

ZONING STAFF REPORT

Date: March 30, 2015 Meeting Date: April 7, 2015
Case No.: ZC15-01-007 Determination: Approved Amended Postponed Denied
Prior Action: Postponed (03/03/15)
Posted: 03/16/15

GENERAL INFORMATION

REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Powell Drive, west of Grace Drive ; S34, T8S, R14E; Ward 9, District 14
SIZE: 7.47 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Commercial	HC-2 Highway Commercial District
South	Residential/Undeveloped	A-4 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-4 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.

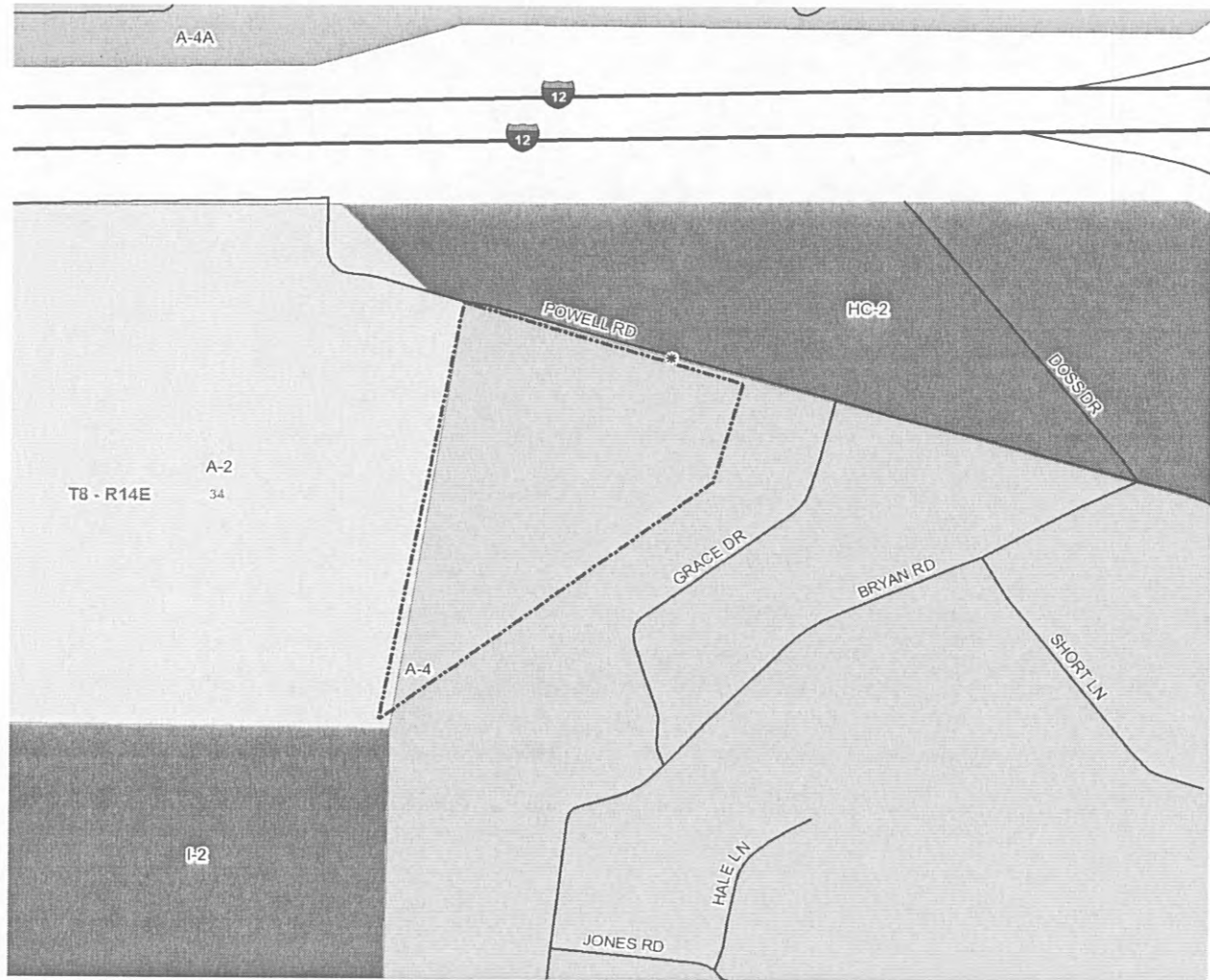
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Powell Drive, west of Grace Drive. The 2025 Future Land Use Plan calls for the area to be developed with single family residences including manufactured homes. Staff has no objection to the request for a Manufacture Housing Overlay as there are several mobile homes in the vicinity and the request fits with the existing land use of the area.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-01-007
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Powell Drive, west of Grace Drive
; S34, T8S, R14E; Ward 9, District 14
SIZE: 7.47 acres



ST. TAMMANY PARISH COUNCIL
ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. 15-_____

COUNCIL SPONSOR _____ PROVIDED BY DEVELOPMENT _____

INTRODUCED BY _____ SECONDED BY _____

ON THE _____ DAY OF _____, 2015

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED
DEVELOPMENT CODE, VOLUME I SECTION 2 DEFINITIONS, TO
ADD THE DEFINITION OF BREEZEWAY,(ZC15-01-009).

WHEREAS, it is in the best interest for the citizens of St. Tammany Parish to clearly define terms that may have a meaning beyond that in common usage, AND

WHEREAS, it is necessary to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), specifically to provide a definition of a breezeway.

NOW, THEREFORE, the Parish of St. Tammany hereby ordains, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 2, Definitions, by adding the following term to the existing definitions in alphabetical order:

Breezeway: A covered walkway open on at least two sides from the eaves of the roof to the ground, connecting a main structure with an accessory structure on the same building site. A breezeway less than 10 feet in width will not be sufficient connection for two distinct spaces to be considered a single structure. The covering must be greater than 10 feet in width or be connected by a fully enclosed structure with access to both spaces in order for the two spaces to be considered a single structure.

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____ 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2015-_____.

R. REID FALCONER, AIA., COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____, 2015
Published adoption on: _____, 2015

Delivered to Parish President: _____, 2015 @ _____
Returned to Council Clerk: _____, 2015 @ _____

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5322

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. GOULD

PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. THOMPSON

ON THE 4 DAY OF DECEMBER , 2014

ORDINANCE TO AMEND ST. TAMMANY PARISH UNIFIED
DEVELOPMENT CODE BY CREATING SECTION 6.09
ENTERTAINMENT OVERLAY.

WHEREAS, it is necessary to amend the Unified Development Code to create Section 6.09 Entertainment Overlay to promote, protect, and preserve the general welfare, safety, health, peace, and good order of the parish and to regulate certain entertainment venues, including but not limited to those involving the sale of beverages of high alcohol content in accordance with state law and other parish ordinances.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Unified Development Code be hereby amended by creating Section 6.09 Entertainment Overlay, to provide as follows, to-wit:

UNIFIED DEVELOPMENT CODE VOLUME 1

SECTION 6 OVERLAYS

6.09 Entertainment Overlay

6.0901 Purpose

The Entertainment Overlay is established to accommodate a limited number of entertainment uses including but not limited to facilities required to obtain a permit for the sale of beverages of high alcoholic content in a limited geographic area to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.

6.0902 Permitted Uses

A. Entertainment Venues;

B. Bars;

C. Restaurants with lounges;

D. Any other facility required to obtain a permit for the sale of beverages of high alcoholic content.

6.0903 Site and Structure Provisions

When property is located in or adjacent to residentially zoned neighborhoods and properties, the Site and Structure Provisions of the underlying zoning district apply.

6.0904 Permit Application

Any request for an Entertainment Overlay shall be processed in accordance with the same permit process as any other permitting process with the exception that the request will be reviewed for compliance with the standards and criteria of this section by the Department of Planning.

6.0904 Establishment of Entertainment District Overlay

An Entertainment Overlay may be established by the Parish Council after review and approval of the area in question in accordance with the procedures established to consider zoning changes as outlined in these regulations.

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

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

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

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

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 8 DAY OF JANUARY , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 27 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-03-021

Prior Action: Postponed (03/03/15)

Posted: 03/16/15

Meeting Date: April 7, 2015

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

JMB Development, LLC

FMG / LTL, L.L.C

From A-3 (Suburban District) to A-4A (Single Family Residential District)

Parcel located on the north and south sides of Dean Road, east of Robert Road; S25, T8S, R14E; Ward 8, District 8 & 9

34.07 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Residential	A-3 (Suburban District)
South	Residential & Undeveloped	A-2 (Suburban District)
East	I-59 & Louisiana Welcome Center	A-3 (Suburban District)
West	Residential & Undeveloped	A-3 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed 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 A-3 (Suburban District) to A-4A (Single Family Residential District). The site is located on the north and south sides of Dean Road, east of Robert Road. The 2025 future land use plan calls for the area to be developed as Residential Infill, which consists of new residential uses compatible with the existing surrounding. Considering that the site is abutting A-3 on the north and west sides and A-2 to the south, staff feels that there is no compelling reason to recommend approval to the requested zoning change to A-4A. Note that the requested zoning changed could potentially create an increase in density from 2 units per acre to 6 units per acre.

STAFF RECOMMENDATION:

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

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-03-021

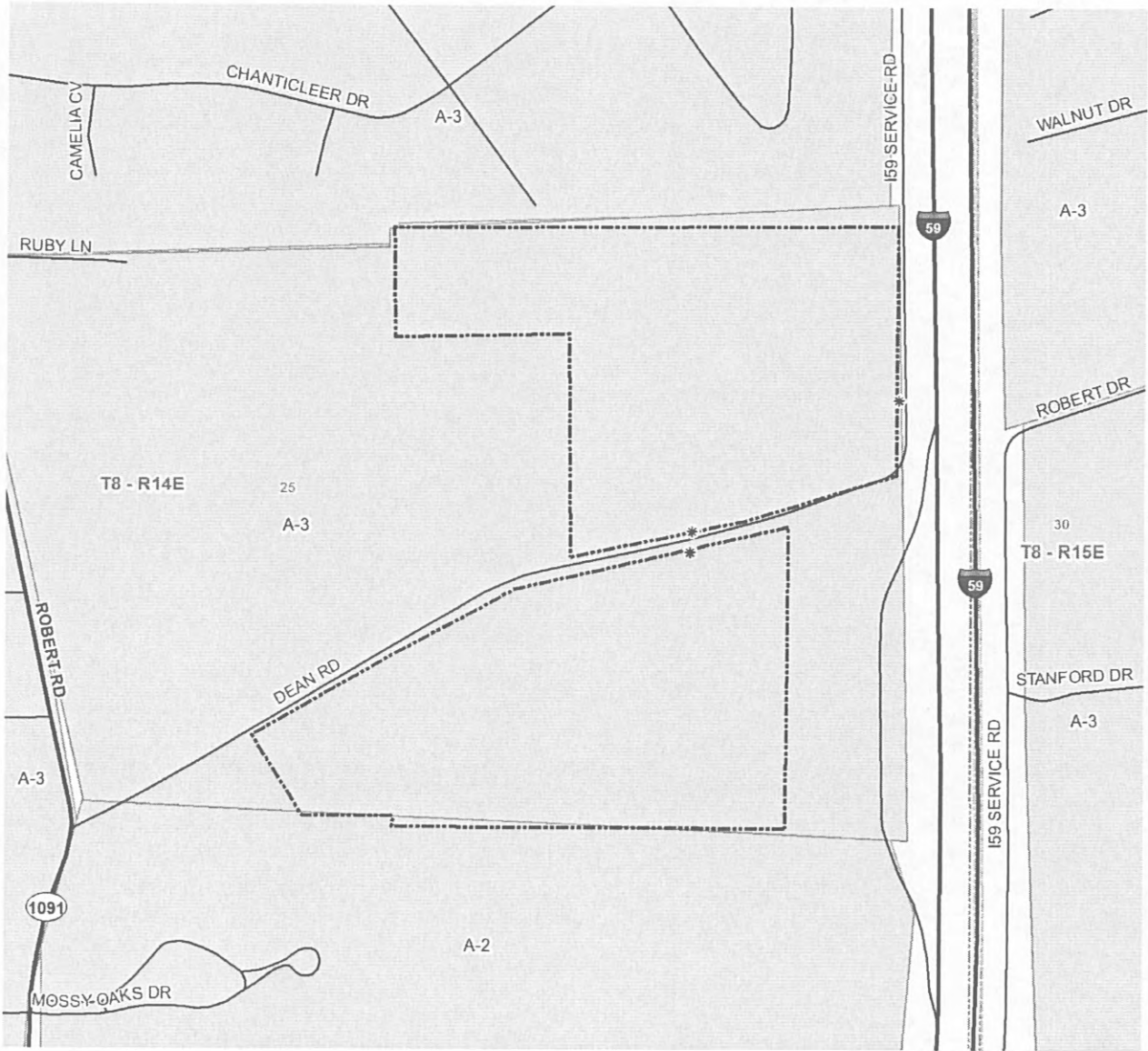
JMB Development, LLC

FMG / LTL, L.L.C

From A-3 (Suburban District) to A-4A (Single Family Residential District)

Parcel located on the north and south sides of Dean Road, east of Robert Road; S25, T8S, R14E; Ward 8, District 8 & 9

34.07 acres



- 1.) SURVEY NO. 43443 BY IVAN M. BORGON, DATED JULY 16, 1955
- 2.) SURVEY NO. 8106 BY IVAN M. BORGON, DATED OCTOBER, 1956
- 3.) SURVEY NO. 94240 BY ALBERT A. LOWELL DATED MAY 6, 1961

CHANTICLEER SUBDIVISION



ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC14-10-093

Determination: Approved Amended Postponed Denied

Prior Action: postponed (03/03/15)

Posted: 03/16/15

GENERAL INFORMATION

REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T8S, R14E; Ward 8, District 14
SIZE: 11 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish & Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction Land Use

North Residential, Commercial & Undeveloped

South Residential & Undeveloped

East Undeveloped

West Undeveloped

Zoning

HC-3 (Highway Commercial District) & A-4 (Single Family Residential District)

HC-3 (Highway Commercial District)

A-3 (Suburban District)

A-4 (Single Family Residential District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

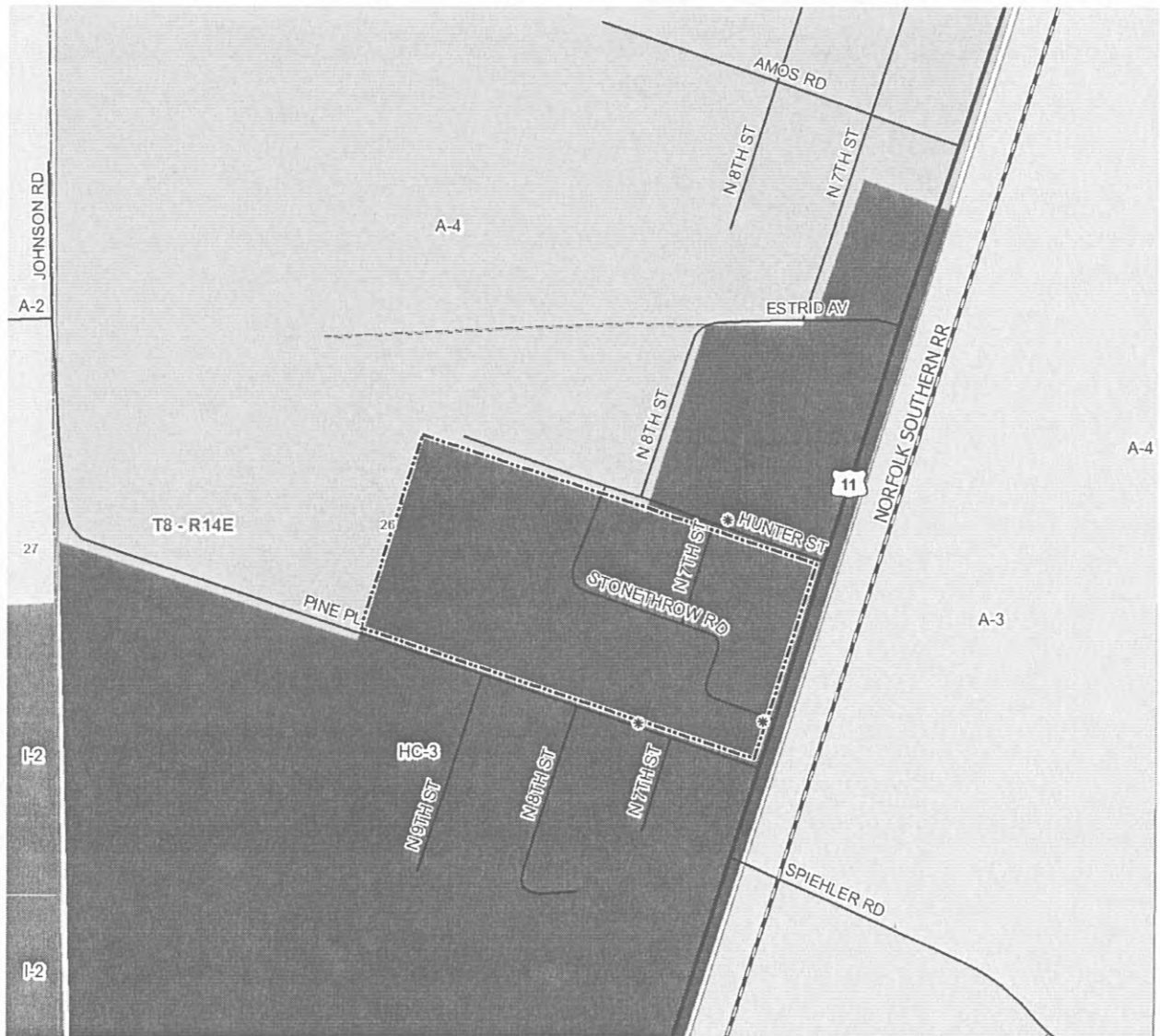
The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District). The site is located on the west side of US Highway 11, north of Pine Place, south of Hunter Street. The 2025 future land use plan calls for the site to be developed with residential uses. The site is currently developed with multiple family dwellings and undeveloped land. The requested zoning change to A-8 would allow for future multi family development at a maximum density of 1 unit per 1500 square feet of property.

Staff feels that there is no compelling reason to recommend approval, considering that the site was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, the site is currently abutting HC-3 zoning on the north and south sides. Note that the HC-3 zoning district allows for multiple family dwellings.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-8 (Multiple Family Residential District) designation be denied.

CASE NO.: ZC14-10-093
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T8S, R14E; Ward 8, District 14
SIZE: 11 acres



ZONING STAFF REPORT

Date: March 30, 2015 **Meeting Date:** April 7, 2015
Case No.: ZC14-12-104 **Determination:** Approved Amended Postponed Denied
Prior Action: Postponed (01/06/15)
Posted: 03/16/15

GENERAL INFORMATION

REQUESTED CHANGE: From I-4 (Heavy Industrial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the east side of US Highway 11, south of Robert Road, north of Hass Road; S23, T8S, R14E; Ward 8, District 14
SIZE: 49.21 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Federal **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	Residential & Undeveloped	A-3 (Suburban District)
South	Residential & Undeveloped	A-3 (Suburban District)
East	Residential & Undeveloped	A-3 (Suburban District)
West	Industrial	I-4 (Heavy Industrial District)

EXISTING LAND USE:
Existing development? No **Multi occupancy development?** Yes

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

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from I-4 (Heavy Industrial District) to A-4 (Single Family Residential District). The site is located on the east side of US Highway 11, south of Robert Road, north of Hass Road. The 2025 future land use plan calls for the area to be developed with residential uses compatible with surrounding area including conservation areas. Staff does not have any objections to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 (Single Family Residential District) designation be approved.

ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-024

Determination: Approved Amended Postponed Denied

Posted: 03/16/15

GENERAL INFORMATION

PETITIONER: Toni & Anthony Rossi
OWNER: Toni & Anthony Rossi
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the east side of Bunny Lane, south of Joiner Wymer Road, being 72195 Bunny Lane, Covington; S33, T6S, R10E; Ward 1, District 3
SIZE: 27.39 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Residential	A-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Residential/Undeveloped	A-1 (Suburban District) & A-2 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & RO (Rural Overlay). The site is located on the east side of Bunny Lane, south of Joiner Wymer Road, being 72195 Bunny Lane, Covington. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff does not object to the request, considering that the surrounding area is rural in character.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-04-024

Toni & Anthony Rossi

Toni & Anthony Rossi

From A-3 (Suburban District) to A-3 (Suburban District) & RO (Rural Overlay)

Parcel located on the east side of Bunny Lane, south of Joiner Wymer Road, being 72195 Bunny Lane, Covington; S33, T6S, R10E; Ward 1, District 3

27.39 acres



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: _____ ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. TANNER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE ____ DAY OF _____, 2015.

