

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 6, 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 , 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. **2016-399-ZC**
Existing Zoning: A-3(Suburban District), I-1(Industrial District) & I-2 (Industrial District)
Proposed Zoning: I-2(Industrial District)
Acres: 15 acres
Petitioner: Chris Fernandez
Owner: Charles Ruffino
Representative: Warren Campagna
Location: Parcel located on the east side of Cabiran Dr, east of Camp Villere Road, south of Fleetwood Dr , S32, T8S, R14E, Ward 9, District 11
Council District: 11

POSTPONED FROM THE 11/02/2016 MEETING

ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 6, 2016
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2. 2016-416-ZC
Existing Zoning: A-2(Suburban District)
Proposed Zoning: A-4 (Single Family Residential District) & PUD(Planned Unit Development Overlay)
Acres: 17.81 acres
Petitioner: Jeffrey D. Schoen
Owner: 1781 Property LLC/Adam Henning
Location: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive, S17, T7S, R10E, Ward 1, District 1
Council District: 1
POSTPONED FROM THE 11/02/2016 MEETING

3. 2016-417-ZC
Existing Zoning: A-2(Suburban District)
Proposed Zoning: A-4(Single family Residential District)
Acres: 17.81 acres
Petitioner: Jeffrey D. Schoen
Owner: 1781 Property, LLC/Adam Henning
Location: parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive, S17, T7S, R10E, Ward 1, District 1
Council District: 1
POSTPONED FROM THE 11/02/2016 MEETING

4. 2016-418-ZC
Existing Zoning: A1A(Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-4(Single Family Residential District)
Acres: 87.06 acres
Petitioner: Jeffrey D. Schoen
Owner: Lonesome Development LLC/Tim Henning
Location: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Boulevard, east of East Stadium Drive., S29 & 38, T6S, R11E, Ward 3, District 3
Council District: 3
POSTPONED FROM THE 11/02/2016 MEETING

5. 2016-419-ZC
Existing Zoning: A-1A(Suburban District) & RO(Rural Overlay)
Proposed Zoning: A-4(Single Family Residential) & PUD(Planned Unit Development Overlay)
Acres: 87.06 acres
Petitioner: Jeffrey D. Schoen
Owner: Lonesome Development LLC/Tim Henning
Location: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Boulevard, east of East Stadium Drive, S29 & 38, T6S, R11E, Ward 3, District 3
Council District: 3
POSTPONED FROM THE 11/02/2016 MEETING

ST. TAMMANY PARISH ZONING COMMISSION MEETING
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6. **2016-438-ZC**
 Existing Zoning: A-6(Multiple Family District)
 Proposed Zoning: A-4A(Single Family Residential District)
 Acres: 0.51 acre
 Petitioner: Wade A. Deslatte
 Owner: Wade and Tonya S. Deslatte
 Location: Parcel located on the north side of Northshore Circle, east of US Hwy 11, Lots 14A & 14B, Eden Isles Subdivision, Phase 1-A, Unit 1-A, being 128 Northshore Circle, Slidell, S32, T9, R14E, Ward 9, District 13
 Council District: 13

7. **2016-446-ZC**
 Existing Zoning: A-2 (Suburban District)
 Proposed Zoning: A-2 (Suburban district) & MHO (Manufactured Housing Overlay)
 Acres: 28,800 sq. ft.
 Petitioner: Stephanie Cyprian
 Owner: Stephanie Cyprian
 Location: Parcel located on the east side of Josephine Road, south of Mill Road, Lot 11, being 72152 Josephine Rd, Covington, S36, T6, R11E, Ward 3, District 2
 Council District: 2

8. **2016-452-ZC**
 Existing Zoning: NC-1 (Professional Office District)
 Proposed Zoning: A-6 (Multi-Family Residential District)
 Acres: 0.6523 acre
 Petitioner: Marilyn Wenzel
 Owner: Marilyn Wenzel
 Location: Parcel located on the south side of Crawford Road, east of Ramos Street, S42, T6S, R11E, Ward 3, District 2
 Council District: 2

9. **2016-458-ZC**
 Existing Zoning: HC-1 (Highway Commercial District)
 Proposed Zoning: HC-2 (Highway Commercial District)
 Acres: 2.81 acres
 Petitioner: Jones Fussell/Jeff Schoen
 Owner: Nick & Marilyn Milazo
 Location: Parcel located on the south side of Gause Blvd West, east of Camp Salmen Road, west of Banner Road, S5, T9S, R14E, Ward 9, District 14
 Council District: 14

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10. 2016-459-ZC
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.033 acres
Petitioner: Truett B. Carter, Jr.
Owner: Truett B. Carter, Jr.
Location: Parcel located on the north side of Brownsitch Road, east of Pearl Street, west of St. Louis Street, lots 1 to 6, Square 6, Ozone Pines Subdivision, being 1100 Brownsitch Rd, Slidell, S31, T8S, R15E, Ward 8, District 9
Council District: 9
11. Zoning Case No. ZC08-01-007
Major Amendment to the PUD (Planned Unit Development Overlay)
Acres: 92.61 acres
Petitioner: Gulf State Services/ Mike Saucier
Owner: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC
Location: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & 16, T7S, R11E, Ward 3, District 5
Council District: 9

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

POSTPONED FROM THE 11/02/2016 MEETING

2. CP07-06-096PR - Use: Commercial Building - Variance Request- Side Yard Greenspace
Zoning: HC-2 (Highway Commercial) District
Use Size: 53,628 sq.ft.
Petitioner: Duplantis Design Group/ Thomas Buckel
Owner: 3Z's Real Estate Company, LLC
Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard; S47, T7S, R11E; Ward 1, District

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3. **CP07-06-096PR - Use: Commercial Building - Variance Request – Lighting Requirements**

Zoning: HC-2 (Highway Commercial) District
Use Size: 5477 sq.ft.
Petitioner: Duplantis Design Group/ Thomas Buckel
Owner: Zuppardo's Real Estate
Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard; S47, T7S, R11E; Ward 1, District

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

DRAFT

**MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. - WEDNESDAY, NOVEMBER 2ND, 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, Drumm, Randolph
Absent: Doherty
Staff Present: Sidney Fontenot, Helen Lambert, Cara Bartholomew, Lauren Davis, Karlin Riles, 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 Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Richardson.

APPROVAL OF THE MINUTES FOR THE OCTOBER 4, 2016 ZONING MEETING

Randolph moved to approve, second by Drumm.

Yea: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

1. 2016-185-ZC -WITHDRAWN

Major Amendment to the PUD (Planned Unit Development Overlay)

Acres: 163.45 acres

Petitioner: Arrow Engineering - Darrell Fussell

Owner: Tammany North Properties LLC - Robert Bruno

Location: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077, S33, T6S, R10E, Ward 1, District 3

Council District: 3

**Case withdrawn by petitioner, no action needed.*

2. 2016-368-ZC

Existing Zoning: A-6(Multiple Family District)

Proposed Zoning: A-4A(Single Family Residential 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

POSTPONED FROM THE 10/04/2016 MEETING

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

NOVEMBER 2ND, 2016 ZONING MEETING MINUTES, CONT.

DRAFT

Randolph moved to approve change of proposed zoning to A-4A (Single Family Residential District), as amended by the petitioner, second by Lorren.

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

Nay:

Abstain:

3. 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) to add mobile food trucks as administrative permit under various zoning districts

POSTPONED FROM THE 10/04/2016 MEETING

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sidney Fontenot Opposition: Carlo Hernandez

Davis moved to approve, second by Randolph.

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

Nay:

Abstain:

4. 2016-399-ZC

Existing Zoning: A-3(Suburban District), I-1(Industrial District) & I-2 (Industrial District)
Proposed Zoning: I-2(Industrial District)
Acres: 15 acres
Petitioner: Chris Fernandez
Owner: Charles Ruffino
Representative: Warren Campagna
Location: Parcel located on the east side of Cabiran Dr, east of Camp Villere Road, south of Fleetwood Dr , S32, T8S, R14E, Ward 9, District 11
Council District: 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Warren Campagna

Opposition: Keith Marsh, Tara Crow, Jerry Begue

Richard moved to postpone, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Randolph

Nay: Drumm

Abstain:

5. 2016-408-ZC

Existing Zoning: A-4(Single Family Residential District)
Proposed Zoning: PF-1(Public Facilities District)
Acres: 6.15 acres
Petitioner: St. Tammany Humane Society, INC
Owner: St. Tammany Humane Society, INC
Location: Parcel located on the south side of Harrison Avenue, and on the east & west sides of 6th Street., S11, 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:

**Petitioner requests postponement until January Zoning meeting.*

NOVEMBER 2ND, 2016 ZONING MEETING MINUTES, CONT.

DRAFT

Davis moved to postpone this case for 2 months, until the January Zoning meeting. Second by Lorren.

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

Nay:

Abstain:

6. 2016-409-ZC

Existing Zoning: CB-1(Community Based Facilities District)
Proposed Zoning: HC-2(Highway Commercial District)
Acres: 2 acres
Petitioner: Diane Troyer
Owner: Grace Disciples of Christ Church
Location: Parcel located on the east side of US Highway 190 East Service Road, north of Bodet Lane, south of Pontchitolawa Drive, being 975 U S Highway 190 East Service Road, Covington., S22, T7S, R11E, Ward 4, 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:

Willie moved to approve, second by Lorren.

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

Nay:

Abstain:

7. 2016-410-ZC

Existing Zoning: A-3(Suburban District)
Proposed Zoning: NC-4(Neighborhood Institutional District)
Acres: 1.1 acres
Petitioner: Bryan & Kallie Vallecillo
Owner: Bryan & Kallie Vallecillo
Location: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being Lot 8, Square 5, Live Oak Hills Subdivision, S18, T7, R10E, Ward 1, District 1
Council District: 1

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

Fitzmorris moved to approve, second by Willie.

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

Nay:

Abstain:

8. 2016-411-ZC

Existing Zoning: A-2(Suburban District)
Proposed Zoning: A-2(Suburban District) & MHO(Manufactured Housing Overlay)
Acres: 1.42 acres
Petitioner: Verazonda & Robert Walker
Owner: Verazonda & Robert Walker
Location: Parcel located north side of Karrie Lane, east of Elaine Lane, S13, T6S, R10E, Ward 3, 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: Verazonda Walker Opposition: none

NOVEMBER 2ND, 2016 ZONING MEETING MINUTES, CONT.

DRAFT

Cazaubon moved to approve, second by Randolph.

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

Nay:

Abstain:

9. 2016-414-ZC

Existing Zoning: A-3(Suburban District)
Proposed Zoning: A-3(Suburban District) & MHO(Manufactured Housing Overlay)
Acres: 1.47 acres
Petitioner: Shelley Schmalz
Owner: Eljay Schmalz
Location: Parcel located on the south side of Cypress Street, east N. Tranquility Road, Lot 16, Uranium Park., S27, T8S, R13E, Ward 9, District 11
Council District: 11

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

Randolph moved to approve, second by Davis.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

10. 2016-415-ZC

Existing Zoning: MD-3(Medical Facility District)
Proposed Zoning: MD-1(Medical Residential District)
Acres: 2.55 acres
Petitioner: Jeffrey D. Schoen
Owner: NEWTRAC WEST LLC/Emerson P. Loga, III
Location: Parcel located at the end of Keystone Boulevard, east of US Highway 190 East Service Road, S37, T7S, R11E, Ward 4, 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: Jeff Schoen/Jones Fussell Opposition: none

Randolph moved to approve, second by Davis.

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

Nay:

Abstain:

11. 2016-416-ZC

Existing Zoning: A-2(Suburban District)
Proposed Zoning: A-4 (Single Family Residential District) & PUD(Planned Unit Development Overlay)
Acres: 17.81 acres
Petitioner: Jeffrey D. Schoen
Owner: 1781 Property LLC/Adam Henning
Location: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive, S17, T7S, R10E, Ward 1, District 1
Council District: 1

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

**Petitioner requests postponement until December Zoning meeting.*

NOVEMBER 2ND, 2016 ZONING MEETING MINUTES, CONT.

DRAFT

Randolph moved to postpone, second by Richard.

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

Nay:

Abstain:

12. 2016-417-ZC

Existing Zoning: A-2(Suburban District)
Proposed Zoning: A-4(Single family Residential District)
Acres: 17.81 acres
Petitioner: Jeffrey D. Schoen
Owner: 1781 Property, LLC/Adam Henning
Location: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive, S17, T7S, R10E, Ward 1, District 1
Council District: 1

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

**Petitioner requests postponement until December Zoning meeting.*

Randolph moved to postpone, second by Richardson.

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

Nay:

Abstain:

13. 2016-418-ZC

Existing Zoning: A1A(Suburban District) & RO(Rural Overlay)
Proposed Zoning: A-4(Single Family Residential District)
Acres: 87.06 acres
Petitioner: Jeffrey D. Schoen
Owner: Lonesome Development LLC/Tim Henning
Location: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Boulevard, east of East Stadium Drive., S29 & 38, T6S, R11E, Ward 3, 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: Jeff Schoen/Jones Fussell Opposition: none

**Petitioner requests postponement until December Zoning meeting.*

Cazaubon moved to postpone, second by Richard.

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

Nay:

Abstain:

14. 2016-419-ZC

Existing Zoning: A-1A(Suburban District) & RO(Rural Overlay)
Proposed Zoning: A-4(Single Family Residential) & PUD(Planned Unit Development Overlay)
Acres: 87.06 acres
Petitioner: Jeffrey D. Schoen
Owner: Lonesome Development LLC/Tim Henning
Location: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Boulevard, east of East Stadium Drive, S29 & 38, T6S, R11E, Ward 3, District 3
Council District: 3

NOVEMBER 2ND, 2016 ZONING MEETING MINUTES, CONT.

DRAFT

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

**Petitioner requests postponement until December Zoning meeting.*

Cazaubon moved to postpone, second by Richard.

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

Nay:

Abstain:

15. 2016-421-ZC

Existing Zoning: A-1(Suburban District)
Proposed Zoning: A-1(Suburban District) with MHO(Manufactured Housing Overlay)

Acres: 2.21 acres

Petitioner: Dawn Marchand

Owner: Kim & Jason Best

Location: Parcel located on the west side of F. King Road, north of Maurice Taylor Road, S6, T5S, R12E, Ward 2, 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: Dawn Marchand Opposition: none

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

16. 2016-422-ZC - WITHDRAWN

Existing Zoning: A-1A(Suburban District)

Proposed Zoning: A-2(Suburban District)

Acres: 163.45 acres

Petitioner: Darrell Fussell

Owner: Robert Bruno

Location: Parcel located at the end of Joiner-Wymer Road, west of LA Highway 1077, S33, 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: Opposition:

**Case withdrawn by petitioner, no action needed.*

17. 2016-423-ZC

Existing Zoning: A-6(Multiple Family Residential District)

Proposed Zoning: A-4A(Single Family Residential District)

Acres: 0.47 acres

Petitioner: Thomas R. Cathey

Owner: Thomas R. Cathey

Location: Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 17, Pontlake Estates, 292 Lakeview Drive, Slidell, S32, T9S, R14E, Ward 9, 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: Thomas Cathey Opposition: none

DRAFT

Randolph moved to approve, second by Cazaubon.

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

Nay:

Abstain:

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

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

**Petitioner requests postponement until December Zoning meeting.*

Cazaubon moved to postpone, second by Davis.

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

Nay:

Abstain:

ZONING STAFF REPORT

Date: 11/28/16
Case No.: 2016-399-ZC
Prior Action: Postponed 11/02/16
Posted: 11/16/16

Meeting Date: 12/06/16
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Chris Fernandez

OWNER: Cabiran Road, LLC - Charles Ruffino

REQUESTED CHANGE: From A-3 Suburban District, I-1 Industrial District, I-2 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive; S32, T8S, R14E; Ward 9, District 11

SIZE: 15 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1 Suburban District
South	Undeveloped & Residential	A-1, A-2, & A-3 Suburban District
East	Undeveloped & Residential	A-1 Suburban District
West	Undeveloped & Residential	A-1A Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

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 to change the zoning from A-3 Suburban District, I-1 Industrial District & I-2 Industrial District to I-2 Industrial District. This site is located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff has no objection to the request, considering that the site is surrounded by Industrial zoning districts on the south, east and west sides. However, the size of the parcel requested to be rezoned, should be reduced to create a buffer along the north side, where abutting single family residences.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 Industrial District designation be approved.

Case No.: 2016-399-ZC

PETITIONER: Chris Fernandez

OWNER: Cabiran Road, LLC - Charles Ruffino

REQUESTED CHANGE: From A-3 Suburban District, I-1 Industrial District, I-2 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive; S32, T8S, R14E; Ward 9, District 11

SIZE: 15 acres



2016-399-ZC

A-1A

HC-2

ROSE

FLEETWOOD

A-3

32

I-1

T8-R14E

CAMP VILLERE

37

CAIRAN

I-2

SOUTH

TAMMANY TRACE

TAMMANY TRACE

CORNER

NC-4

Slidell

A-2

37

T8-R14E

6

0 500 Feet

N



2016-399-2C



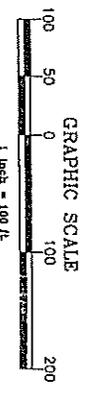
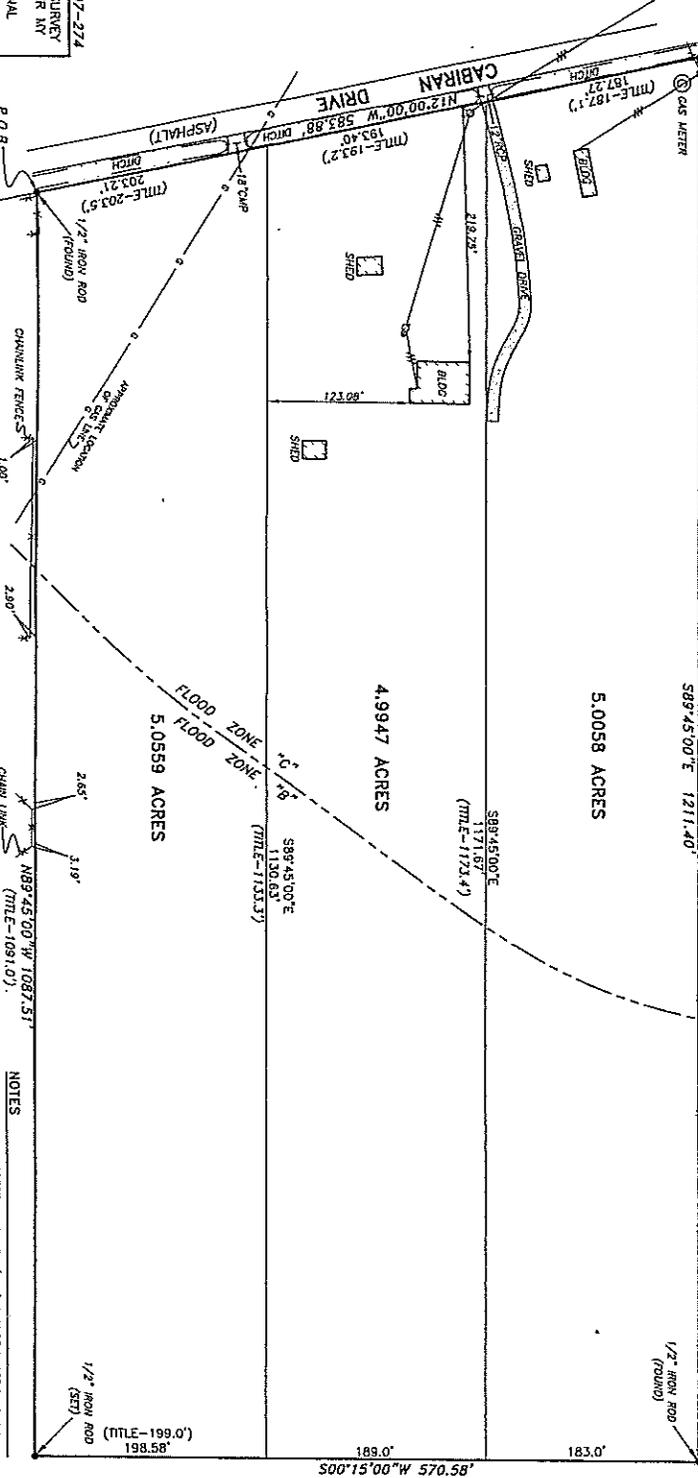
DATE: 10/09/07 SCALE: 1" = 100' PROJECT: 07-271
 THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48(LX), CHAPTER 25 FOR A CLASS "C" SURVEY.

