

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, AUGUST 02, 2016**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- **Phones and Pagers**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES FOR THE JULY 5, 2016 ZONING MEETING**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

1.     **2016-293-ZC**  
Existing Zoning:     NC-4 (Neighborhood Institutional District)  
Proposed Zoning:    HC-2 (Highway Commercial District)  
Acres:                1.98 acres  
Petitioner:          Jeffery Schoen  
Owner:                PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto  
                          Segrave  
Location:            Parcel located on the southwest corner of LA Highway 59 and  
                          Lonesome Road, S36, T7S, R11E, Ward 4, District 10  
Council District:    10

**POSTPONED FROM 07/05/2016 MEETING**

**AGENDA**

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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**2. 2016-294-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Acres: 89.5501 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Archdiocese of New Orleans - John L. Eckholdt  
Location: Parcel located on the north side of Sharp Road, east of Westwood Drive, S39, T7S, R11E, Ward 4, District 5  
Council District: 5

**POSTPONED FROM 07/05/2016 MEETING**

**3. 2016-295-ZC**

Existing Zoning: A-1 (Suburban District) & (A-2 Suburban District)  
Proposed Zoning: A-2 (Suburban District) & PUD (Planned Unit Development Overlay)  
Acres: 104.17 acres  
Petitioner: Jeffery D. Schoen  
Owner: Archdiocese of New Orleans - John L. Eckholdt  
Location: Parcel located on the north side of Sharp Road, east of Westwood Drive, S39, T7S, R11E, Ward 4, District 5  
Council District: 5

**POSTPONED FROM 07/05/2016 MEETING**

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**4. 2016-314-ZC**

Existing Zoning: MD-1 Medical Residential District  
Proposed Zoning: HC-2 Highway Commercial District  
Acres: 1.199 acres  
Petitioner: Frank D. Lamier  
Owner: Alexander Milne Development Services - Frank D. Lamier  
Location: Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21, S5, T6S, R12E, Ward 5, District 6  
Council District: 6

**5. 2016-316-ZC**

Existing Zoning: A-1 Suburban District  
Proposed Zoning: HC-2 Highway Commercial District  
Acres: 1 acre  
Petitioner: Michael Ivic  
Owner: Succession of Danny K. Willingham c/o Madelynn Farmer  
Location: Parcel located on the north side of US Highway 90, west of Honey Island Marina Road, S29, T9S, R16E, Ward 8, District 13  
Council District: 13

**AGENDA**

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**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

**6. 2016-324-ZC**

Existing Zoning: A-1 Suburban District  
Proposed Zoning: A-2 Suburban District & MHO Manufactured Housing Overlay  
Acres: 5 acres  
Petitioner: Connie B. Cutrer  
Owner: Connie B. Cutrer, Sedrue Bickham, Jr., Donoray Bickham, Lester Ray Bickham, Darryl N. Bickham, Phillip Bickham, Bessie Bickham Goodlow  
Location: Parcel located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton, S21, T4S, R10E, Ward 2, District 3  
Council District: 3

**7. 2016-325-ZC**

Existing Zoning: A-4 Single-Family Residential District  
Proposed Zoning: HC-1 Highway Commercial District  
Acres: 20,000 sq.ft.  
Petitioner: Richard A. Trask  
Owner: Richard A. Trask  
Location: Parcel located on the west side of US Highway 11, north of North 2nd Avenue, south of North 3rd Avenue, being lots 6, 7, 12 & 13, Square 40, Town of Alton, S23, T8S, R14E, Ward 8, District 14  
Council District: 14

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

## ZONING STAFF REPORT

Date: 7/25/2016  
Case No: 2016-293-ZC  
Prior Action: Postponed (07/05/16)  
Posted: 7/20/2016

Meeting Date: 8/2/2016  
Determination: Approved, Amended, Postponed, Denied

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### 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

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### 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
East	Undeveloped	NC-4 neighborhood Institutional District
West	Commercial (Car Wash)	HC-1 Highway Commercial District
	Undeveloped	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 at the 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 denial.

Case No.: 2016-293-ZC

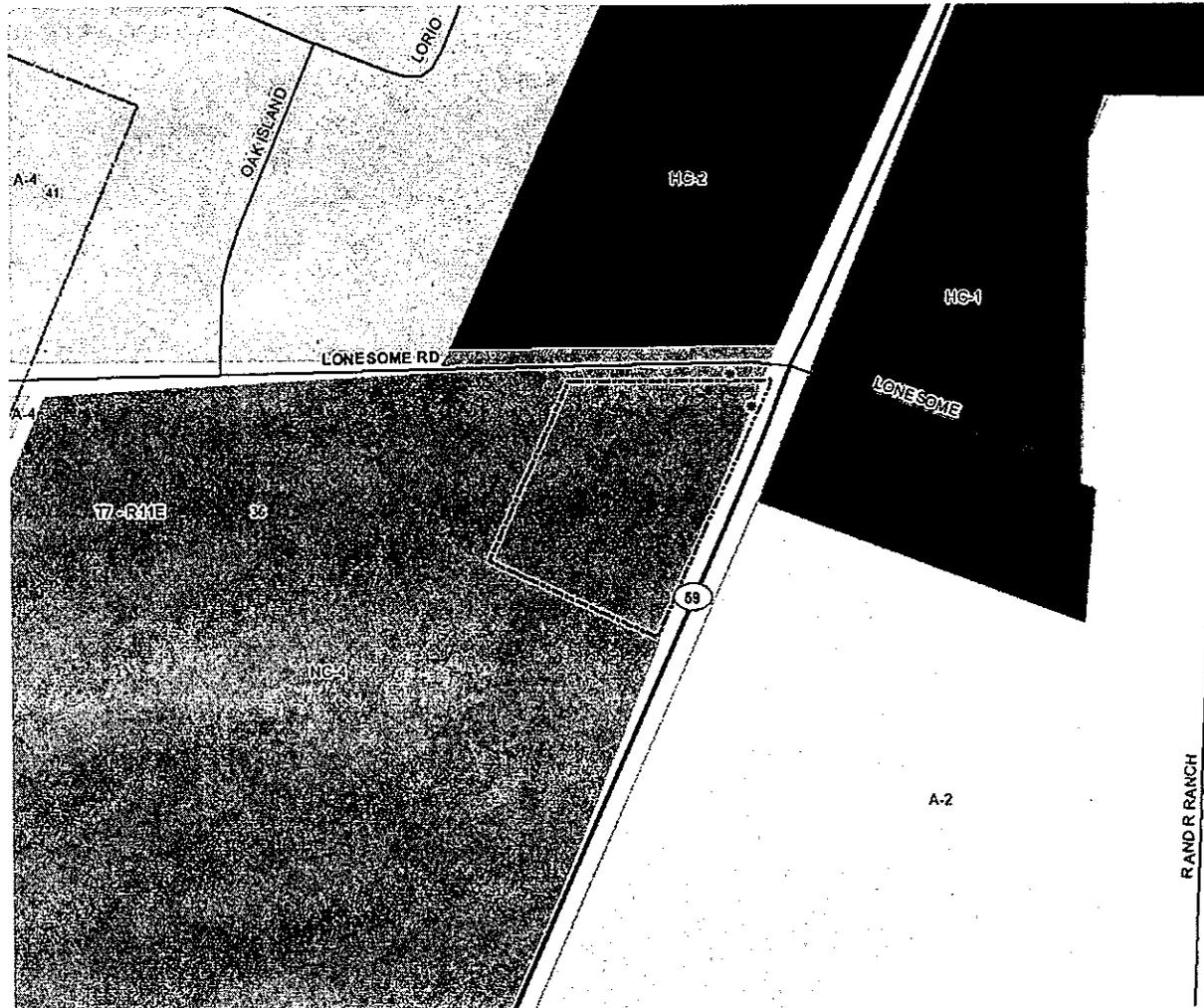
PETITIONER: Jeffery Schoen

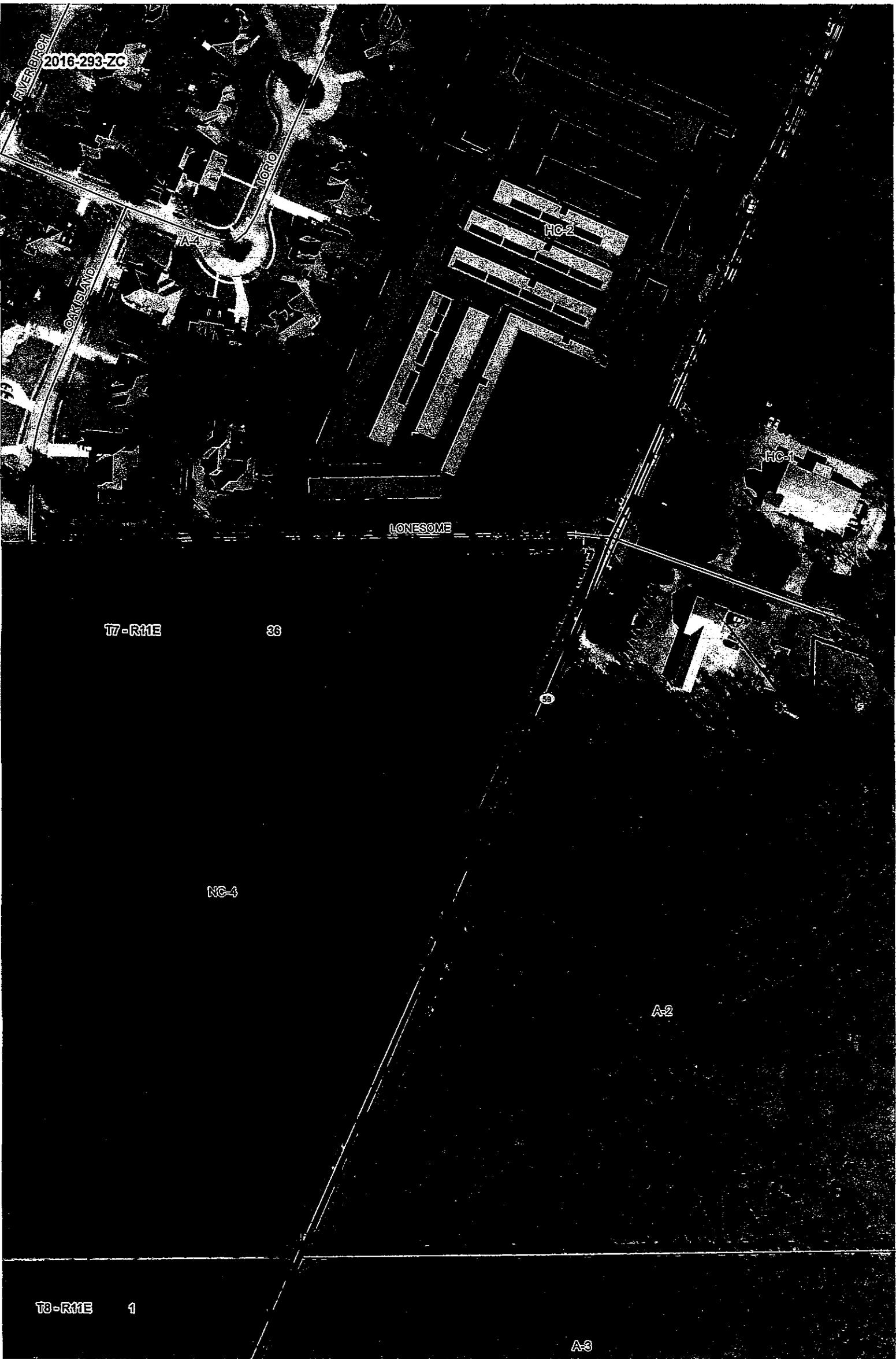
OWNER: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave