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME 1 (ZONING) SECTION 6.06 R (RURAL) DISTRICT RELATIVE TO ADDING FARM WINERY AS AN ADMINISTRATIVE PERMIT. (ZC15-04-025)

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

WHEREAS, the St. Tammany Parish Government considers that it is in the best interest of the businesses and citizens of St. Tammany Parish to implement an ordinance addressing the operation of farm wineries; and

WHEREAS, the St. Tammany Parish Government considers that it is necessary to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), specifically to provide definitions for agricultural product and for farm winery.

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 2, Definitions, by adding the following terms to the existing definitions in alphabetical order:

Agricultural Products related to Farm Winery includes: honey and grapes, berries and fruits whether in whole cluster, whole berry, crushed, uncrushed or pressed into juice form, liquid or frozen. Agricultural product shall not mean any product that already contains alcohol.

Farm Winery: Any business which produces and sell wines produced from grapes, other fruit, or other suitable agricultural products.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS, that it amends the St. Tammany Unified Development Code, Volume I (Zoning), Section 6.06 R (Rural) District be amended as follows:

Amend Section 6.0603, as follows:

6.0603 Administrative Permits

The following uses are permitted through the Administrative Permit process in addition to those already permitted in the underlying zoning. The purpose of an Administrative Permit is to provide for a Staff review and approval of certain uses as set forth below:

- A. Religious uses including churches, temples, synagogues, camps, convents and monasteries.
- B. One Garage Apartment or Guest house under 1000 square feet of habitable floor space on lots of less than 40,000 square feet.
- C. Seasonal Seafood Peddlers using temporary structures. State of Louisiana inland waters shrimping season(s) shall be considered as the seasons during which the regulations shall apply and inspectors may periodically check for conformance; including temperature of seafood storage and waste disposal.
- D. Seasonal Produce stands other than seafood peddlers and Christmas tree sales, provided that the use is temporary and valid for a period not greater than 6 months. Concurrent permits for a single site may not extend this six month limit. For occupancy of a site on a permanent basis a conditional use permit is required. Signs are allowed provided they are professionally rendered and approved by the Department of Development.

E. Fireworks sales using temporary structures during periods established by ordinance of the Police Jury except where prohibited by ordinance. Signs are allowed provided all are professionally rendered and approved by the Department of Development.

F. Snowball Stands between April 1 and September 30.

G. Non-profit/Family Cemeteries.

H. Bed & Breakfast

I. Excavations for the purpose of creating a decorative or farm pond of not to exceed one acre in area and when located on a parcel of at least five acres in area.

J. Farm Winery subject to Section 8.01 BA.

~~J. K.~~ Similar and Compatible Uses

Other administrative uses which are similar and compatible with the administrative uses of the Rural District as determined by the Director of Development acting in the capacity of Zoning Administrator.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS that it amends and reenacts the St. Tammany Parish Unified Development Code, Volume I (Zoning), Section 8.01 Minimum Standards for Specific Uses, to add paragraph BA. Farm Winery as follows:

BA. FARM WINERY

1. A site plan shall be submitted to the Department of Development -Planning Division. The plan shall indicate at a minimum:

a. Location of all structures on site including proposed structures.

b. Proposed traffic movements and points of ingress & egress, including parking and site triangle.

c. Drawing showing the location of proposed sign, setback from property line and dimensions.

2. Where a farm winery is allowed, the proposed use shall meet the following criteria:

- a. The daily time period during which a farm winery may be open to the general public shall be from 10:00 a.m. until 6:00 p.m.
- b. At any time, the number of visitors to the Farm Winery shall not exceed fifteen (15) visitors.
- c. The farm winery tasting room may have one accessory structure for the purpose of wine tasting and sales of wine related items. The size of the tasting room shall be limited to four hundred (400) square feet.
- d. Tour, wine tasting and consumption are limited to tour of the facility, sampling, by the general public, of wines, and the purchase of wine by the glass or bottle to drink on or off-premises of the farm winery. No farm winery shall permit the wine tasting and consumption without the proper permit from the parish and the state.
- e. Wine-related items: Items that may be used in connection with the serving, storing or display of wine, or written material describing wine or food, or items of apparel displaying the name and/or logo of the specific winery can be sold on the site; other non wine related items may not be sold.
- f. Sale, delivery, or shipment of wine manufactured by the permittee directly to a consumer in this state, licenced wholesalers and out-of-state purchasers are permitted.
- g. The storage, warehousing, and wholesaling of wine is allowed on site.
- h. All signage shall be in compliance with Section 7.02 of these regulations.
- I. Special Events are permitted subject to compliance with requirements set out in Section 3-157 C of the Code of Ordinance.

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____
-

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____ 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2015-_____.

R. REID FALCONER, AIA, COUNCIL
CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____, 2015
Published adoption on: _____, 2015

Delivered to Parish President: _____, 2015 @ _____
Returned to Council Clerk: _____, 2015 @ _____

ZONING STAFF REPORT

Date: March 30, 2015 **Meeting Date:** April 7, 2015
Case No.: ZC15-04-026 **Determination:** Approved Amended Postponed Denied
Posted: 3/16/2015

GENERAL INFORMATION

PETITIONER: Elizabeth Jones
OWNER: Josh & Elizabeth Jones
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Avery Drive, south of Heathermist Drive, being 209 Avery Drive, Slidell ; S29, T9S, R15E; Ward 8, District 13
SIZE: 40,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:
Existing development? No **Multi occupancy development?** No

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

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Avery Drive, south of Heathermist Drive, being 209 Avery Drive, Slidell. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including manufactured homes. Considering that there are numerous mobile homes in the vicinity, staff does not object to the request.

STAFF RECOMMENDATION:
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-04-026

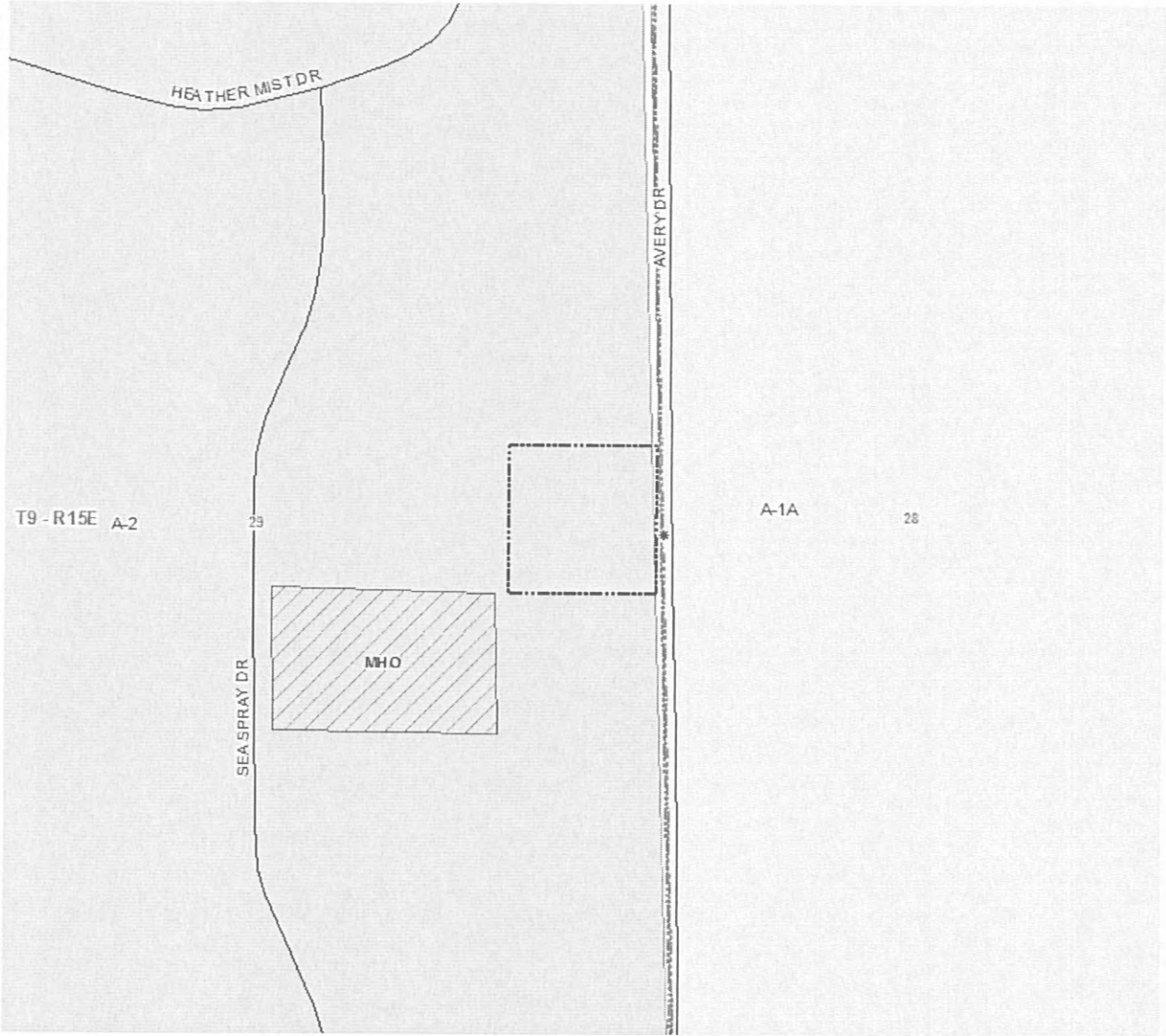
Elizabeth Jones

Josh & Elizabeth Jones

From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

Parcel located on the west side of Avery Drive, south of Heathermist Drive, being 209 Avery Drive, Slidell ; S29, T9S, R15E; Ward 8, District 13

40,000 sq.ft.





2015-04-026

APPROXIMATE FLOOD ZONE
DELINEATION LINE

(NOT A PART)

1/2" IRON ROD
FOUNDZONE A10(EL11)
ZONE A10(EL10)1/2" IRON ROD
FOUND

N00°15'00"E

200.0'

LOT 19

LOTS 14-18

LOT 20

SMOKEY-HOLLOW DRIVE

200.0'

200.0'

WEST

EAST

1/2" IRON ROD
FOUND

1000.0'

1/2" IRON ROD
SET

S00°15'00"W

200.0'

BUILDING SETBACK LINES

21.1'

AVERY DRIVE

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JOHN E. BONNEAU & ASSOCIATES, INC.

BUILDING SETBACKS:FRONT: 25'
SIDE: N/A'
SIDE STREET: 25'
REAR: N/A'**REFERENCE SURVEY:**

The Recorded Subdivision Map.

BASIS FOR BEARINGS:

The Recorded Subdivision Map.

FLOODZONE 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 Flood Zone(s) "A10" with a Base Flood Elevation of 10' & 11' in accordance with Community Panel No. 225205 0575 D; Revised: APRIL 02, 1991

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

A SURVEY MAP OF
LOT 19, AVERY ESTATES SUBDIVISION, ADDITION NO. 2

situated in

SECTION 29, T-9-S, R-15-E

St. Tammany Parish, Louisiana

for

ELIZABETH JONES

Survey No. 2015 072

Drawn by: JBC

Scale: 1" = 50'

Date: JANUARY 27, 2015

Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants

633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471

(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778

www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

STATE OF LOUISIANA

This Survey is Certified
True and Correct By
JOHN E. BONNEAU
License No. 4423
PROFESSIONALJohn E. Bonneau
Professional Land Surveyor
Registration No. 4423

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-027

Posted: 3/16/2015

Meeting Date: April 7, 2015

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Thomas Martin
OWNER: Thomas & Donna Martin
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the west side of LA Highway 437, south of Dream Court, north of 1st Avenue, being 55197 LA Highway 433, Slidell; S25, T9S, R14E; Ward 9, District 13
SIZE: 1.32 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane, Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	PUD Planned Unit Development

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.

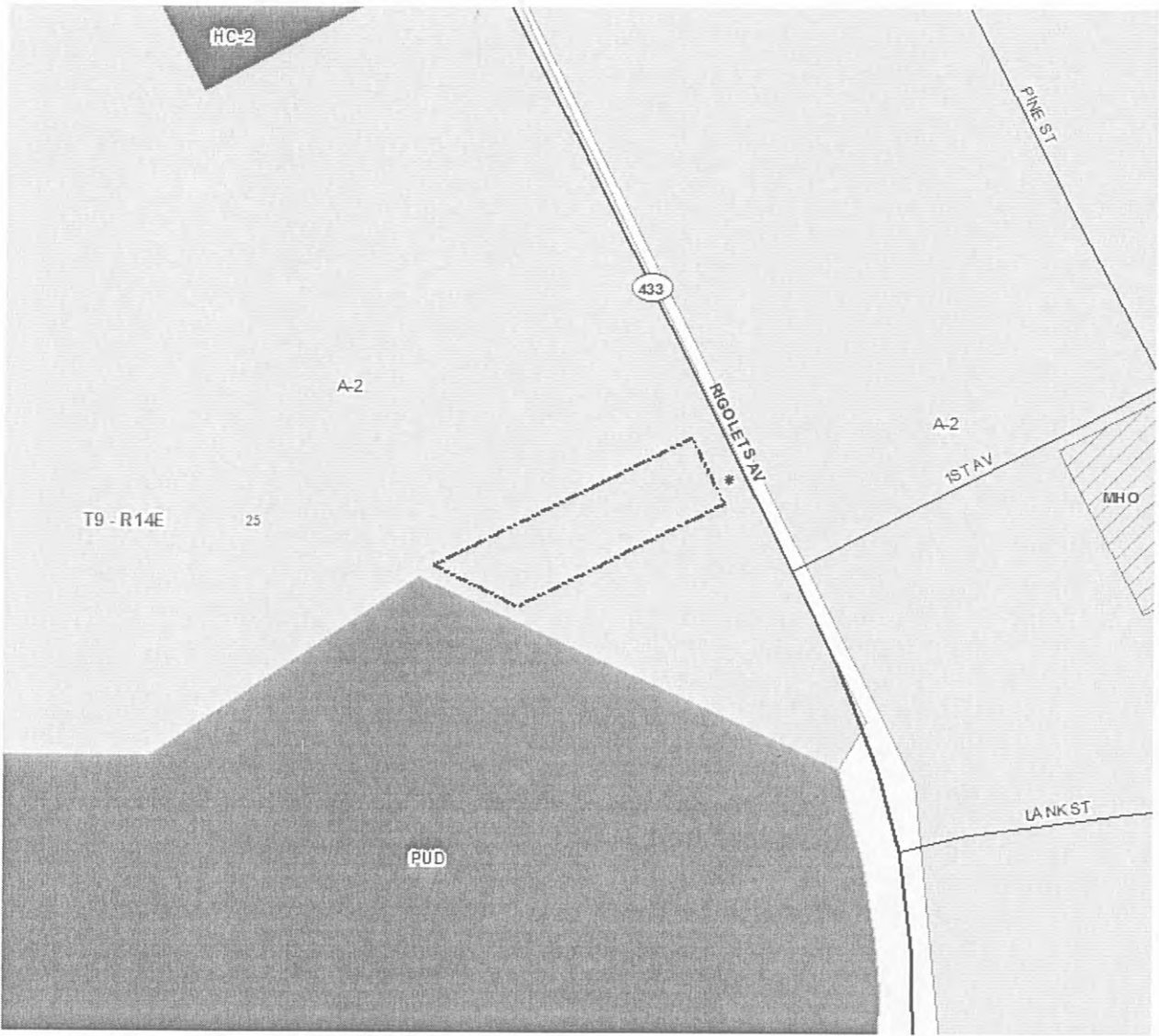
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the west side of LA Highway 437, south of Dream Court, north of 1st Avenue, being 55197 LA Highway 433, Slidell. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff feels that the requested zoning change to HC-2 is too intense for the area and is not compatible with the existing surrounding, which is mostly developed with residential uses and undeveloped land.

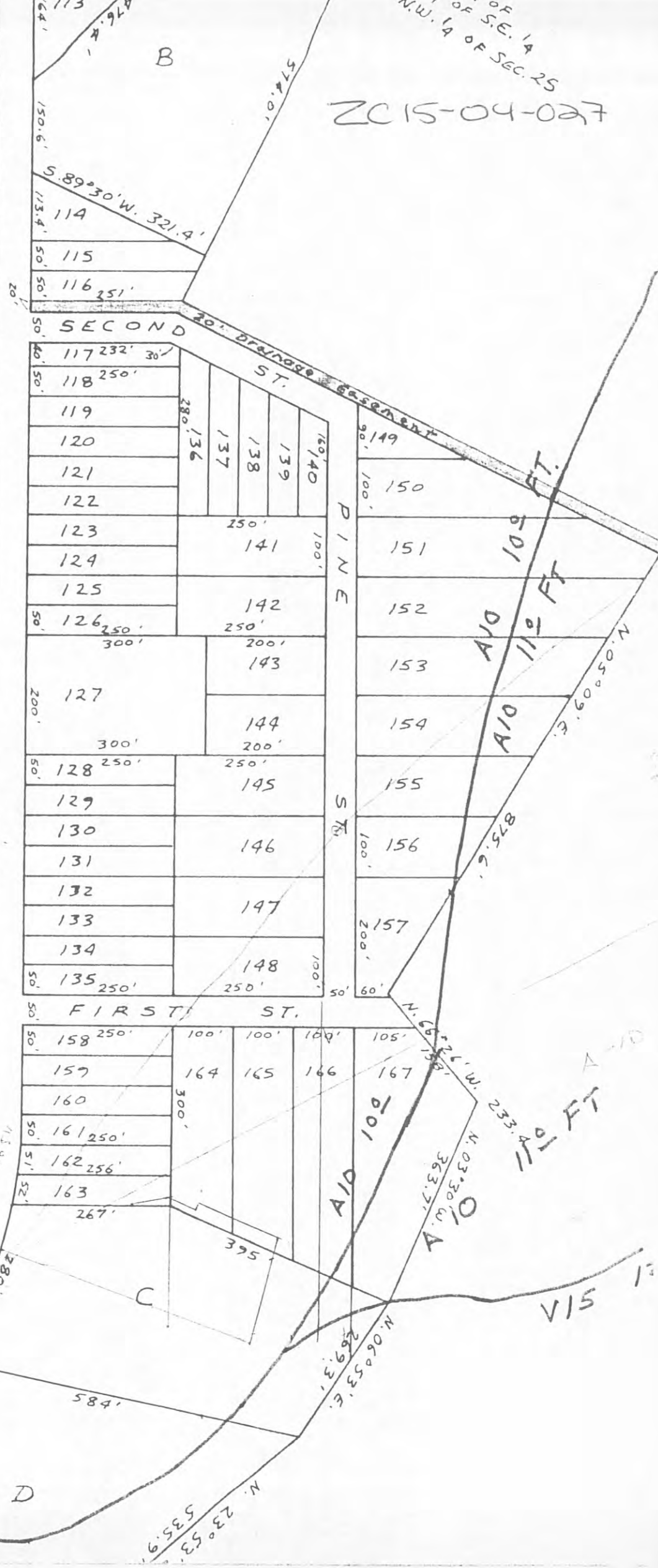
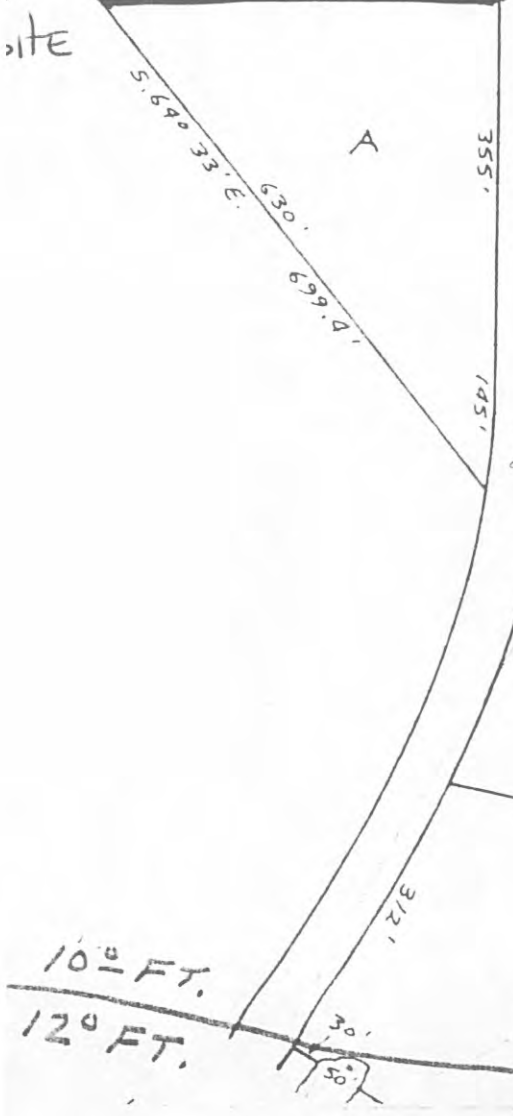
STAFF RECOMMENDATION:

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

CASE NO.: ZC15-04-027
PETITIONER: Thomas Martin
OWNER: Thomas & Donna Martin
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the west side of LA Highway 437, south of Dream Court, north of 1st Avenue, being 55197 LA Highway 433, Slidell; S25, T9S, R14E; Ward 9, District 13
SIZE: 1.32 acres



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2C15-04-027

OF S.E. 1/4
T. 10 N. W. 1/4 OF SEC. 25

A/D 109 FT.
A/D 110 FT.

