

ZONING STAFF REPORT

Date: 6/27/2016
Case No.: 2016-271-ZC
Posted: 06/16/16

Meeting Date: 7/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jerry Threetow & Brittany Watson

OWNER: Jerry Smith

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

LOCATION: Parcel located on the east side of Iron Street, south of Niblick Street, being lot 26, Square 12, Hillcrest Country Club Estates; S27, T6S, R12E; Ward 10, District 6

SIZE: 18,905 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Gravel

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential/Mobile Home	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 east side of Iron Street, south of Niblick Street, being lot 26, Square 12, Hillcrest Country Club 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 objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District & MHO Manufactured Housing Overlay designation be approved.

Case No.: 2016-271-ZC

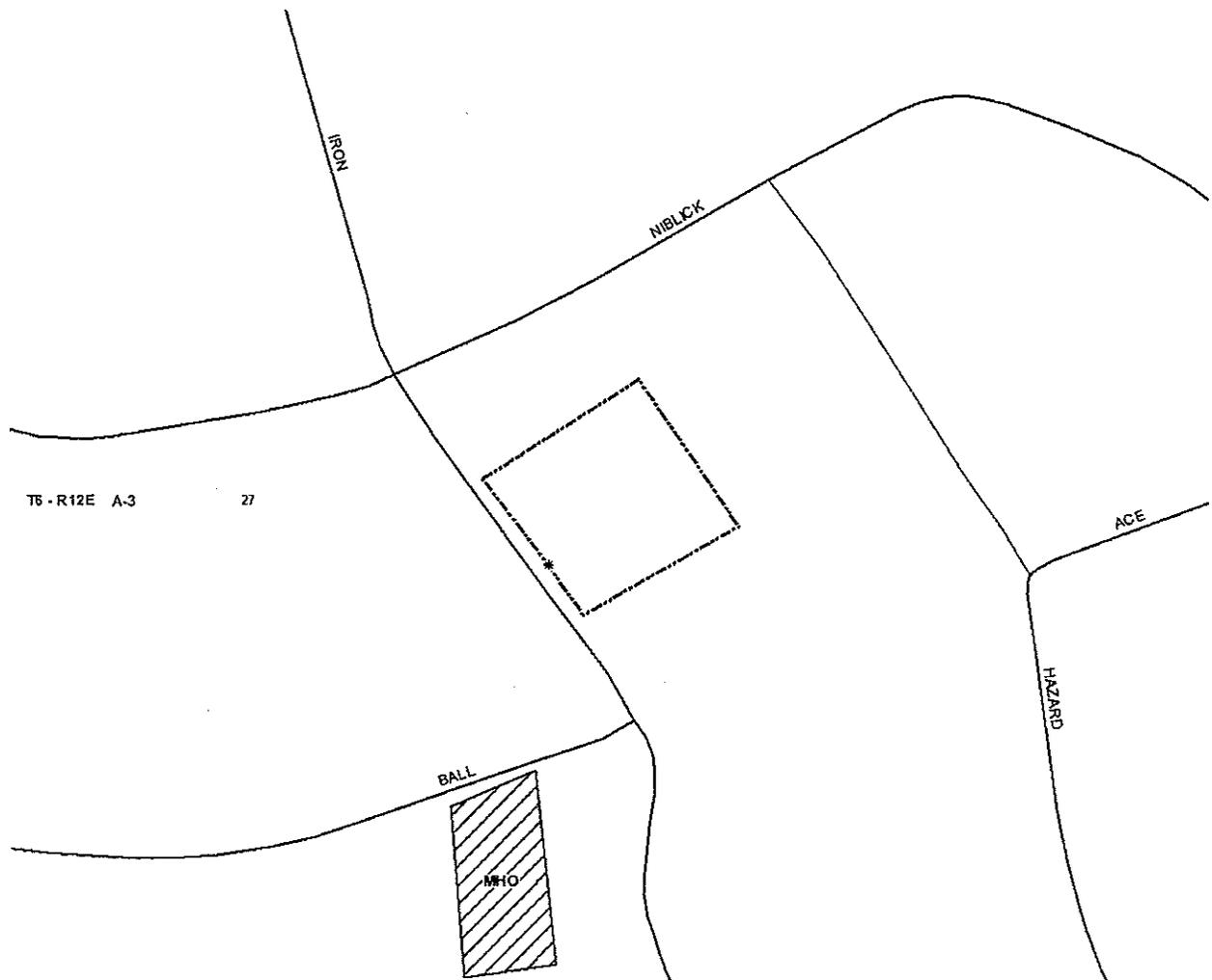
PETITIONER: Jerry Threetow & Brittany Watson

OWNER: Jerry Smith

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

LOCATION: Parcel located on the east side of Iron Street, south of Niblick Street, being lot 26, Square 12, Hillcrest Country Club Estates; S27, T6S, R12E; Ward 10, District 6

SIZE: 18,905 sq. ft.



2016-271-ZC

T6-R12E

A-3

IRON

27

NIBLICK

BALL

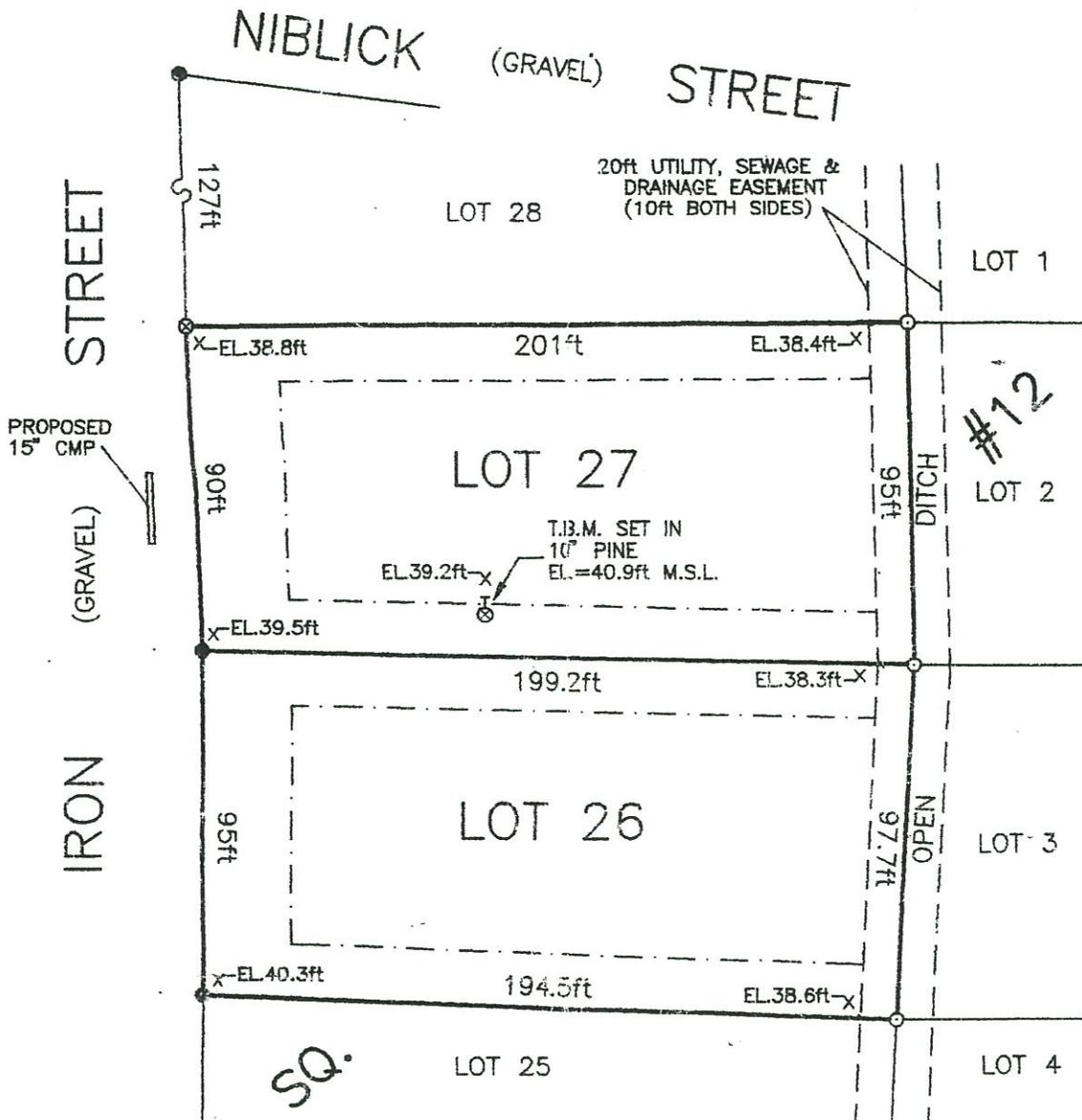
0 200 Feet

N



2016-271-2C

A SURVEY OF THE PROPERTY
OF
JAMES LASKOWSKI



LEGEND

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ 1/2" IRON ROD FOUND
- x DENOTES SPOT ELEVATIONS

SETBACK LINES	
FRONT	=25ft
SIDES	=15ft

Reference 1) A SUBDIVISION PLAT FILED IN MAP FILE #28C IN THE OFFICIAL RECORDS 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 "A1" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0275 CMap Revised, OCT. 17, 1989 Base Flood Elevation 40.9ft 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 D survey classification.



A SURVEY OF LOTS 26 & 27, SQUARE 12, HILLCREST COUNTRY CLUB ESTATES, ADD. #2, 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. 04-167	DRAWN WRS CHECKED WBC	DATE DEC. 1, 2004 SCALE 1" = 50'	SHEET NO. 1 OF 1
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Case No.: 2016-279-ZC

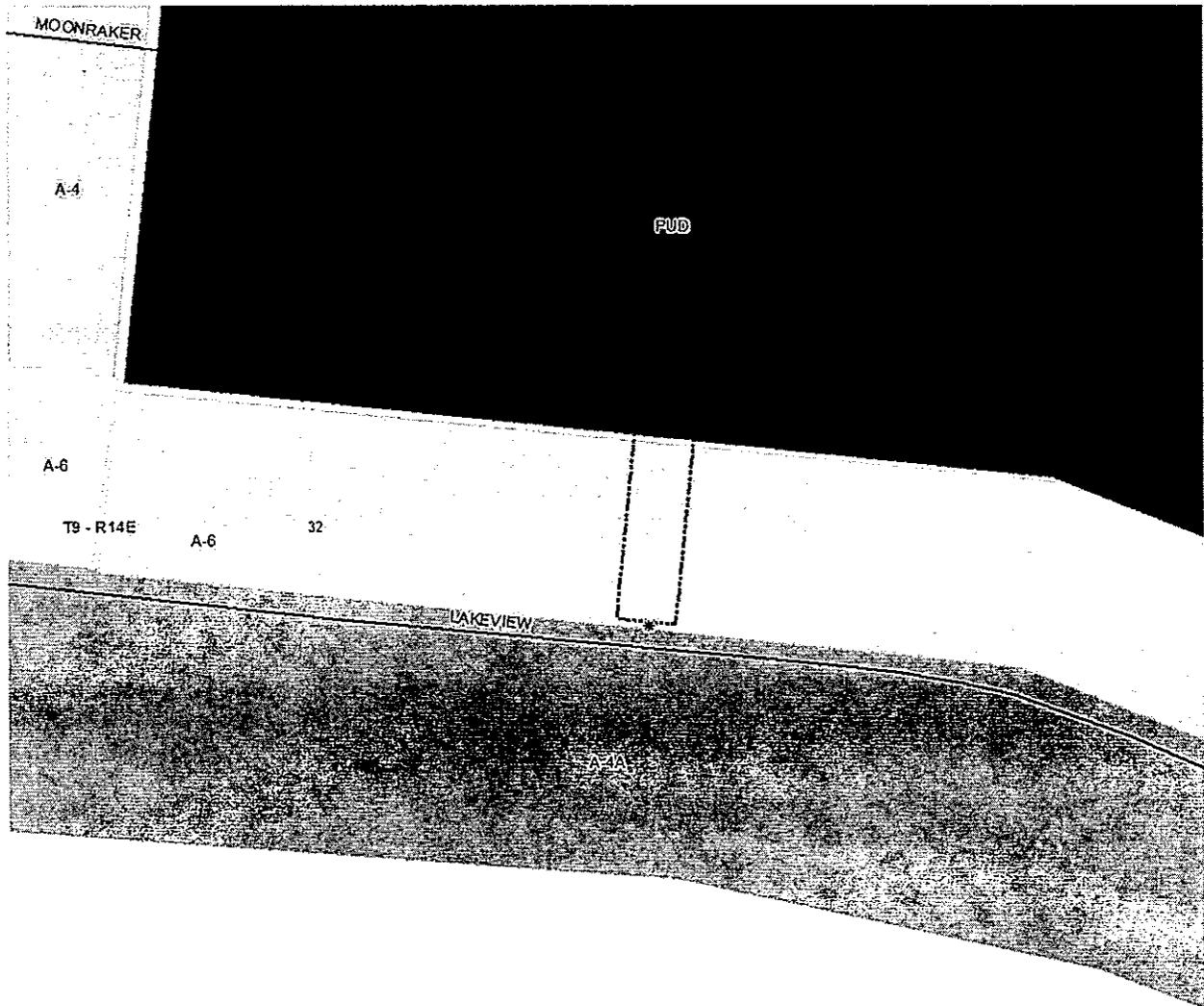
PETITIONER: Robert Craig Travis

OWNER: Robert Craig Travis

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the north side of Northshore Drive, east of Pontchartrain Drive, being lot 44, Eden Isles Subdivision, Unit NO. 2, being 208 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 11,400 sq.ft.