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

SIZE: 1.98 acres





2016-293-ZC

RIVERBROOK

LORIO

OAK ISLAND

LONESOME

HC-2

HC-1

T7-R1E

36

NC-4

A-2

59

T8-R1E 1

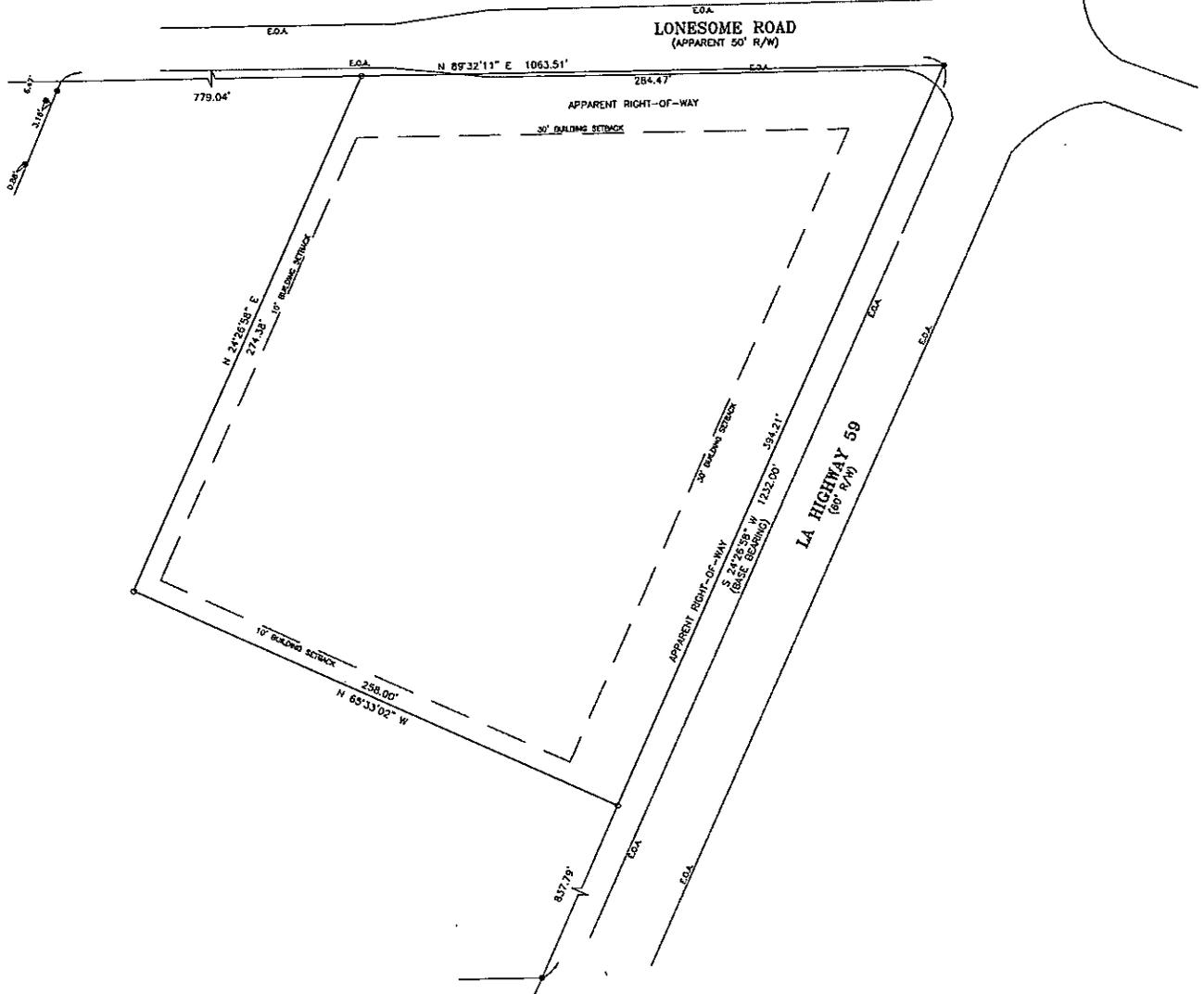
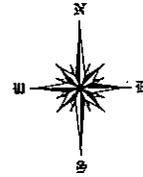
A-3

0 300 Feet



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

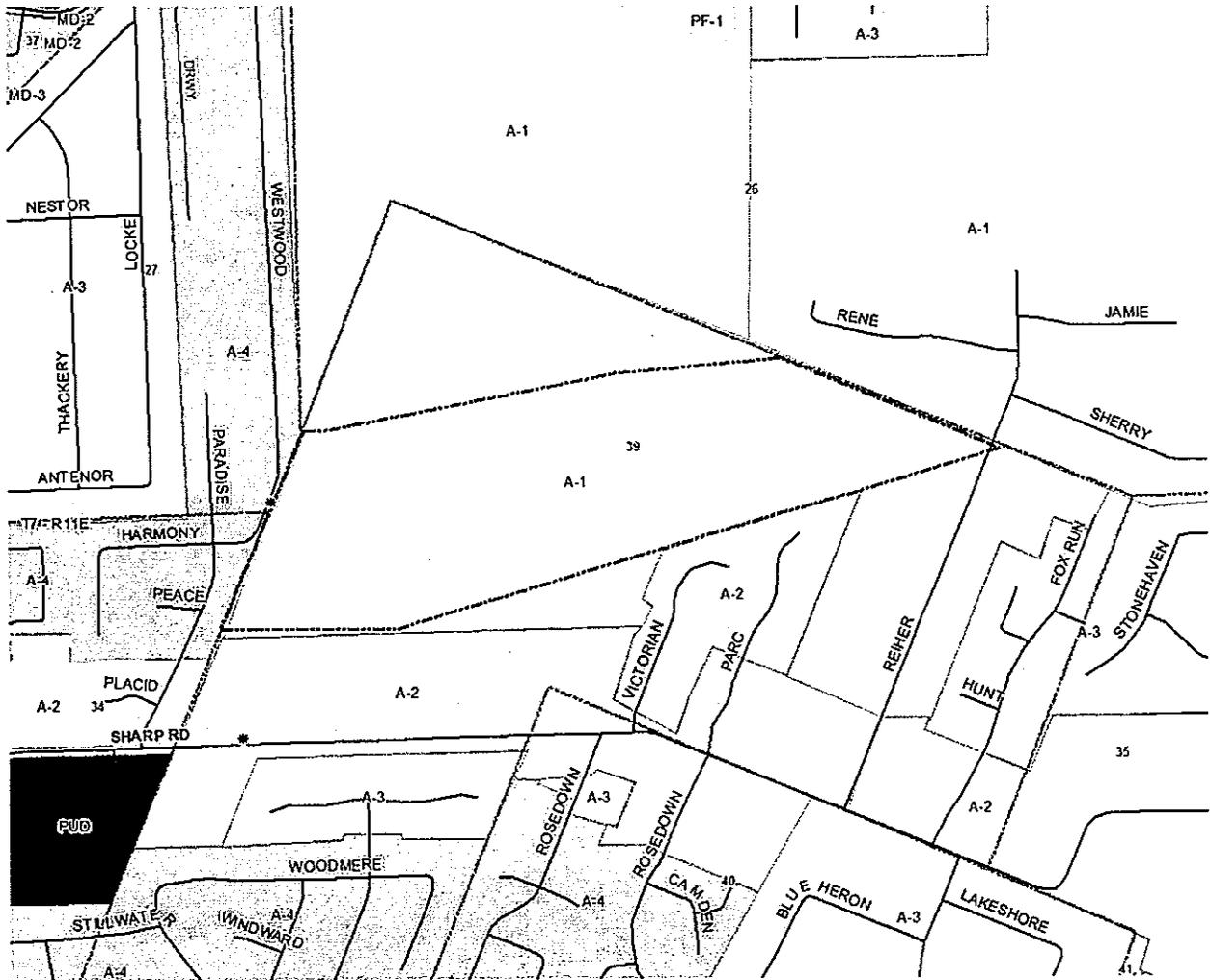
PETITIONER: Jeffrey D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