PREPARED AT THE REQUEST OF:
 CHARLIE RUFFINO
 BY: *[Signature]*
 RONALD CLEMENT, P.L.S.
 L.A. REGISTRATION NO. 4632
M AND N LAND SURVEYING, LLC
 74232 HWY. 25, COVINGTON, LA. 70435
 PHONE: 985-871-0280 FAX: 985-871-0290



**SURVEY OF THREE 5+ ACRE TRACTS
 LOCATED IN SECTION 32, T8S-R14E
 ST. TAMMANY PARISH, LA.**

1/2" IRON ROD (ROUND)	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
					CHUNKY FENCE				CADILLAC		589°45'00"E 1211.40'													



LEGEND
 - - - OVERHEAD UTURNS
 ⊙ UTILITY POLE
 ⊙ ANCHOR

NOTES
 THE SUBJECT PROPERTY IS ZONED (S-A) SUBURBAN AGRICULTURAL DISTRICT.
 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" & "B" PER FIRM, COMMUNITY NO. 225203, PANEL 0120 E, REVISED 4/21/99. SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.
 THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL APPLICABLE SEPARATIONS MAY NOT BE SHOWN.
 CERTAIN FEATURES MAY BE ENCOMPASSED IN SOLE FOR QUANTITY. DIMENSIONS SHOW ACTUAL LOCATION.
 BEARINGS ARE BASED UPON A PLAN OF CADILLAC PARK SUBDIVISION, LOCATED IN SECTION 32, T8S-R14E, THOMPSON PARISH BY CLAYTON P. HARRISON, DATED 12/31/74.

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 (off site H2O Systems, Inc)
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 17.81 acre parcel of land, is at 4 units per acre based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 71 units. Based on the formula the net density would allow for 53 lots/units. The proposal is for 43 lots which meets the PUD requirements.

GREENSPACE

A total of 5.49 acres of greenspace (31%) is proposed to be provided within the subdivision, including non-disturbed wetlands area and a large pond. A total of 3.89 acres is dedicated to passive open space and a total of 1.70 acres is dedicated to active open space. The pond will allow for fishing from the bank and from a small platform and a playground area with swing sets and jungle gym are proposed to be provided, as active recreational amenities. A limestone walking path and picnic area are proposed to be provided as a passive recreational amenities. The proposed amenities will allow for the open space areas to be more functional and beneficial to the residents of the subdivision.

Amenities	Type of Amenities
Passive	Picnic Area and walking path
Active	Pond for fishing with platform and playground

Note that a complete Recreational Development Plan has been provided depicting the amenities to be provided, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed residential uses. Although the subdivision does not provide a variety of lot size or choice of housing, the proposed development meets that objectives of the 2025 future land use plan by proposing a residential development with open space and allowing for the preservation of most of the wetlands and some existing live oak trees.

STAFF RECOMMENDATION:

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

Note that staff remains concern with the high density of the proposed subdivision, considering that the site is surrounded by single family residence on large parcels of land on the south, east and west sides. However, the concerns regarding the impact of the proposed subdivision on the general drainage of the area have been reduced, considering that the following additional information has been provided: the creation of the 3 acre pond will slow the release of runoff to 75% of its pre-developed rate, slow the discharge time, and will benefit the surrounding watershed.

Case No.: 2016-416-ZC

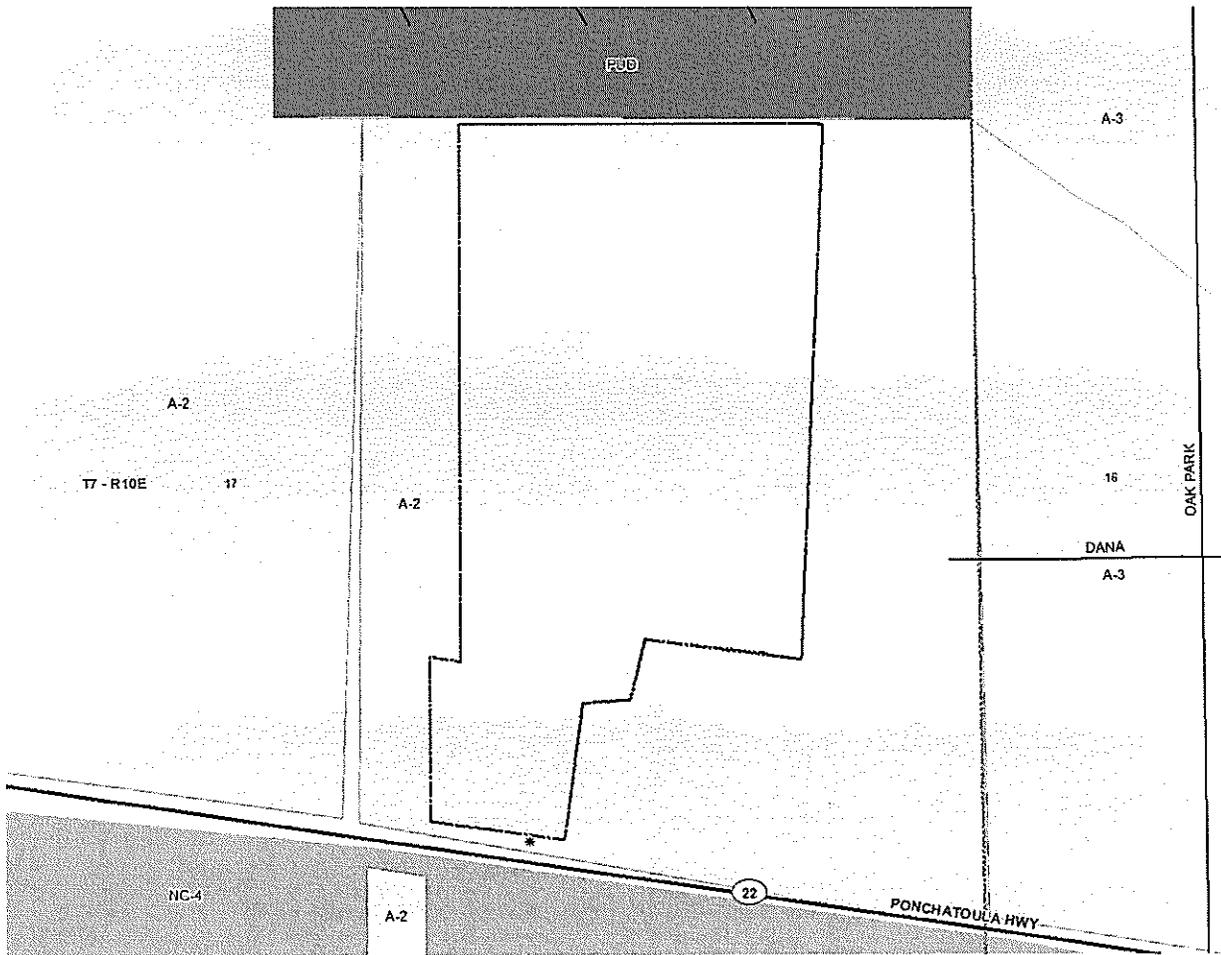
PETITIONER: Jeffrey D. Schoen

OWNER: 1781 Property LLC - Adam Henning

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District & PUD
Planned Unit Development Overlay

LOCATION: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks
Drive; S17, T7S, R10E; Ward 1, District 1

SIZE: 17.81 acres



2016-416-ZC

PINEY RIDGE

MOSSY OAK

LODEN

PUD

T7-R10E 17

A-2

16

A-3

DANA

PONCHATOULA HWY

22

NC-4

0 400 Feet

N



2016-416-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: 1781 Property, LLC

Developer's Address: 381 Highway 21, Madisonville, LA 70447
Street City State Zip Code

Developer's Phone No. 985-892-4801
(Business) (Cell)

Subdivision Name: Jackson Court

Number of Acres in Development: 17.81 Number of Lots/Parcels in Development: 46

Ultimate Disposal of Surface Drainage: Black River Tributary 1

Water Surface Runoff Mitigation Proposed: Detention Pond

(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? N/A
- Does the subdivision front on any waterways? Yes No
- If yes, what major streams or waterways? Black River Tributary 1

2016 416-2C

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

If yes, which major arterial streets? LA HWY 22

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

If yes, please explain? N/A

- 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.

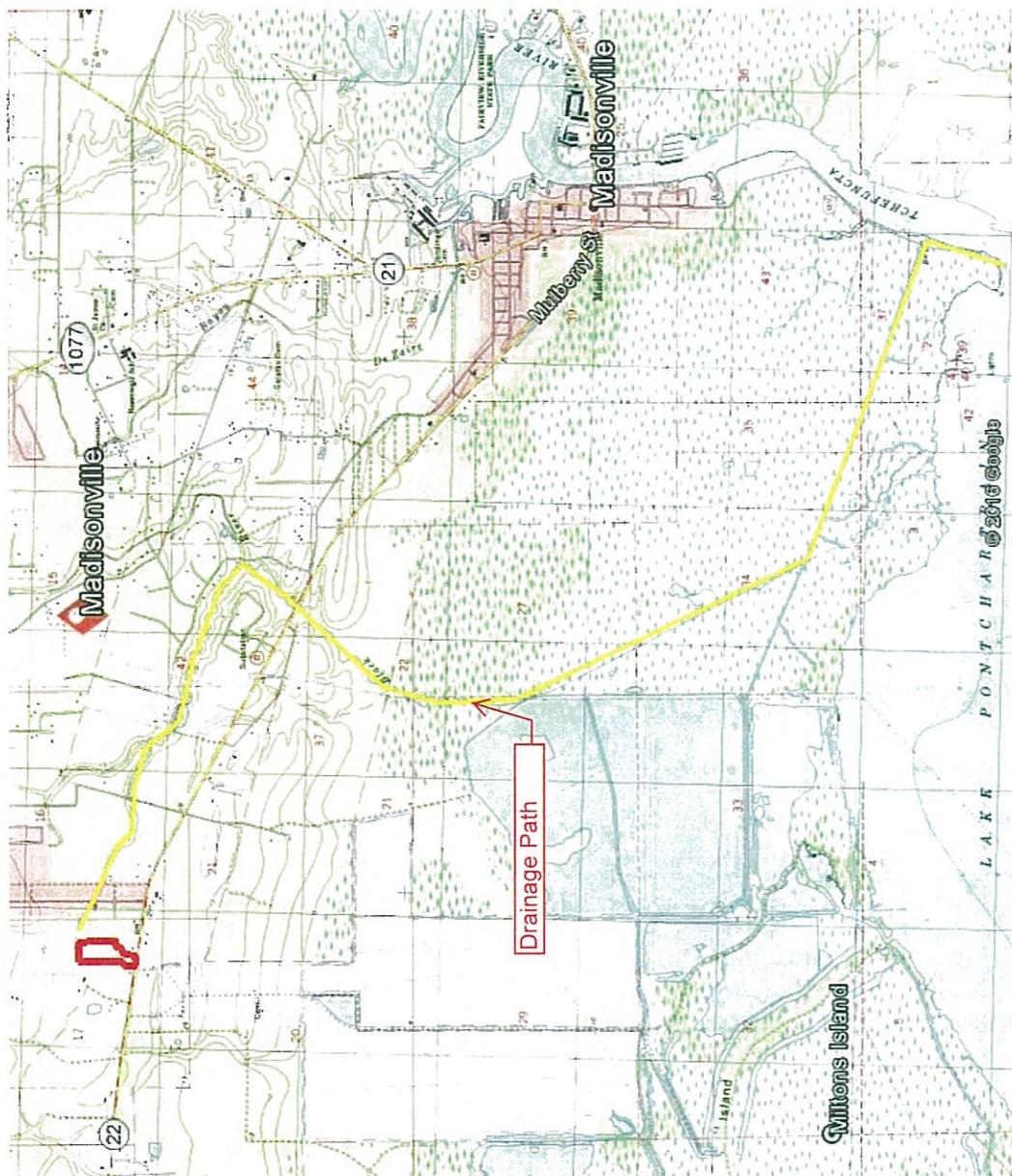
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

09/09/16

DATE

GEOFFREY L. WILSON
SIGMA CONSULTING GROUP, INC.

2016-416-2C



2016-416-ZC

RECREATIONAL DEVELOPMENT PLAN

**PROPOSED
JACKSON COURT SUBDIVISION**

**Submitted to
St. Tammany Parish**

**November 7, 2016
Revision #1: November 14, 2016**

Prepared By



**10305 Airline Highway
Baton Rouge, LA 70816
(225) 298-0800**

RECREATIONAL DEVELOPMENT PLAN

Jackson Court Subdivision

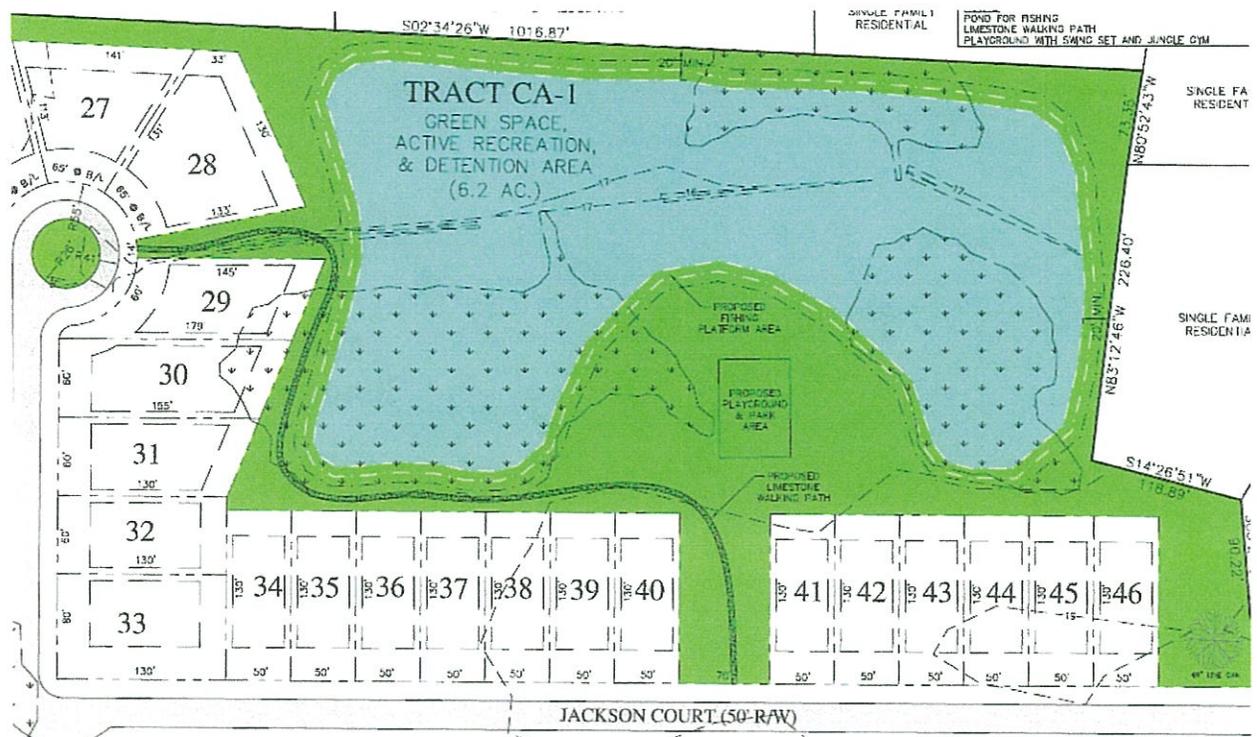
Amenity Details

The proposed subdivision will include a pond for fishing from the banks and/or a small platform, a picnic and playground area, and a limestone walking path.



Amenity Location

The proposed amenities will be located on Tract CA-1 and generally placed as shown on the plat and copied below.



