

**DRAFT**

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, OCTOBER 4, 2016**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LA**

**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 SEPTEMBER 6, 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. **2016-329-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

**POSTPONED FROM THE 9/06/2016 MEETING**

2. **2016-368-ZC**  
 Existing Zoning: A-6(Multiple Family District)  
 Proposed Zoning: A-5(Two-Family District)  
 Acres: 12,000 sq. ft.  
 Petitioner: Scotty & Veronica Eymard  
 Owner: Scotty & Veronica Eymard  
 Location: Parcel located on the north side of Lakeview Drive, east of US Hwy 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell, S33, T9S, R14E, Ward 9, District 13.  
 Council District: 13

ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. - TUESDAY, OCTOBER 4, 2016  
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KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

DRAFT

3. **2016-370-ZC**  
Existing Zoning: A-3(Suburban District)  
Proposed Zoning: A-3(Suburban District) & MHO(Manufactured Housing Overlay)  
Acres: 670.78 acres  
Petitioner: Council Motion  
Location: Parcels located on the south side of Hwy 435, east and west of Hillcrest Blvd, S22, 23, 26&27, T6S, R11E &12E, Ward 6 & 10, District 6.  
Council District: 6
4. **2016-380-ZC**  
Existing Zoning: Text Change Mobile Food Truck  
Proposed Zoning: Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) various to add mobile food trucks as Administrative Permit.
5. **2016-381-ZC**  
Existing Zoning: Text Change Behavioral Healthcare Facility  
Proposed Zoning: An Ordinance amending the test of the Unified Development Code, Volume 1 (Zoning) to add a new use "Behavioral Healthcare Facility" to Section 2 Definitions and as a permitted use in Section 5.29 MD-3 Medical Facilities District.
6. **2016-385-ZC - Withdrawn**  
Existing Zoning: A-4(Single Family Residential)  
Proposed Zoning: A-4(Single Family Residential) & MHO(Manufactured Housing Overlay)  
Acres: 10,042.5sqft  
Petitioner: Louise Matthews  
Owner: Wade & Louise Matthews  
Location: Parcel located on the east side of Sunset Road, north of US Hwy 190, being lot 18 & the north half of lot 17, Square 2, Shady Acres Subdivision, S18, T9S, R15E, Ward 9, District 9  
Council District: 9
7. **2016-386-ZC**  
Existing Zoning: A-3(Suburban District)  
Proposed Zoning: I-3(Heavy Industrial District)  
Acres: 2.928 acres  
Petitioner: Michael Breeding  
Owner: Venora M. Galatas  
Location: Parcel located at end of Sloat Road, along Bayou Bonfouca, S9, T9S, R14E, Ward 9, District 12  
Council District: 12
8. **2016-387-ZC**  
Existing Zoning: A-1(Suburban District)  
Proposed Zoning: A-1(Suburban District) & MHO(Manufactured Housing Overlay)  
Acres: 1.86 acres  
Petitioner: Manuel & Kathy Hoffman  
Owner: Manuel & Kathy Hoffman  
Location: Parcel located on the east side of Dreamland Court, north of Bruhl Road, S19, T5S, R11E, Ward 2, District 3  
Council District: 3

ST. TAMMANY PARISH ZONING COMMISSION MEETING  
6:00 P.M. - TUESDAY, OCTOBER 4, 2016  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

DRAFT

9. **2016-388-ZC**

Existing Zoning: HC-2(Highway Commercial District)  
Proposed Zoning: HC-3(Highway Commercial District)  
Acres: 1.43 acres  
Petitioner: Marcia & Raymond Williams  
Owner: Marcia & Raymond Williams  
Location: Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision, S6, T9S, R15E, Ward 8, District 13  
Council District: 13

10. **2016-389-ZC**

Existing Zoning: NC-4(Neighborhood Institutional District) & A-4(Single Family Residential District)  
Proposed Zoning: NC-4(Neighborhood Institutional District), A-4(Single Family Residential District), & PUD(Planned Unit Development Overlay)  
Acres: 28.06 acres  
Petitioner: Kyle Associates/Franklin Kyle  
Owner: James E. Shields, Sr.  
Location: Parcel located on the south side of LA Hwy 1088, east of Trinity Drive, west of Forest Brook Blvd, S5, T8S, R12E, Ward 4, District 7.  
Council District: 7

11. **ZC06-02-011 -WITHDRAWN**

Major amendment to PUD (Planned Unit Development Overlay)  
Acres: 285.96 acres  
Petitioner: Kyle Associates, LLC  
Owner: 285 LLC.  
Location: Parcel located on the east and west sides of LA Highway 1077, north of US Highway 190 , S21, T6S, R10E, Ward 1, District 3.  
Council District: 3

**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

1. **PR16-10-002 - Use: Retail Building & Restaurant**

Corridor: Planned Corridor Overlay  
Zoning: HC-2 Highway Commercial District  
Use Size: 9000 sq. ft.  
Petitioner: John S. Bowers III  
Owner: JSB Hwy 21 Lots, LLC  
Representative: G & S Engineering LLC  
Location: Parcel located on the east side of LA Highway 21, south of Azalea Drive, S47, T7S, R11E, Ward 1, District 1.  
Council District: 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

MINUTES OF THE 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**

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

**CALL TO ORDER**

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

**INVOCATION**

The Invocation was presented by Mrs. Cazaubon.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Willie.

**APPROVAL OF THE MINUTES FOR THE AUGUST 2, 2016 ZONING MEETING**

Doherty moved to approve, second by Davis.

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

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. 2016-294-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**

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: Joe Leimkuhler, Tobin Eason/Century Oaks Subd., Marsha Davis/Westwood Subd., Father Dennis Ryan/St. Michael's Episcopal Church, David Lowe/Glendale Heights Subd., Ken Ress/Audubon Lakes Subd.

**SEPTEMBER 6<sup>TH</sup>, 2016 ZONING MEETING MINUTES, CONT.**

**Davis moved to approve, second by Fitzmorris.**

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

**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**

**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: Joe Leimkuhler, Tobin Eason/Century Oaks Subd., Marsha Davis/Westwood Subd., Father Dennis Ryan/St. Michael's Episcopal Church, David Lowe/Glendale Heights Subd., Ken Ress/Audubon Lakes Subd.**

**Davis moved to approve, second by Fitzmorris.**

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

**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**

**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 indefinitely, second by Richard.**

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

**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

**SEPTEMBER 6<sup>TH</sup>, 2016 ZONING MEETING MINUTES, CONT.**

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 Lorren.**

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

**Nay:**

**Abstain:**

**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

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:     Wayne Hilliard,Linda Ray/Singing River Subd.

**Cazaubon moved to approve, second by Richardson.**

**Yea:                     Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Fitzmorris, Doherty,**

**Nay:                     Davis, Drumm**

**Abstain:**

**6.     2016-345-ZC**

Existing Zoning:     A-1 Suburban District  
Proposed Zoning:    A-2 Suburban District  
Acres:                5 acres  
Petitioner:          Dionne J. Prestenback & 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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request:    Dionne Prestenbach, Robert Mefford, Dionne Mefford, Charles Cannizaro/owners  
Opposition:

**Willie moved to approve, second by Cazaubon.**

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

**Nay:**

**Abstain:**

**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

**SEPTEMBER 6<sup>TH</sup>, 2016 ZONING MEETING MINUTES, CONT.**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Louis Bonneval, Anthony Bonneval/owners  
Opposition: Timothy Smith, Tony Saragusa, Frank St. Philip

**Willie moved to deny, second by Cazaubon.**

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

**Nay:**

**Abstain:**

**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

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: none

**Davis moved to approve, second by Richardson.**

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

**Nay:**

**Abstain:**

**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

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

**Lorren moved to approve, second by Fitzmorris.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Fitzmorris, Doherty, Drumm**

**Nay: Davis**

**Abstain:**

**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

**SEPTEMBER 6<sup>TH</sup>, 2016 ZONING MEETING MINUTES, CONT.**

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

**Willie moved to approve, second by Cazaubon.**

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

**Nay:**

**Abstain:**

**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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell  
Opposition:      Joan Cox/Countryside Gardens Subd.

**Willie moved to approve, second by Davis.**

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

**Nay:**

**Abstain:**

**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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell      Opposition:      None

**Davis moved to approve, second by Willie.**

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

**Nay:**

**Abstain:**

**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

**SEPTEMBER 6<sup>TH</sup>, 2016 ZONING MEETING MINUTES, CONT.**

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

**Willie moved to approve, second by Cazaubon.**

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

**Nay:**

**Abstain:**

**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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell Opposition: None

**Fitzmorris moved to approve, second by Richard.**

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

**Nay:**

**Abstain:**

**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:**

**1. CP07-06-096PR - Use: Commercial Building - Variance Request**

Zoning: HC-2 (Highway Commercial) District  
Use Size: 5477 sq.ft.  
Petitioner: 3Z's Building Company, LLC  
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

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

**Lorren moved to approve, second by Doherty.**

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

**Nay:**

**Abstain:**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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**Mr. Dave Mannella, Chairman**

## ZONING STAFF REPORT

**Date:** 9/26/2016  
**Case No.:** 2016-329-ZC  
**Prior Action:** Postponed (09/06/16)  
**Posted:** 09/21/16

**Meeting Date:** 10/4/2016  
**Determination:** Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Robt 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.

