

## ZONING STAFF REPORT

Date: September 29, 2014

Meeting Date: October 7, 2014

Case No.: ZC14-09-080

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (09/02/14)

Posted: 09/17/14

### GENERAL INFORMATION

**PETITIONER:** Vincent Ebeier  
**OWNER:** Vincent Ebeier  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to I-2 (Industrial District)  
**LOCATION:** Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14  
**SIZE:** 0.5770 acre

### 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	A-4 (Single Family Residential District)
South	Residential/Commercial	A-4 (Single Family Residential District)
East	Undeveloped	HC-2 (Highway Commercial District)
West	Undeveloped	I-2 (Industrial District)

#### 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:

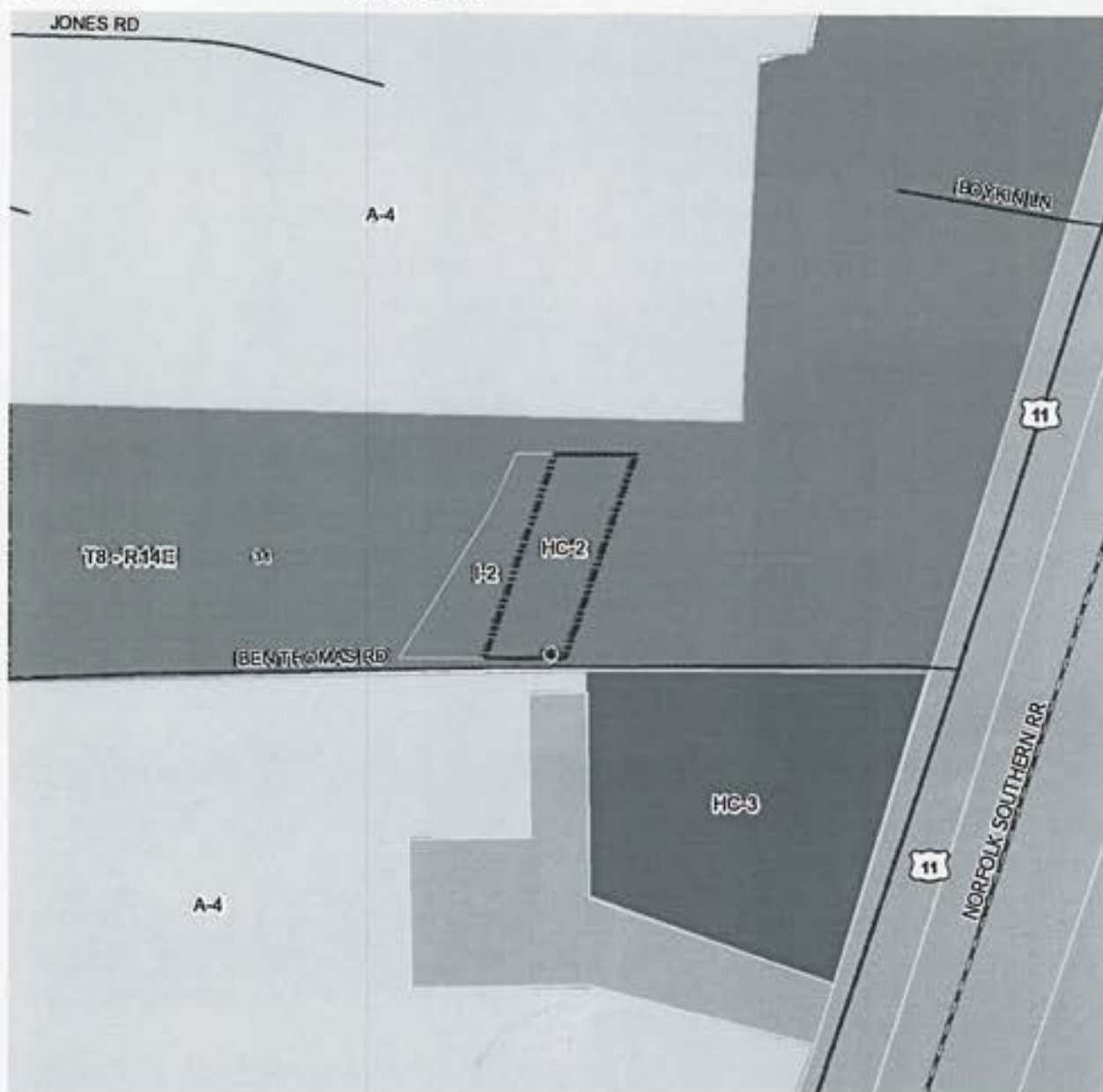
The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that the site is currently developed with an office warehouse and abutting I-2 Industrial District on the west side.

