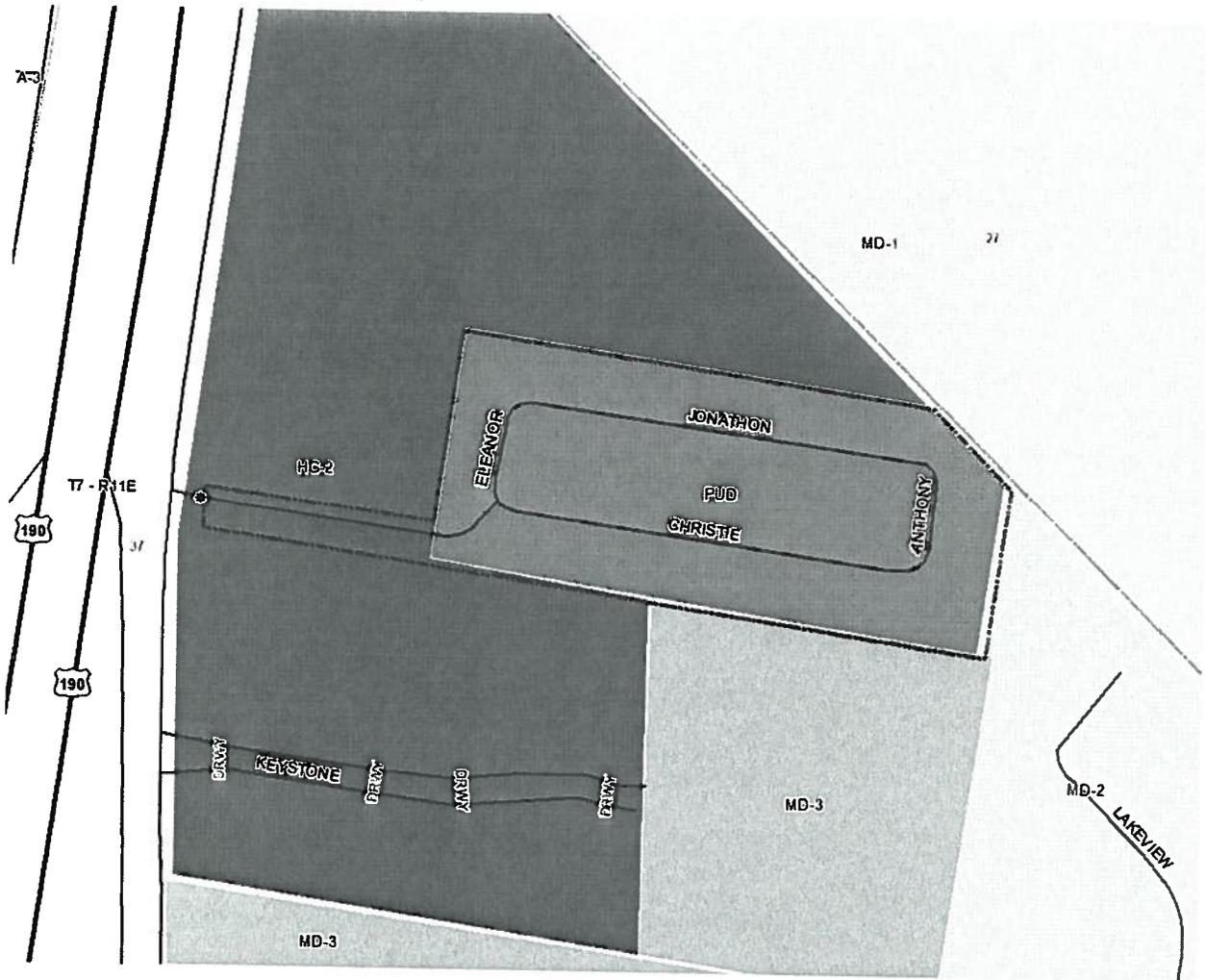
PETITIONER: Leroy Laporte

OWNER: Fairway Garden Homes, L.L.C.

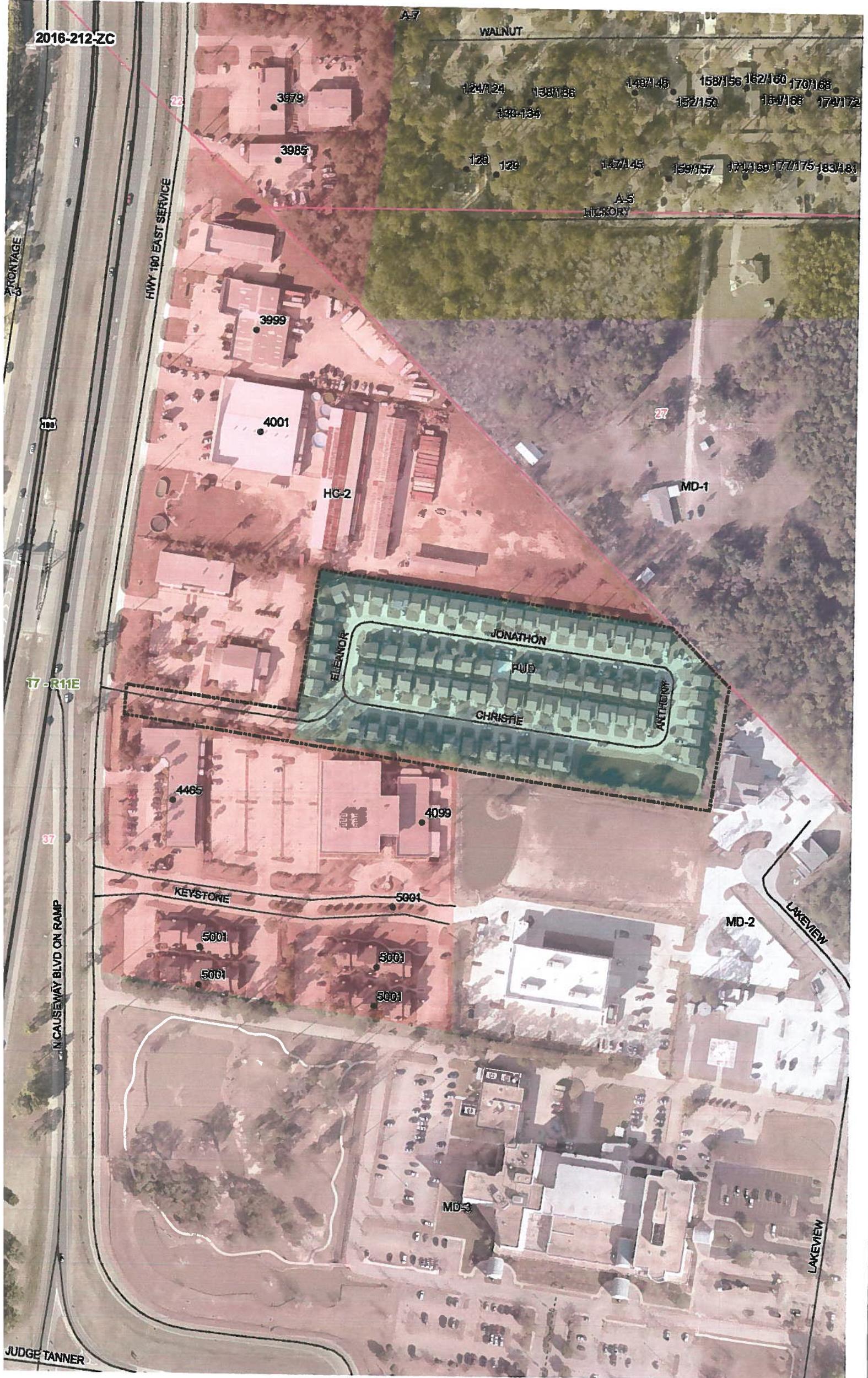
REQUESTED CHANGE: From PUD Planned Unit Development Overlay & HC-2 Highway Commercial District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of East US Highway 190 Service Road, north of Judge Tanner Blvd, Fairway Garden Homes Subdivision ; S37, T7S, R11E; Ward 4, District 5

SIZE: 6.403 acres



2016-212-ZC



FRONTAGE

HWY 190 EAST SERVICE

100

T7-R11E

37

IN CAUSEWAY BLVD ON RAMP

JUDGE TANNER

A-7

WALNUT

124/124

138/138

148/148

158/158

162/160

170/168

133-134

132/150

164/166

174/172

128

128

147/145

159/157

171/169

177/175

183/181

A-5
HICKORY

27

HC-2

MD-1

ELEANOR

JONATHAN

PAUL

CHRISTIE

ANTHONY

4465

4099

KEYSTONE

5004

5001

5001

3001

5001

MD-2

LAKEVIEW

MD-3

LAKEVIEW



ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-213-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: Sandra Lloyd

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the northeast corner of Honeysuckle Estates Loop, north of Million Dollar Road, being Lot 1, Honeysuckle Estates; S30, T5S, R11E; Ward 2, District 6

SIZE: 1.33 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	Single Family Residential	A-1 Suburban District
South	Residential & Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped & Manufactured Home	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay. This site is located at the on the northeast corner of Honeysuckle Estates Loop, north of Million Dollar Road, being Lot 1, Honeysuckle Estates. 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.