2016-279-ZC

A-4

PUD

T9 - R14E

32

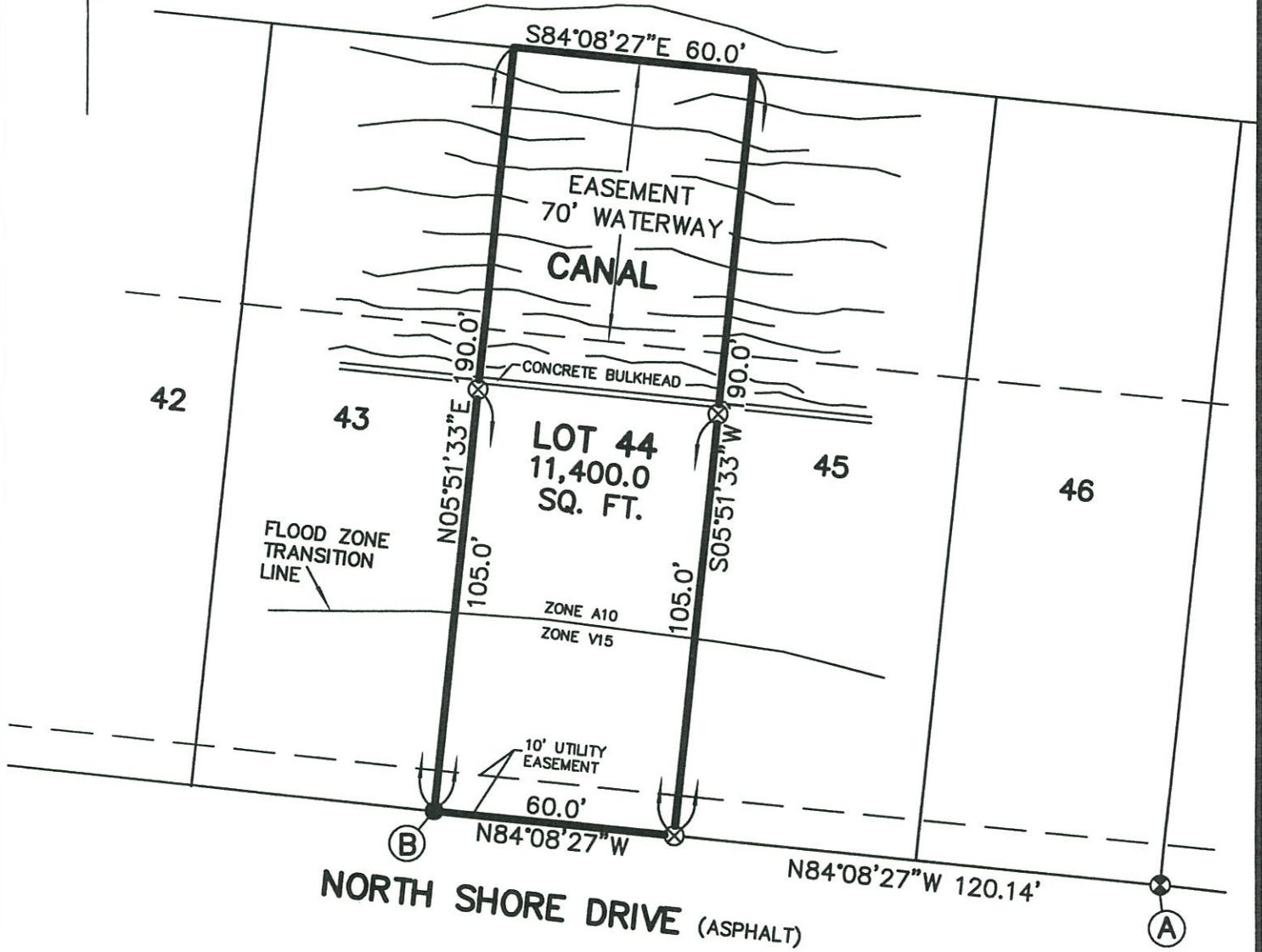
A-6

A-4A

0 200 Feet



REFERENCE BEARING:
Iron Rod A to Iron Pipe B
N84°08'27"W
(per Reference Survey)



NOTES:

1. This property is located in Flood Zones A10 & V15, per F.E.M.A. Map No. 225205 0535 D, dated April 2, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

LEGEND

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

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

REFERENCE SURVEY:

Plat of Edin Isles Subdivision, Unit No. 2, Sheet 2 of 2, by Lester G. High, Civil Engineer, filed St. Tammany Parish Clerk of Court Map File No. 316A.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Robert Craig Travis**

SHOWING A SURVEY OF: LOT 44, EDIN ISLES SUBDIVISION, UNIT NO. 2, LOCATED IN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 16036

DATE: 2-22-2016

REVISED:

ZONING STAFF REPORT

Date: 6/27/16
Case No.: 2016-289-ZC
Posted: 6/16/2016

Meeting Date: 7/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Paul & Peggy Shoemaker

OWNER: Paul & Peggy Shoemaker

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

LOCATION: Parcel located on the northwest corner of Francis Street & Tee Street, being lot 13, Square 14, 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: Gravel

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-3 Suburban District
South	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 northwest corner of Francis Street & Tee Street, being lot 13, Square 14, Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District & MHO Manufactured Housing Overlay designation be approved.

Case No.: 2016-289-ZC

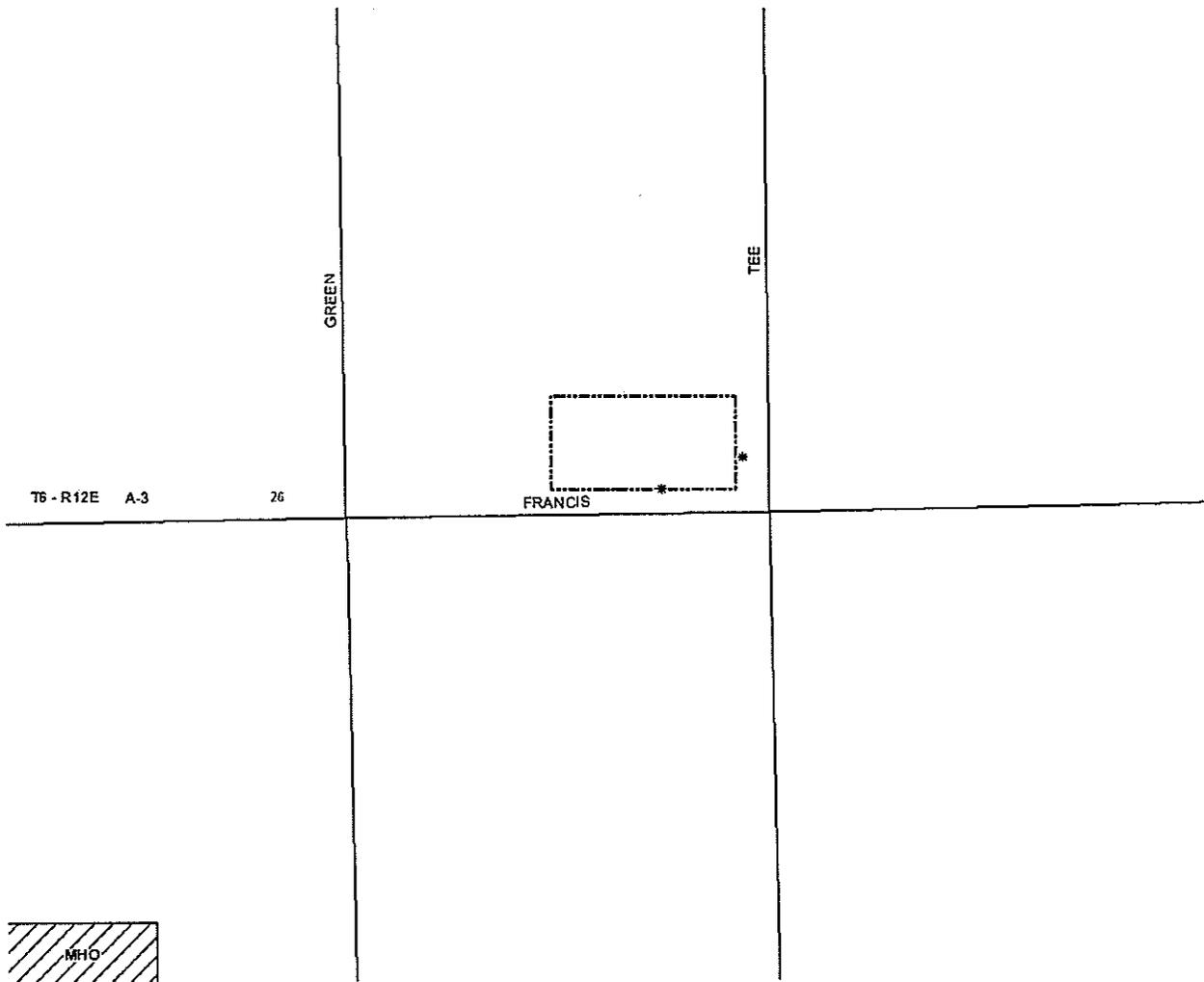
PETITIONER: Paul & Peggy Shoemaker

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LOCATION: Parcel located on the northwest corner of Francis Street & Tee Street, being lot 13, Square 14, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 sq.ft.