Note that the site was zoned M-1Light Industrial District before the comprehensive rezoning.

#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-09-080  
**PETITIONER:** Vincent Ebeier  
**OWNER:** Vincent Ebeier  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to I-2 (Industrial District)  
**LOCATION:** Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14  
**SIZE:** 0.5770 acre





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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

589°42'37"E-100.00'

2014-09-020

SET 1/2" REBAR

12" WIDE CONC. BEAM

FOUND PIPE

518°10'45"W

10.05'

SET 1/2" REBAR

518°59'40"W

46.57'

10" TREE

N19°11'08"E-265.49' (RECORD)  
N19°11'08"E-265.81' (ACTUAL)

0.5770  
ACRE

METAL BLDG. ON SLAB

519°20'30"W-208.50' (ACTUAL)  
519°20'30"W-208.18' (RECORD)

P.O.B.

1183.00'

2.3'

SET NAIL IN ASPHALT

589°52'10"W-100.00'

BEN THOMAS ROAD

FOUND PIPE

589°52'10"W

TOWNSHIP 8 SOUTH

TOWNSHIP 9 SOUTH

REFERENCE SURVEY  
NO. 27700/37594  
BY IVAN BORDEN  
DATED AUG. 18, 1981  
REV. FEB. 8, 1984.

NOTE: P.O.B. BY  
OTHERS AND NOT  
FIELD VERIFIED BY  
THIS FIRM.

F.I.R.M. 225 205 0420 0

4-2-91

ZONE A-2 B.F.E. 15.0'

ADDRESS:

SURVEY No.

980627

DATE:

3-27-98

J. V. BURKES & ASSOC., INC.

2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461

504 • 649 • 0075

DRAWN BY:

lp

SCALE:

1" = 40'

REVISED:

SURVEY MAP OF: A PARCEL OF LAND

## ZONING STAFF REPORT

Date: September 29, 2014

Meeting Date: October 7, 2014

Case No.: ZC14-09-081

Determination: Approved Amended Postponed Denied

Prior Action: Postponed (09/02/14)

Posted: 09/17/14

### GENERAL INFORMATION

**PETITIONER:** Vincent Ebeier  
**OWNER:** Vincent Ebeier  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) to I-2 (Industrial District)  
**LOCATION:** Parcel located on the south side of Ben Thomas Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14  
**SIZE:** 0.6060 acre

### 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	Office Warehouse	I-2 (Industrial District) & HC-2 (Highway Commercial District City of Slidell
South	Parking lot for Charter Communication	City of Slidell
East	Access to parking lot	A-4 (Single-Family Residential District)
West	Undeveloped	

#### EXISTING LAND USE:

Existing development? No

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 A-4 (Single-Family Residential District) to I-2 (Industrial District). The site is located on the south side of Ben Thomas Road, west of US Highway 11. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff is not completely opposed to the request considering the presence of office warehouses on the north and east sides of the site; however, an I-1 Industrial zoning district may be more appropriate for the site.