STAFF RECOMMENDATION:

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

Case No.: 2016-213-ZC

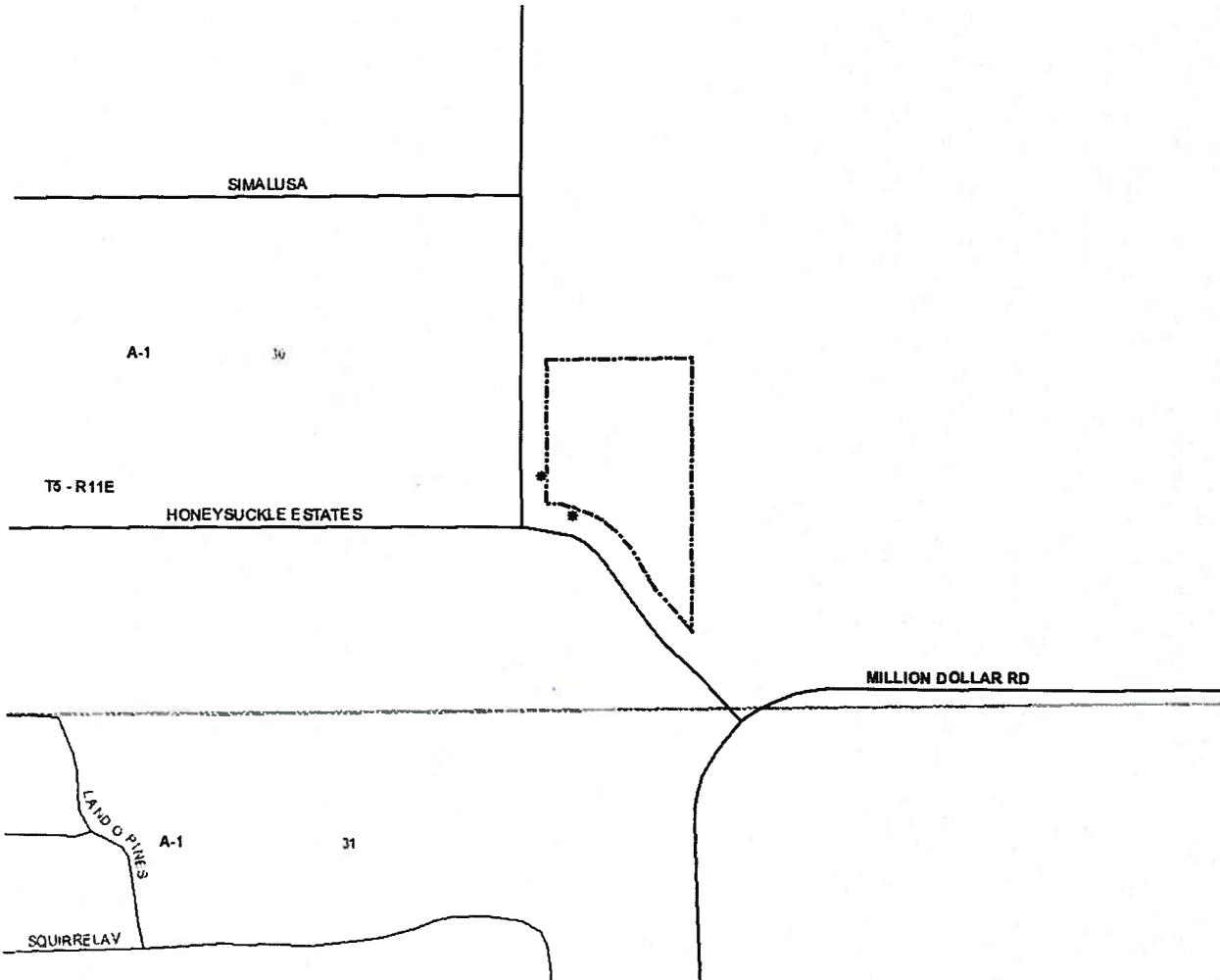
PETITIONER: Council Motion

OWNER: Sandra Lloyd

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the northeast corner of Honeysuckle Estates Loop, north of Million Dollar Road, being Lot 1, Honeysuckle Estates; S30, T5S, R11E; Ward 2, District 6

SIZE: 1.33 acres



2016-213-ZC

79270

79304

79313

79299

SIMALUSA

A-1

30

HONEYUCKLE ESTATES

79363

79058

79074

T5-R11E

79055

79019

SQUIRRELAV

31

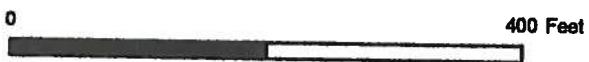
LAND @ PINES

17145

MILLION DOLLAR

RED BIRD

ARMADILLO DR.



ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-219-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez

OWNER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez

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

LOCATION: Parcel located on the west side of Niblick Street, south of Ace Street, north of Flight Street, being lot 4, Square 10, Hillcrest Country Club Estates Add No. 2; S27, T6S, R12E; Ward 10, District 6

SIZE: 22,000 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane gravel

Condition: Moderate

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of Niblick Street, south of Ace Street, north of Flight Street, being lot 4, Square 10, Hillcrest Country Club Estates Add No. 2. The 2025 future land use plan calls for the area to be developed with residential use including manufactured homes. 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.: 2016-219-ZC

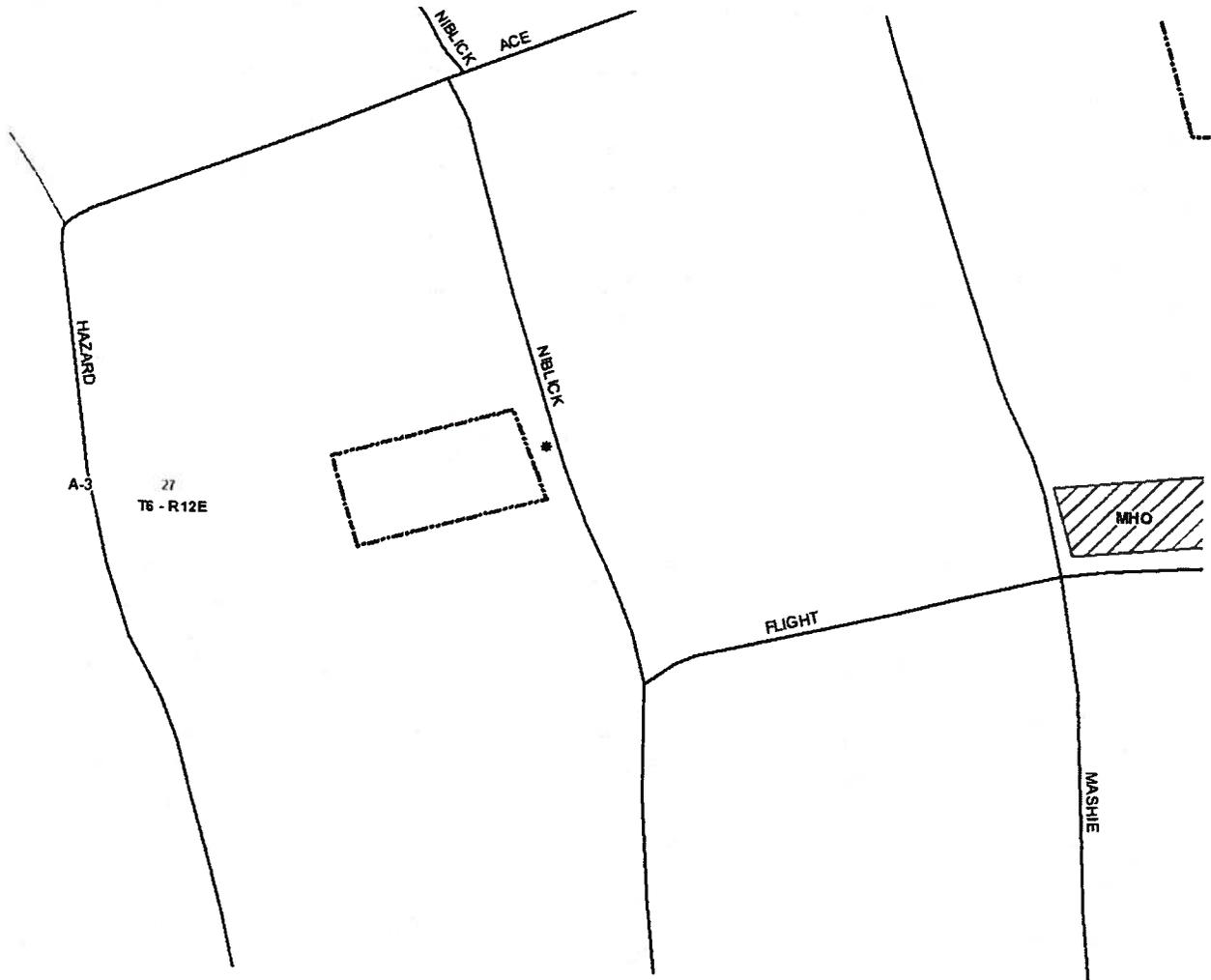
PETITIONER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez

OWNER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez

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

LOCATION: Parcel located on the west side of Niblick Street, south of Ace Street, north of Flight Street, being lot 4, Square 10, Hillcrest Country Club Estates Add No. 2; S27, T6S, R12E; Ward 10, District 6

SIZE: 22,000 sq. ft.