2016-289-ZC

T6- R12E

A-3

26

FRANCIS

GREEN

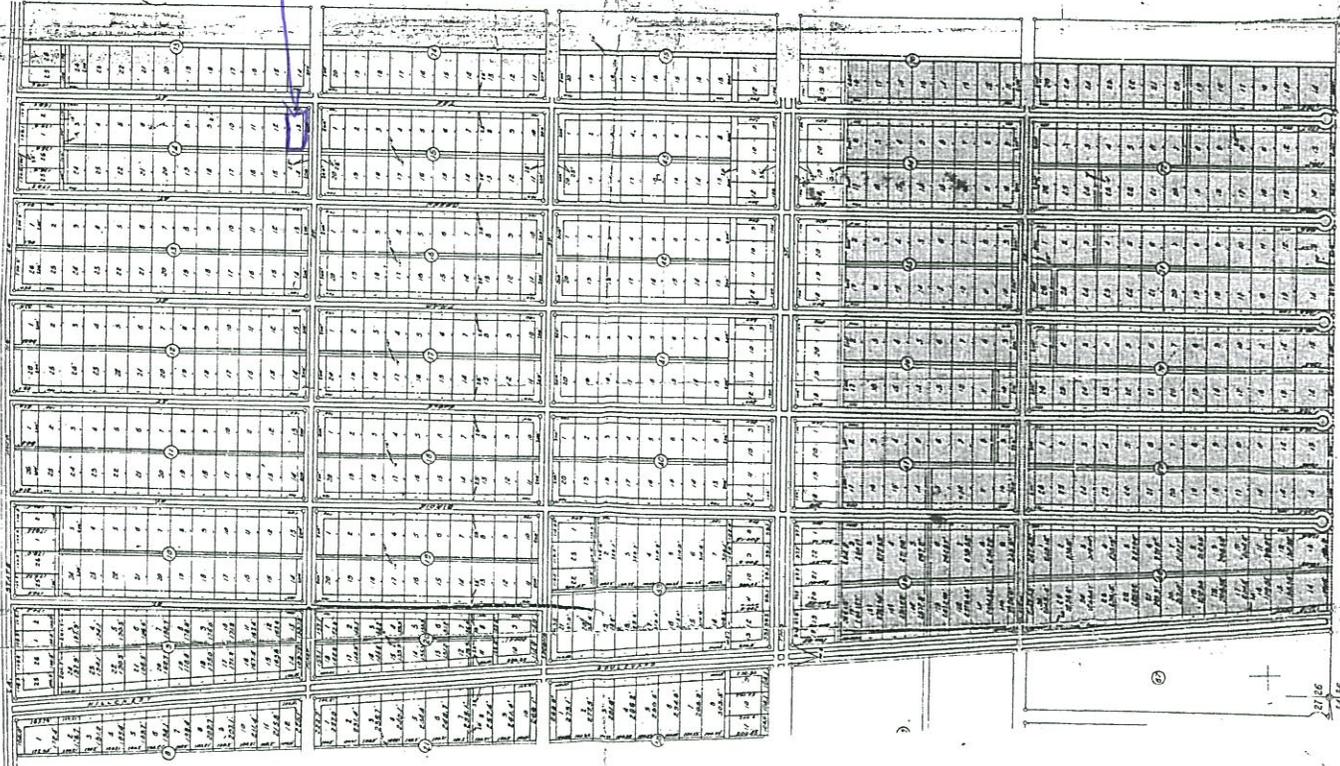
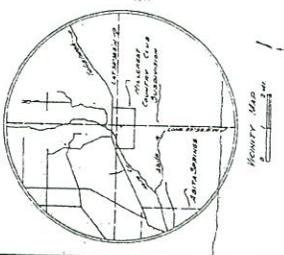
TEE

0 200 Feet



St. Tammany Clerk of Court - File#EM443A - MAPS MAY NOT PRINT TO SCALE

Page



site

PLAN

Hillcrest Country Club

PROPERTY OF
LESLIE
HOMERS, INC.
Comp. Board of Directors 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Building Footprints, etc. as shown on this plan are a general indication only and are not intended to be construed as a contract.

This map is certified to be correct and in accordance with a physical survey made on the premises under the supervision of the undersigned.

LAND ENGINEERING SERVICES, INC.

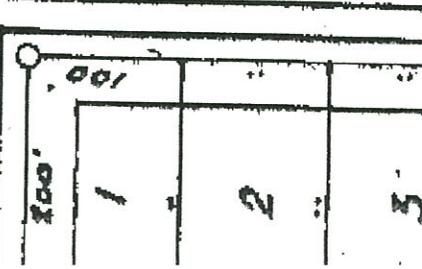
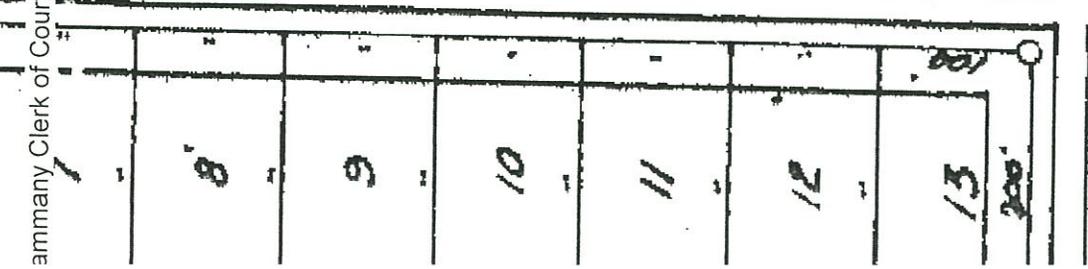
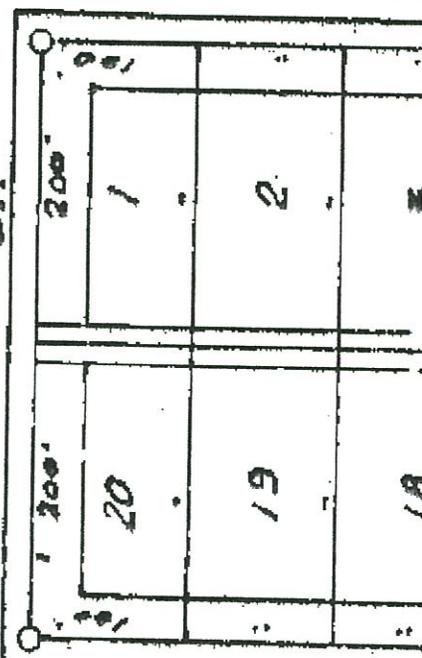
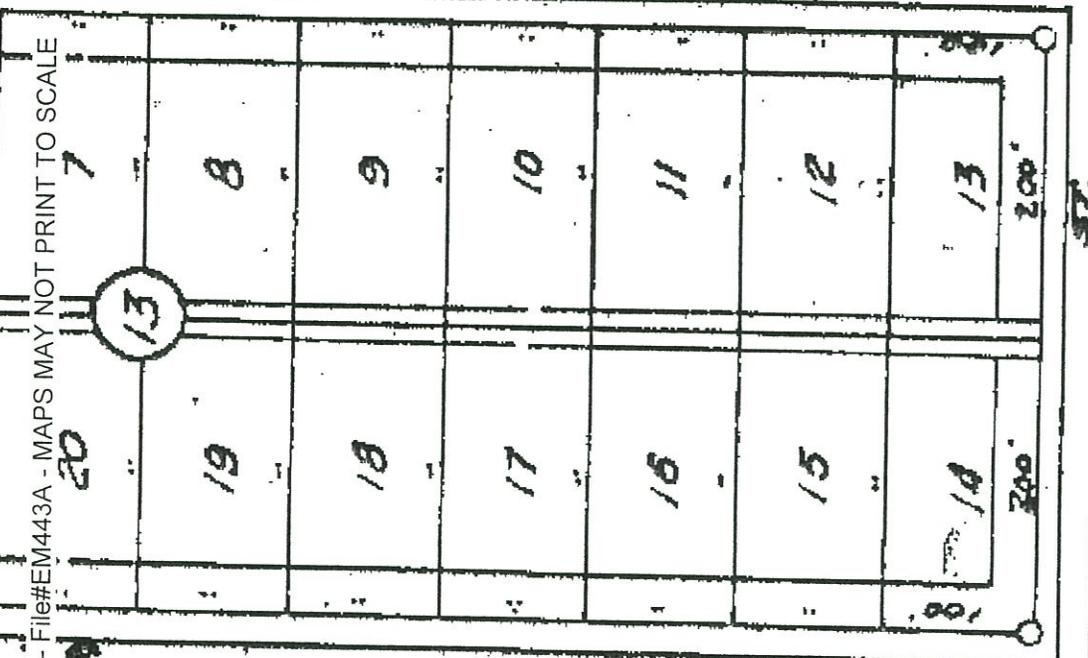
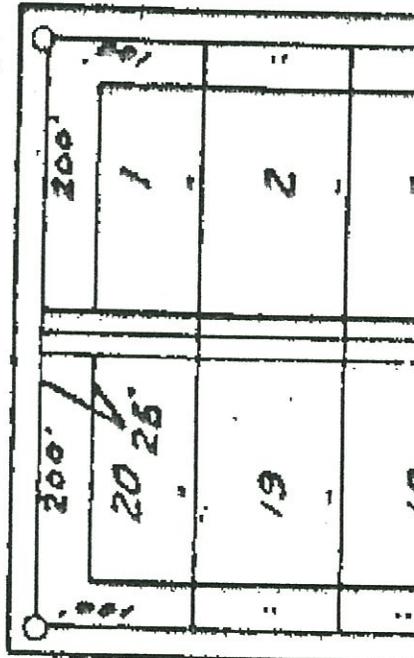
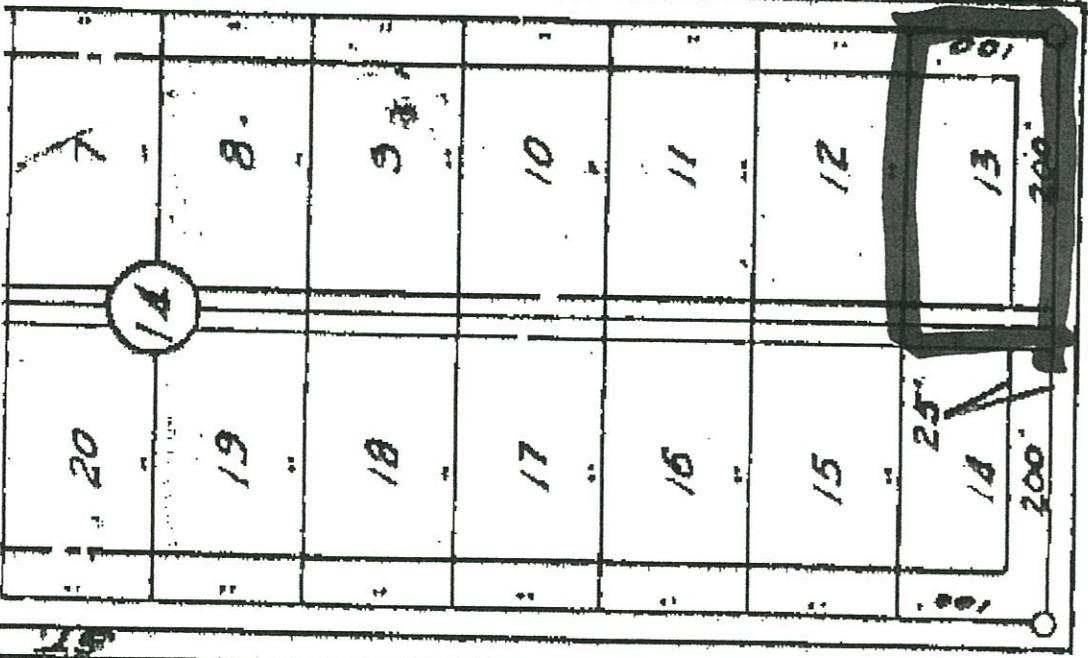
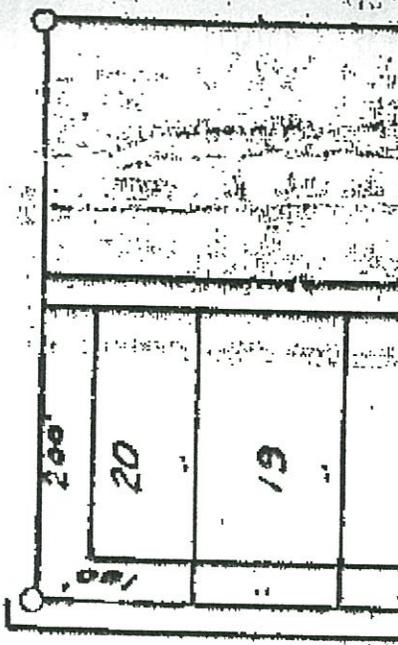
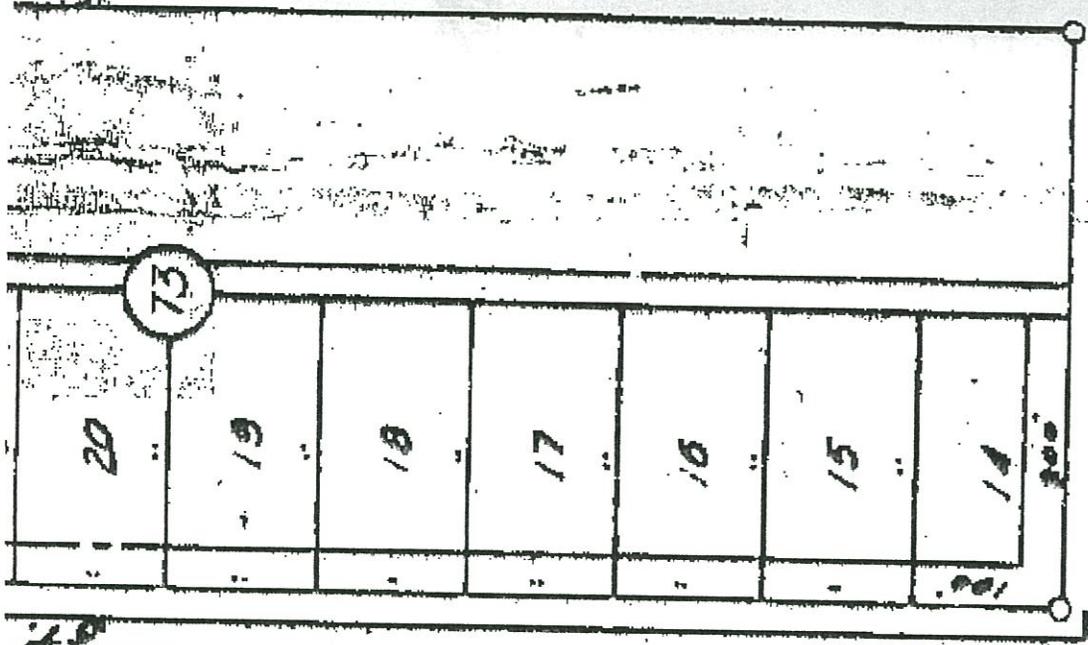
DATE	BY	REV.	DESCRIPTION
12/15/16	EM	1	AS SHOWN ON PREVIOUS EDITIONS
12/15/16	EM	2	AS SHOWN ON PREVIOUS EDITIONS