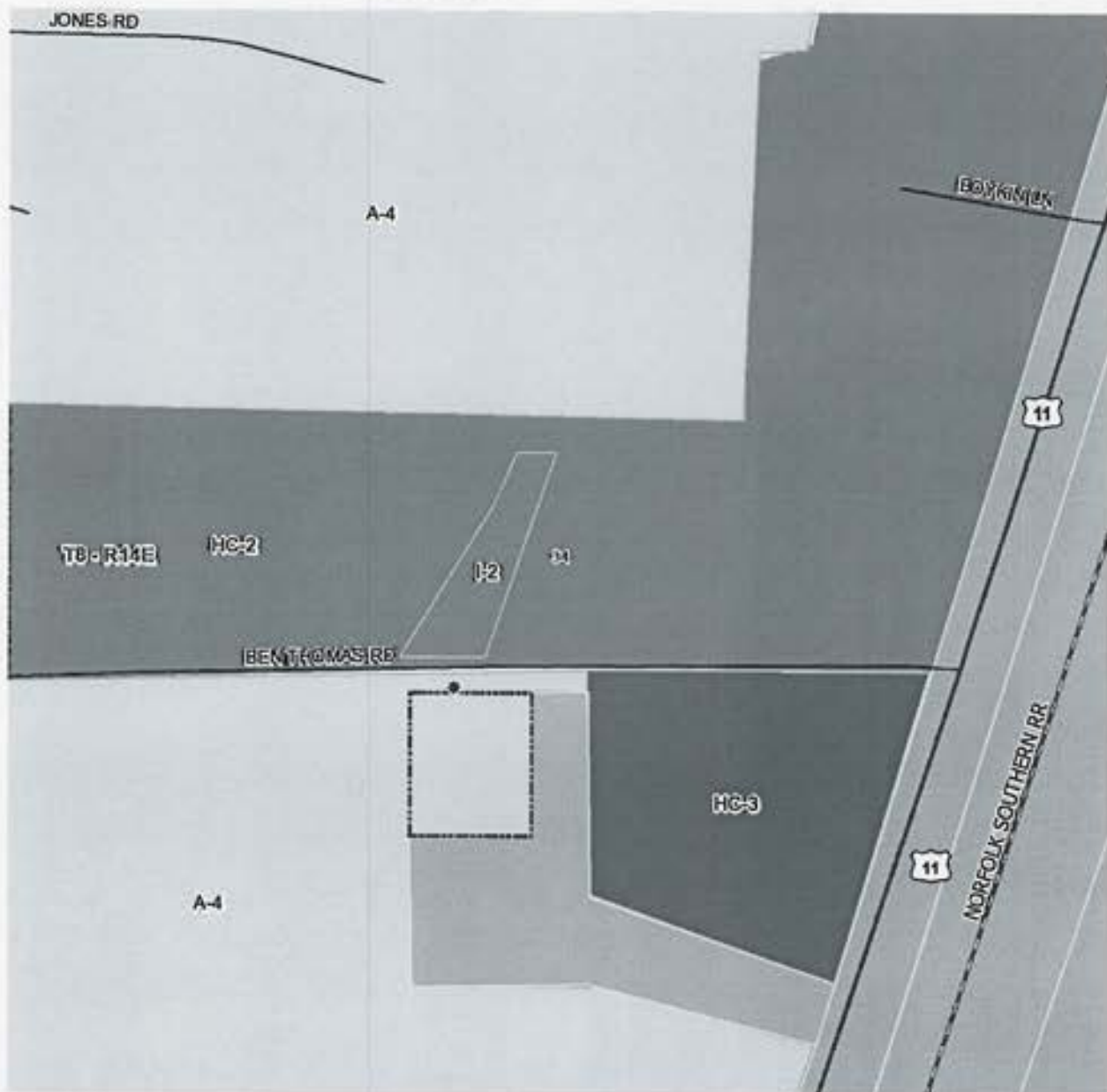
Note that the site was zoned M-1Light Industrial District before the comprehensive rezoning.