2016-219-ZC

MELUCK

73164

73163

ACE

25415

73155

73120

HAZARD

MELUCK

T6-R12E A-3

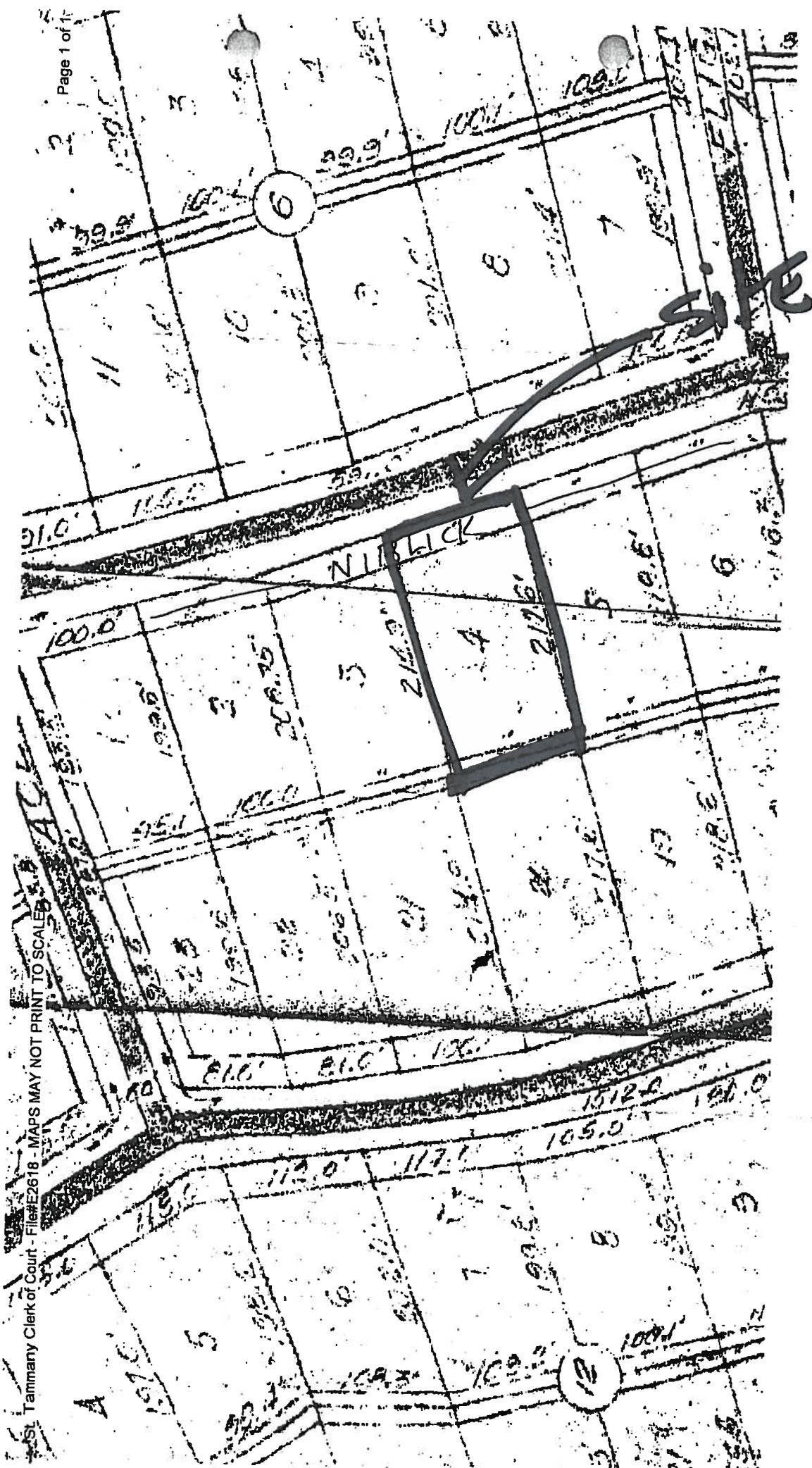
27

FLIGHT

73051



2016-219-20



St. Tammany Clerk of Court - File#E2618 - MAPS MAY NOT PRINT TO SCALE

Page 1 of 1

Case No.: 2016-223-ZC

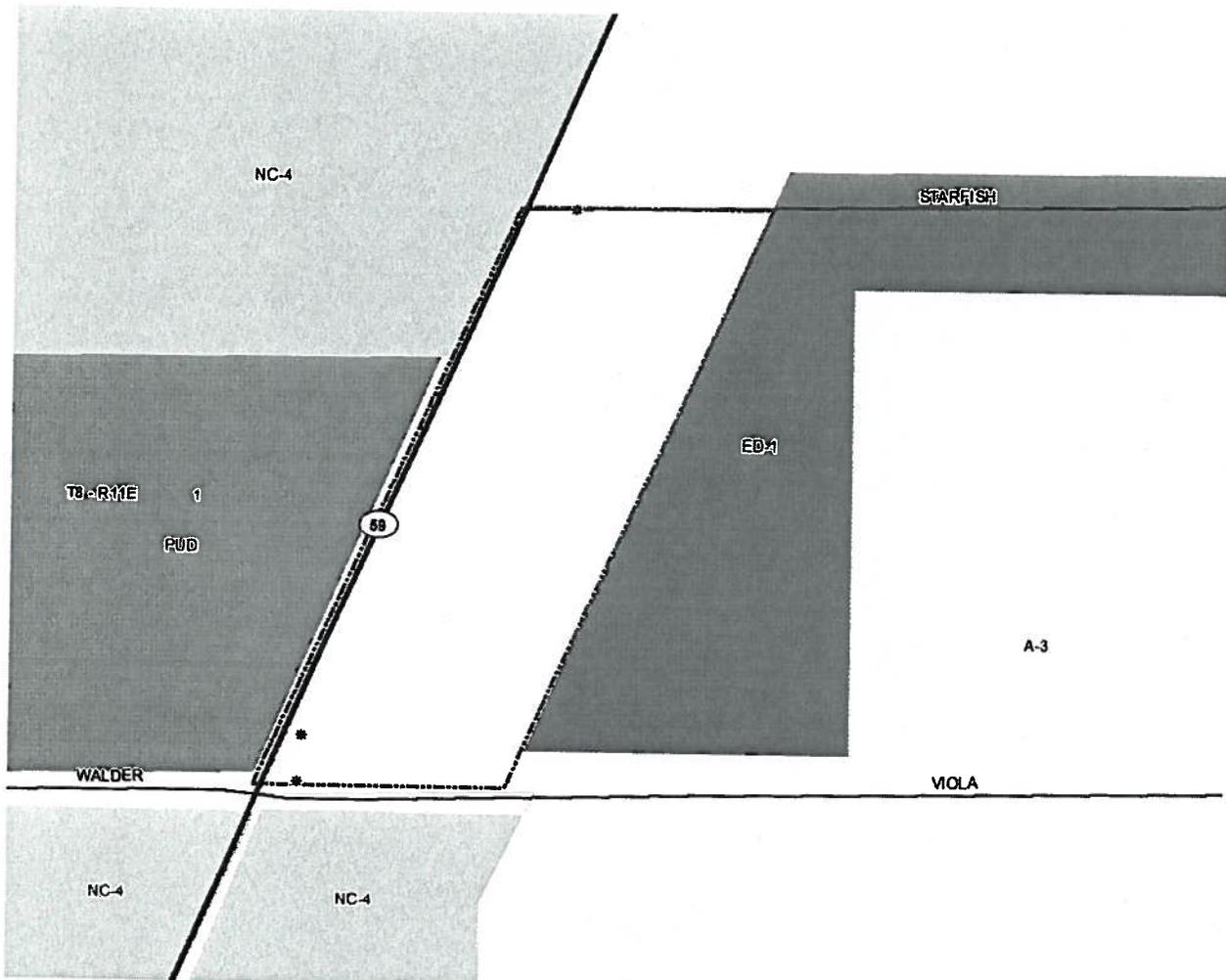
PETITIONER: Paul J. Mayronne

OWNER: Loyal Investment Corporation - Jane M. Gisevius

REQUESTED CHANGE: From A-3 Suburban District to HC-1 Highway Commercial District

LOCATION: Parcel located on the east side of LA Highway 59, north of Viola Street, south of Horace Road; S1, T8S, R11E; Ward 4, District 5

SIZE: 5.9 acres



NC-4

STARFISH

A-3

TB-R1E 1
PUB

EQ-1

WALDER

VIOLA

2195

1970

1950

1940



2016-223-ZC

T7S - R11E

T8S - R11E

20.0' 36
S0°10'W

31

2373.6 S89°49'W

1

6



LA. STATE HIGHWAY NO. 59

S24°35'W
531.0'

P.O.B.