Case No.: 2016-417-ZC

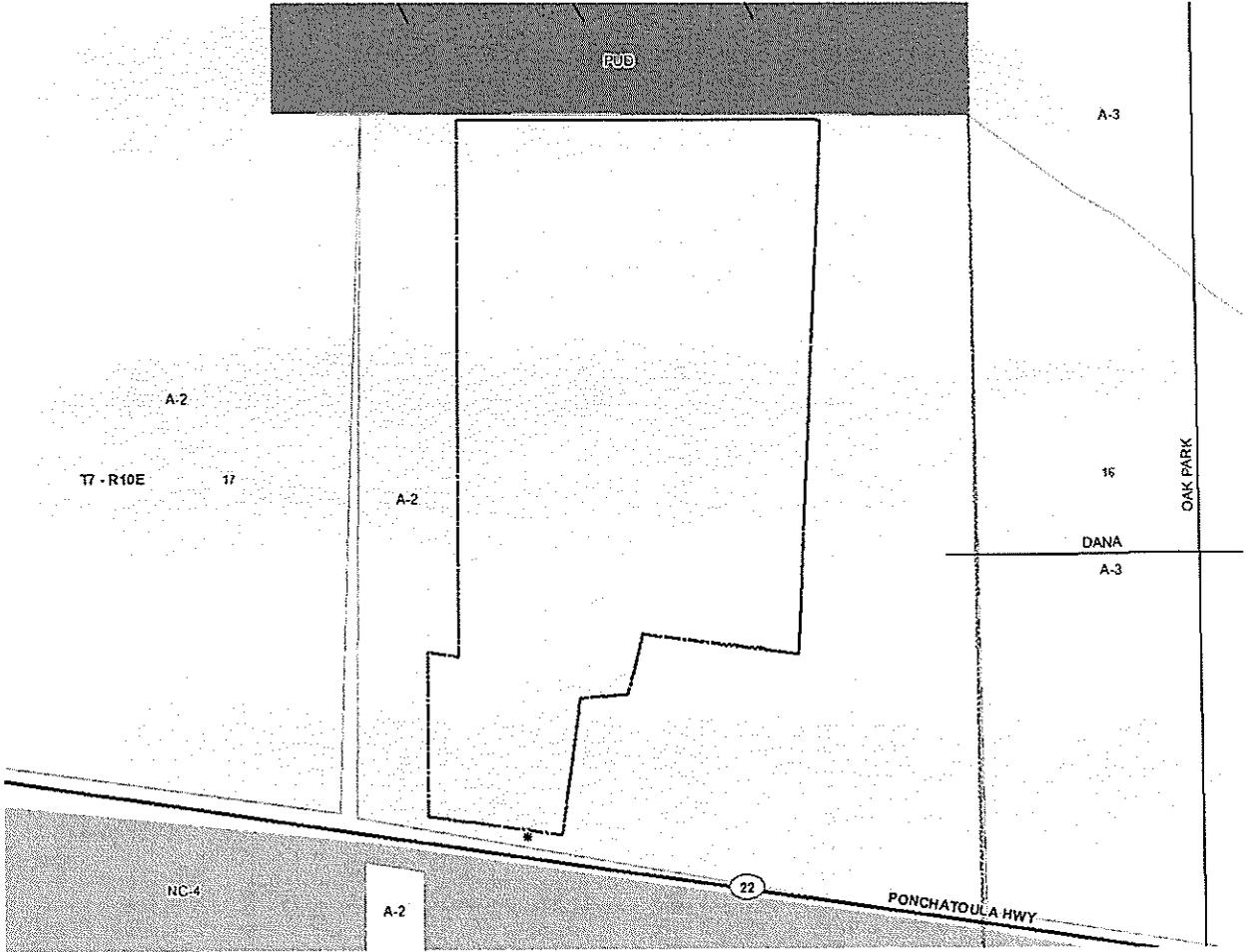
PETITIONER: Jeffrey D. Schoen

OWNER: 1781 Property LLC - Adam Henning

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

LOCATION: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive; S17, T7S, R10E; Ward 1, District 1

SIZE: 17.81 acres



2016-417-ZC

PINEY RIDGE

MOSSY OAK

LODEN

PUD

T7 - R10E 17

A-2

16

A-3

DANA

PONCHATOULA HWY

22

NC-4

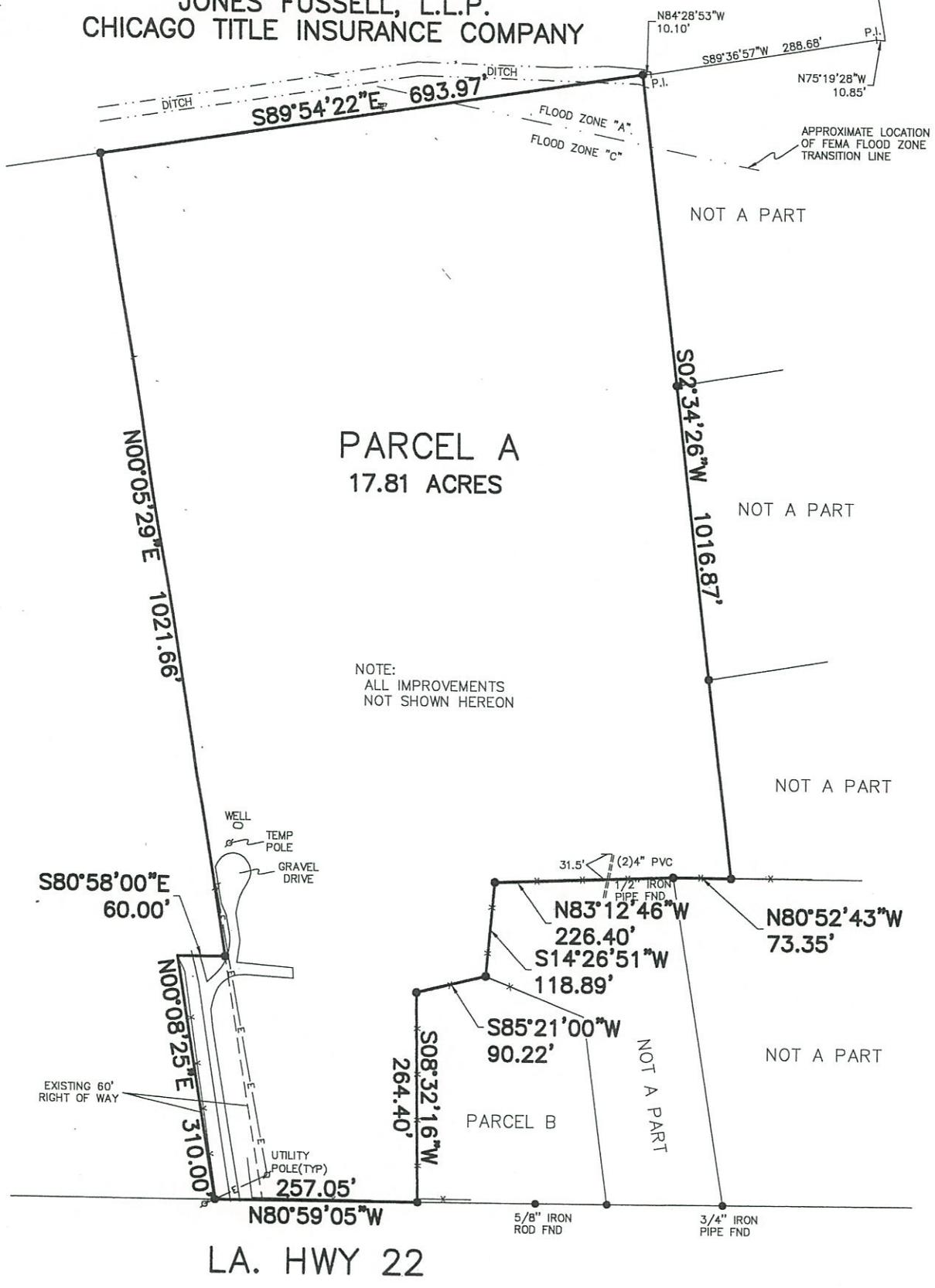
0 400 Feet

N



Survey of
PARCEL A
 SEC. 17 * T-7-S * R-10-E
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 1781 PROPERTY, LLC
 JONES FUSSELL, L.L.P.
 CHICAGO TITLE INSURANCE COMPANY

266-417-2C
 SEC. 8
 SEC. 17
 SEC. 9
 SEC. 16
 S00°08'48"E
 2851.88'



NOTE:
 ALL IMPROVEMENTS
 NOT SHOWN HEREON

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. It is located in Flood Zone A & C.
 FIRM Panel# 2252050215C Rev. 4-2-1991

REF:
 RESUB BY JOHN G. CUMMINGS
 MAP FILE NO.: 4905A
 DATE FILED: 7-12-2010

● DENOTES 1/2" IRON ROD FND
 UNLESS OTHERWISE NOTED

<p>THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY</p>	<p>SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY FOR A CLASS <u>C</u> SURVEY.</p>
<p>RANDALL W. BROWN REG. NO. 04586 REGISTERED PROFESSIONAL LAND SURVEYOR RANDALL W. BROWN, P.L.S. Professional Land Surveyor LA Registration No. 04586</p>	<p>Randall W. Brown & Associates, Inc. Professional Land Surveyors Geodetic • Forensic • Consultants 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 E-MAIL: info@brownsurveys.com</p>
<p>Date: MARCH 14, 2016 Survey No. 16179 Scale: 1"=150'± Drawn By: RJB Revised:</p>	

ZONING STAFF REPORT

Date: 11/28/16
Case No.: 2016-418-ZC
Prior Action: Postponed (11/02/16)
Posted: 11/17/16

Meeting Date: 12/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen

OWNER: Lonesome Development, LLC - Tim Henning

REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay to A-4 Single-Family Residential District 3

LOCATION: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 3

SIZE: 87.06 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 3 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 Subdivision	City of Covington
South	Commercial	City of Covington & HC-2 Highway Commercial District
East	Undeveloped & Residential Subdivision	City of Covington & A-1A Suburban District
West	Residential & Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District & RO Rural Overlay to A-4 Single-Family Residential District. This site is located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive. The 2025 future land use plan calls for the area to be developed as a planned district including a mix of commercial and residential uses, at a variety of density, while providing some conservation areas. Staff does not have any objection to the request, considering that the site is abutting a residential subdivision with a similar density as the A-4 zoning district.

Note that a zoning change request to PUD Planned Unit Development Overlay request has been submitted for the same site (2016-419-ZC).

STAFF RECOMMENDATION:

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

2016-418-ZC

I-1

20

BRYCE

ORCHARD

JUSTIN

CAMRON

DOMINIC

ORCHARD

SAM

DIXIE

BUCK

DARLENE

VINCENT

43

REGINA GOELI

MARY GRACE

ORCHARD

MARGARET

OAK ALLEY

CATHERINE

GABRIEL

29

BARRINGTON

ESTELLE

A-1A

ROSALIE

SOPHIE

ZACHARY

T6-R11E

30

DRWY

DRWY

190

DRWY

38

DRWY

HC-2

PHILIP

A-4

NC-4

A-6



02-814-9102

PROFESSIONAL LAND SURVEYORS • PLANNERS • ENGINEERS
228 W. CAUSEWAY APPROACH, MONROE, LA 70448
(985) 624-5398 • FAX(985) 624-5308



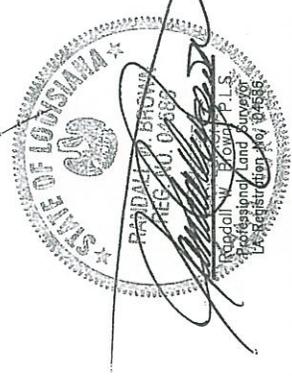
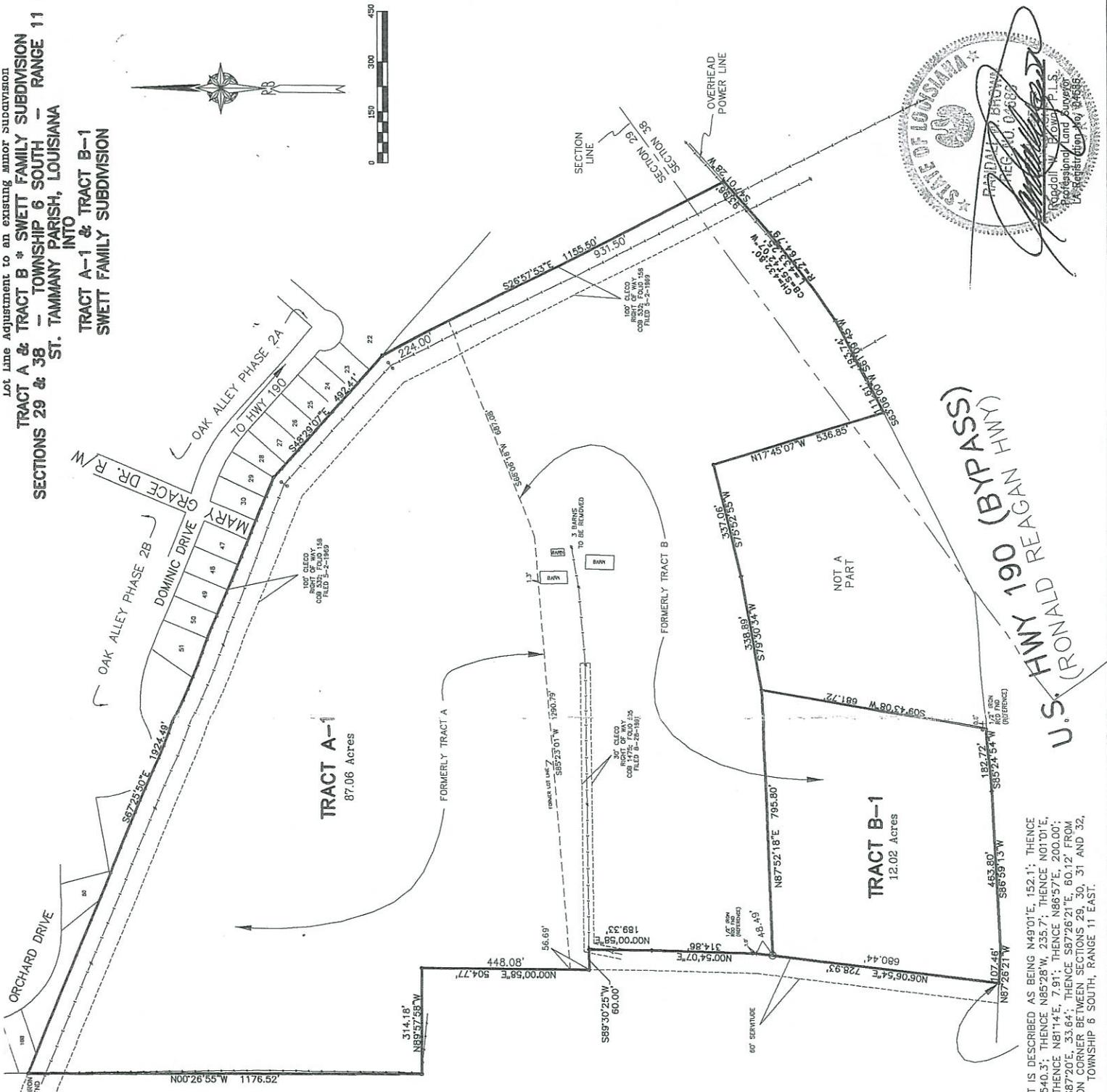
LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION
TRACT A & TRACT B * SWETT FAMILY SUBDIVISION
SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

REVISIONS:
DATE: _____

DRAWN BY: RWB
CHECKED BY: RWB
DATE: 12-15-2014
SCALE: 1"=330'
SURVEY NO.: 141393

SHEET

Lot Line Adjustment to an existing minor subdivision
TRACT A & TRACT B * SWETT FAMILY SUBDIVISION
SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
TRACT A-1 & TRACT B-1
SWETT FAMILY SUBDIVISION



APPROVED:
SECRETARY PARISH PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
By *Randy Kelly*
CLERK OF COURT
1-20-2015 5328D
DATE FILED FILE NO.

FENCE LINE
OVERHEAD ELECTRIC LINE
UTILITY POLE
DENOTES CONCRETE MONUMENT
DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED
DENOTES 2" IRON PIPE TO BE SET
UPON RECONSTRUCTION

REF.1: Survey by Bruce Butler, PLS
Map File #: 5218-B
Date Filed: 11-19-2013
REF.2: Resub by Randall W. Brown
Map File #: 5289C
Date Filed: 9-25-2014

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone C.

FIRM Panel# 2252050230C Rev. 10-17-89

THIS POINT IS DESCRIBED AS BEING N49°01'E, 152.1'; THENCE N14°05'E, 540.3'; THENCE N85°28'W, 235.7'; THENCE N01°01'E, 728.12'; THENCE N81°14'E, 7.91'; THENCE N86°57'E, 200.00'; THENCE S87°20'E, 331.64'; THENCE S87°26'21"E, 601.12' FROM THE SECTION CORNER BETWEEN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 6 SOUTH, RANGE 11 EAST.

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

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE PROFESSIONAL SURVEYING ACT AND THE APPLICABLE REGULATIONS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

ACCESS

The site is proposed to be accessed through a boulevard type driveway from Highway 190. Additional connections are also proposed to be provided, through Marcy Grave Drive and the adjacent Oak Alley Subdivision to the east, and through Gabriel Drive to the adjacent undeveloped parcel of land to the west. The proposed accesses, within and adjacent to the development site, will allow for efficient and effective traffic circulation.

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 (on 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 87.06 acre parcel of land, is at 4 units per acre based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 348 units. Based on the formula the net density would allow for 261 lots/units. The proposal is for 210 lots which meets the PUD requirements.

GREENSPACE

A total of 22.60 acres of greenspace (25%) is proposed to be provided within the subdivision, including non-disturbed wetlands area and large ponds. A total of 15.5 acres is dedicated to passive open space and a total of 6.6 acres is dedicated to active open space. As active recreational amenities, the ponds will allow for fishing from the bank and a small platform will be provided on the largest pond. Tract P4 is proposed to be developed with ball fields and playground area with swing sets and jungle gym. As passive recreational amenities, a picnic area is going to be located within Tract P2 and a walking path is proposed to be provided within the CLECO right of way, as shown on the plan. Note that the location of the walking path must be constructed of either an aggregate, semi-hard or hard-surfaced materials.

Amenities	Type of Amenities
Passive	Parks for picnics and walking path
Active	Ponds for fishing, community park for softball, soccer and volleyball and playground

Note that a complete Recreational Development Plan has been provided depicting the amenities to be provided, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the area to be developed as a planned district including a mix of commercial and residential uses, at a variety of density, while providing some conservation areas. Although a very small variety of lot sizes are being proposed within the subdivision, the proposed commercial uses along Hwy 190 definitely allow for the proposed development to meet the objectives of the PUD and the 2025 future land use plan.