#### STAFF RECOMMENDATION:

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



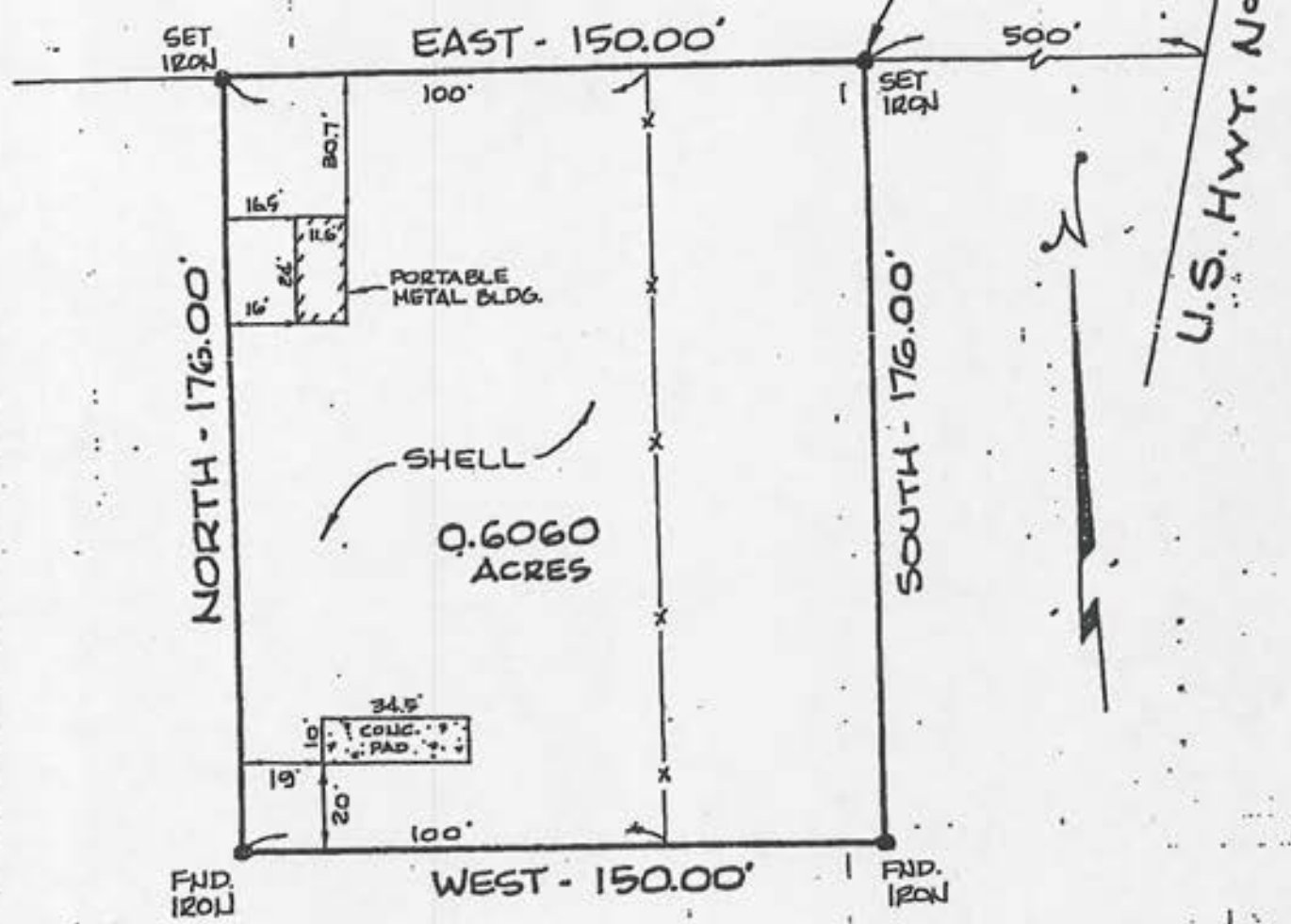
**CASE NO.:** ZC14-09-081  
**PETITIONER:** Vincent Ebeier  
**OWNER:** Vincent Ebeier  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) to I-2 (Industrial District)  
**LOCATION:** Parcel located on the south side of Ben Thomas Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14  
**SIZE:** 0.6060 acre



244-09-081

FROM THE CORNER COMMON TO SECTIONS 2, 3, 34, 35, T8S, R14E; THENCE 400° 3'E-1,332.2'; THENCE WEST-743.0'; THENCE S19°W-42.3'; THENCE WEST-500.0' TO THE POINT OF BEGINNING.

BEN THOMAS ROAD



SURVEY MAP  
OF  
0.6060 ACRES OF LAND

LOCATED IN  
SECTION 34-T8S-R14E  
ST. TAMMANY PARISH, LA.  
CERTIFIED TO  
REV. ALBERT BRECKENRIDGE



SCALE: 1" = 40'  
DATE: MARCH 10, 1989  
SURVEY NO: 890, 115 FLOOD HAZARD ZONE A2.

SURVEYED BY:  
J. V. Burkess  
J.V. BURKES III  
LA. REG. NO. 840  
SLIDELL, LA.

DRAWN: MRM



## ZONING STAFF REPORT

Date: September 29, 2014  
Case No.: ZC14-10-086  
Posted: 9/18/14

Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied

### GENERAL INFORMATION

**PETITIONER:** Robert Barnett  
**OWNER:** JoAnn Thompson  
**REQUESTED CHANGE:** From A-1 (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive; S2, T6S, R10E; Ward 2, District 3  
**SIZE:** 1.1 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	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

#### EXISTING LAND USE:

Existing development? No Multi occupancy development? No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