N 89°45' E (Plan)

N 89°42'3" E (Act)

Set 1/2" L.R.

350.00

350.03

33.07'

33.06'

30' SERVITUDE OF PASSAGE
FOR A PRIVATE ROADWAY

10,500.40 Sq. Ft.

TOTAL AREA
279,479.24 Sq. Ft.
6.416 Acres

Less Roadway
10,500.40 Sq. Ft.

Remaining Area
268,978.84 Sq. Ft.

N 24°35'0" E
878.50'

S 24°32'31" W
879.88'

T8S - R11E

T8S - R12E

Set 1/2" L.R.

7.0' DITCH

350.00

S 89°57'0" W

1.0'
3.0'

2.5'
4.0'

VIOLA ROAD

SURVEY OF A 6.416 ACRE
PORTION OF GROUND
LOCATED IN SECTION 1, T8S - R11E
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:
RICHARD HAMMEL, ATTY.

NOTE: This is to certify that I
have consulted the Federal Insur-
ance Administration Flood Hazard
Boundary Map and found that the
above described property is not in
a Special Flood Hazard Area.

ZONE "C"

SCALE: 1" = 200'

DATE: SEPTEMBER 29, 1988



A Professional
Land Surveying Company

CITY OF KENNER
LOUISIANA

CERTIFIED CORRECT
R. P. Fencuberta, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-227-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Heidi Blount

OWNER: Christina Marie Froeba

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

LOCATION: Parcel located on the north side of Bobby Jones Blvd, east of Trap Street, west of Green Street, being lot 12, square 42, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane gravel

Condition: Moderate

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Bobby Jones Blvd, east of Trap Street, west of Green Street, being lot 12, square 42, Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed as a conservation area. Staff does not have any objection to the request, considering that the area is developed as a residential subdivision and that there are some existing mobile homes in the vicinity.

STAFF RECOMMENDATION:

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

Case No.: 2016-227-ZC

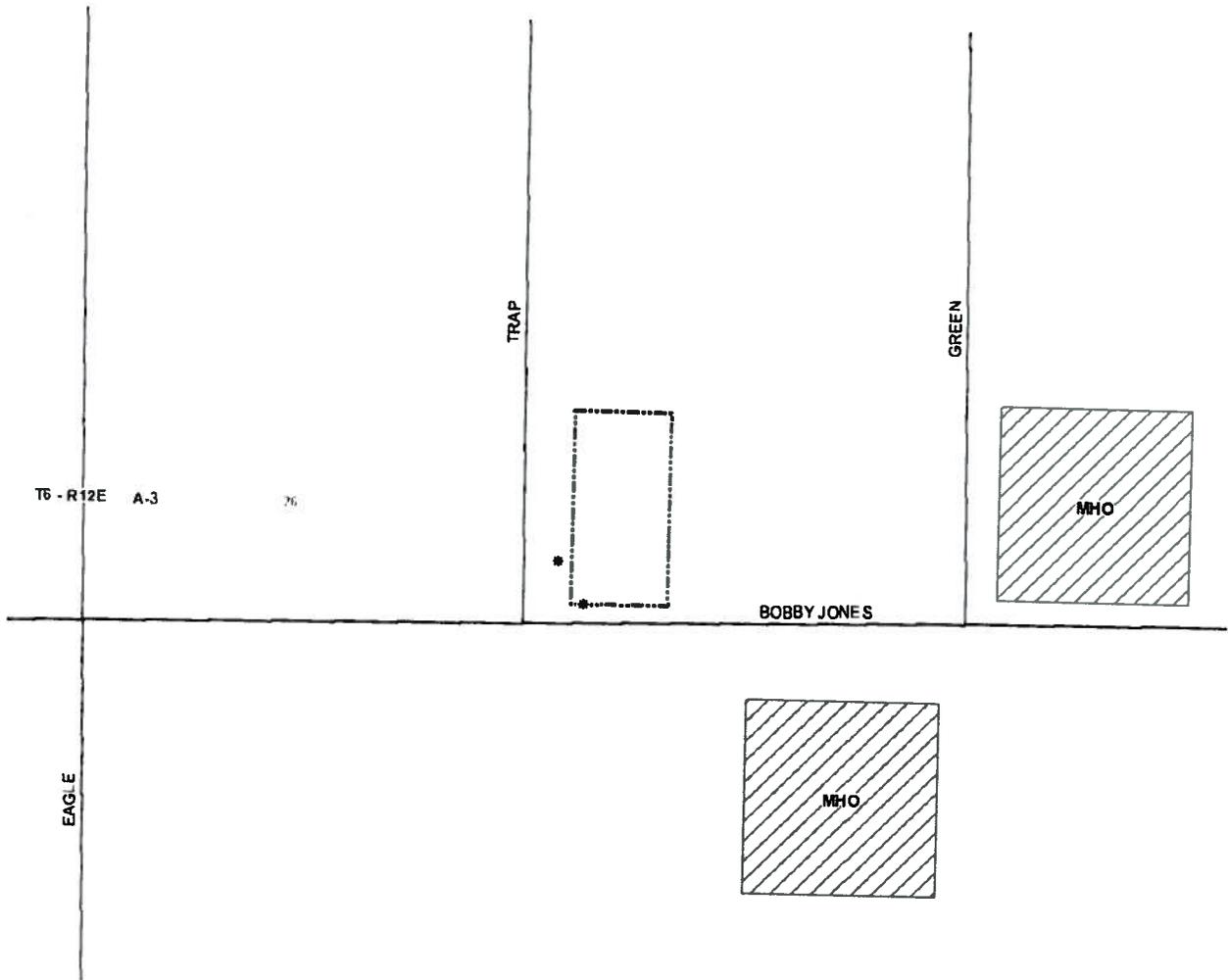
PETITIONER: Heidi Blount

OWNER: Christina Marie Froeba

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

LOCATION: Parcel located on the north side of Bobby Jones Blvd, east of Trap Street, west of Green Street, being lot 12, square 42, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 sq.ft.