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-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:** No

**Multi occupancy development:** No

##### COMPREHENSIVE PLAN:

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

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located 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

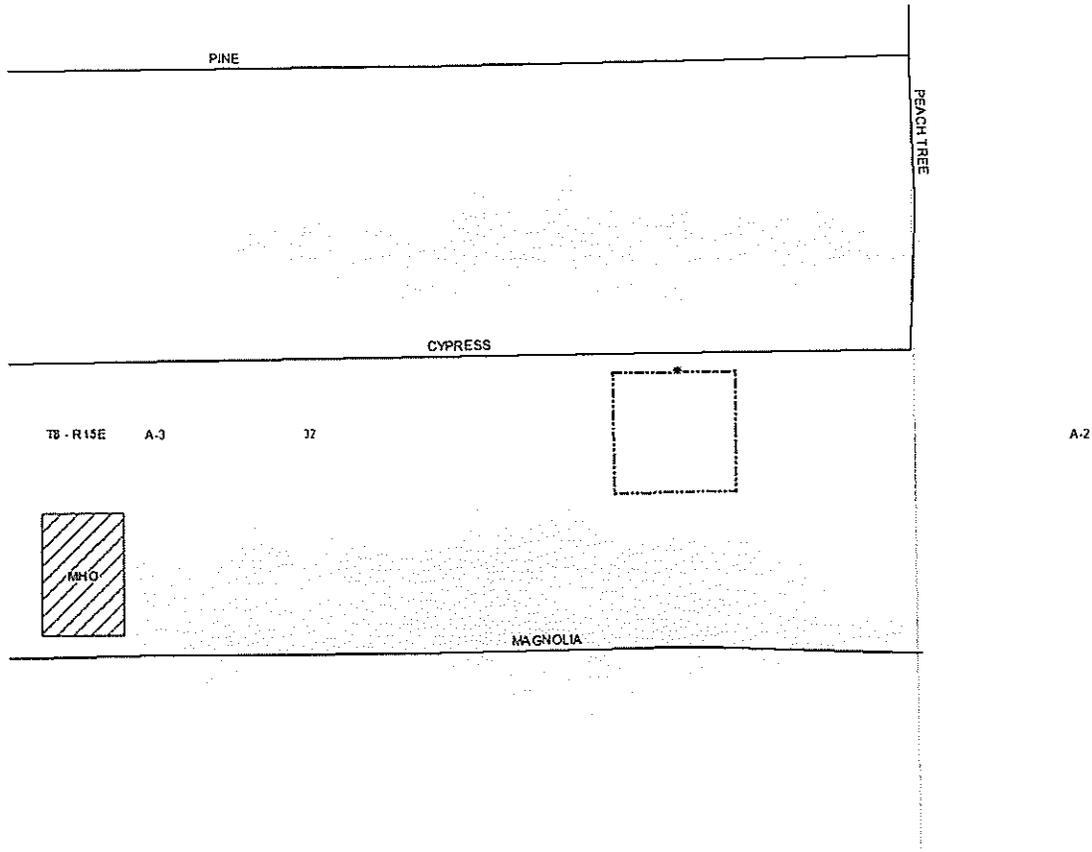
PETITIONER: Robt Maser

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.



2016-329-ZC

PINE

PEACH TREE

CYPRESS

T8-R15E A-3

32

2016-329-ZC

A-2

MAGNOLIA

0 200 Feet







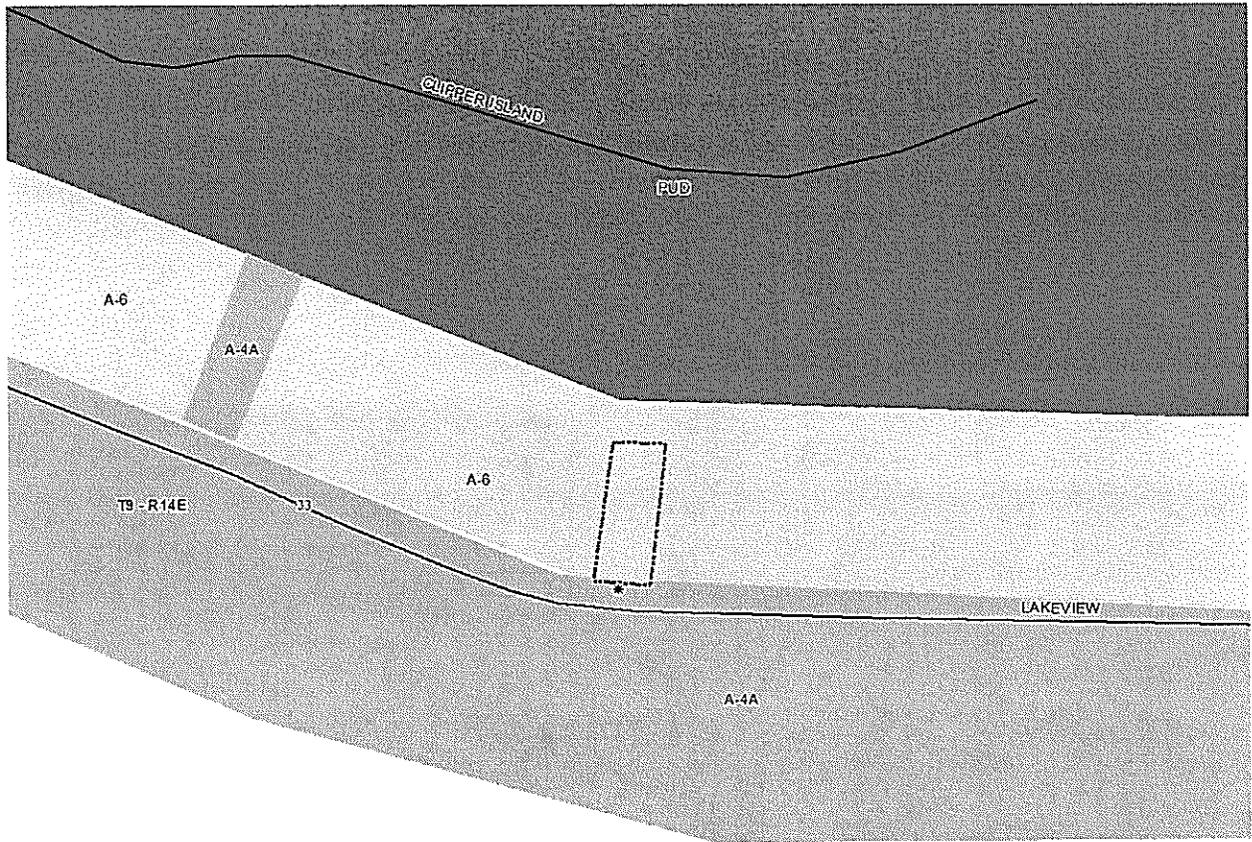
**PETITIONER:** Scotty & Veronica Eymard

**OWNER:** Scotty & Veronica Eymard

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

**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13

**SIZE:** 12,000 sq. ft.



2016-368-ZC

CLIPPER ISLAND

PUD

33  
T9-R14E

A-6

2016-368-ZC

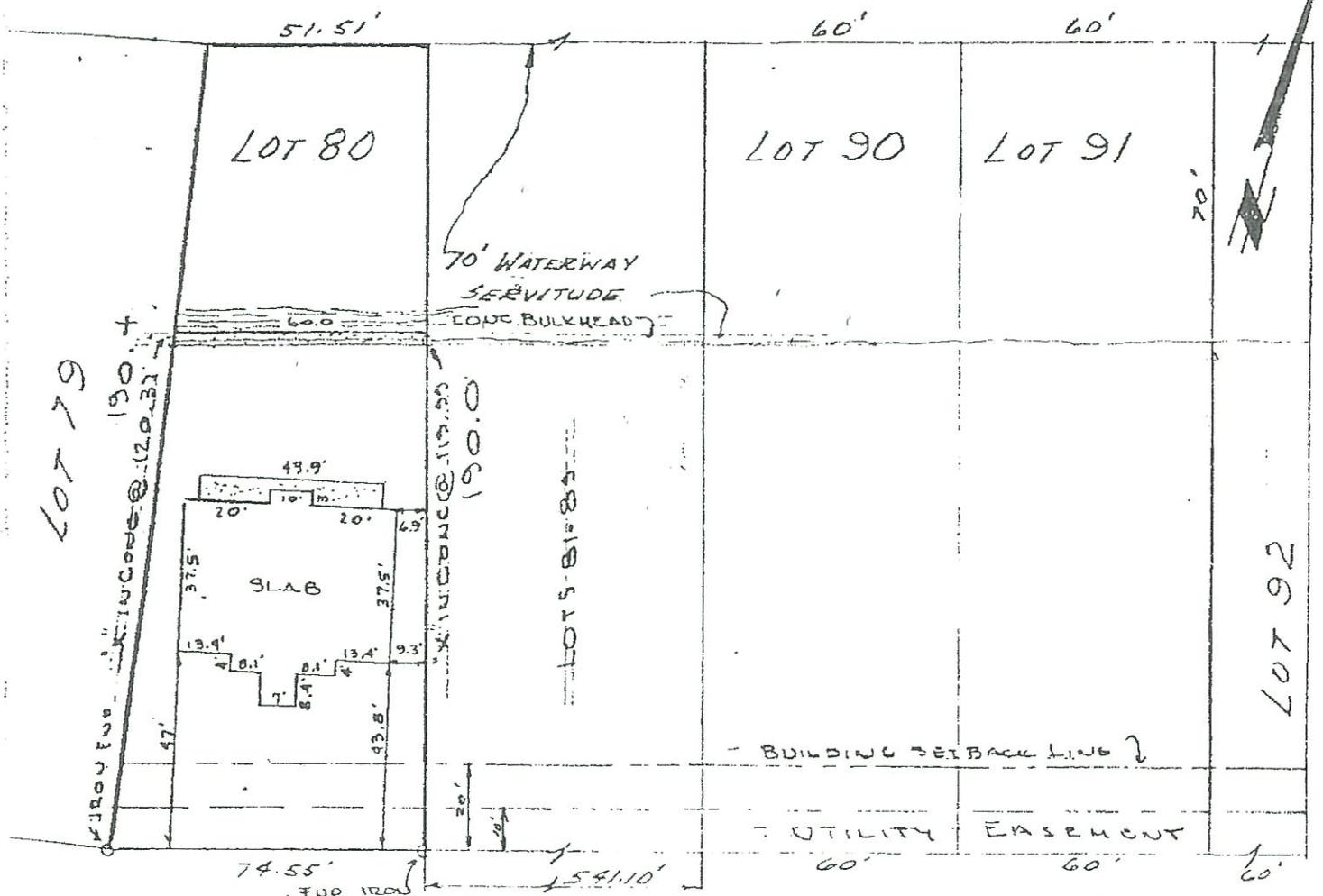
LAKEVIEW

A-4A

0 130 Feet



2016-368-ZC



NORTH SHORE DRIVE

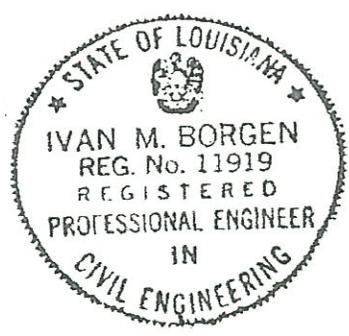
SURVEY MAP

OF

LOT 80 OF EDEN ISLES SUBDIVISION UNIT 2

ST. TAMMANY PARISH, LOUISIANA

DONALD JACOBS



SURVEY NO: 19989/24709/25150

DATE: MAR 15, 1979

REV: AUG. 5, 1980 SW  
" SEPT. 18, 1980 SW

THIS SURVEY IS CERTIFIED TRUE AND CORRECT BY

IVAN M. BORGEN  
NO. 686

SCALE: 1" = 40'