EM 443 Instrument

EM 443 Instrument
Date: 12/15/16
By: [Signature]

CASE NO 2016-289-ZC

Page



ammany Clerk of Court - File#EM443A - MAPS MAY NOT PRINT TO SCALE

ZONING STAFF REPORT

Date: 6/27/2016
Case No.: 2016-292-ZC
Posted: 6/16/2016

Meeting Date: 7/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Paul J. Mayronne

OWNER: Briggs Ochsner Blvd., LLC - David A. Briggs

REQUESTED CHANGE: From A-7 Multiple Family Residential District to PBC-1 Planned Business Center

LOCATION: Parcel located on the north side of Watercross Parkway, east of Ochsner Blvd Extension; S12, T7S, R10E; Ward 1, District 1

SIZE: 3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Land Concrete

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development Overlay
South	Undeveloped	PBC-1 Planned Business Center
East	Residential	A-4A Single Family Residential District
West	Undeveloped	PBC-1 Planned Business Center

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-7 Multiple Family Residential District to PBC-1 Planned Business Center. This site is located on the north side of Watercross Parkway, east of Ochsner Blvd Extension. The 2025 future land use plan calls for the area to be developed as a planned district with residential use and conservation area. Staff does not have any objection to the request, considering that the site is surrounded on the south and west sides by PBC-1 zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a PBC-1 Planned Business Center designation be approved

Case No.: 2016-292-ZC

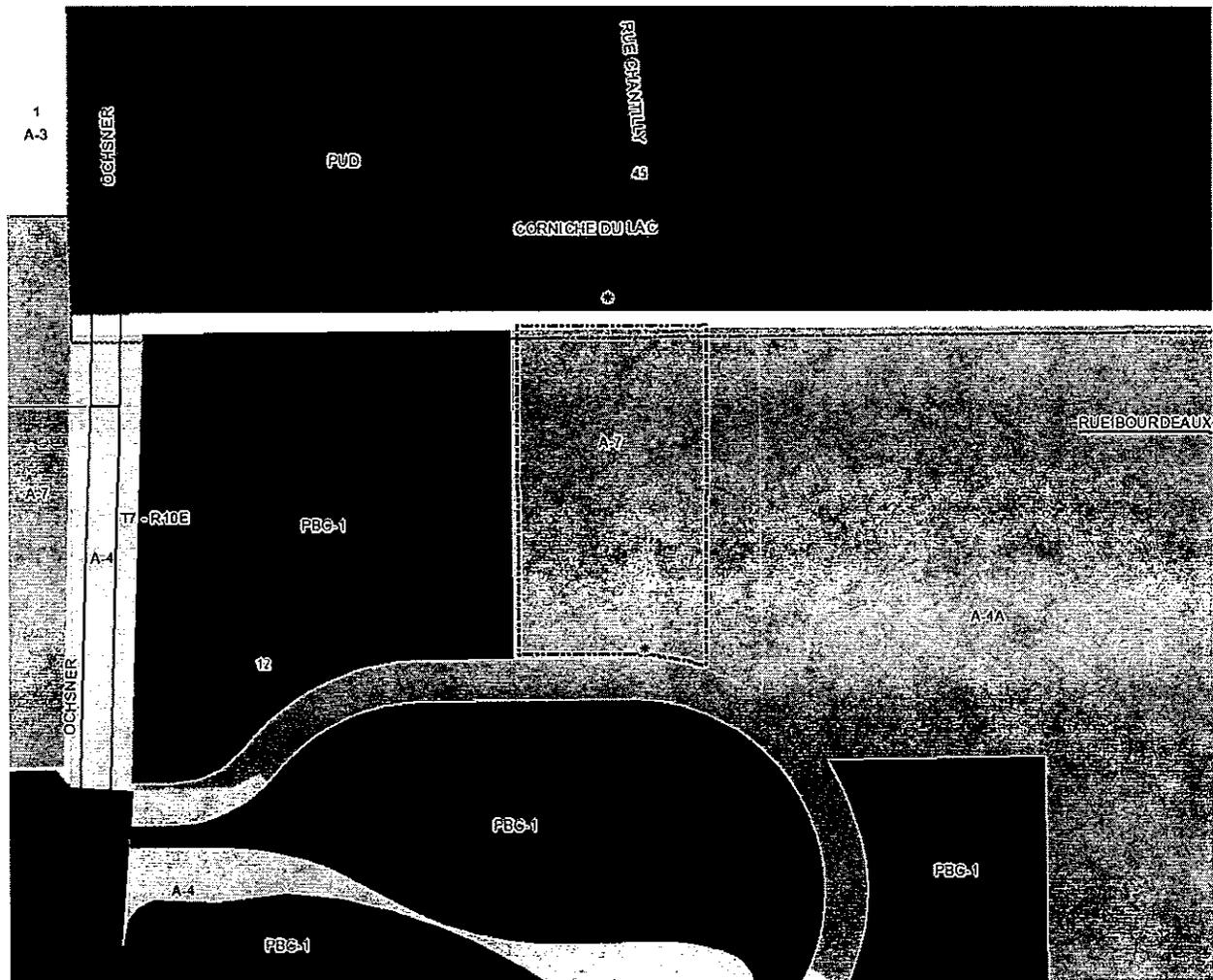
PETITIONER: Paul J. Mayronne

OWNER: Briggs Ochsner Blvd., LLC - David A. Briggs

REQUESTED CHANGE: From A-7 Multiple Family Residential District to PBC-1 Planned Business Center

LOCATION: Parcel located on the north side of Watercross Parkway, east of Ochsner Blvd Extension; S12, T7S, R10E; Ward 1, District 1

SIZE: 3 acres



2016-292-ZC

PUD

45

RUE CHANTILLY

CORNICHE DU LAC

T7-R10E

A-7

12

WATERCROSS

RUE BOURDEAUX

A-4A

RUE ST EMILION

VILLAGE OF NORMANDY OAKS

PBC-1

A-4

0 200 Feet

N



ZONING STAFF REPORT

Date: 6/27/2016
Case No.: 2016-293-ZC
Posted: 6/16/16

Meeting Date: 7/5/2016 12:00:00 AM
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffery Schoen

OWNER: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

LOCATION: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road; S36, T7S, R11E; Ward 4, District 10

SIZE: 1.98 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & Parish

Road Surface: 3 Lane Asphalt
& 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 (Mini Storage)	HC-2 Highway Commercial District
South	Undeveloped	NC-4 Neighborhood Institutional District
West	Undeveloped	NC-4 Neighborhood Institutional District
East	Commercial (car wash) Undeveloped	HC-1 Highway Commercial District A-2 Suburban District

EXISTING LAND USE:

Existing development: No

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 - providing for balance, compatibility and integration of uses and all supporting infrastructure.

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 NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. This site is located on the southwest corner of LA Highway 59 and Lonesome Road. The 2025 future land use plan calls for the frontage of the site, along Hwy 59, to be developed with a mix of commercial uses and the rear portion of the site to be developed with residential uses compatible with the surrounding area. The site was rezoned to NC-4 in 2009 through the comprehensive rezoning. Staff does see any compelling reason to recommend approval of the request, considering that it would create a significant increase in the intensity of the zoning. Note that the front 400' of the property was zoned C-2 Highway Commercial District and the remaining rear portion of the site was zoned SA Suburban Agricultural District before the Comprehensive Rezoning.

STAFF RECOMMENDATION:

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

Case No.: 2016-293-ZC

PETITIONER: Jeffery Schoen

OWNER: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

LOCATION: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road; S36, T7S, R11E; Ward 4, District 10

SIZE: 1.98 acres





2016-293-ZC

RIVER BIRCH

OAK ISLAND

LORIO

LONESOME

A-4

HC-2

HC-1

T7-R1E

38

NC-4

A-2

59

T3-R1E

1

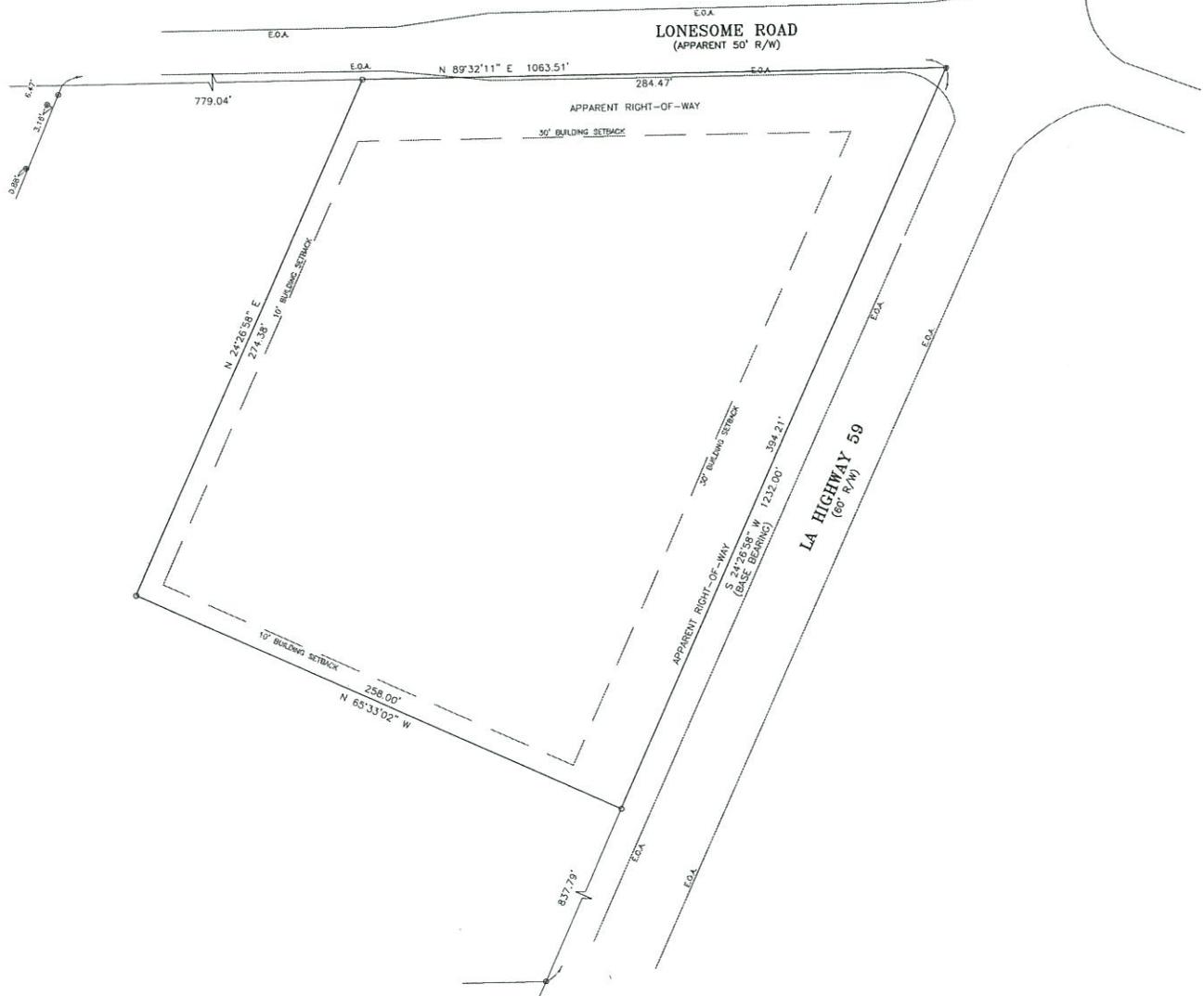
A-3

0 300 Feet

N

Case no: 2016-293-ZC

SKETCH
OF
1.98 ACRES



St. Tammany Parish 1715
Instrmnt #: 1927345
Registry #: 2280254 bdp
12/30/2013 1:18:00 PM
NB CB X MI UCC