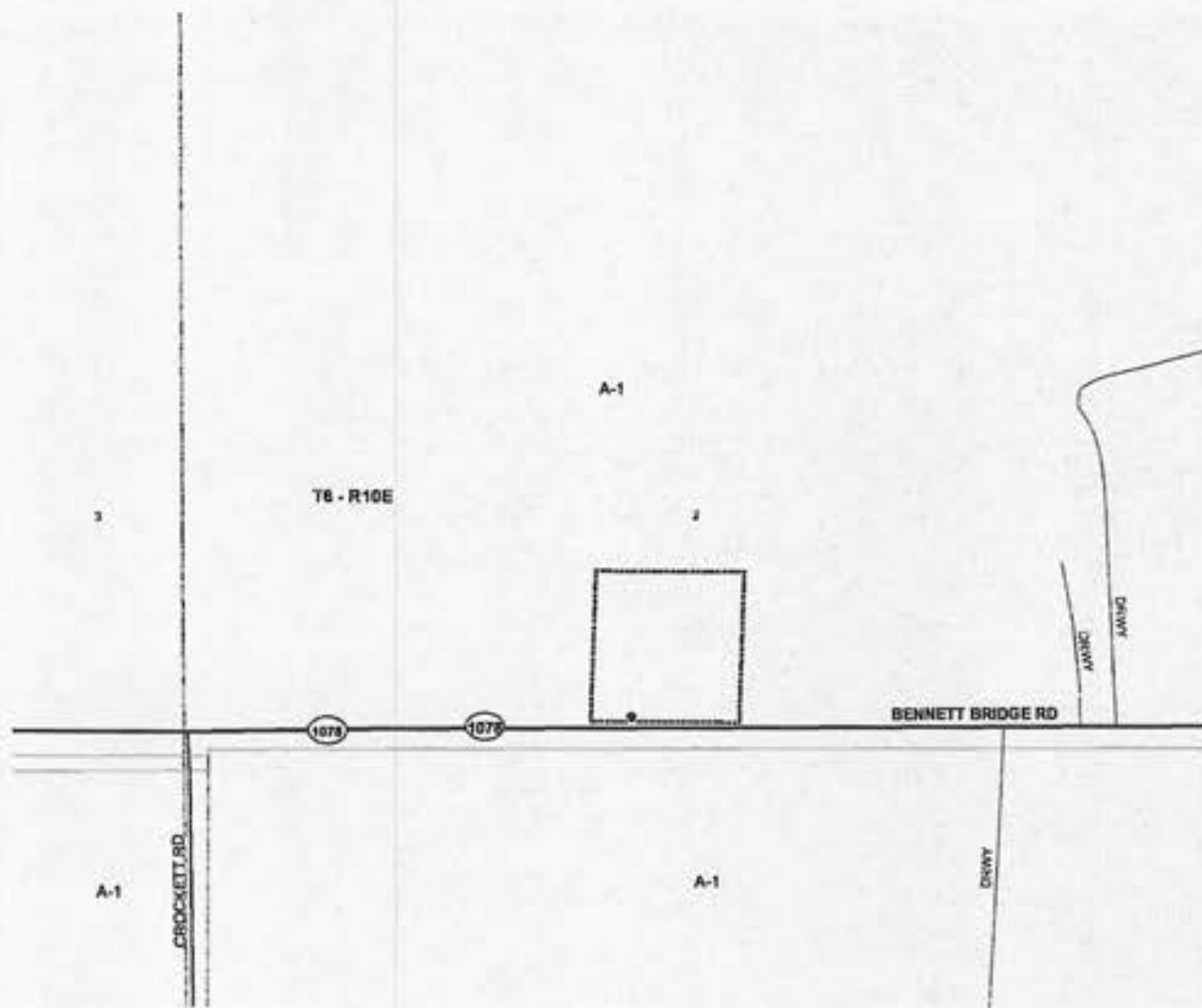
The petitioner is requesting to change the zoning from A-1 (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay). The site is located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The requested zoning change to PF-1 does not meet the objectives of the 2025 future land use plan. However, the purpose of the PF-1 zoning is to provide for the location of governmental and other institutional uses to the public. Considering the purpose of the PF-1 zoning and the nature of the permitted uses, staff does not have any objections to the request.

Note that the site is proposed to be developed with a Fire Station.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 (Public Facilities District) & RO (Rural Overlay) designation be approved.

**CASE NO.:** ZC14-10-086  
**PETITIONER:** Robert Barnett  
**OWNER:** JoAnn Thompson  
**REQUESTED CHANGE:** From A-1 (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive; S2, T6S, R10E; Ward 2, District 3  
**SIZE:** 1.1 acres





