

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 6, 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 AUGUST 2, 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. 2016-294-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 08/02/2016 MEETING

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 06, 2016
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

2. 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 08/02/2016 MEETING

3. 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

POSTPONED FROM 08/02/2016 MEETING

4. 2016-329-ZC

Existing Zoning: A-3 Suburban District
Proposed Zoning: A-3 Suburban District & MHO Manufactured Housing Overlay
Acres: 22,500 sq. ft.
Petitioner: Roby Maser
Owner: Barbara A. Garcia
Location: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision, S32, T8S, R15E, Ward 8, District 9
Council District: 9

5. 2016-330-ZC

Existing Zoning: A-2 Suburban District
Proposed Zoning: PF-1 Public Facilities District
Acres: 7.08 acres
Petitioner: Jeffrey Schoen
Owner: Lambert Investments, Inc - Donald G. Lambert
Location: Parcel located on the north side of Harrison Avenue, west of Flowers Drive, S2, T7S, R11E, Ward 3, District 2
Council District: 2

ST. TAMMANY PARISH ZONING COMMISSION MEETING
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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

6. **2016-345-ZC**
Existing Zoning: A-1 Suburban District
Proposed Zoning: A-2 Suburban District
Acres: 5 acres
Petitioner: Robert A. & Dionne D. Mefford
Owner: Dionne J. Prestenback & Robert A. & Dionne D. Mefford
Location: Parcel located on the west side of LA Highway 25, north of LA Highway 450, being 85275 & 85271 Highway 25, Franklinton, S28, T4S, R10E, Ward 2, District 3
Council District: 3
7. **2016-346-ZC**
Existing Zoning: A-1 Suburban District & RO Rural Overlay
Proposed Zoning: A-2 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay
Acres: 1 acre
Petitioner: Louis H. Bonneval
Owner: Louis H. Bonneval
Location: Parcel located on the northeast corner of Green Valley Road & Major Lane, south of Stewart Road, S10, T6S, R10E, Ward 3, District 3
Council District: 3
8. **2016-351-ZC**
Existing Zoning: A-4 Single-Family Residential District
Proposed Zoning: ED-1 Primary Education District
Acres: 0.574 acres
Petitioner: Jeffrey D. Schoen
Owner: St. Tammany Parish School Board - W.L. "Trey" Folse
Location: Parcel located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton, S23, T8S, R14E, Ward 8, District 9
Council District: 9
9. **2016-352-ZC**
Existing Zoning: A-2 Suburban District
Proposed Zoning: A-4 Single-Family Residential District
Acres: 16.77 acres
Petitioner: Jim Lark
Owner: Larine B. Hart
Location: Parcel located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive, S15, T7S, R10E, Ward 1, District 4
Council District: 4

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. - TUESDAY, SEPTEMBER 06, 2016

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

10. **2016-353-ZC**
Existing Zoning: A-1 Suburban District
Proposed Zoning: A-2 Suburban District
Acres: 2 acres
Petitioner: Colman Nave
Owner: Glen & Chris Nave
Location: Parcel located on the north side of Theresa Nave Road, west of LA Highway 25, S15, T5S, R10E, Ward 2, District 3
Council District: 3

11. **2016-355-ZC**
Existing Zoning: A-1 Suburban District
Proposed Zoning: A-3 Suburban District
Acres: 82.759 acres
Petitioner: Toby Easterly
Owner: The Marietta Trust
Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3
Council District: 3

12. **2016-357-ZC**
Existing Zoning: A-1 Suburban District
Proposed Zoning: A-3 Suburban District & PUD Planned Unit Development Overlay
Acres: 82.759 acres
Petitioner: Toby Easterly
Owner: The Marietta Trust
Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3
Council District: 3

13. **ZC04-04-032**
Proposed Zoning: Major Amendment to the PUD Planned Unit Development Overlay
Acres: 32 acres
Petitioner: Penn Mill Place LLC
Owner: Penn Mill Place LLC
Location: Parcel located on the west side of Penn Mill Road, north of US Highway 190, S25, T6S, R10E & S30, T6S, R11E, Ward 3, District 3
Council District: 3

14. **ZC12-08-076**
Proposed Zoning: Major Amendment to the PUD Planned Unit Development Overlay
Acres: 14.6 acres
Petitioner: Paul Mayronne
Owner: The Garden Walk, LLC
Location: Parcel located on the north of Emerald Forest Blvd, east of Falconer Drive, S29, T6S, R10E, Ward 3, District 5
Council District: 5

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

- CP07-06-096PR - Use: Commercial Building - Variance Request**
Zoning: HC-2 (Highway Commercial) District
Use Size: 5477 sq.ft.
Petitioner: Duplantis Design Group/ Thomas Buckel
Owner: 3Z's Building Company, LLC
Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard; S47, T7S, R11E; Ward 1, District 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

DRAFT

**MINUTES OF THE
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

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Absent: Fitzmorris
Staff Present: Helen Lambert, Cara Bartholomew, Lauren Davis, Terry Hand, Deb Henton

CALL TO ORDER

The regular meeting of the St. Tammany Parish Zoning Commission was called to order by the Chairman, Dave Mannella.

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

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr Richard.

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

Randolph moved to approve, second by Doherty.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

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

ZONING MEETING MINUTES, CONT.

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell

Opposition: Bill Daniels, Tom Ballantine/Lonesome Road Coalition

Cazaubon moved to approve, second by Davis.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

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

**Petitioner for this case requests postponement until the September 6th, 2016 meeting.*

Davis moved to postpone, second by Doherty.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

**Note: Community meeting for this case will be held on Monday, August 15th, at 6:00pm in the Parish Council Chambers.*

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

**Petitioner for this case requests postponement until the September 6th, 2016 meeting.*

Richard moved to postpone, second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

ZONING MEETING MINUTES, CONT.

**Note: Community meeting for this case will be held on Monday, August 15th, at 6:00pm in the Parish Council Chambers.*

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Frank Lamier, Johanna Averill, and Linda Feringa/Milne Development Services, Richard Kivett/Mayor of Sun
Opposition: Wayne Wirth, John d'Hemecourt, and residents via signed petition

Davis moved to deny, second by Doherty.

Yea: Davis, Doherty
Nay: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Drumm, Randolph
Abstain:
Motion to deny failed.

Lorren moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Drumm
Nay: Davis, Doherty, Randolph
Abstain:

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Madelynn Farmer Opposition: none

Cazaubon moved to approve, second by Doherty.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph
Nay:
Abstain:

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

ZONING MEETING MINUTES, CONT.

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Connie Cutrer Opposition: none

Willie moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: none Opposition: none

Doherty moved to postpone, second by Randolph.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Doherty, Drumm, Randolph

Nay:

Abstain:

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella, Chairman

Case No.: 2016-294-ZC

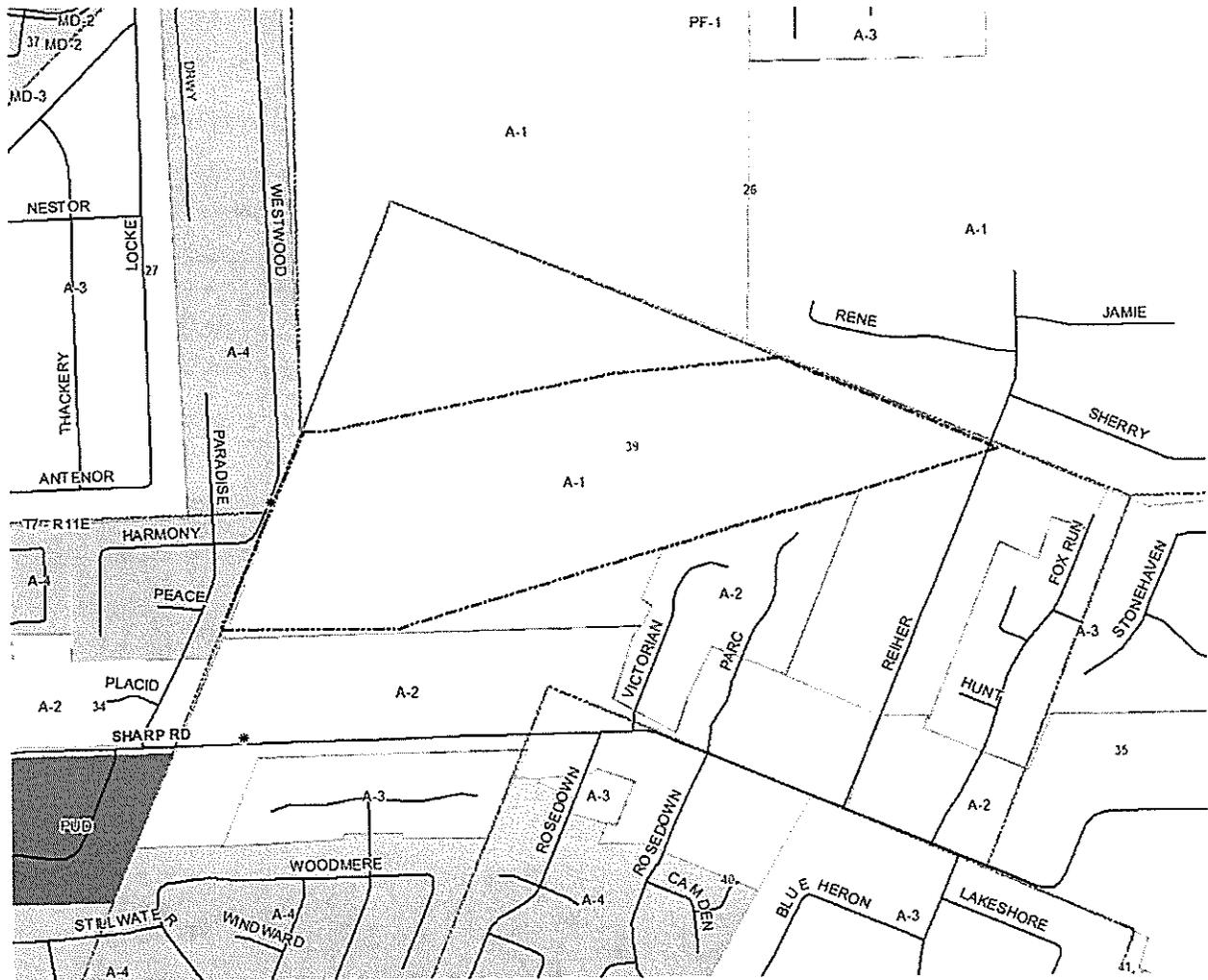
PETITIONER: Jeffrey D. Schoen

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



ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-295-ZC
Prior Action: Postponed (08/02/16)
Posted: 8/18/2016

Meeting Date: 9/6/2016
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

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 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

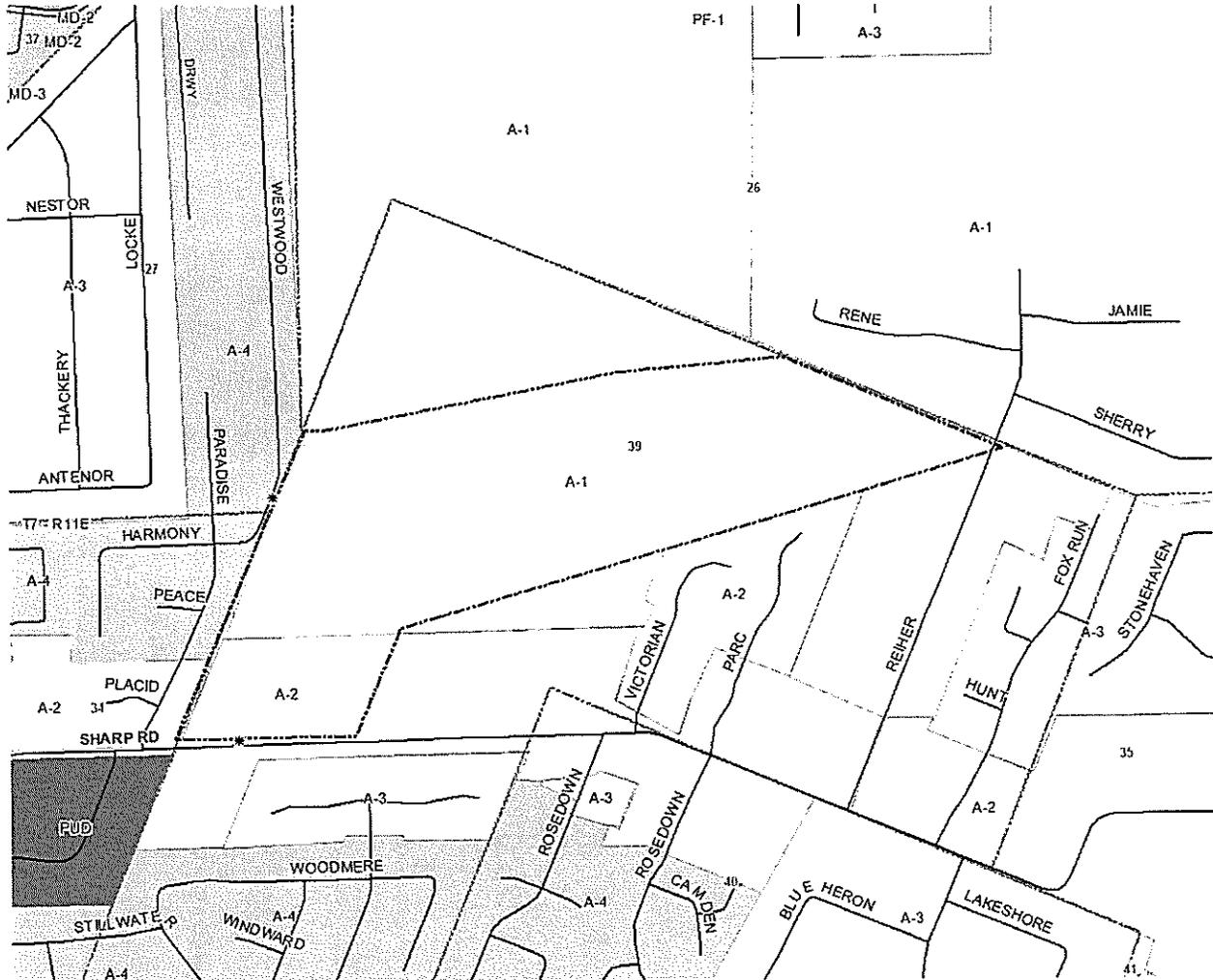
PETITIONER: Jeffery D. Schoen

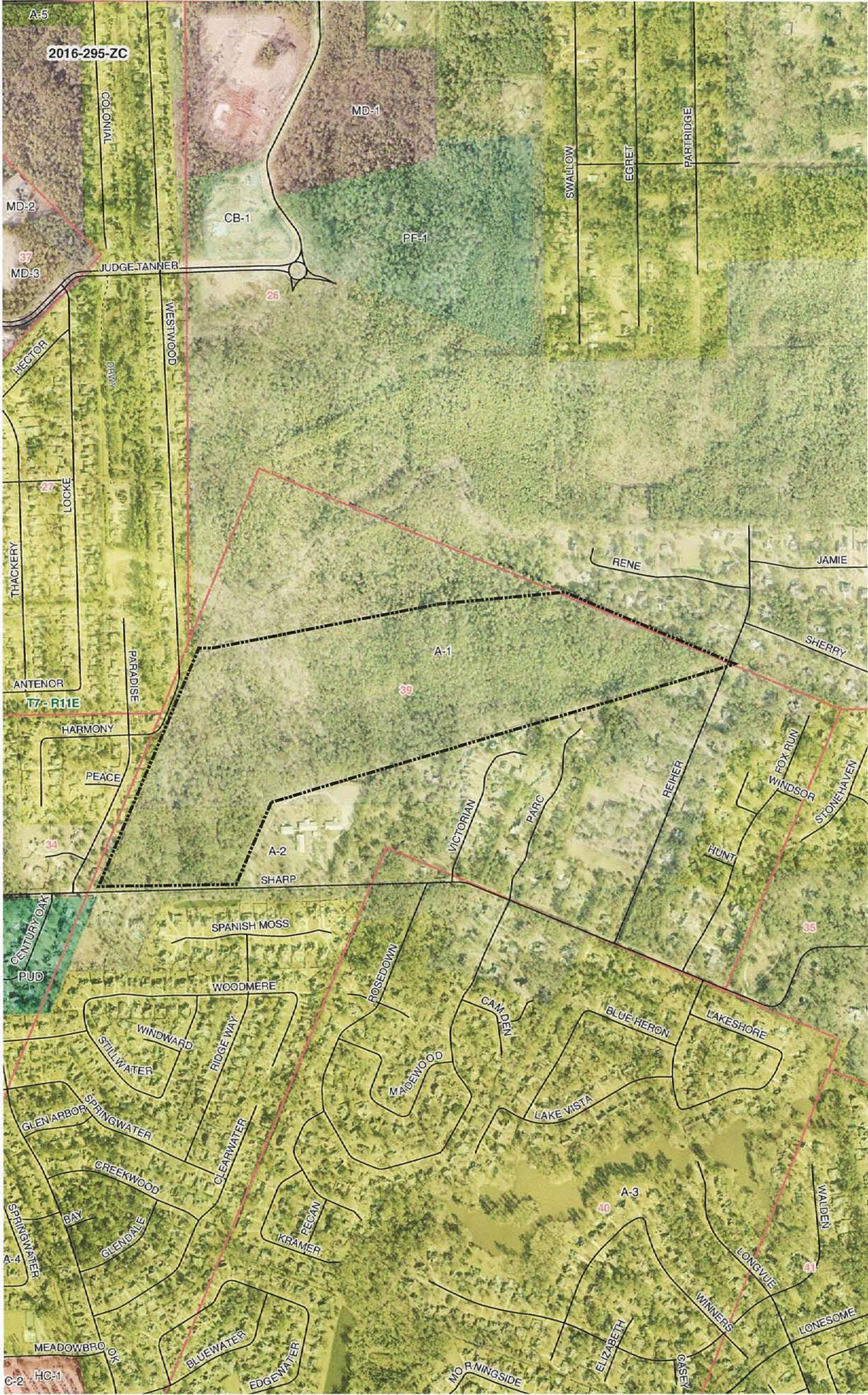
OWNER: Archdiocese of New Orleans - John L. Eckholdt