2016-227-ZC

73390

TRAP

GREEN

EAGLE

T6 - R12E A-3

26

MHO

BOBBY JONES

MHO

MHO

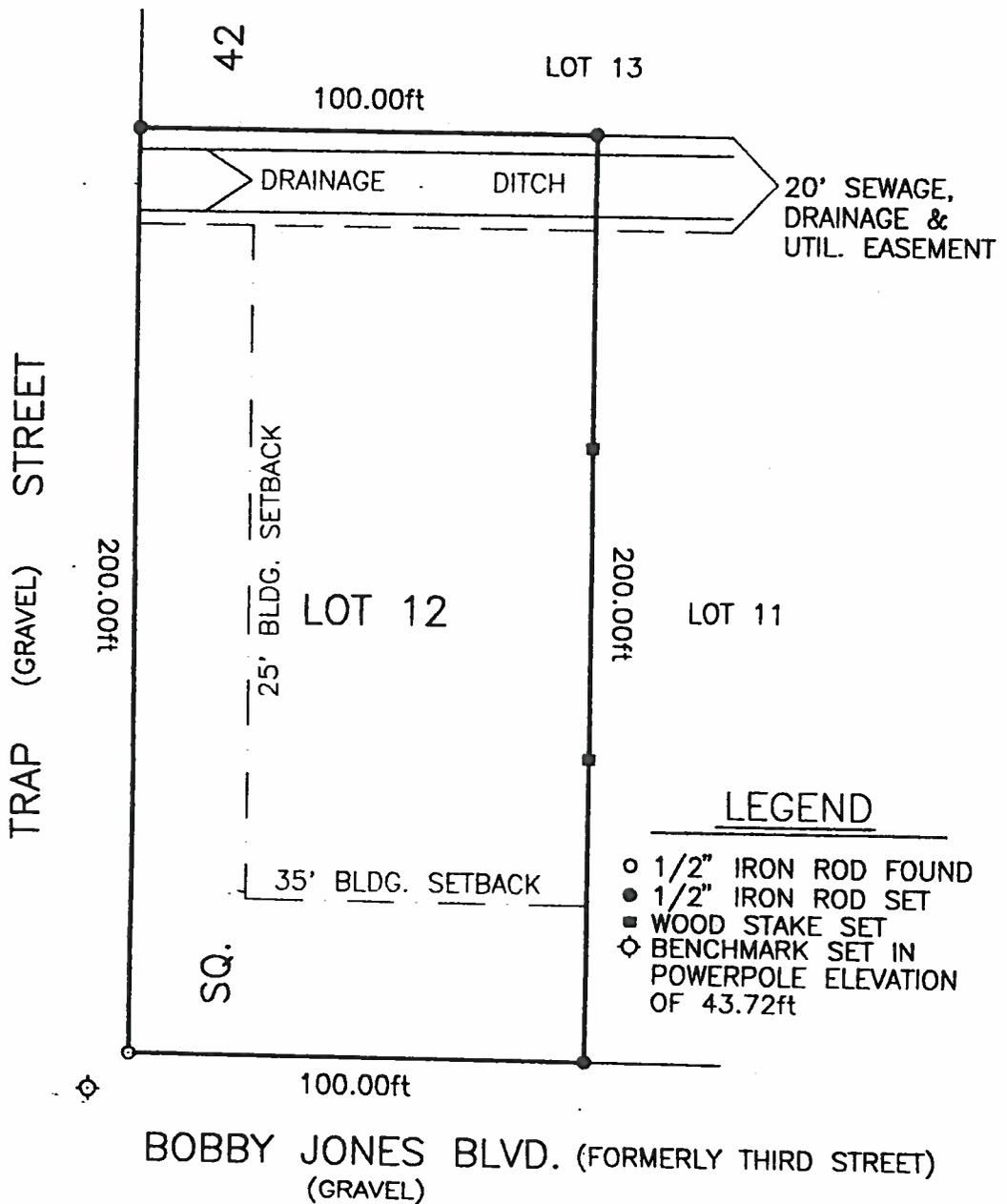
HO

0 400 Feet



2014-227-70

A SURVEY OF THE PROPERTY
OF
CHRISTINA FROEBA AND DOMINICK LABORDE



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- WOOD STAKE SET
- ◇ BENCHMARK SET IN POWERPOLE ELEVATION OF 43.72ft

Reference 1) SUBDIVISION PLAT OF HILLCREST COUNTRY CLUB, ADDITION NO. 1, SURVEYED BY ROBERT A. BERLIN, DATED NOV. 16, 1960. 2) LEGAL DESCRIPTION RECORDED INSTRUMENT NO. 1225411. SAID SUBDIVISION PLAT AND DESCRIPTION FILED IN THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone A2 per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0275C Map Revised, OCT. 17, 1989 Base Flood Elevation 43.20ft

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.



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

A SURVEY OF LOT 12, SQUARE 42, HILLCREST COUNTRY CLUB, ADDITION NO. 1, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 12 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	SHEET NO.
14-47	CHECKED WRS	07/15/2014	1 OF 1
		SCALE 1"=40'	

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-228-ZC
Posted: 04/18/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Shaun Sharpe

OWNER: Linda F. Sharpe

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located at the southeast intersection of Galatas Road, south of Revere Road, west of C.S. Owens Road, being 247 Galatas Road, Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 1.68 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential/Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located at the southeast intersection of Galatas Road, south of Revere Road, west of C.S. Owens Road, being 247 Galatas Road, Madisonville. The 2025 future land use plan calls for the area to be developed with single family residential uses. Staff does not recommend approval considering that the site is surrounded by A-2 Suburban District zoning.

Note that the zoning change is being requested, to allow for the accessory structure located on the site, to be renovated as single family residences.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District designation be denied.

Case No.: 2016-228-ZC

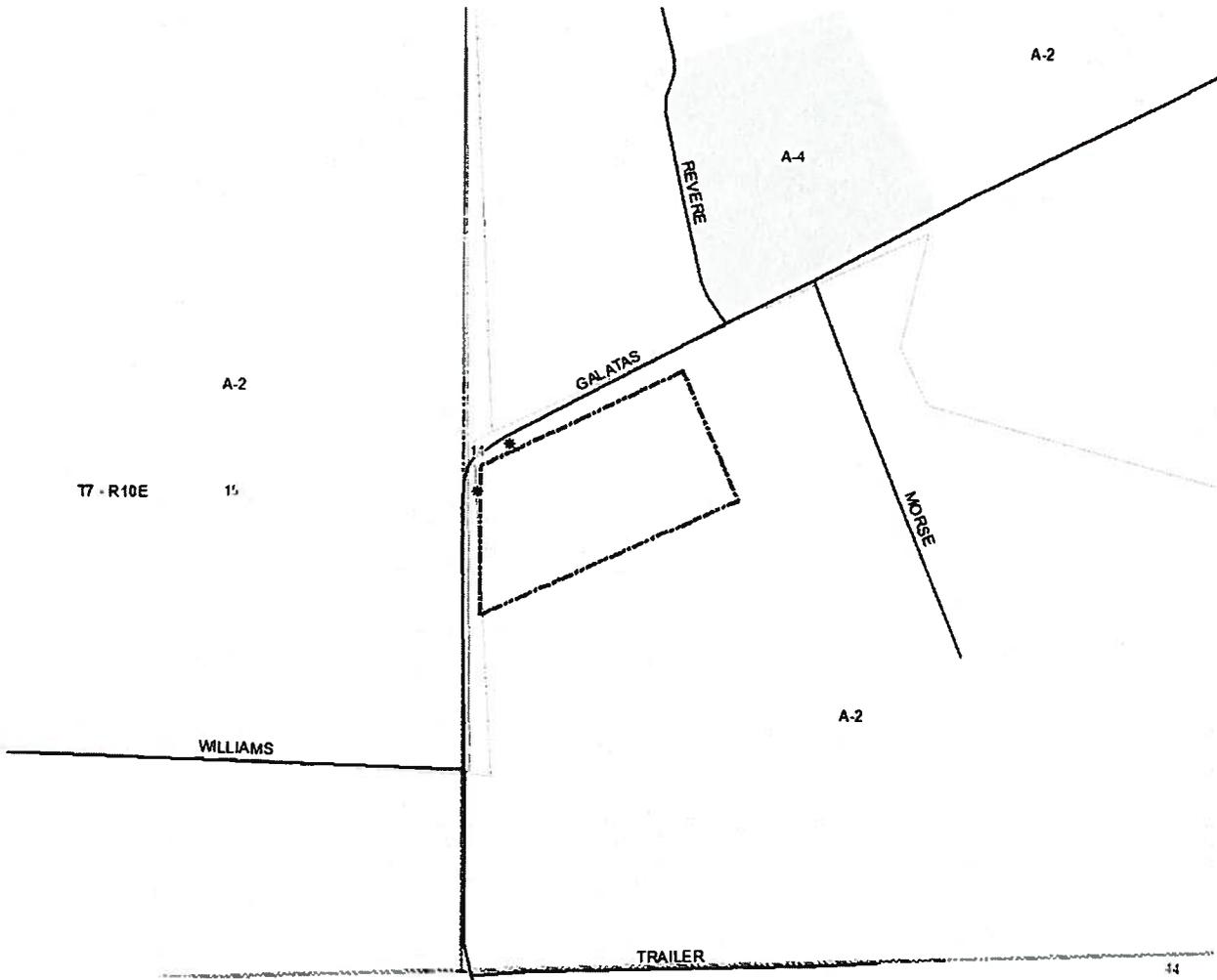
PETITIONER: Shaun Sharpe

OWNER: Linda F. Sharpe

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located at the southeast intersection of Galatas Road, south of Revere Road, west of C.S. Owens Road, being 247 Galatas Road, Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 1.68 acres