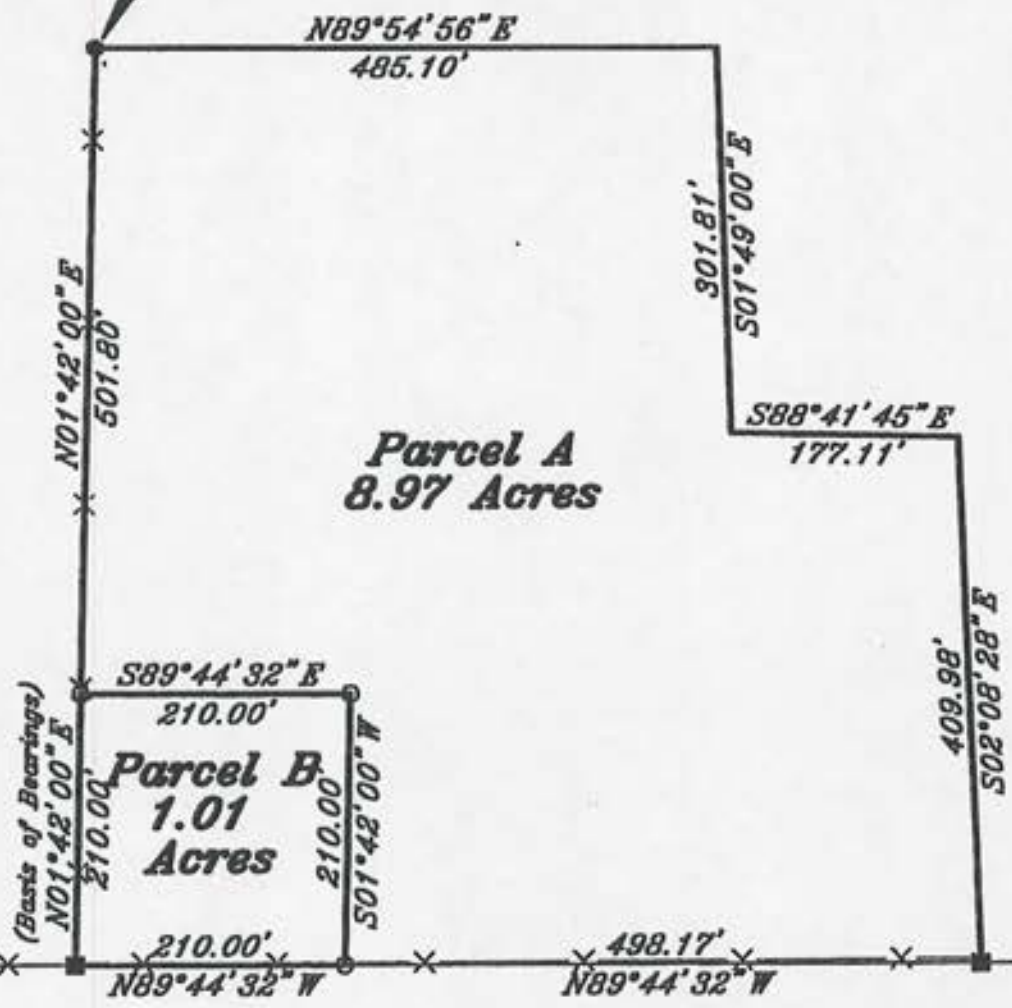
2014-10-086

This property is located  
in Flood Zone C as per  
FEMA FIRM, Comm.  
Panel No. 225205  
0125 C, map dated  
10-17-1989

This point is S44°20'E, 875.4' from the  
Section Corner common to Sections 34 & 35  
Township 5 South Range 10 East and  
Sections 2 & 3 Township 6 South Range 10 East,  
St. Tammany Parish, Louisiana



Note:  
Improvements were  
not located at the  
time of this survey  
except as shown



La. Hwy. 1078

Reference Survey  
Survey prepared by Land  
Surveying, Inc. dated  
Nov. 14, 2008 Survey No.  
13806 (Basis of Bearings)

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 STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.  
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE  
GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Legend:  
⊙ 1/2" Rebar Set  
● 1/2" Rebar Found  
■ 1 1/4" Iron Pipe Found  
X Fence

MINOR SUBDIVISION OF  
PROPERTY LOCATED IN  
SECTION 2 TOWNSHIP 6  
SOUTH RANGE 10 EAST  
INTO PARCELS A AND B,  
ST. TAMMANY PARISH,  
LOUISIANA

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

BRUCE M. BUTLER, III  
License No. 4894  
PROFESSIONAL

LA. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

LS Land Surveyors, L.C.  
518 N. Columbia Street  
Covington, LA 70433  
(905) 842-6271 office (905) 848-0355 fax



## ZONING STAFF REPORT

Date: September 29, 2014  
Case No.: ZC14-10-087  
Posted: 09/17/14

Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied

### GENERAL INFORMATION

PETITIONER: Patrick Darby  
OWNER: Ridgewood Investments, LLC/Patrick Darby  
REQUESTED CHANGE: From A-1 (Suburban District) to CB-1 (Community Based Facilities District)  
LOCATION: Parcel located on the west side of Howze Beach Road, south of Spartan Drive ; S44, T9S, R14E; Ward 9, District 12  
SIZE: 7.56 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	PUD (Planned Unit Development Overlay)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District) & City of Slidell