## ZONING STAFF REPORT

Date: 9/26/2016  
Case No.: 2016-370-ZC  
Posted: 09/22/16

Meeting Date: 10/4/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Council Motion

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

**LOCATION:** Parcel located on the south side of LA Highway 435, east & west of Hillcrest Blvd; S22, 23, 26 & 27, T6S, R11E & 12E; Ward 6 & 10, District 6

**SIZE:** 670.78 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Access from State Highway & Interior Parish Road    **Road Surface:** 2 lane asphalt and gravel    **Condition:** Moderate

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District & PF-2 Public Facilities District
South	Undeveloped	E-4 Estate
East	Residential & Undeveloped	A-4 Single Family Residential District & A-1 & A-3 Suburban Districts
West	Undeveloped	A-2 Suburban District & MHO Manufactured Housing Overlay

#### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

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

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay over the Hillcrest Country Club Estates Subdivision & a portion of Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes and with conservation uses. Staff has no objection to the request, considering that there has been a significant increase in the number of rezoning request to MHO Manufactured Housing Overlay, on individual lots, since the comprehensive rezoning. Moreover, the area is mostly developed with manufactured houses.

#### STAFF RECOMMENDATION:

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



2016-370-ZC

ROBYN

SHUBERT  
DOWNS

SHUBERT

GINA DENNEY

PF-2

A-2  
22

23

TALISHEEK HWY

435  
HC-2

A-4  
CHAPMAN

A-6

CB-1

FAIRWAY

QUIMET

BURKE

PAR

FRANCIS

GREEN

2016-370-ZC

HILLCREST  
A-3

BIRDIE

TRAP

TEE

BOBBY JONES 26

WOOD

MASHIE

FOURSOME

IRON

2016-370-ZC

T6-R12E

BALL

SLICE

CADDIE

HOOK

CHIP

PUTT

NIBLICK

ACE

HAZARD

NIBLICK

FLIGHT

BUNKER

TED RAY

TRAP

GREEN

E-4

34

35

A-1

T7-R12E

3

2

0 2,300 Feet

N



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: \_\_\_\_\_ PROVIDED BY: PLANNING AND DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_ DAY OF \_\_\_\_\_, 2016.

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME 1 (ZONING) VARIOUS TO ADD MOBILE FOOD TRUCKS AS ADMINISTRATIVE PERMIT.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2016-380-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of the Unified Development Code, Volume 1 (Zoning) to add a new use “ Mobile Food Trucks” to Section 2 Definitions and as a permitted use in the following Sections; and

WHEREAS, the St. Tammany Parish Council considered the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Council has determined that it is in the best interest of the businesses and citizens of St. Tammany Parish to implement an ordinance addressing mobile food trucks; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), as follows:

Section 2 - Definitions, add a new definition as follows:

Mobile Food Truck: a double-axle vehicle (truck or trailer unit) that is completely mobile with no permanent fixed location, the vendor of which prepares all or most of its victuals on board the vehicle to serve or distribute to customers, in a form suitable for immediate ingestion or consumption.

BE IT FURTHER ORDAINED, that Mobile Food Trucks be established as an administrative permits, in the following sections:

Section 5.14 NC-1 Professional Office District

In Section 5.1403 ADMINISTRATIVE PERMITS, add a new,

“C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations.” and re-number section as necessary.

Section 5.15 NC-2 Indoor Retail and Service District

In Section 5.1503 ADMINISTRATIVE PERMITS, add a new,

“C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations.” and re-number section as necessary.

Section 5.16 NC-3 Lodging District

In Section 5.1603 ADMINISTRATIVE PERMITS, add a new,

“C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations.” and re-number section as necessary.

Section 5.17 NC-4 Neighborhood Institutional District

In Section 5.1703 ADMINISTRATIVE PERMITS, add a new,  
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.18 NC-5 Retail and Service District

In Section 5.1803 ADMINISTRATIVE PERMITS, add a new,  
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.19 NC-6 Public, Cultural and Recreational District

In Section 5.1903 ADMINISTRATIVE PERMITS, add a new,  
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.19A PBC-1 Planned Business Center

In Section 5.1903 ADMINISTRATIVE PERMITS, add a new,  
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.19B PBC-2 Planned Business Center

In Section 5.1903 ADMINISTRATIVE PERMITS, add a new,  
"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.20 HC-1 Highway Commercial District

In Section 5.2003 ADMINISTRATIVE PERMITS, add a new,  
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.21 HC-2 Highway Commercial District

In Section 5.2103 ADMINISTRATIVE PERMITS, add a new,  
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.21A HC-2A Highway Commercial District

In Section 5.2103 ADMINISTRATIVE PERMITS, add a new,  
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.22 HC-3 Highway Commercial District,

In Section 5.2203 ADMINISTRATIVE PERMITS, Add a new  
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.23 HC-4 Highway Commercial District

In Section 5.2303 ADMINISTRATIVE PERMITS, Add a new  
"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.23A HC-5 Highway Commercial District

In Section 5.2303A ADMINISTRATIVE PERMITS, Add a new

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.24 I-1 Industrial District

In Section 5.2403 ADMINISTRATIVE PERMITS, Add a new

"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.25 I-2 Industrial District

In Section 5.2503 ADMINISTRATIVE PERMITS, Add a new

"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.26 I-3 Heavy Industrial District

In Section 5.2603 ADMINISTRATIVE PERMITS, Add a new

"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.26A I-4 Heavy Industrial District

In Section 5.2603A ADMINISTRATIVE PERMITS, Add a new

"I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.27 MDç1 Medical Residential District

In Section 5.2703A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.28 MD-2 Medical Clinic District

In Section 5.2803A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.29 MD-3 Medical Facility District

In Section 5.2903A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.29A MD-4 Medical Research District

In Section 5.2903A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.30 PF-1 Public Facilities District

In Section 5.3003 ADMINISTRATIVE PERMITS, Add a new

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.30A PF-2 Public Facilities District

In Section 5.3003A ADMINISTRATIVE PERMITS, Add a new

"H. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.30B CB-1 Community Based Facilities District

In Section 5.3003B ADMINISTRATIVE PERMITS, Add a new

"F. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.31 ED-1 Primary Education District

In Section 5.3103A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.32 ED-2 Higher Education District

In Section 5.3203A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.33 AT-1 Animal Training/Housing District

In Section 5.3303A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.34 RBG Riverboat Gaming District

In Section 5.3403A ADMINISTRATIVE PERMITS, Add a new

"C. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.36 SWM-1 Solid Waste Management District

Add a new Section 5.3603A ADMINISTRATIVE PERMITS, Add a new

"A. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.37 SWM-1 Solid Waste Management District

Add a new Section 5.3607A ADMINISTRATIVE PERMITS, Add a new

"A. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

Section 5.3 AML Advanced Manufacturing and Logistics District

In Section 5.3803A ADMINISTRATIVE PERMITS, Add a new

"8. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations." and re-number section as necessary.

BE IT FURTHER ORDAINED, that the minimum standards for this use be established as follows:  
Amend Section 8.01 Minimum Standards for Specific Uses, as follows:

Add a new "MOBILE FOOD TRUCKS

1. Licenses and permits must be displayed and affixed to the front windshield in the lower corner on the passenger side.
2. Vendors must obey all applicable parking, traffic and vehicle safety laws, regulations, and restrictions.
3. Trucks can remain in one location no longer than 4 hours.
4. Trucks may only sell food; no other goods, wares, or other items may be sold.
5. No vendor may sell alcoholic beverages unless properly permitted in accordance with all applicable regulations, including but not limited to Chapter 3, Article V, Section 101.00 et seq., Article VI, Section 116.00 et seq., Article VII, Section 154.00 et seq., Article VIII, Section 185.00 et seq., Article IX, Section 191.00 et seq. and as amended as per law.
6. No furniture or any other objects can be placed in the street, sidewalk, or any right-of-way, except a trash receptacle.
7. All vendors must provide a trash receptacle within three feet of the front or back of the truck on a public street.
8. All vendors must keep a 50 foot radius around the truck clean during operation and upon ceasing operation.
9. No horns, amplification systems, or other sound-producing devices or music systems which can be heard outside of the truck may be used.
10. No third party advertising may be displayed on any mobile food truck.
11. Trucks may not operate:
  - a. Within 20 feet of any intersection;
  - b. Within 20 feet of any stop sign, flashing beacon, yield sign, or other traffic control signal located on the side of a roadway;
  - c. Within 3 feet of any public or private driveway, wheelchair ramp or bicycle ramp;
  - d. In any manner that impedes an exit or entrance of an operating building.
  - e. In any manner that impedes traffic flow on a public street, private drive or parking aisles.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2016-.

\_\_\_\_\_  
COUNCIL CHAIRMAN, MARTY DEAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: \_\_\_\_\_, 2016  
Published adoption on: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 @ \_\_\_\_\_  
Returned to Council Clerk: \_\_\_\_\_, 2016 @ \_\_\_\_\_

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR DEAN/BRISTER PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

An Ordinance amending the text of the Unified Development Code, Volume 1 (Zoning) to add a new use "Behavioral Healthcare Facility" to Section 2 Definitions and as a permitted use in Section 5.29 MD-3 Medical Facilities District.