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

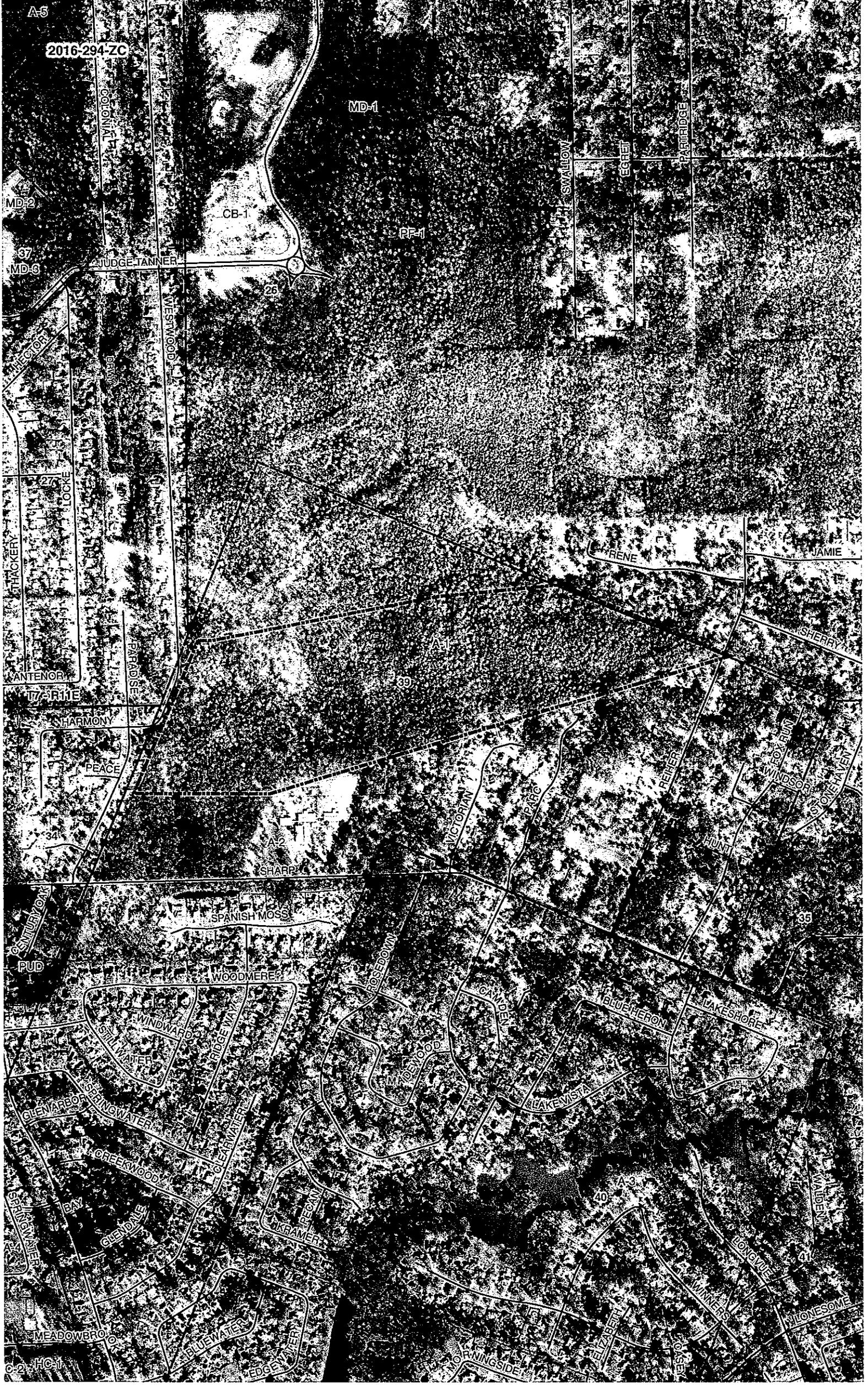
LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District

SIZE: 89.5501 acres



A-5

2016-294-ZC



0 1,500 Feet



## ZONING STAFF REPORT

Date: 7/25/2016  
Case No.: 2016-295-ZC  
Prior Action: Postponed (07/05/16)  
Posted: 7/20/2016

Meeting Date: 8/2/2016  
Determination: Approved, Amended, Postponed, Denied

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### 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

**SIZE:** 104.17 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Residential Church	A-3 Suburban District 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. 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

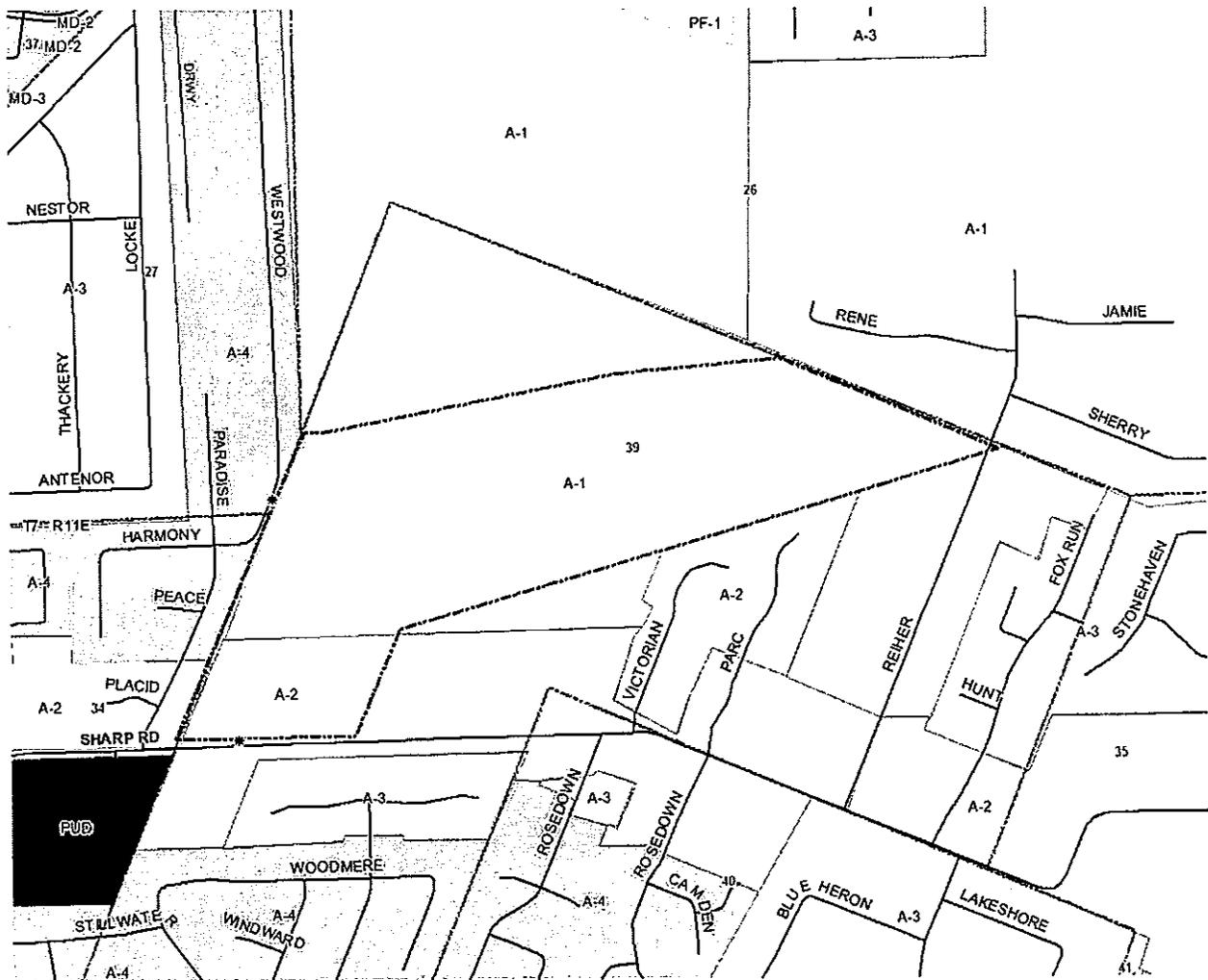
PETITIONER: Jeffery D. Schoen

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

SIZE: 104.17 acres



A-5

2016-295-ZC

MD-1

CB-1

PF-1

MD-2

MD-3

MD-4

MD-5

MD-6

MD-7

MD-8

MD-9

MD-10

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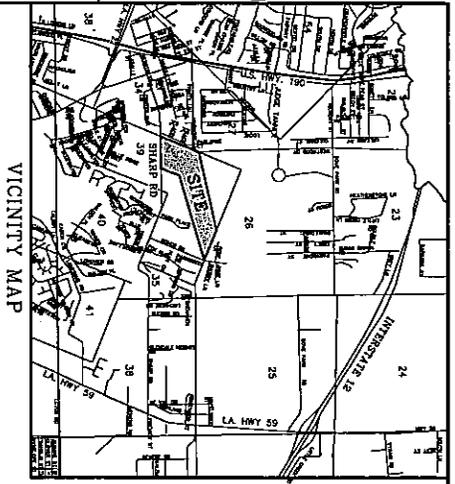
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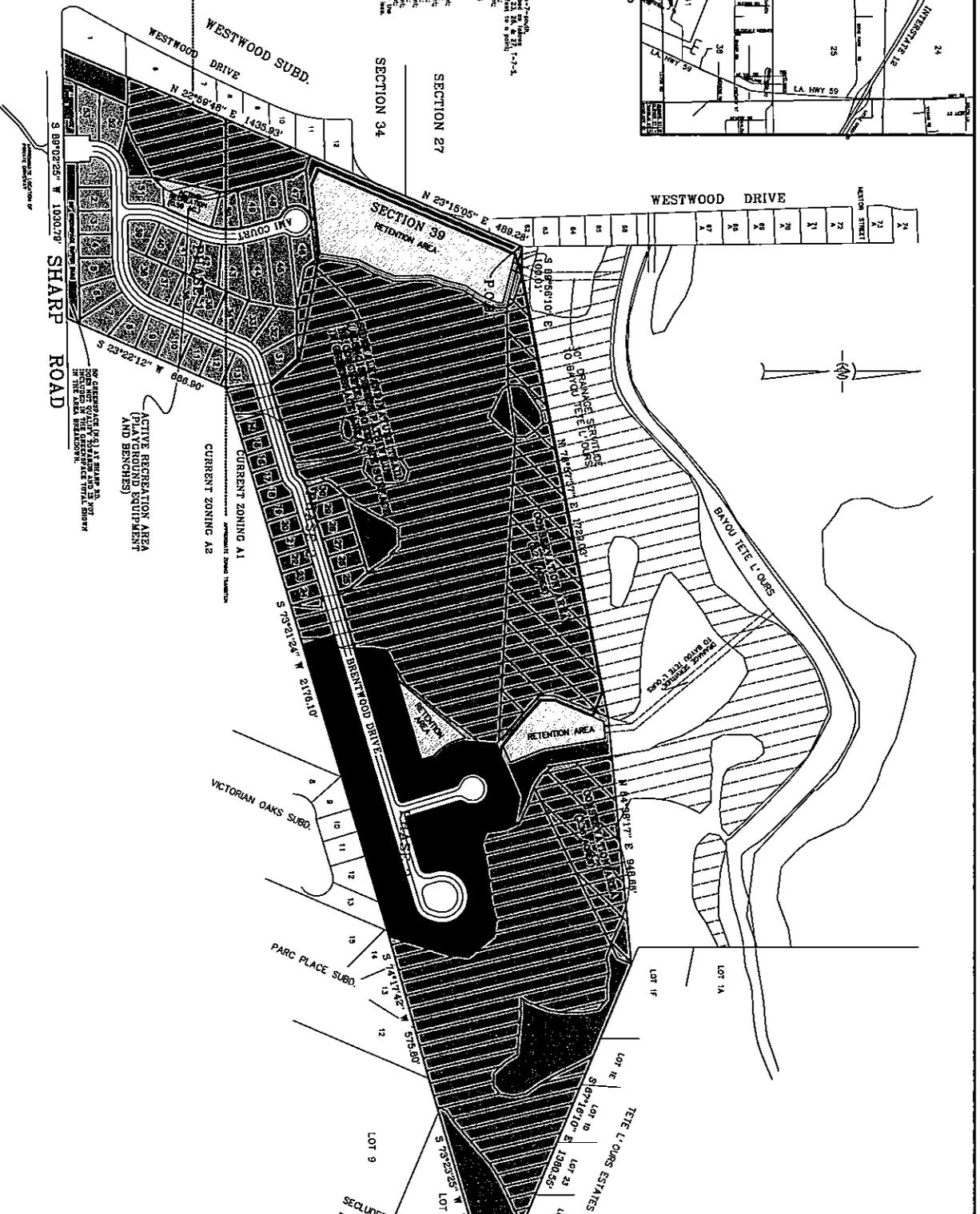
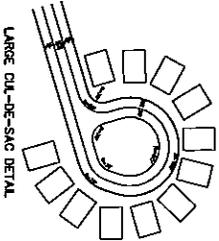
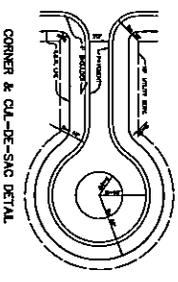
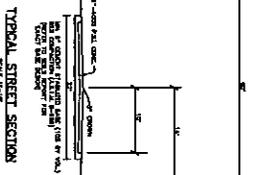
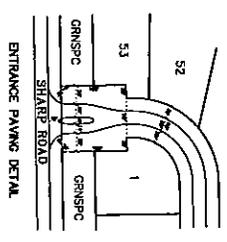
MD-319