2016-228-ZC

REVERE

112

113

111

110

A-4

MHO

230

228

224

240

232

15

256

14

T7-R10E

2016-228-ZC

259

241

239

MORSE

103

GALATIAS

118

WILLIAMS

309

A-2

310

103

TRAILER

318

315

44

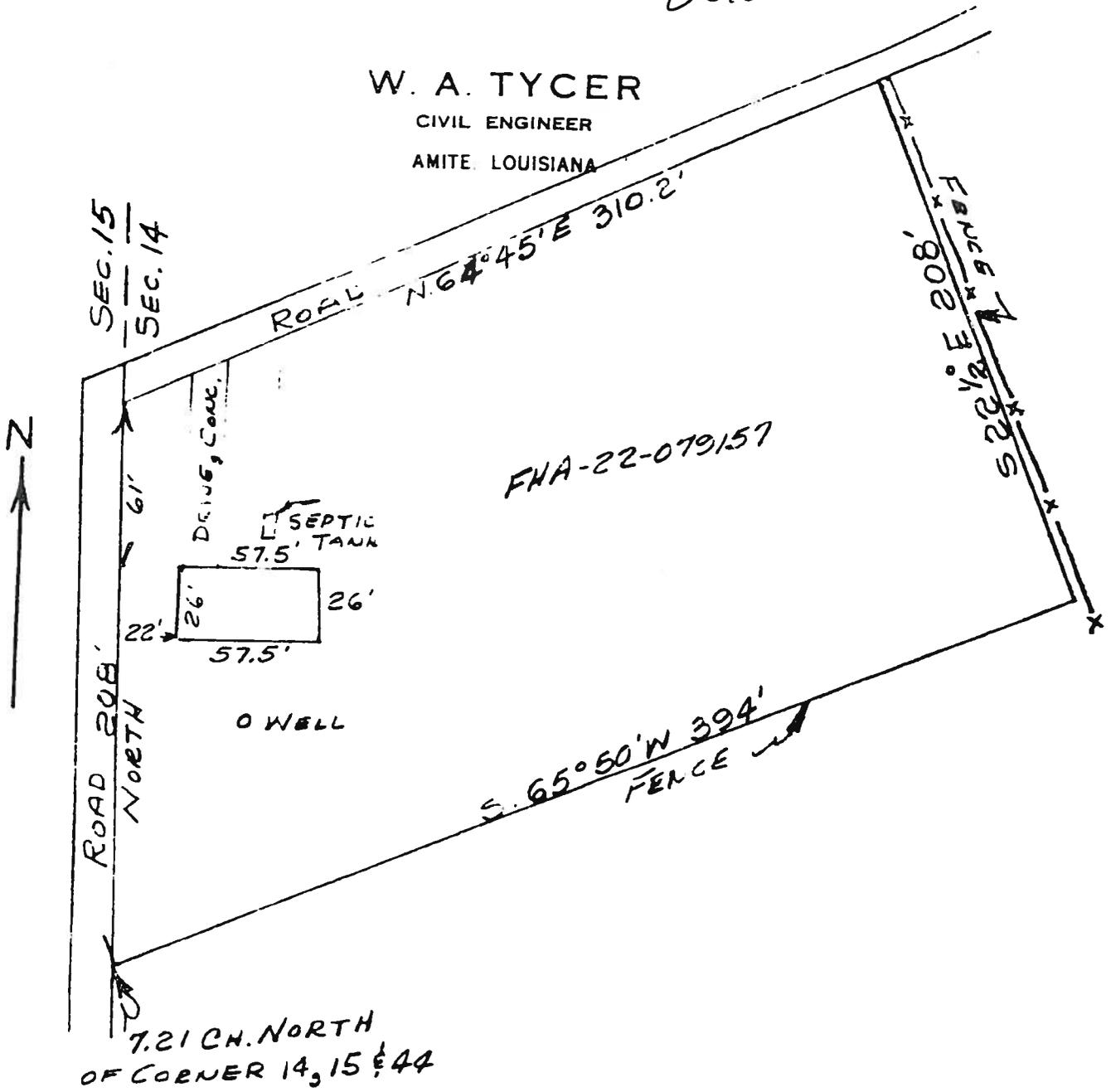
319

320

321



W. A. TYCER
CIVIL ENGINEER
AMITE, LOUISIANA



MAP SHOWING THE KOEPENOL PROPERTY
IN SEC. 14, T. 75. R. 10E., ST TAMMANY PARISH.

Scale = 60'
Date: 4-7, 1958

W. A. Tycer, C.E.
AMITE, LA.

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-229-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Michael Rotherham

OWNER: Shane Boucher

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

LOCATION: Parcel located on the southwest corner of Hillcrest Blvd & Ace Street, being lots 1 & 2, Square 3, Hillcrest Country Club ; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.97 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane gravel

Condition: Moderate

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	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the southwest corner of Hillcrest Blvd & Ace Street, being lots 1 & 2, Square 3, Hillcrest Country Club. 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.

STAFF RECOMMENDATION:

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

Case No.: 2016-229-ZC

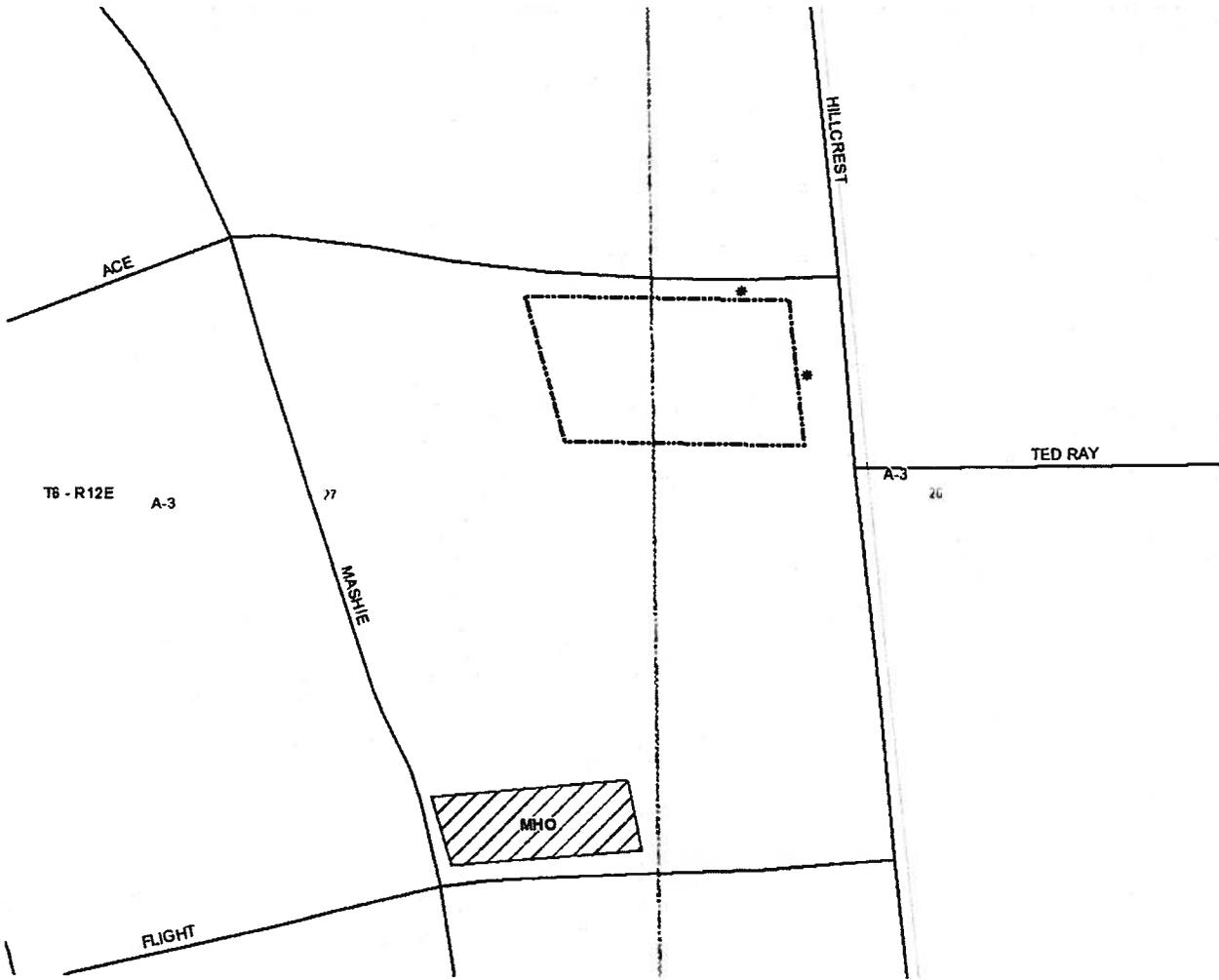
PETITIONER: Michael Rotherham

OWNER: Shane Boucher

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

LOCATION: Parcel located on the southwest corner of Hillcrest Blvd & Ace Street, being lots 1 & 2, Square 3, Hillcrest Country Club ; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.97 acres