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, 2016-381-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of the Unified Development Code, Volume 1 (Zoning) to add a new use "Behavioral Healthcare Facility" to Section 2 Definitions and as a permitted use in Section 5.29 MD-3 Medical Facilities District; and

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law; and

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to make such an amendment.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), as follows:

Section 2 - Definitions, add a new definition as follows:

**Behavioral Healthcare Facility** is building or campus that provides a continuum of services for individuals at risk of, or suffering from, mental, behavioral, or addictive disorders. Behavioral health, as a discipline, refers to mental health, psychiatric, marriage and family counseling, and addictions treatment, stress-related physical symptoms ineffective patterns of health care utilization, and counseling/treatment for stress creating circumstances, including but not limited to chronic unemployment, loss or illness of family members, and homelessness. Services may be provided by social workers, counselors, psychiatrist, psychologists, neurologists, and physicians.; and

BE IT FURTHER ORDAINED, that "Behavioral Healthcare Facility" be established as a permitted use, in the following section:

Section 5.29 MD-3 Medical Facilities District

In Section 5.2902 PERMITTED USES, add a new,

4. Behavioral Healthcare Facility.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016; AND BECOMES ORDINANCE \_\_\_\_\_ COUNCIL \_\_\_\_\_ SERIES \_\_\_\_\_ NO. \_\_\_\_\_ 16-\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at

Returned to Council Clerk: \_\_\_\_\_, 2016 at

## ZONING STAFF REPORT

Date: 9/26/2016  
Case No.: 2016-386-ZC  
Posted: 09/21/16

Meeting Date: 10/4/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Michael Breeding

**OWNER:** Venora M. Galatas

**REQUESTED CHANGE:** From A-3 Suburban District to I-3 Heavy Industrial District

**LOCATION:** Parcel located at the end of Sloat Road, along Bayou Bonfouca; S9, T9S, R14E; Ward 9, District 12

**SIZE:** 2.928 acres

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### 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	Industrial	I-3 Heavy Industrial
South	Bayou & Industrial	City of Slidell
East	Bayou & Industrial	City of Slidell
West	Industrial	I-2 Industrial

##### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

##### COMPREHENSIVE PLAN:

**Industrial** - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to I-3 Heavy Industrial District. This site is located at the end of Sloat Road, along Bayou Bonfouca. The 2025 Future Land Use Plan calls for the area to be developed for industrial uses. Staff has no objection to the requested zoning change to I-3 Heavy Industrial, considering that the current zoning is incompatible with the surrounding land uses and the objectives of the Future Land Use Plan.

##### STAFF RECOMMENDATION:

The staff recommends that the request for I-3 Heavy Industrial District to be approved.

Case No.: 2016-386-ZC

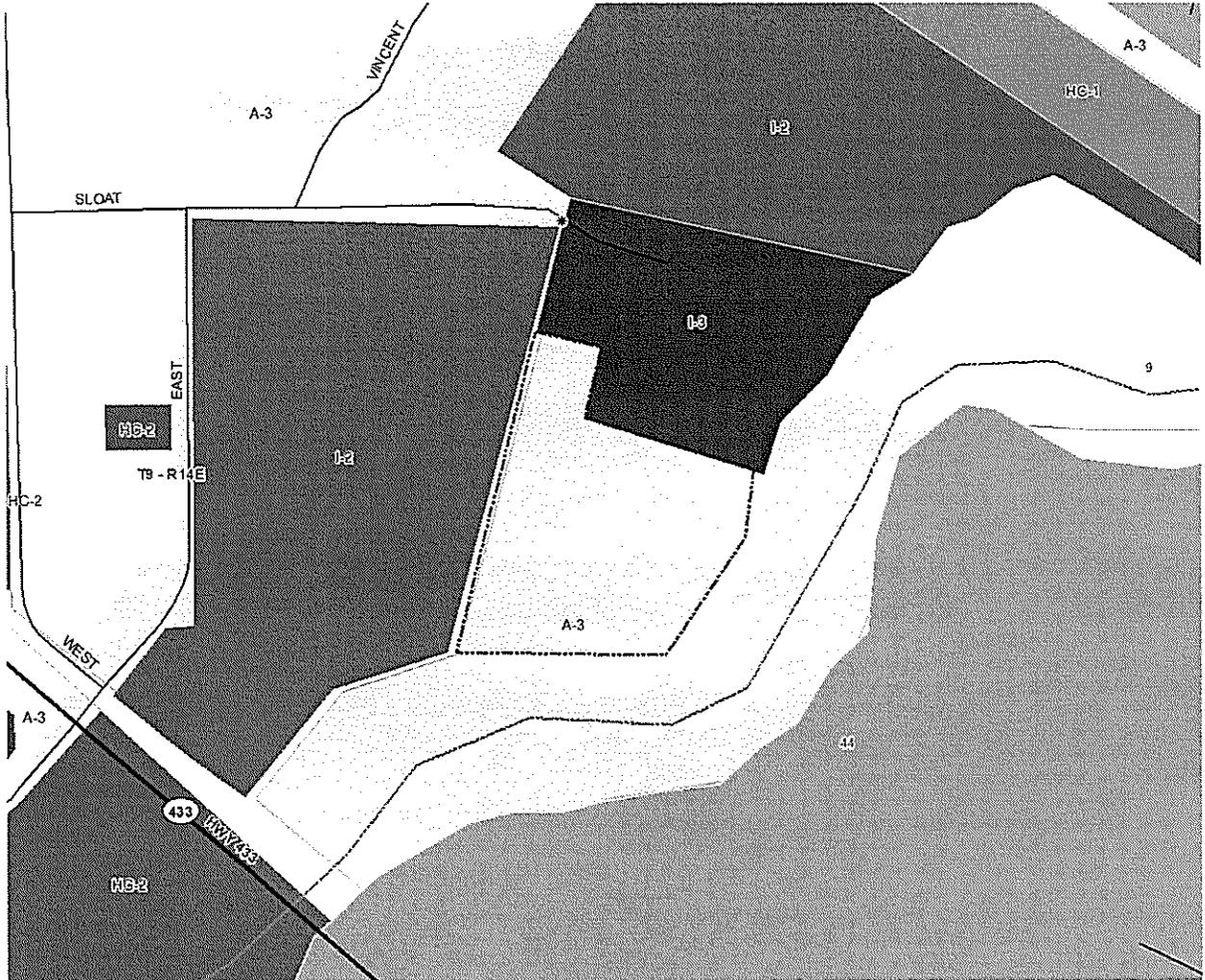
PETITIONER: Michael Breeding

OWNER: Venora M. Galatas

REQUESTED CHANGE: From A-3 Suburban District to I-3 Heavy Industrial District

LOCATION: Parcel located at the end of Sloat Road, along Bayou Bonfouca; S9, T9S, R14E; Ward 9, District 12

SIZE: 2.928 acres



2016-386-ZC

VINCENT

HC-1

SLOAT

9

I-3

I-2

T9-R14E

2016-386-ZC

A-3

HC-2

44

433

HWY 433

0 300 Feet

N



## ZONING STAFF REPORT

Date: 9/26/2016  
Case No.: 2016-387-ZC  
Posted: 09/21/16

Meeting Date: 10/4/2016  
Determination: Approved, Amended, Postponed, Denied

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### GENERAL INFORMATION

**PETITIONER:** Manuel & Kathy Hoffmann

**OWNER:** Manuel & Kathy Hoffmann

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

**LOCATION:** Parcel located on the east side of Dreamland Court, north of Bruhl Road ; S19, T5S, R11E; Ward 2, District 3

**SIZE:** 1.86 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 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-1 Suburban District to MHO Manufactured Housing Overlay. This site is located on the east side of Dreamland Court, north of Bruhl Road. 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:

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

Case No.: 2016-387-ZC

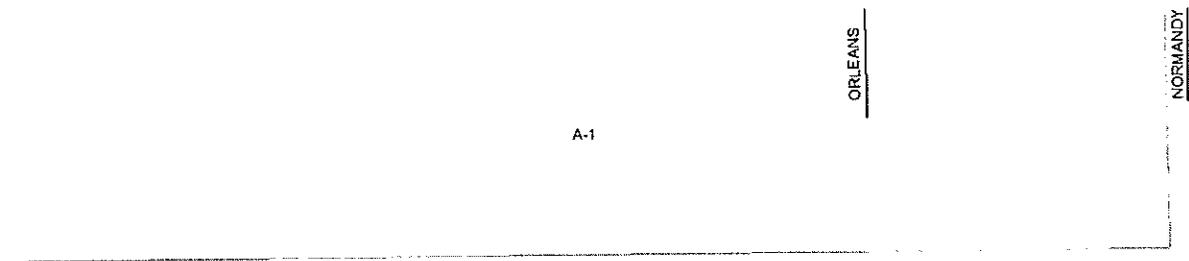
PETITIONER: Manuel & Kathy Hoffmann

OWNER: Manuel & Kathy Hoffmann

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

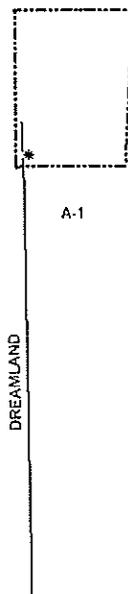
LOCATION: Parcel located at the on the east side of Dreamland Court, north of Bruhl Road ; S19, T5S, R11E; Ward 2, District