MD-320

2016-295-20



**LEDA, DECISION: BRIGHTWOOD DRIVE CHANGE**  
 Report 11. A set of plans of General Land Office No. 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



- MINIMUM RESTRICTIONS CONTINUED**
1. EACH LOT SHALL BE CONSIDERED AS A SEPARATE UNIT AND SHALL BE DEVELOPED IN ACCORDANCE WITH THE ZONING AND MAPS OF THE DISTRICT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO EACH LOT.
  2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO EACH LOT.
  3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO EACH LOT.
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  10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO EACH LOT.
  11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO EACH LOT.

**BUILDING SETBACKS**

60'-85' WIDE LOTS	FRONT	25'
	REAR	20'
90'-100' WIDE LOTS	FRONT	30'
	REAR	25'

- PHASE 1** = 90'-100' WIDE LOTS - 36 UNITS
- PHASE 2** = 80'-85' WIDE LOTS - 17 UNITS
- PHASE 3** = GARDEN HOME SITES - 50 UNITS (45' x 65')

**AREA BREAKDOWN**

TOTAL AREA	104.17 ac.
TOTAL GREENSPACE	71.48 ac. (68%)
NET (W-1/2 POND)	68.45 ac. (65%)
RECREATION	1.97 ac. (1.9%)
ACTIVE PLAYGROUND	0.59 ac. (0.6%)
PASSIVE PARK (6000')	0.72 ac. (0.7%)
PHASES AND COMPLETION DATES	
PHASE 1	JUNE 2017
PHASE 2	JUNE 2018
PHASE 3	JUNE 2019

**NOTES:**

1. ALL UTILITIES AND SERVICES SHALL BE PROVIDED BY THE DEVELOPER.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO EACH LOT.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO EACH LOT.
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**BRENTWOOD ESTATES**

A KINDRED SUBDIVISION IN SECTION 39, T-29-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

**KELLY J. HARRIS & ASSOC. INC.**  
 845 CALVEZ ST. - WABDEVILLE, LA.

DATE	DESCRIPTION	BY	DATE
03-28-18	PRELIMINARY PLAN	JH	03-28-18
06-27-18	FINAL PLAN	JH	06-27-18
07-12-18	REVISION	JH	07-12-18



2016-295-EC



**Kelly McHugh**  
&  
Associates, Inc.

June 30, 2016

St. Tammany Parish  
Department of Development

Re: Brentwood Estates

Ron

In response to the Planned Unit Development Staff Comments of June 28, 2016 the following addresses each comment.

1. The name will be revised to "Brentwood Estates"
2. A detail of the entrance roadway has been added to show dimensions and conformity to 499 regulations.
3. The developer is requesting a waiver of the maximum Cul-De-Sac length
4. The developer is requesting a waiver of the maximum Block length
5. Street names have been added and an email sent to the 911 addressing office to confirm no duplications
6. Details of the two types of Cul-De-Sac have been added to the plan

We trust the above sufficiently addresses your comments. Please phone us at 626-5611 if you have any questions.

Sincerley

Kelly J. McHugh, PE

Sdata/text/BRENTWOOD PUD REPLY LETTER

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors

2016-295-20

**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  Tittle 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-ZC

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

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

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

If yes, please explain? \_\_\_\_\_

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

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

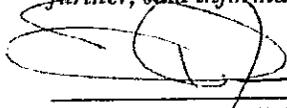
*(Does the proposed subdivision development...)*

- 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:

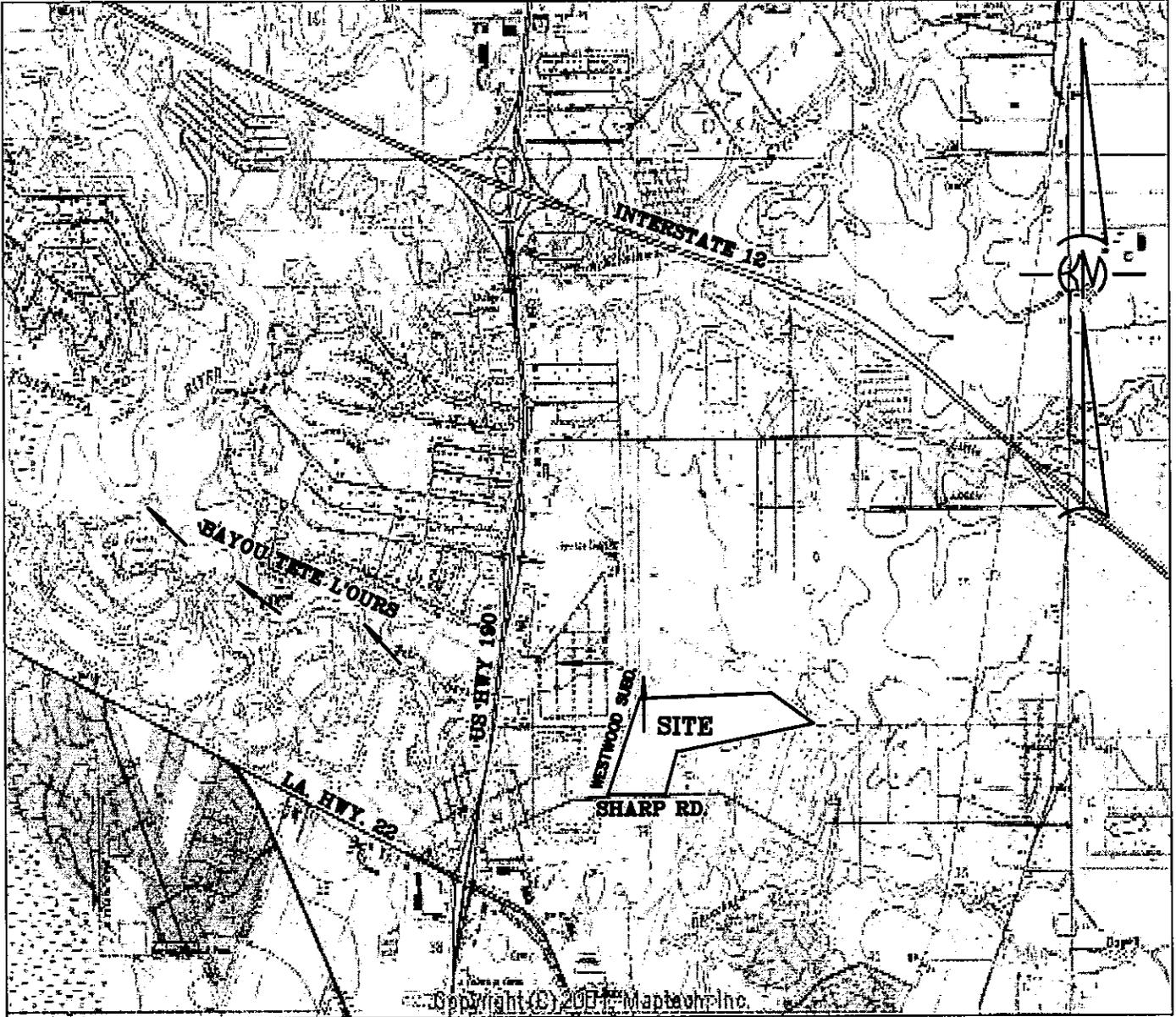
- air Quality .....  Yes  No
- noise .....  Yes  No
- water Quality .....  Yes  No
- contamination of any public or private water supply .....  Yes  No
- ground water levels .....  Yes  No
- flooding/inundation .....  Yes  No
- erosion .....  Yes  No
- sedimentation .....  Yes  No
- rare and/or endangered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

PLANNED UNIT DEVELOPMENT STAFF COMMENTS  
FOR BRENTWOOD  
(as of June 28, 2016)

Please see comments below relative to the above captioned development scheduled for the July 5<sup>th</sup>, 2016 Zoning Commission meeting:

1. Brentwood is already an existing subdivision within the parish; therefore, the developer will need to come up with another name or augment the name such as "Brentwood Estates".
2. Inset detail of the entrance road does not depict the width of the two lane exit lanes on the other side of the median. Sec. 40-032.0, 3., Ord. No. 499, requires an 80' x 100' minimum right-of-way at the entrance to all subdivisions with only one ingress/egress. Said entrance must be depicted on the plat with an inset detail depicting the following minimum standards: The developer shall design at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide each egress travel lanes on the other side of the median.
3. Since distances are not provided on the site plan it's difficult to determine if the maximum cul-du-sac length for the first cul-du-sac street violates the 700' foot length.
4. Again, since distances are not provided on the site plan it's difficult to determine if the maximum block length for the main street violates the 1,500' length.
5. Street names should be provided on the site plan; and only after checking with the 911 addressing office (985-898-4911) for names that are not duplicated.
6. A typical inset on the site plan need to be depicted for the roadway width and radius for the cul-du-sacs. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius and 20' wide street for the roadway.

## ZONING STAFF REPORT

Date: 7/25/2016  
Case No.: 2016-314-ZC  
Posted: 7/20/2016

Meeting Date: 8/2/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Frank D. Lamier

**OWNER:** Alexander Milne Development Services - Frank D. Lamier

**REQUESTED CHANGE:** From MD-1 Medical Residential District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21; S5, T6S, R12E; Ward 5, District

**SIZE:** 1.199 acres

---

### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Private

**Road Surface:** Concrete

**Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	MD-1Medical Residential
East	Residential	MD-1Medical Residential
South	Undeveloped	MD-1Medical Residential
West	Commercial / Office	MD-1Medical Residential

##### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

##### COMPREHENSIVE PLAN:

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

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from MD-1 Medical Residential District to HC-2 Highway Commercial District. This site is located on Milne Circle, east of Alexander Drive & LA Highway 21. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The site is currently developed as residential assisted living facility for residents who are intellectually and physically challenged in their daily activities. Staff does not have any compelling reason to recommend approval to the request considering that there are no parcel of land zoned HC-2 Highway Commercial Zoning District and/or commercial uses in the immediate vicinity of the site.