Case No.: 2016-294-ZC

PETITIONER: Jeffrey D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

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

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District 10

SIZE: 89.5501 acres



ZONING STAFF REPORT

Date: 6/27/2016
Case No.: 2016-295-ZC
Posted: 6/16/2016

Meeting Date: 7/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

REQUESTED CHANGE: From A-1 Suburban District and A-2 Suburban District to PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District 10

SIZE: 104.17 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	A-1 Suburban District
South	Residential	A-3 Suburban District
	Church	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-4 Single Family Residential; District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay, to create a single family residential subdivision of a total of 103 lots (see chart below and see attached plan). Note that a zoning change to A-2 Suburban Zoning District (2016-294-ZC) has been submitted to establish the underlying zoning of the proposed subdivision.

Lot Type	Number of lots	Lot size
Single Family Residence	36 units	90' to 100' in width
Single Family Residence	17 units	60' to 65' in width
Garden homes	50 units	45' X 60'

ACCESS

The site is proposed to be accessed from Sharp Road through a boulevard type entrance.

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
Restrictive Covenants	Provided as Required
Minimum front, sides & rear yard setbacks & maximum height	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

The gross density of the 104.17 acre parcel of land, is at 1 units per acre based on the proposed underlying zoning of A-2 Suburban District, which would allow for a total of 104 units. Based on the yield plan submitted (see attached) the net density would allow for 104 lots/units. The proposal is for 103 lots/units.

GREENSPACE

A total of 68.45 acres of greenspace (66%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area and active & passive recreation areas. The active recreation area is proposed to occupy 1.97 acres (3%) and be developed as a park with playground equipment. The area dedicated to passive recreation, is proposed to occupy 67.86 acres (97%) and for the most part be dedicated as preserved wetlands and conservation areas. Sidewalks (concrete) along the street connecting to a nature trail (aggregate surface) are proposed to be provided as a passive amenities.

Additional information required:

- A complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets the objectives of the 2025 future land use plan by providing a residential development at density similar to the adjacent uses. The design of the subdivision also allows to achieve the conservation criteria of the 2025 future land use plan, by preserving the existing wetlands located on the site.

STAFF RECOMMENDATION:

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

Note that as stated above, a complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Also, in regards to the TIA, Table 2 – “LOS Sharp Rd. @ Hwy 59 AM Peak” needs to be revised. The WB Sharp Rd. “With Project – Future AM Delay” reads 42.7 seconds, this looks like a typo and it should read 36.8 seconds. Item #10 in the Restrictive Covenant shall be changed to call out Sixty (60’) feet not Thirty (30’) feet, and remove the note “Variance will be requested”. Finally, one (1) complete set of construction drawings will have to be provided to the Department of Engineering for review and approval, before a work order can be issued.

Case No.: 2016-295-ZC

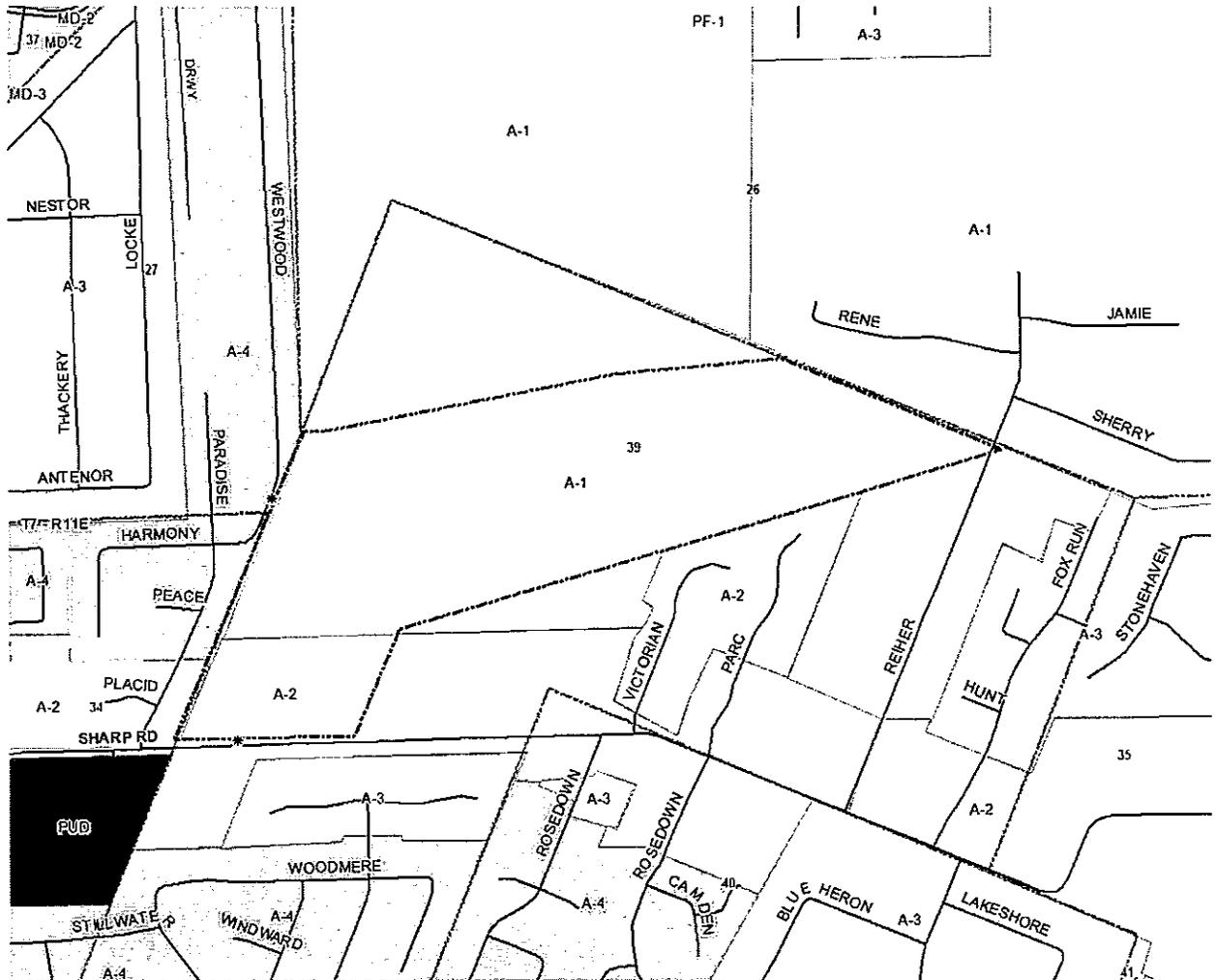
PETITIONER: Jeffery D. Schoen

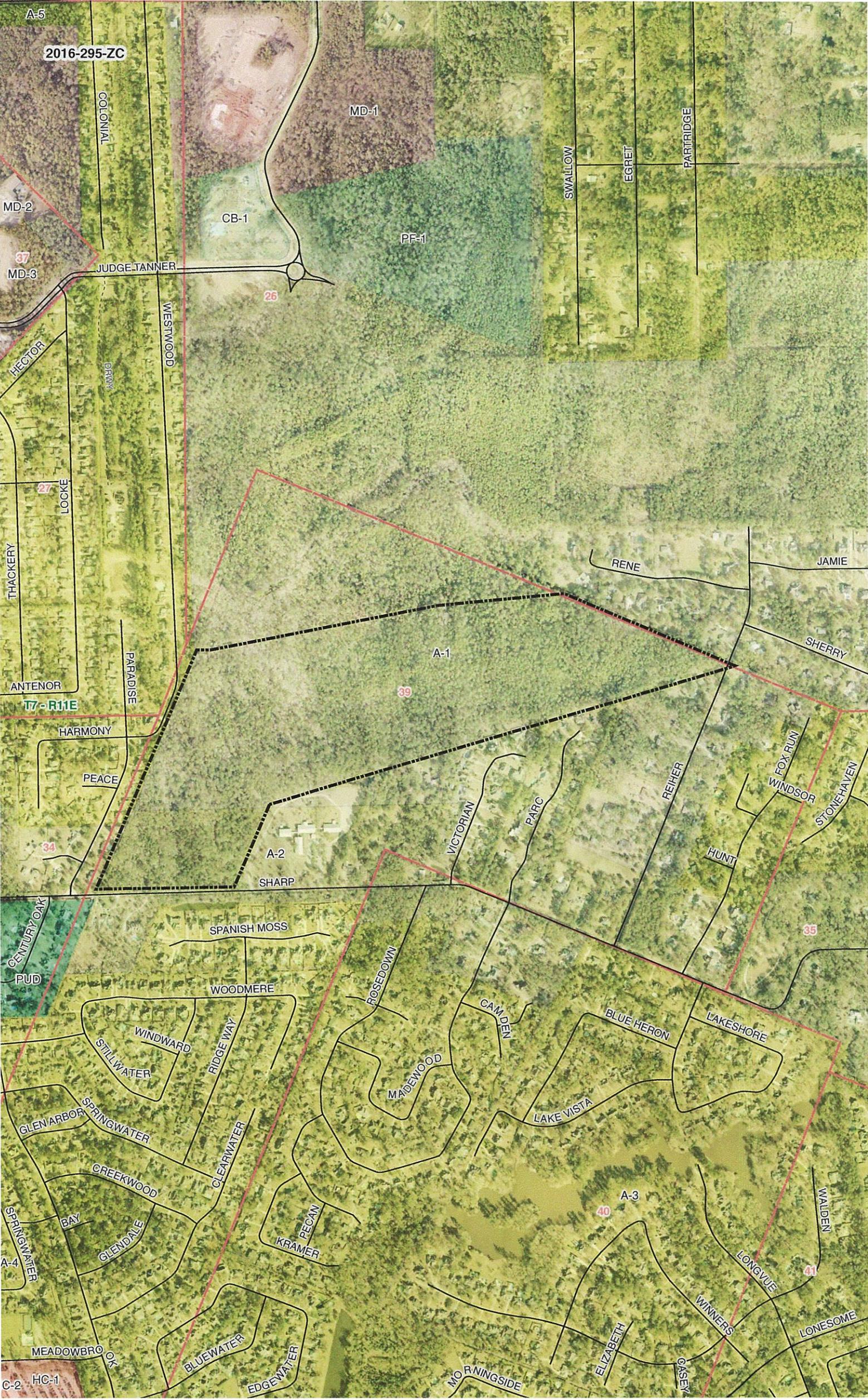
OWNER: Archdiocese of New Orleans - John L. Eckholdt

REQUESTED CHANGE: From A-1 Suburban District & A-2 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District 10

SIZE: 104.17 acres





2016-295-ZC



2016-295-22

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: LAND HOLDING CO.

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

Developer's Phone No. 985 626-5611
(Business) (Cell)

Subdivision Name: BRENTWOOD

Number of Acres in Development: 104.17 Number of Lots/Parcels in Development: 103

Ultimate Disposal of Surface Drainage: BAYOU TETE LOUES TO LAKE PONT.