SIZE: 1.86 acres



T6 - R11E

19



2016-387-ZC

ORLEANS

T5-R11E

19

2016-387-ZC

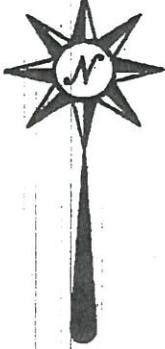
A-1

DREAMLAND

0 300 Feet

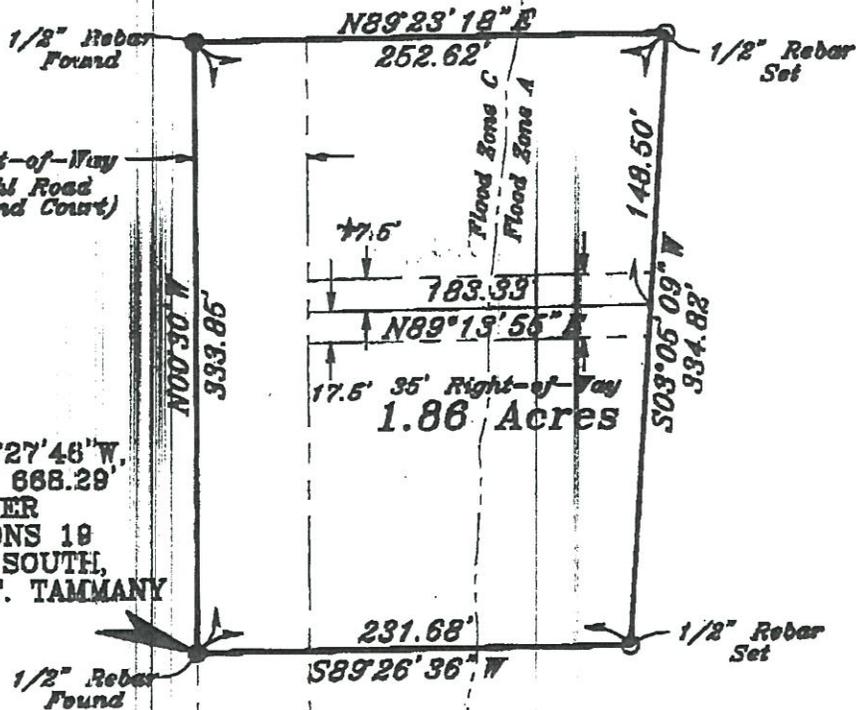


2016-387-2C



60' Right-of-Way to Bruhl Road (Dreamland Court)

Approximate Flood Zone Delineation Line



THIS POINT IS N00°27'48"W, 1336.76'; N00°30'W, 668.29' FROM THE 1/4 CORNER COMMON TO SECTIONS 19 & 30 TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C, AS PER FEMA FIRM COMM. PANEL NO. 225205 0125 C, MAP DATE 10-17-1989

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 OF TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR

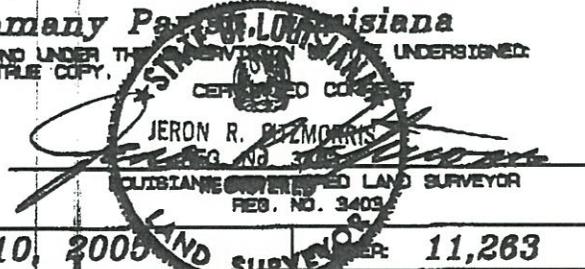
Tina M. wife/of and Jeremy M. Welch

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 19, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc. COVINGTON, LOUISIANA



SCALE:

1" = 100'

DATE:

May 10, 2005

LAND SURVEY NO. 11,263

**ZONING STAFF REPORT**

**Date:** 9/26/2016  
**Case No.:** 2016-388-ZC  
**Posted:**09/21/16

**Meeting Date:** 10/4/2016  
**Determination:** Approved, Amended, Postponed,  
Denied

**GENERAL INFORMATION**

**PETITIONER:** Marcia & Raymond Williams

**OWNER:** Marcia & Raymond Williams

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

**LOCATION:** Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision; S6, T9S, R15E; Ward 8, District 13

**SIZE:** 1.43 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Federal                      **Road Surface:** 5 lane asphalt      **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zoning</u>
North	Commercial	HC-2 Highway Commercial
South	Undeveloped	HC-2 Highway Commercial
East	Commercial	HC-2 Highway Commercial
West	Vacant/Commercial	HC-2 Highway Commercial

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

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

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision. The 2025 Future land use plan calls for the area to be developed for commercial uses. Staff has no objection to the request.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a HC-3 Highway Commercial District designation be approved

Case No.: 2016-388-ZC

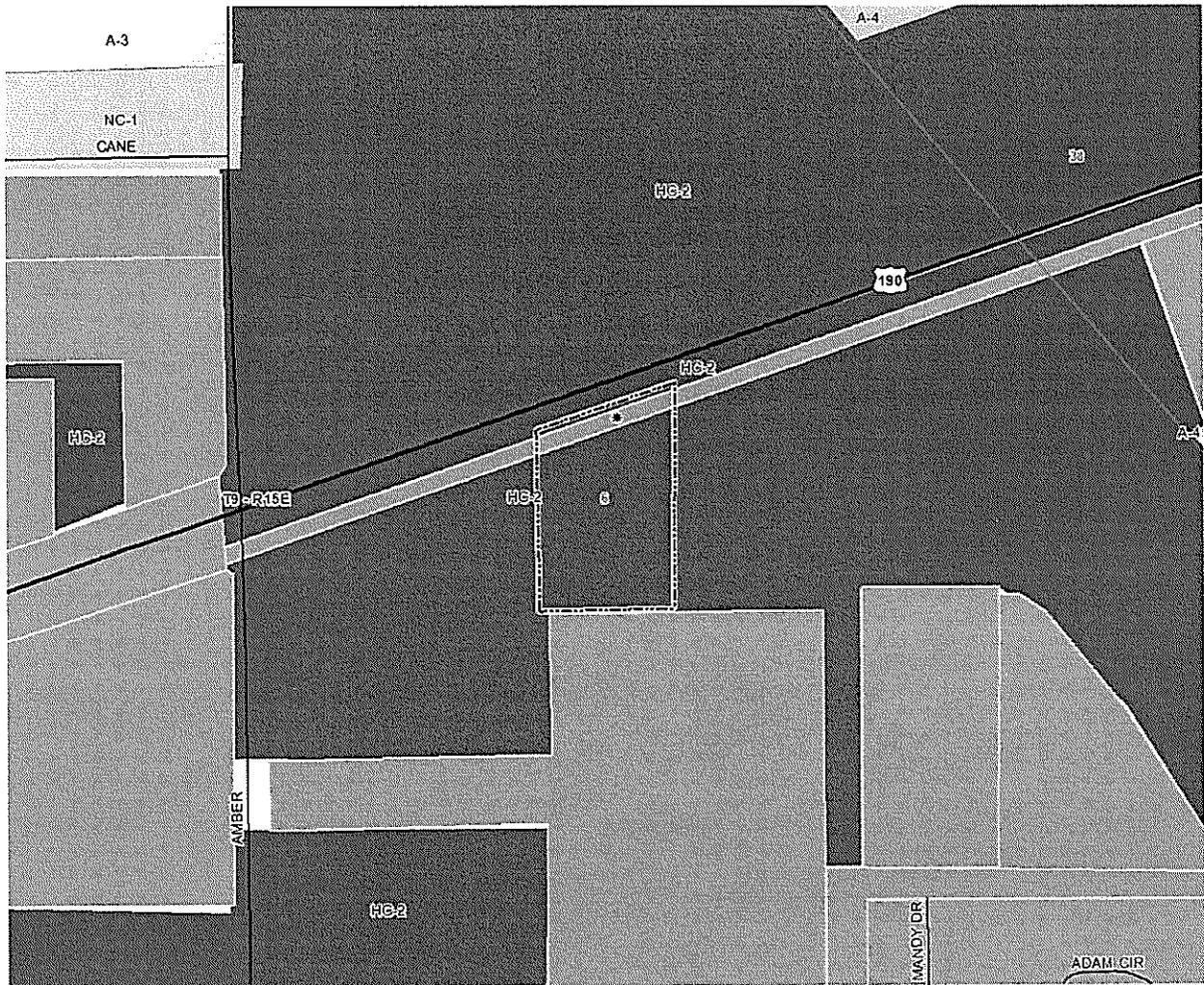
PETITIONER: Marcia & Raymond Williams

OWNER: Marcia & Raymond Williams

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

LOCATION: Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision; S6, T9S, R15E; Ward 8, District 13