Note that the objective of the request is to allow for the operation of a restaurant to be open to the general public.

##### STAFF RECOMMENDATION:

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

Case No.: 2016-314-ZC

PETITIONER: Frank D. Lamier

OWNER: Alexander Milne Development Services - Frank D. Lamier

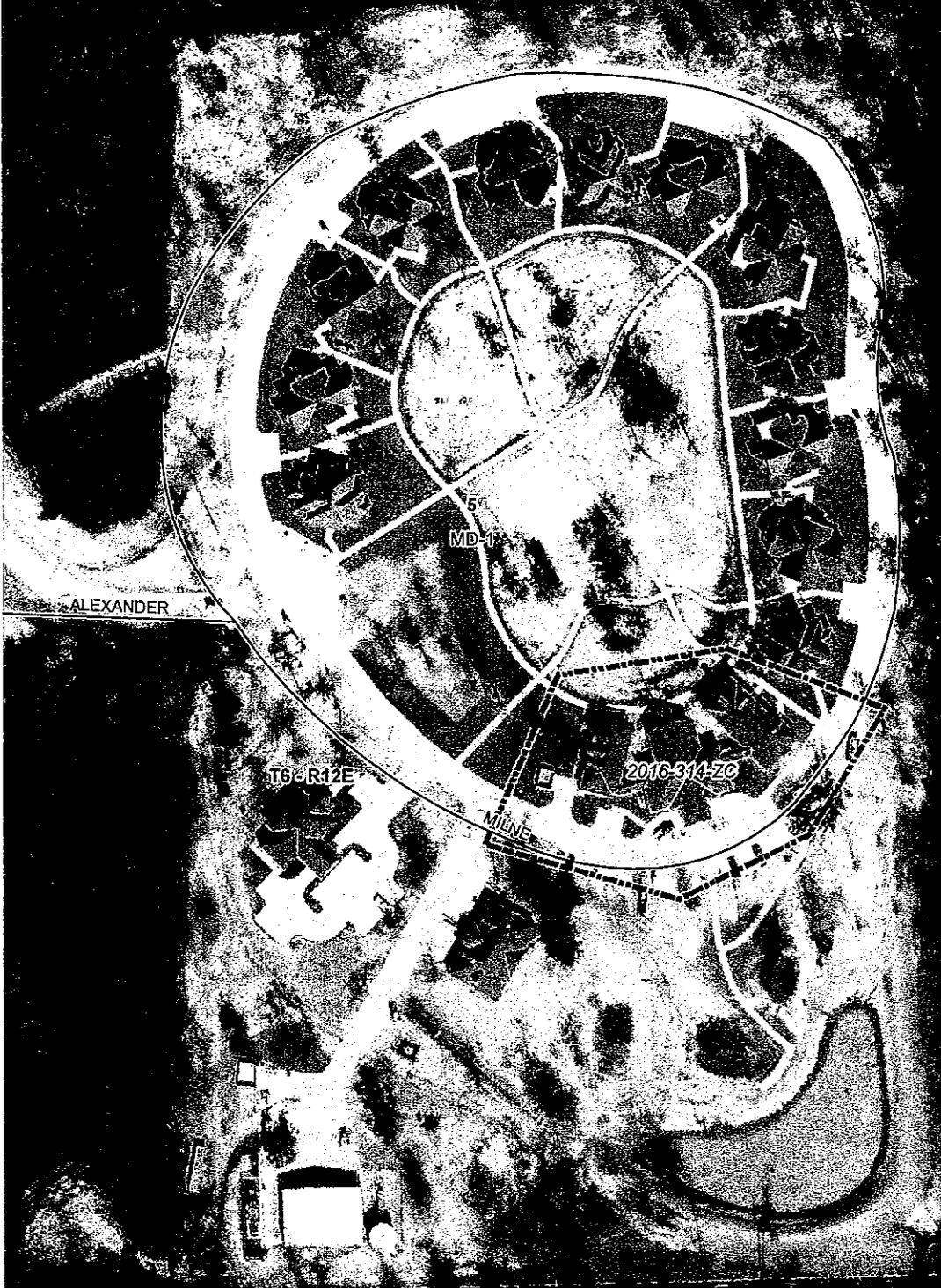
REQUESTED CHANGE: From MD-1 Medical Residential District to HC-2 Highway Commercial District

LOCATION: Parcel located on Milne Circle, east of Alexander Drive & LA Highway 21; S5, T6S, R12E; Ward 5, District

SIZE: 1.199 acres



2016-314-ZC



A-1A

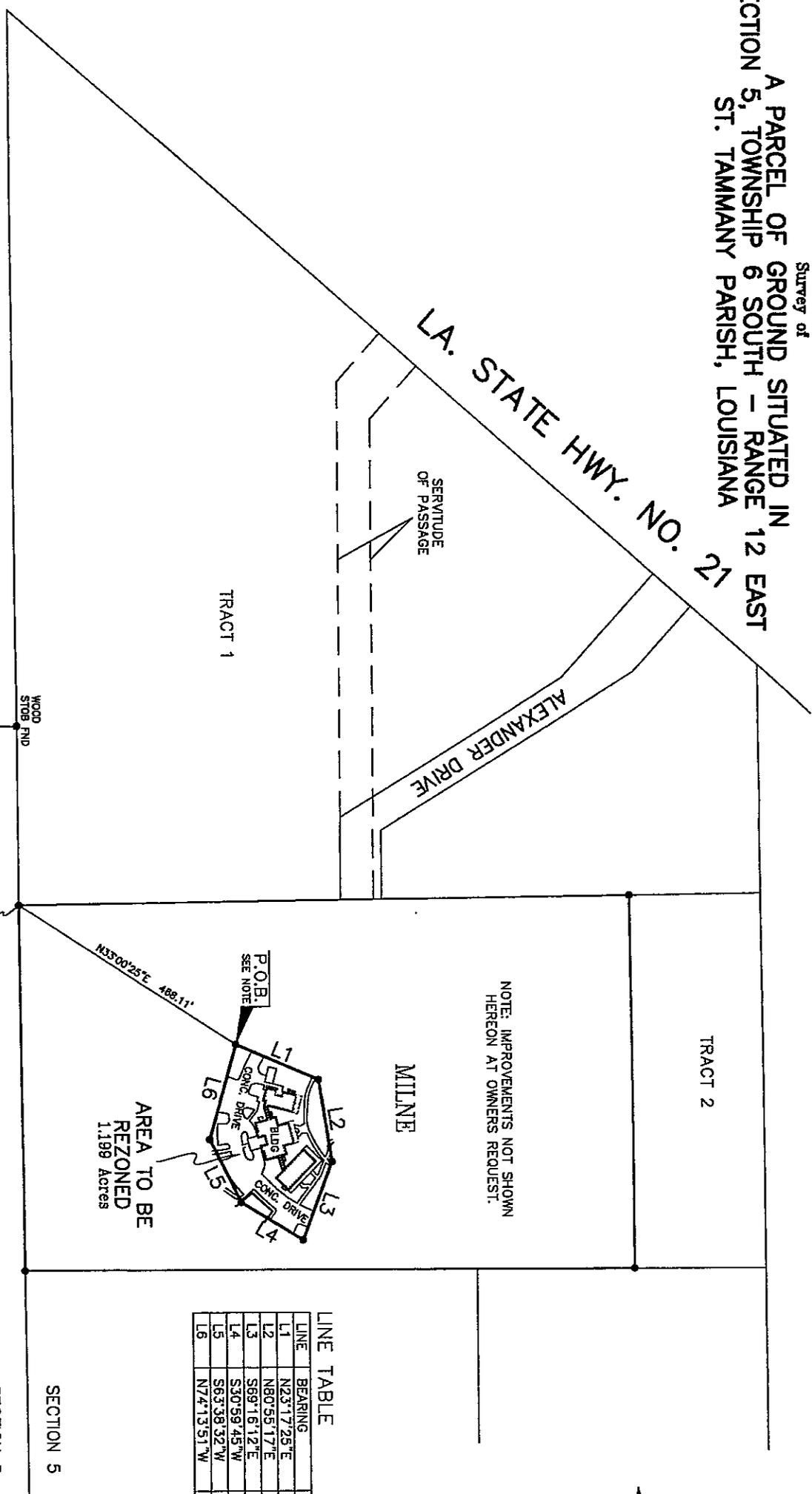
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0 300 Feet



2016-314-ZC

Survey of  
**A PARCEL OF GROUND SITUATED IN  
 SECTION 5, TOWNSHIP 6 SOUTH - RANGE 12 EAST  
 ST. TAMMANY PARISH, LOUISIANA**



NOTE: IMPROVEMENTS NOT SHOWN  
 HEREON AT OWNERS REQUEST.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N23°17'25"E	163.98'
L2	N80°55'17"E	151.04'
L3	S69°16'12"E	151.42'
L4	S30°59'45"W	131.63'
L5	S63°38'32"W	128.11'
L6	N74°13'51"W	179.78'

NOTE:  
 P.O.B. IS DESCRIBED AS BEING NORTH 33 DEGREES 00 MINUTES  
 25 SECONDS EAST, 468.11 FEET FROM THE 1/4 SECTION CORNER  
 OF SECTIONS 5 & 8.  
 8" WOOD POST FOUND WITH 1/2" IRON ROD INSIDE

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
 FORTH IN THE DEEDS, PLATS, RECORDS AND RECORDS OF THE PUBLIC RECORDS OF THE  
 PARISH OF ST. TAMMANY, LOUISIANA. THE SURVEYOR HAS MADE  
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

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

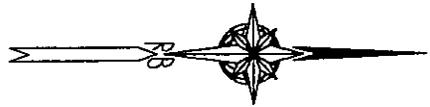
DEZALWY BROWN  
 REG. NO. 04586

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Geodetic • Forensic • Consultants