PINE ST.

SECOND ST.

FIRST ST.

A/D 109 FT.

VIS 1'

10° FT.
12° FT.

ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-028

Determination: Approved Amended Postponed Denied

Posted: 3/18/15

GENERAL INFORMATION

PETITIONER: Stephen Schwartz
OWNER: SVS Tangi I, LLC/ Stephen Schwartz
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-1 (Industrial District)
LOCATION: Parcel located on the west side of N. Collins Blvd, south of N. Columbia Street, being 1930 N. Collins, Covington; S45, T6S, R11E; Ward 3, District 2
SIZE: 0.361 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

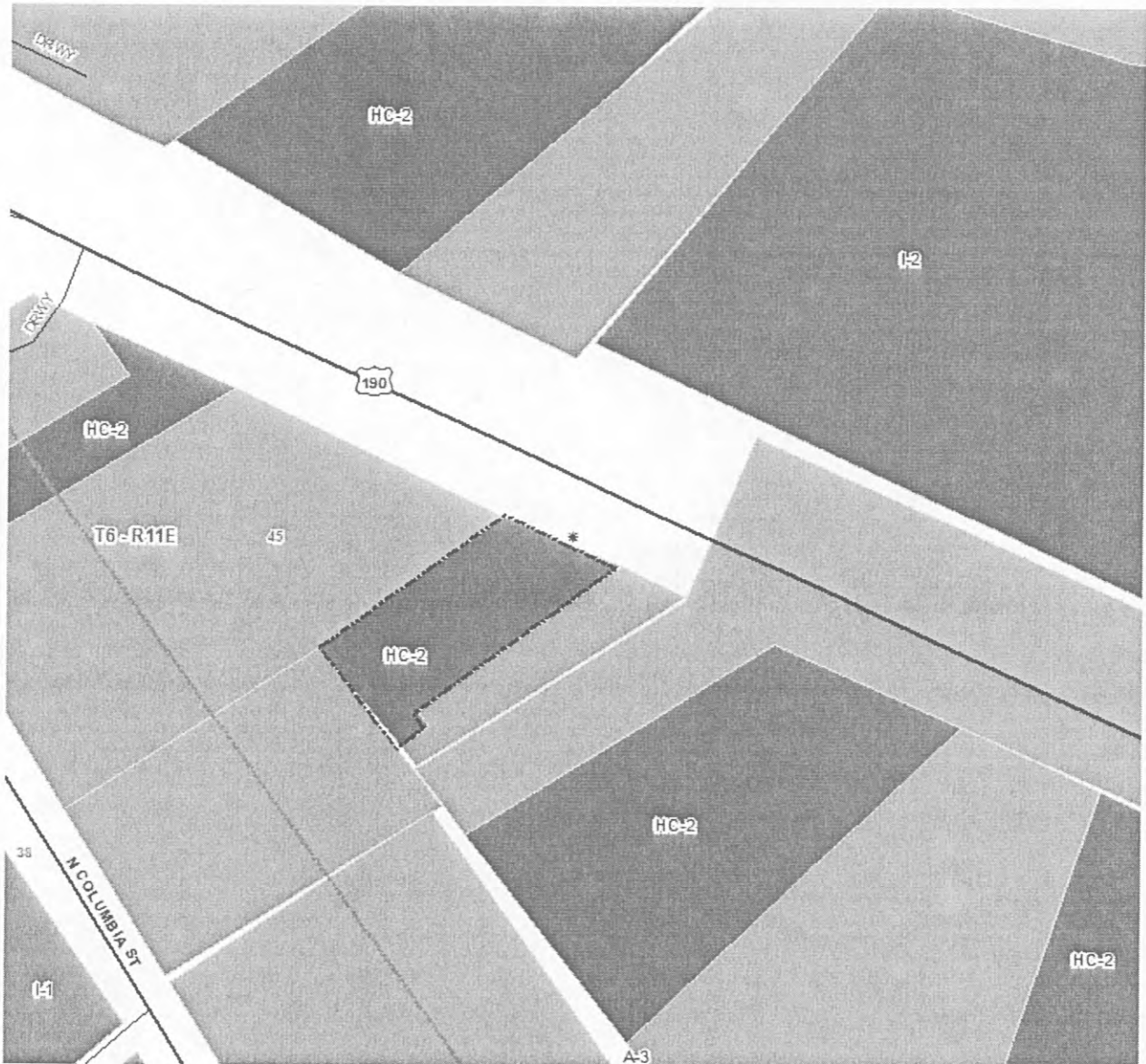
STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to I-1 (Industrial District). The site is located on the west side of N. Collins Blvd, south of N. Columbia Street. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request considering that the site is surrounded by a mix of commercial and industrial uses.

STAFF RECOMMENDATION:

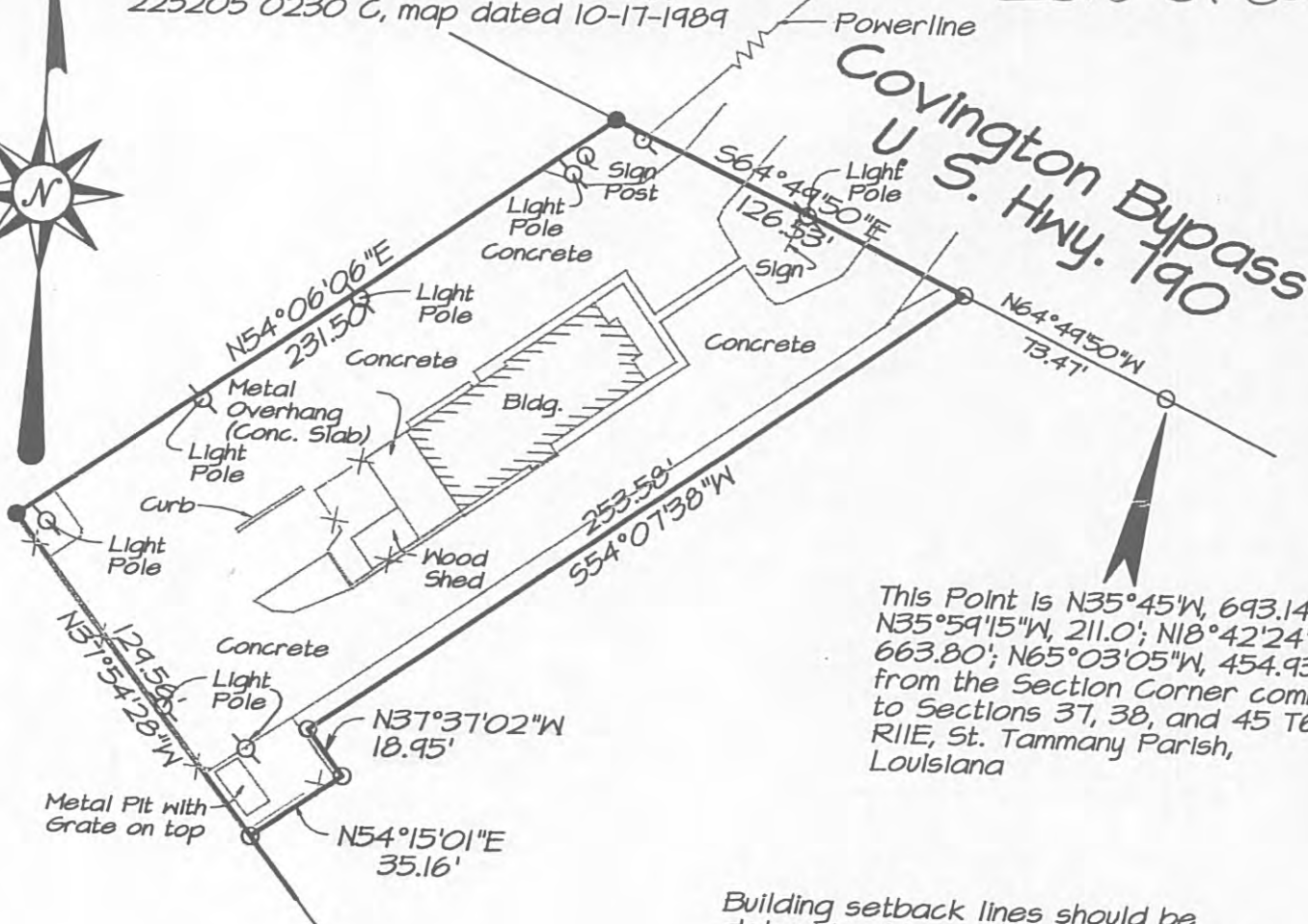
The staff recommends that the request for an I-1 (Industrial District) designation be approved.

CASE NO.: ZC15-04-028
PETITIONER: Stephen Schwartz
OWNER: SVS Tangi I, LLC/ Stephen Schwartz
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-1 (Industrial District)
LOCATION: Parcel located on the west side of N. Collins Blvd, south of N. Columbia Street, being 1930 N. Collins, Covington; S45, T6S, R11E; Ward 3, District 2
SIZE: 0.361 acres



This property is located in Flood Zone C,
as per FEMA FIRM, Comm. Panel No.
225205 0230 C, map dated 10-17-1989

ZC15-01-028



This Point is N35°45'W, 693.14';
N35°59'15\"W, 211.0'; N18°42'24\"E,
663.80'; N65°03'05\"W, 454.93'
from the Section Corner common
to Sections 37, 38, and 45 T6S,
R11E, St. Tammany Parish,
Louisiana

Building setback lines should be
determined by owner or contractor
prior to any construction

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

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

● 1/2" Rebar Found
○ 1/2" Rebar Set

MAP PREPARED FOR

SVS Bypass LLC

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 45 Township 6 South, Range 11 East,
St. Tammany Parish, Louisiana

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

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

CERTIFIED CORRECT

LOUISIANA REGISTERED LAND SURVEYOR
REG. NO. 3403

REGISTERED

NUMBER: 13665

SCALE: 1" = 60'

DATE: February 20, 2008

ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-029

Determination: Approved Amended Postponed Denied

Posted: 3/18/2015

GENERAL INFORMATION

PETITIONER: Parish Council by motion 2/5/15
OWNER: Sylvia Farkas
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2; S19, T5S, R11E; Ward 2, District 6
SIZE: 4.12 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1 Suburban District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay
East	Residential	A-1 Suburban District, RO Rural Overlay, MHO Mobile Home Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay). The site is located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. Staff sees no compelling reason to increase the density in the area, considering that the site is surrounded by A-1 zoning.

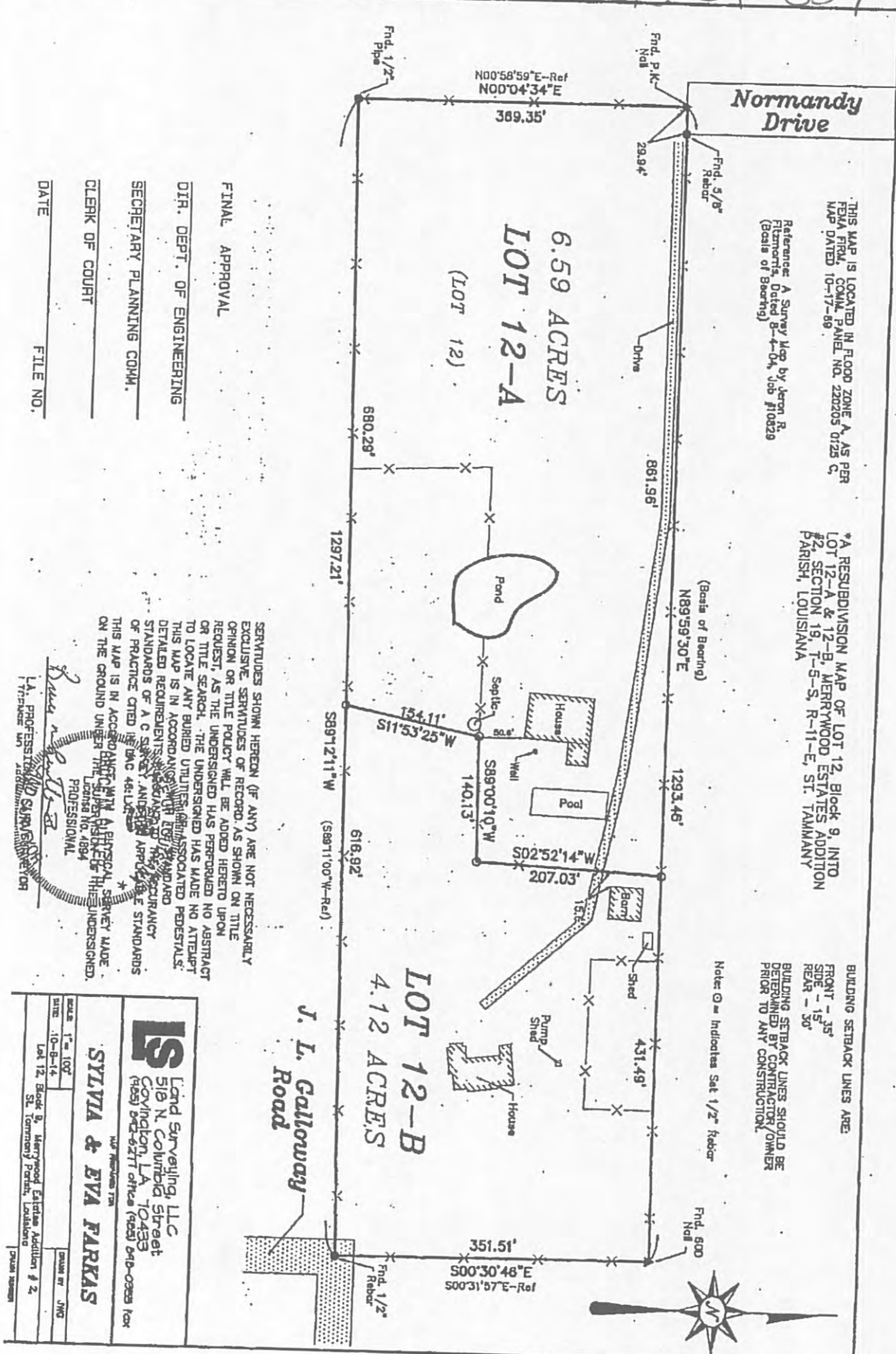
STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A (Suburban District) be denied.

CASE NO.: ZC15-04-029
PETITIONER: Parish Council by motion 2/5/15
OWNER: Sylvia Farkas
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2; S19, T5S, R11E; Ward 2, District 6
SIZE: 4.12 acres



2015-04-029



Normandy Drive

THIS MAP IS LOCATED IN FLOOD ZONE A, AS PER FEMA FIRM, COASTAL PANEL NO. 220205 0125 C, MAP DATED 10-17-89.
Reference: A Survey Map by Jerry R. Fitzmaurice, Dated 8-4-04, Job #10329 (Basis of Bearings)

*A RESUBDIVISION MAP OF LOT 12, Block 9, INTO LOT 12-A & 12-B, MERRYWOOD ESTATES ADDITION #2, SECTION 19, T-8-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

BUILDING SETBACK LINES ARE:
FRONT - 35'
SIDE - 15'
REAR - 30'
BUILDING SETBACK LINES SHOULD BE DETERMINED BY CONTRACTOR/OWNER PRIOR TO ANY CONSTRUCTION.

Note: 0 = Indicates Set 1/2" Reduc



FINAL APPROVAL
DIR. DEPT. OF ENGINEERING
SECRETARY PLANNING COM.
CLERK OF COURT
DATE
FILE NO.

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD, AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH, THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS AND ASSOCIATED PEDESTALS STANDARDS OF A C.S. AND THE STANDARD STANDARDS OF PRACTICE CITED IN LAC 48:142. THIS MAP IS IN ACCORDANCE WITH A PERSONAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Sylvia & Eva Parkas
L.A. PROFESSIONAL SURVEYOR
LICENSE NO. 4884

ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-030

Determination: Approved Amended Postponed Denied

Posted: 3/16/2015

GENERAL INFORMATION

PETITIONER: Parish Council by motion 08/07/14
OWNER: Ronald & Lynn Grice
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Little Fawn Run, north of Choctaw Drive, being Lot 39, Square 7, Choctaw Springs Addition No. One; S23, T8S, R12E; Ward 7, District 7
SIZE: 1.33 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Little Fawn Run, north of Choctaw Drive. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including mobile homes. Staff does not object to the requested zoning change, considering that there are several mobile homes in the vicinity.

STAFF RECOMMENDATION:

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

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-04-030

Parish Council by motion 08/07/14

Ronald & Lynn Grice

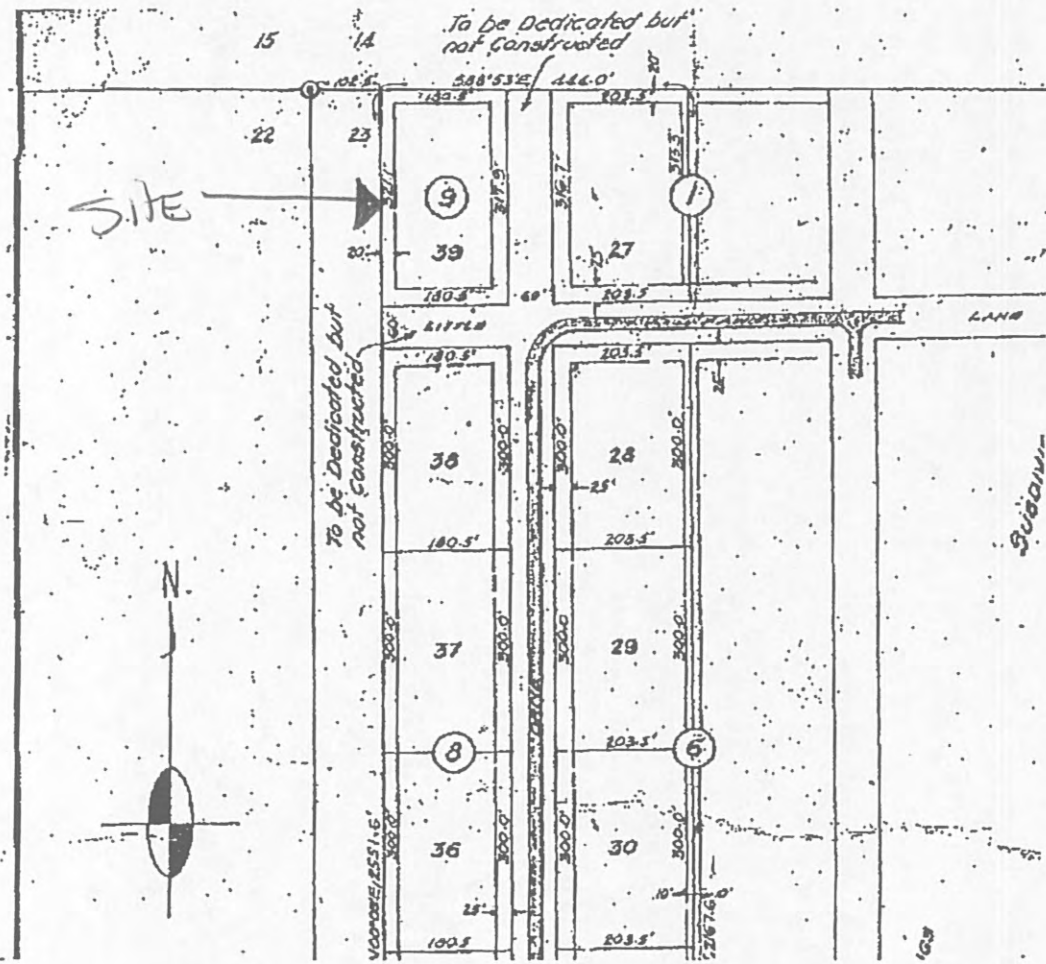
From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

Parcel located on the north side of Little Fawn Run, north of Choctaw Drive, being Lot 39, Square 7, Choctaw Springs Addition No. One; S23, T8S, R12E; Ward 7, District 7

1.33 acres



ZC15-04-030



ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-031

Posted: 03/19/15

Meeting Date: April 7, 2015

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

REQUESTED CHANGE: From NC-4 (Neighborhood Industrial District) to PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & HC-2 (Highway Commercial District)

LOCATION: Parcels located on the east side of LA Highway 59, north of Grande Maison Blvd, west of Fontainebleau Schools ; S25, T7S, R11E; Ward 4, District 5

SIZE: 11.68 acres

SITE ASSESSMENT

STAFF COMMENTS:

Study Area

- East side of Louisiana State Highway 59, more particularly south of Interstate 12 & north of Grande Maison Blvd.