SIZE: 1.43 acres



2016-388-ZC

A-3

NC-1  
CANE

A-4

38

HC-2

190

2016-388-ZC

T9-R15E

AMBER

MANDY

7

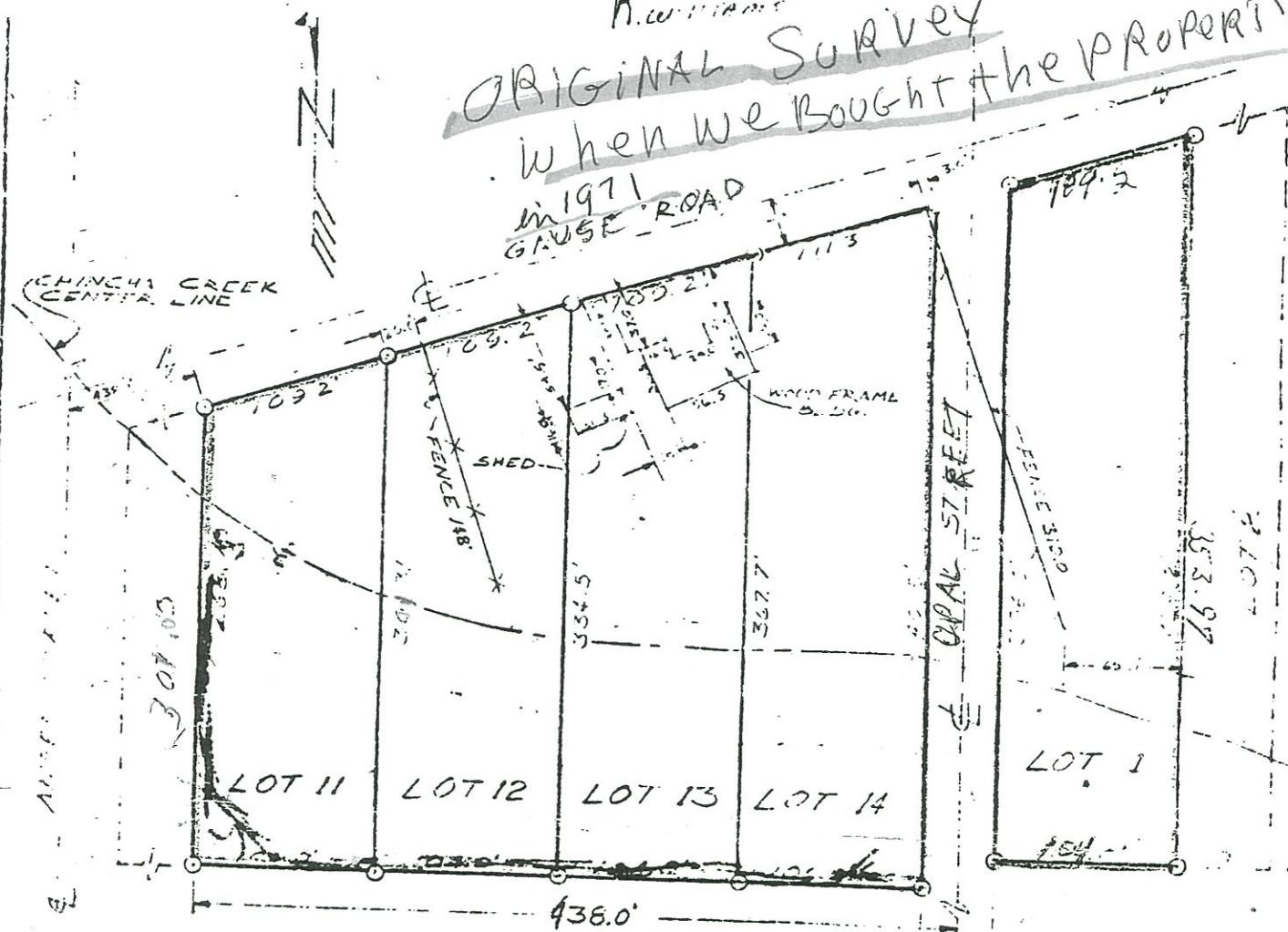
0 300 Feet

N



2016-388-ZC

*R. Williams*  
**ORIGINAL SURVEY**  
**When we BOUGHT the PROPERTY**  
in 1971  
GAUSE ROAD



NOTE: CORNERS OF ALL LOTS MARKED WITH IRONS

**SURVEY MAP**

OF  
LOTS NOS. 11, 12, 13, AND 14 OF SQUARE NO. 26 AND LOT NO. 1 OF SQUARE NO. 27 OF PEARL RIVER SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA

FOR  
**RAYMOND WILLIAMS**



THIS SURVEY IS CERTIFIED TRUE AND CORRECT BY

*Ivan M. Borgen*

IVAN M. BORGEN  
NO. 636

DATE: APRIL 24, 1972  
REV  
SCALE 1" = 100'-0"



Sports Complex	Information
Maximum sq. ft. & maximum height	28,500 sq. ft. & 20 feet
Allowable Uses	Office, Gymnasium, Snack Bar, Retail, Pool, Outdoor activities
Regulation	Subject to all Parish Landscaping, Lighting, Parking & Signage Requirements

**GENERAL INFORMATION**

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 off site, connection to Tammany Utilities)
Wetland Delineations	Provided on plan; however, need <b>initial wetland delineation determined by a qualified wetlands consultant</b>
Flood Zone Demarcation Lines	Must be Provided as Required ( <b>Indicate FIRM Map and panel number</b> )
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 28.06 acre parcel of land, is at 4 units per acre based on the proposed underlying zoning of A-4 Single Family Residential District, which would allow for a total of 112 units. Based on the formula the net density would allow for 84 lots/units. The proposal is for 49 lots, 1 duplex and 1 four plex.

**GREENSPACE**

A total of 11.78 acres of greenspace (42%) 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 0.92 acres (3.3%) and will include a sports complex providing a variety of activities and a pool. The passive recreation is proposed to occupy 10.9 acres (38.7%) and is for the most part dedicated as preserved wetlands and greenspace areas. Note that formal walking paths (aggregate, semi-hard or hard-surfaced materials) should be provided within the greenspace area, connecting to the sports complex. Also, picnic tables, gazebos and benches should be provided within the greenspace area.

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 residential uses. The proposed development meets that objectives of the 2025 future land use plan by proposing a residential development with open space, allowing for the preservation of the wetlands.

**STAFF RECOMMENDATION:**

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

Case No.: 2016-389-ZC

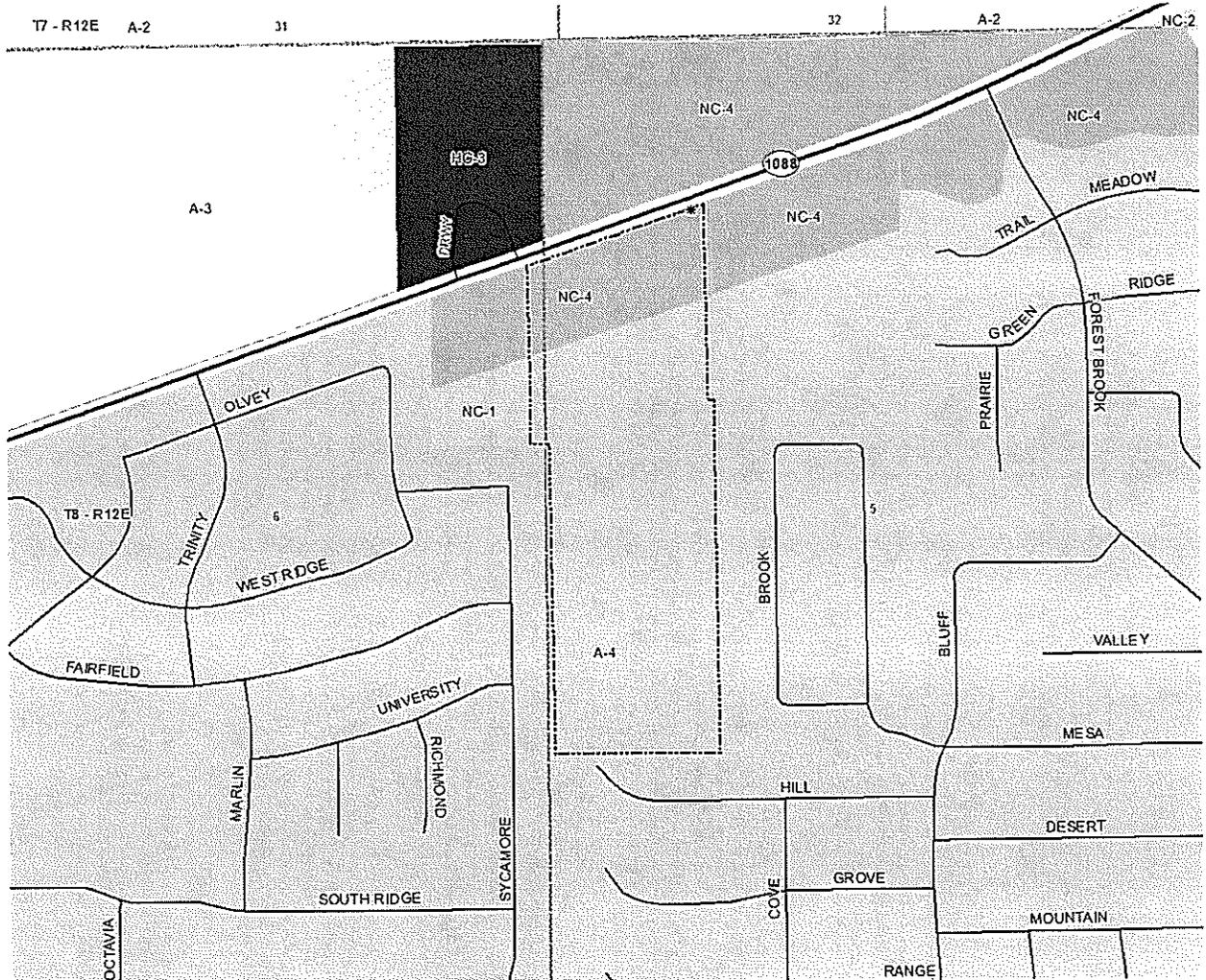
PETITIONER: Kyle Associates LLC - Franklin Kyle

OWNER: James E. Shields

REQUESTED CHANGE: From A-4 Single-Family Residential District & NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Blvd; S5, T8S, R12E; Ward 4, District 13

SIZE: 28.06 acres



2016-389-ZC

HC-3

NC-4

A-3

1088

DRWAY

NC-1

T8-R12E

2016-389-ZC

WEST RIDGE

A-4

FAIRFIELD

BROOK

UNIVERSITY

RICHMOND

SYCAMORE

HILL

COVE

GROVE

SOUTH RIDGE







2016-389-CC

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

If yes, which major arterial streets? LA 1088

- 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.***

James E. Studds Sr.      8/10/2016  
ENGINEER/SURVEYOR/OR DEVELOPER      DATE  
(SIGNATURE)

2016-389-20



REPLY TO  
ATTENTION OF  
Operations Division  
Surveillance and Enforcement Section

DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, NEW ORLEANS DISTRICT  
P.O. BOX 60267  
NEW ORLEANS, LOUISIANA 70160-0267

MAR 15 2016

Mr. Thomas Brown  
Biological Surveys, Inc.  
P.O. Box 94  
Covington, LA 70433

Dear Mr. Brown:

Reference is made to your request, on behalf of Mr. Jimmy Shields, for a U.S. Army Corps of Engineers' jurisdictional determination on property located in Section 5, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana (enclosed map). Specifically, this property is identified as 28 acres south of Hwy 1088 in Mandeville, Louisiana.

A field inspection of the property was conducted on March 4, 2016. Based on the results of this investigation, we have determined that part of the property is wetland and may be subject to Corps' jurisdiction. The approximate limits of the wetland are designated in red on the map. A Department of the Army permit under Section 404 of the Clean Water Act will be required prior to the deposition or redistribution of dredged or fill material into wetlands that are waters of the United States. Additionally, a DA permit will be required if you propose to deposit dredged or fill material into other waters subject to Corps' jurisdiction. Other waters that may be subject to Corps' jurisdiction are indicated in blue on the map.