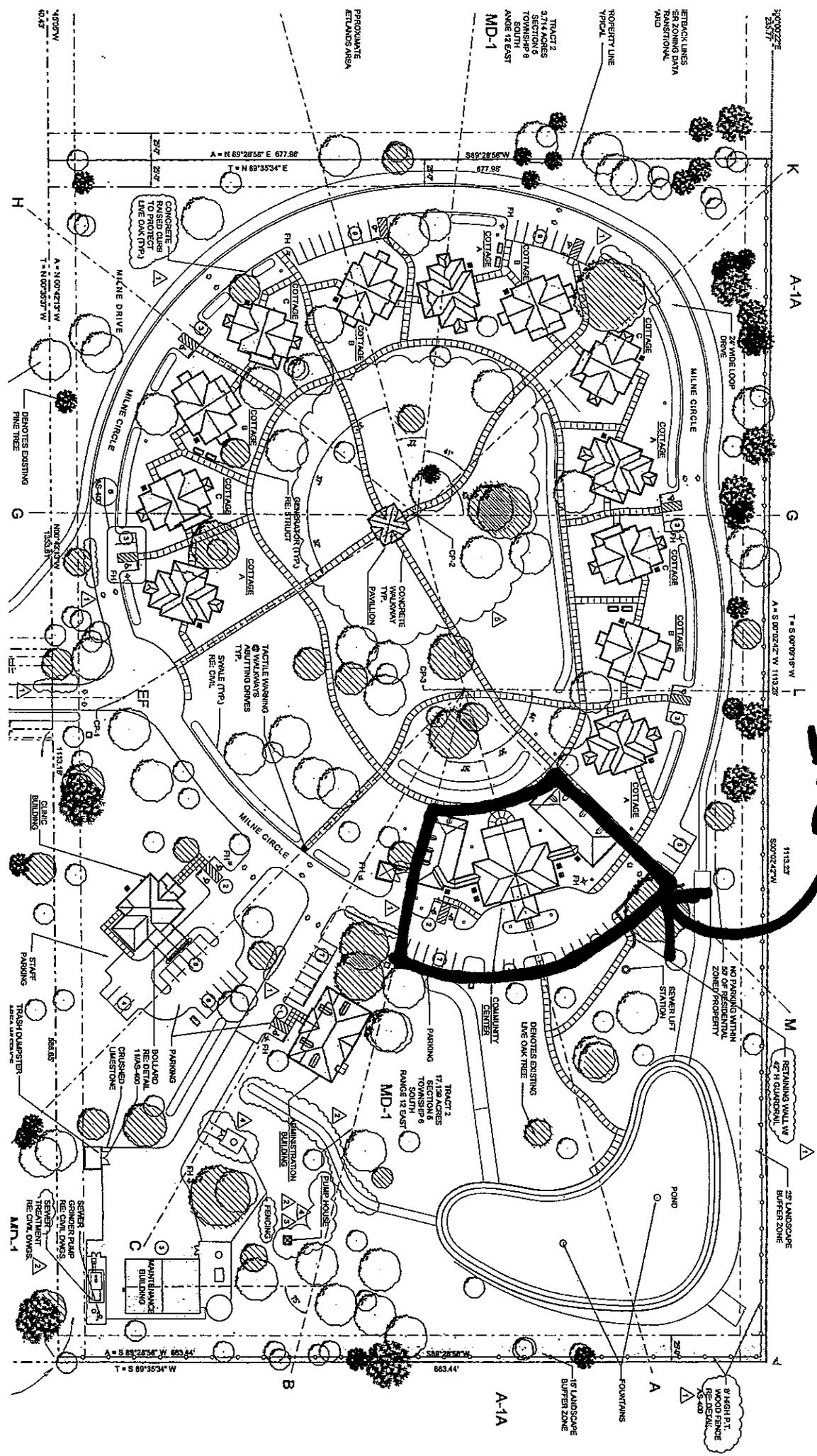
228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5886 FAX (985) 624-5909  
 E-MAIL: info@brownsurveyors.com

Date: JUNE 9, 2016  
 Survey No. 16509  
 Project No. .

Scale: 1"=200'  
 Drawn By: RJB  
 Reviewed:



2016-314-2C



**site**

TRACT #	STREET	10,800 SF OR 0.25 ACRES	17,100 SF OR 0.39 ACRES
TRACT 1	1.5	BUFFERS (EXTENDED INTO UNDEVELOPED AREAS PER HWY. ACCESS)	37,428 SF OR 1.18 ACRES
TRACT 2	17,100	SIDE YARD BUFFERS	37,428 SF OR 1.18 ACRES

REFERS TO LANDSCAPE DRAWINGS INCLUDED IN THIS VOLUME 0

PROPERTY LINE  
RETAINING WALLS  
EROSION CONTROL  
TRANSITION  
AND  
YARD

TRACT 2  
3.714 ACRES  
SECTION 6  
TOWNSHIP 8  
RANGE 12 EAST  
MD-1

TRACT 1  
1.5 ACRES  
SECTION 6  
TOWNSHIP 8  
RANGE 12 EAST  
MD-1

TRACT 2  
17,100 ACRES  
SECTION 8  
TOWNSHIP 8  
RANGE 12 EAST  
MD-1

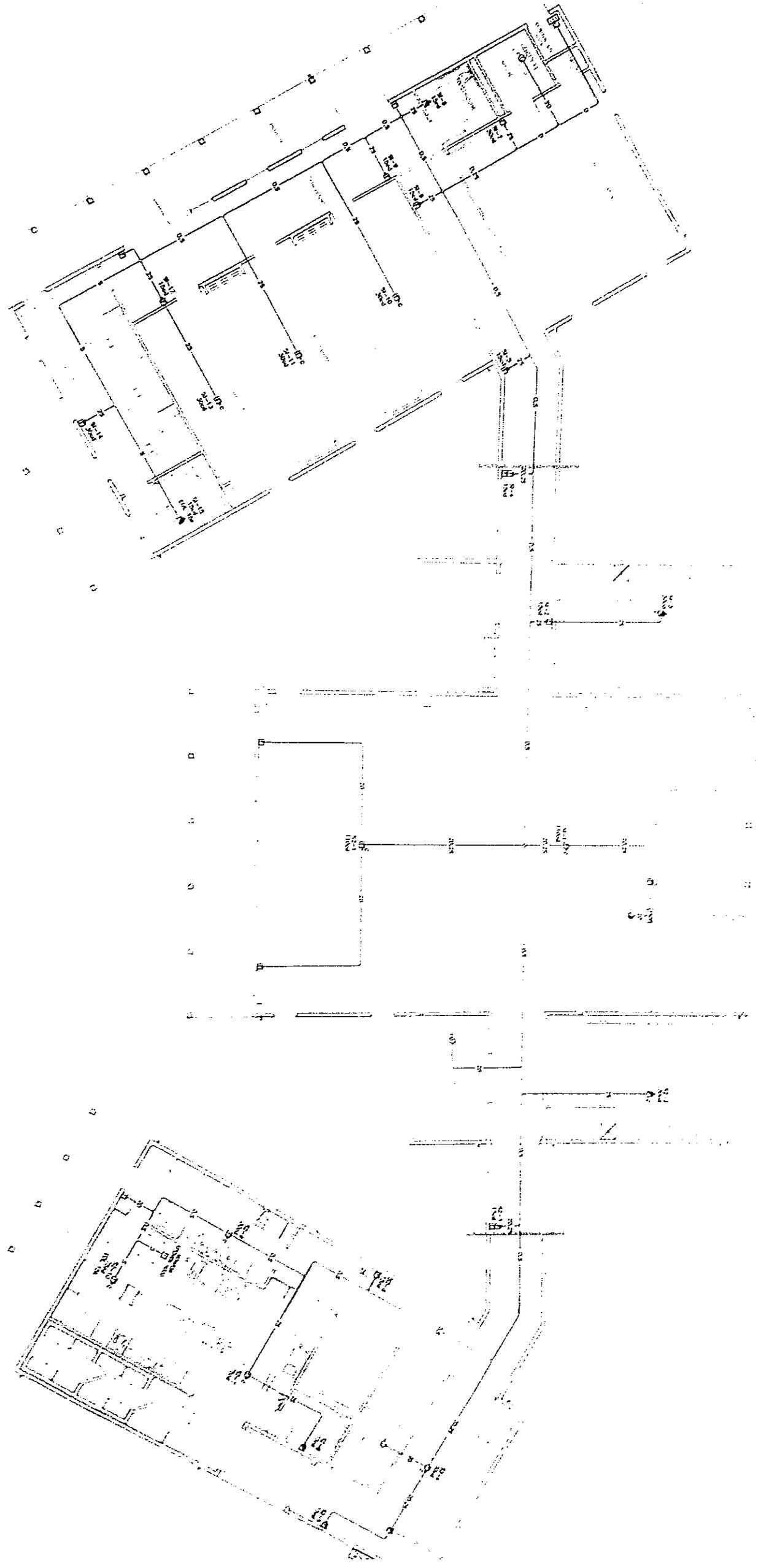
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TRACT 2  
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TRACT 1  
1.5 ACRES  
SECTION 6  
TOWNSHIP 8  
RANGE 12 EAST  
MD-1

TRACT 2  
17,100 ACRES  
SECTION 8  
TOWNSHIP 8  
RANGE 12 EAST  
MD-1

2016-314-2C



COMMUNITY CENTER  
 ALEXANDER MILL NE HOME FOR WOMEN  
 SCALE: 1/8" = 1'-0"