This particular section of Highway 59 is considered as a predominantly traveled north-south corridor, giving access to: Interstate 12, multiple businesses, a residential subdivision and institutional uses. The study focuses on identifying the existing land use & zoning classifications along this section of Hwy 59. It also addresses the potential necessary changes of zoning classification to allow for some of the existing uses to be conform to the appropriate zoning district and to allow for a wider variety of uses, within the existing commercial buildings and undeveloped sites along the east side of Highway 59.

Existing Land Uses and Zoning Classifications along the East side of Hwy 59 Corridor from north to south and proposed zoning changes (see attached map)

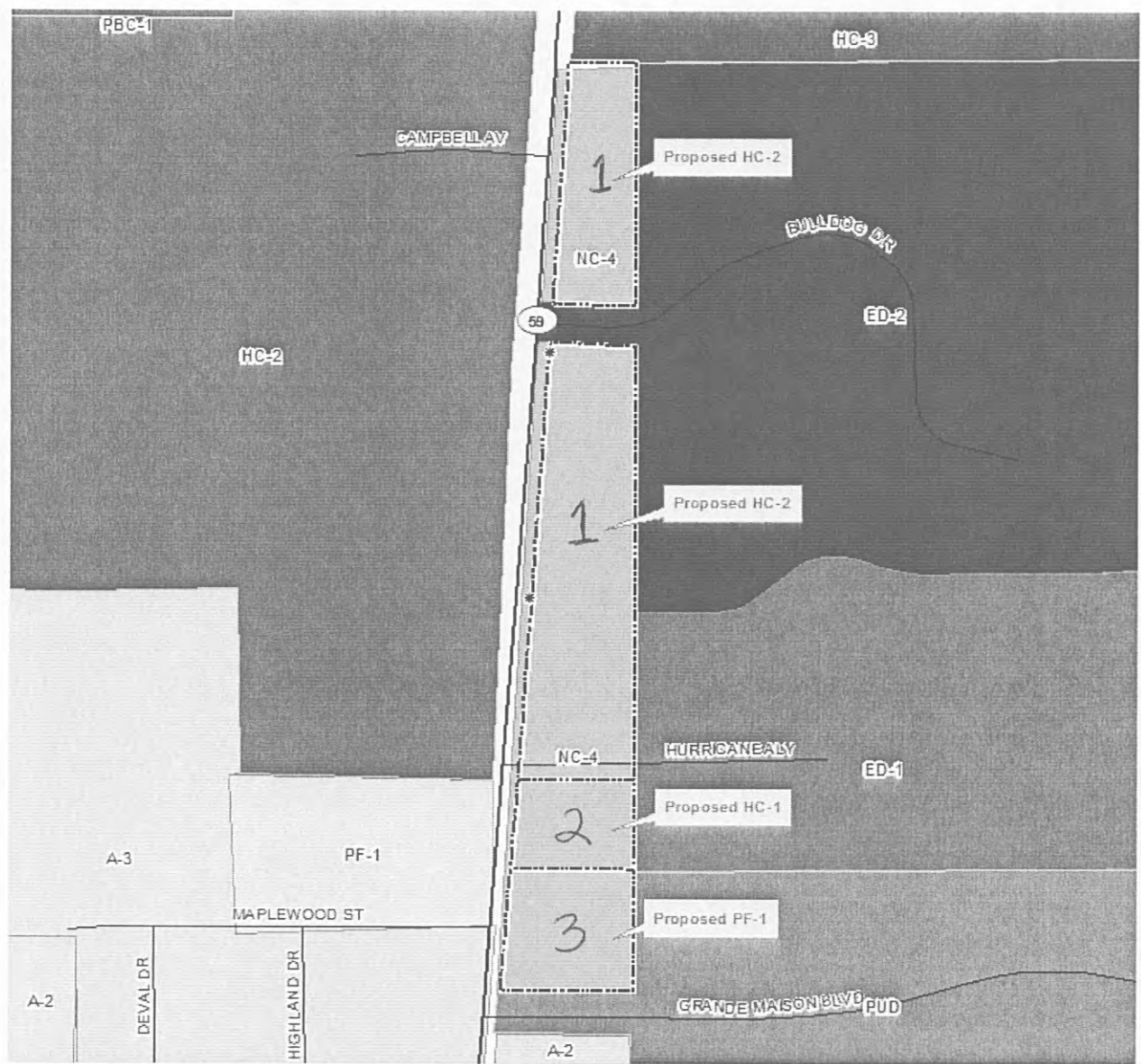
Area	Land Use	Existing Zoning	Proposed Zoning	Access
1	small retail & service uses, offices, financial institution, & vacant parcels of land	NC-4 Neighborhood Institutional District	HC-2 Highway Commercial District	Hwy 59 (south & north Bulldog Drive, north of Hurricane Ally)
2	service uses and professional offices	NC-4 Neighborhood Institutional District	HC-1 Highway Commercial District	Hwy 59 (south of Hurricane Ally)
3	Religious Institution	NC-4 Neighborhood Institutional District	PF-1 Public Facilities District	Hwy 59 (north of Grande Maison Blvd)

STAFF RECOMMENDATION:

Staff recommends that:

- The parcels identified in Area 1, be rezoned from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District.
- The parcels identified in Area 2, be rezoned from NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District.
- The religious institution, identified as Area 3, be rezoned from NC-4 Neighborhood Institutional District to PF-1 Public Facilities District, in order to create a transition and buffer between the abutting commercial uses to the north and the entrance to the residential subdivision (Grande Maison).

CASE NO.: ZC15-04-031
REQUESTED CHANGE: From NC-4 (Neighborhood Industrial District) to PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & HC-2 (Highway Commercial District)
LOCATION: Parcels located on the east side of LA Highway 59, north of Grande Maison Blvd, west of Fontainebleau Schools ; S25, T7S, R11E; Ward 4, District 5
SIZE: 11.68 acres



ZONING STAFF REPORT

Date: March 30, 2015 Meeting Date: April 7, 2015
Case No.: ZC15-04-032 Determination: Approved Amended Postponed Denied
Posted: 03/16/15

GENERAL INFORMATION

PETITIONER: Tori & Blaze Guidry
OWNER: Tori & Blaze Guidry
REQUESTED CHANGE: From A-4 (Single Family Residential District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of Herwig Bluff Road, east of Herwig Road, being 41449 Herwig Bluff Rd., Slidell; S37, T9S, R15E; Ward 8, District 9
SIZE: 2.152 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped & Residential	A-4 (Single-Family Residential District)
South	Residential	A-4 (Single-Family Residential District) & A-2 (Suburban District)
East	Residential	A-4 (Single-Family Residential District)
West	Residential	A-4 (Single-Family Residential 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-4 (Single Family Residential District) to AT-1 (Animal Training/Housing District). The site is located on the north side of Herwig Bluff Road, east of Herwig Road, being 41449 Herwig Bluff Rd., Slidell. The 2025 future land use plan calls for the area to be developed with residential uses and may also include agricultural and open space uses. The requested zoning change to AT-1 would allow for the property to be developed with: horse riding, animal training, commercial stables and commercial kennels.

Note that a zoning change request (ZC14-06-047) to AT-1 was previously submitted for a 4.46 acre portion of the same property in 2014. The request was approved by the Zoning Commission and then appealed to the Council. The Council approved the zoning change request; however, it was amended and approved for a separate 2.152 acre portion of the same property(see attached survey and zoning map). The objective of the 2.152 acre zoning change request to AT-1 is to allow for proper notice and publication in the official journal of the Parish, as required under Section 3.0201 of the Unified Development Code.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-1 (Animal Training/Housing District) designation be approved.

CASE NO.: ZC15-04-032
PETITIONER: Tori & Blaze Guidry
OWNER: Tori & Blaze Guidry
REQUESTED CHANGE: From A-4 (Single Family Residential District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of Herwig Bluff Road, east of Herwig Road, being 41449 Herwig Bluff Rd., Slidell; S37, T9S, R15E; Ward 8, District 9
SIZE: 2.152 acres

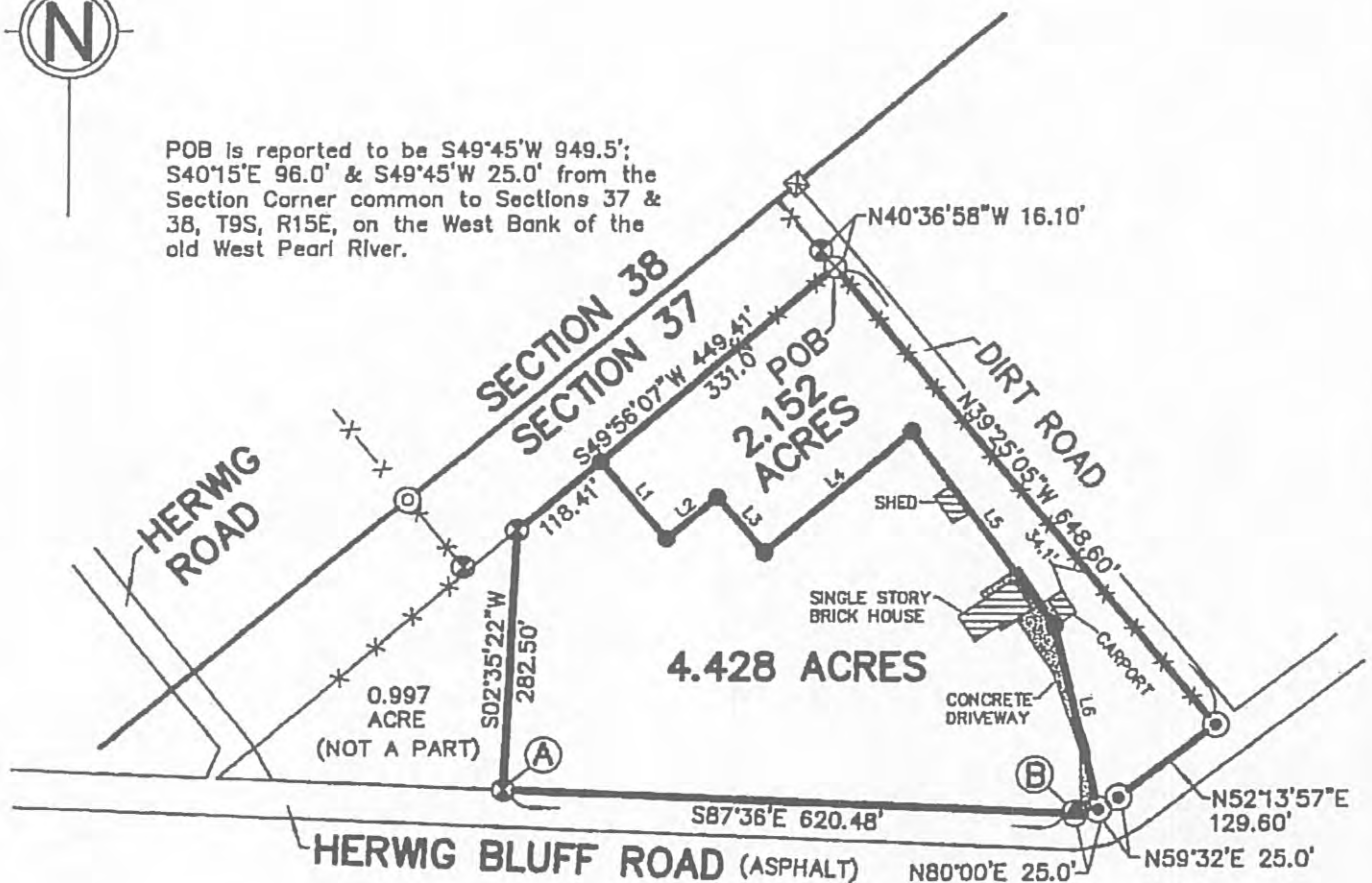


2015-04-032



REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
S87°36'E
(per Reference Survey)

POB is reported to be S49°45'W 949.5';
S40°15'E 96.0' & S49°45'W 25.0' from the
Section Corner common to Sections 37 &
38, T9S, R15E, on the West Bank of the
old West Pearl River.



CALLS ALONG PROPERTY LINE

LINE	BEARING	DISTANCE
L1	S40°03'53"E	112.0'
L2	N49°56'07"E	72.0'
L3	S40°03'53"E	80.0'
L4	N49°56'07"E	206.83'
L5	S36°13'35"E	263.86'
L6	S13°34'56"E	205.49'

LEGEND

- ☒ = CONCRETE CORNER FOUND
- = 2" IRON PIPE FOUND
- ⊗ = 1-1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0440 D,
dated October 17, 1989.

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

REFERENCE SURVEY:

Survey for Tori & Blaze Guidry by John G. Cummings,
Surveyor, dated July 23, 2010, Job No. 10154.

(985) 892-1549

John G. Cummings and Associates

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

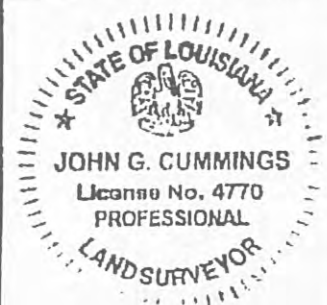
COVINGTON, LA 70433

PLAT PREPARED FOR: **Tori & Blaze Guidry**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION
37, TOWNSHIP 9 SOUTH, RANGE 15 EAST,
ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND CONFORMS TO THE MINIMUM STANDARDS FOR
PROPERTY BOUNDARY SURVEYS FOR THE STATE OF
LOUISIANA AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 10154-RZ

DATE: 8-1-2014

REVISED:

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-033

Posted: 03/16/15

Meeting Date: April 7, 2015

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER:

Carrie A. Vicari

OWNER:

Carrie A. Vicari

REQUESTED CHANGE:

From AT-1 (Animal Training/Housing District) to CB-1 (Community Based Facilities District)

LOCATION:

Parcel located on the north side of Voters Road, west of Allen Road, being 850 Voters Road, Slidell; S13, T9S, R14E; Ward 8, District 14

SIZE:

2.812 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Horse Training Facility	AT-1 (Animal Training/Housing District)
South	Residential	A-4 (Single Family Residential District)
East	Residential & Undeveloped	A-4 (Single Family Residential District)
West	Church	A-4 (Single Family Residential District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from AT-1 (Animal Training/Housing District) to CB-1 (Community Based Facilities District). The site is located on the north side of Voters Road, west of Allen Road, being 850 Voters Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. A conditional use permit (CP04-03-037) was originally approved for the site to be developed with a Commercial Horse Stable. The site was subsequently rezoned to AT-1 (ZC10-07-070), after the comprehensive rezoning, to bring the use of the property into compliance with the appropriate zoning. The objective of the request is to allow for 2.812 acres to be further developed with some of the permitted uses listed under the CB-1 zoning district. Staff does not have any objections to the request.

Note that the purpose of the CB-1 zoning district is to provide for the location of public and quasi-public uses such, as golf courses, recreational facilities and religious institutions, that are appropriate within close proximity to residential districts.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 (Community Based Facilities District) designation be approved.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-04-033

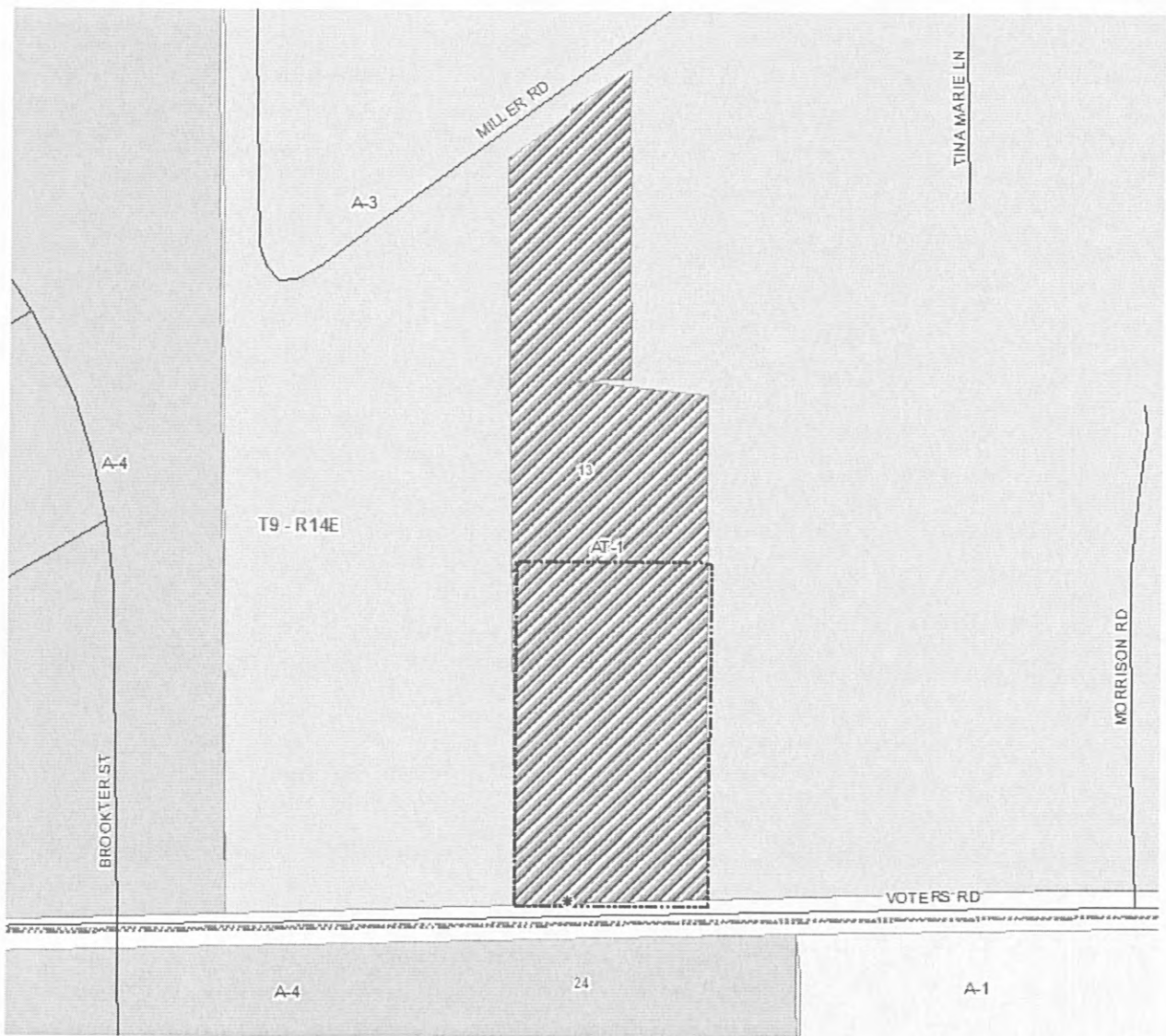
Carrie A. Vicari

Carrie A. Vicari

From AT-1 (Animal Training/Housing District) to CB-1 (Community Based Facilities District)

Parcel located on the north side of Voters Road, west of Allen Road, being 850 Voters Road, Slidell; S13, T9S, R14E; Ward 8, District 14

2.812 acres



LOT 24

2C15-04-033

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

MILLER

PARCEL 1

PARCEL 1
RESERVED FOR
FUTURE RESIDENTIAL

S89°32'53"E
162.77'

S83°29'59"E
105.73'

EXISTING
FENCE
(TYP.)

56.72'
S00°47'42"W

FEEDER
(FUTURE)

PADDOCKS
PROPOSED
BUILDING
PADDOCKS

GARAGE
(FUTURE)

PARCEL 2

689.88'
S00°25'18"W

BASIS OF BEARING
N00°07'26"W-757.78'

PROPOSED
DITCH

EDGE OF SUBDIVISION

SOUTHWEST
CORNER OF
LOT 32

P.O.B.

339.90'
S89°35'00"E

260.32'
N89°32'53"W

VOTERS

ROAD

T.B.M. X469
EL. 6.98'

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-034

Posted: 3/19/2015

Meeting Date: April 7, 2015

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) to A-7 (Multiple Family Residential District)
LOCATION: Parcel located on the south of Brewster Road, east of River Chase Drive, south of Interstate 12; S47, T7S, R11E; Ward 1, District 1
SIZE: 21.22 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Interstate	HC-3 Highway Commercial District
South	Undeveloped	PUD Planned Unit Development
East	Undeveloped	PUD Planned Unit Development, A-6 Multiple Family Residential District
West	Undeveloped	A-4 Suburban District, A-6 Multiple Family Residential District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, 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.