#### 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:

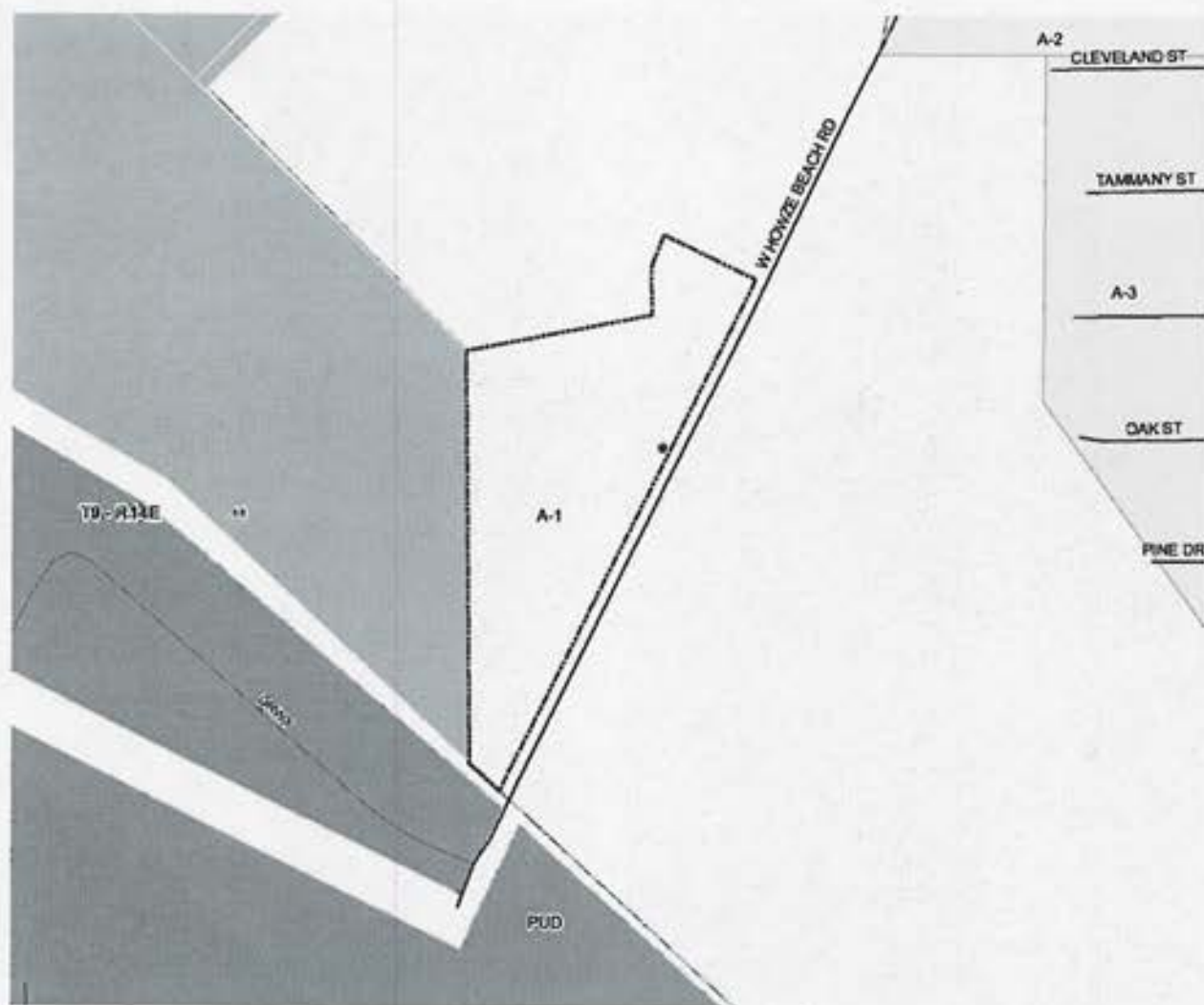
The petitioner is requesting to change the zoning from A-1 (Suburban District) to CB-1 (Community Based Facilities District). The site is located on the west of Howze Beach Road, south of Spartan Drive. The 2025 future land use plan calls for the site to be developed as a planned district, including single family residences and conservation area. The requested zoning change to CB-1 does not meet the 2025 future land use plan. However, the purpose of the CB-1 zoning is to provide for the location of public and quasi-public uses within close proximity to residential districts. Considering the location of the site, the purpose of the CB-1 zoning and the nature of the permitted uses, staff does not have any objections to the request.