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





2016-295-ZC

MD-1

CB-1

PF-1

JUDGE TANNER

WESTWOOD

SWALLOW

EGRET

PARTRIDGE

MD-2

MD-3

HECTOR

THACKERY

T7-R11E

HARMONY

PEACE

CENTURY OAK

PUD

SPANISH MOSS

WOODMERE

ROSEDOWN

CAMDEN

BLUE HERON

LAKESHORE

MAIDENWOOD

LAKE VISTA

WINDWARD

RIDGE WAY

STILLWATER

GLEN ARBOR

SPRINGWATER

CREEKWOOD

CLEARWATER

PECAN

KRAMER

SPRINGWATER

BAY

GLENDALE

MEADOWBROOK

BLUEWATER

EDGEWATER

MO R. NINGSIDE

ELIZABETH

CASER

WINNERS

LONGWUE

WALDEN

LONESOME

RENÉ

JAMIE

SHERRY

A-1

A-2

SHARP

VICTORIAN

PARC

REIHER

HUNT

WINDSOR

STONEHAVEN

FOX RUN

A-5

MD-2

MD-3

HECTOR

THACKERY

T7-R11E

HARMONY

PEACE

CENTURY OAK

PUD

SPANISH MOSS

WOODMERE

ROSEDOWN

CAMDEN

BLUE HERON

LAKESHORE

MAIDENWOOD

LAKE VISTA

WINDWARD

RIDGE WAY

STILLWATER

GLEN ARBOR

SPRINGWATER

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BAY

GLENDALE

MEADOWBROOK

BLUEWATER

EDGEWATER

MO R. NINGSIDE

ELIZABETH

CASER

WINNERS

LONGWUE

WALDEN

LONESOME

RENÉ

JAMIE

SHERRY

A-1

A-2

SHARP

VICTORIAN

PARC

REIHER

HUNT

WINDSOR

STONEHAVEN

FOX RUN

A-5

MD-2

MD-3

HECTOR

THACKERY

T7-R11E

HARMONY

PEACE

CENTURY OAK

PUD

SPANISH MOSS

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MEADOWBROOK

BLUEWATER

EDGEWATER

MO R. NINGSIDE

ELIZABETH

CASER

WINNERS

LONGWUE

WALDEN

LONESOME

RENÉ

JAMIE

SHERRY

A-1

A-2

SHARP

VICTORIAN

PARC

REIHER

HUNT

WINDSOR

STONEHAVEN

FOX RUN

A-5

MD-2

MD-3

HECTOR

THACKERY

T7-R11E

HARMONY

PEACE

CENTURY OAK

PUD

SPANISH MOSS

WOODMERE

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BLUE HERON

LAKESHORE

MAIDENWOOD

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MEADOWBROOK

BLUEWATER

EDGEWATER

MO R. NINGSIDE

ELIZABETH

CASER

WINNERS

LONGWUE

WALDEN

LONESOME

RENÉ

JAMIE

SHERRY

A-1

A-2

SHARP

VICTORIAN

PARC

REIHER

HUNT

WINDSOR

STONEHAVEN

FOX RUN

A-5

MD-2

MD-3

HECTOR

THACKERY

T7-R11E

HARMONY

PEACE

CENTURY OAK

PUD

SPANISH MOSS

WOODMERE

ROSEDOWN

CAMDEN

BLUE HERON

LAKESHORE

MAIDENWOOD

LAKE VISTA

WINDWARD

RIDGE WAY

STILLWATER

GLEN ARBOR

SPRINGWATER

CREEKWOOD

CLEARWATER

PECAN

KRAMER

SPRINGWATER

BAY

GLENDALE

MEADOWBROOK

BLUEWATER

EDGEWATER

MO R. NINGSIDE

ELIZABETH

CASER

WINNERS

LONGWUE

WALDEN

LONESOME

RENÉ

JAMIE

SHERRY

A-1

A-2

SHARP

VICTORIAN

PARC

REIHER

HUNT

WINDSOR

STONEHAVEN

FOX RUN

A-5

MD-2

MD-3

HECTOR

THACKERY

T7-R11E

HARMONY

PEACE

CENTURY OAK

PUD

SPANISH MOSS

WOODMERE

ROSEDOWN

CAMDEN

BLUE HERON

LAKESHORE

MAIDENWOOD

LAKE VISTA

WINDWARD

RIDGE WAY

STILLWATER

GLEN ARBOR

SPRINGWATER

CREEKWOOD

CLEARWATER

PECAN

KRAMER

SPRINGWATER

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GLENDALE

MEADOWBROOK

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A-1

A-2

SHARP

VICTORIAN

PARC

REIHER

HUNT

WINDSOR

STONEHAVEN

FOX RUN

A-5

MD-2

MD-3

HECTOR

THACKERY

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

2016-295-22

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: LAND HOLDINGS 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

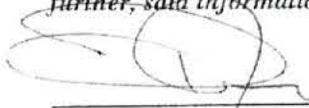
(Does the proposed subdivision development...)

- 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

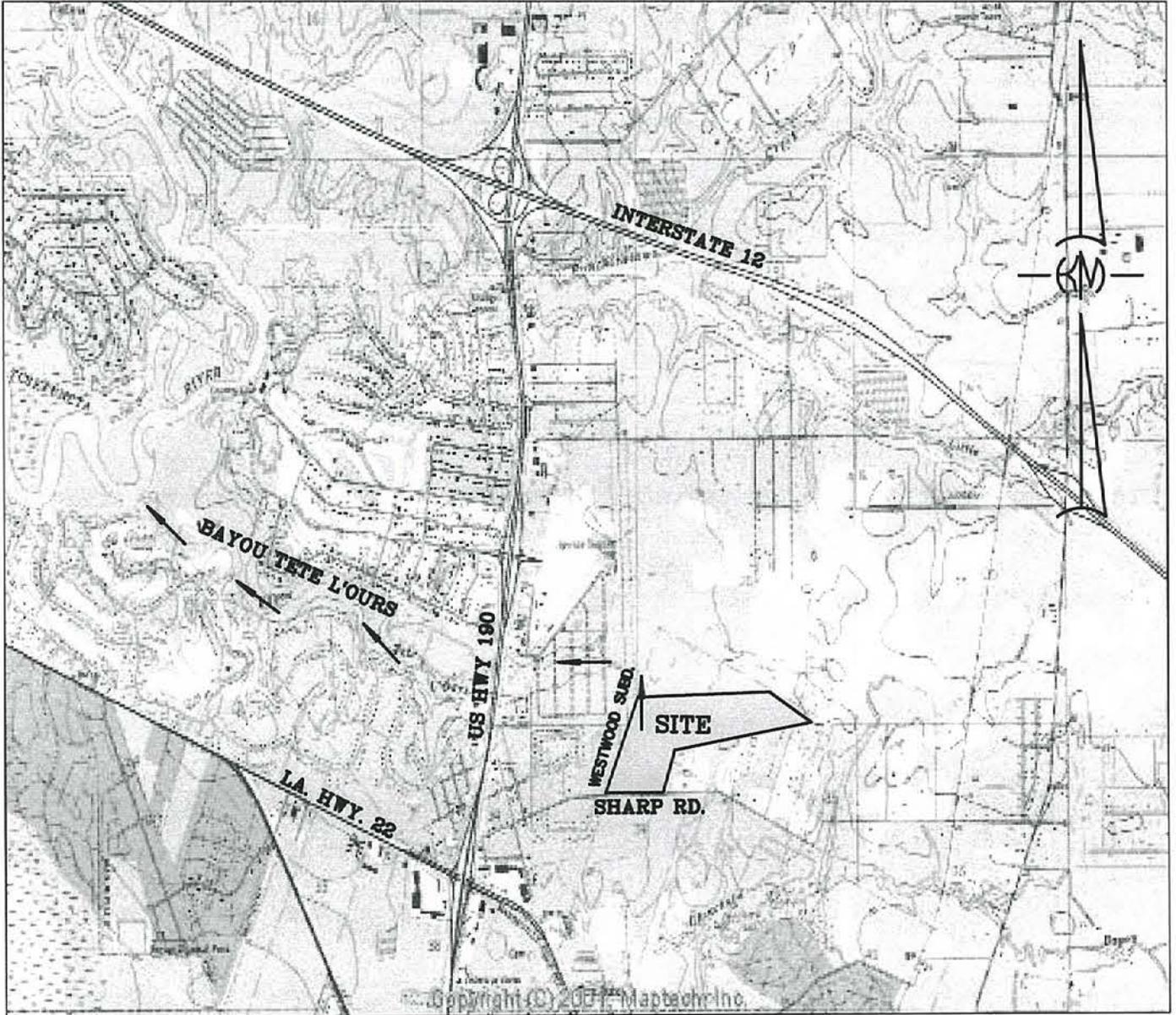
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



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:			

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 5th, 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.

Case No.: 2016-325-ZC

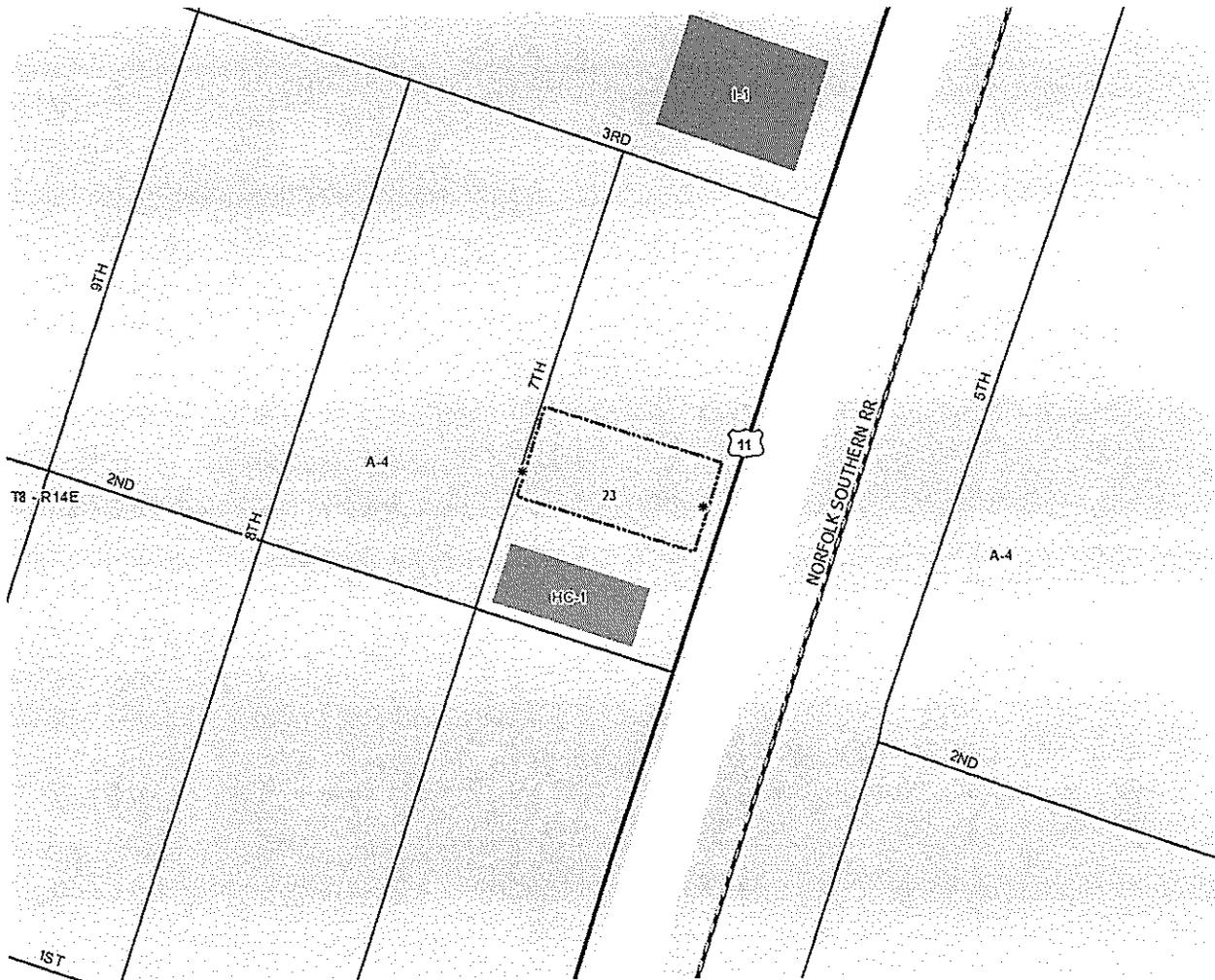
PETITIONER: Richard A. Trask

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 14

SIZE: 20,000 sq. ft.

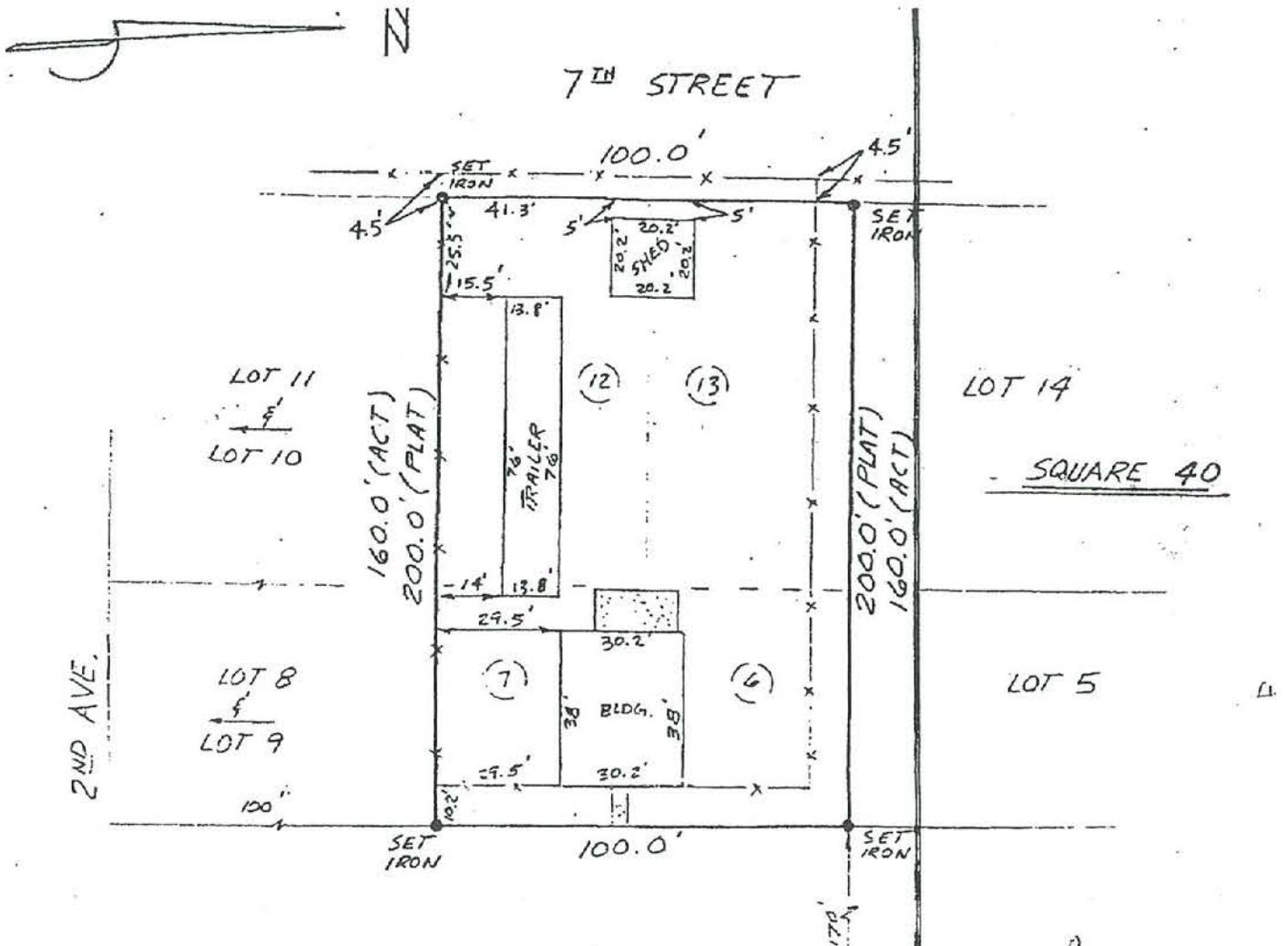


2016-325-ZC



0 200 Feet





Scale:

Hwy No 11
(N.O. & N.E. RAILROAD)

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

ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-329-ZC
Posted: 8/18/2016

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed,
Denied

GENERAL INFORMATION

PETITIONER: Roby Maser

OWNER: Barbara A. Garcia

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

LOCATION: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision; S32, T8S, R15E; Ward 8, District 9

SIZE: 22,500 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: None

Multi occupancy development: None

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 at the on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured housing. Staff has no objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2016-329-ZC

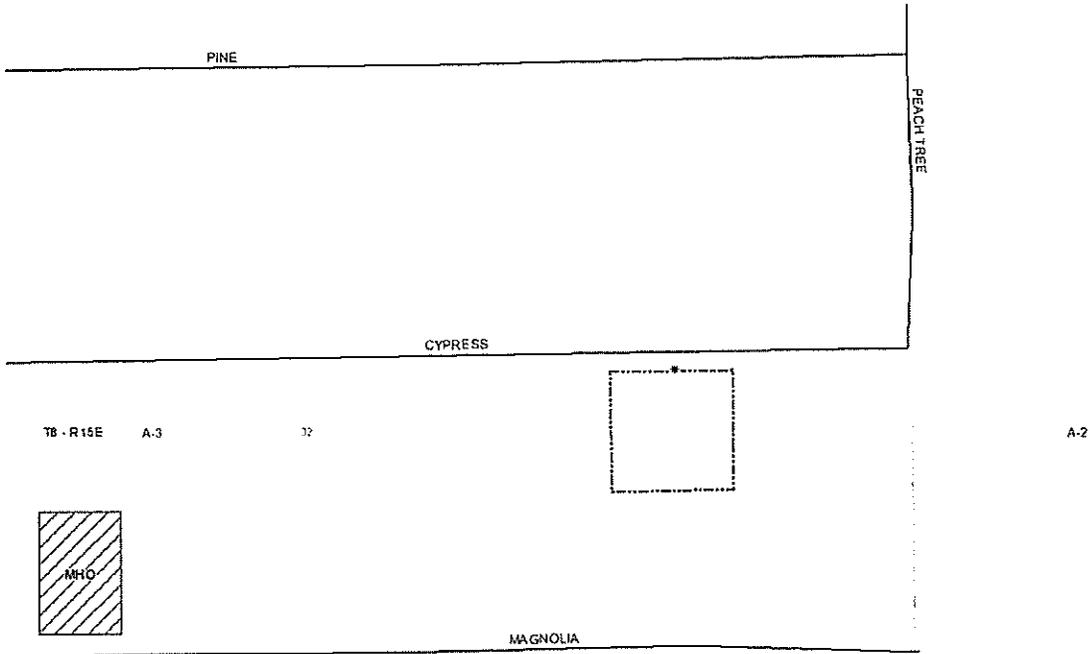
PETITIONER: Roby Maser

OWNER: Barbara A. Garcia

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

LOCATION: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision; S32, T8S, R15E; Ward 8, District 9

SIZE: 22,500 sq. ft.



2016-329-ZC

PINE

PEACHTREE

CYPRESS

T8-R15E A-3

32

2016-329-ZC

A-2

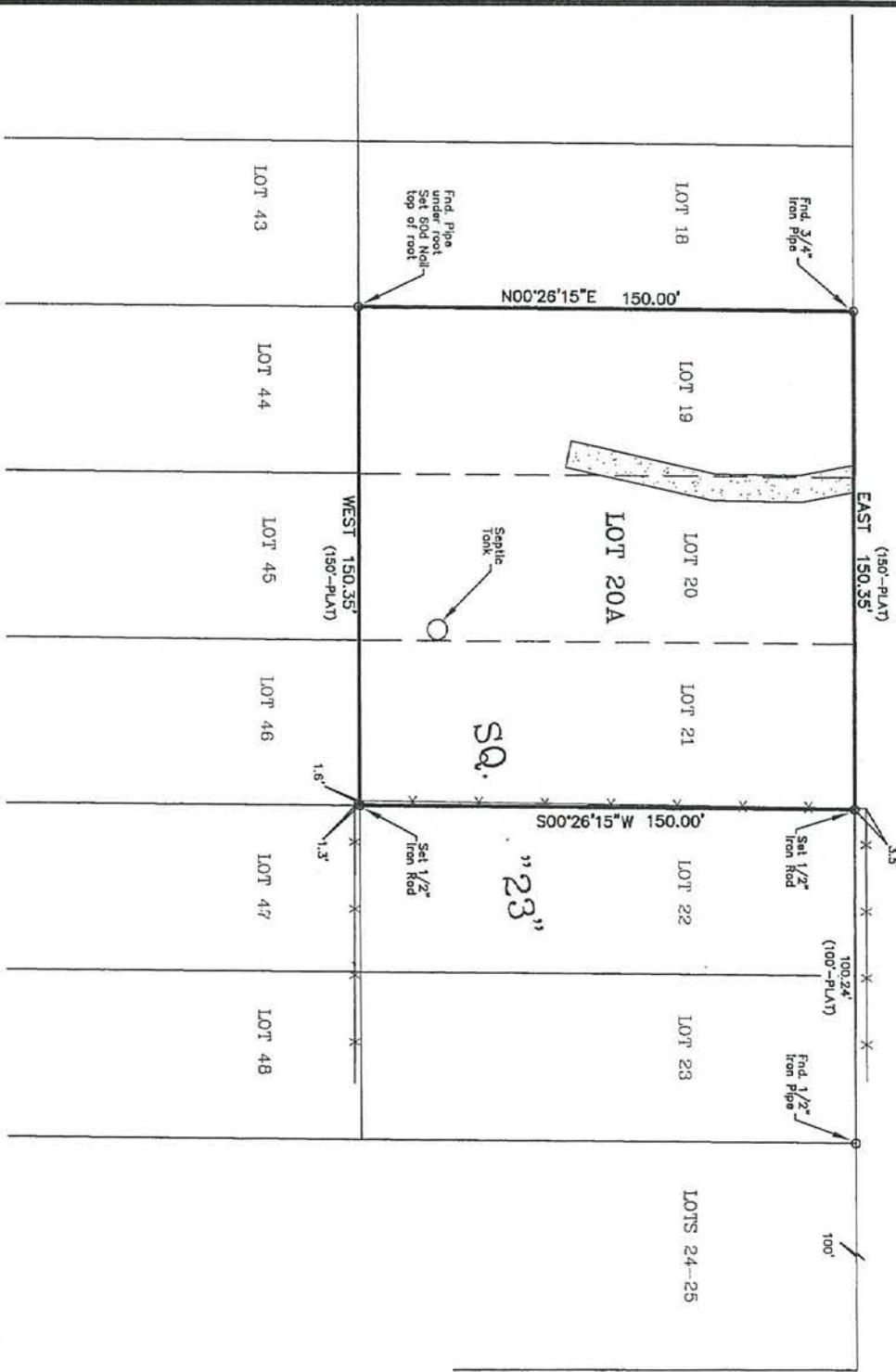
MAGNOLIA

0 200 Feet

N



2016-329-ZC



CYPRESS DRIVE

PEACH TREE DRIVE

SCALE: 1" = 40'
 DATE: 3/11/15
 DRAWN BY: JDJL
 CHECKED BY: RMK
 DWG. NO: 20150100
 SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encumbrances are shown hereon except as shown. 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.
 I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.
 F.I.R.M.: 222605 0430 D
 DATE: 4/2/08
 ZONE: AE/2
 B.F.E. = 13'-N/A
 * Verify prior to construction with local governing body.

**A RESUBDIVISION MAP OF
 LOT 19, LOT 20 & LOT 21 INTO
 LOT 20A, SQ. 23, RIVER GARDENS IN
 SECTION 32, T-8-S, R-15-E,
 ST. TAMMANY PARISH, LOUISIANA**

BARBARA A. GARCIA

APPROVED: *Pan Keller*
 SECRETARY OF PLANNING COMMISSION
 DATE: _____
 DIRECTOR OF ENGINEERING: *Barbara A. Garcia*
 DATE: _____
 CLERK OF COURT: *Barbara A. Garcia*
 DATE: 4-8-2015
 FILE NO. 53622
 TOTAL AREA: 22,552 SQ. FT. OR 0.518 ACRES

REFERENCE SURVEYS:
 1.) SURVEY BY THIS FIRM DATED 6/28/00, REVISED 1/25/01, DRAWING NO. 1001116.



J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL
 1805 Shortleaf Highway
 Slidell, Louisiana 70458
 E-mail: jvb@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5800



ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-330-ZC
Posted: 8/19/2016

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed,
Denied

GENERAL INFORMATION

PETITIONER: Jeffrey Schoen

OWNER: Lambert Investments, Inc - Donald G. Lambert

REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the north side of Harrison Avenue, west of Flowers Drive; S2, T7S, R11E; Ward 3, District 2

SIZE: 7.08 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-2 Suburban District
South	Residential	A-4A Single Family Residential District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to PF-1 Public Facilities District. This site is located on the north side of Harrison Avenue, west of Flowers Drive. The 2025 future land use plan calls for the site to be developed as a conservation area and with uses that would include the preservation of the natural environment. The requested zoning change does not meet the objectives of the 2025 future land use plan. However, staff does not have any objection to the request, considering the location of the site, along a major arterial, and the purpose of the PF-1 zoning, which is to provide for the location of governmental and institutional uses to the public.

STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 Public Facilities District designation be approved.

Case No.: 2016-330-ZC

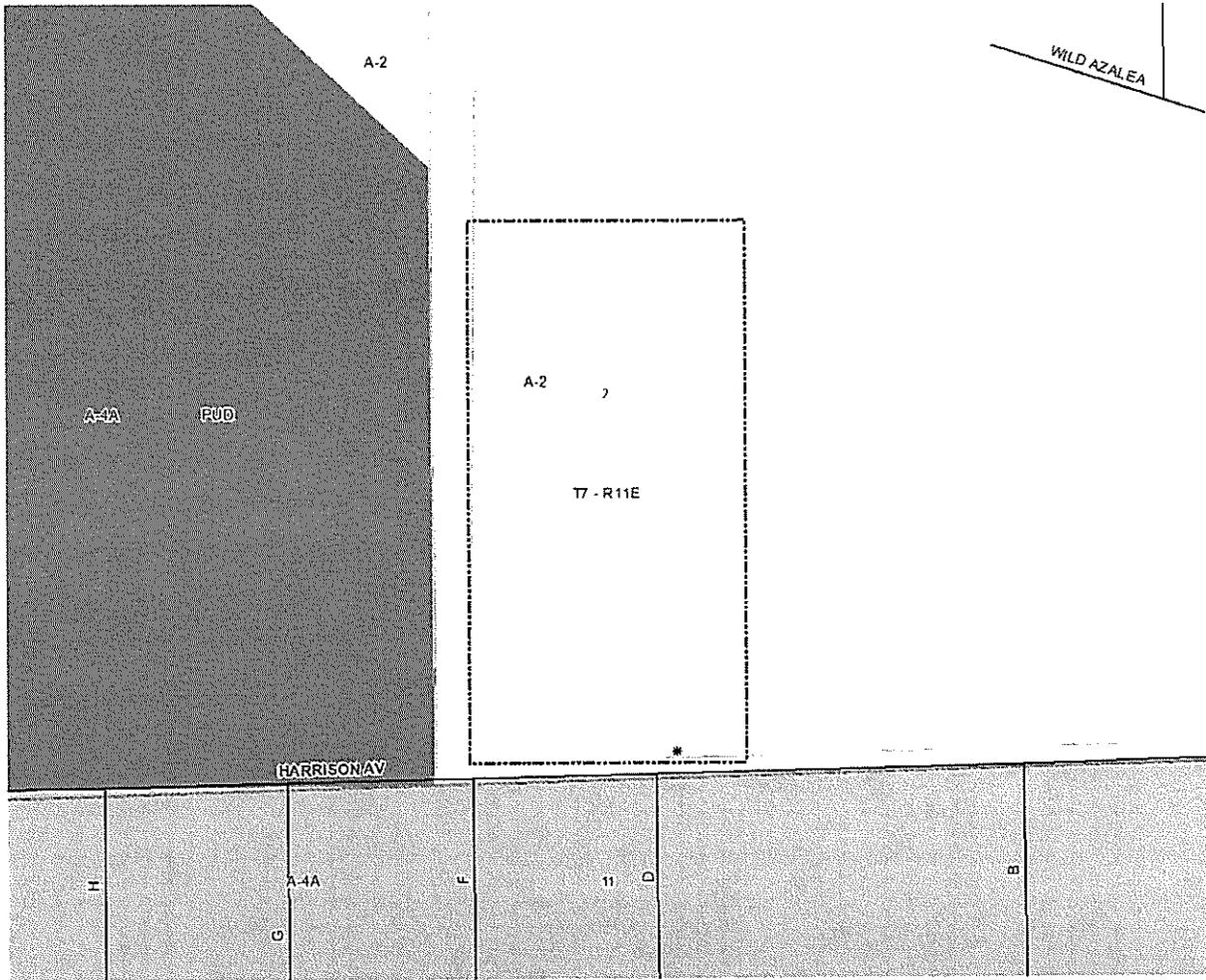
PETITIONER: Jeffrey Schoen

OWNER: Lambert Investments, Inc - Donald G. Lambert - Donald G. Lambert

REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the north side of Harrison Avenue, west of Flowers Drive; S2, T7S, R11E; Ward 3, District 2

SIZE: 7.08 acres



2016-330-ZC



HARRISON



0 300 Feet



2016-330-ZC

ST. TAMMANY PARISH, LA.

PIPE N 89° 41' E PIPE
498.5 ROD 300' ROD
ROD 15'



NORTH
2623.0

30.018 ACRES

2623.0

18.065 ACRES

2623.0
SOUTH

775.1±

398.5±

7.08 Acres±

775.1±

398.5±

PIPE

498.5

300'

PIPE

S 89° 30' W, 544.6 FROM THE 1/4 COR. BETWEEN SECS. 2 & 11, T15S, R11E, ST. TAMMANY PARISH, LA.

S 89° 43' W

HARRISON

AVE.

LAIRIE, LA.

JUNE 1, 1973

SURVEY MADE AT THE REQUEST OF PATRICK CARR FOR THE ACCT. OF DONALD LAMBERT CONST., INC.