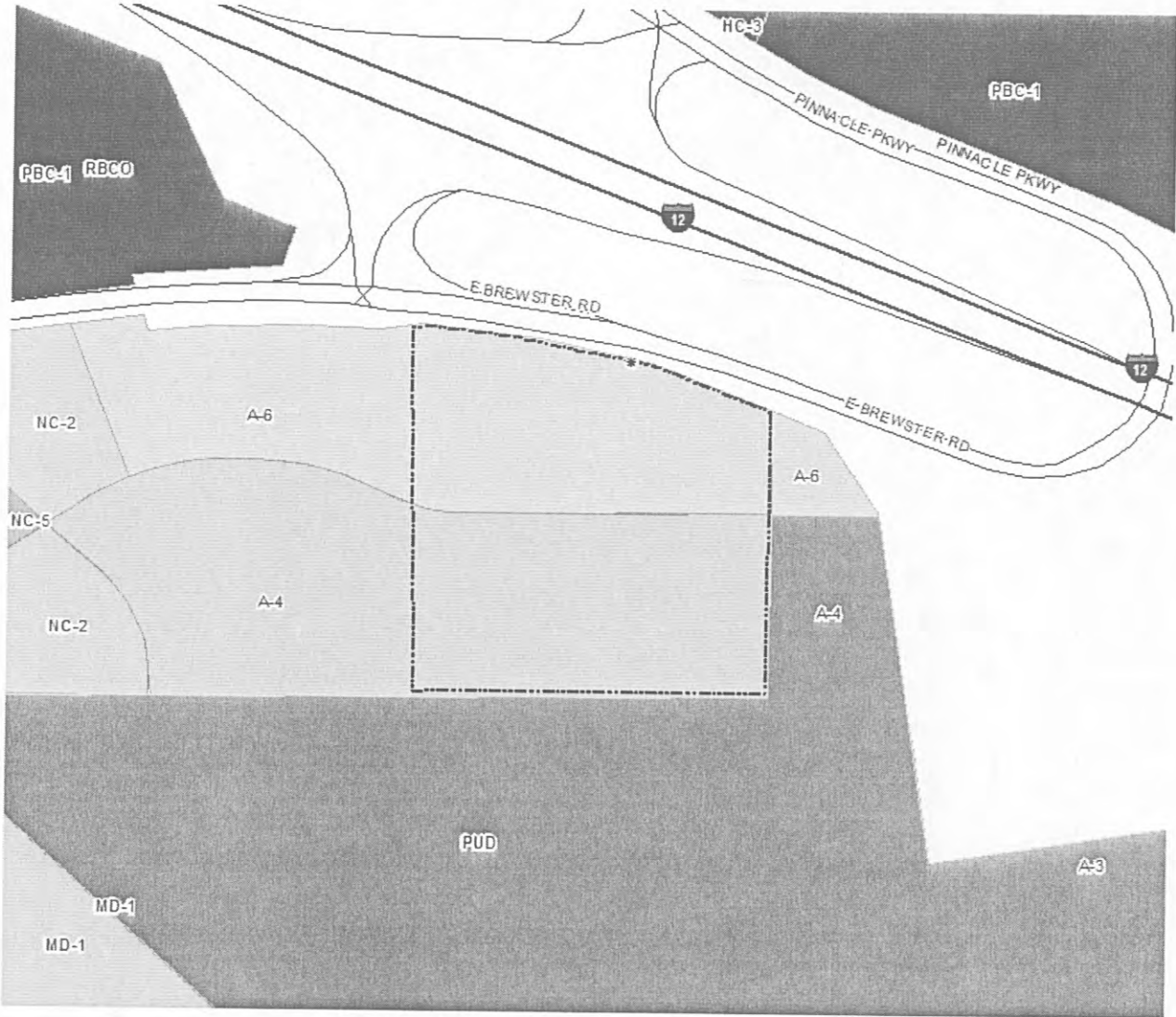
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) to A-7 (Multiple Family Residential District). The site is located on the south of Brewster Road, east of River Chase Drive, south of Interstate 12. The 2025 Future Land Use Plan calls for the area to be developed as a planned district with single family residences and conservation areas. Staff does not have any objection to the request considering the location of the site, in close proximity to Interstate 12 and to some large existing and proposed commercial developments.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 (Multiple Family Residential District) designation be approved.

CASE NO.: ZC15-04-034
PETITIONER: Mark Salvetti
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) to A-7 (Multiple Family Residential District)
LOCATION: Parcel located on the south of Brewster Road, east of River Chase Drive, south of Interstate 12; S47, T7S, R11E; Ward 1, District 1
SIZE: 21.22 acres



TOWNHOME SITE
+/- 21.14 AC.

MULTIFAMILY SITE
+/- 21.22 AC.

Site

ZC15-04-034

I-12 DITCH

CHRISTWOOD DITCH

PRIVATE DRAINAGE SERVICE
(WIDTH VARIES)

S 33°42'41" W - 2,423.17'
S 88°48'17" W - 104.64'

S 88°48'17" W - 2,423.17'
S 33°42'41" W - 104.64'

EASTING DRAINAGE EASEMENT
(WIDTH VARIES)

EASTING 95'
DRAINAGE
EASEMENT

14' LANDSCAPE SETBACK

20' LANDSCAPE SETBACK

20' LANDSCAPE SETBACK

20' LANDSCAPE SETBACK

20' LANDSCAPE SETBACK

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-035

Posted: 03/19/15

Meeting Date: April 7, 2015

Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Brian Intravia
OWNER: Trepagnier, L.L.C. & Wanda & Kevin Wager
REQUESTED CHANGE: From to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive; S16 & 21, T7S, R10E; Ward 1, District 4
SIZE: 71 acres

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	Residential & Commercial	HC-1 & HC-2 Highway Commercial District & NC-4 Neighborhood Institutional District
South	Undeveloped	A-1 Suburban District
East	Residential & Undeveloped	A-1 Suburban District
West	Undeveloped/ Guste Island Subdivision	PUD Planned Unit Development District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting a PUD (Planned Unit Development Overlay). The site is located on the south side of Highway 22, west of Trepagnier Road. The site is proposed to be developed as a single family residential subdivision of a total of 149 lots (see chart, below). Note that a zoning change (ZC15-04-036) to A-4 Single Family Residential District has also been requested for the same site.

Lot size	Number of lots	Lot size
Single Family Residence	87 lots	90' X 150'
Garden homes	62 lots	45' X 150'

ACCESS

The site is proposed to be accessed from a two lane boulevard type entrance from Hwy 22. Considering that the site is directly abutting Trapagnier Road, staff feels that a second access should definitely be provided.

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Minimum front, sides & rear yard setbacks & maximum height	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

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

Current gross density of this property, under the A-2 Suburban District is at 1 units per acre, which would allow for a maximum of 69 lots. According to the requested zoning change to A-4 Single Family Residential District the gross density would be of 4 units per acre, which would allow for 279 units. The net density would allow for 209 units. The proposal is for 149 units with a net density would be 2.135 units per acre.

GREENSPACE

A total of 21 acres of greenspace (30%) is proposed to be provided throughout the subdivision, including non disturbed wetlands area, an active recreation area and some other small passive greenspace area. The total acreage dedicated to active recreation is 1.53 acres, consisting of playground equipments and half basketball court. The total acreage dedicated to passive recreation is 19.47 acres consisting of open space, walking trail (pervious pavement), shade structure, vegetable garden and benches.

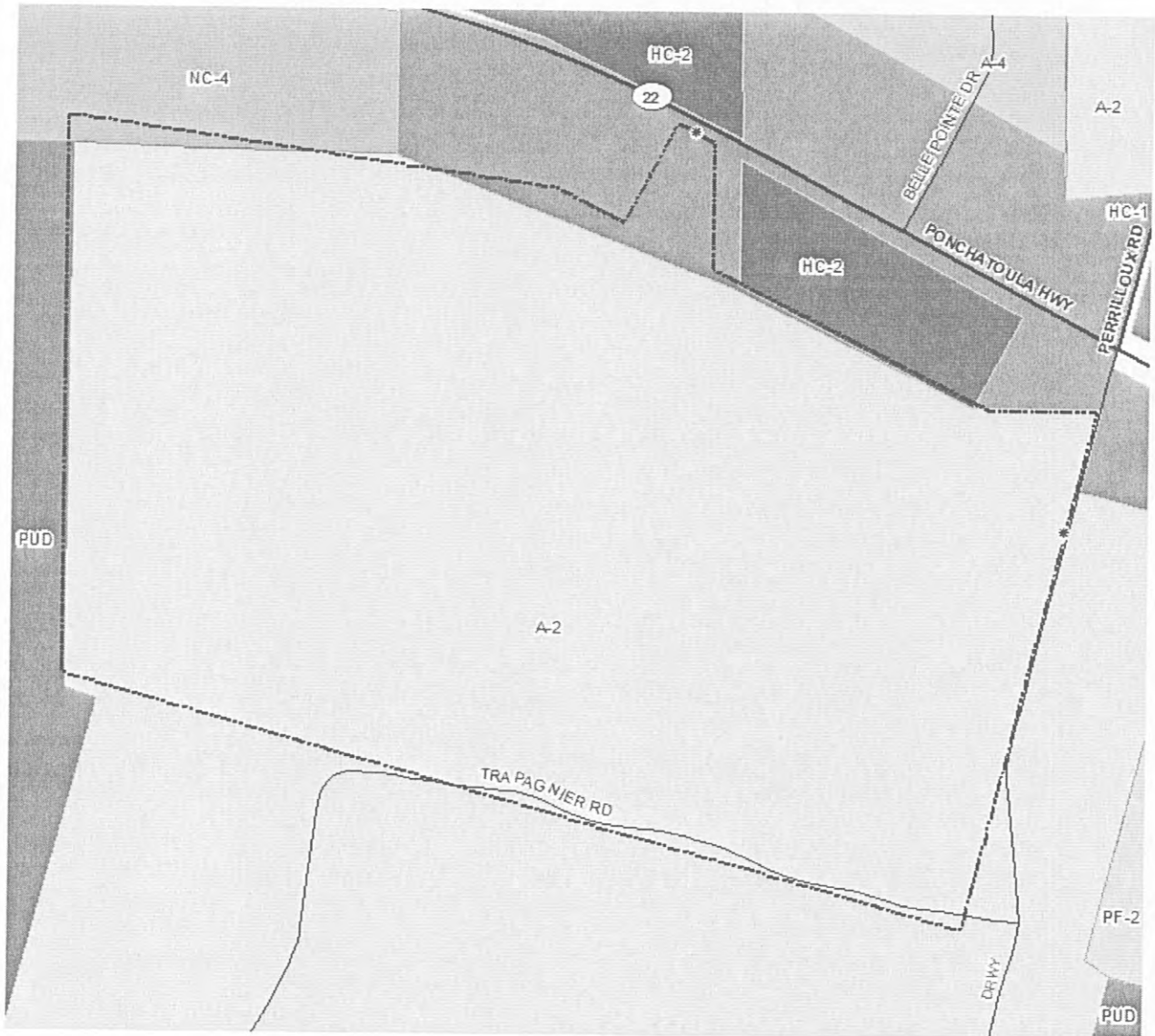
COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets some of the objectives of the 2025 future land use plan. However, staff is concerned by the fact that a large portion of the site is covered with wetlands and that almost half of proposed number of lots are entirely or partially located within the wetland area. For that reason, staff feels that a lower density would be more suitable for the development of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be denied. As stated above, an additional access should be provided from Trepagnier Road and a lower density would be more suitable for the development of the site.

CASE NO.: ZC15-04-035
PETITIONER: Brian Intravia
OWNER: Trepagnier, L.L.C. & Wanda & Kevin Wager
REQUESTED CHANGE: From to PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive; S16 & 21, T7S, R10E; Ward 1, District 4
SIZE: 71 acres



ZC15-04-035

[illegible]

GREEN SPACE PROVIDED

ACRES	WET POND	DRY POND
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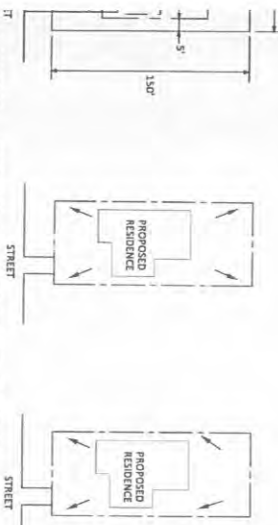
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ACTIVE GREEN SPACE PROVIDED

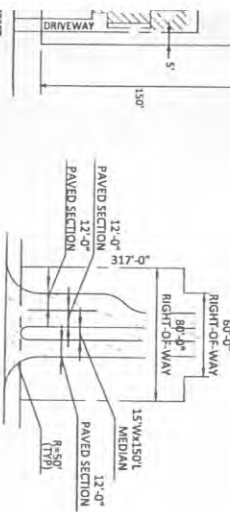
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98.0	98.0	98.0
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100.0	100.0	100.0

ACRES	WET POND	DRY POND
1.0	1.0	1.0
2.0	2.0	2.0
3.0	3.0	3.0
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5.0	5.0	5.0
6.0	6.0	6.0
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61.0	61.0	61.0
62.0	62.0	62.0
63.0	63.0	63.0
64.0	64.0	64.0
65.0	65.0	65.0
66.0	66.0	66.0
67.0	67.0	67.0
68.0	6	

TYPICAL LOT DRAINAGE **TYPICAL LOT DRAINAGE**



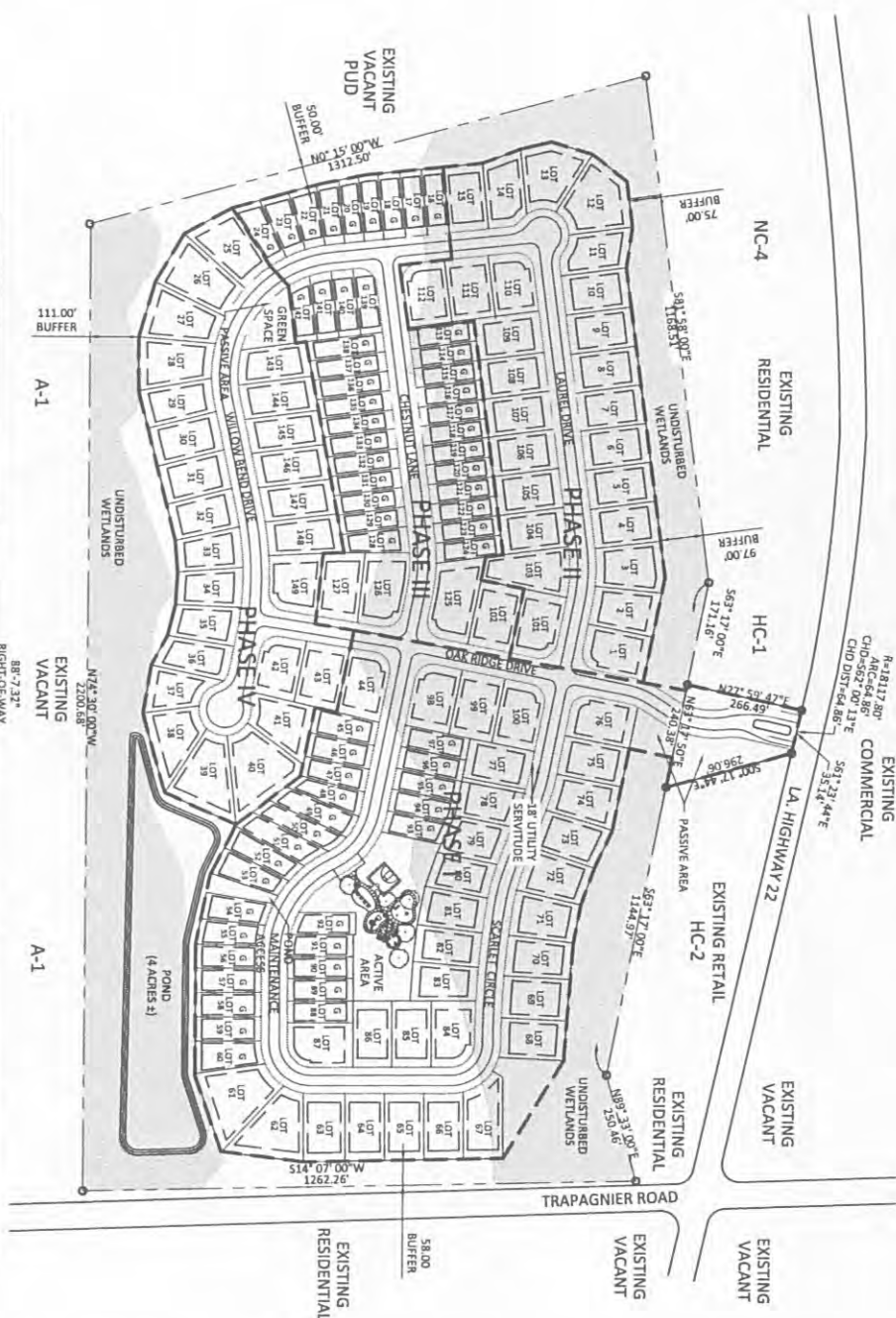
TYPICAL ENTRANCE DETAIL



V-ST. TAMMANY PARISH PLANNING

Y-ST. TAMMANY PARISH PLANNING

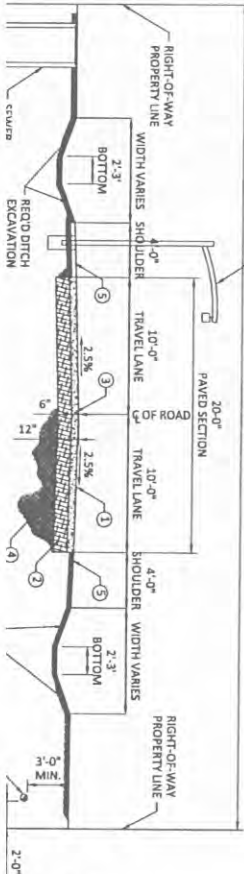
EXISTING
COMMERCIAL



REQ'D STREET LIGHTS
(TYP. BOTH SIDES OF STREET)

60'-0"

RIGHT-OF-WAY



1.034 ACRE PARCEL

FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21 GO NORTH 00° 15' WEST A DISTANCE OF 673.39 FEET; THENCE GO SOUTH 81° 51' 26" EAST A DISTANCE 818.65 FEET; THENCE SOUTH 82° 06' 21" EAST A DISTANCE OF 349.88 FEET; THENCE GO SOUTH 53° 17' 50" EAST A DISTANCE OF 264.36 FEET TO THE POINT OF BEGINNING.

69.78 ACRE PARCELS

A CERTAIN PIECE OR PARCEL OF LAND IN SECTION SIXTEEN (16) AND NORTHWEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP SEVEN (7) SOUTH, RANGE TEN (10) EAST, 37TH HELLENA MERIDIAN, CONTAINING SIXTY-NINE AND 78/100 (69.78) ACRES AND DESIGNATED AS LOT NO. FIVE (5) ON A PLAT AND SURVEY MADE BY HOWARD BURNS, PLATISS SURVEYOR, DATED AUGUST 31, 1915, WHICH SAID PLAT IS RECORDED IN COB 66, FOLD 59 OF THE RECORDS OF 37TH TAMIANY PARISH, LOUISIANA.

ACCORDING TO SURVEY PREPARED BY EDUARD CHAMPAGNE, SURVEYOR, DATED OCTOBER 16, 1973, THE SAID PROPERTY MEASURES AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 22, TOWNSHIP 3 SOUTH, RANGE 10 EAST, WHICH POINT IS MARKED BY AN OLD WOOD AND IRON, MEASURE THENCE ALONG A LINE BEARING NORTH 07°15' WEST, 132.50 FEET TO A POINT AND CORNER, WHICH POINT IS MARKED BY A WOOD STOB, TURN RIGHT AND MEASURE ALONG A LINE BEARING SOUTH 81°58' EAST, 116.61 FEET TO A POINT MARKED BY AN IRON, CONTINUE ALONG A LINE BEARING SOUTH 63°17' EAST, 114.47 FEET TO A POINT MARKED BY AN OLD STOB, CONTINUE ALONG A LINE BEARING NORTH 89°33' EAST, 250.46 FEET TO A POINT AND CORNER, TURN RIGHT AND MEASURE ALONG A LINE BEARING N14°07' WEST, 126.2 FEET TO A POINT AND CORNER MARKED BY AN OLD IRON, TURN RIGHT AND MEASURE ALONG A LINE BEARING NORTH 74°30' WEST, 2200.68 FEET TO THE POINT OF BEGINNING.