STAFF RECOMMENDATION:

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

Case No.: 2016-419-ZC

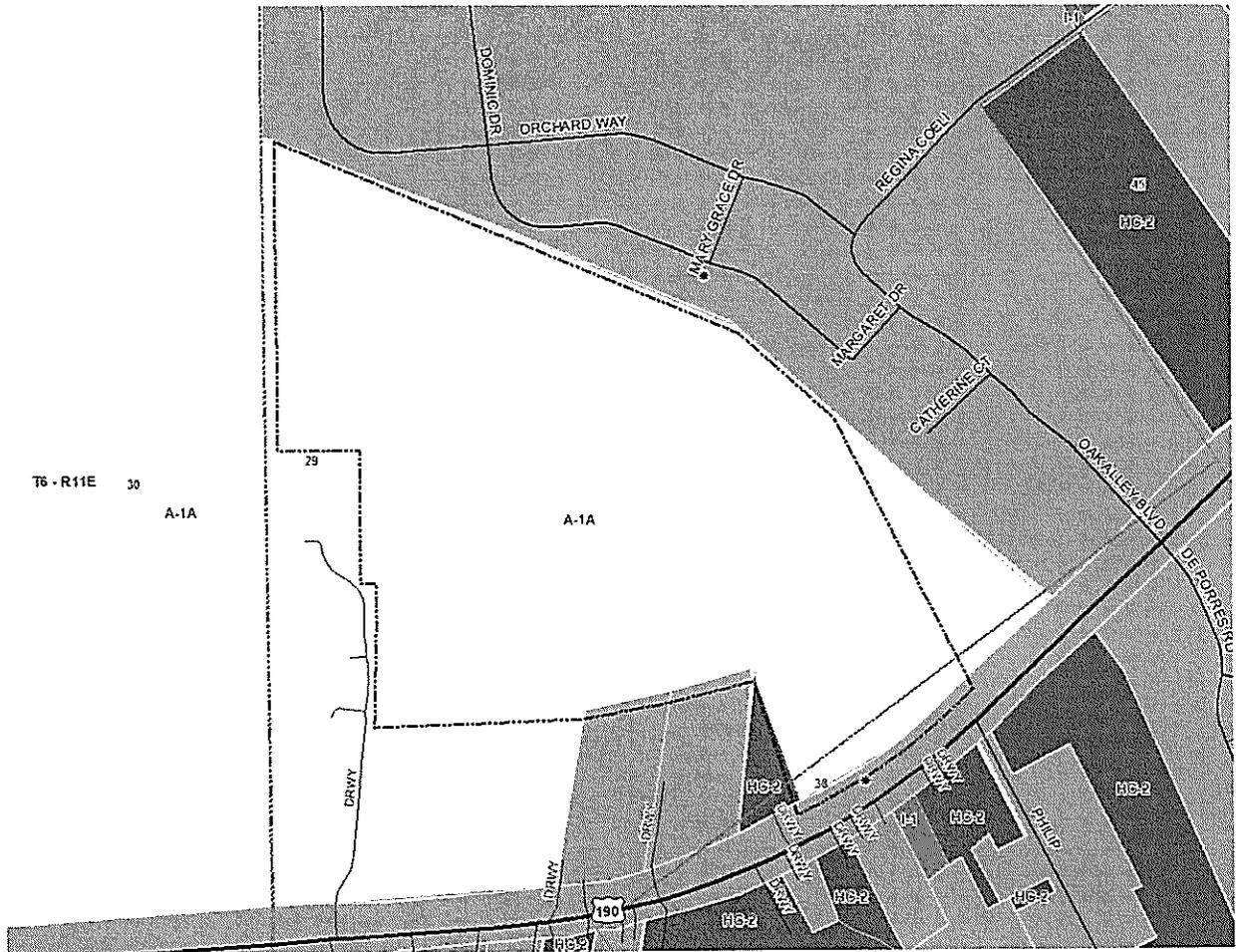
PETITIONER: Jeffrey D. Schoen

OWNER: Lonesome Development, LLC - Tim Henning

REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay to PUD Planned Unit Development Overlay, A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 3

SIZE: 87.06 acres



2016-419-ZC

I-1

20

BRYCE

ORCHARD

JUSTIN

CAMRON

DOMINIC

ORCHARD

SAM

DIXIE

BUCK

DARLENE

VINCENT

45

REGINA GOELI

ORCHARD

MARY GRACE

MARGARET

OAK ALLEY

CATHERINE

GABRIEL

BARRINGTON

29

A-1A

SOPHIE

ROSALIE

ZACHARY

ESTELLE

T6-R11E

30

DRWY

DRWY

190

DRWY

DRWY

DRWY

DRWY

HC-2

PHILIP

33

DRWY

DRWY

DRWY

DRWY

DRWY

NC-4

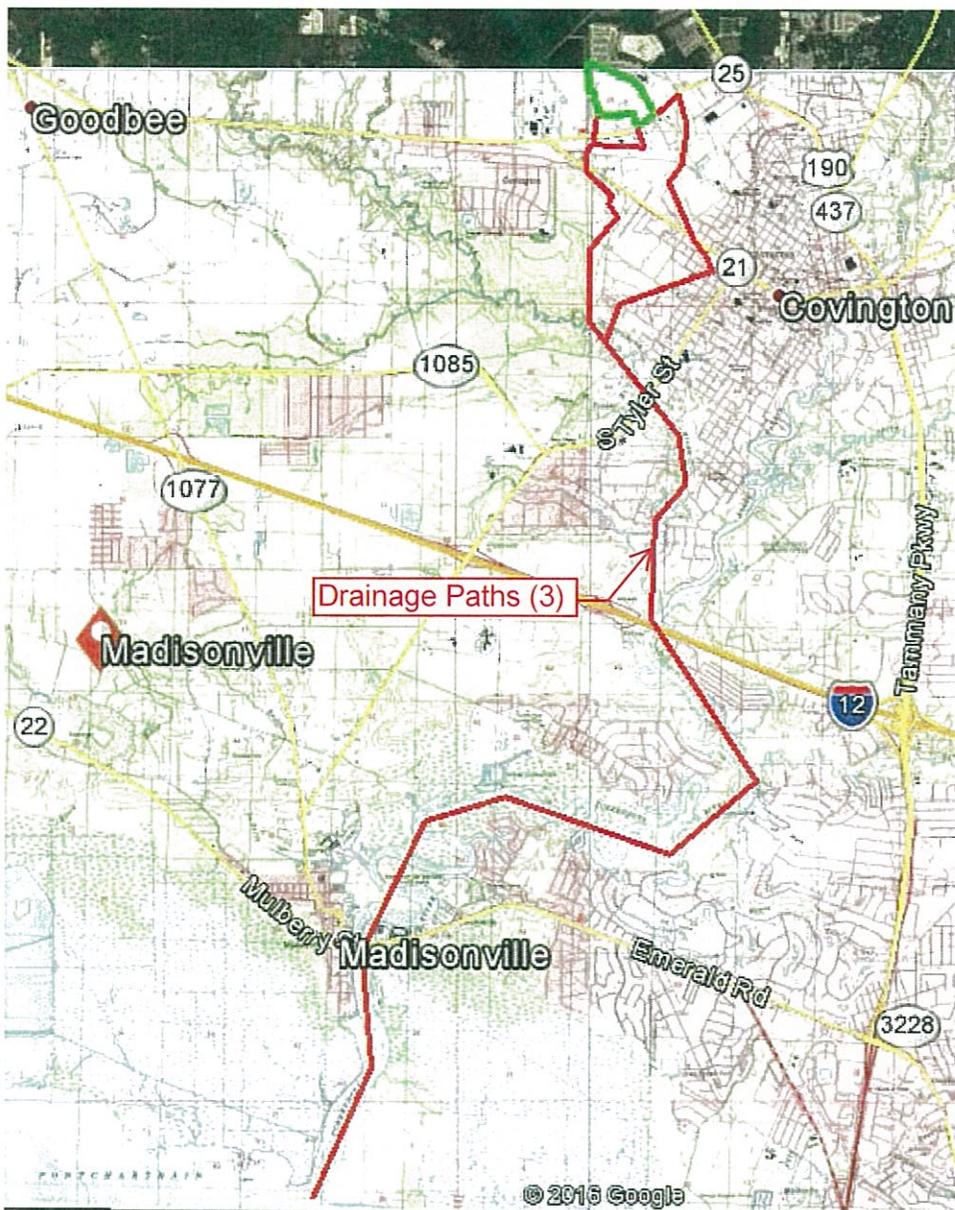
A-6

A-4

0 800 Feet



2016-419-2C



2016-419-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Lonesome Development, LLC

Developer's Address: P.O. Box 67, Mandeville, LA 70470
Street City State Zip Code

Developer's Phone No. 985-845-8990 985-373-5288
(Business) (Cell)

Subdivision Name: Oak Alley Meadows

Number of Acres in Development: 87.06 Number of Lots/Parcels in Development: 210 (Res.)
2 (Comm.)

Ultimate Disposal of Surface Drainage: Little Tchefuncte River (via Blue Swamp Creek & Rattlesnake Branch)

Water Surface Runoff Mitigation Proposed: Detention Ponds

(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 Tilted
- 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? N/A
- Does the subdivision front on any waterways? Yes No
- If yes, what major streams or waterways? N/A

2016-419-ZC

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

If yes, which major arterial streets? US Hwy 190 (Bypass)

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

If yes, please explain? N/A

- 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)

09/09/16
DATE

GEORGEY L. WILSON
SIGMA CONSULTING GROUP, INC.

2016-419-ZC

RECREATIONAL DEVELOPMENT PLAN

**PROPOSED
OAK ALLEY MEADOWS SUBDIVISION**

**Submitted to
St. Tammany Parish**

**November 7, 2016
Revision #1: November 28, 2016**

Prepared By



**10305 Airline Highway
Baton Rouge, LA 70816
(225) 298-0800**

RECREATIONAL DEVELOPMENT PLAN

Oak Alley Meadows Subdivision

Amenity Details

The proposed subdivision will include three (3) ponds for fishing from the banks. Each pond is greater than two (2) acres in size. The largest pond, which is located on Tract P1, will have a small fishing platform.

The development will have a picnic area nestled between one of the ponds and two large oak trees. In the center of the development, a 5-acre active recreation parcel will have ball fields, playground equipment, and additional park/picnic areas.

Lastly, limestone walking trails will be provided in the CLECO right-of-way for the use and enjoyment of the subdivision residents.



Amenity Location

The proposed amenities will be located throughout the development. The large recreation area will be located on Tract P4, which is centrally located on the property.



The three (3) ponds are located near the property boundaries. Two (2) are located in the southern portion of the property and one (1) is located in the northwestern corner.



The picnic area is located on Tract P2, which is bounded on one side by Barrington Drive and the other by Mary Grace Drive.



Amenity Schedule

The first pond with a fishing pier shall be constructed prior to issuance of the 6th occupancy permit. The “limestone” walking path shall be constructed prior to the issuance of the 53rd occupancy permit (25% of project developed). The picnic and playground areas shall be provided prior the issuance of the 105th occupancy permit (50% of project developed). Any active amenity packages including the playground equipment and any other items earmarked for active recreation (i.e. ball fields) shall be provided before the issuance of the 158th occupancy permit (75% of project developed). The developer shall contact the Department of Development at the completion of the milestones listed above.

Amenity Liability and Maintenance

The amenities and the greenspace they are located on shall be owned and maintained by the Oak Alley Meadows Property Owners Association. The Parish shall have no maintenance obligation for these improvements.

Case No.: 2016-438-ZC

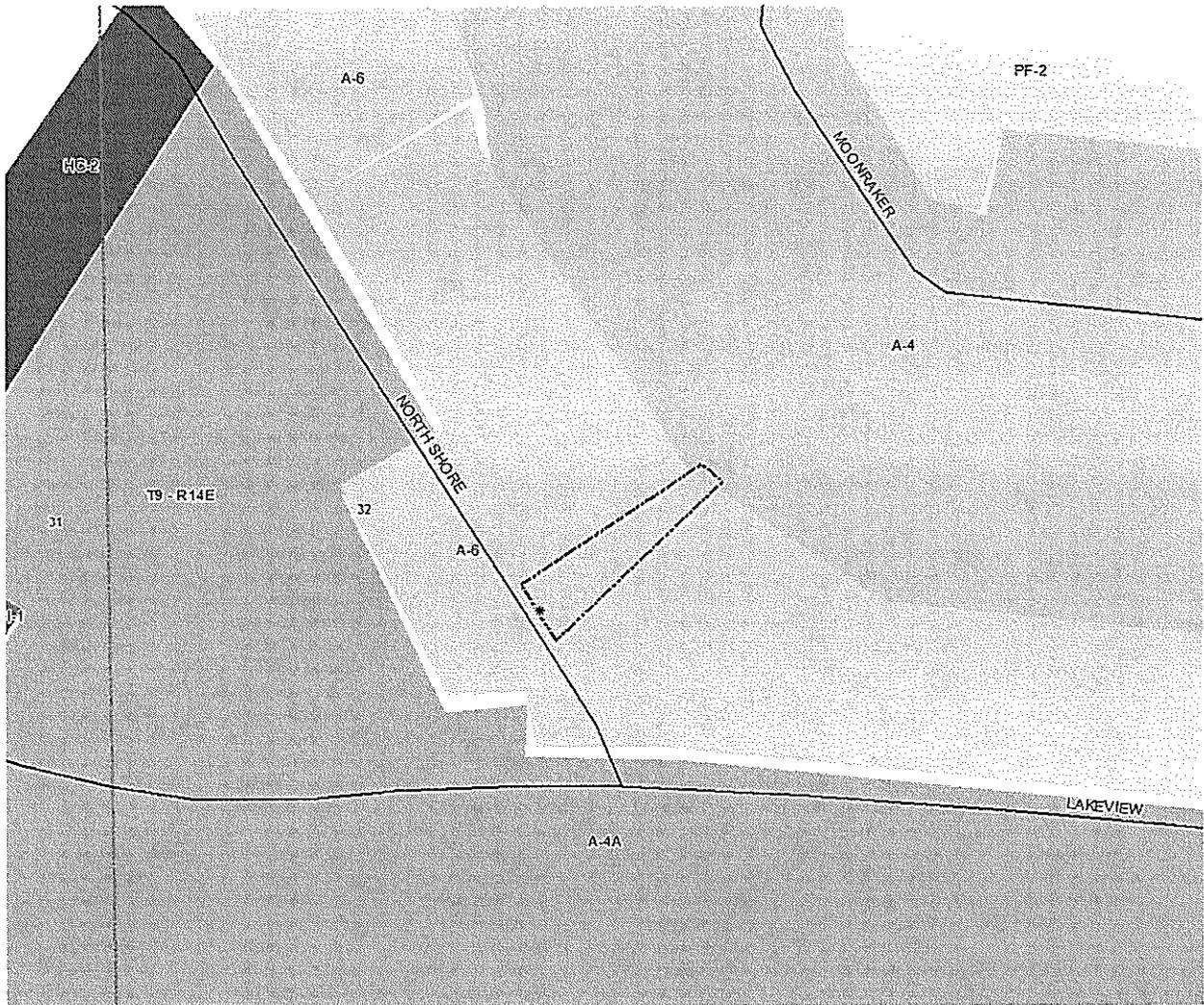
PETITIONER: Wade A. Deslatte

OWNER: Wade & Tonya S. Deslatte

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the north side of Northshore Circle, east of US Highway 11, Lots 14A & 14B, Eden Isles Subdivision, Phase 1-A, Unit 1-A, being 128 Northshore Circle, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 0.51 acre



2016-438-ZC

PF-2

MOONRAKER

A-4

NORTH SHORE

A-6

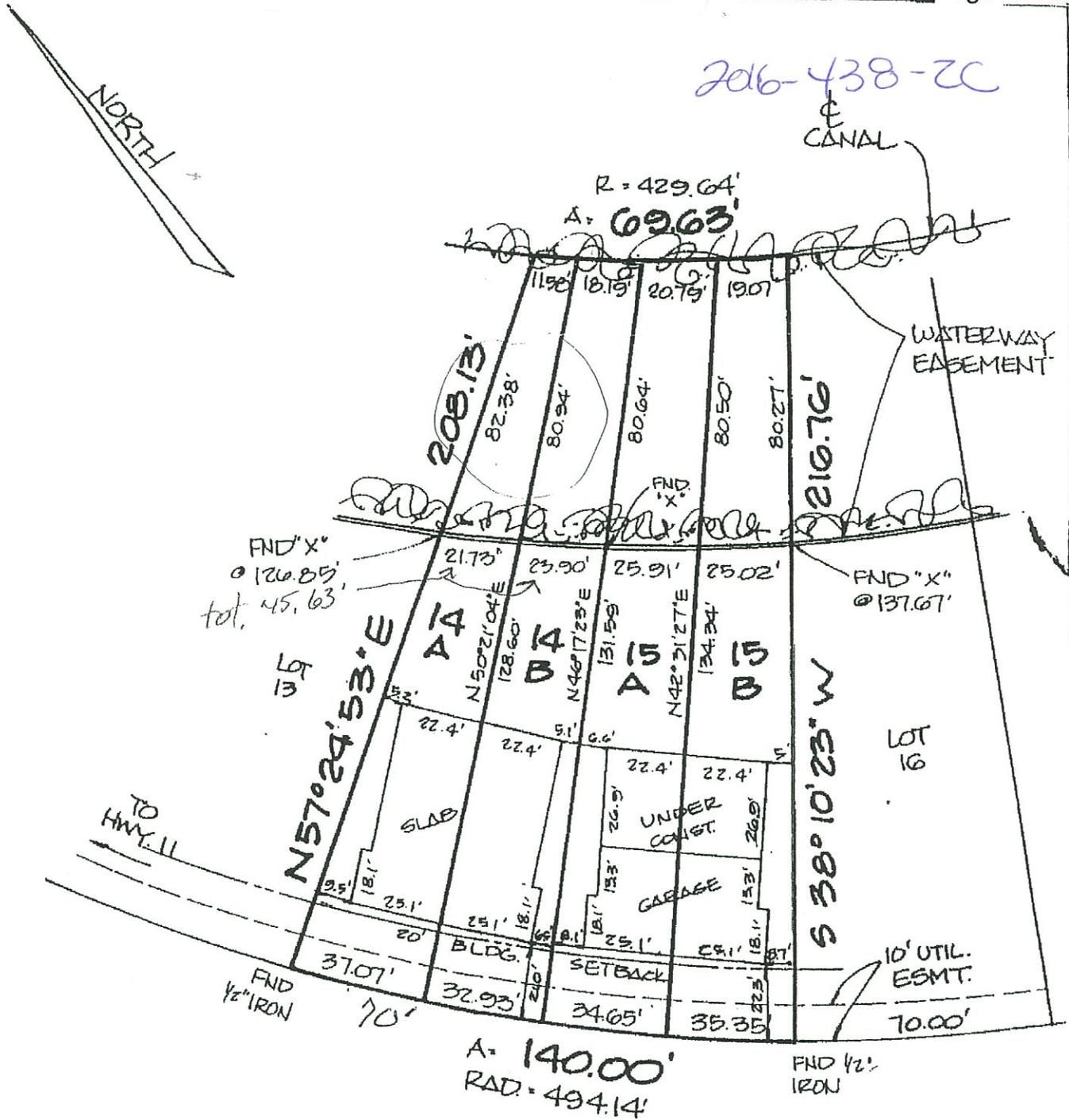
T9-R14E 32

LAKEVIEW

A-4A

0 200 Feet





NOTE: CONST. TO BE COMMON PARTY WALL DUPLEXES WITH GARAGE ON SLAB BELOW.

NORTH SHORE CIRCLE

RESUBDIVISION OF
LOTS 14 AND 15
INTO
LOTS 14A : B : 15A : B
EDEN ISLES UNIT 1A
SEC. 34-T95-R14E
ST. TAMMANY PARISH, LA

TOTAL AREA: 0.51 AC.
FLOOD ZONE: A10, EL. 13'
VERIFY PRIOR TO CONSTRUCTION

Emilio J. Linder
CHAIR, PLAN COMM.

Jim Calhoun
SEC. PLAN COMM.

John H. Shivers
PARISH ENGINEER

Angela C. Stutts
CLERK OF COURT

REGISTERED
LAND SURVEYOR
J.V. BURKES
SURVEY BY: J.V. BURKES - PLS. 810

4-30-1998 1623
FILE NO.

J.V. BURKES & ASSOC., INC.
2990 GAUSE BLVD EAST SUITE B
SLIDELL, LA 70461 504 649-0075

SCALE: 1" = 40' BY: CAD
DATE: 3-12-1998 NO. 980720

Handwritten notes at the bottom of the page.