Case No.: 2016-345-ZC

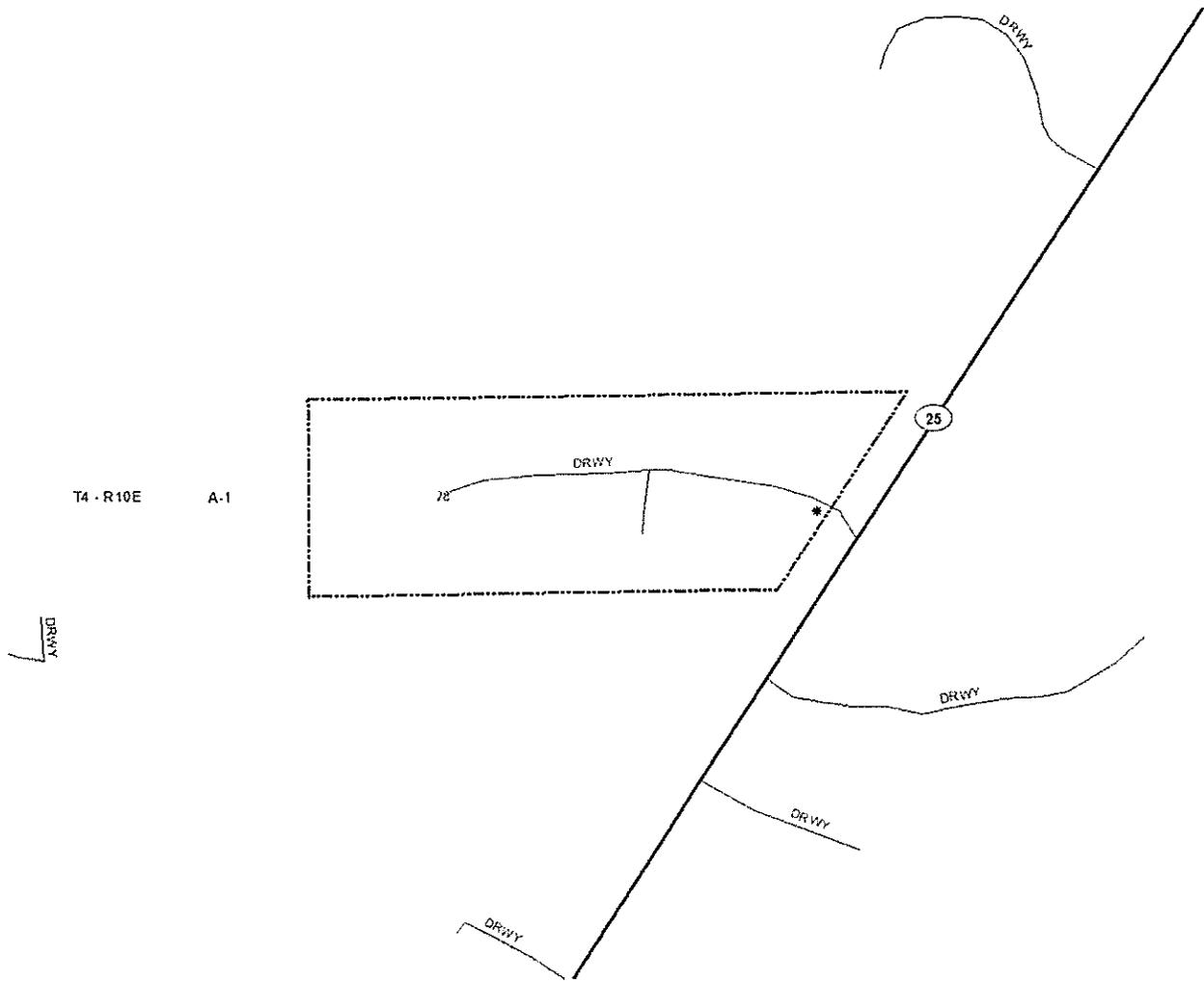
PETITIONER: Robert A. & Dionne D. Mefford

OWNER: Dionne J. Prestenback & Robert A. & Dionne D. Mefford

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

LOCATION: Parcel located on the west side of LA Highway 25, north of LA Highway 450, being 85275 & 85271 Highway 25, Franklinton; S28, T4S, R10E; Ward 2, District 3

SIZE: 5 acres



2016-345-ZC



0 400 Feet



N



SEC. 21

1/4 SECTION CORNER
3/4" IRON PIPE FOUND

2016-345-2C

SEC. 28

S00°20'E 1331.0'
(Title S00°20'W)

S00°20'E 2172.85'

841.85'

N00°20'W
284.65'

POB

N89°15'53"E 859.18'

5.00 ACRES

S89°15'53"W 671.15'

2.3'

342.25'
S32°59'31"W

LOUISIANA HIGHWAY NO. 25
(COVINGTON - FRANKLINTON HIGHWAY)

RIGHT OF WAY LINE AS MONUMENTED

- REFERENCE SURVEYS:
1. Survey for Mr. Geo. Walman by C.R.Schultz, Surveyor, dated Dec.26, 1935.
 2. Survey for Mike Persla by C.R. Schultz, Surveyor dated Feb. 27, 1964.
 3. Survey for Pearl River Forest Products, Inc. by Fred L. Tilley & Associates, dated August 9, 1995.

—LEGEND—

- = 1/2" Iron Pipe Found
- ⊙ = 1/2" Iron Rod Found
- ⦿ = 1/2" Iron Rod Set



REFERENCE BEARING: IRON A TO IRON B
S00°20'E

This survey and plat are in accordance with the adopted Louisiana "Minimum Standards For Property Boundary Survey" for a Class C Survey.

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



CIVIL ENGINEERS
(504) 892-1549

Fred L. Tilley and Associates

LAND SURVEYORS
COVINGTON, LA.

MAP PREPARED FOR: *Richard J. Prestenback & Dionne Jones Prestenback and Citizens Bank & Trust Company*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

CERTIFIED CORRECT:

John G. Cummings
REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: APRIL 5, 1996

NUMBER: 95 - 77 - C

ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-346-ZC
Posted: 8/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Louis H. Bonneval

OWNER: Louis H. Bonneval

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

LOCATION: Parcel located on the northeast corner of Green Valley Road & Major Lane, south of Stewart Road ; S10, T6S, R10E; Ward 3, District 3

SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

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 & RO Rural Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. This site is located on the northeast corner of Green Valley Road & Major Lane, south of Stewart Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any compelling reason to recommend approval of the requested zoning change, considering that the site is surrounded by residential uses & undeveloped land zoned A-1 Suburban District.

Staff does not have any objection to the requested zoning change to allow for a MHO Manufactured Housing Overlay.

STAFF RECOMMENDATION:

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

Case No.: 2016-346-ZC

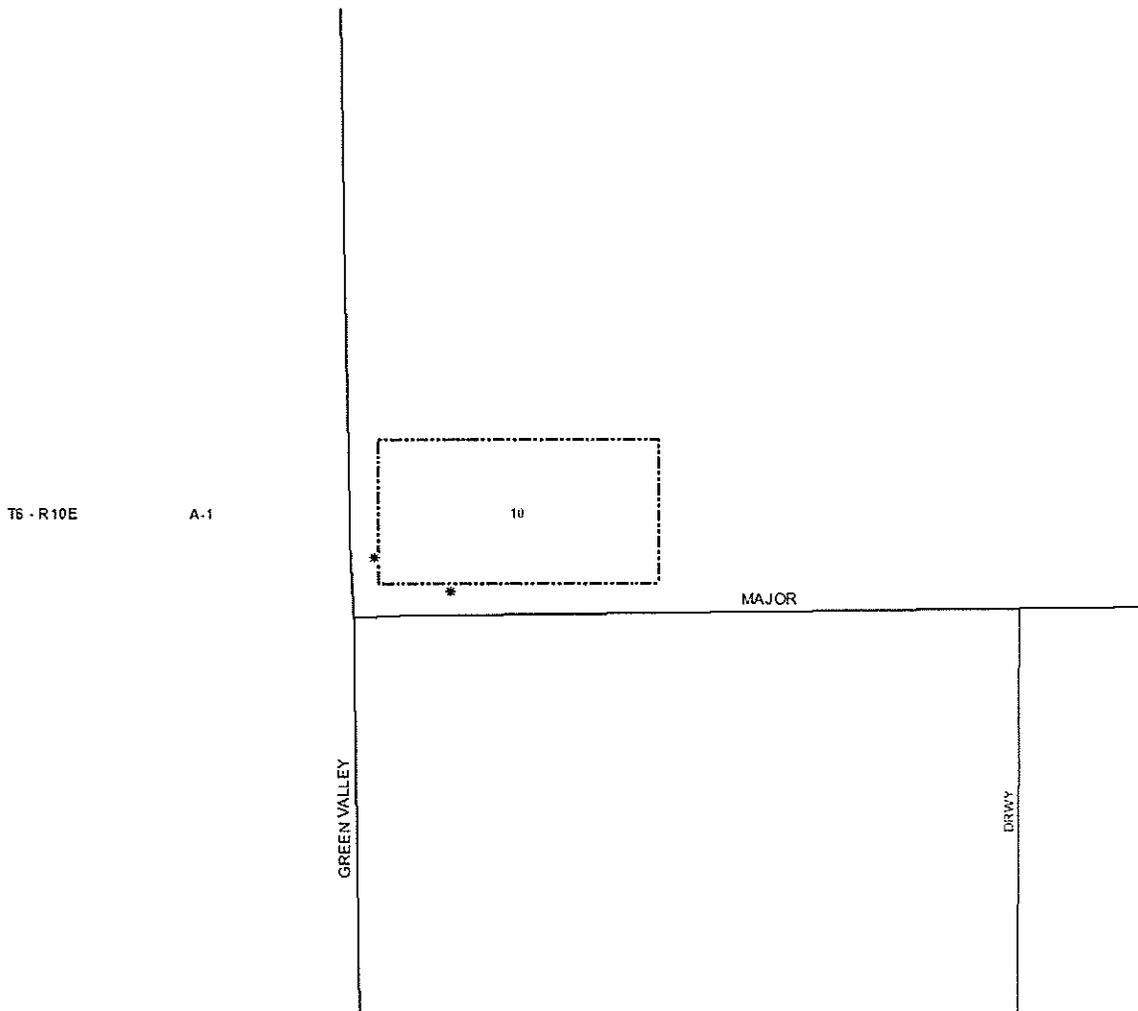
PETITIONER: Louis H. Bonneval

OWNER: Louis H. Bonneval

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

LOCATION: Parcel located on the northeast corner of Green Valley Road & Major Lane, south of Stewart Road ; S10, T6S, R10E; Ward 3, District 3

SIZE: 1 acre



2016-346-ZC

T6-R10E

A-1

10

MAJOR

GREEN VALLEY

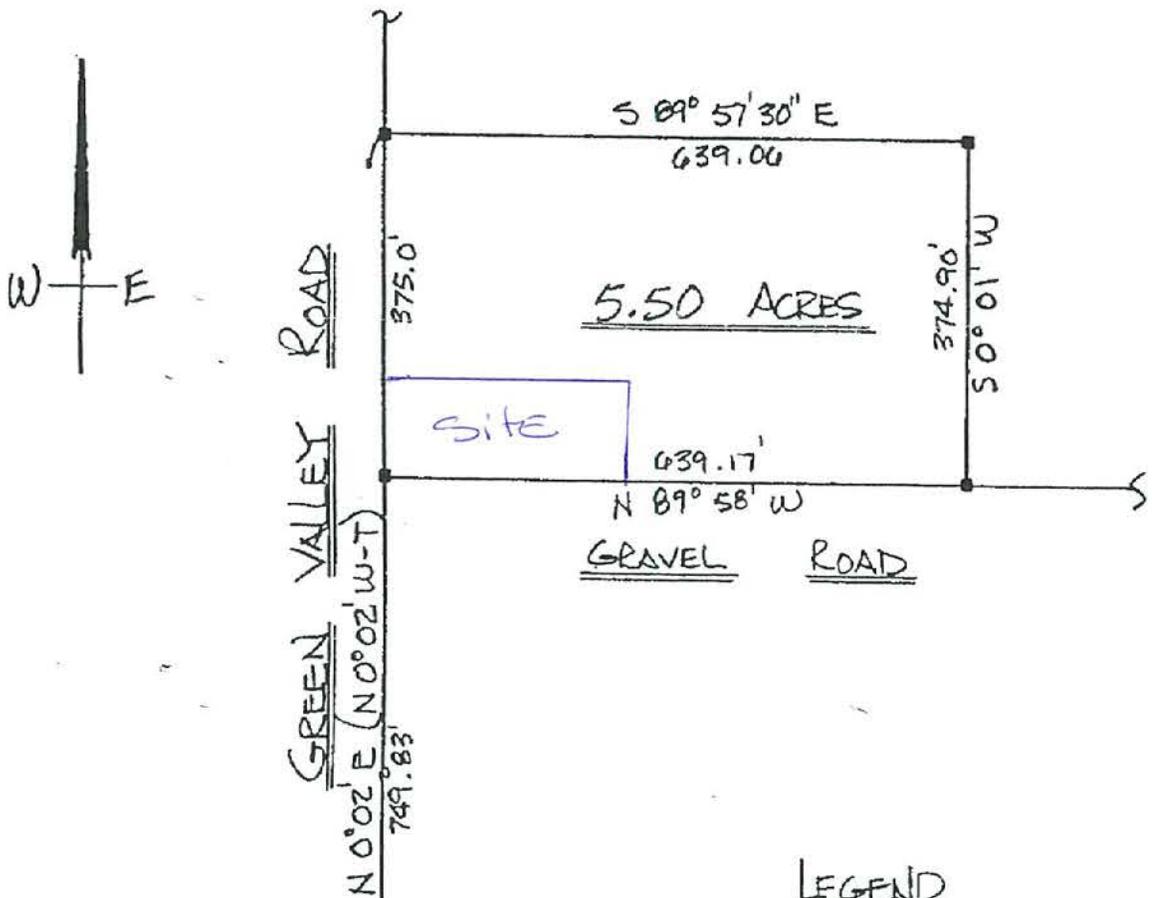
0 200 Feet

N



A Survey of the Property
of
Michael S. Cauley

2016-346-ZC



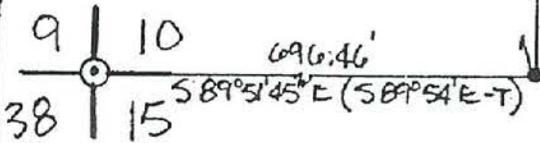
LEGEND

- 1/2" SQ. IRON ROD FOUND
- 5/8" IRON ROD FOUND
- ⊙ 7/8" IRON PIPE & WOOD STOB FOUND

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 10, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From a 7/8-inch iron pipe and a wood stob located at the Section Corner common to Sections 9, 10, 15, and 38, go South 89 degrees 51 minutes 45 seconds East 696.46 feet (Title-South 89 degrees 54 minutes East) to a 5/8-inch iron rod located on the eastern edge of Green Valley Road; thence go along the eastern edge of said road North 00 degrees 02 minutes East 749.83 feet (Title-North 00 degrees 02 minutes West) to an 1/2-inch square iron rod located on the northern edge of a gravel road and the point of beginning. From the point of beginning, continue North 00 degrees 02 minutes East 375.0 feet (Title-North 00 degrees 02 minutes West) along the eastern edge of Green Valley Road to an 1/2-inch square iron rod; thence South 89 degrees 57 minutes 30 seconds East 639.06 feet to an 1/2-inch square iron rod; thence South 00 degrees 01 minutes West 374.90 feet to an 1/2-inch square iron rod located on the northern edge of a gravel road; thence go along the northern edge of said gravel road North 89 degrees 58 minutes West 639.17 feet to an 1/2-inch square iron rod located on the eastern edge of Green Valley Road and the point of beginning.

Said property contains 5.50 acres.



Herbert C. Sanders

A Portion of Ground situated in Section 10, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana.	
H. C. SANDER: CIVIL ENGINEERS THE FOUND Post Office Drawer 17, Office:	
JOB NO. ST-80-9	DRAWN rmk CHECK'D hcs

ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-351-ZC
Posted: 8/19/2016

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed,
Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen

OWNER: St. Tammany Parish School Board - W.L. "Trey" Folse

REQUESTED CHANGE: From A-4 Single-Family Residential District to ED-1 Primary Education District

LOCATION: Parcel located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton ; S23, T8S, R14E; Ward 8, District 9

SIZE: 0.574 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single Family Residential
South	Undeveloped	A-4 Single Family Residential
East	Undeveloped	A-4 Single Family Residential
West	Primary School	ED-1 Primary Education

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to ED-1 Primary Education District. This site is located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton. The 2025 future land use plan calls for the area to be developed with residential uses. The zoning change is being requested in order to allow for the site to be developed with educational uses associated with the abutting Alton Elementary School.

STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 Primary Education District designation be approved.