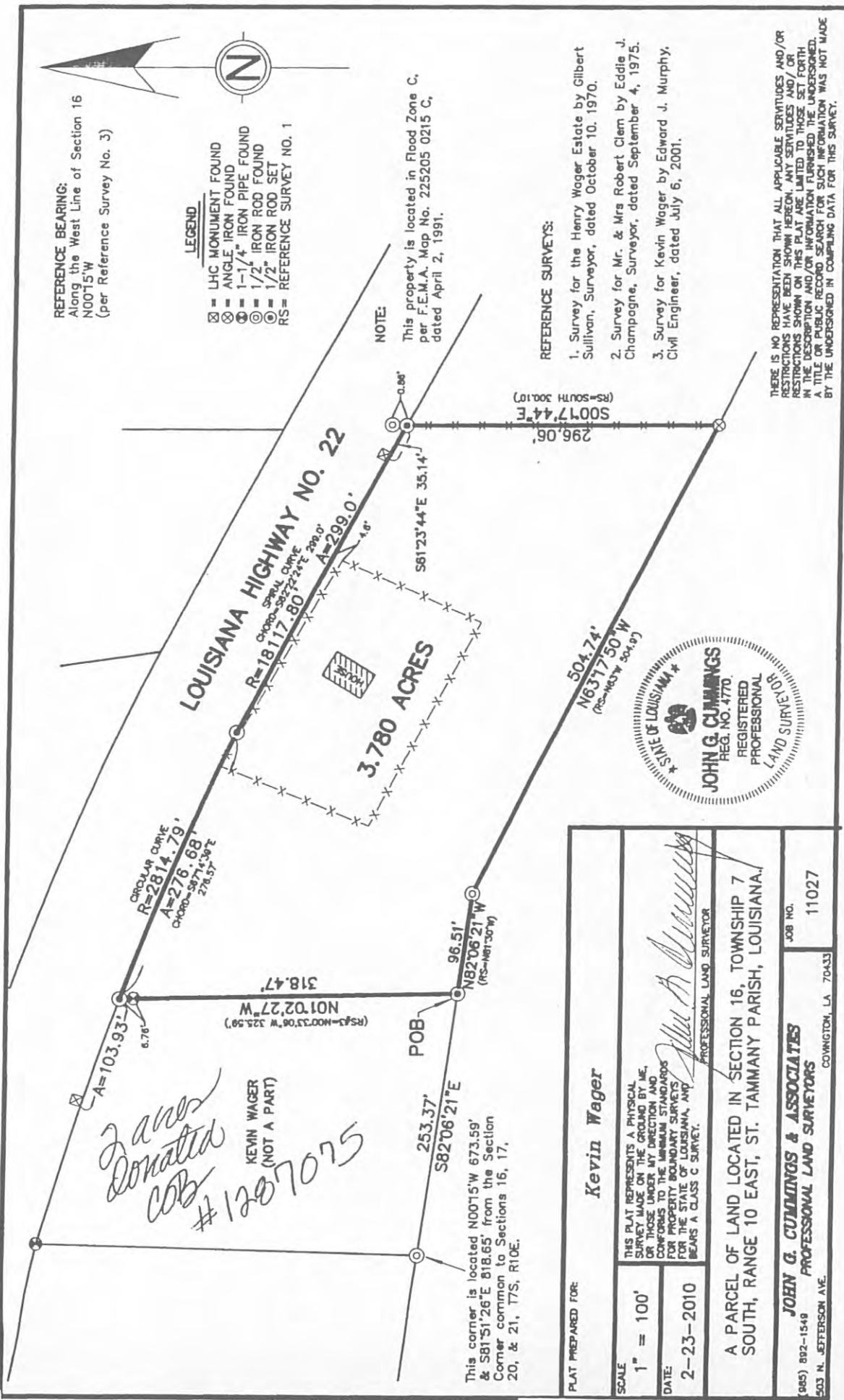
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO THE COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SERVICES, ALL AS APPROVED BY THE ST. TAMMANY PARISH COMMUNITY DEVELOPMENT DEPARTMENT. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY DEVELOPMENT DEPARTMENT (CDD) WATER SUPPLY, MAY BE DILUTELED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF IRRIGATION, OR FOR ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM SUPPLY).
3. BUILDING SETBACKS ARE: FRONT -20' SIDE -5' REAR -20' SIDE STREET -10' NO PERMANENT STRUCTURES (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED WITHIN 20' OF THE TOP BANK OF A LATERAL DITCH.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM CULVERT SIZE IS 15 INCHES.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
9. EACH RESIDENCE ON ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY (30) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
10. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST FLOOD INSURANCE RATE MAPS. THIS PROPERTY IS LOCATED IN FLOOD ZONE V-1. THE MINIMUM ELEVATION SHALL BE 12 INCHES ABOVE THE FIRST FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE HIGH WATER OF THE STREET OR THE CUMULANT BASE FLOOD ELEVATION WHICHEVER IS GREATER.
11. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST FLOOD INSURANCE RATE MAPS. THIS PROPERTY IS LOCATED IN FLOOD ZONE V-1. THE MINIMUM ELEVATION SHALL BE 12 INCHES ABOVE THE FIRST FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE HIGH WATER OF THE STREET OR THE CUMULANT BASE FLOOD ELEVATION WHICHEVER IS GREATER.
12. THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORO. 94-2142, ADOPTED 12/15/94)
13. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE LOT LINE AND THE ACCESSORY BUILDING LENGTHS DO NOT EXCEED THIRTY (30) FEET AND THE BUILDING HEIGHTS DO NOT EXCEED NINETEEN (19) FEET.

LEGEND

ATTR. AND STUDENT INT. | EXISTING WITH ANNO.

STAMP
REVISIONS
OAK RIDGE PLIND
SCALE: (22x34)
DESIGN

2015-04-035



ENVIRONMENTAL ASSESSMENT DATA FORMApplicant's Name: BMI Construction, LLCDeveloper's Address: 2895 Hwy 190, Suite 208 Mandeville, LA 70471
Street City State Zip CodeDeveloper's Phone No. (985) 727-0790 (985) 966-3636
(Business) (Cell)Subdivision Name: Oak RidgeNumber of Acres in Development: 73 Number of Lots/Parcels in Development: 121Ultimate Disposal of Surface Drainage: Lake PontchartrainWater Surface Runoff Mitigation Proposed: Detention Pond - 4 Acres*(Please check the following boxes below, where applicable:)*

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

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

If yes, which major arterial streets? _____

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

If yes, please explain? _____

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

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

(Does the proposed subdivision development...)

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

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

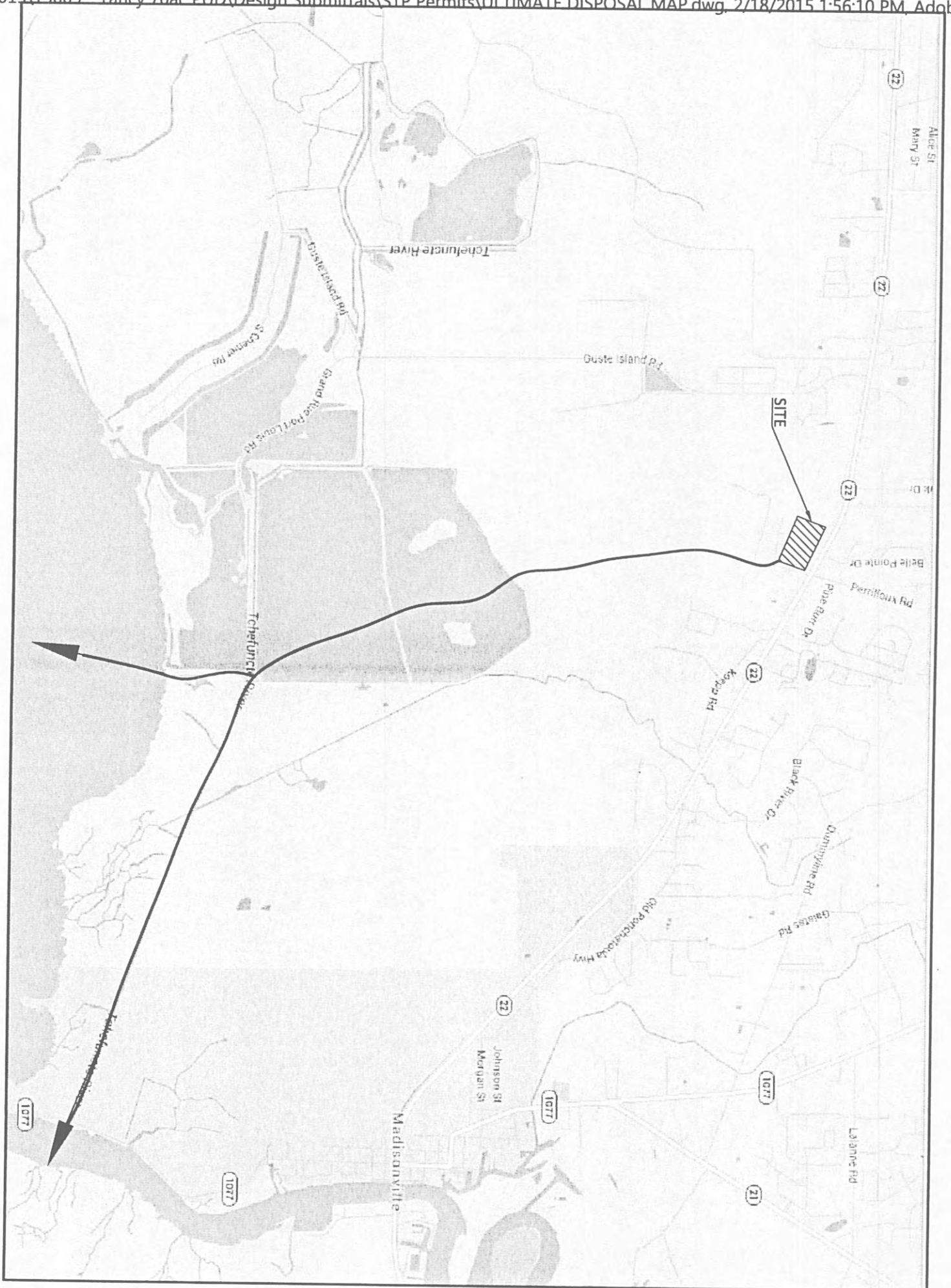
- | | |
|--|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species .. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)

02/12/15
DATE

N:\2015\15009 - Yancy 70ac PUD\Design Submittals\STP Permits\UI TIME DISPOSAL MAP.dwg, 2/18/2015 1:56:10 PM, Adobe P



ULTIMATE DISPOSAL MAP

N.T.S.

ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-036

Determination: Approved Amended Postponed Denied

Posted: 03/19/15

GENERAL INFORMATION

PETITIONER: Brian Intravia
OWNER: Trepagnier, L.L.C. & Wanda & Kevin Wager
REQUESTED CHANGE: From A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the south side of LA Highway 22, west of Trepagnier Road; S16 & 21, T7S, R10E; Ward 1, District 4
SIZE: 71 acres

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	Residential & Commercial	HC-1 & HC-2 Highway Commercial District & NC-4 Neighborhood Institutional District
South	Undeveloped	A-1 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-4 (Single Family Residential District). The site is located on the south side of LA Highway 22, west of Trepagnier Road. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses and conservation areas. Staff does not see any compelling reason to recommend approval of the request, considering that it could potentially create an increase in density from two units acre to four units per acre.

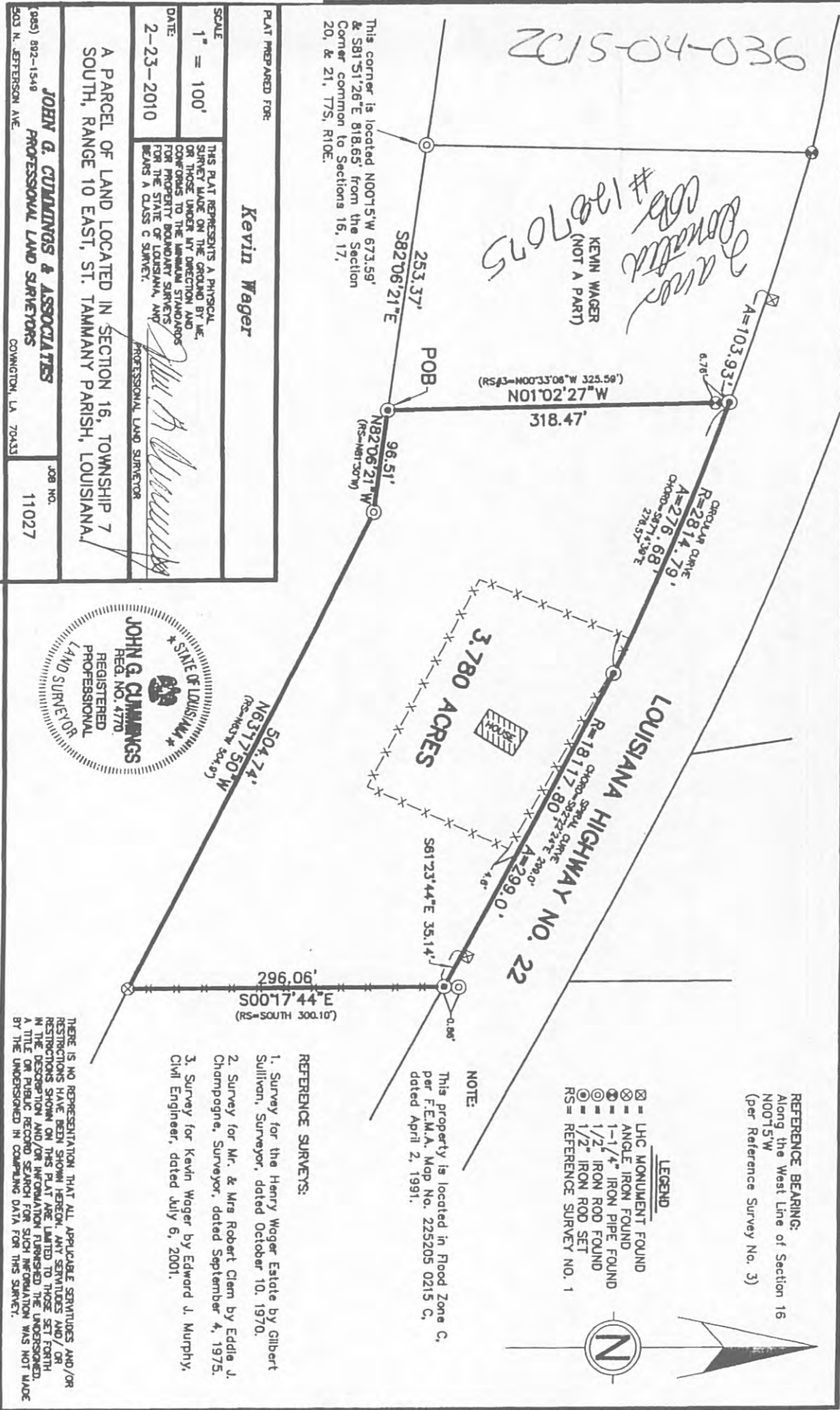
Note that a zoning change (ZC15-04-035) to Planned Unit Development Overlay has also been requested for the same site.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-04-036
PETITIONER: Brian Intravia
OWNER: Trepagnier, L.L.C. & Wanda & Kevin Wager
REQUESTED CHANGE: From A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the south side of LA Highway 22, west of Trepagnier Road; S16 & 21, T7S, R10E; Ward 1, District 4
SIZE: 71 acres





ZONING STAFF REPORT

Date: March 30, 2015 **Meeting Date:** April 7, 2015
Case No.: ZC15-04-037 **Determination:** Approved Amended Postponed Denied
Posted: 03/18/15

GENERAL INFORMATION

PETITIONER: Greg Intravia
OWNER: GBG, LLC
REQUESTED CHANGE: From A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-5 (Two Family Residential District)
LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road ; S4, T7S, R10E; Ward 1, District 1
SIZE: 23.37 acres

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	I-12	
South	Office Warehouse & Residential	HC-2 Highway Commercial District & NC-4 Neighborhood Institutional District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-5 (Two Family Residential District). The site is located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residence including conservation areas. Considering the location of the site, directly abutting Interstate 12, staff is not opposed to the requested zoning change. However, in order to meet the objectives of the 2025 future land use plan, staff would suggest that the site be developed as a Planned Unit Development Overlay, which would allow the site to be developed in a manner to be more compatible with the surrounding uses and allow for the preservation of the conservation elements of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 (Two Family Residential District) designation be approved.