Water Surface Runoff Mitigation Proposed: NA

(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? _____

2016-295-2C

- 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? _____

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

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

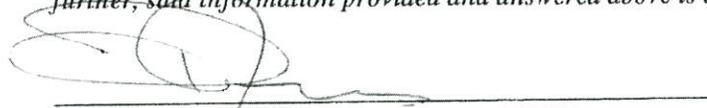
(Does the proposed subdivision development...)

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

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

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

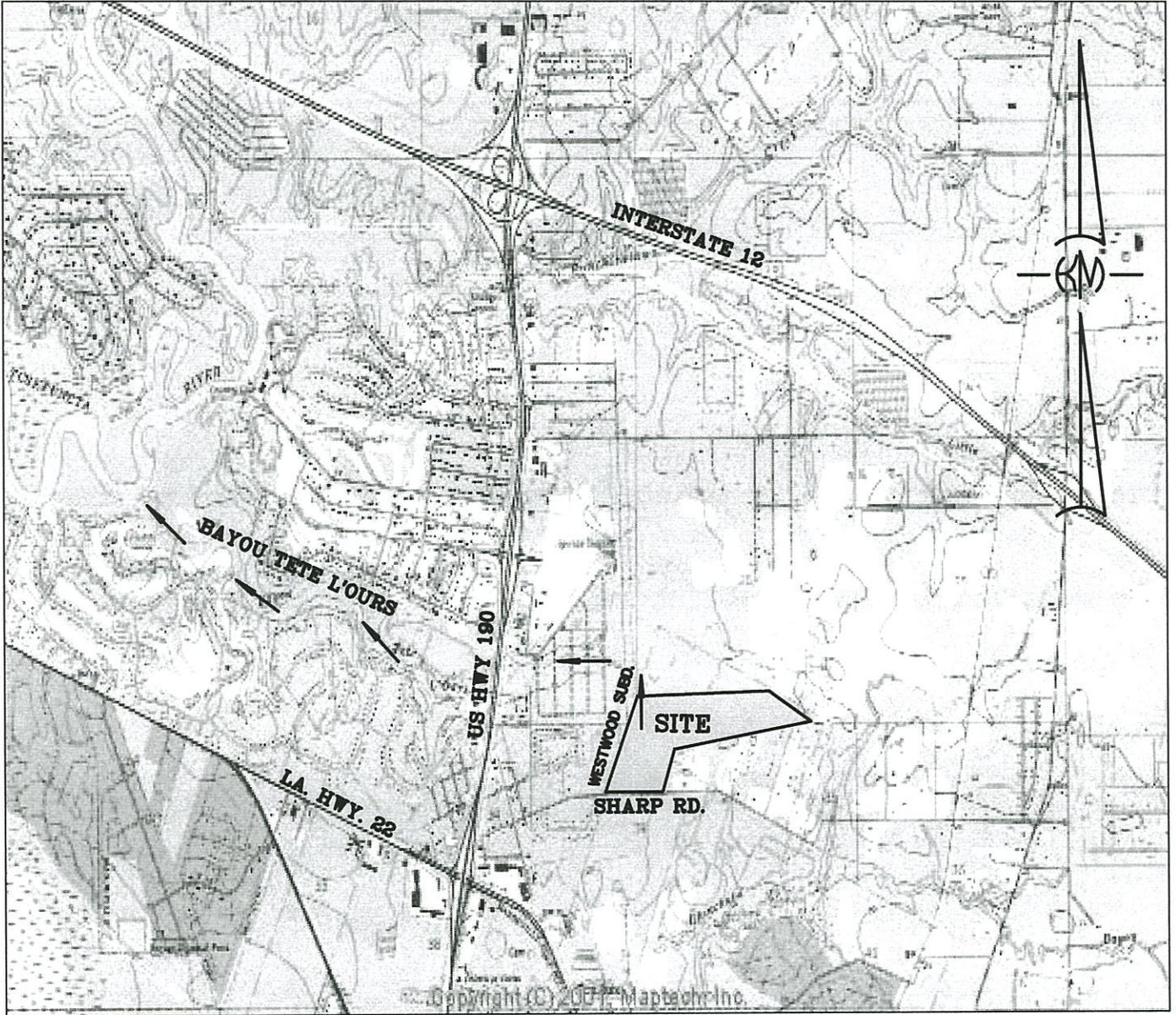
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

5-16-16
DATE

2016-295-2C



ULTIMATE DISPOSAL OF SURFACE RUNOFF

SCALE:	N.T.S.	DATE:	05-16-16
DRAWN:	DRJ	JOB NO.:	16-035
REVISED:			

ZONING STAFF REPORT

Date: 6/27/2016
Case No.: 2016-296-ZC
Posted: 06/16/2016

Meeting Date: 7/5/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Frank H. Walk, Jr

OWNER: Marina Beau Chene Associations - Frank H. Walk

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the west side of Marina Blvd, north of Mako Nako Drive, being Parcels M-1 & K, Marina Beau Chene Subdivision ; S54, T7S, R11E; Ward 4, District 4

SIZE: 2.894 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Asphalt/Gravel

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	River	N/A
South	Marina	CB-1 Community Based Facilities District
East	River	N/A
West	Undeveloped Residential	A-6 Multiple Family Residential; District A-4A Single Family Residential 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 land resources so that they remain 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.

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 CB-1 Community Based Facilities District to A-6 Multiple Family Residential District. This site is located on the west side of Marina Blvd, north of Mako Nako Drive, being Parcels M-1 & K, Marina Beau Chene Subdivision. The 2025 future land use plan calls for the area to be developed with uses that would allow for the conservation of the natural environment and commercial uses. Parcel M-1, as shown on the attached survey, is currently developed as an outdoor storage yard for boats, as an accessory to the adjacent marina. As for Parcel K, shown on the attached survey, it is currently undeveloped. Staff does not have any objection to the request considering that the site is directly abutting A-6 and that there is an existing multi-family condo development in close proximity to the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-6 Multiple Family Residential District designation be approved.

Case No.: 2016-296-ZC

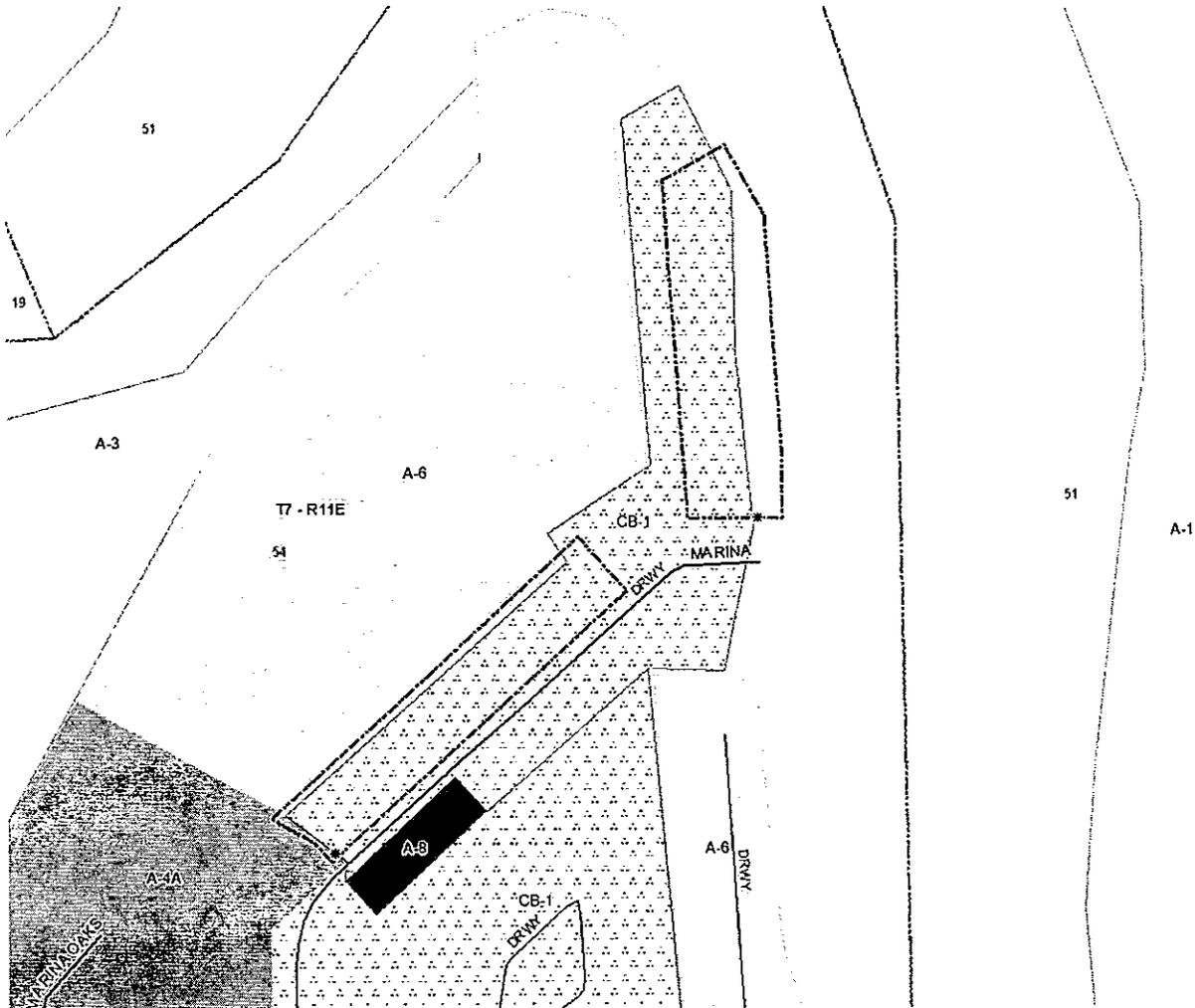
PETITIONER: Frank H. Walk, Jr

OWNER: Marina Beau Chene Associations - Frank H. Walk

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the west side of Marina Blvd, north of Mako Nako Drive, being Parcels M-1 & K, Marina Beau Chene Subdivision ; S54, T7S, R11E; Ward 4, District

SIZE: 2.894 acres



A-1

51

T7-R11E

A-3

A-6

54

MARINA DRIVE

A-8

DRIVE

A-4A

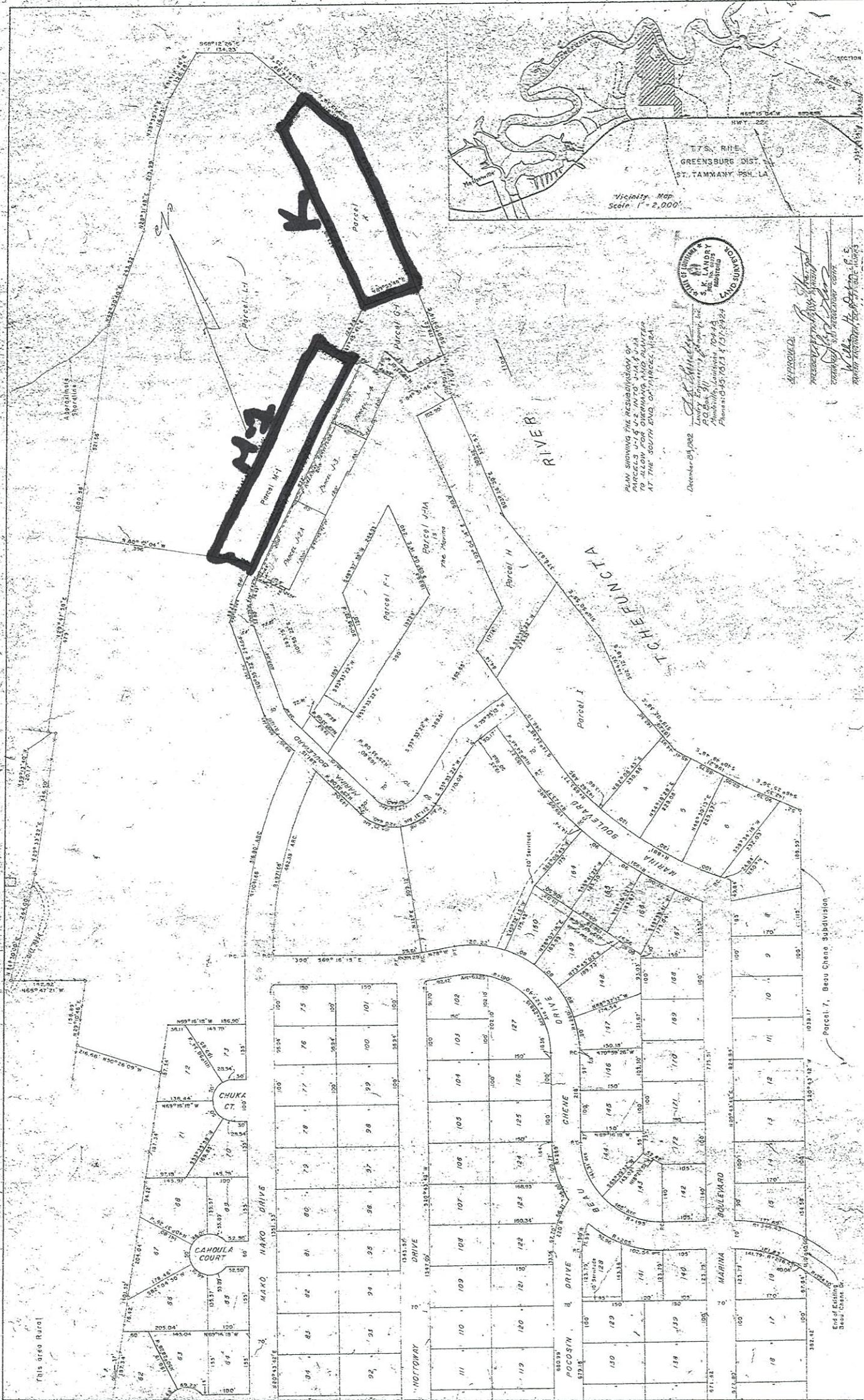
CB-1

TOHEFUNCTE OAKS

MAKO NAKO

MARINA





St Tammany Parish Clerk of Court. Map/TSB - MAPS MAY NOT PRINT TO SCALE

End of Existing Base Chene Dr.