You are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration date or the District Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

Please be advised that this property is in the Louisiana Coastal Zone and a Coastal Use Permit may be required prior to initiation of any activities on this site. For additional information, contact Ms. Christine Charrier, Office of Coastal Management, Louisiana Department of Natural Resources at (225) 342-7953.

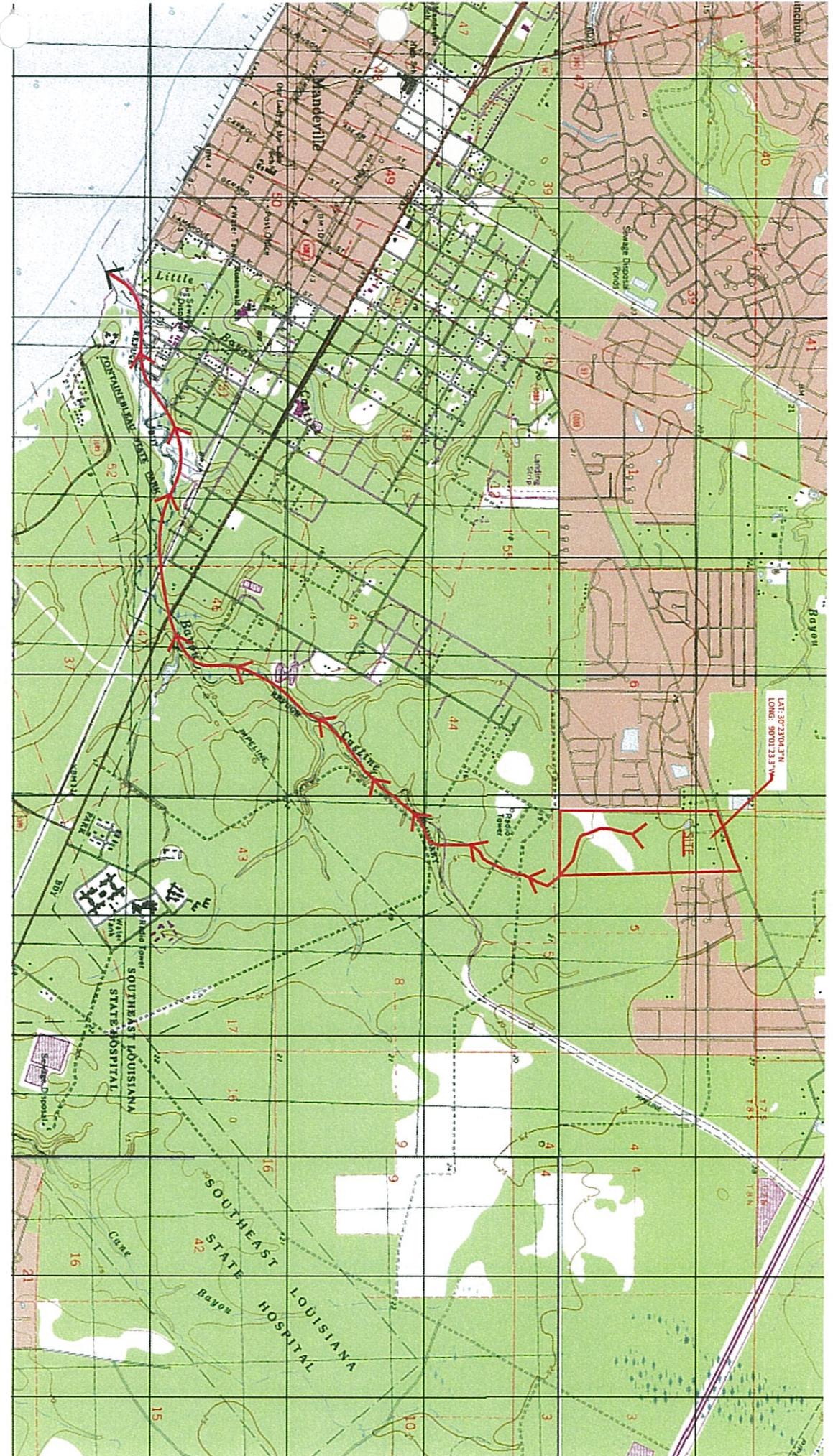
Should there be any questions concerning these matters, please contact Mr. Andrew Bennett at (504) 862-2227 and reference our Account No. MVN-2006-04964-1-SJ. If you have specific questions regarding the permit process or permit applications, please contact our Eastern Evaluation Section at (504) 862-2292.

Sincerely,

  
Martin S. Mayer  
Chief, Regulatory Branch

Enclosures

2016-389-2C



**PELICAN POINT PUD  
RECEIVING WATERS**  
ST. TAMMANY PARISH, LOUISIANA

8-10-16



**Kyle Associates, LLC**  
Planning, Engineering, and Landscape Architecture  
638 Village Lane N., Mandeville, LA 70061 • 855.277.9377

# PLAN REVIEW STAFF REPORT

Date: 09/26/16  
CASE NO.:  
Posted: 09/22/16

PR16-10-002

Meeting Date: October 4, 2016  
Determination: Approved Amended Postponed Denied

**PETITIONER:** John S. Bowers III  
**OWNER:** JSB Hwy 21 Lots, LLC  
**PROPOSED USE:** Retail Building & Restaurant  
**PREVIOUS/CURRENT USE:** Undeveloped  
**SQ. FT. OF USE:** 9000 sq. ft.  
**GROSS AREA LOT SIZE:** 1.25 acres  
**ZONING CLASSIFICATION:** HC-2 Highway Commercial District  
**CORRIDOR:** Planned Corridor Overlay  
**LOCATION:** Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Apartments & Undeveloped	HC-2 Highway Commercial District
South	Single Family Residential	A-2 Suburban District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial/office	HC-2 Highway Commercial District

Existing development? No

Multi occupancy development? Yes

### STAFF COMMENTS:

Petitioner is proposing Retail Building & a Restaurant on a parcel located on the east side of LA Highway 21, south of Azalea Drive. A site and landscape plan has been provided as required. Additional information shall be provided as listed below.

### STAFF RECOMMENDATIONS:

The staff recommends postponing of this proposal.

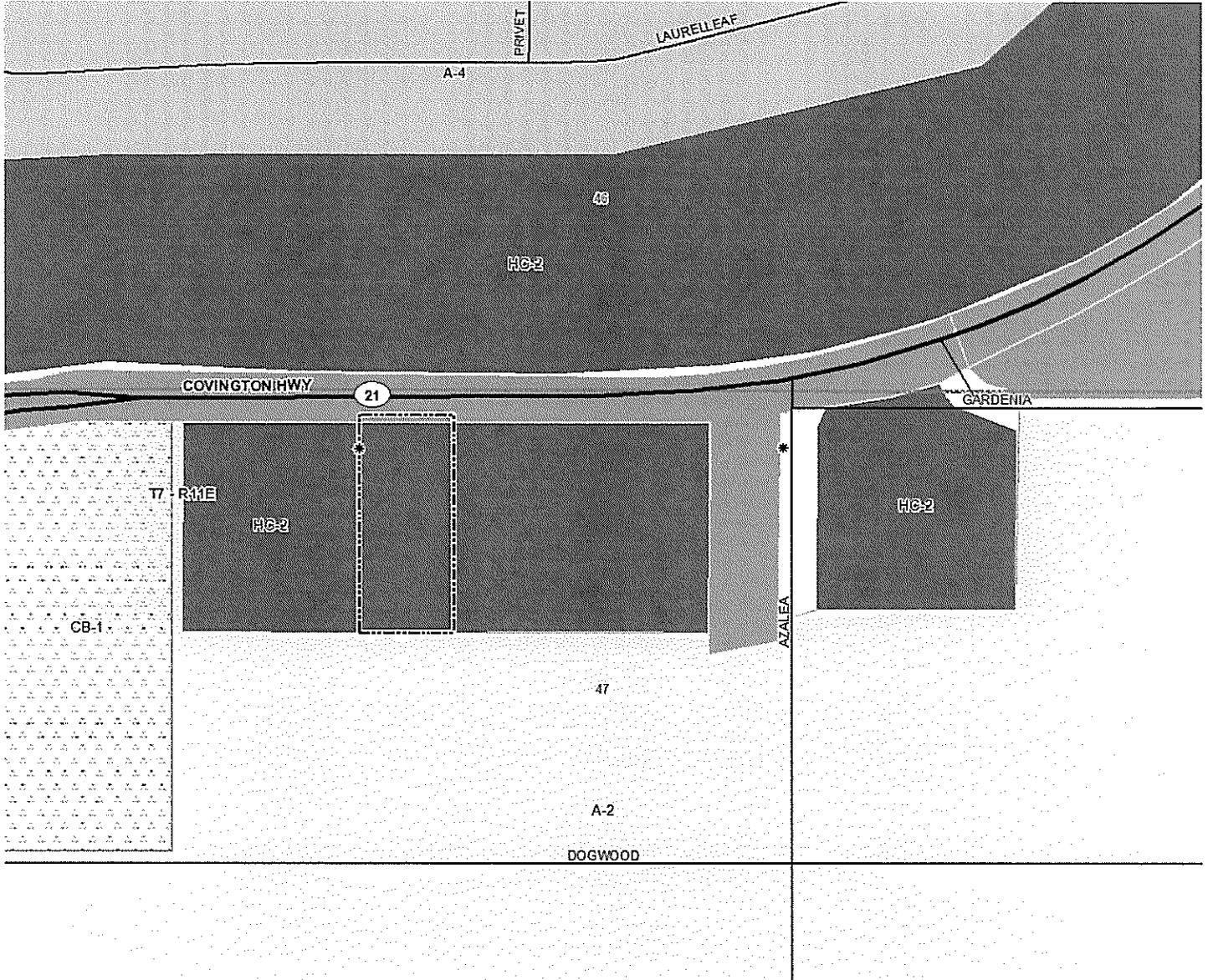
Should the Zoning Commission wishes to grant approval of the request, it should be subject to all applicable regulations and the following conditions:

1. Provide a revised scaled landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements (see attached chart). The size, caliper and species of the proposed trees shall be shown on the revised landscape plan. Note that the size of the Class A & Class B trees has to be a minimum of 10' to 12' high. The caliper of Class A trees has to be a minimum of 2½" and the caliper of Class B trees has to be a minimum of 1½" measured at 1½ feet above the ground. Considering that the property is heavily wooded, a trees survey shall be provided showing all existing trees to be preserved within the buffers and all cypress & live oak trees to be preserved on the site.
1. Indicate, on the plan, the abutting land use on the north, south, east & west sides of the site.
2. Provide location, dimensions, depth and description of any retention/detention ponds or retention/detention areas on, or to be placed on, the property.
3. Provide copy of master plan of entire site/adjacent future development, if available.
4. Provide a revised plan showing a reconfiguration of the ingress/egress driveway onto the site. Show dimensions of the driveways on the plan and identify location of drive thru, if applicable.
5. Note that considering the location of the property, the proposed driveway, from Hwy 21, will have to be permitted by the Department of Transportation. Access ways through the periphery of an off street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2 way traffic; and a minimum of 12' to 15' wide for one way traffic.
6. Provide the required number of parking spaces according to the UDC Section 7.07 for retail & restaurant.
7. Provide 9' wide island at the end of each row of parking.
8. Provide required 7' opaque screening around the dumpster.
9. Separate permit application will have to be submitted for fascia & monument signs.
10. A land clearing permit will have to be obtained before applying for a building permit.
11. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
12. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
13. Sight triangle shall have 25 feet at the intersection of a public street and 15 feet along a private access way. No parking, wall, fence, sign, structure or plant material shall be placed within the sight distance area so as not to impede vision between a height of 2½ feet and 10 feet above the center line grades of the intersecting streets and/or drives.
14. No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
15. Provide an exterior lighting plan so all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

### NOTE TO PETITIONER

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

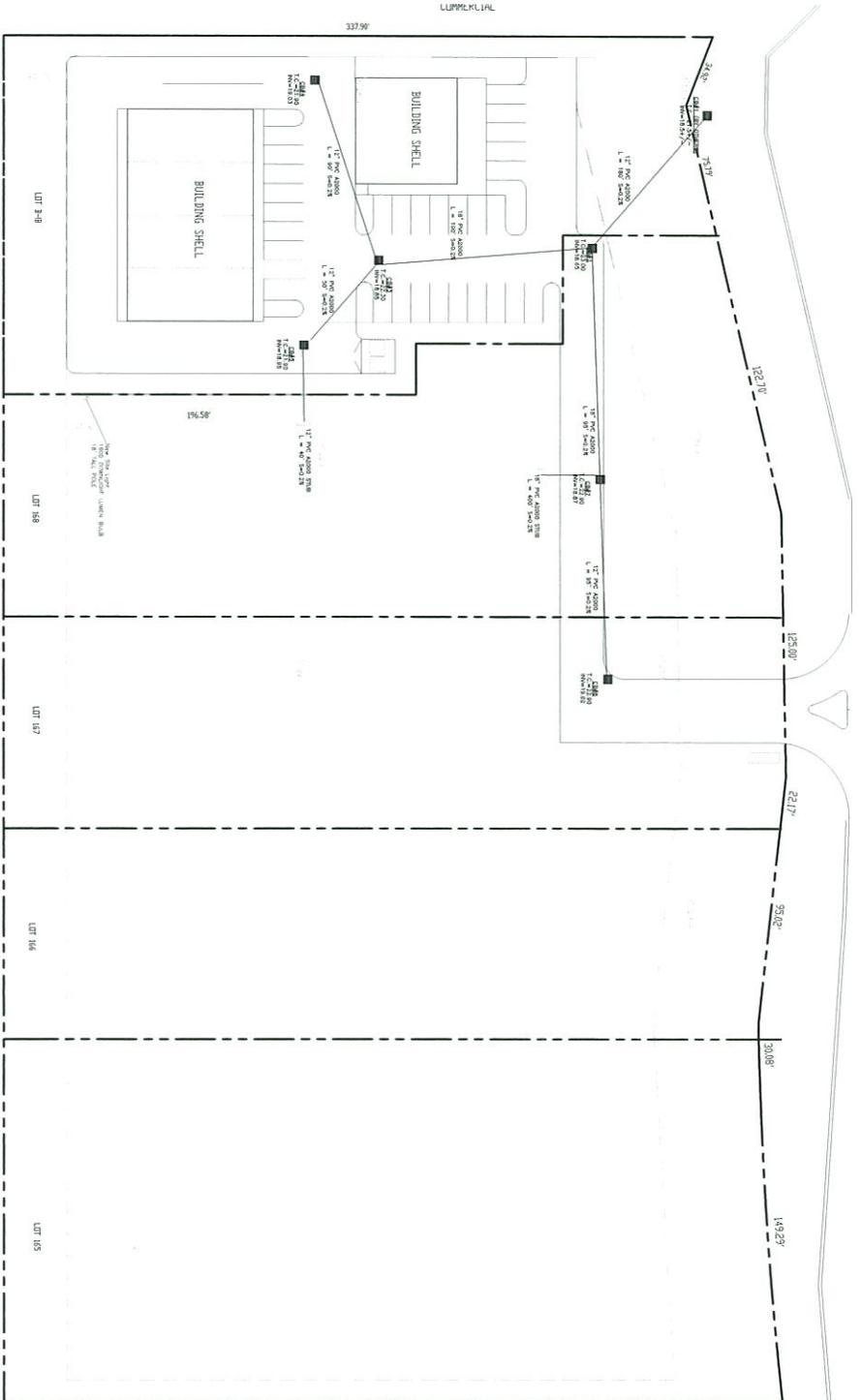
**CASE NO.:** PR16-10-002  
**APPLICANT:** John S. Bowers III  
**PROPOSED USE:** Retail Building & Restaurant  
**PREVIOUS/CURRENT USE:** Undeveloped  
**SQ. FT. OF USE:** 9000 sq. ft.  
**GROSS AREA LOT SIZE:** 1.25 acres  
**ZONING CLASSIFICATION:** HC-2 Highway Commercial District  
**CORRIDOR:** Planned Corridor Overlay  
**LOCATION:** Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1







PR16-10-002



1 SITE PLAN - PHASE 1  
1" = 30'-0"

LEGEND

- PROPERTY LINE
- - - CROWN / RIDGE
- RECORD CLEANOUT
- FLOW ARROW
- ▣ 21.19 PROPOSED GRADE (TOP OF SIDEWALK/PAVEMENT)
- ▣ 21.09 TOP OF SIDEWALK/CURB
- ▣ 21.09 TOP OF PAVEMENT
- FINISHED GRADE
- EXISTING GRADES
- ▣ ESTIMATED FUTURE GRADES
- MATCH EXISTING GRADE

DRAINAGE NOTES:

AREA = 1.29 ACRES  
 RUNOFF REDUCTION SHALL BE BASED ON 25% REDUCTION OF 25 YEAR EVENT  
 RETENTION METHOD:  
 PARKING LOT RETENTION WITH RESTRICTED CURBSIDE CURVE

NOTES:

1. UTILITIES SHOWN FOR GENERAL INFORMATION FOR SPECIFIC INFORMATION (SHEET C-X)
2. COOPERATE WITH ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF DOWNSPOUTS AND SEWER MANHOLES AS NECESSARY
3. CONTRACTOR SHALL CONFORM EXIST DITCH AND SIGNAL ELEVATIONS PRIOR TO CONSTRUCTION OF DRAINAGE SYSTEMS
4. PITS IN THE COVERED AREA SHALL BE PLACED AT A 1:1 SLOPE AND WILL REQUIRE 500 DURING CONSTRUCTION TO ENSURE A RETAINING WALL CAN BE UTILIZED AS WELL

AZALEA GARDENS  
 HWY 21 - COVINGTON  
 JSB 21 LOTS, LLC  
 ST. TAMMANY PARISH  
 DRAINAGE PLAN - PHASE I

SCALE (C-A-S-E)	DESIGNED BY
1" = 20'-0"	SM3
SCALE (T-I-T-L-E)	DRAWN BY
1" = 40'-0"	SM3
CHECKED BY	
SM3	
DATE	DOR NO.
6 SEP 16	1921

DATE	REMARKS	APPD

G&S ENGINEERING, LLC  
 PO BOX 71  
 MANDEVILLE, LA 70470  
 504-722-0630



SHEET NO.  
**C1**

APPENDIX A  
CASE NO.: PR16-10-002  
LANDSCAPE CHART

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting Hwy 21 111 ft.	50' planting area & parking setback 19 Class A 28 Class B 11 shrubs Living screen or 3' berm	30' planting area 4 Class A 4 Class B 11 shrubs	77' planting area & parking setback 16 Class A 24 Class B 26 Shrubs 3' berm	Provide an additional 3 Class A & 4 Class B trees
South Perimeter Planting 169.67 ft.	30' planting area 6 Class A 6 Class B 8' opaque fence	30' planting area 6 Class A 6 Class B 8' opaque fence	30' planting area 6 Class A 6 Class B 8' opaque fence	Approved as proposed - show all trees over 6" in caliper to be preserved
East Perimeter Planting 337.90 ft.	10' planting area 11 Class A 11 Class B	10' planting area 11 Class A 11 Class B	10' planting area 14 Class A 14 Class B	Approved as proposed - show all trees over 6" in caliper to be preserved
West Perimeter Planting 337.90 ft.	10' planting area 11 Class A 11 Class B	10' planting area 11 Class A 11 Class B	10' planting area 12 Class A 12 Class B	Approved as proposed - show all trees over 6" in caliper to be preserved
Parking Planting  Spaces Required  Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row (minimum of 9' wide);	1 Class A / 12 spaces & in islands at ends of row (minimum of 9' wide);	1 Class A / 12 spaces & in islands at ends of row	Provide the required number of parking spaces according to the UDC Section 7.07 for retail & restaurant Provide 9' wide island at the end of each row