255 2016-229-ZC

25494

25500

73235

73235

25527

25538

73232

FOURSOME

73232

73195

73196

73178

ACE

T6-R12E

27

26

2016-229-ZC

A-3

73155

TED RAY

MHO

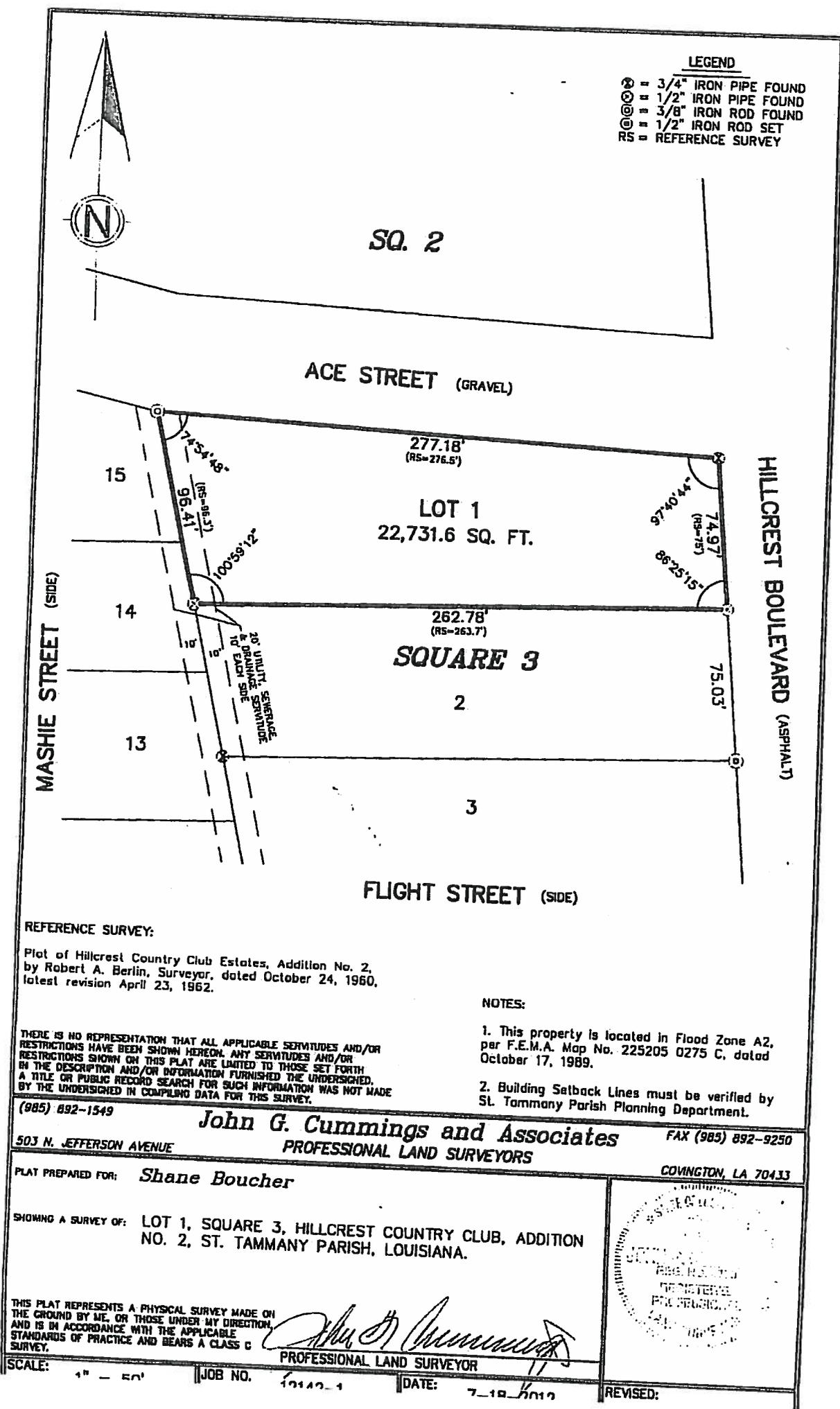
73108

FLIGHT

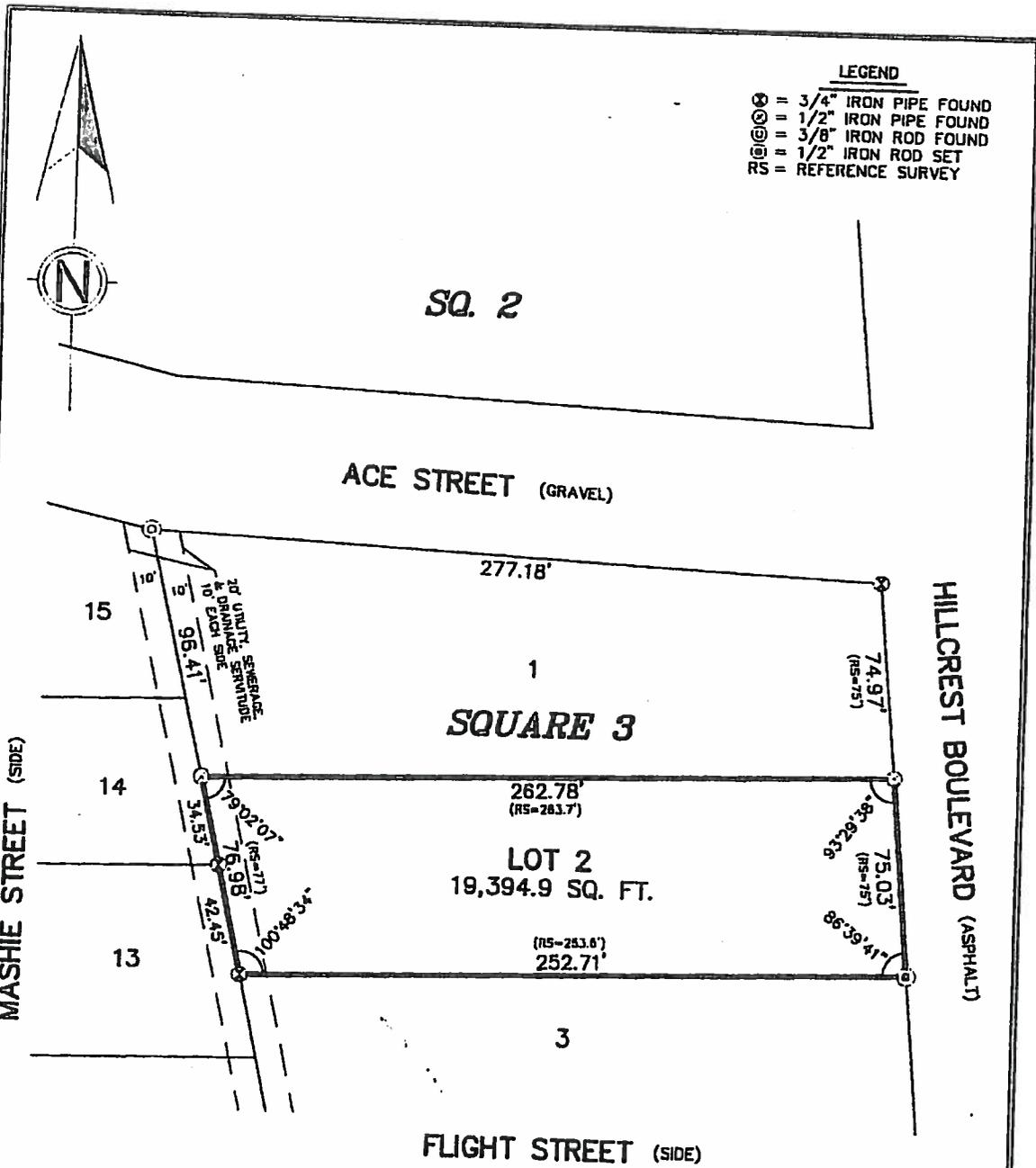
WASHIE



2016-229-2C



2016-209-20



REFERENCE SURVEY:
 Plot of Hillcrest Country Club Estates, Addition No. 2,
 by Robert A. Berlin, Surveyor, dated October 24, 1960,
 latest revision April 23, 1962.

- NOTES:
1. This property is located in Flood Zone A2, per F.E.M.A. Map No. 225205 0275 C, dated October 17, 1989.
 2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVIDUTES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVIDUTES 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.