Case No.: 2016-351-ZC

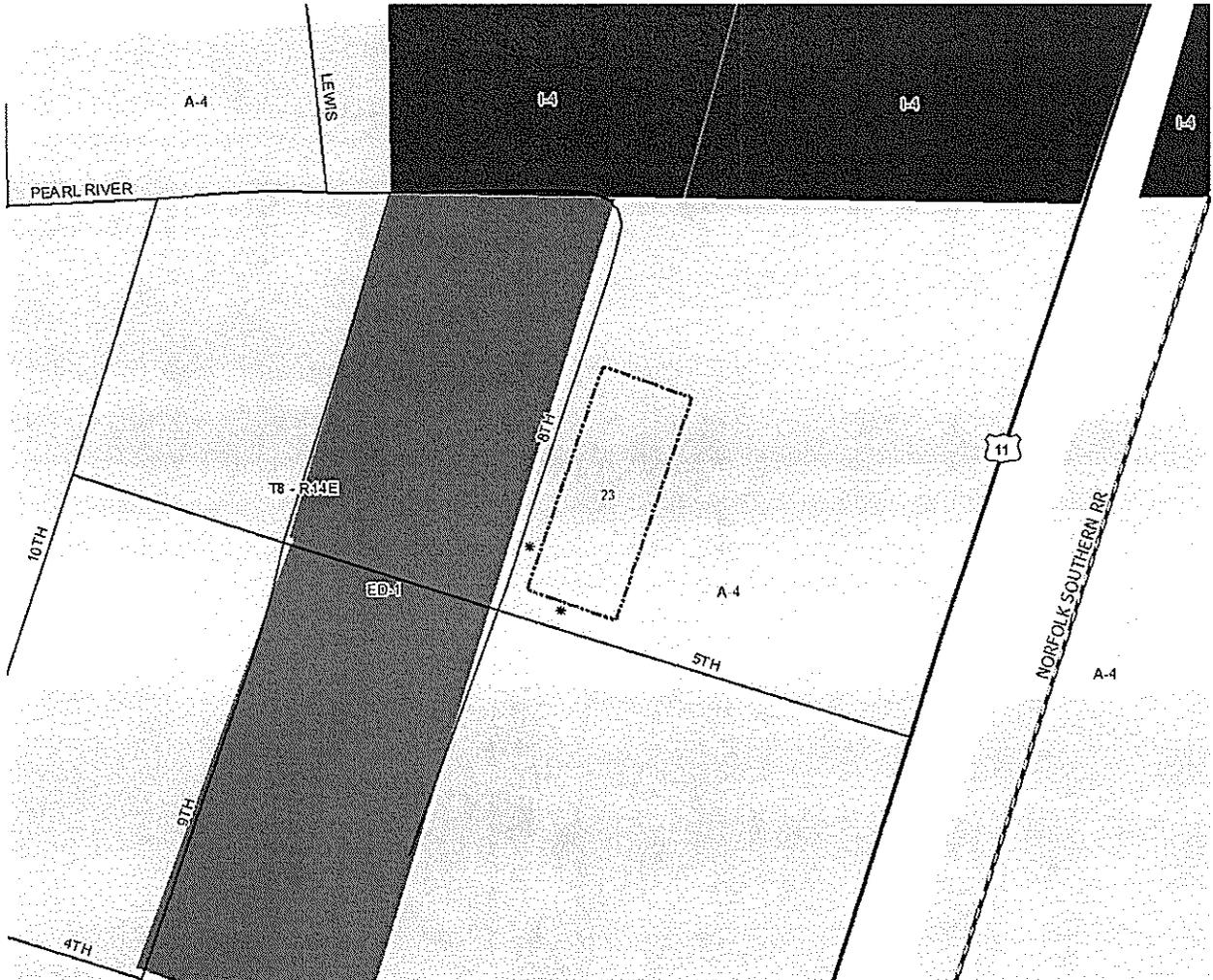
PETITIONER: Jeffrey D. Schoen

OWNER: St. Tammany Parish School Board - W.L. "Trey" Folse

REQUESTED CHANGE: From A-4 Single-Family Residential District to ED-1 Primary Education District

LOCATION: Parcel located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton ; S23, T8S, R14E; Ward 8, District 9

SIZE: 0.574 acres



2016-351-ZC

I-4

LEWIS

PEARL RIVER

8TH

9TH

23
T8-R14E

ED-1

A-4

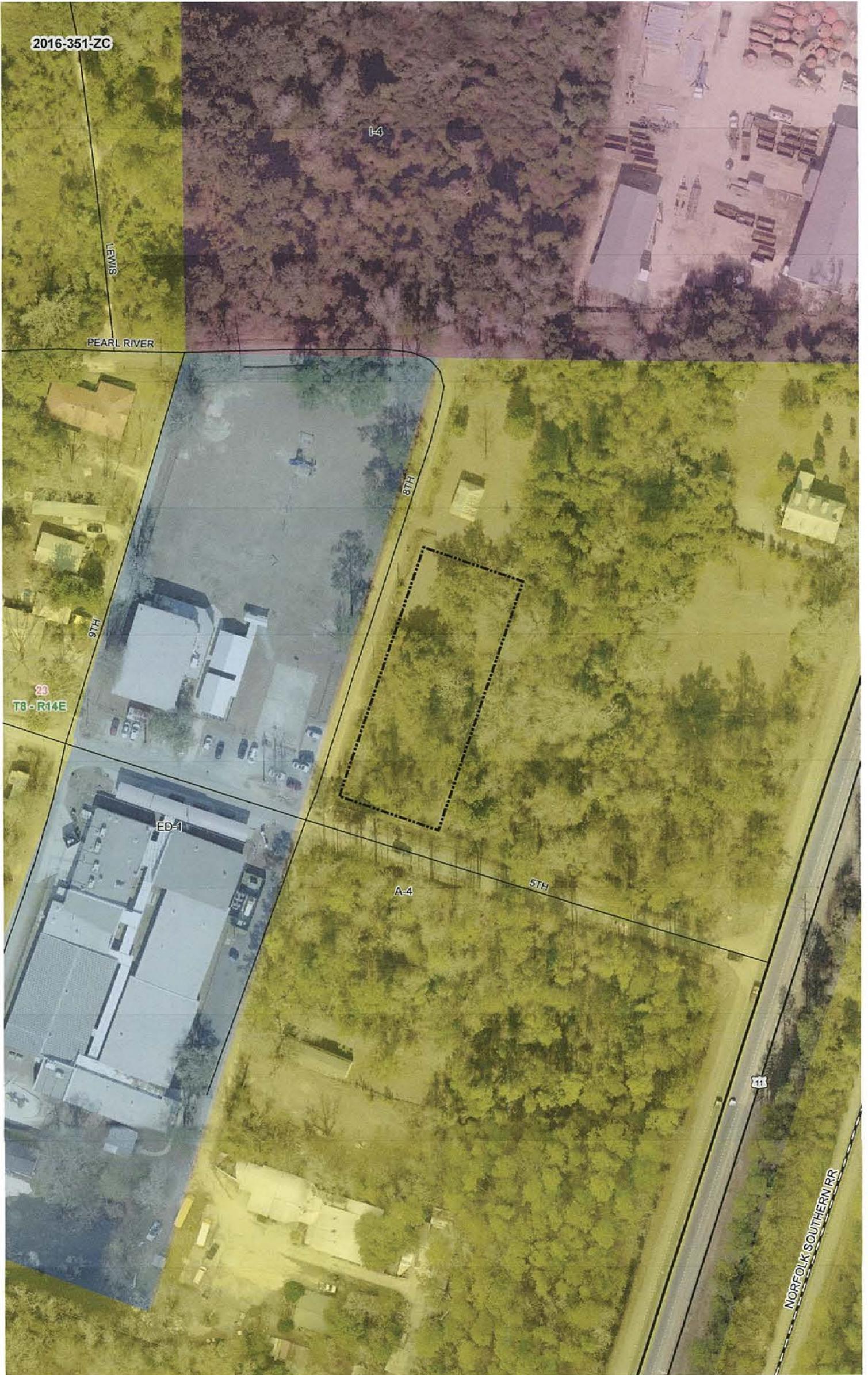
5TH

11

NORFOLK SOUTHERN RR

0 200 Feet

N



2016-351-2C



SCALE: 1" = 40'

DATE: 6/14/16

DRAWN BY: JDJ CHECKED BY: RMK

DWG. NO: 20160393

SHEET 1 OF 1

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on the opinion or title policy will be added hereto upon request, as surveyor has not performed any the search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0410 D
 DATE: 4/21/99
 B.F.L. = N/A

*Verify prior to construction with local governing body.

A RESUBDIVISION MAP OF
 LOTS 10-14 INTO LOT 10A, SQ. 5,
 ALTON, LA. SITUATED IN
 SECTION 23, T-8-S, R-14-E, GLD,
 ST. TAMMANY PARISH, LOUISIANA

Declaration is made to original purchaser of the survey, it is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class C survey. Bearings are based on record bearings unless noted otherwise.

ST. TAMMANY PARISH SCHOOL BOARD

APPROVED:

SECRETARY OF PLANNING COMMISSION _____ DATE _____

DIRECTOR OF ENGINEERING _____ DATE _____

CLERK OF COURT _____ DATE _____

DATE FILED _____ FILE NO. _____

TOTAL AREA: 25,000 SQ. FT. OR 0.574 ACRES

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL

1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

STATE OF LOUISIANA
 SEAN M. BURKES
 REG. NO. 4785
 REGISTERED SURVEYOR

LA REG. NO. 4785



ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-352-ZC
Posted: 8/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jim Lark

OWNER: Larine B. Hart

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive; S15, T7S, R10E; Ward 1, Districts 4 & 1

SIZE: 16.77 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single Family Residential District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-4 Single-Family Residential District. This site is located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Although, there are some existing residential subdivisions zoned A-4 in close proximity, (Three Rivers Heights, across the site & Fairfield Oaks to the west), staff does not see any compelling reason to recommend approval of the requested zoning change, considering that the site is abutting undeveloped land on the south and west sides and a residential subdivision (Tchefuncte Park) to the east, also zoned A-2.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District designation be denied.

Case No.: 2016-352-ZC

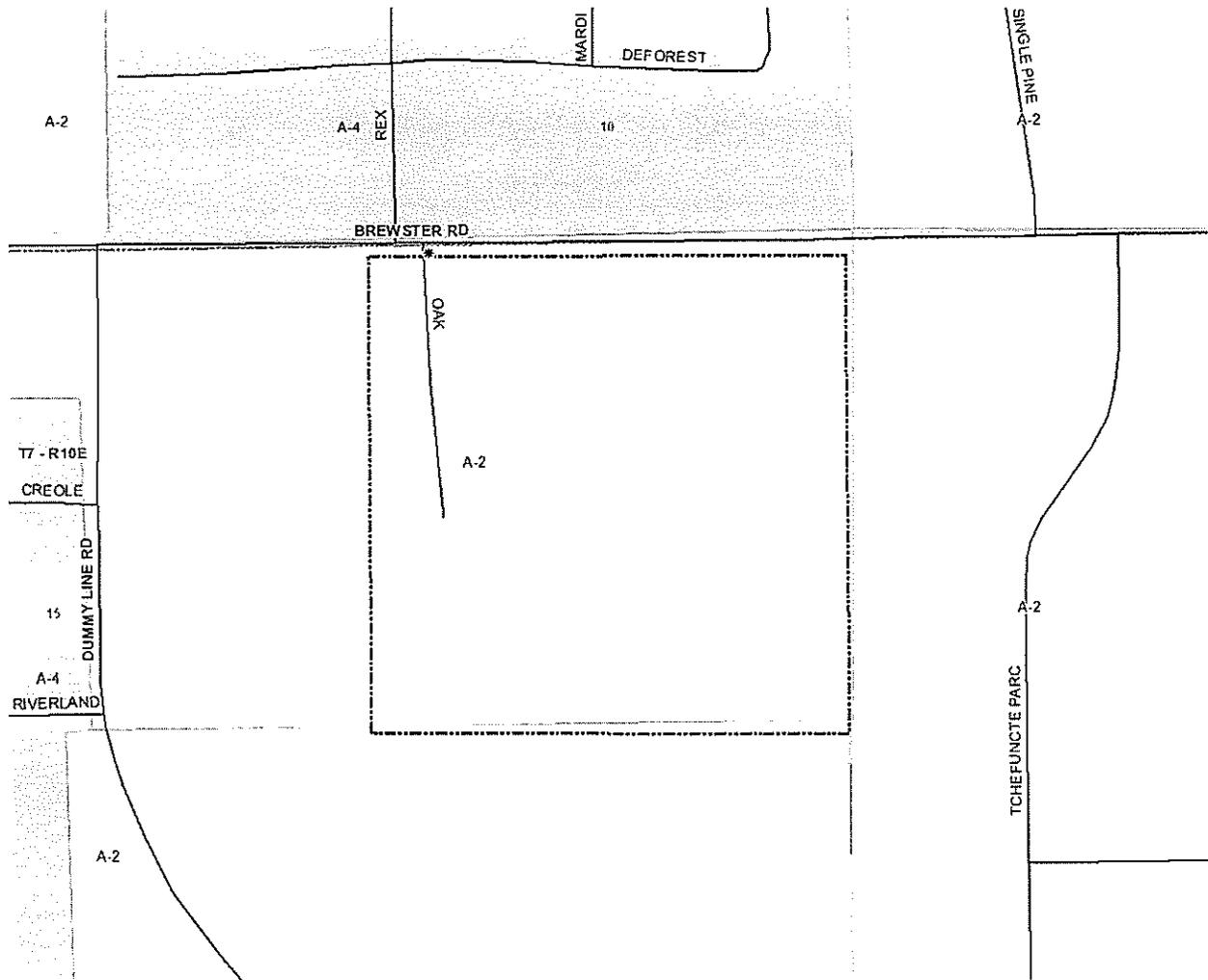
PETITIONER: Jim Lark

OWNER: Larine B. Hart

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive; S15, T7S, R10E; Ward 1, Districts 4 & 1

SIZE: 16.77 acres



2016-352-ZC

DAVIS

MARDI

SINGLE PINE

LEE

A-4

DEFOREST

REX

BREWSTER

OAK

T7-R10E

TCHEFUNCTE PARC

A-2

DUMMY LINE

0 500 Feet

N

2016-352-20

SECTION 10

1/4 CORNER

500' ± E, 29.0'

BREWSTER N89°46'E ROAD 856.75'

SECTION 15

MARIE ANGELETTI BAHAM
17.35 TOTAL AC.
- .50 AC. IN ROAD
16.85 NET AC.

5435.8'
30022.5'

857.26'
N89°47'W

520' ± E, 11.6' ±
iron found

Old iron found

Old iron found



● iron found
○ iron placed

MAP PREPARED FOR

MARIE ANGELETTI BAHAM

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN

Section 15 Township 7 South,

Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: May 12, 1980

NUMBER 2028

ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-353-ZC
Posted:08/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Colman Nave

OWNER: Glen & Chris Nave

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

LOCATION: Parcel located on the north side of Theresa Nave Road, west of LA Highway 25; S15, T5S, R10E; Ward 2, District 3

SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: None

Multi occupancy development: None

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. This site is located on the north side of Theresa Nave Road, west of LA Highway 25. The 2025 future land use plan calls for the area to be developed residential & agricultural uses. Staff does not see any compelling reason to recommend approval of the request considering that the site is surrounded by residential uses and undeveloped land zoned A-1.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied.

Case No.: 2016-353-ZC

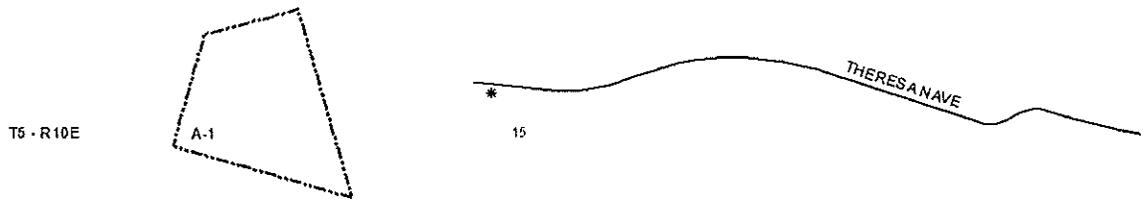
PETITIONER: Colman Nave

OWNER: Glen & Chris Nave

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

LOCATION: Parcel located on the north side of Theresa Nave Road, west of LA Highway 25; S15, T5S, R10E; Ward 2, District 3

SIZE: 2 acres



2016-353-ZC

T6-R10E

A-1

16

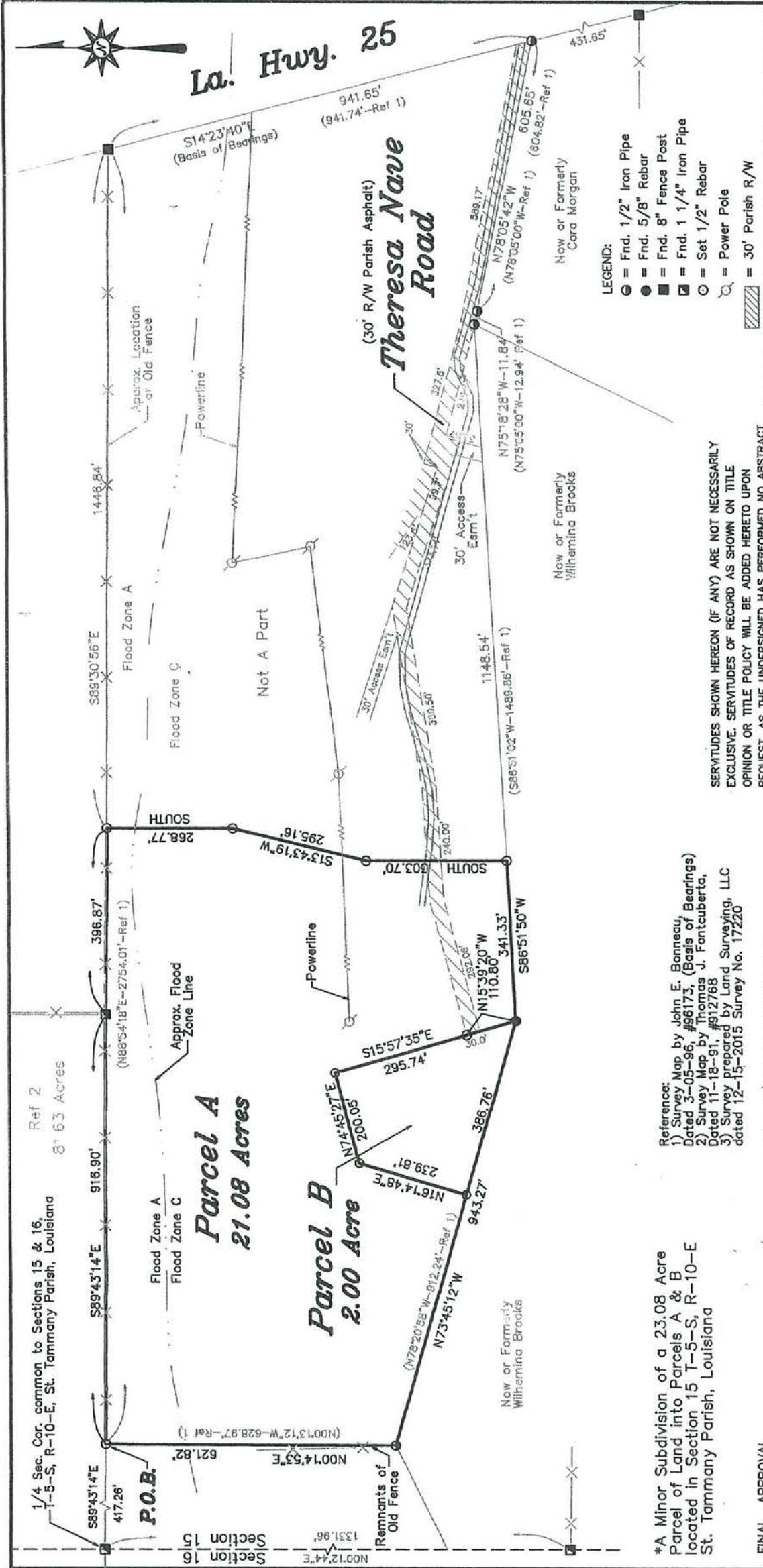
THERESA NAVE

0 500 Feet

N



2016-353-ZC



LS Land Surveying, LLC
 518 N. Columbia Street
 Covington, LA 70433
 (985) 842-6277 office (985) 848-0955 fax

Coleman Nave

MAP PREPARED FOR

SCALE 1" = 220'
 DATE 6-28-2016

DRAIN BY JWJ

Section 15, T-5-S, R-10-E, St. Tammany Parish, Louisiana

DRAIN NUMBER 17513

- LEGEND:**
- = Fnd. 1/2" Iron Pipe
 - = Fnd. 5/8" Rebar
 - = Fnd. 8" Fence Post
 - ▣ = Fnd. 1 1/4" Iron Pipe
 - = Set 1/2" Rebar
 - ⊗ = Power Pole
 - ▨ = 30' Parish R/W

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED INSTRUMENTS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD INSTRUMENTAL DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:XX.