Case No.: 2016-316-ZC

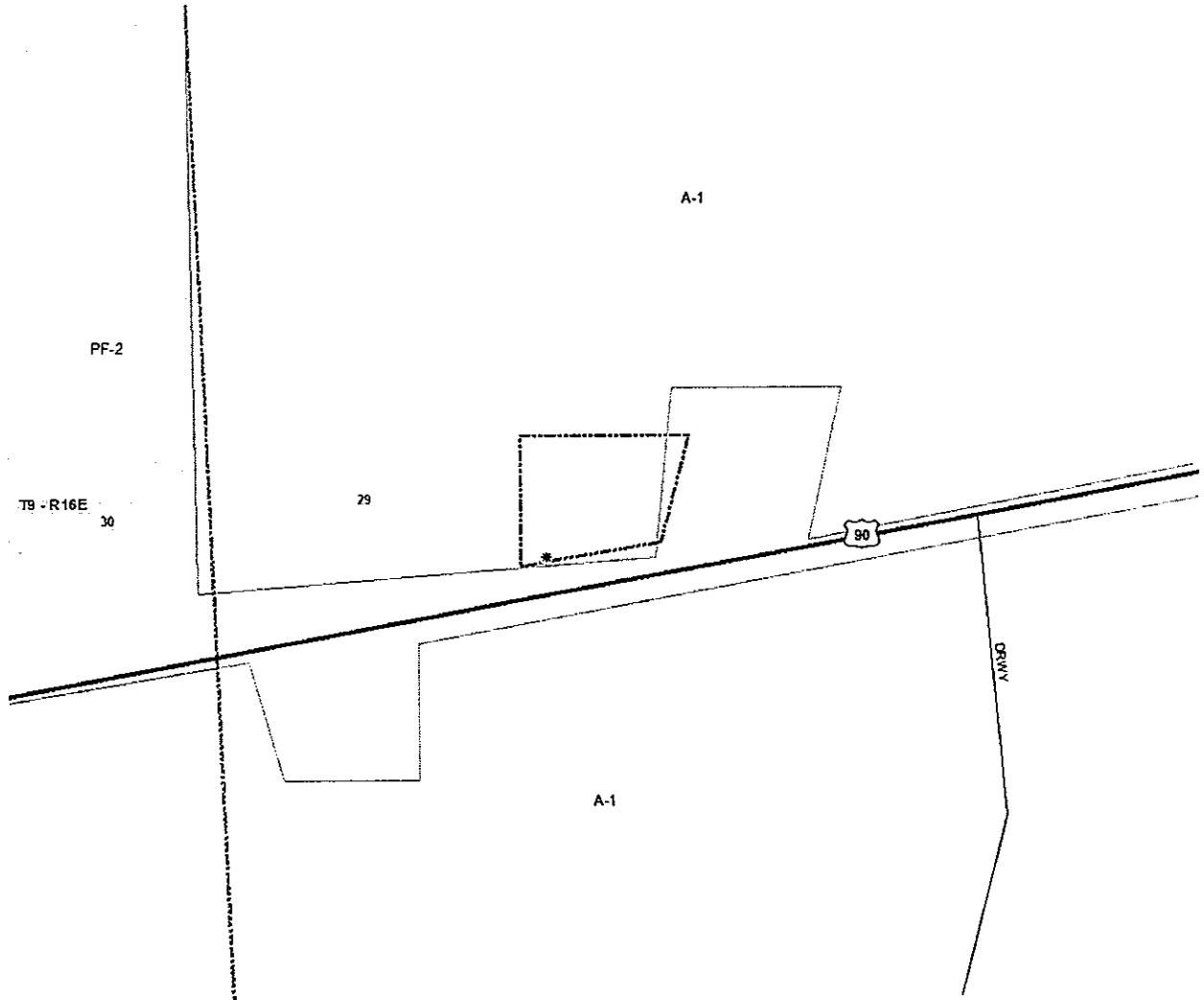
PETITIONER: Michael Ivic

OWNER: Succession of Danny K. Willingham c/o Madelynn Farmer

REQUESTED CHANGE: From A-1 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of US Highway 90, west of Honey Island Marina Road ; S29, T9S, R16E; Ward 8, District

SIZE: 1 acre



2016-316-Z0

A-1

29  
T9-R16E

2016-316-Z0

A-1

80

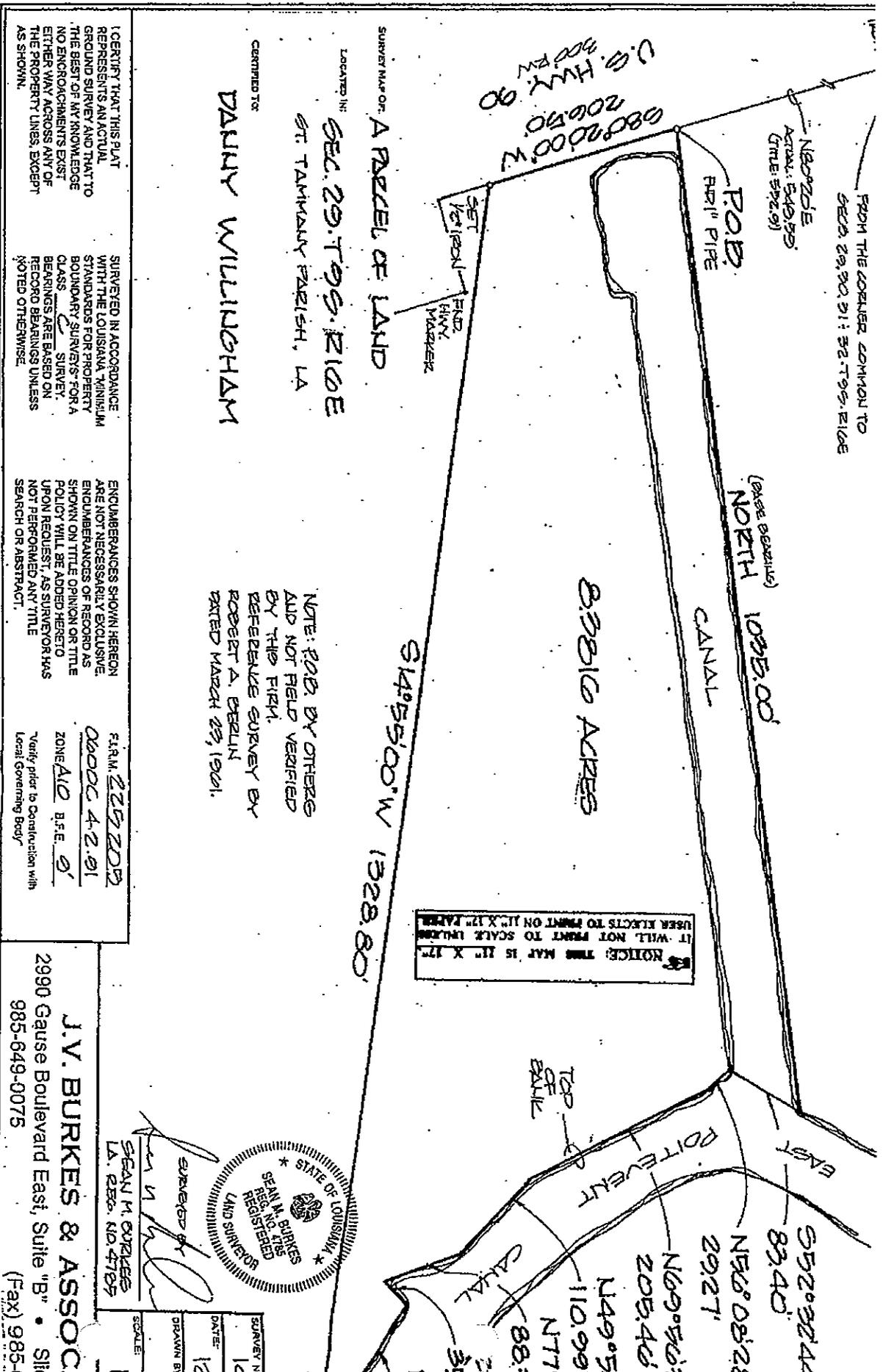
60

DRWY

PF-2



2016-316-2C



FROM THE CORNER COMMON TO SEC. 29, T. 9S, R. 12E

NEARBY  
Actual: 549.55  
Circle: 542.91

POB  
4 1/2" PIPE

(BASE BEARING)  
NORTH 1095.00'

CANAL

8.3810 ACRES

NOTICE: THIS MAP IS 11" X 17"  
IT WILL NOT PRINT TO SCALE UNLESS  
USER RECTS TO PRINT ON 11" X 17" PAPER

S149°55'00"W 1328.80'

NOTE: POB BY OTHERS  
AND NOT FIELD VERIFIED  
BY THIS FIRM.  
REFERENCE SURVEY BY  
ROBERT A. BRULIN  
DATED MARCH 23, 1961.

LOCATED IN:  
**SEC. 29, T. 9S, R. 12E**  
ST. TAMMANY PARISH, LA

CERTIFIED TO:  
**DANNY WILLINGHAM**

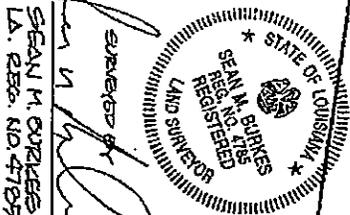
I CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS - FOR A CLASS 2 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.

FLRM: 229209  
0000 4-2-91  
ZONE: A10 B.S.E. 9'  
Verify prior to construction with Local Governing Body

**J.V. BURKES & ASSOC.**  
2990 Gause Boulevard East, Suite "B" • Slit  
985-649-0075 (Fax) 985-4



Surveyed by  
*Sean M. Burkess*

SURVEY NO	1C
DATE	12
DRAWN BY	
SCALE	1

## ZONING STAFF REPORT

**Date:** 7/25/2016  
**Case No.:** 2016-324-ZC  
**Posted:** 7/15/2016

**Meeting Date:** 8/2/2016  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Connie B. Cutrer

**OWNER:** Connie B. Cutrer, Sedrue Bickham, Jr., Donoray Bickham, Lester Ray Bickham, Darryl N. Bickham, Phillip Bickham, Bessie Bickham Goodlow

**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton; S21, T4S, R10E; Ward 2, District

**SIZE:** 5 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 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-1 Suburban District
East	Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

#### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay. This site is located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objections to the request.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District & MHO Manufactured Housing Overlay designation be approved.