ZONING STAFF REPORT

Date: 11/28/2016
Case No.: 2016-446-ZC
Posted: 11/17/2016

Meeting Date: 12/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Stephanie Cyprian

OWNER: Stephanie Cyprian

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

LOCATION: Parcel located on the east side of Josephine Road, south of Mill Road, Lot 11, being 72152 Josephine Road, Covington; S36, T6S, R11E; Ward 3, District 2

SIZE: 28,800 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Land Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	I-1 Industrial District
West	Industrial	A-2 Suburban District

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the east side of Josephine Road, south of Mill Road, Lot 11, being 72152 Josephine Road, Covington. The 2025 Future Land Use plan calls for the area to be developed with residential uses including manufactured home. Staff has no objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2016-446-ZC

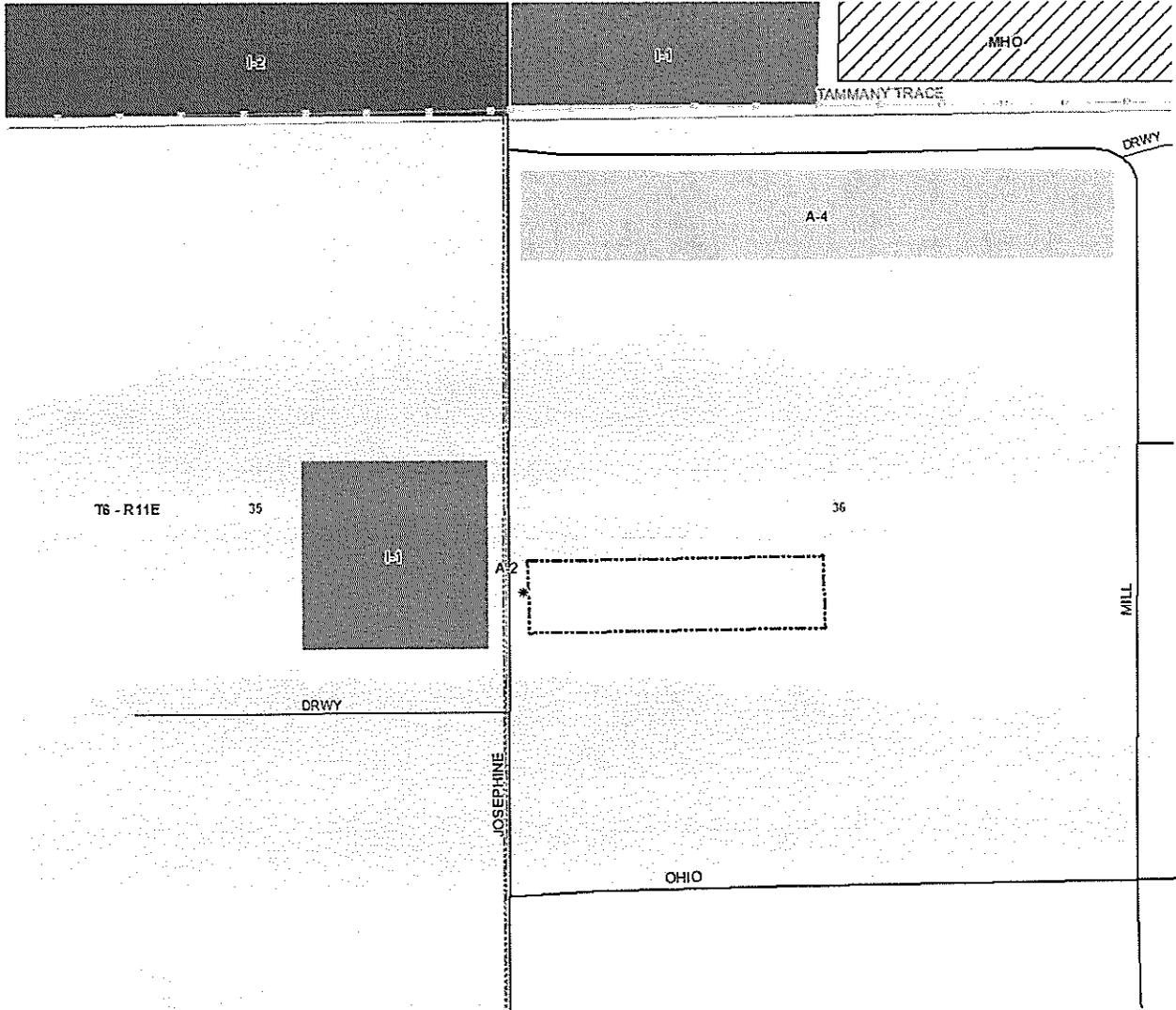
PETITIONER: Stephanie Cyprian

OWNER: Stephanie Cyprian

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

LOCATION: Parcel located on the east side of Josephine Road, south of Mill Road, Lot 11, being 72152 Josephine Road, Covington; S36, T6S, R11E; Ward 3, District 2

SIZE: 28,800 sq. ft.



2016-446-ZC

I-2

TAMMANY TRACE

TAMMANY TRACE

MILL

A-4

JOSEPHINE

I-1

T6-R11E 35

36

A-2

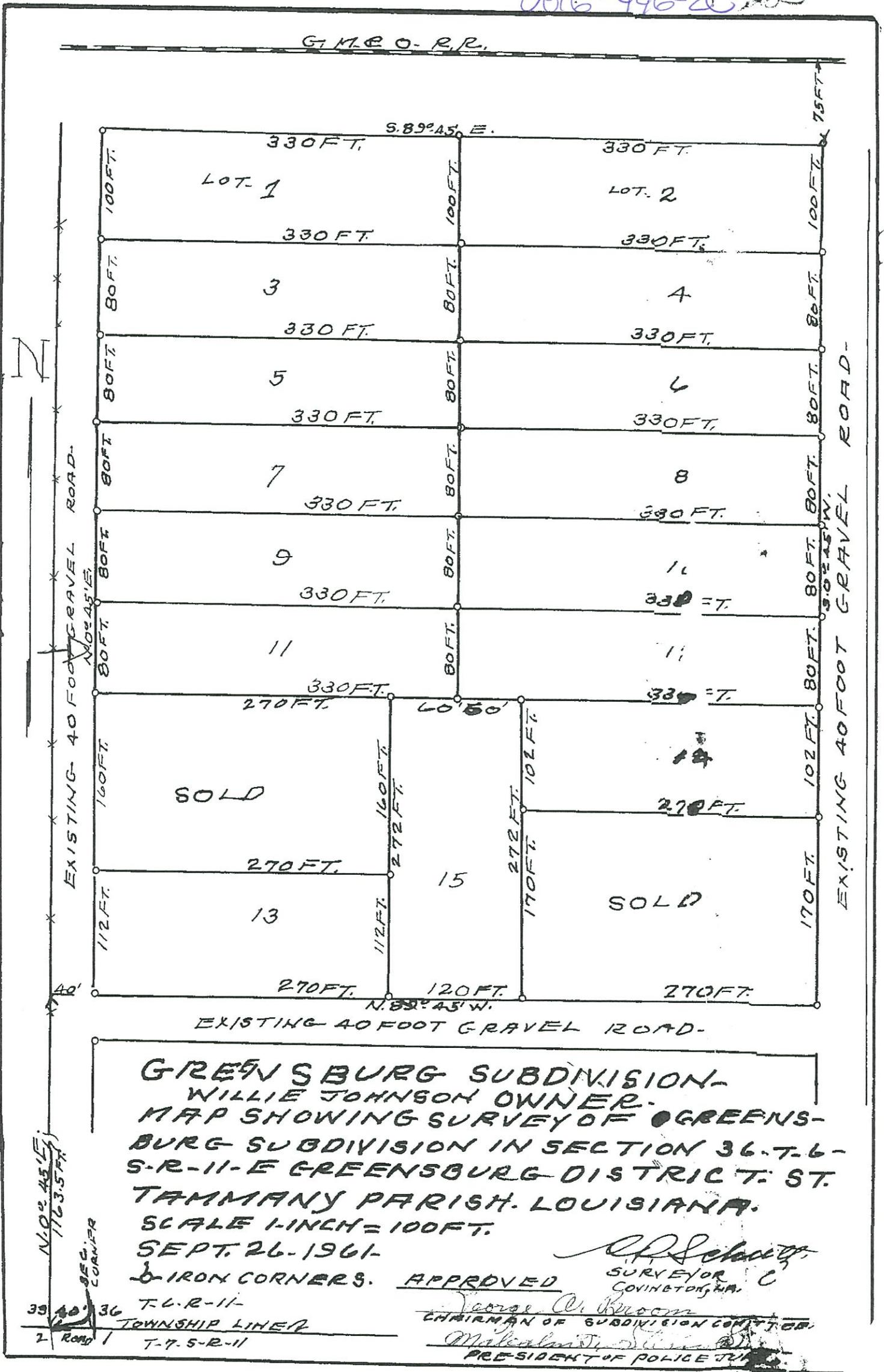
OHIO

0 200 Feet

N



2016-446-20, 285



GREENSBURG SUBDIVISION-
WILLIE JOHNSON OWNER-
MAP SHOWING SURVEY OF GREENS-
BURG SUBDIVISION IN SECTION 36-T-6-
S-R-11-E GREENSBURG DISTRICT: ST.
TAMMANY PARISH. LOUISIANA.
SCALE 1-INCH=100FT.
SEPT. 26-1961-
IRON CORNERS. APPROVED

R. P. Schmitt
 SURVEYOR
 COVINGTON, LA.

George W. Kroon
 CHAIRMAN OF SUBDIVISION COMMITTEE
M. J. ...
 PRESIDENT OF POLICE ...

$N. 02^{\circ} 45' E.$
 $116.35 FT.$
 CORNER

39 40 36 T-6-R-11
 TOWNSHIP LINE
 2 ROAD 1 T-7-5-R-11

Case No.: 2016-452-ZC

PETITIONER: Marilyn B. Wenzel

OWNER: Marilyn B. Wenzel Commercial, LLC - Marilyn Wenzel

REQUESTED CHANGE: From NC-1 Professional Office District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the south side of Crawford Road, east of Ramos Street; S42, T6S, R11E; Ward 3, District 2

SIZE: 0.6523 acre





HWY 21
A-1A
2016-452-ZC
36 ABITA HY

HC-2

JENKINS

TAMMANY TRACE

CRAWFORD

MD-1

42
T6-R11E

1ST

RAMOS

NC-1

NC-4

FRONT

NC-2

A-3

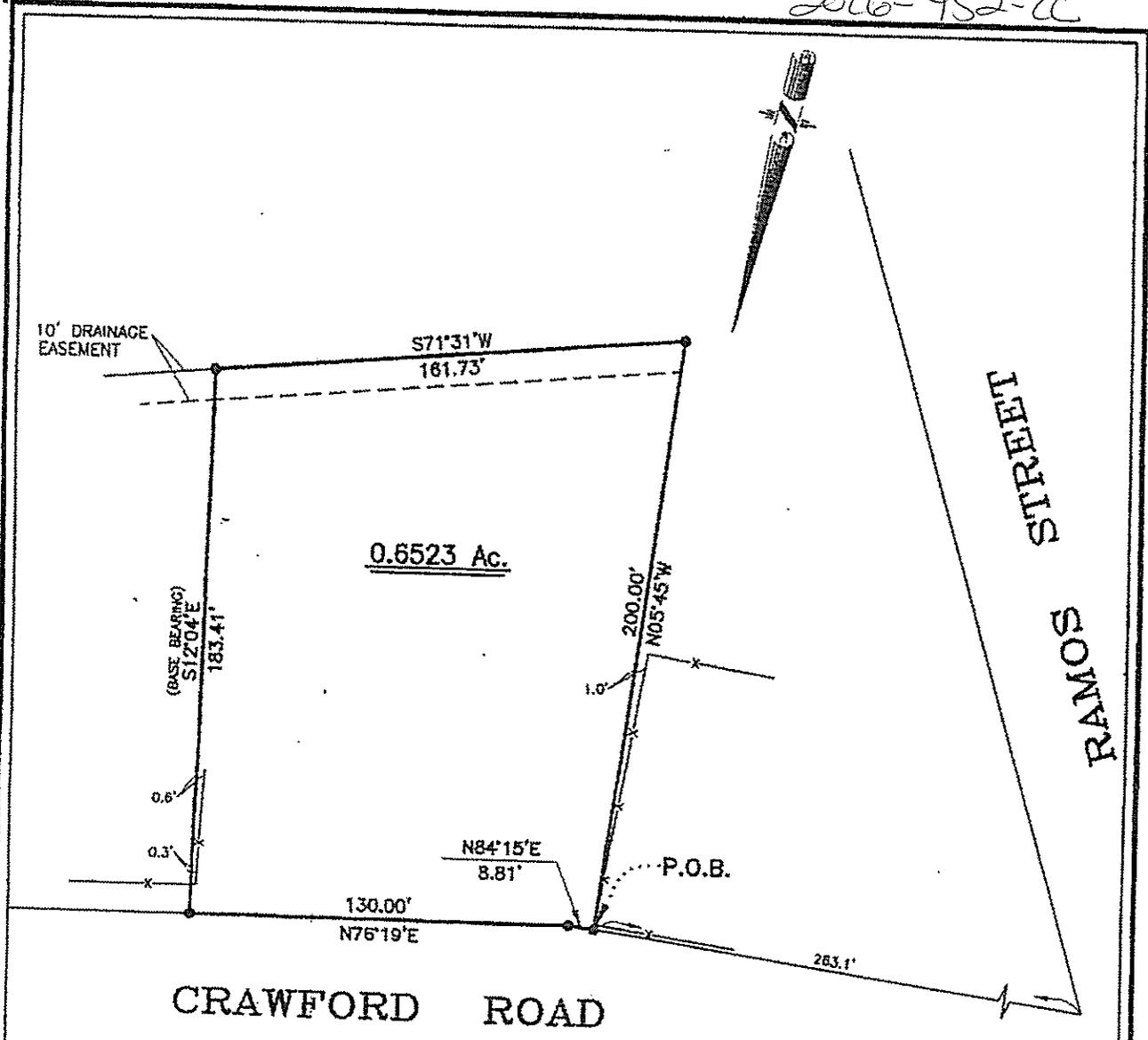
0 200 Feet



SURVEY

0.65 ACRES, CRAWFORD RD. COVINGTON, LA.

2016-452-20



THIS P.O.B. IS DESCRIBED AS BEING LOCATED
N89°45'W, 1880.6'; N10°00'W, 167.5'; S89°38'W,
477.93'; N30°07'W, 975.3' AND N89°15'E, 263.1'
FROM THE SECOND MILE POST FROM THE
SOUTHEAST CORNER OF T&S-R11E, ST. TAMMANY
PARISH, LA.

LEGEND

● = IRON ROD FOUND

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY TIDELANDS ENGINEERING AND DEVELOPMENT CORPORATION, DATED 2-18-85, DRAWING No. 85-37-1.

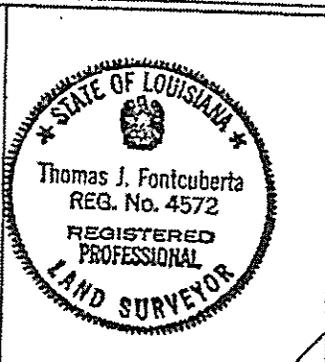
NOTE:

ANY UTILITIES, DITCHES, AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0230 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF A PARCEL OF LAND
LOCATED IN SECTION 42
TOWNSHIP 6 SOUTH
RANGE 11 EAST
GREENSBURG DISTRICT
ST. TAMMANY PARISH, LA



Fontcuberta
Surveys
INCORPORATED
PROFESSIONAL
LAND SURVEYORS

PREPARED FOR:

MARILYN WENZEL

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
4-27-2006	1" = 50'		HAM	TJF	464065	130-211

ZONING STAFF REPORT

Date: 11/28/2016
Case No.: 2016-458-ZC
Posted: 11/16/2016

Meeting Date: 12/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP - Jeffrey D. Schoen
OWNER: Dr. Nick & Mrs. Marilyn Milazo - Dr. Nick & Mrs. Marilyn Milazo
REQUESTED CHANGE: From HC-1 Highway Commercial District to HC-2 Highway Commercial District
LOCATION: Parcel located on the south side of Gause Blvd West, east of Camp Salmen Road, west of Banner Road ; S5, T9S, R14E; Ward 9, District 14
SIZE: 2.81 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 3 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	City of Slidell
South	Undeveloped	A-2 Suburban District
East	Commercial	HC-1 Highway Commercial
West	Commercial	HC-1 Highway Commercial

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-1 Highway Commercial District to HC-2 Highway Commercial District. This site is located on the south side of Gause Blvd West, east of Camp Salmen Road, west of Banner Road. The 2025 Future Land Use plan calls for the area to be developed with commercial uses. Although, the site is abutting HC-1 on the east and west sides of the site, staff does not have any objection to the request, considering that there are multiple more intense retail, office and service commercial uses in the area.

Note that the property was zoned C-2 Highway Commercial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

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

Case No.: 2016-458-ZC

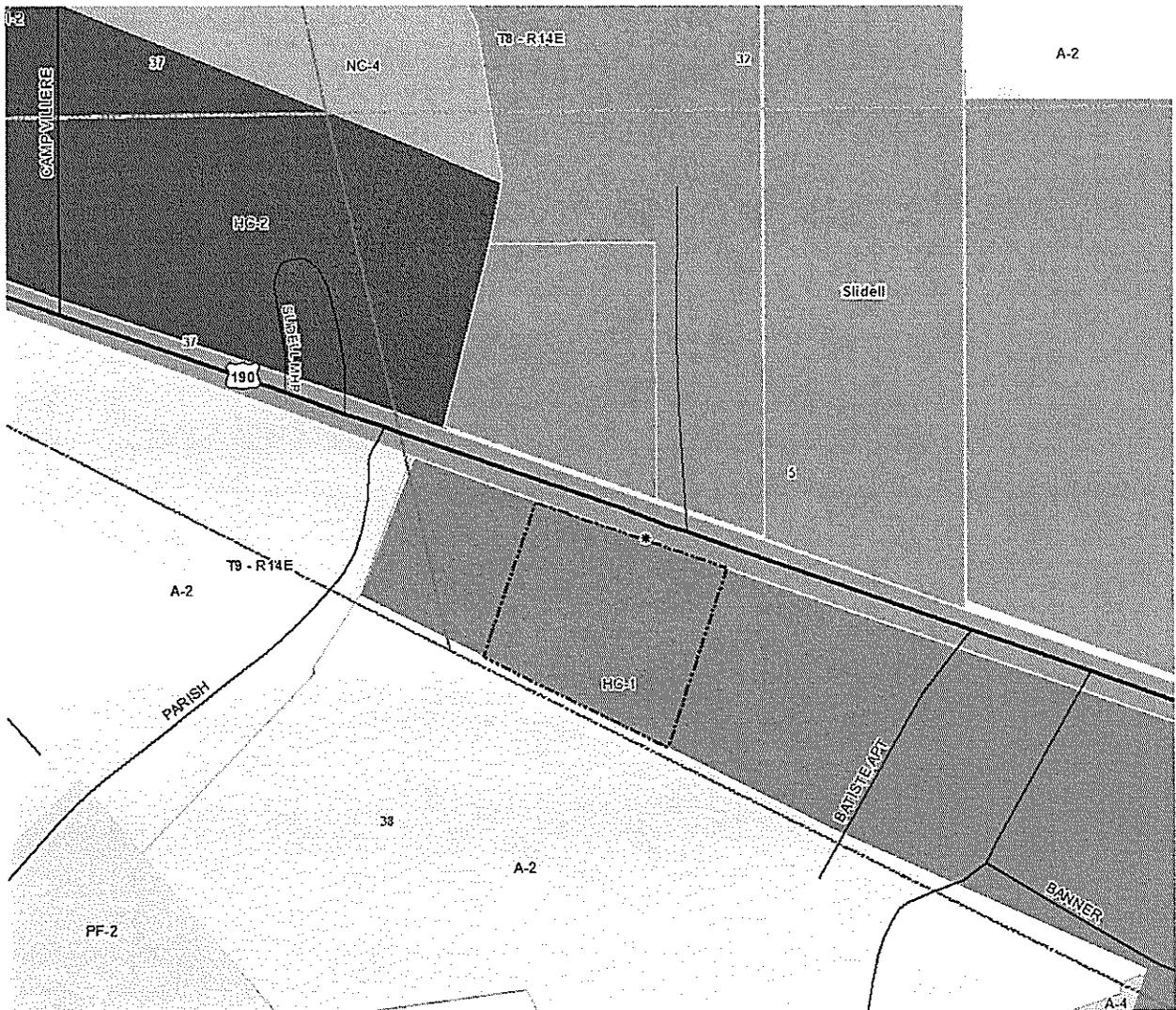
PETITIONER: Jones Fussell, LLP - Jeffrey D. Schoen

OWNER: Dr. Nick & Mrs. Marilyn Milazo - Dr. Nick & Mrs. Marilyn Milazo

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

LOCATION: Parcel located on the south side of Gause Blvd West, east of Camp Salmen Road, west of Banner Road ; S5, T9S, R14E; Ward 9, District 14

SIZE: 2.81 acres





2016-458-ZC

T8-R14E

32

NC-4

HC-2

SLIBEL HWY

190

HC-1

BATISTE APT

A-2

38

BANNER

A-4 MORGAN

ELIZABETH

0 300 Feet



22-482-20

GENERAL NOTES :
 ZONING: C2 - COMMERCIAL
 STREET: EXISTING ASPHALT HIGHWAY WITH OPEN DITCH
 SEWER: NO EXISTING SANITARY SEWER SERVICE
 WATER: BAYOU LIBERTY WATER ASSOCIATION
 ELECTRIC: CLECO POWER
 GAS: ATYONS ENERGY
 TELEPHONE: BELLSOUTH
 FIRE DEPT.: ST. TAMMANY FIRE DISTRICT 1

FLOOD ZONE NOTES :
 F.I.R.M. PANEL: 2252005-0420-E (4-21-1999)
 FLOOD ZONE: C
 ADJACENT BASE FLOOD ELEV.: 11.0'
 INDIVIDUAL ELEVATION: N/A
 THE BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE ENGINEERING DEPARTMENT.