THIS MAP IS IN ACCORDANCE WITH A PREVIOUS SURVEY MADE BY BRUCE M. BUTLER III ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR.

Bruce M. Butler III
 BRUCE M. BUTLER III
 L.A. PROFESSIONAL LAND SURVEYOR
 LIC. NO. 4894

6/28/2016

Reference:

- 1) Survey Map by John E. Bonneau Dated 3-05-96, #96173, (Basis of Bearings)
- 2) Survey Map by Thomas J. Fontcuberta, Dated 11-18-91, #912768
- 3) Survey prepared by Land Surveying, LLC dated 12-15-2015 Survey No. 17220

Note: The 30' Parish R/W shown contains 1.65 Acres +/-

Building Setbacks must be verified prior to Construction

This property is located in Flood Zones A & C, per FEMA Map No. 225205 0125 C Dated 10-17-89

*A Minor Subdivision of a 23.08 Acre Parcel of Land into Parcels A & B located in Section 15 T-5-S, R-10-E St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-355-ZC
Posted:08/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Toby Easterly

OWNER: The Marietta Trust

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3

SIZE: 82.759 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1 Suburban District & NC-5 Retail and Service District & NC-2 Indoor Retail and Service District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-3 Suburban District. This site is located on the south side of US Highway 190, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with agricultural uses. The zoning change is being requested to allow for the site to be developed as a residential subdivision at a density of 2 units per acre. Staff does not have any objection, considering that the site is abutting A-3 Suburban District on the east side.

Note that a zoning change to PUD Planned Unit Development Overlay (2016-357-ZC) has been submitted for the same site.

STAFF RECOMMENDATION:

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

Case No.: 2016-355-ZC

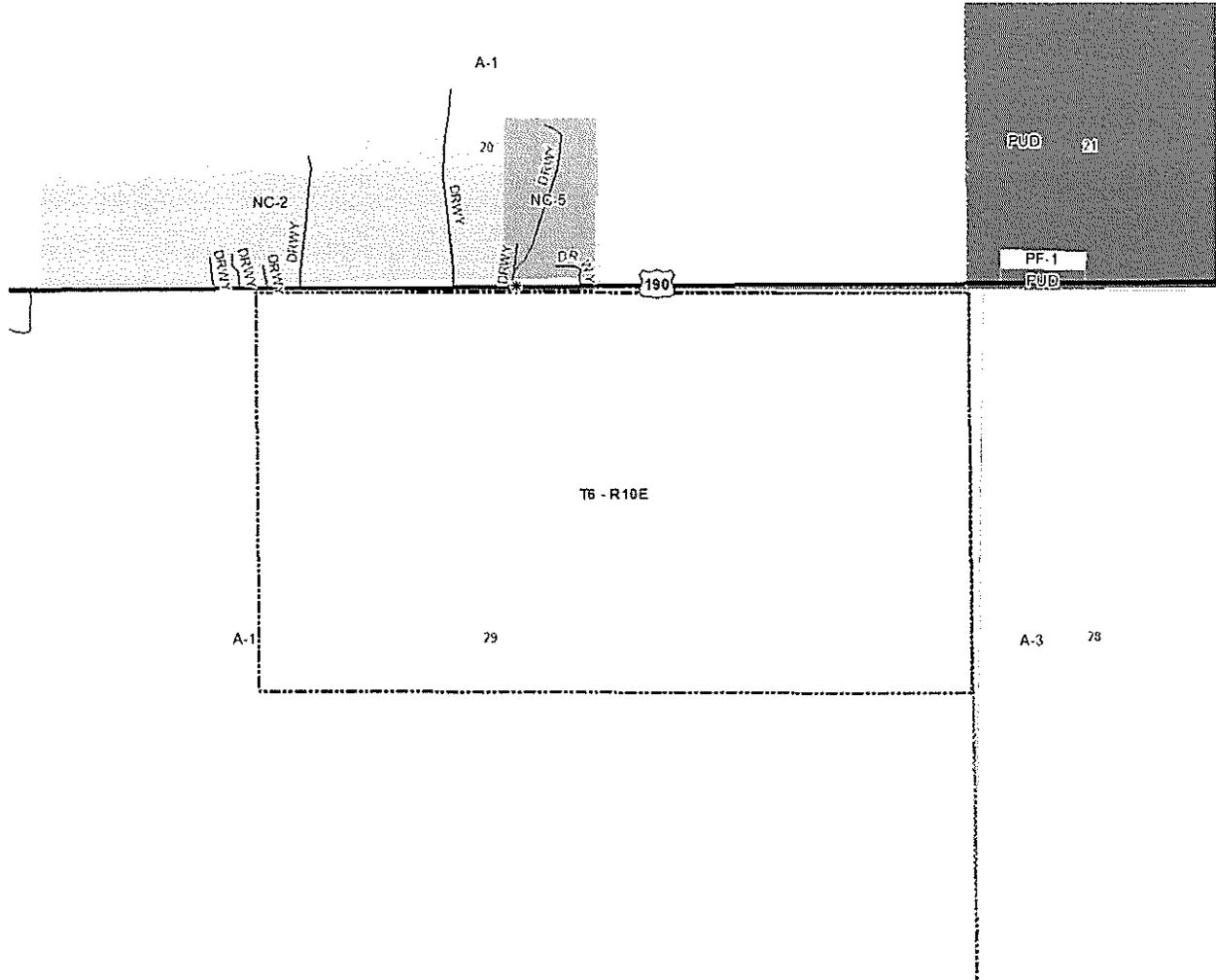
PETITIONER: Toby Easterly

OWNER: The Marietta Trust

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District

SIZE: 82.759 acres





DRAWN BY:	CUJ
CHECKED BY:	BA5
TECHNICIAN:	B7M
CHECKED BY:	
CHECKED BY:	

2016-355-2C



SECTION 20
SECTION 20

U.S. HIGHWAY 190

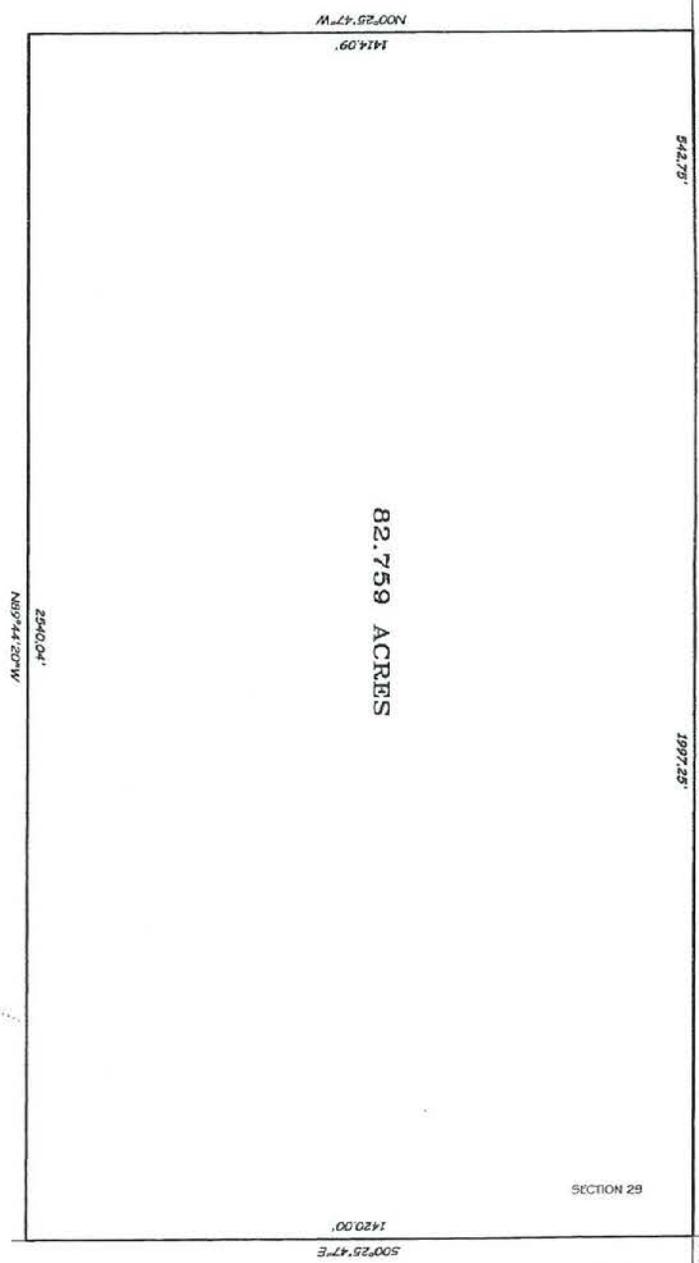
N89°38'13"E
542.79'
* S89°44'20"E
1997.25'

P.O.B.

SECTION 29
SECTION 20
SECTION 20

82.759 ACRES

REMAINING PORTION OF
A 691.12 ACRE TRACT
± 608.36 REMAINING ACRES

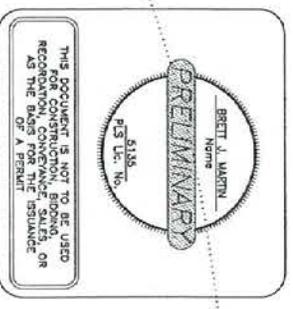


CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5031 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

PRELIMINARY

BRETT J. MARTIN
PROFESSIONAL LAND SURVEYOR
LICENSE # 51335
MELIN TAYLOR, INC.

7/19/16
DATE



MAP SHOWING SURVEY & REMOVAL

OF A
82.759 ACRE TRACT
FROM A
691.12 ACRE TRACT

LOCATED IN SECTION 29, T8S-R10E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR
FIRST HORIZON, INC.



Melin Taylor, Inc.

Engineering and Land Surveying

8530 PRUITT ROAD LITTLETON, LA. 70754 (504) 886-1144

2102496

ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-357-ZC
Posted: 08/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Toby Easterly

OWNER: The Marietta Trust

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3

SIZE: 82.759 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1 Suburban District & NC-5 Retail and Service District & NC-2 Indoor Retail and Service District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay. The site is proposed to be developed as a 165 unit single family residential subdivision. The size of the lots will vary from 50 feet, 60 feet and 70 feet in width.

Note that a zoning change to A-3 Suburban District is being requested for the same site (2016-355-ZC) to establish the underlying zoning and density of the proposed development.

ACCESS

The site is proposed to be access from US Highway 190, from two driveways, located at each end of the subdivision. A third driveway will also be required to be provided for lot 165, considering that the site is not accessible from the streets located inside of the subdivision.

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
Water & Sewer facilities	Provided as Required (to be located on site, as identified on plan)
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 82.8 acre parcel of land, is at 2 units per acre based on the proposed underlying zoning of A-3 Suburban District, which would allow for a total of 165 units. Based on the yield plan submitted (see attached) the net density would allow for 165lots/units. The proposal is for 165 lots/units.

GREENSPACE

A total of 40.677 acres of greenspace (49%) is proposed to be provided throughout the subdivision, including undisturbed wetlands area and active & passive recreation areas. The active recreation area is proposed to occupy 1.229 acres (2.8%) and be developed as a park with playground equipment, a half basketball court and a pavilion. The area dedicated to passive recreation, is proposed to occupy 39.438 acres (97%) and for the most part be dedicated as preserved wetlands and conservation areas. A walking trail (concrete) is proposed to be provided as a passive amenity.

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 area to be developed with agricultural uses. The proposed development does not meet the objectives of the 2025 future land use plan; however the design of the residential subdivision will allow for the preservation of most of 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. Although there is a lack of variety of lot size and type of housing within the proposed PUD, staff feels that the design of the development is environmentally sensitive to the presence of wetlands and is of a higher quality than the current and requested underlying zoning would allow.