Parcel 7, Beau Chene Subdivision

PLAN SHOWING THE BOUNDARY OF PARCELS J-15 AND J-16 AS WELL AS TO ALLOW FOR OVERHANGING AND PLANTER AT THE SOUTH END OF PARCELS J-15 AND J-16



December 01, 2016
 K. Landry
 Surveyor
 No. 1072
 State of Louisiana
 Phone: 504-457-8223 & 713-282-2824

APPROVAL:
 PRESIDENT: [Signature]
 SECRETARY: [Signature]
 TREASURER: [Signature]
 V. [Signature]
 [Signature]

PLAN REVIEW STAFF REPORT

Date: June 27, 2016
CASE NO.: PR16-07-001
Posted: 06/16/16

Meeting Date: July 5, 2016
Determination: Approved Amended Postponed Denied

PETITIONER: Javier Martizez & Jeff Stern
OWNER: 21 Center LLC
PROPOSED USE: Retail Center
PREVIOUS/CURRENT USE: Undeveloped
SQ. FT. OF USE: 14,090 sq.ft.
GROSS AREA LOT SIZE: 1.55 acres
ZONING CLASSIFICATION: HC-2 Highway Commercial District
CORRIDOR: Highway 21 Planned Corridor
LOCATION: Parcel located at the southwest intersection of LA Highway 21 & Highland Park Entrance, north of Greenbriar Blvd ; S47, T7S, R11E; Ward 1, District 1

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 4 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	HC-2 Highway Commercial District
South	Commercial	City of Covington
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is proposing a 11,590 sq.ft. Retail Center and a 2500 sq.ft. Storage building to be located at the southwest intersection of LA Highway 21 & Highland Park Entrance, north of Greenbriar Blvd. A site and landscape plan has been provided that meets most of the requirements. Petitioner shall mitigate for 2 live oaks proposed to be removed for the drive aisle either by replanting onsite, by contribution to the tree bank or a combination strategy.

STAFF RECOMMENDATIONS:

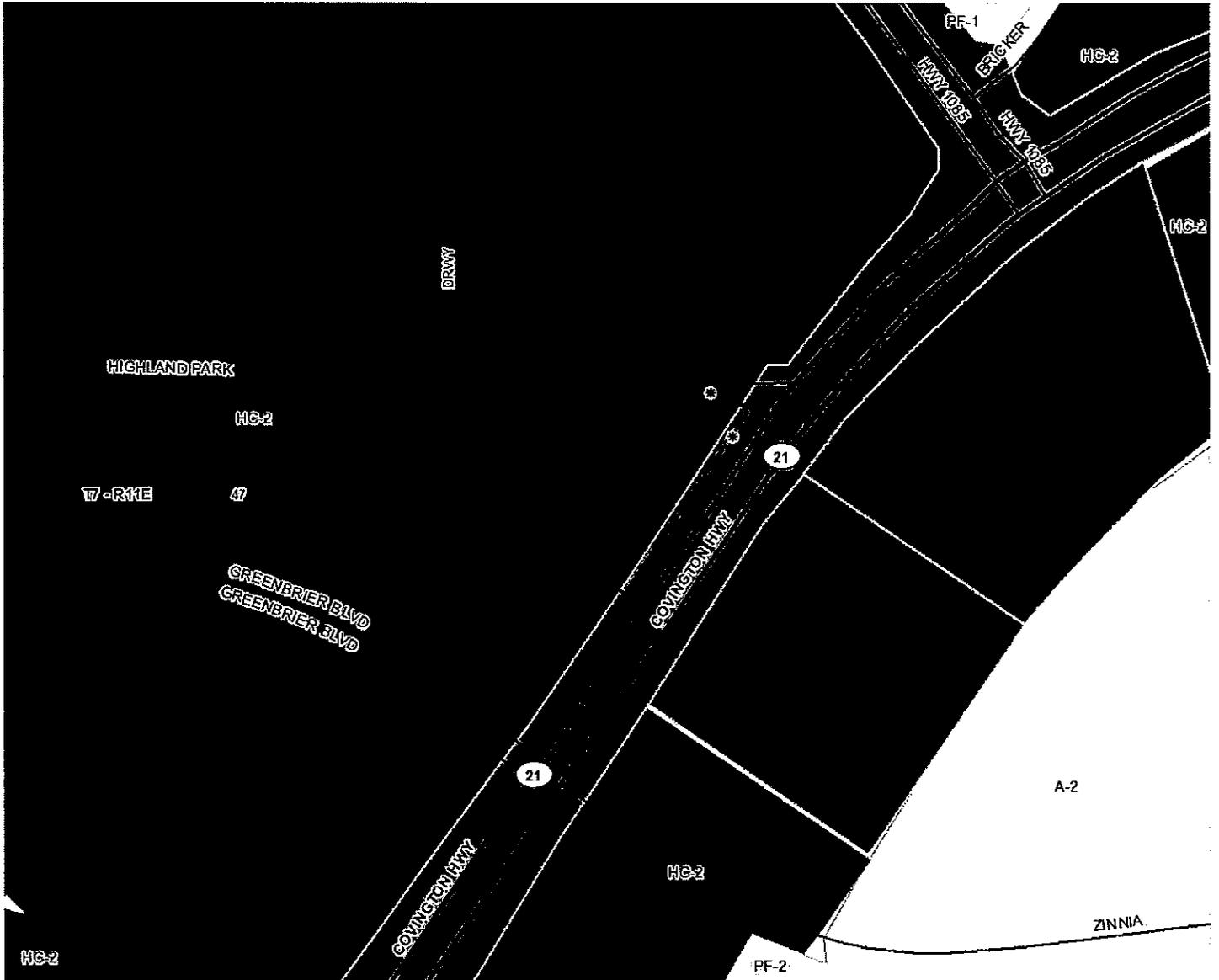
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

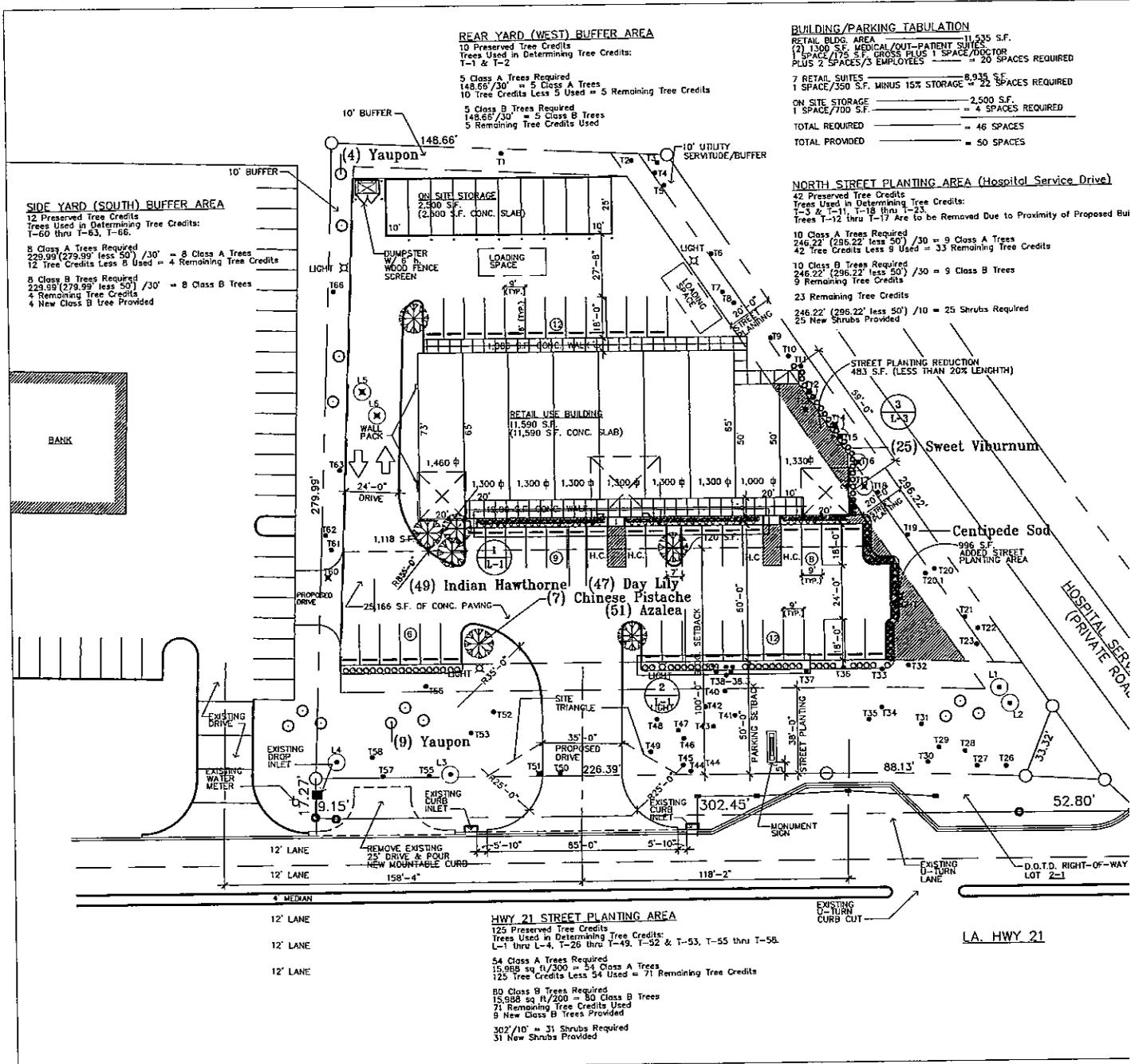
1. Mitigation plan shall be provided: options of replanting onsite or tree bank contribution or by combination strategy.
2. Provide a final landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements before final inspection, including the size, caliper and species of the existing and proposed trees. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground.
3. Access ways through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic; and a minimum of 12' to 15' wide for one way traffic.
4. If a dumpster is required, provide the location and the required 8' opaque screening.
5. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
6. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
7. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
8. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
9. All exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