LEGEND :
 OHU — UTILITY POLE
 OHU — OVERHEAD UTILITY LINE

NOTES :
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
 NO ATTEMPT HAS BEEN MADE BY R. JAMES TATUM, INC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.

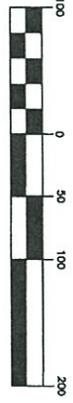
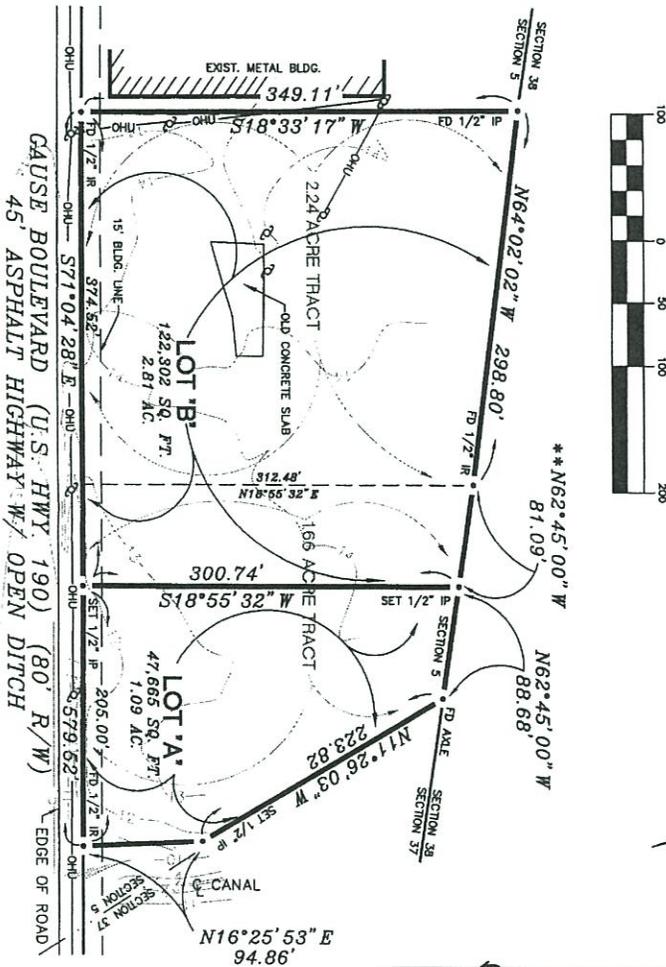
REFERENCE MAPS :

1. MAP SHOWING SURVEY OF A 2.24 ACRE TRACT, LYN GOODWIN, BY L. M. BIRKBECK, AND DATED 9-29-90.
2. MAP SHOWING SURVEY OF A 1.669 ACRE TRACT FOR DR. AND MRS. MILAZO, BY A. A. LOVELL, AND DATED 9-29-93.
3. MAP SHOWING SURVEY OF A 1.2210 ACRE TRACT FOR DR. AND MRS. MILAZO, BY L. V. BIRKBECK & ASSOCIATES, INC., AND DATED 1-23-95.

CERTIFICATION :
 I CERTIFY THAT THIS SURVEY WAS ACCURATELY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED. I ALSO CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART 141, CHAPTER 25.
 THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET SEQ. AND ALSO CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.



R. JAMES TATUM
 LICENSE NO. 4834
 PROFESSIONAL
 DATE 1.17.07
 R. JAMES TATUM, P.E./P.L.S.
 6920 NORTH MERCHANT COURT
 BATON ROUGE, LA 70809
 (225) 752.5555 (FAX) 752.5556



APPROVED :
 SECRETARY OF PLANNING COMMISSION DATE
 Ron Keller
 PARISH ENGINEER DATE
 Parish Engineer
 CLERK OF COURT DATE
 Pamela O. Beach
 DATE FILED 1-25-2007 FILE NO. 4392 B

MAP SHOWING RESUBDIVISION OF A 1.66 ACRE TRACT AND A 2.24 ACRE TRACT INTO LOTS "A" AND "B" NICHOLAS MILAZO PROPERTY
 LOCATED IN SECTION 5, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA
 FOR NICHOLAS AND MARILYN MILAZO
 LOCATION: 1951 GAUSE BLVD., SUDBEL, LA
 DATE: 01-17-07 TOTAL AREA: 198,967 SQ. FT. (4.50 AC)
 SCALE: 1"=100' DRAWN BY: TMO CHECKED BY: RJT
 CD99-BA-Z-VIN2000-1208112681286.DWG M.D. 4 208-112
 SHEET: 1 OF 1

TATUM BATON ROUGE, LOUISIANA
 ENGINEERS & SURVEYORS

ZONING STAFF REPORT

Date: 11/28/2016
Case No.: 2016-459-ZC
Posted: 11/16/2016

Meeting Date: 12/6/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Truett B. Carter

OWNER: Truett B. Carter

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

LOCATION: Parcel located on the north side of Brownswhich Road, east of Pearl Street, west of St. Louis Street, lots 1 to 6, Square 6, Ozone Pines Subdivision, being 1100 Brownswhich Road, Slidell; S31, T8S, R15E; Ward 8, District 9

SIZE: 1.03 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-3 Suburban District
South	Undeveloped	NC-4 Neighborhood Institutional District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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 A-3 Suburban District to HC-2 Highway Commercial District. This site is located on the north side of Brownswhich Road, east of Pearl Street, west of St. Louis Street, lots 1 to 6, Square 6, Ozone Pines Subdivision, being 1100 Brownswhich Road, Slidell. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. The zoning change is being requested in order to bring the existing building in compliance with the appropriate zoning. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

Case No.: 2016-459-ZC

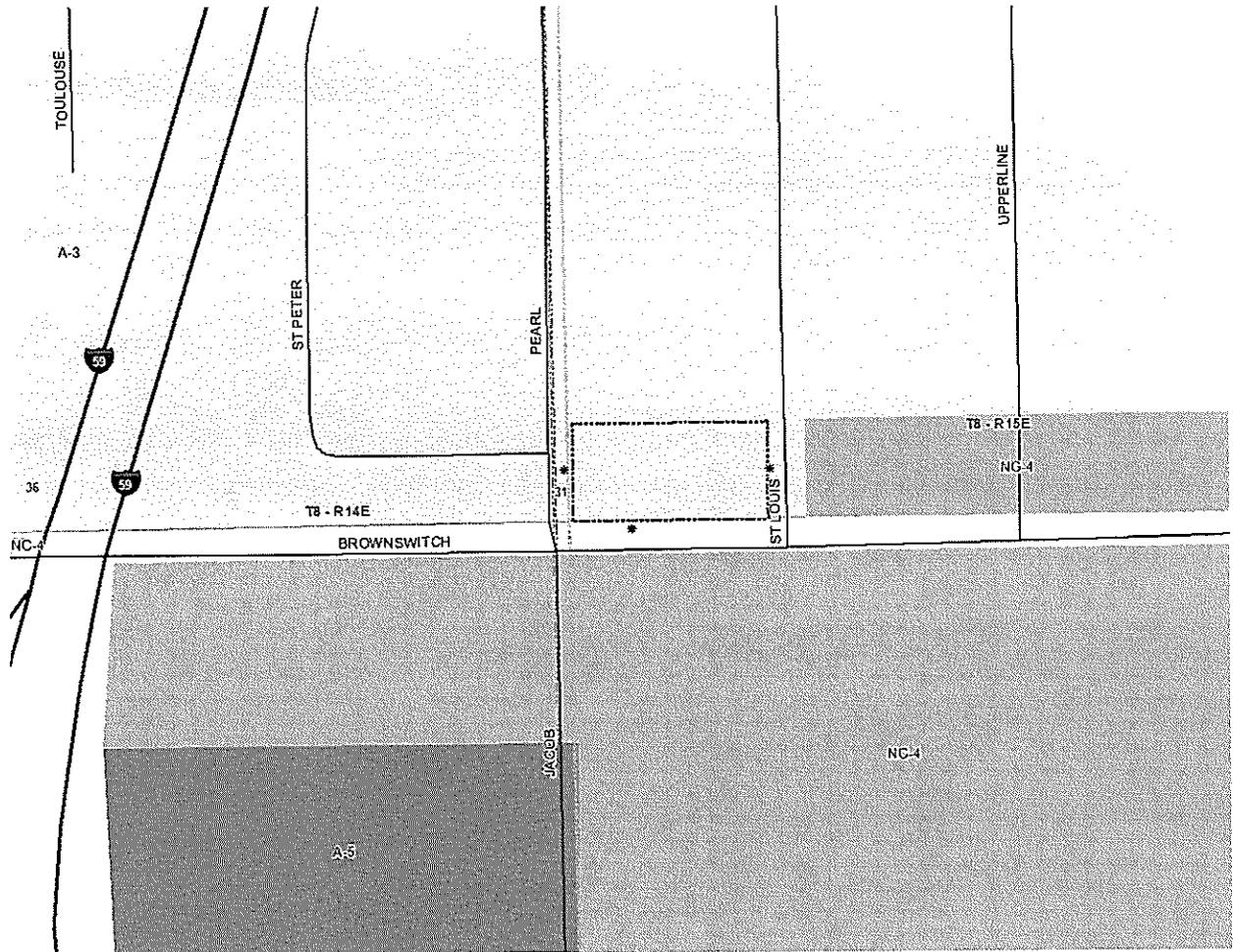
PETITIONER: Truett B. Carter

OWNER: Truett B. Carter

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

LOCATION: Parcel located on the north side of Brownswhich Road, east of Pearl Street, west of St. Louis Street, lots 1 to 6, Square 6, Ozone Pines Subdivision, being 1100 Brownswhich Road, Slidell; S31, T8S, R15E; Ward 8, District 9

SIZE: 1.03 acres



2016-459-ZC

PEARL

A-3

ST PETER

T8 - R14E 36

T8 - R15E 31

BROWNSWITCH

ST LOUIS

JACOB

NC-4

A-5

0 200 Feet



WEST

2530
3831

DRAINAGE CANAL

2021.31

EAST

LATERAL L-P-5
RENCH BRANCH

23	24	25	26	27	28	29	30
13	12	11	10	9	8	7	6
5	4	3	2	1			

20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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19	18	17	16	15	14	13	12	11	10	9
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DAUPHINE ST. 2016-450-20

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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TOULOUSE ST.

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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ST. PETER ST.

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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PEARL ST.

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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ST. LOUIS ST.

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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UPPERLINE ST.

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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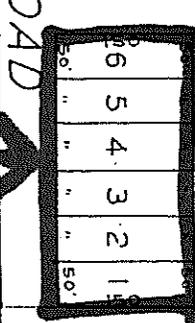
LOWERLINE ST.

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

AUDUBON ST.

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

BROWNS SWITCH ROAD



MAP OF

APPROVED BY ST. TAMMANY
PARISH POLICE JURY

ZONING STAFF REPORT

Date: 11/28/16
Case No.: ZC08-01-007
Prior Action: Approved (09/02/14)
Posted: 11/16/16

Meeting Date: 12/06/16
Determination: Approved, Amended,
 Postponed, Denied

GENERAL INFORMATION

Case No.: ZC08-01-007

PETITIONER: Gulf States Real Estates Services, LLC

OWNER: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC

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

LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & 16,T7S,R11E, Ward 3, District 5

SIZE: 92.61 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 & Undeveloped	A-4 Single Family Residential District & NC-1 Professional Office District
South	I-12	
East	Commercial	HC-3 Highway Commercial District
West	Undeveloped	A-4 Single Family Residential District

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:

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The petitioner is requesting a major Amendment to the originally approved PUD (Planned Unit Development Overlay) to allow for Lot 7 to be developed with a 302 multi-family unit residential complex. The remaining portion of the subdivision is going to be developed with a total of 11 commercial lots (originally approved to be developed with a total of 20 lots). The lots are identified on the plan, with 4 different colors representing the allowable uses, setbacks, and maximum height for each area (see below, charts). As indicated on the plan, the landscaping, lighting, parking and signage will meet all Parish Requirements. Note that a land clearing permit and trees survey will have to be submitted for each parcel, before application for building permit

SUBDIVISION INFORMATION

Section	Setbacks & Landscape buffer	Maximum Height
Area 1 Lot 12-18	Front: 25' Side: 10' Rear: 10'	100'
Area 2 Lot 9-10	Front: 25' Side: 10' Rear: 10' 110' setback from property line: max height of 40' 200' setback from property line: max height of 60' 100' buffer in the rear, abutting residential (as shown on the plan)	40' & 60'
Area 3 Lot 7	Front: 25' Side: 10' Rear: 10'	45'
Area 4 Lot 8	Front: 25' Side: 10' Rear: 10'	45'

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
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required
Restrictive Covenants	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

GREENSPACE

A total of 23.95 acres of greenspace (25.79%) is proposed to be provided, which will allow to create a buffer along the existing single family residential subdivision, on the north and west sides of the site. A 4' sidewalk is proposed to be provided along Versailles Business Parkway & Holiday Square Blvd, allowing pedestrians to access the different businesses within the development.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the area to be developed with residential uses. The proposed subdivision now partially meets the 2025 future land use plan, considering that lot 7 is proposed to be developed with multi-family residential complex. The addition of a multi-family residential development within the proposed subdivision will allow to provide a wider variety of uses and meet the objections of the PUD Overlay.

STAFF RECOMMENDATION:

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

Case No.: ZC08-01-007

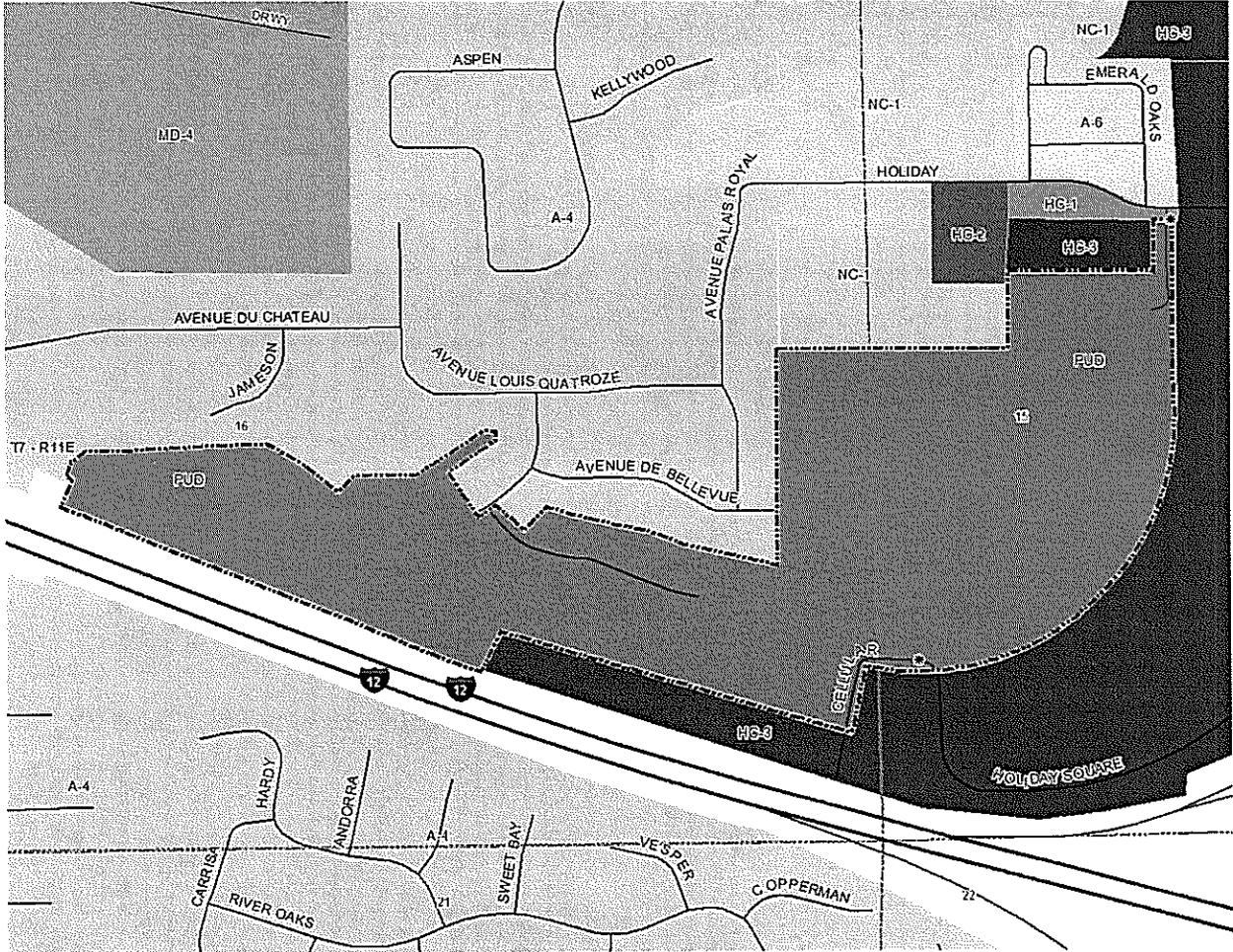
PETITIONER: Gulf States Real Estates Services, LLC

OWNER: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land & Development Co., LLC