Case No.: 2016-357-ZC

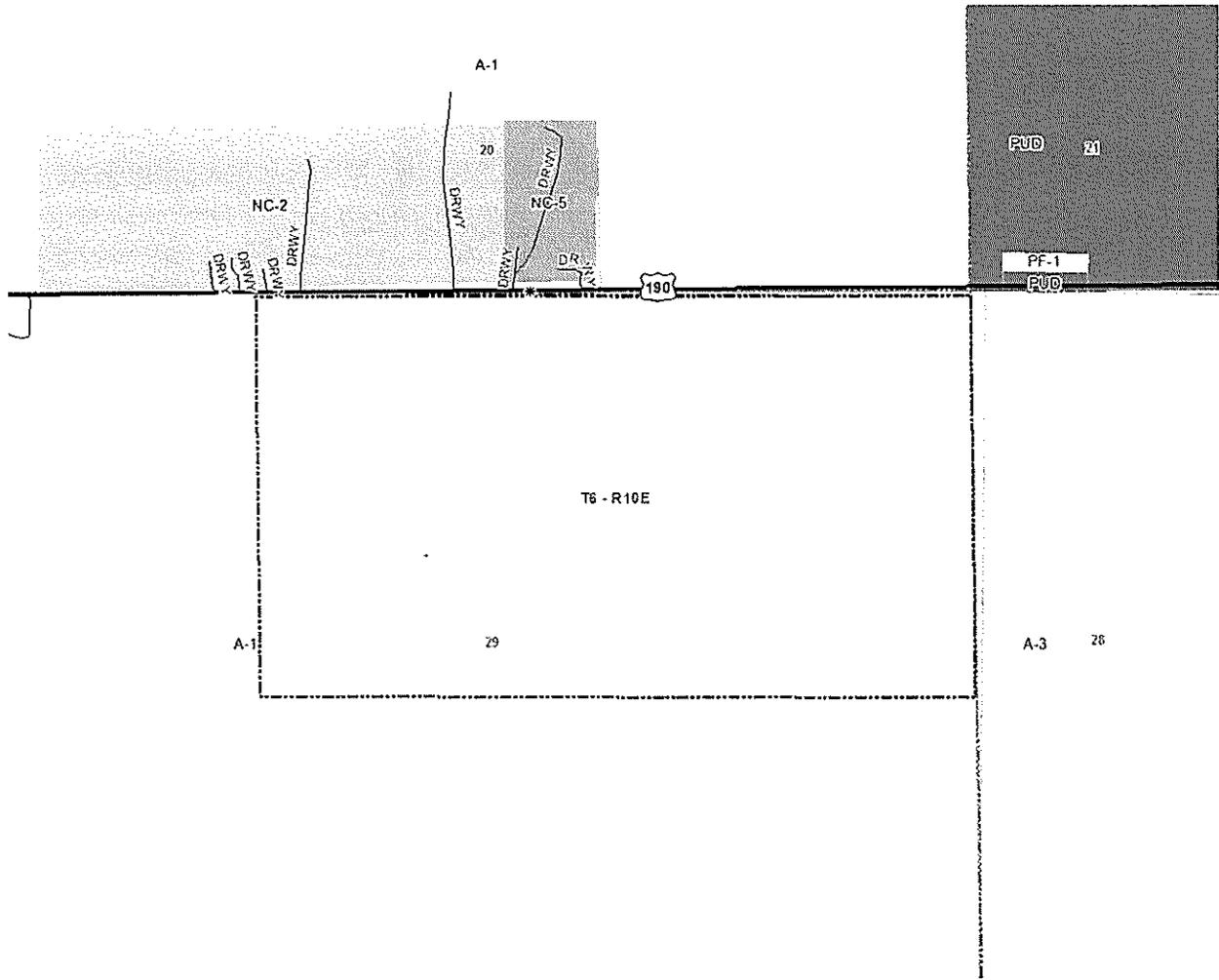
PETITIONER: Toby Easterly

OWNER: The Marietta Trust

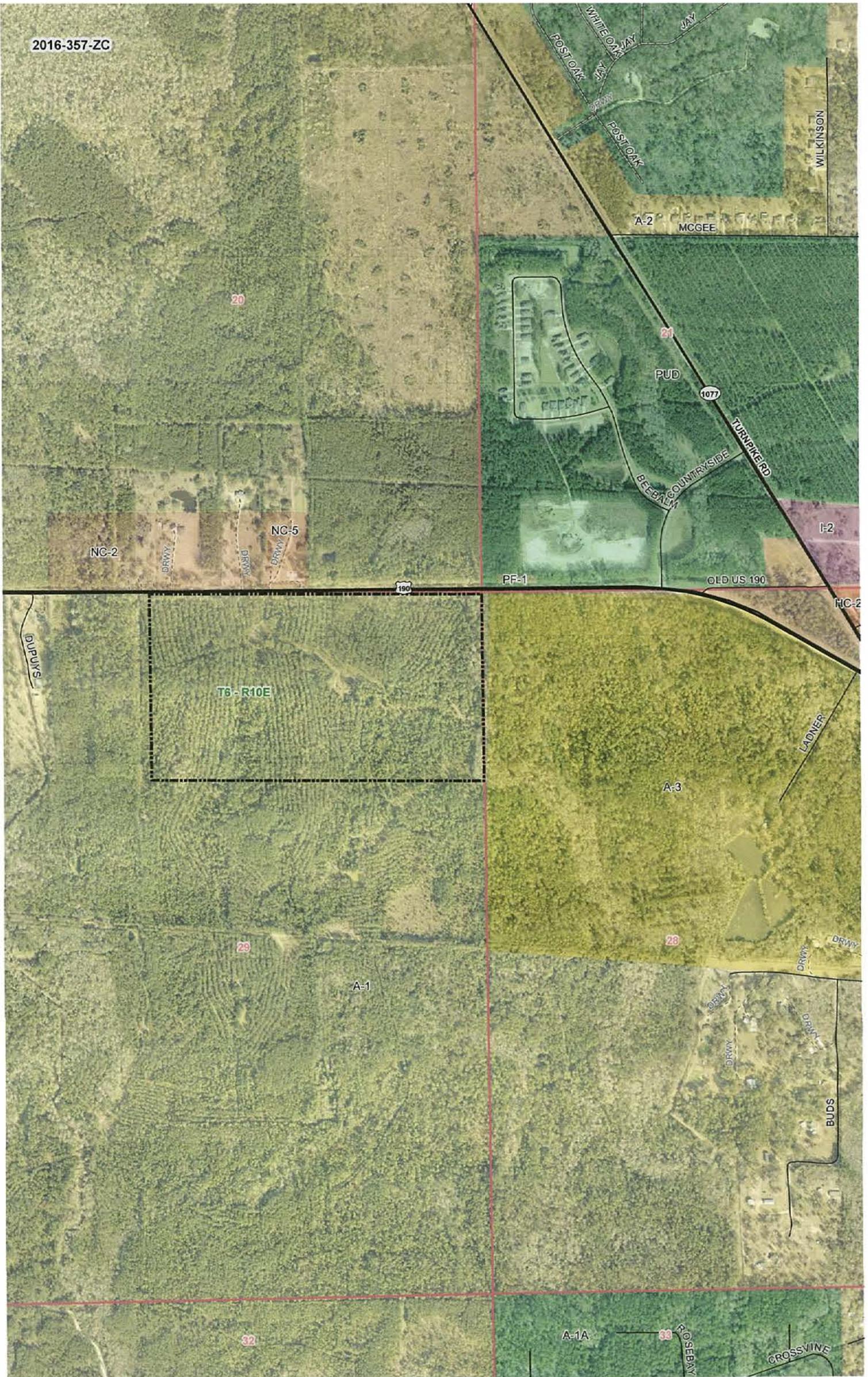
REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3

SIZE: 82.759 acres



2016-357-ZC



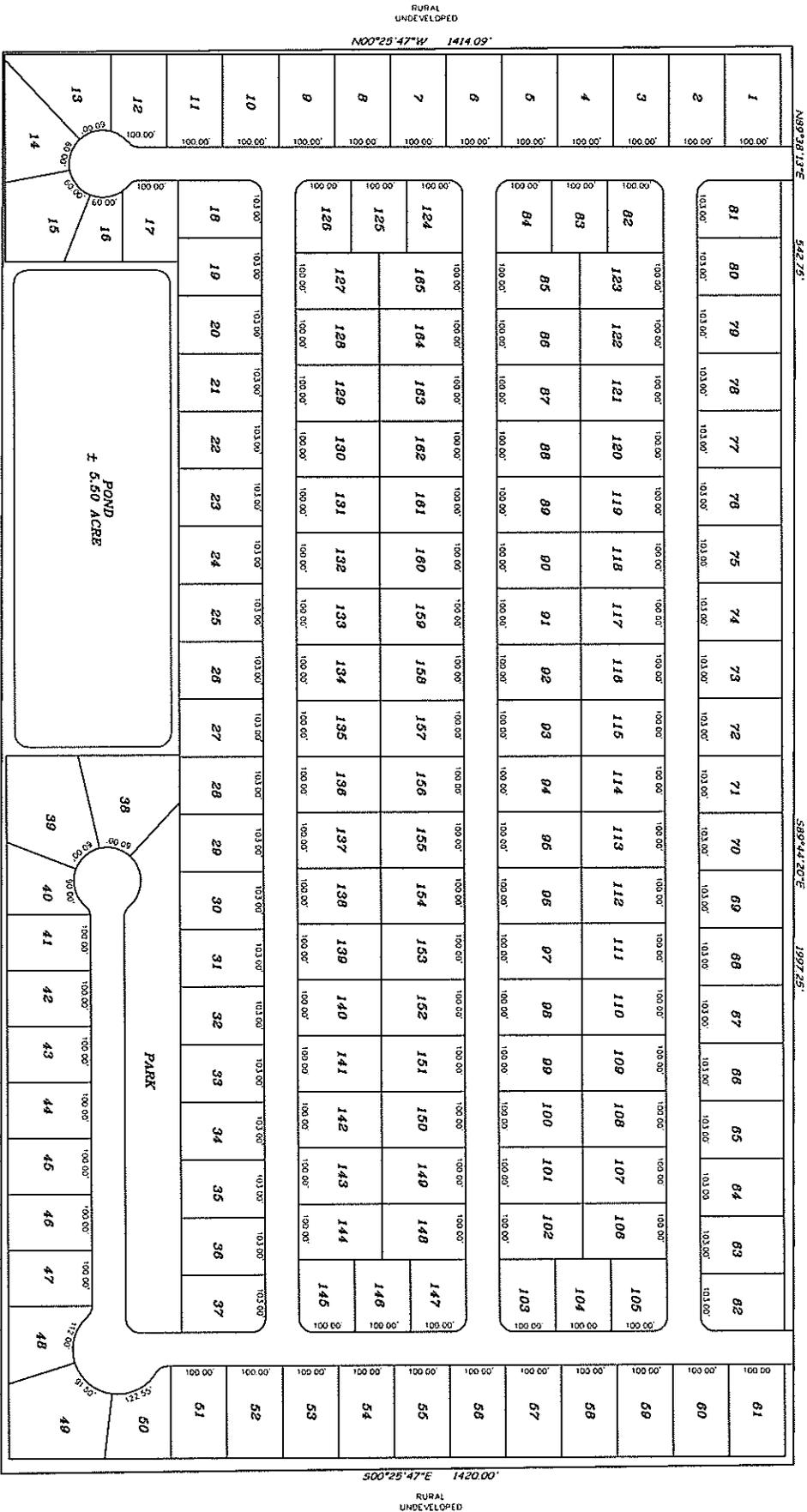
0 1,500 Feet



2016-357-20

PRESTON VINEYARD
 YIELD PLAN: A-3 ZONING
 LOCATED IN SECTION 29, T6S-R10E
 GREENSBURG LAND DISTRICT
 ST. TAMMANY PARISH, LOUISIANA

US 190



TOTAL SITE
 TOTAL SITE - 62.807 ACRES
 DENSITY PER ACRE = 1.99
 TOTAL LOTS = 165

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

<p>McLin Taylor, Inc. Engineering and Land Surveying 28339 FROST ROAD LIVINGSTON, LA 70754 (225)608-1444</p>		<p>PRESTON VINEYARD LOCATED IN SECTION 29, T6S-R10E GREENSBURG LAND DISTRICT LIVINGSTON PARISH, LA</p>		<p>PRESTON VINEYARD YIELD PLAN</p>	
		<p>2152436</p>	<p>1 of 1</p>	<p>1</p>	<p>1</p>

2016-357-20

DRAWN BY:	BDJ
CHECKED BY:	BAS
DESIGNED BY:	BJM
DATE:	



SECTION 20

SECTION 20

SECTION 20

U.S. HIGHWAY 190

P.O.B.

SECTION 20

SECTION 29

SECTION 20

N89°38'13"E
842.78'

W 589°44'30"E
1997.25'

82.759 ACRES

N00°25'47"W
1414.09'

S89°44'20"W
2840.04'

REMAINING PORTION OF
A 691.12 ACRE TRACT
± 608.36 REMAINING ACRES

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

PRELIMINARY

BRETT J. MARTIN
PROFESSIONAL LAND SURVEYOR
LICENSE # 5135
MCLIN TAYLOR, INC.

7/15/16

DATE

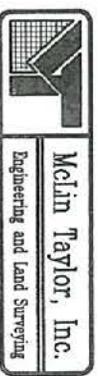


MAP SHOWING SURVEY & REMOVAL OF A

82.759 ACRE TRACT

FROM A 691.12 ACRE TRACT

LOCATED IN SECTION 29, T8S-R10E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR
FIRST HORIZON, INC.



McLin Taylor, Inc.
Engineering and Land Surveying
3339 PROFF ROAD LEBLANCHE, LA 70754 (225)886-1444

2152436

2016-357-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: FIRST HORIZON, INC.

Developer's Address: 1244 S. RANGE AVE. DENHAM SPRINGS LA 70726
Street City State Zip Code

Developer's Phone No. 225-791-6860
(Business) (Cell)

Subdivision Name: PRESTON VINEYARD

Number of Acres in Development: 82.759 Number of Lots/Parcels in Development: 165

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

Water Surface Runoff Mitigation Proposed: NO

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

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

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

If yes, which major arterial streets? U.S. HIGHWAY 190

- 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

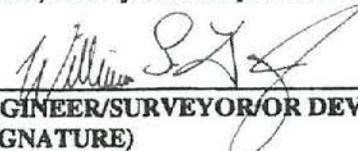
(Does the proposed subdivision development...)

- 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.

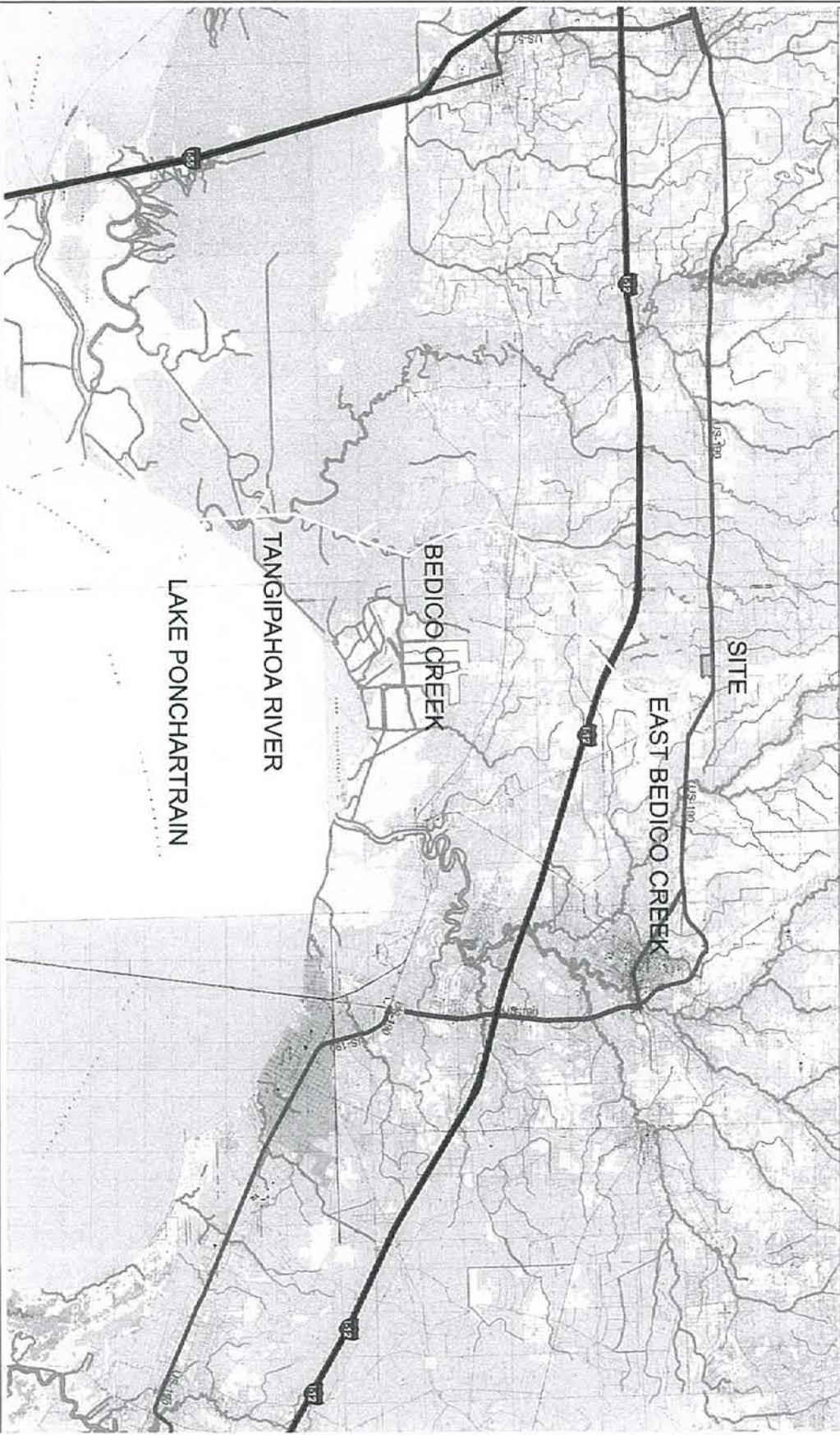

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

08-25-2016
DATE

2016-357-2C



LDEQ Interactive Mapping Application (LIMA)



This map is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

- Legend**
- TomTom Interstate Highways
 - TomTom US Highways
 - USGS DLG Intermittent Stream
 - USGS DLG Perennial Stream

1:142,227
8/25/2016



ZONING STAFF REPORT

Date: 8/29/2016
Case No.: ZC04-04-032
Posted: 8/18/2016

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Penn Mill Place LLC

OWNER: Penn Mill Place LLC

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

LOCATION: Parcel located on the west side of Penn Mill Road, north of US Highway 190; S25, T6S, R10E & S30, T6S, R11E; Ward 3, District 3

SIZE: 32 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD Planned Unit Development Overlay. The request consist of a modification of the rear and front setback requirements. The objective of the request it to allow for a particular housing size & style to be built on the lots. Staff does not have any objection to the request.