CASE NO.: ZC15-04-037

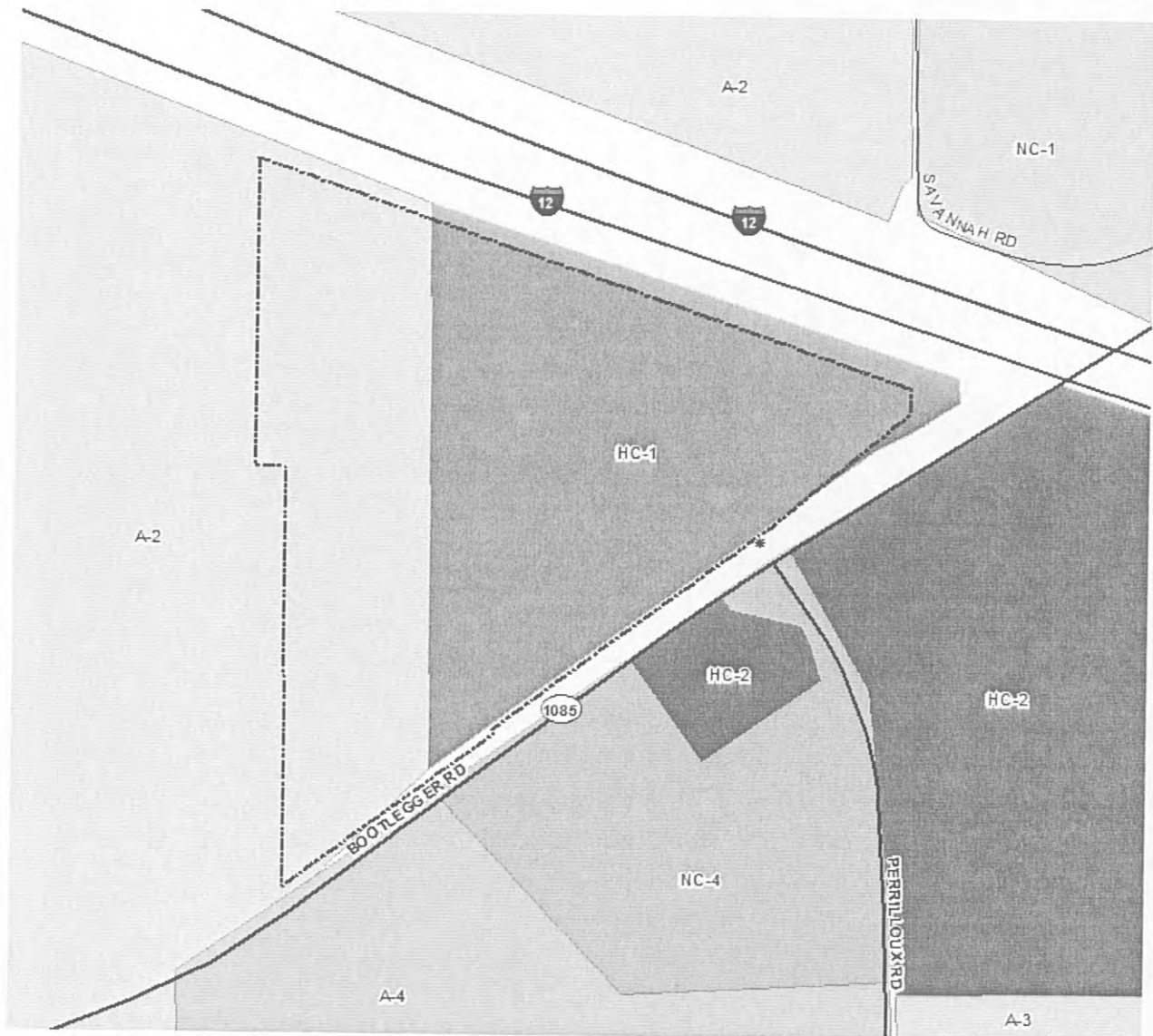
PETITIONER: Greg Intravia

OWNER: GBG, LLC

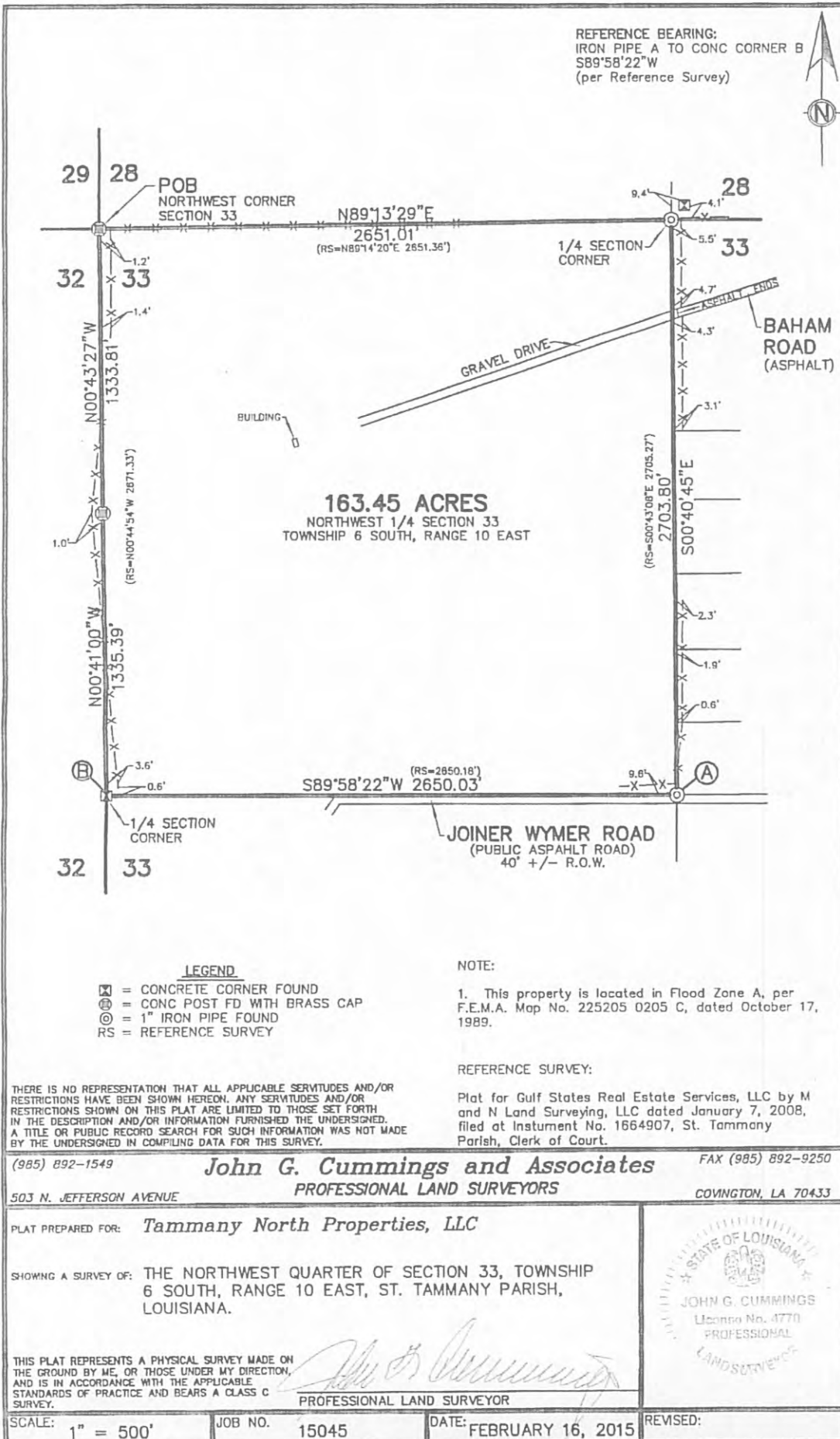
REQUESTED CHANGE: From A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-5 (Two Family Residential District)

LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road ; S4, T7S, R10E; Ward 1, District 1

SIZE: 23.37 acres



2015-04-037



ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-038

Determination: Approved Amended Postponed Denied

Posted: 03/19/15

GENERAL INFORMATION

PETITIONER: Darrell Fussell
OWNER: Tammany North Properties LLC/Robert Bruno
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3
SIZE: 163.45 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Undeveloped/Residential	A-1 Suburban District
South	Undeveloped/Residential	A-1,A-2 &A-3 Suburban Districts
East	Undeveloped/Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

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

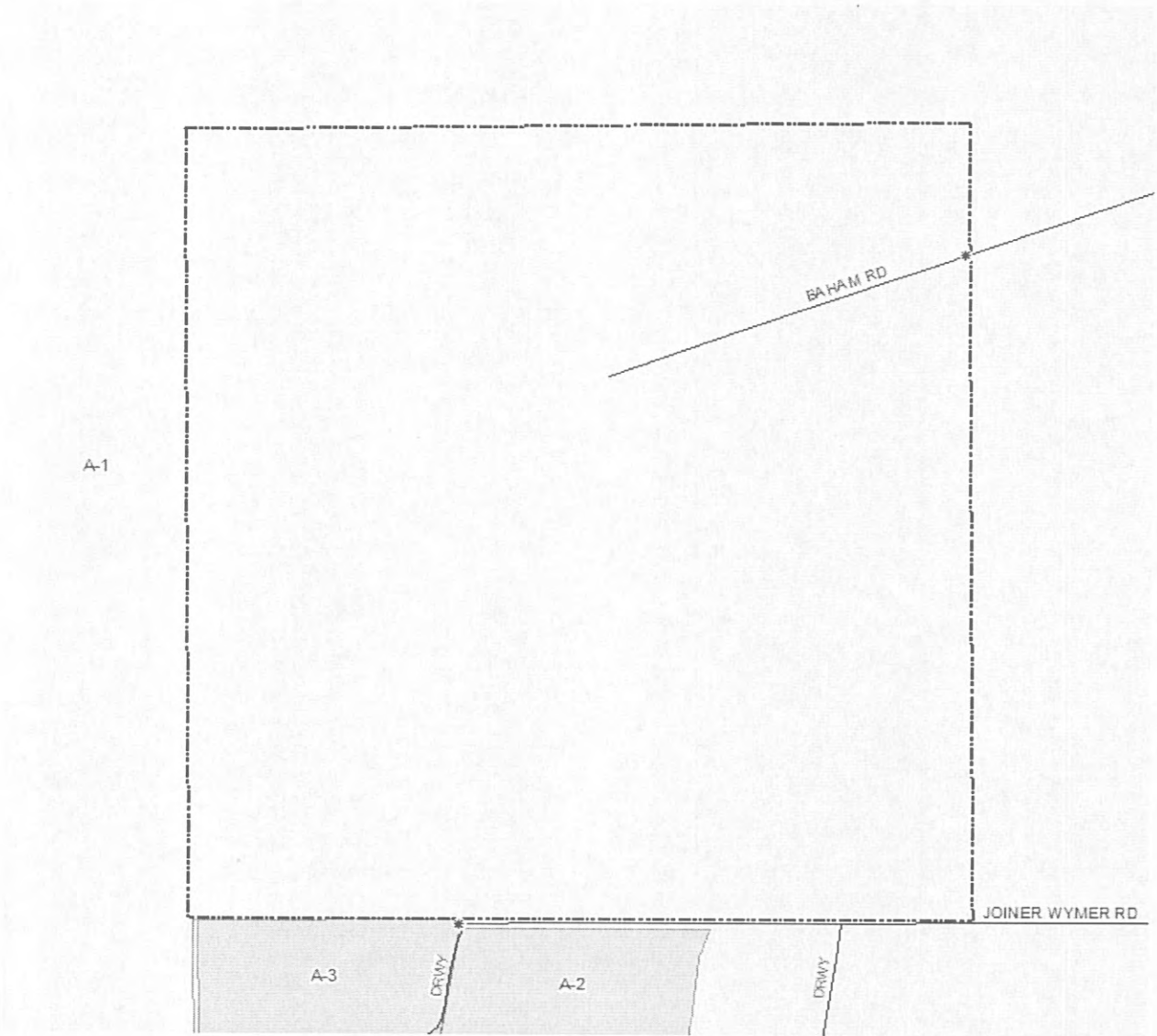
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1A (Suburban District). The site is located at the end of Joiner Wymer Road, west of LA Highway 1077. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. Considering that the objectives of the A-1 & A-1A zoning districts are similar, staff does not have any objection to the requested zoning change.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A (Suburban District) designation be approved.

CASE NO.: ZC15-04-038
PETITIONER: Darrell Fussell
OWNER: Tammany North Properties LLC/Robert Bruno
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3
SIZE: 163.45 acres

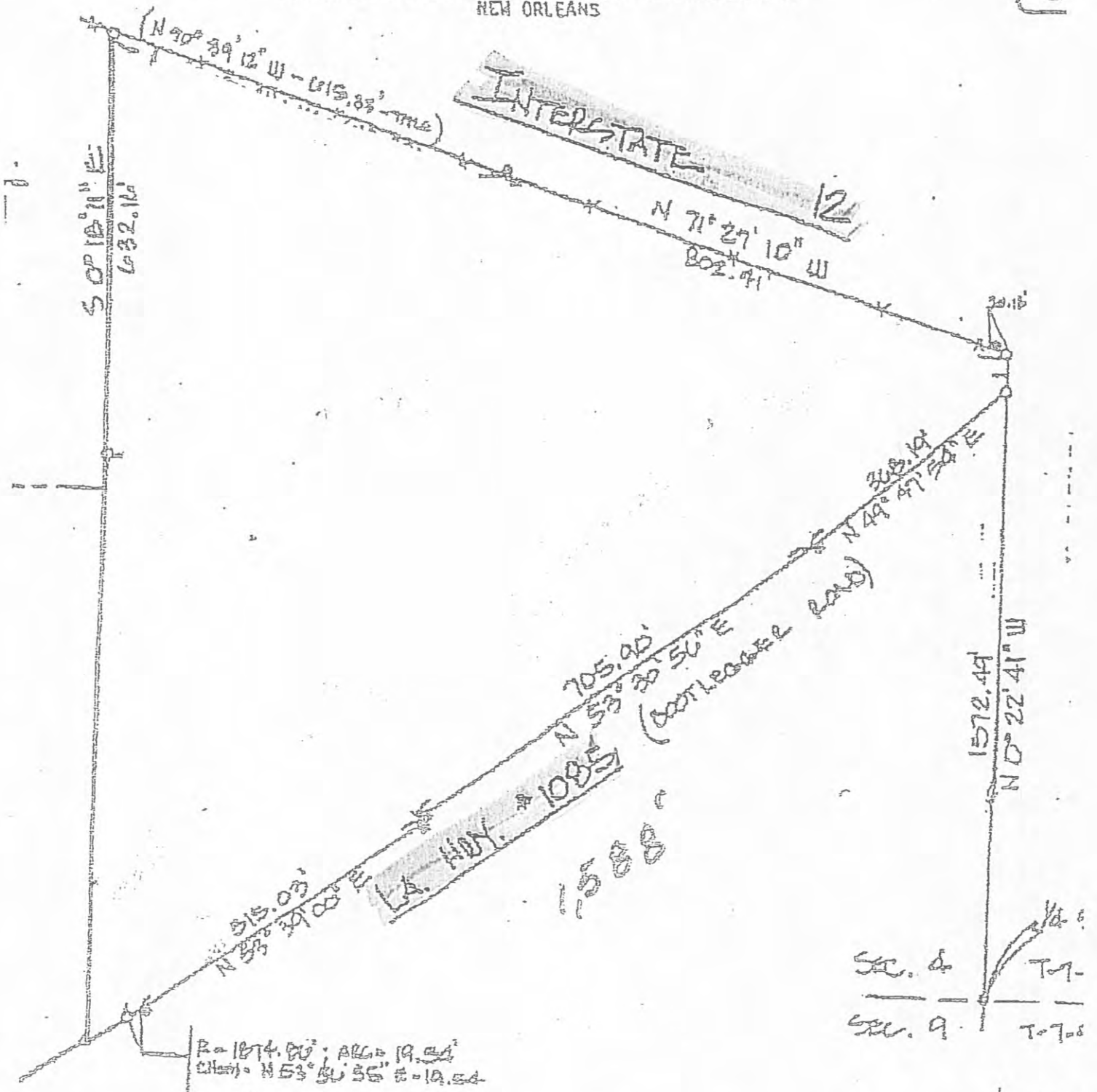


2015-04-038

ARCHDIOCESE N.O.

A SURVEY OF THE PROPERTY
OF
THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF
NEW ORLEANS

5



STAIN PIECE OR PORTION OF GROUND situated in Section 4, Township 7 South,
St. St. Tammany Parish, Louisiana, and more fully described as follows:

the Quarter Section Corner common to Sections 4 and 9, go North 00 degrees
51 seconds West 1572.49 feet to an 1/2-inch iron rod located on the northwesterly
line of Louisiana Highway 1085 (Boulelegger Road) and the point of beginning. From the point o
continue North 00 degrees 22 minutes 41 seconds West 49.84 feet to an 1/2-inch iron rod located
light-of-way line of Interstate 12; thence go along the south

- 1/2" IRON ROD
- 1" IRON PIPE
- CONC. HIGHWAY FOUND

ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-039

Determination: Approved Amended Postponed Denied

Posted: 03/19/15

GENERAL INFORMATION

PETITIONER: Chuck Hickman
OWNER: Candice & Chuck Hickman
REQUESTED CHANGE: From A-2 (Suburban District) to CB-1 (Community Based Facilities District) & RO (Rural Overlay)
LOCATION: Parcel located on the south side Galatas Road, west of C.S.Owens Road; S14, T7S, R10E; Ward 1, District 1
SIZE: 1.327 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Undeveloped/Residential	A-2 (Suburban District)
South	Undeveloped	A-2 (Suburban District)
East	Undeveloped	A-2 (Suburban District)
West	Undeveloped/Residential	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

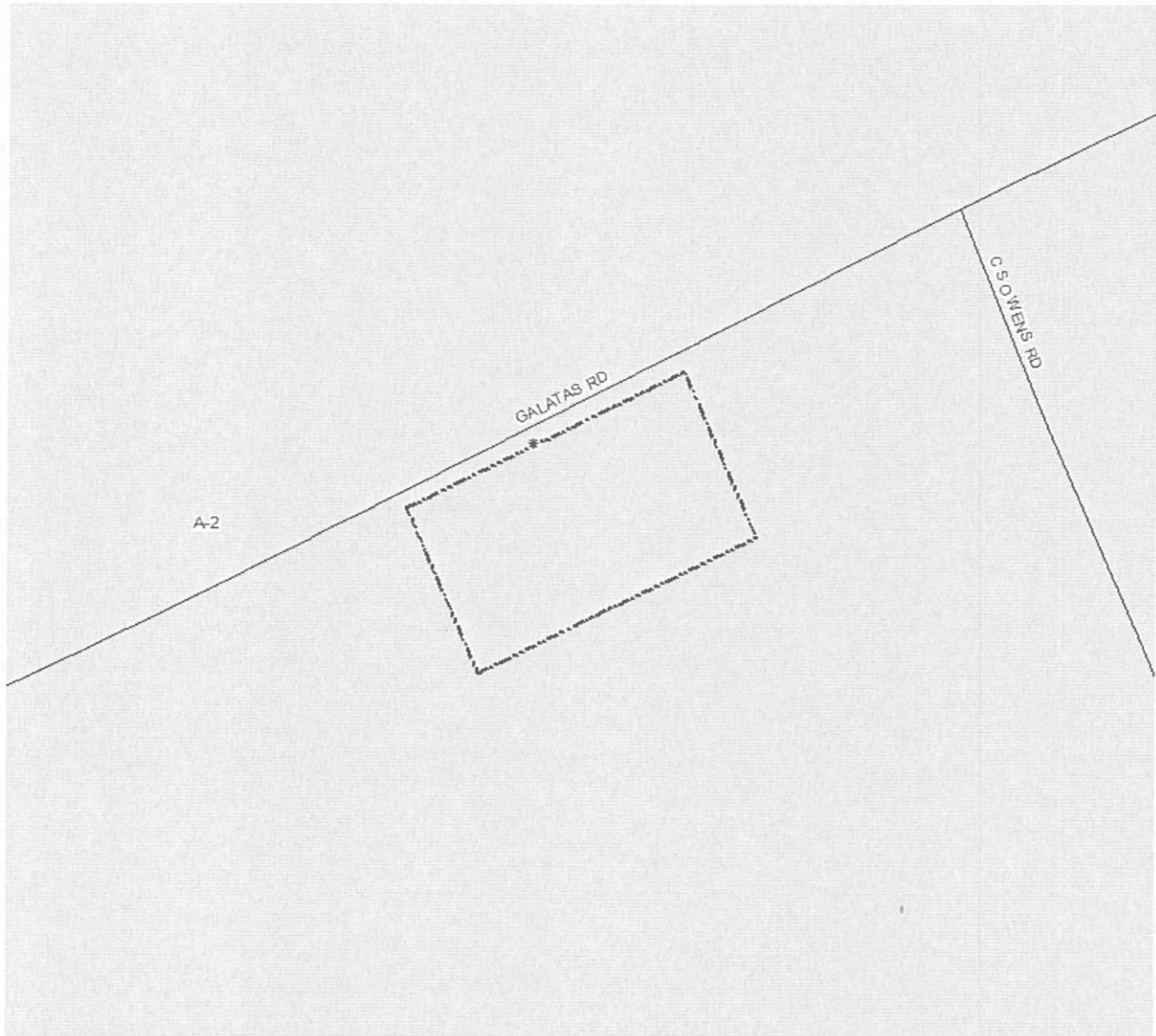
The petitioner is requesting to change the zoning from A-2 (Suburban District) to CB-1 (Community Based Facilities District) & RO (Rural Overlay). The purpose of the CB-1 zoning district is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts, mainly including recreational facilities & religious institutions. The Rural Overlay allows for single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business. The 2025 future land use plan calls for the area to be developed with single family residential uses. Staff has no objection to the request for a rural overlay considering that the area is rural in nature and developed with a mix of undeveloped land and single family residences. However, staff is concerned by the intensity of some of the potential uses allowed under the CB-1 zoning, considering the rural nature of the area.

Note that the zoning change is being requested in order to developed the site with a recreational facility and a single family residence on the same site.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 (Community Based Facilities District) be denied and that the request for the RO (Rural Overlay) designation be approved.

CASE NO.: ZC15-04-039
PETITIONER: Chuck Hickman
OWNER: Candice & Chuck Hickman
REQUESTED CHANGE: From A-2 (Suburban District) to CB-1 (Community Based Facilities District) & RO (Rural Overlay)
LOCATION: Parcel located on the south side Galatas Road, west of C.S.Owens Road; S14, T7S, R10E; Ward 1, District 1
SIZE: 1.327 acres



09/11/2004 06:56 5042451304
APR-02-03 08:49A

LOMBARDO

2015-04-029

THIS PROPERTY IS LOCATED IN POOL ZONE C.
FIS PER FEMIA FIRM, COMM. PANEL NO.
220205 0220 C, MAP DATED 4-2-1991.



- 0 1/2" REBAR SET
- 0 3/4" IRON PIPE FOUND
- 0 1" IRON PIPE FOUND
- 0 2" IRON PIPE FOUND

THIS MAP IS IN ACCORDANCE WITH THE
MINIMUM STANDARD DETAILED REQUIRE-
MENTS PURSUANT TO THE ACCURACY
STANDARDS OF A B SURVEY AND THE
APPLICABLE STANDARDS OF PRACTICE
CITED IN LAC 40:1.1.

MAP PREPARED FOR **ROBERT J. WIENER**

THROUGH A SURVEY MADE OF PROPERTY LOCATED IN WEST HALF OF LOT B, GOLDYAS
SUBDIVISION, ALSO LOCATED IN SECTION 14 T1S, R1E,
ST. TAMMANY PARISH, LOUISIANA
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR RED PLAT IS NOT A TRUE COPY.