Case No.: 2016-324-ZC

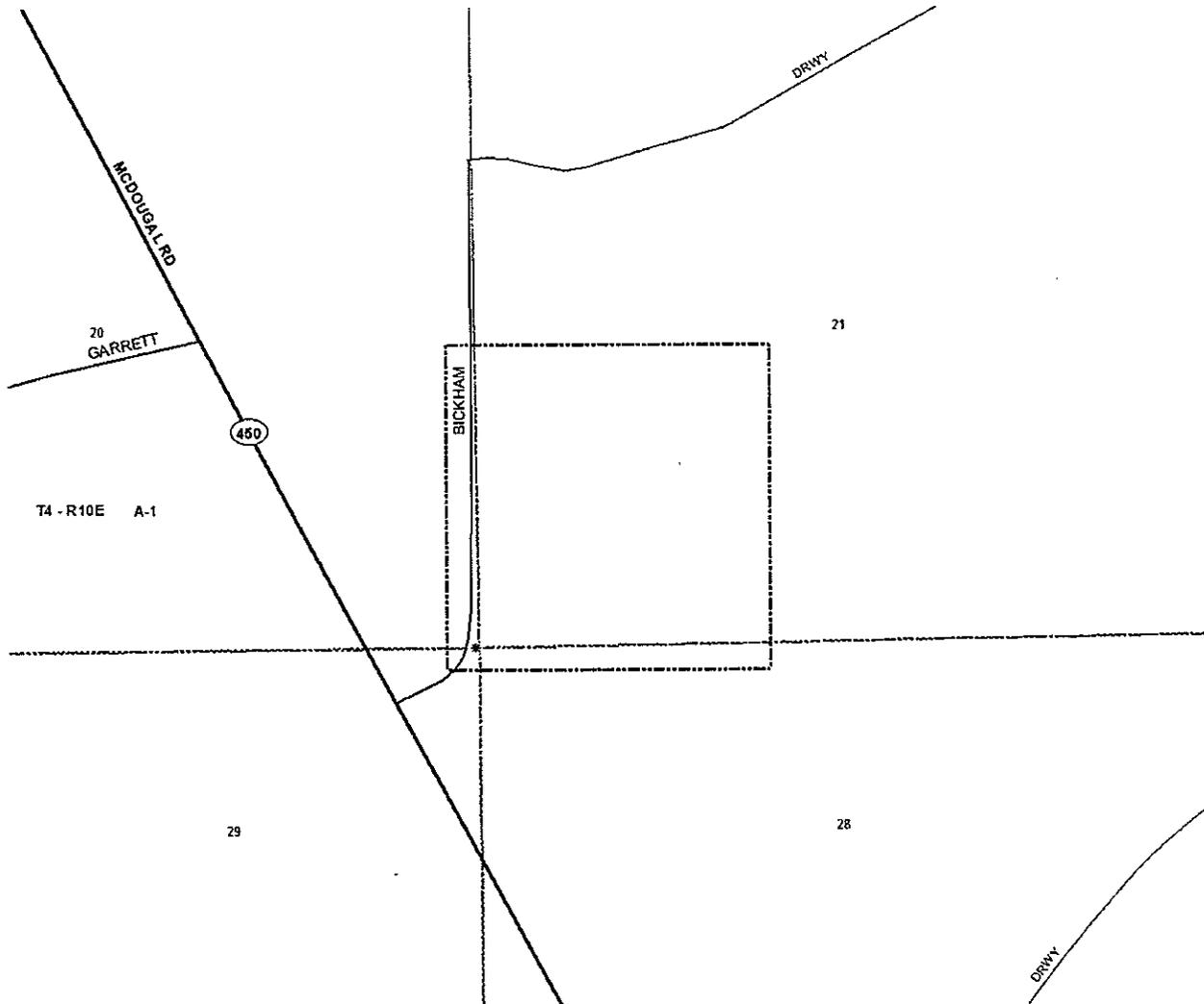
PETITIONER: Connie B. Cutrer

OWNER: Connie B. Cutrer, Sedrue Bickham, Jr., Donoray Bickham, Lester Ray Bickham, Darryl N. Bickham, Phillip Bickham, Bessie Bickham Goodlow

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton; S21, T4S, R10E; Ward 2, District

SIZE: 5 acres



2016-324-ZC



0 300 Feet





Case No.: 2016-325-ZC

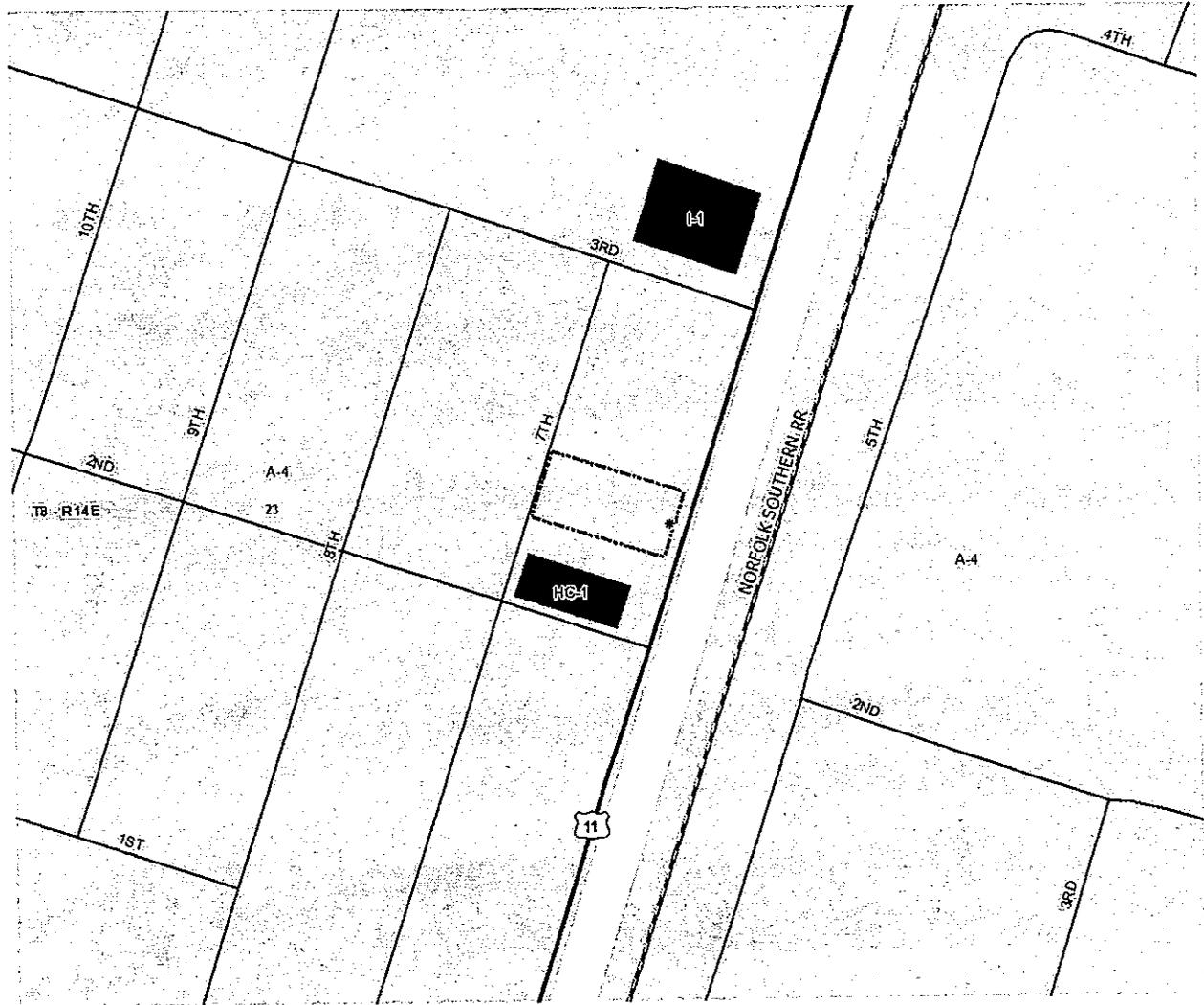
PETITIONER: Richard A. Trask

OWNER: Richard A. Trask

REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-1 Highway Commercial District

LOCATION: Parcel located on the west side of US Highway 11, north of North 2nd Avenue, south of North 3rd Avenue, being lots 6, 7, 12 & 13, Square 40, Town of Alton ; S23, T8S, R14E; Ward 8, District

SIZE: 20,000 sq.ft.

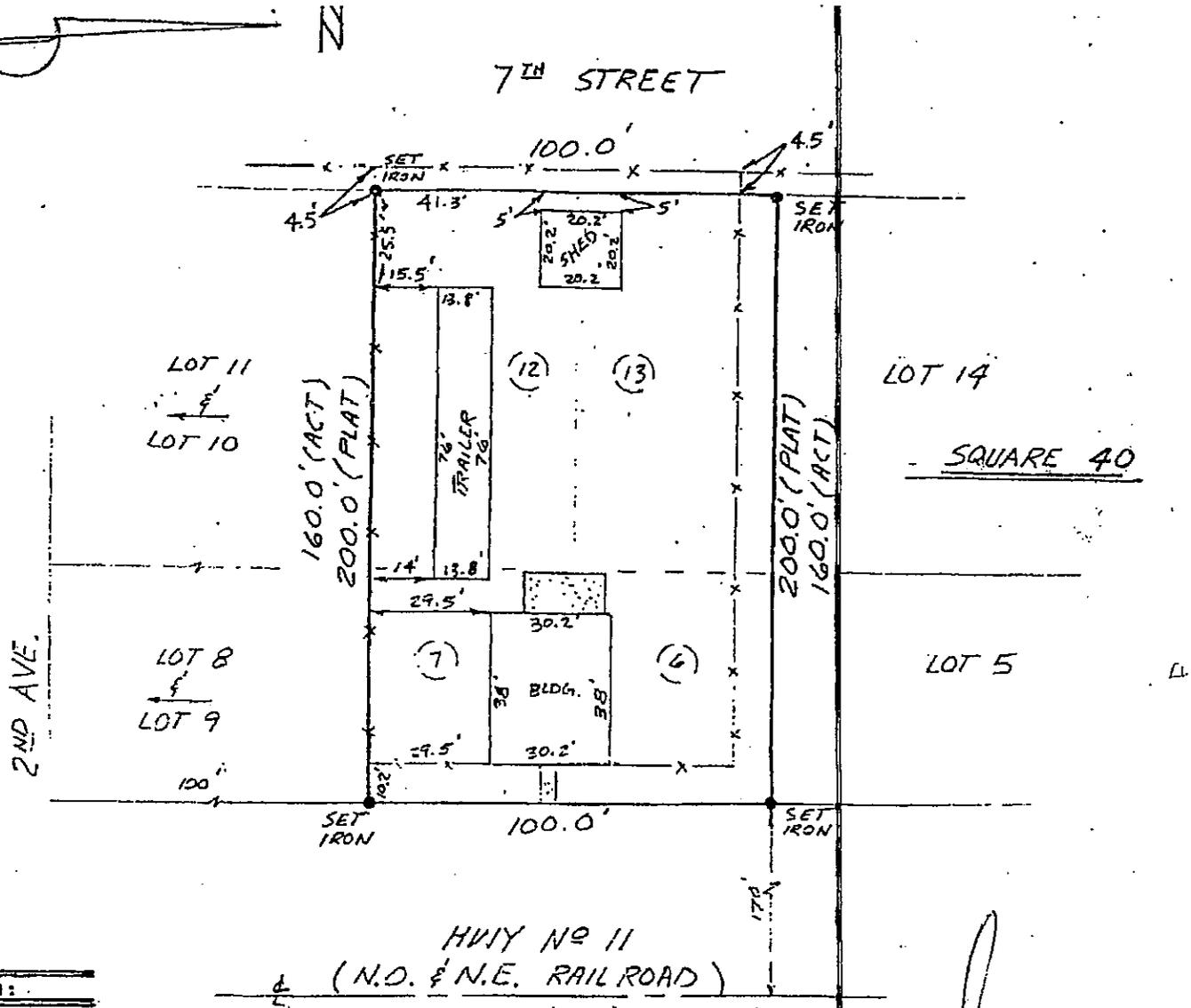
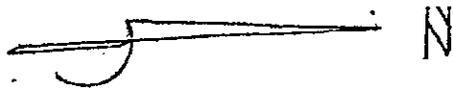


2016-325-ZC



0 200 Feet





Scale:

Survey Map

LOTS 6, 7, 12 & 13 -  
SQUARE 40 in ALTON SUBDIVISION

St. Tammany Parish, Louisiana.

for

HAROLD D. EALUM



Survey Number: 42777  
Date: APRIL 11, 1985  
Revision:

This Survey is Certified  
True and Correct by

Ivan M. Borgen  
No. 686