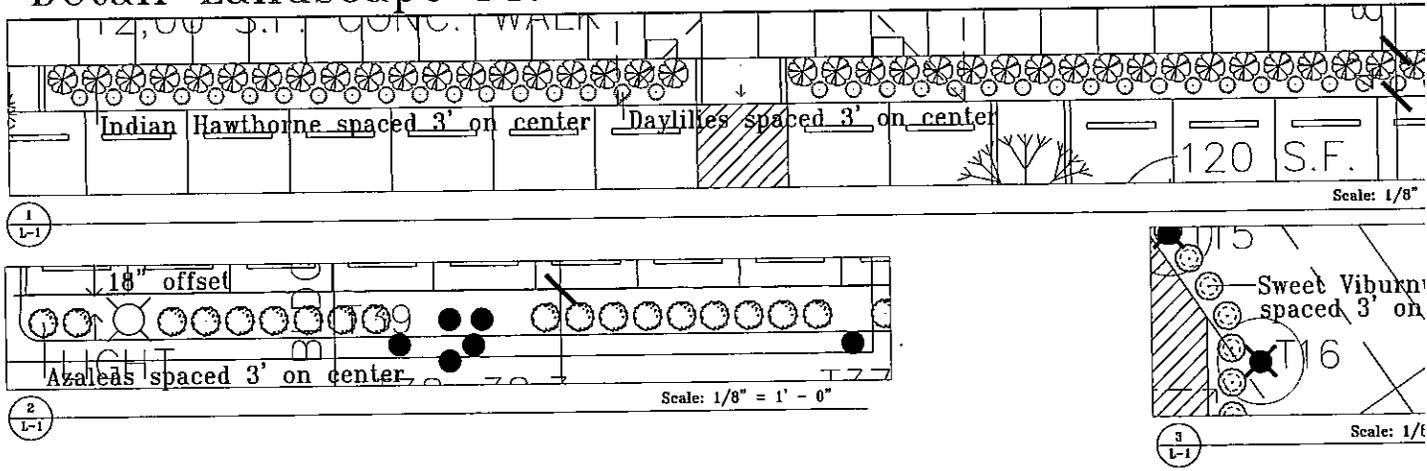
CASE NO.: PR16-07-001
APPLICANT: Javier Martizez & Jeff Stern
PROPOSED USE: Retail Center
PREVIOUS/CURRENT USE: Undeveloped
SQ. FT. OF USE: 11,550 sq.ft.
GROSS AREA LOT SIZE: 1.55 acres
ZONING CLASSIFICATION: HC-2 Highway Commercial District
CORRIDOR: Highway 21 Planned Corridor
LOCATION: Parcel located at the southwest intersection of LA Highway 21 & Highland Park Entrance, north of Greenbriar Blvd ; S47, T7S, R11E; Ward 1, District 1



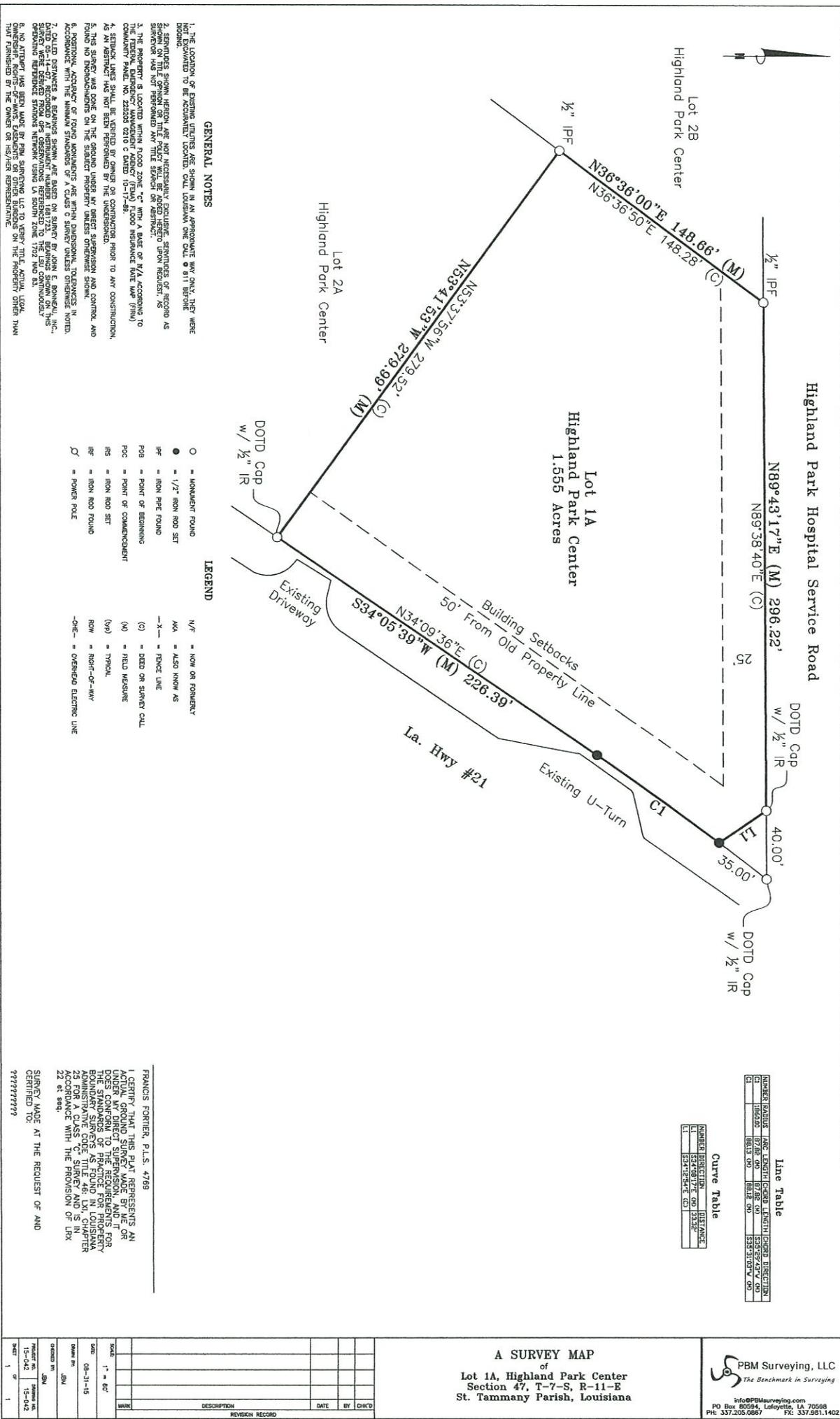


Landscape Plan
 Detail Landscape Plans

Scale: 1/32" =



PR16-07-001



GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THEY WERE NOT EXAMINED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL @ 811 BEFORE DIGGING.
2. SURVEY POINTS SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SURVEY POINTS OF RECORD AS SHOWN ON THIS PLAN ARE BEING SHOWN FOR INFORMATION ONLY. THE SURVEYOR HAS NOT REPRODUCED ANY TITLE SEARCH OR ABSTRACT.
3. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "C" WITH A BASE OF N/A ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) CHARTERED PARCEL NO. 222833 0210 0 00181 15-1-258.
4. ALL MEASUREMENTS AND DISTANCES WERE OBTAINED FROM THE UNDERGROUND PIONEER TO ANY CONSTRUCTION AS ALL MEASUREMENTS WERE OBTAINED FROM THE UNDERGROUND PIONEER.
5. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND I FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN.
6. ACCORDANCE WITH THE MINIMUM STANDARDS OF A CLASS C SURVEY UNLESS OTHERWISE NOTED.
7. CALLED DISTANCES & BEARINGS SHOWN ARE BASED ON SURVEY BY JOHN E. DOMINGUEZ, INC., A PROFESSIONAL SURVEYOR, AND HIS FIELD NOTES DATED 08/15/15. THE SURVEY WAS CONDUCTED USING A LEICA TS16 TOTAL STATION AND A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) WITH A CLASS C SURVEY AND IS IN ACCORDANCE WITH THE PROVISIONS OF LA R.S. 9:281.
8. NO ATTEMPT HAS BEEN MADE BY PBM SURVEYING, LLC TO VERIFY TITLE, ACTUAL LOTS, OR SURVEY POINTS SHOWN ON THIS PLAN ARE MORE THAN THAT FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE.

LEGEND

- = MONUMENT FOUND
- = 1/2" IRON ROD SET
- = IRON PIPE FOUND
- IPF = IRON PIPE FOUND
- PBB = POINT OF BEGINNING
- PCC = POINT OF COMMENCEMENT
- IRS = IRON ROD SET
- RR = IRON ROD FOUND
- RF = IRON ROD FOUND
- RF = POWER POLE
- W/F = NON OR FORMERLY
- AKA = ALSO KNOWN AS
- X- = FORCE LINE
- (C) = BEED OR SURVEY CALL
- (M) = FIELD MEASURE
- (Vn) = TYPICAL
- ROW = RIGHT-OF-WAY
- ONE- = OVERHEAD ELECTRIC LINE

FRANCIS FORTNER, P.L.S. 4789
 I CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR ANOTHER LICENSED SURVEYOR AND THAT IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY SURVEYS AS SET FORTH IN THE PROFESSIONAL ADMINISTRATIVE CODE TITLE 46: IAI, CHAPTER 25 FOR A CLASS "C" SURVEY AND IS IN ACCORDANCE WITH THE PROVISIONS OF LA R.S. 9:281.

SURVEY MADE AT THE REQUEST OF AND CERTIFIED TO:
 991777777777

Line Table

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	148.66'	148.28'	N36°36'00"E	148.66'
2	148.28'	296.22'	N89°43'17"E	296.22'
3	296.22'	279.52'	N53°37'56"W	279.52'
4	279.52'	226.39'	S34°05'39"W	226.39'
5	226.39'	40.00'	N34°09'36"E	40.00'
6	40.00'	35.00'	S34°05'39"W	35.00'
7	35.00'	296.22'	N89°38'40"E	296.22'

Curve Table

CURVE NO.	START POINT	END POINT	BEARING	DISTANCE
1	148.66'	148.28'	N36°36'00"E	148.66'
2	148.28'	296.22'	N89°43'17"E	296.22'
3	296.22'	279.52'	N53°37'56"W	279.52'
4	279.52'	226.39'	S34°05'39"W	226.39'
5	226.39'	40.00'	N34°09'36"E	40.00'
6	40.00'	35.00'	S34°05'39"W	35.00'
7	35.00'	296.22'	N89°38'40"E	296.22'

A SURVEY MAP
 of
 Lot 1A, Highland Park Center
 Section 47, T-7-S, R-11-E
 St. Tammany Parish, Louisiana

DATE: 08-31-15
 DRAWN BY: JBL
 CHECKED BY: JBL
 PROJECT NO.: 16-07-001
 SHEET 1 OF 1

REVISION	DESCRIPTION	DATE	BY	CHKD

PBM Surveying, LLC
 The Benchmark in Surveying

info@PBMsurveying.com
 PO Box 80284, Lafayette, LA 70508
 PH: 337.265.0967 FX: 337.951.1402

**APPENDIX A
CASE NO.: PR16-07-001
LANDSCAPE CHART**

FOR COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY USES ONLY

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Hwy 21 Street Planting 302 ft. 15,988sf (West side)	50' planting area 1 Class A/300sf 1 Class B/200sf 1 shrub/ 10' shrubs to screen parking	50' planting area 54 Class A 80 Class B 30 Shrubs parking screen	50' planting area 125 tree credits 9 Class B trees 31 shrubs parking screen	approve as shown
North (Hospital Service Drive) Perimeter Planting 296 ft.	20' planting area 1 Class A/30' 1 Class B/30' 1 shrub/ 10' shrubs to screen parking	20' planting area 10 Class A 10 Class B 30 Shrubs parking screen	20' planting area 42 tree credits 30 shrubs parking screen	approve as shown
South Perimeter Planting 279 ft.	10' planting area 1 Class A/30' 1 Class B/30'	10' planting area 10 Class A 10 Class B	10' planting area 12 tree credits 8 Class B	approve as shown
West Perimeter Planting 148 ft.	10' planting area 1 Class A/30' 1 Class B/30'	10' planting area 5 Class A 5 Class B	10' planting area 15 tree credits	approve as shown
Parking Planting Spaces Required Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row; 5th row divided by planting bed	1 Class A / 12 spaces & in islands at ends of row; 5th row divided by planting bed 46 spaces required	class A trees provided at ends of rows per code 47 spaces provided	approve as shown
Mitigation	Replace protected species on-site or thru tree bank contribution	2 live oaks proposed for removal (14" & 24" = 38"total)	none provided	mitigate by replanting onsite or tree bank contribution or by combination strategy