LAND SURVEYING INC.
COVINGTON, LOUISIANA

CERTIFIED CORRECT

Heron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: FEBRUARY 14, 2000

NUMBER: 8737

(762) 840-6277

770-0735

ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-040

Determination: Approved Amended Postponed Denied

Posted: 3/23/2015

GENERAL INFORMATION

PETITIONER: Dallen Buras
OWNER: Dallen Buras
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of West Main Street, west of Transmitter Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn Town Lots; S33, T8S, R13E; Ward 7, District 7
SIZE: 31,680 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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	Undeveloped/ Tammany Trace	A-2 (Suburban District)
South	Undeveloped	A-2 (Suburban District)
East	Undeveloped/Residential	A-2 (Suburban District)
West	Undeveloped/Residential	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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

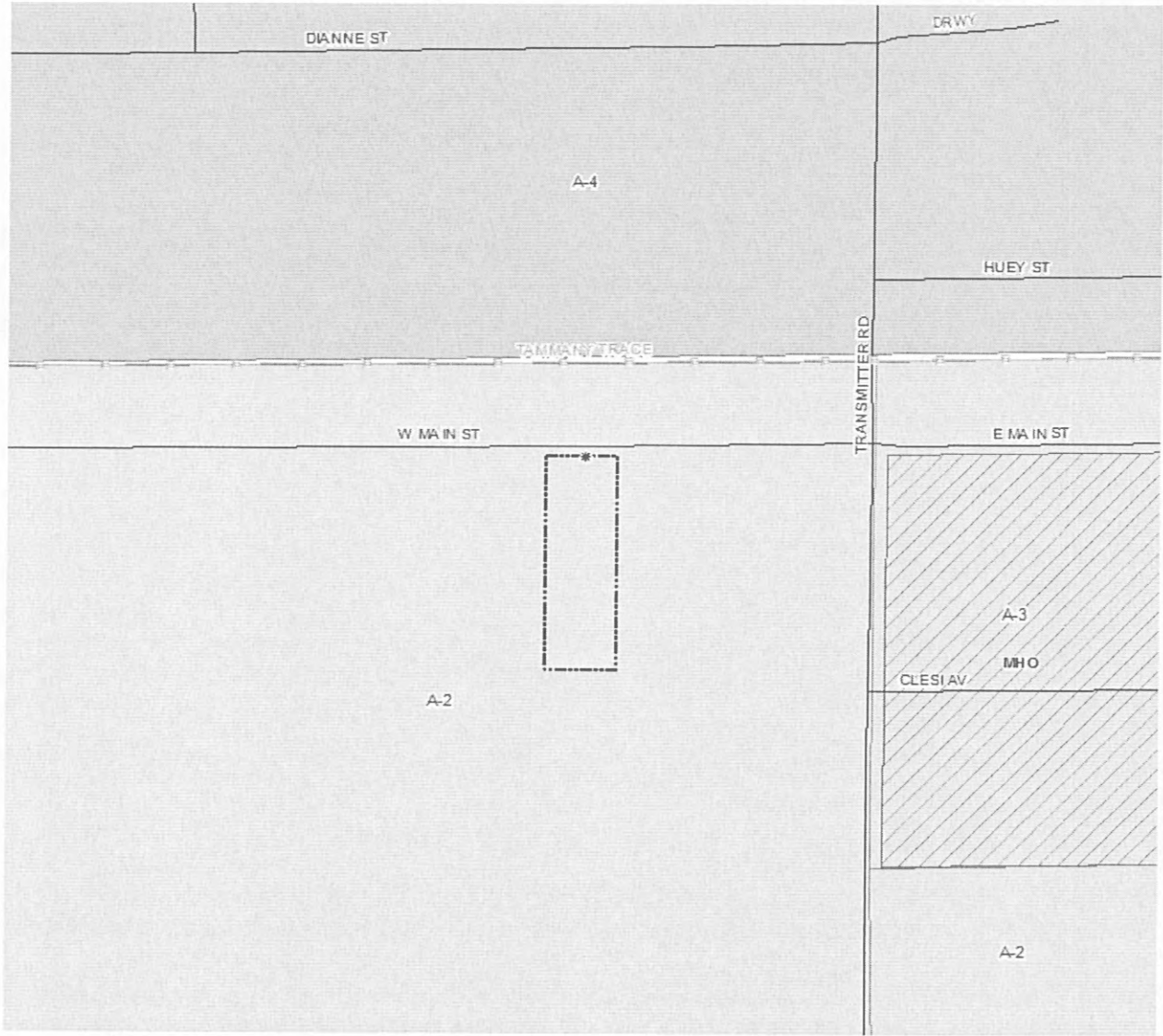
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of West Main Street, west of Transmitter Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn. The 2025 future land use plan calls for the area to be developed with residential uses, including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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

CASE NO.: ZC15-04-040
PETITIONER: Dallen Buras
OWNER: Dallen Buras
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of West Main Street, west of Transmitter Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn Town Lots; S33, T8S, R13E; Ward 7, District 7
SIZE: 31,680 sq.ft.



5 ACRES
FARM
LOTS
(SOLD)

ST. HUEY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

ST. N

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

ST. G

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

EVERHART

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

VILARS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

ST. AVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50



3930

EAST OAKLAWN

John L. L...

ST. TAMMANY PARISH, LA
being part of Sec. 33 and 34, T. 30 S., R. 10 W., S. 10 E., 10th Meridian

A.G. MUNDINGER, CGA

302-304 Hennessey Building, New Orleans, LA

Map File # 187A

Site

8	173	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	50'
7	266	265	264	263	262	261	260	259	258	257	256	255	254	253	252	251	250	249	248	247	50'
6	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	50'
5	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	50'
4	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	50'
3	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	50'
2	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	50'
1	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	50'

1250'

S. 09.24'E

50'	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	50'
50'	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	50'
50'	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	50'	
50'	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	50'	
50'	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	50'	
50'	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	50'	
50'	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	50'	
50'	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	50'	
50'	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	50'	
50'	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	50'	
50'	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	50'	
50'	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	50'	
50'	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	50'	
50'	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	50'	
50'	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	50'	
50'	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	50'	
50'	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	50'	
50'	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	50'	
50'	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	50'	
50'	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	50'	
50'	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	50'	
50'	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	50'	
50'	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	50'	
50'	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	50'	
50'	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	50'	
50'	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	50'	
50'	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	50'	
50'	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	50'	
50'	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	50'	
50'	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	50'	
50'	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	50'	
50'	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	50'	
50'	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	50'	
50'	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	50'	
50'	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	50'	
50'	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	50'	
50'	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	50'	
50'	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	50'	
50'	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	50'	
50'	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	50'	
50'	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	50'	
50'	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	50'	
50'	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	50'	
50'	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	50'	
50'	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	50'	
50'	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	50'	
50'	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	50'	
50'	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	50'	
50'	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	50'	
50'	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	50'	

PLAN REVIEW STAFF REPORT

Date: March 30, 2015

CASE NO.: PR15-04-003

Posted: 03/19/15

Meeting Date: April 7, 2015

Determination: Approved Amended Postponed Denied

PETITIONER:

OWNER:

PROPOSED USE:

PREVIOUS/CURRENT USE:

SQ. FT. OF USE:

GROSS AREA LOT SIZE:

ZONING CLASSIFICATION:

CORRIDOR:

LOCATION:

John Pousson, Dir of Fin Ops

Chris Episcopal Church / Liz Taurman, Senior Warden

Running Track, Football Field & Tennis Courts

Vacant

13.15 acres

36.08 acres

ED-2 (Higher Education District)

Highway 21 Planned Corridor

Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; S41 & 46, T7S, R10E; 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:		
Direction	Land Use	Zoning
North	Commercial & Undeveloped	HC-2 (Highway Commercial District) & (Professional Office District)
South	Residential	PUD (Planned Unit Development Overlay)
East	School	ED-1 (Primary Education District)
West	Undeveloped	NC-4 (Neighborhood Institutional District)

Existing development? No

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is proposing a Running Track, Football Field & Tennis Courts for the Christ Episcopal School, located at the southeast corner of LA Highway 21 & Christwood Blvd. A site and landscape plan has been provided as required. Note that staff does not have any objections to the requested variances listed below.

STAFF RECOMMENDATIONS:

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

- Request variance to reduce the required front planting area from 120' to 50.
- Request reduction of the required number of shrubs on the north side of the property. Shrubs are proposed to be provided only along the parking area to create vehicular screen.
- Provide a final landscape plan showing the size and location of all existing trees to be preserved and any new plant materials required to meet the applicable landscaping requirements, before occupancy of the site. Provide the size, caliper and species of the proposed trees 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.
- 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.
- If a dumpster is required, provide the location and the required 7' opaque screening.
- The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
- During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
- 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.
- No plant material except grass or ground cover shall be located closer than 3 feet from the edge of any access way pavement.
- 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.

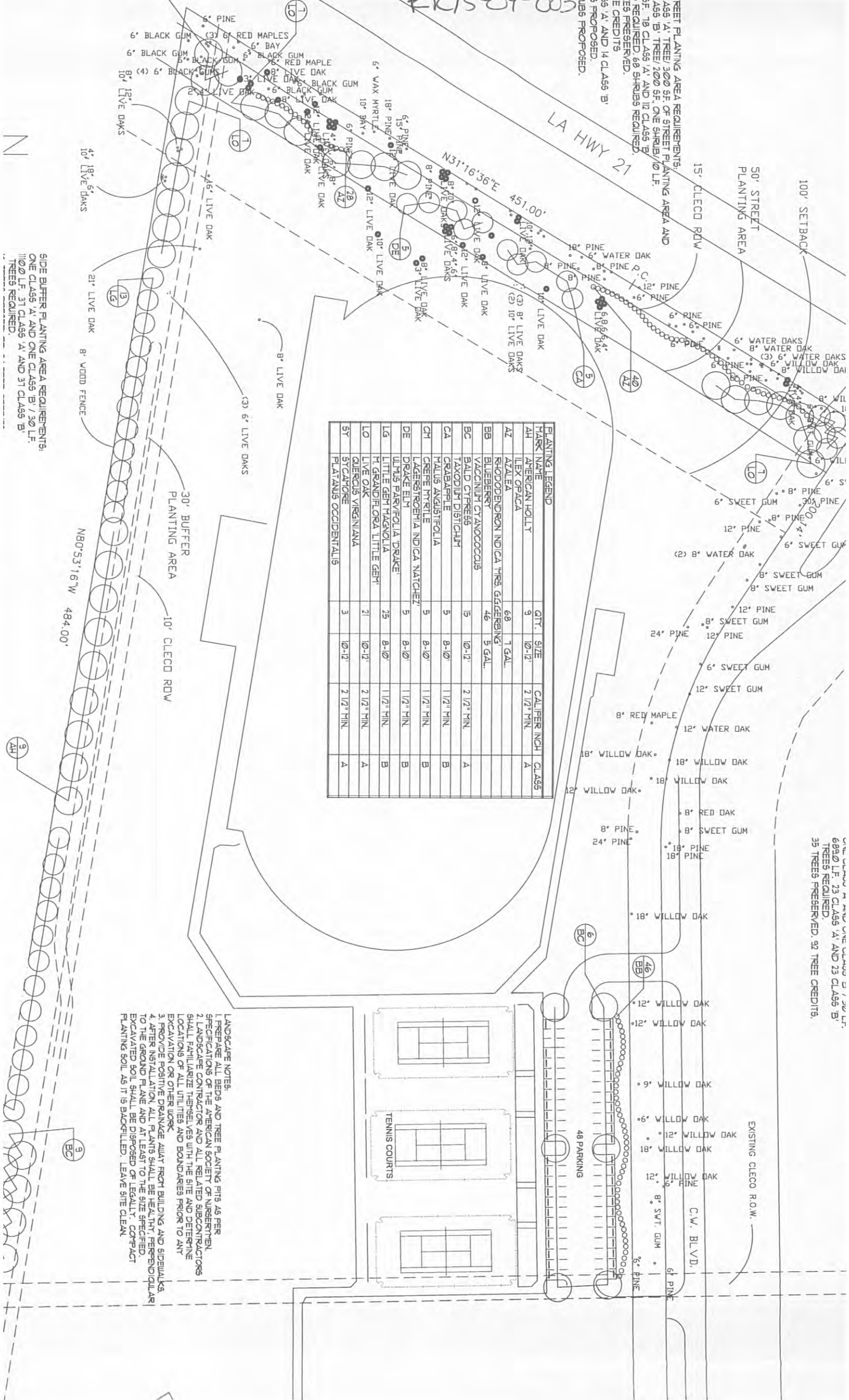
NOTE TO PETITIONER

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.:	PR15-04-003
APPLICANT:	John Pousson, Dir of Fin Ops
PROPOSED USE:	Running Track, Football Field & Tennis Courts
PREVIOUS/CURRENT USE:	Vacant
SQ. FT. OF USE:	13.15 acres
GROSS AREA LOT SIZE:	36.08 acres
ZONING CLASSIFICATION:	ED-2 (Higher Education District)
CORRIDOR:	Highway 21 Planned Corridor
LOCATION:	Parcel located on the southeast corner of LA Highway 21 & Christwood Blvd; S41 & 46, T7S, R10E; Ward 1, District 1



THE LAND AND THE CROWN OF THE L.F.
6890 L.F. 23 CLASS 'A' AND 23 CLASS 'B'
TREES REQUIRED
35 TREES PRESERVED, 92 TREE CREDITS.



PLANTING LEGEND				
MARK	NAME	QTY.	SIZE	CLASS
AH	AMERICAN HOLLY	9	10-12"	A
AZ	AZALEA	68	1 GAL.	
BB	BLUEBERRY	46	5 GAL.	
BC	BAIRD CYPRUS	15	10-12"	A
CA	CARABAPLE	5	8-10"	B
CH	CHERRY MYRTLE	5	8-10"	B
DE	DRACE ELI	5	8-10"	B
LG	LITTLE GEM MAGNOLIA	25	8-10"	B
LO	LIVE OAK	21	10-12"	A
ST	STACATORE	3	10-12"	A
PL	PLATANUS OCCIDENTALIS	3	2 1/2" MIN.	A

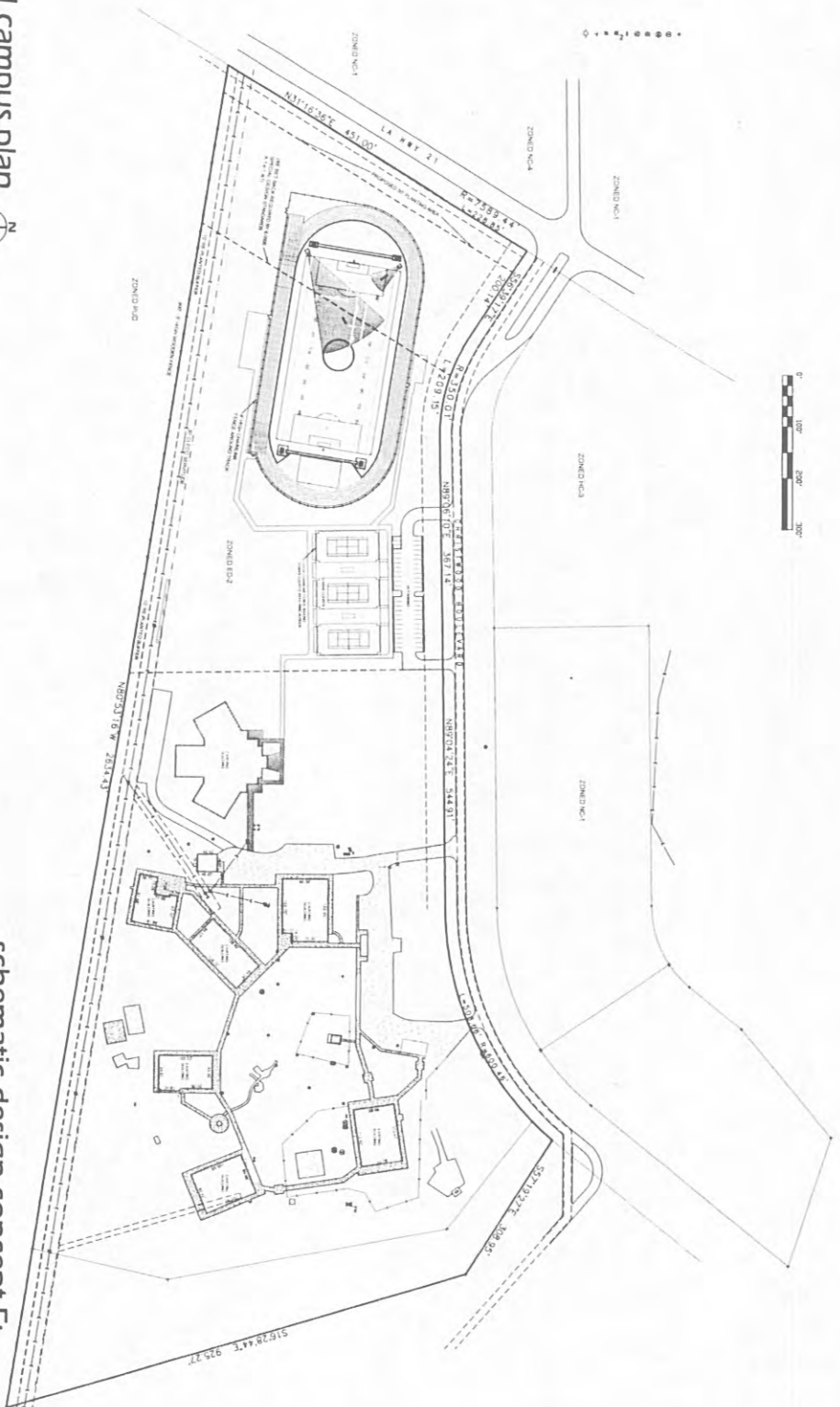
- LANDSCAPE NOTES:
1. PREPARE ALL BEDS AND TREE PLANTING PITS AS PER SPECIFICATIONS OF THE AMERICAN SOCIETY OF NURSERYMEN.
 2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS.
 4. AFTER INSTALLATION, ALL PLANTS SHALL BE HEALTHY, PERENNIAL AND TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AS IT IS BACKFILLED. LEAVE SITE CLEAN.

PR15-04-003

SKETCH OF
CHRIST EPISCOPAL SCHOOL
36.09 ACRES SITUATED IN
SECTIONS 41 & 46, TOWNSHIP 7 SOUTH - RANGE 10 EAST &
SECTIONS 47 & 52, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

UTILITY STATEMENT
THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORDS OF THE ST. TAMMANY PARISH ENGINEERING DEPARTMENT AND THE ST. TAMMANY PARISH PLANNING AND ZONING DEPARTMENT. THE INFORMATION IS NOT GUARANTEED BY THE ENGINEER AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

REFERENCES:
ST. TAMMANY PARISH ENGINEERING DEPARTMENT
ST. TAMMANY PARISH PLANNING AND ZONING DEPARTMENT
ST. TAMMANY PARISH COMMISSION



overall campus plan



scale: 1" = 100'-0"

schematic design concept E:

master plan - christ episcopal school
flwb 214069.01
03.MAR.15

fauntleroy latham weldon barré architects

THIS DRAWING AND THE DATA HEREON ARE THE PROPERTY OF FAUNTLEROY LATHAM WELDON BARRÉ ARCHITECTS, P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FAUNTLEROY LATHAM WELDON BARRÉ ARCHITECTS, P.C.

architects
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CONVINGTON, LA 70430
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ALTA / ACSM SURVEY OF
CHRIST EPISCOPAL SCHOOL
36.09 ACRES SITUATED IN
SECTIONS 41 & 46, TOWNSHIP 7 SOUTH - RANGE 10 EAST &
SECTIONS 47 & 52, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA



LEGAL DESCRIPTION

[illegible]

UTILITY STATEMENT:

REFERENCES:

EASEMENTS/SERVITUDES:

[illegible][illegible]

SURVEYOR'S CERTIFICATE

¹⁶ DePaul University, Chicago, in Georgetown, Louisiana, Texas, American, Thai, Vietnamese, Chinese, and Japanese, Western, and African.


PROFESSIONAL LAND SURVEYOR
 L.A. REGISTRATION NO. 04206
 DATE _____

SAVED IN ACCORDANCE WITH THE LOUISIANA
NATURAL STANDARDS FOR PRIMARY GRADE STUDENTS
FIVE A CLASS - "SUNNY"

MATCHET TRACT SUBDIVISION

[illegible]

CHRIST EPISCOPAL SCHOOL
SEC. 41 & 46, TOWNSHIP 7 SOUTH-RANGE 10 EAST &
SEC. 47 & 52, TOWNSHIP 7 SOUTH-RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

 RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
228 W CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 • FAX(985) 624-5309

DRAWN BY:	DATE:
CHECKED BY:	DATE:
SCALE:	1" = 100' / 4
SURVEY NO.	12719
9-617	

APPENDIX A
CASE NO.: PR15-04-003
LANDSCAPE CHART

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Hwy 21 Street Planting 451 ft.	120' planting area 78 Class A 112 Class B 45 Shrubs	35' planting area 28 Class A 28 Class B 45 Shrubs	50' planting area 60 Existing trees to be preserved = 162 Credits 14 Class A 14 Class B 68 Shrubs	Request variance to reduce the required front planting area from 120' to 50'
North Perimeter Planting 689 ft.	30' planting area 23 Class A 23 Class B 69 Shrubs	30' planting area 28 Class A 28 Class B 69 Shrubs	30' planting area 35 Existing trees to be preserved = 92 Credits 5 Class B trees 46 Shrubs	Request reduction of the required number of shrubs. Shrubs are proposed to be provided only along the parking area to provide vehicular screen
South Perimeter Planting 1110 ft.	30' planting area 37 Class A 37 Class B 8' opaque screen	30' planting area 37 Class A 37 Class B 8' opaque screen	30' planting area 16 existing trees to be preserved = 24 Credits 25 Class A 25 Class B 8' opaque screen	As petitioner proposes
Parking Planting 48 Spaces Required 48 Spaces Provided	1 Class A in Island / 12 spaces & in island at ends of row;	1 Class A / 12 spaces & in islands at ends of row;	1 Class A / 12 spaces & in islands at ends of row;	As Petitioner proposes