Setbacks	Existing	Proposed
Front	20'	17'
Rear	15'	10'

STAFF RECOMMENDATION:

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

Case No.: ZC04-04-032

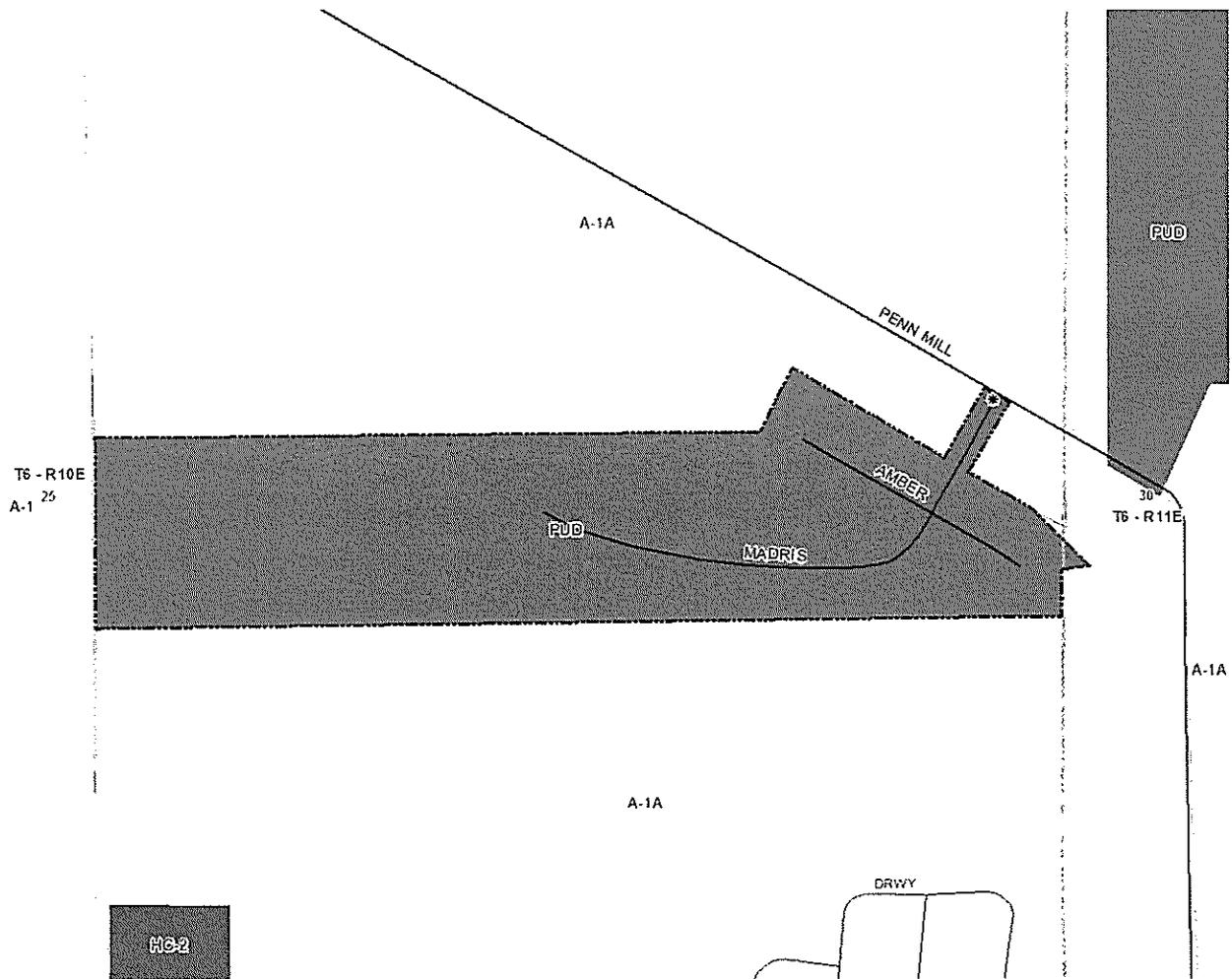
PETITIONER: Penn Mill Place LLC

OWNER: Penn Mill Place LLC

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

LOCATION: Parcel located on the west side of Penn Mill Road, north of US Highway 190; S25, T6S, R10E & S30, T6S, R11E; Ward 3, District

SIZE: 32 acres



ZC04-04-032

A-1

24

19

PENN. MILL

T6-R10E

PUD

ZC04-04-032

AMBER

MADRIS

T6-R11E

25

30

A-1A

HC-2

A-4

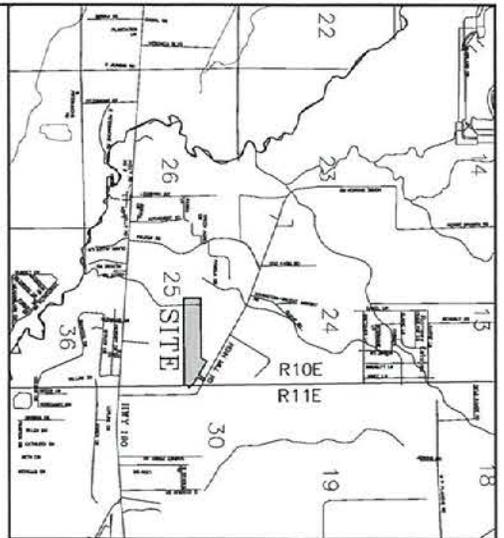
190

0 790 Feet

N



2604-04-032



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

LEGAL DESCRIPTION
PENN MILL PLACE

A certain parcel of land situated in Section 25, Township 6 South, Range 10 East, and Section 30, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, containing 122.00 acres, more or less, and being the same as described in the plat of the Louisiana Commission of the Northeast corner of Section 25 Township 6 South, Range 10 East and measure North 69°15'31" West a distance of 2680.00 feet to a point; East and measure North 00°18'07" East a distance of 1918.00 feet to the POINT OF BEGINNING;

North 00°18'07" East a distance of 1918.00 feet to a point;

These North 69°15'31" East a distance of 1843.00 feet to a point;

These North 29°16'02" East a distance of 412.25 feet to a point;

These North 30°20'56" East a distance of 422.00 feet to a point;

These North 30°20'56" East a distance of 422.00 feet to a point;

N 7°16'02" E 111.00 feet to a point;

N 7°16'02" E 111.00 feet to a point;

N 7°16'02" E 111.00 feet to a point;

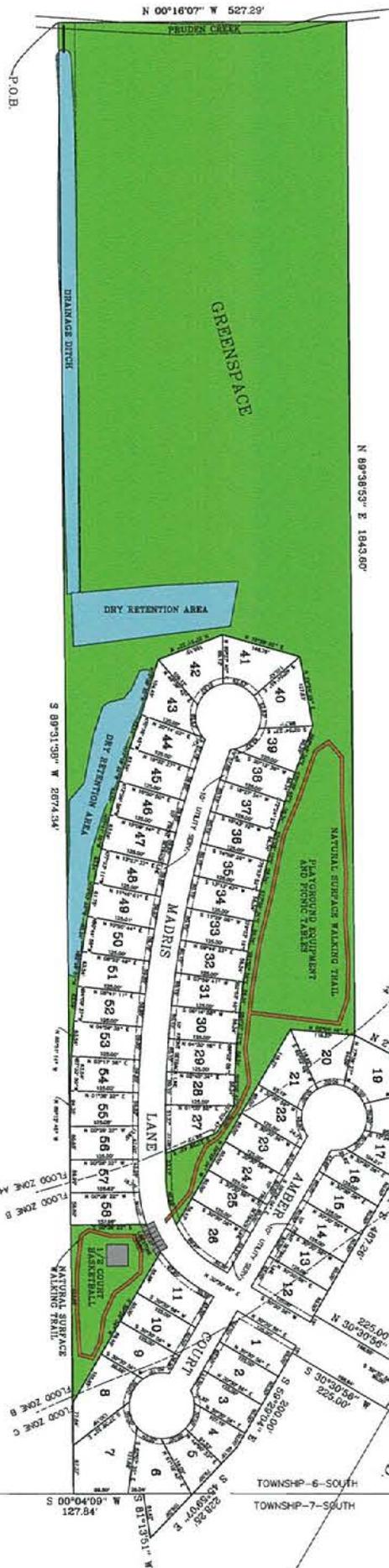
These North 69°15'31" East a distance of 2250.00 feet to a point;

These North 69°15'31" East a distance of 2250.00 feet to a point;

These South 81°13'51" West a distance of 814.25 feet to a point;

These South 81°13'51" West a distance of 814.25 feet to a point;

These South 89°11'38" West a distance of 2774.74 feet to the POINT OF BEGINNING, and containing 122.00 acre(s) of land, more or less.



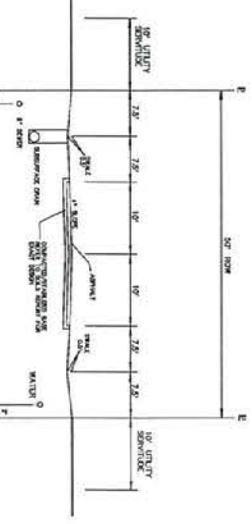
**AREA BREAKDOWNS
AND PUD DATA**

TOTAL AREA = 122.00 ac.
GREENSPACE = 12.4 ac. (10.1%)
RECREATION = 2.9 ac. (2.4%)
PAVING = 15.5 ac. (12.7%)
LOT DENSITY = 1.9 LOTS/AC.
LOT SIZE (AVG) = 60' x 125' (7500 sq. ft.)

THIS SUBDIVISION IS TO BE SERVED BY CENTRAL WATER AND SEWER FACILITIES LOCATED ON SITE. EQUIPMENT WITHIN THIS DEVELOPMENT.

NOTES

1. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS TO THE BEST OF OUR KNOWLEDGE AND SHOULD BE VERIFIED BY THE APPLICANT.
2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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13. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



TYPICAL STREET SECTION

- GENERAL RESTRICTIONS**
1. THIS PLAN IS FOR THE PROPOSED DEVELOPMENT OF THE PROPERTY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 13. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PUD MODIFICATION PLAN

PROJECT NAME	PENN MILL PLACE		
SECTION	SECTION 25, T-6-S, R-10-E, & SECTION 30, T-7-S, R-10-E, ST. TAMMANY PARISH, LA.		
ENGINEER	KELLY J. MALOCH & ASSOC., INC.		
DATE	08-13-13	SCALE	AS SHOWN
PROJECT NO.	257-2511	DATE	03-10-14
OWNER	DAN ENKENS & LAND SURVEYORS		
ADDRESS	645 GALVEZ ST. - MONROE, LA.		
DATE	11-13-14	SCALE	AS SHOWN
PROJECT NO.	257-2511	DATE	03-10-14

DEVELOPER:
PENN MILL PLAZES, LLC
257 GALVEZ ST.
MONROE, LA 70131

ZONING STAFF REPORT

Date: 8/29/2016
Case No.: ZC12-08-076
Posted: 08/18/16

Meeting Date: 9/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: The Garden Walk LLC

OWNER: The Garden Walk LLC

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

LOCATION: Parcel located on the north of Emerald Forest Blvd, east of Falconer Drive, S29, T6S, R10E, Ward 3, District 5

SIZE: 14.6 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	Hospital	MD-2 Medical Clinic District
South	Apartments & Undeveloped	A-7 Multi Family Residential District & A-3 Suburban
East	Single Family Residential	A-4 Single Family Residential District
West	Undeveloped	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD. The request consist of the removal of a residential lot (lot 25), to provide additional greenspace (see below chart), a swimming pool, a cabana and a parking area for the amenities. Staff does not have any objection to the request.

Greenspace	Currently Approved	Proposed
Total	3.92 acres (25%)	4.20 acres (27%)

STAFF RECOMMENDATION:

The staff recommends that the request for a major amendment to the PUD be approved.

Case No.: ZC12-08-076

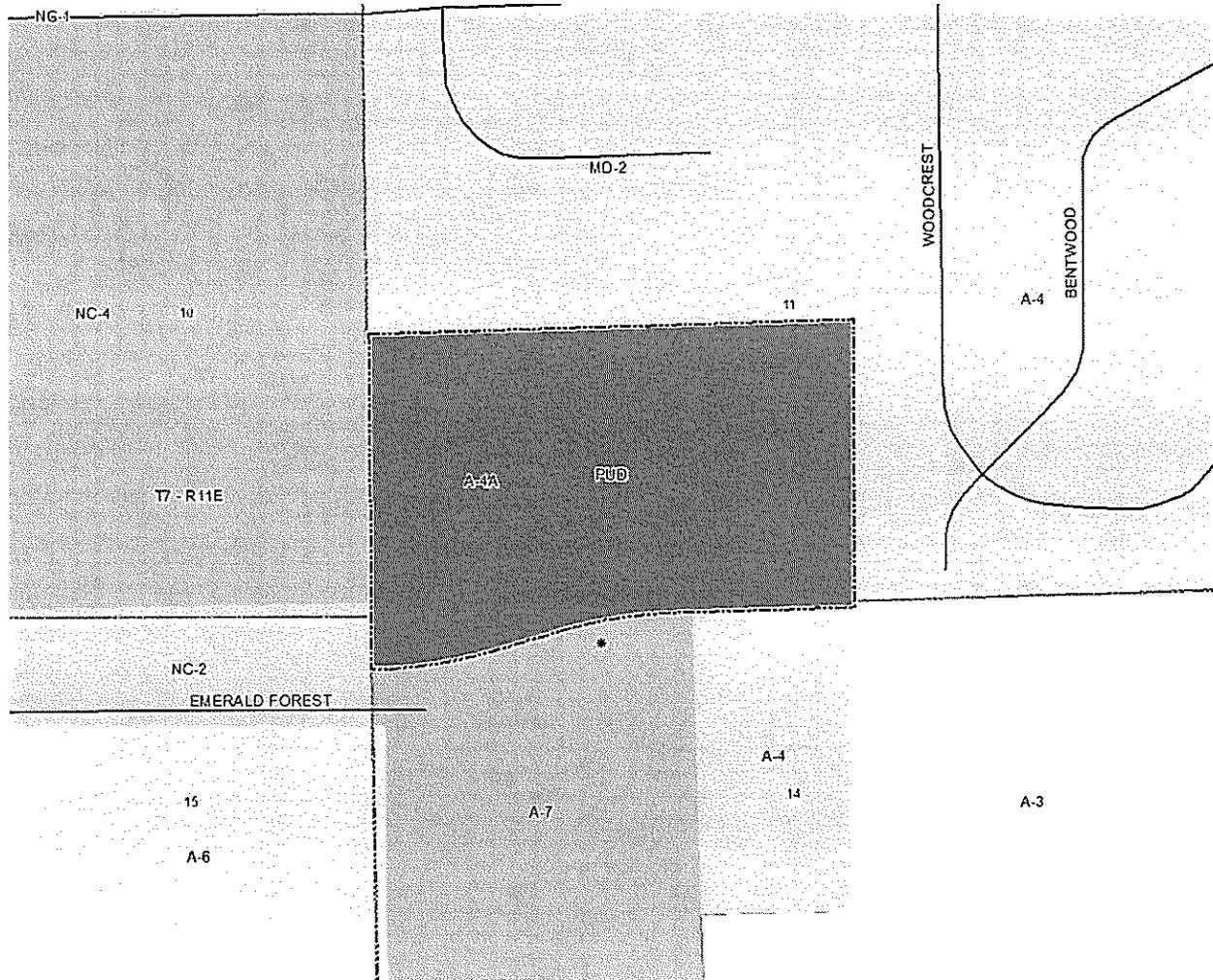
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SIZE: 14.6 acres



ZC12-08-076

TURNWOOD

PF-1

A-4

CRESTWOOD

MD-2

10

NC-4

WOODCREST

T7-R11E

FLEUR

FLEUR

JARDIN

GARDENWALK

JARDIN

JARDIN

GARDENWALK

JARDIN

A-4A

PUD

BENTWOOD

NC-2

EMERALD FOREST

A-3

15

A-6

A-7

13

0

390 Feet

N





CP07-06-096

PLACE ST CALAIS

PLACE ST JULIEN

HIGHLAND PARK

NORMANDY OAKS

NORMANDY OAKS

GREENBRIER

GREENBRIER

PLACE ST LAURENT

A-4

PLACE ST CHARLES

PLACE ST JEAN

PLACE ST MICHEL

PELICAN LANDING SC SERVICE

PELICAN LANDING SHOPPING CTR

PELICAN LANDING PARKING ACCESS

HC-2

CP07-06-096PR

STITLER ST

21

OCHSNER

OCHSNER

STITLER ST

A-2
BEGONIA

MD-3

PINNACLE

NC-4

HC-3

0 570 Feet



APPENDIX A

CASE NO.: CP07-06-096
LANDSCAPE CHART

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Hwy 21 Street Planting 8700 sf 174'	50' planting area 1 Class A/300sf 1 Class B/200sf 1 shrub/ 10' linear ft. shrubs to screen parking 29 Class A 44 Class B 18 Shrubs parking screen	25' planting area 6 Class A 6 Class B 18 Shrubs parking screen	50' planting area 29 Class A 17 Class B trees 94 shrubs parking screen variance requested	Approve as shown
North Perimeter Planting 187 ft.	10' planting area 1 Class A/30' 1 Class B/30'	10' planting area 7 Class A 7 Class B	10' planting area 7 Class A 7 Class B	Approve as shown
South Perimeter Planting 187 ft.	10' planting area 1 Class A/30' 1 Class B/30'	10' planting area* 7 Class A 7 Class B *variance approved to reduce to 3' @ dumpster	10' planting area 6 Class A * 6 Class B * variance requested	Approve as shown
West Perimeter Planting 174 ft.	10' planting area 1 Class A/30' 1 Class B/30'	10' planting area 6 Class A 6 Class B	10' planting area 6 Class A 6 Class B	Approve as shown
Parking Planting Spaces Required	1 Class A in Island / 12 spaces & in island at ends of row;	1 class A trees provided at ends of rows per code	1 class A trees provided at ends of rows per code	Approve as shown
Parking	Restaurant: 1/3 occupants at max capacity & 1 per employee @max shift. Clinic: 1/175 sf, 1 per doctor & 2/3 employees	45 seats, 5 employees=20 spaces required 2 doc, 6 staff,1411 sf = 14 spaces required 34 spaces required/ 34 spaces provided	45 seats, 5 employees=20 spaces required 2 doc, 6 staff,1411 sf = 14 spaces required 34 spaces required/ 34 spaces provided	Approve as shown

*reduction of trees due to reduction of space near dumpster which was granted with previous variance