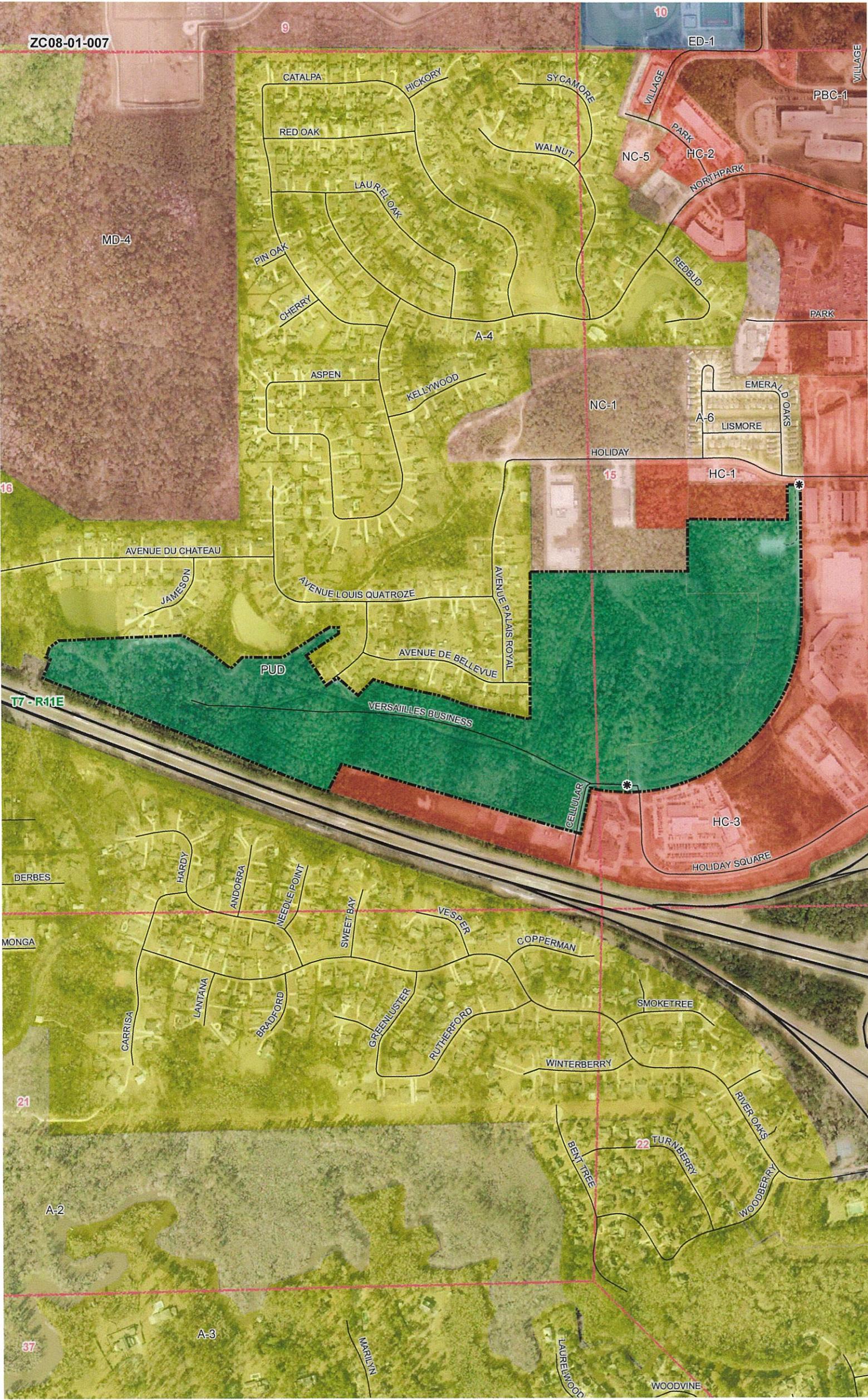
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & 16,T7S,R11E, Ward 3, District 5

SIZE: 92.61 acres



ZC08-01-007



0 1,250 Feet



ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Versailles Business Park LLC
 Developer's Address: 109 New Camellia Blvd, Suite 100, Covington, LA, 70433
Street City State Zip Code
 Developer's Phone No. 985-792-4385 985-964-0081 Mike Sawyer
(Business) (Cell)
 Subdivision Name: Versailles Business Park
 Number of Acres in Development: 92.61 Number of Lots/Parcels in Development: 19
 Ultimate Disposal of Surface Drainage: Lake Pontchartrain
 Water Surface Runoff Mitigation Proposed: Detention

(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 Tide 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? N/A
- Does the subdivision front on any waterways? Yes No
 If yes, what major streams or waterways? Bayou Monga

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

If yes, which major arterial streets? Holiday Boulevard

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

If yes, please explain? Normal Construction Activities Associated with Site work preparation

- 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

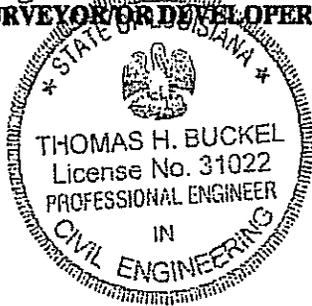
h.) breach any Federal, State or Local standards relative to:

- 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

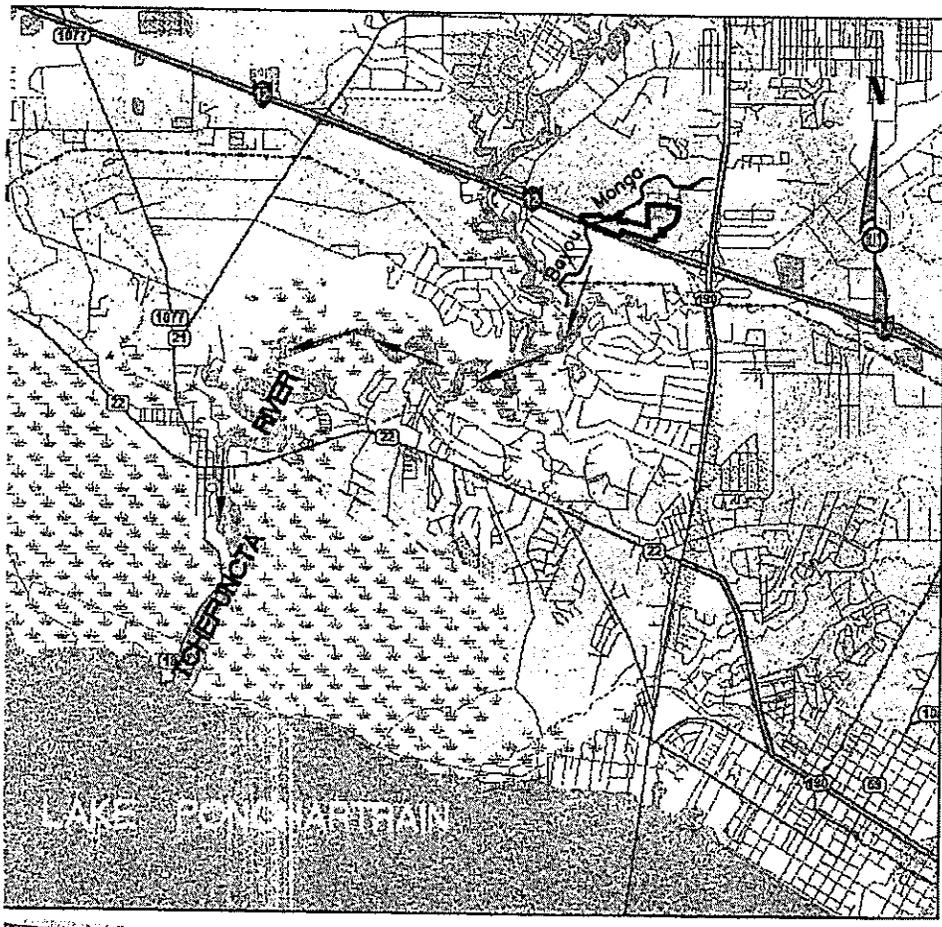
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Thomas H. Buckel
ENGINEER/SURVEYOR OR DEVELOPER
(SIGNATURE)

6/13/14
DATE



ZC08-01-007



RCL
CONSULTANTS, L.L.C.
Planning
Architecture
Engineering
Construction
Management

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.

521 N. Causeway Blvd.
Mandeville, LA 70448
885-727-4440
Fax: 885-727-4447

P.O. Box 7807
Metairie, LA 70010
504-832-7348

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RCLC

PLAN REVIEW STAFF REPORT

Date: 11/28/16
CASE NO.: PR16-10-002
Prior Action: Postponed (11/02/16)
Posted: 11/17/16

Meeting Date: December 6, 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.

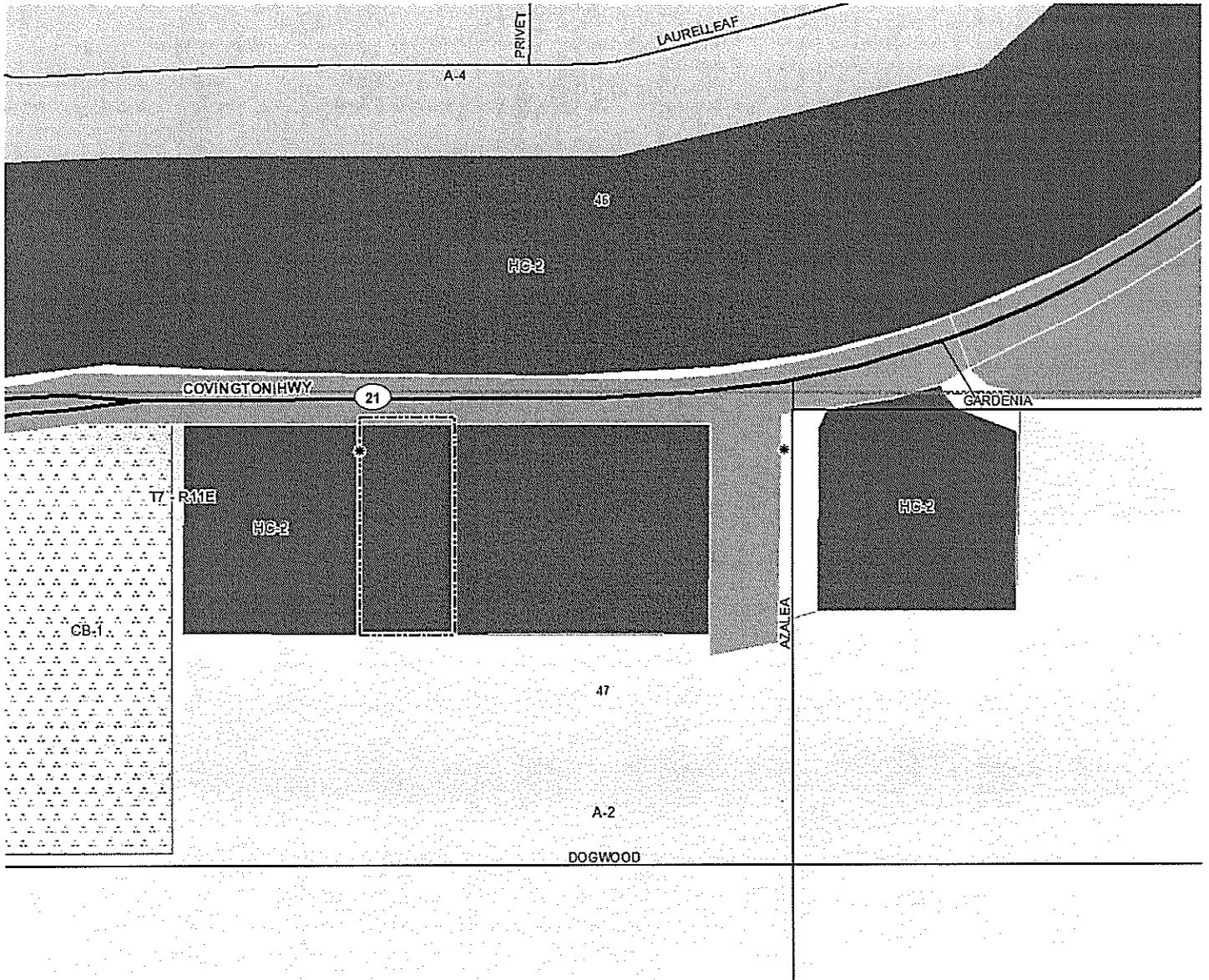
Should the Zoning Commission wishes to grant approval of the request, it should be subject to all applicable regulations and the following conditions:

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.

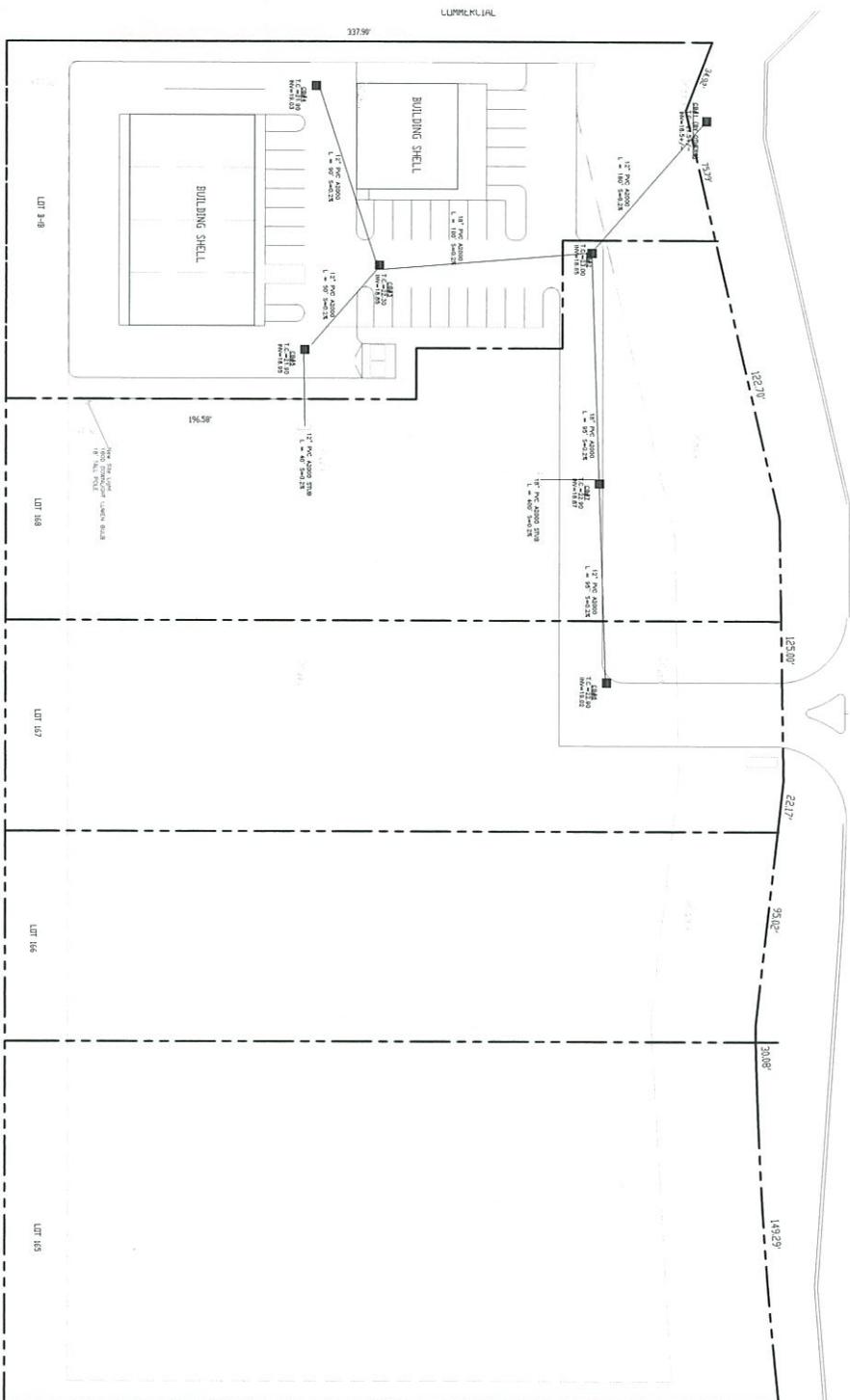
NOTE TO PETITIONER

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
1" = 30'-0"

SITE PLAN - PHASE 1

LEGEND

- PROPERTY LINE
- GROW / ROCE
- o o RECD CLEANOUT
- FLOW ARROW
- 21.19 PROPOSED GRADE (TOP OF SIDEWALK/PAVEMENT)
- 20.69 TOP OF SIDEWALK/CURB
- 20.69 TOP OF PAVEMENT
- 5.25 FINISHED GRADE
- EXISTING CHANGES
- ESTIMATED FUTURE CHANGES
- M/E MATCH EXISTING GRADE

DRAINAGE NOTES:

AREA = 1.25 ACRES
 RUNOFF REDUCTION SHALL BE BASED ON 25%
 REDUCTION OF 25 YEAR EVENT
 RETENTION METHOD:
 PARKING LOT DETENTION WITH RESTRICTED
 OUTFLOW PIPE

NOTES:

- 1 UTILITIES SHOWN FOR GENERAL COORDINATION. SEE UTILITY PLAN FOR SPECIFIC INFORMATION (SHEET C1-X)
- 2 COORDINATE WITH ARCHITECTURAL/MECHANICAL DRAWINGS FOR ADJUST LOCATIONS OF PVC CATCH BASIN ASSEMBLIES AS NECESSARY.
- 3 CONTRACTOR SHALL CONFORM EXIST. DITCH CONSTRUCTION. COORDINATE WITH ENGINEER ON ANY REQUIRED ADJUSTMENTS.
- 4 FILL IN THE CLOURED AREA SHALL BE PLACED AT A 1:1 SLOPE AND WILL REQUIRE PROPER EROSION CONTROL AND STABILITY. 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 (24x36) DESIGNED BY: SMG
 1" = 20'-0"

SCALE (11x17) DESIGNED BY: SMG
 1" = 40'-0"

DATE: 05SEP16
 JOB NO: 1021

DATE	REMARKS	APPD



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

C1

SHEET NO.