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

PLAT PREPARED FOR: **Shane Boucher**

SHOWING A SURVEY OF: **LOT 2, SQUARE 3, HILLCREST COUNTRY CLUB, ADDITION NO. 2, 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" = 50'
 JOB NO. 12142-2
 DATE: 7-18-2012
 REVISED:

Case No.: CP07-06-096PR

PETITIONER: Duplantis Design Group/ Thomas Buckel

OWNER: 3Z's Building Company, LLC

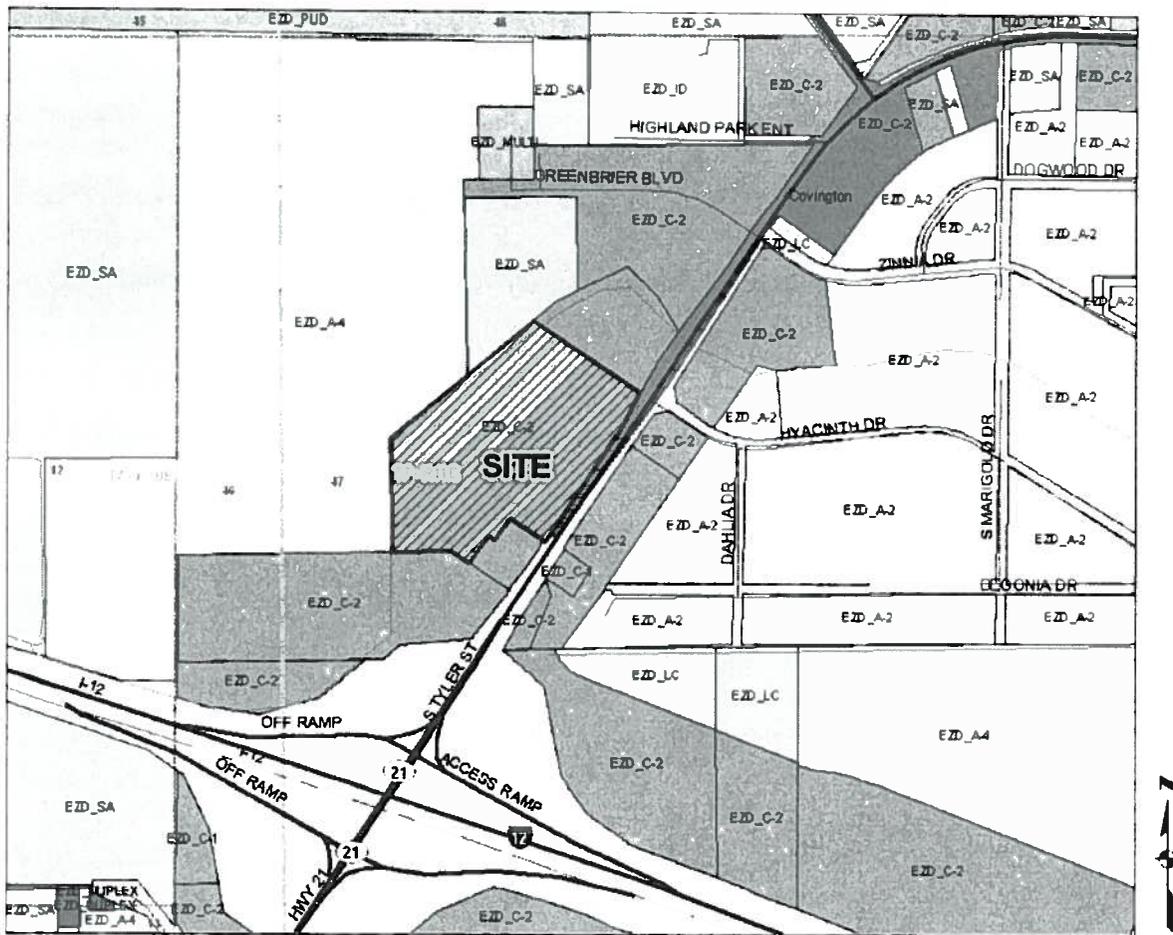
PROPOSED USE: Commercial Building over 20,000 sq. ft.

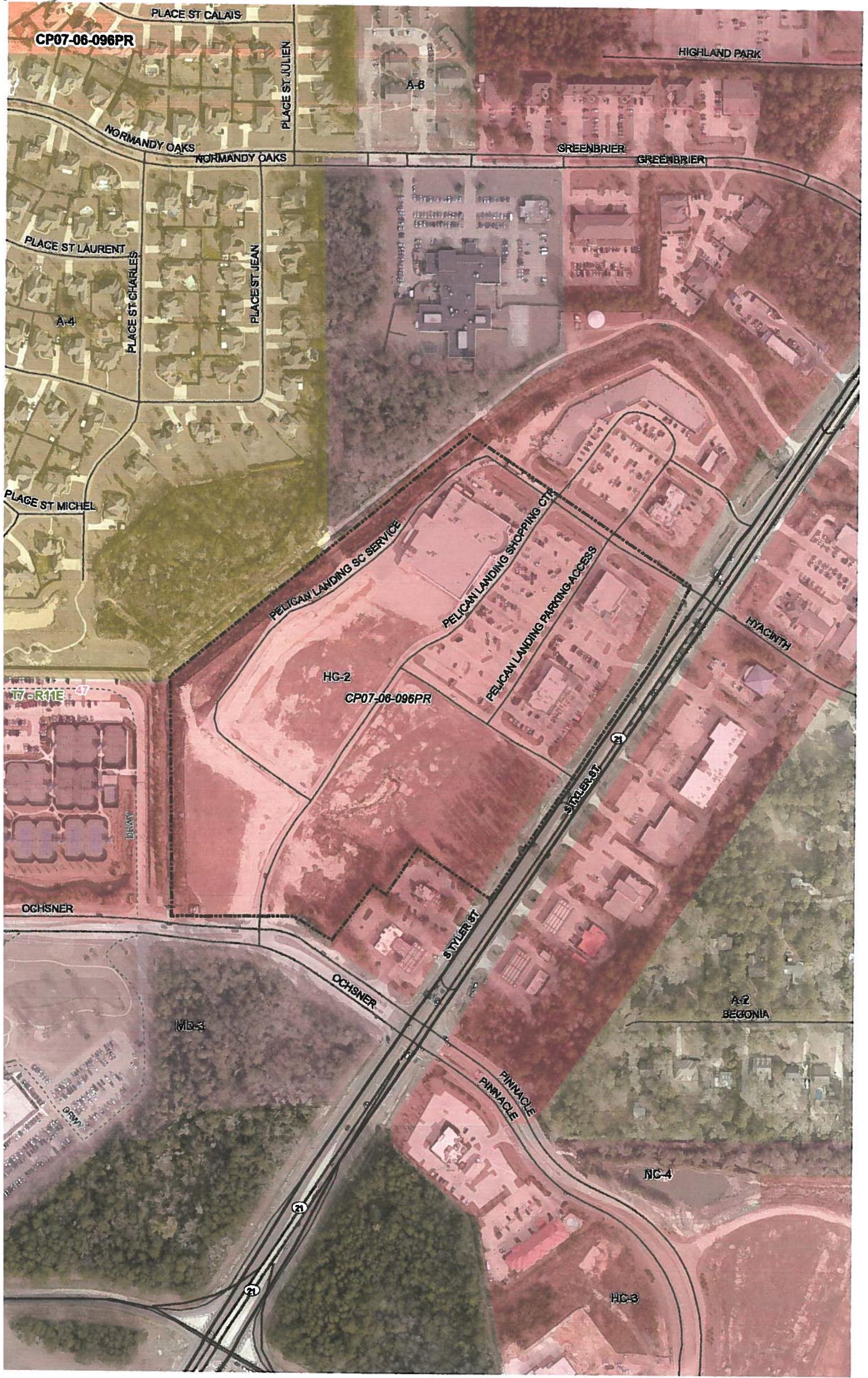
SQ. FT. OF PROPOSED USE: 234,400 sq.ft.

ZONING CLASSIFICATION: HC-2 Highway Commercial District

LOCATION: Parcel located on the west side of LA Highway 21, north of Ochsner Boulevard; S47, T7S, R11E;
Ward 1, District 1

SIZE: 29.47 acres





0 810 Feet



CPO7-06-096PR



3801 Ridgeway Drive
Metairie, Louisiana 70002
504.834.1970

March 28, 2016

Helen Lambert
St. Tammany Parish
Planning and Development
2154 Koop Drive - Suite 1B
Mandeville, LA 70471

Re: St. Tammany Parish Project # C P07-06-96PR
Starbucks & Aspen Dental Clinic
Hwy 21 Marketplace-Covington, LA

Dear Helen,

Zuppardo Real Estate, LLC is requesting variances for the new development of Starbucks and Aspen Dental Clinic and the adjacent proposed building. This is a multi-use development consisting of 0.95 acres located near Hwy 21 Marketplace in Covington, LA.

1st Variance Request:

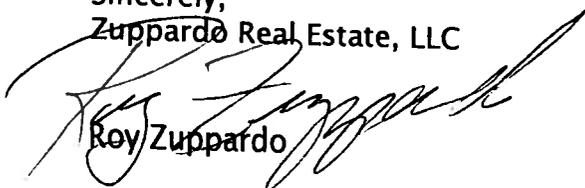
Reduce the required side yard green space area from 10' to 3' only behind the dumpster. An additional 539 sf of green space is proposed to be provided along the required 10' setback of the south property line. This request is for the dumpster to be located so that the gates can be opened and not block the drive isle.

2nd Variance Request:

Remove the required 10' landscape green space on the south property line. The site area has changed in square footage because LA DOTD has acquired approximately 13.5 feet along the entire frontage of the property for the Hwy 21 improvements. The Parish also has a 50' landscape buffer in the front and a 10' landscape buffer in the rear of the property. The two developments will still have a 15' green space between developments.

Zuppardo Real Estate, LLC is in the process of working with LA DOTD for Hwy 21 improvements and aligning the proposed shared driveway for the two developments.

Sincerely,
Zuppardo Real Estate, LLC


Roy Zuppardo