PR16-10-002

EXISTING TREES TO REMAIN	EXISTING TREES TO BE MAINTAINED	EXISTING TREES TO BE REMOVED	EXISTING TREES TO BE REPLANTED	EXISTING TREES TO BE MAINTAINED	EXISTING TREES TO BE REMOVED	EXISTING TREES TO BE REPLANTED	EXISTING TREES TO BE MAINTAINED	EXISTING TREES TO BE REMOVED	EXISTING TREES TO BE REPLANTED
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

RESERVED BUFFER ADJACENT TO COMMERCIAL USES (1.11.17)	RESERVED BUFFER ADJACENT TO RESIDENTIAL USES (1.11.17)	RESERVED BUFFER ADJACENT TO RECREATIONAL USES (1.11.17)	RESERVED BUFFER ADJACENT TO TRANSPORTATION USES (1.11.17)
12	0	12	0
12	0	12	0
24	0	24	0
0	0	0	0
0	0	0	0
NO	NO	NO	NO

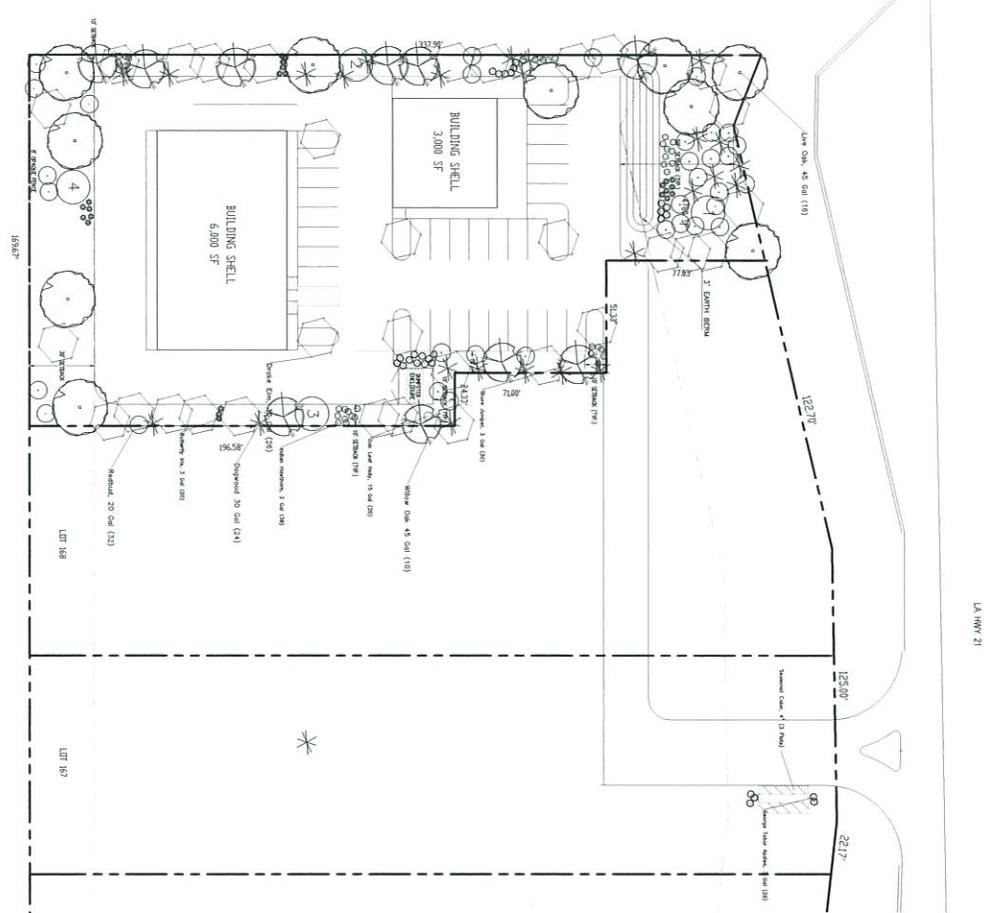
RESERVED BUFFER ADJACENT TO COMMERCIAL USES (1.11.17)	RESERVED BUFFER ADJACENT TO RESIDENTIAL USES (1.11.17)	RESERVED BUFFER ADJACENT TO RECREATIONAL USES (1.11.17)	RESERVED BUFFER ADJACENT TO TRANSPORTATION USES (1.11.17)
14	0	14	0
14	0	14	0
42	0	42	0
0	0	0	0
0	0	0	0
NO	NO	NO	NO

RESERVED BUFFER ADJACENT TO COMMERCIAL USES (1.11.17)	RESERVED BUFFER ADJACENT TO RESIDENTIAL USES (1.11.17)	RESERVED BUFFER ADJACENT TO RECREATIONAL USES (1.11.17)	RESERVED BUFFER ADJACENT TO TRANSPORTATION USES (1.11.17)
6	0	6	0
6	0	6	0
17	0	17	0
0	0	0	0
0	0	0	0
YES	YES	YES	YES



1
1" = 30'-0"

LANDSCAPING PLAN - PHASE 1



VISTA Design Group LLC
 5590 Canal Boulevard
 New Orleans, LA 70124
 LA Lic No. 34812
 vistalandscaping@vsg.com



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

DATE	REMARKS	APPD

DATE	DESIGNED BY	SCALE	DRAWN BY	CHECKED BY
6/SEP/18	SMG	1" = 20'-0"	SMG	SMG
6/SEP/18	SMG	1" = 40'-0"	SMG	SMG

AZALEA GARDENS
HWY 21 - COVINGTON
JSB 21 LOTS, LLC
ST. TAMMANY PARISH

LANDSCAPE PLAN PHASE 1

SHEET NO
L1

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

CP07-06-096PR

PLACE ST JEAN

A-4

MD-3

PELICAN LANDING SC SERVICE

HYACINTH

PELICAN LANDING SHOPPING CTR

PELICAN LANDING PARKING ACCESS

T7 - R11E

HC-2

CP07-06-096PR

47

21

STYLER ST

OCHSNER

OCHSNER

BEGONIA

A-2

Pinnacle

Pinnacle

HC-3

NC-4

0 390 Feet

N



CPO7-06-096PR



3 Zs REAL ESTATE CO., L.L.C.

November 7, 2016

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

Re: St. Tammany Parish
Hwy 21 Marketplace-Covington, LA

Dear Helen,

3 Z's Development, LLC is requesting a variance for the existing development of Hwy. 21 in Covington, La. This multi-use development consisting of 18.91 acres located on Hwy. 21 and better known as Marketplace 21 in Covington, La.

The variances requested are for Perimeter Landscape Greenspace in –order to move forward with a resub of Lot D1A into Lots D1A-1, D1A-2 and Lot DA-3

Variance Request:

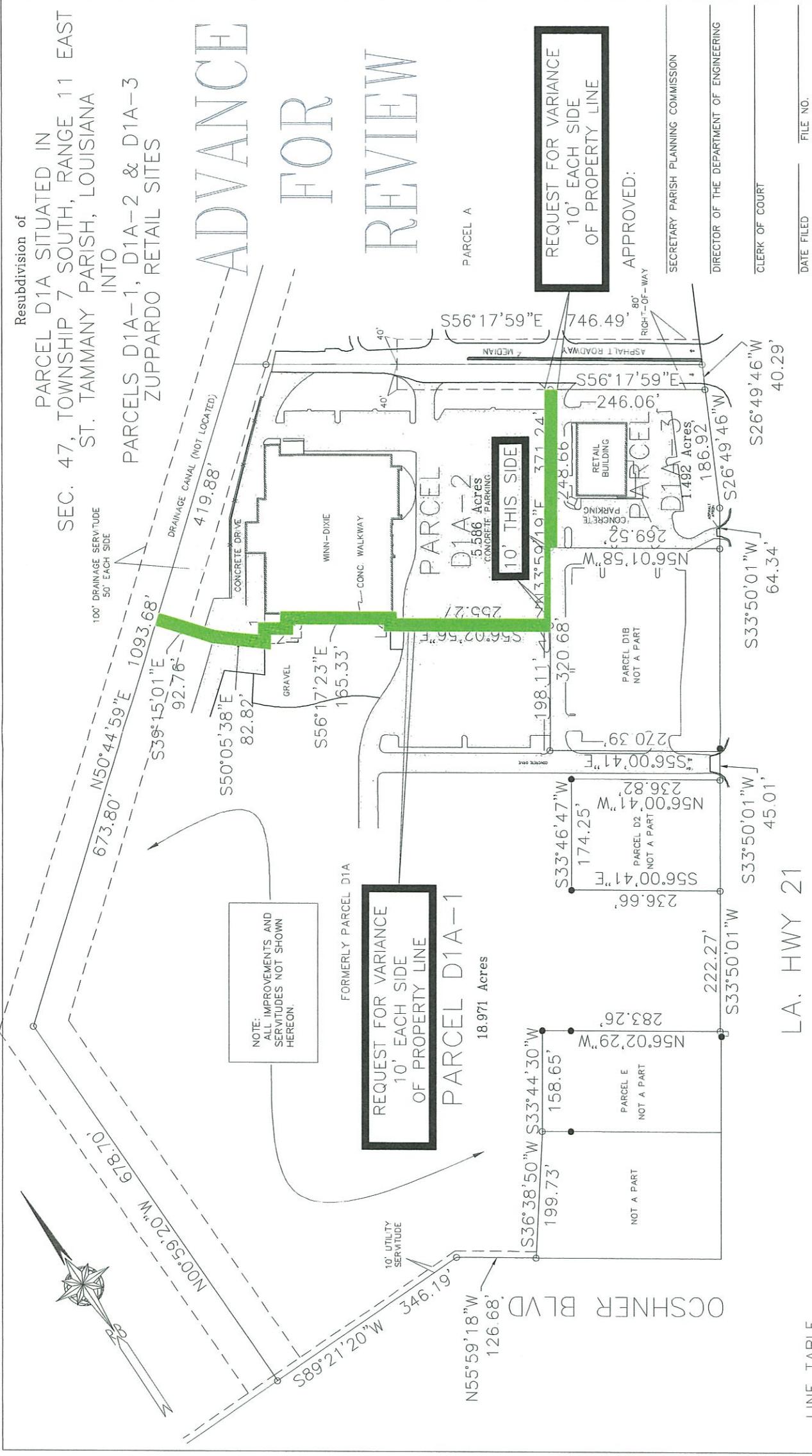
To eliminate the required 10' wide green space on the existing development on the north and south side of Propose Lots D1A-1 and Lot D1A-2

To eliminate the required green space on the existing development on the east and west side of Propose Lots D1A-2 and Lot D1A-3. (SEE ATTACHED PRELIMINARY RE-SUB)

Sincerely,
3 Z's Development, LLC


Roy Zupardo

CPO7-06-096PR



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

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

ADVANCE

Randall W. Brown, P.L.S.
 Professional Land Surveyor

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

228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

Date: NOVEMBER 28, 2016
 Survey No. 16880
 Project No. B12243

Scale: 1" = 150' ±
 Drawn By: RUB
 Revised:

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

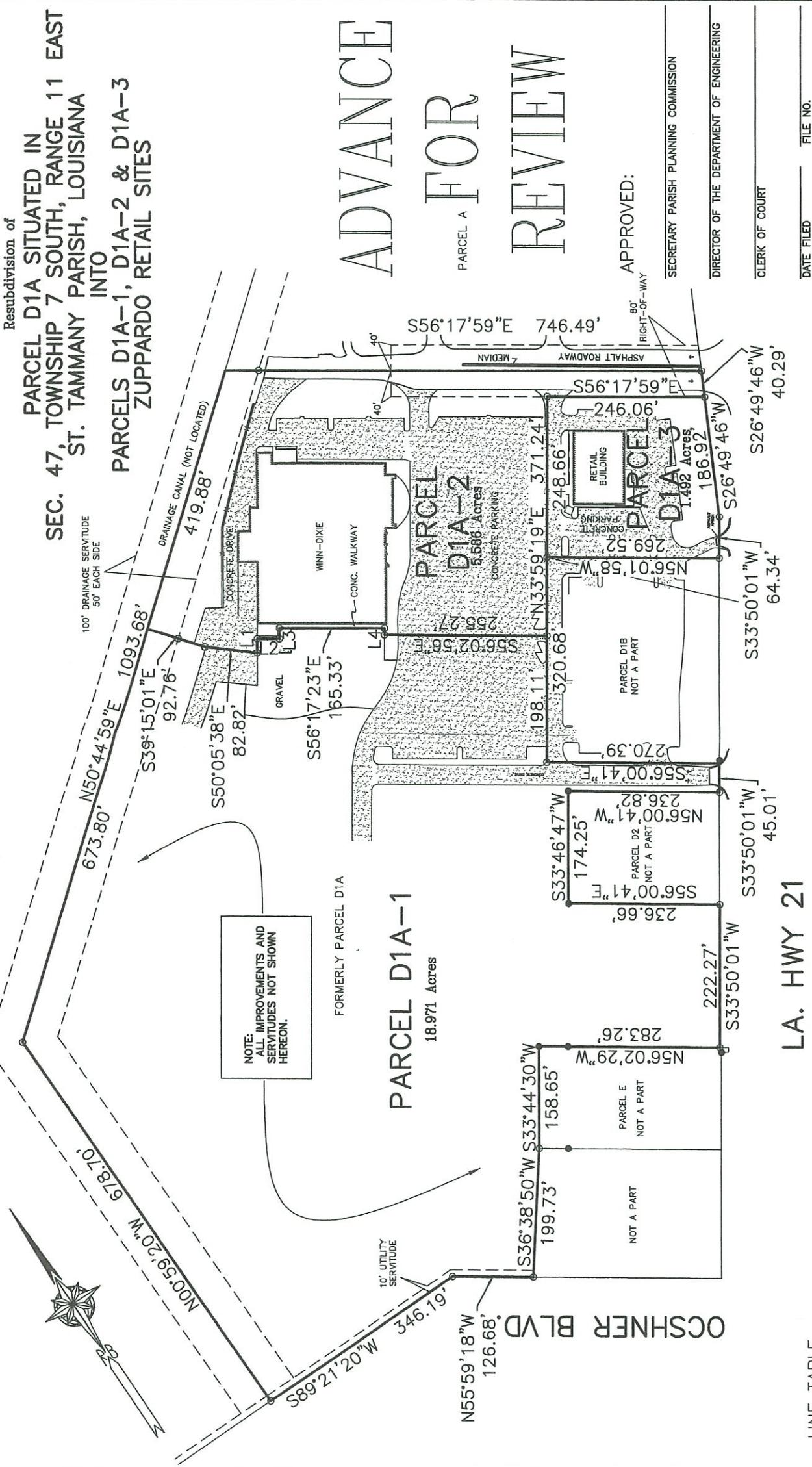
○ DENOTES 1/2" IRON PIPE OR CROSS CUT TO BE SET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N33°38'18"E	21.20'
L2	S56°26'40"E	34.94'
L3	N33°38'18"E	16.74'
L4	S33°49'53"W	10.54'

**REQUEST FOR VARIANCE
 REMOVAL OF GREEN SPACE**

CP07-06-096 PR



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

ADVANCE
 Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Geodetic • Forensic • Consultants
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 E-MAIL: info@brownsurvey.com

Surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a class C survey.

Date: November 28, 2016
 Survey No. 16680
 Project No. B12243

Scale: 1" = 150' ±
 Drawn By: RJB
 Revised:

LINE TABLE

LINE	BEARING	DISTANCE
L1	N33°38'18"E	21.20'
L2	S56°26'40"E	34.94'
L3	N33°38'18"E	16.74'
L4	S33°49'53"W	10.54'

- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE OR CROSS CUT TO BE SET

ZONING STAFF REPORT

Date: 11/28/16
Case No.: CP07-06-096PR
Posted: 11/17/16

Meeting Date: 12/06/16
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Zuppardo's Real Estate

OWNER: Zuppardo's Real Estate

PROPOSED USE: Commercial Building – Variance Request

SQ. FT. OF PROPOSED USE: 5477 sq. ft.

ZONING CLASSIFICATION: HC-2 Highway Commercial District

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

SIZE: 32,538 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 4 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial District
South	Undeveloped/Commercial	HC-2 Highway Commercial District
East	Hwy 21/ Commercial	HC-2 Highway Commercial District
West	Undeveloped/Residential	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

STAFF COMMENTS:

The site in question is proposed to be developed with a dental clinic and a coffee shop. The variance requests consist of a waiver of the required 2" shield for the site light poles over 300 lumens and the increase of the maximum height of the light poles from 30' to 35'. The objectives of the request is to allow for consistent type of lighting to be provided throughout the development. Note that the portion of the site currently developed, was approved with 35' high light poles and without the required 2" shields. Although, staff recognizes that the requested variances may result in light spill over the property lines, it will only affect the sites located with the Hwy 21 Market place development.

STAFF RECOMMENDATION:

The staff recommends that the requested variances be approved, subject to all applicable regulations and the following conditions:

1. Waiver of the required 2" shield for the site light poles over 300 lumens and the increase of the maximum height of the light poles from 30' to 35'
2. Meet all other lighting regulation of the Unified Development Code Section 7.03 Lighting Regulation

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.

Case No.: CP07-06-096PR

PETITIONER: Zuppardo's Real Estate

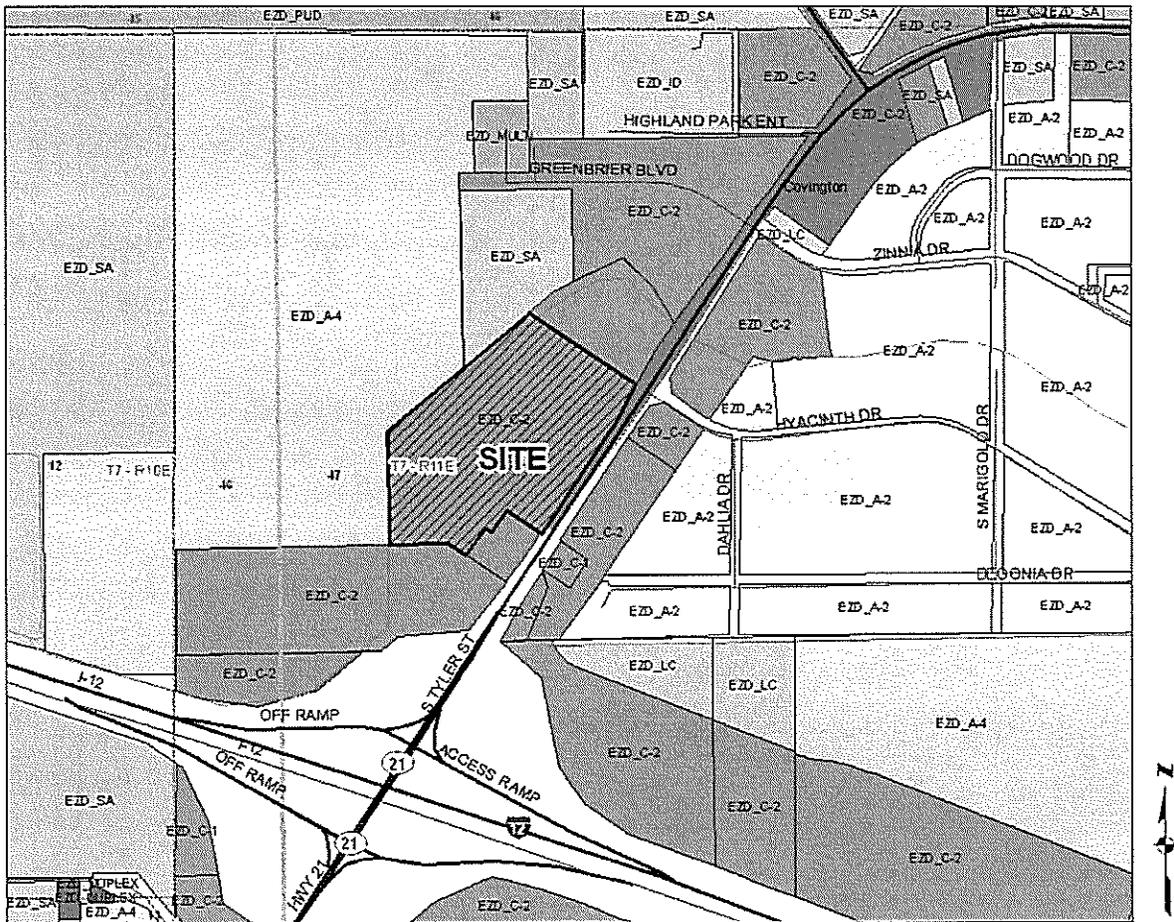
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CPO7-06-096 PR

Zuppardo's Real Estate

November 7, 2016

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

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

Dear Helen,

Zuppardo Real Estate, LLC is requesting a varinace for the new development of Starbuks and Aspen Dental Clinic. This multi-use development consisting of 0.95 acres located near Hwy. 21 Marketplace in Covington, La.

Variance Request:

To eliminate the required 2" shield for site light poles over 3,000 lumens, 30 to 35 feet high be waived in order to match all existing site light poles and fixtures.

All adjacent property is owned by the same owner and if light spills over, it will spill over to the next commercial property own by the same.

Sincerely,
Zuppardo Real Estate, LLC

Roy Zuppardo