Note that the site is proposed to be developed as a recreational baseball park.

#### STAFF RECOMMENDATION:

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

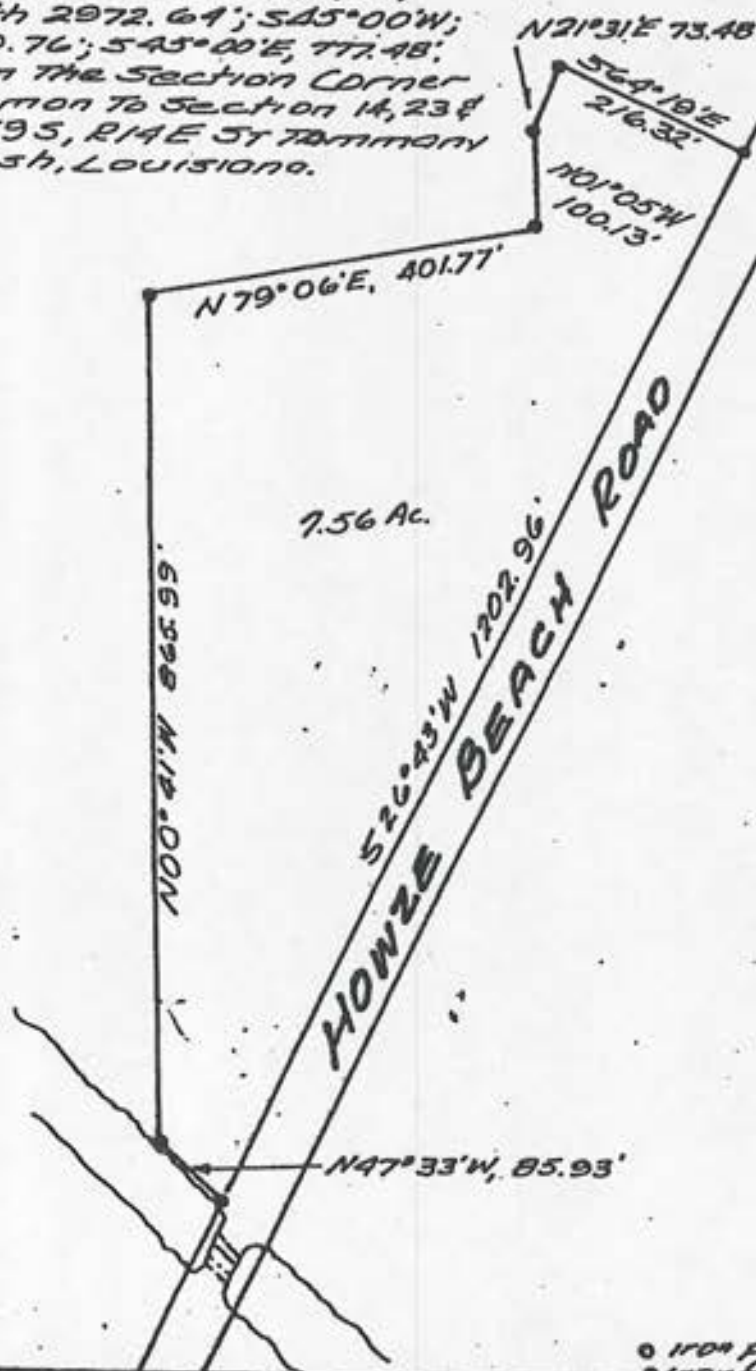
**CASE NO.:** ZC14-10-087  
**PETITIONER:** Patrick Darby  
**OWNER:** Ridgewood Investments, LLC/Patrick Darby  
**REQUESTED CHANGE:** From A-1 (Suburban District) to CB-1 (Community Based Facilities District)  
**LOCATION:** Parcel located on the west of side Howze Beach Road, south of Spartan Drive ; S44, T9S, R14E; Ward 9, District 12  
**SIZE:** 7.56 acres





2014-10-087

This point is East 255.42';  
South 2972.64'; S45°00'W;  
1640.76'; S45°00'E, 777.48'.  
From the Section Corner  
Common to Section 14, 23 &  
44, T9S, R14E St Tammany  
Parish, Louisiana.



MAP PREPARED FOR

**ELECTROCOM INC.**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 44 TOWNSHIP 9 SOUTH,  
RANGE 14 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

*Jeron R. Fitzmorris*  
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: JUNE 29, 1989

NUMBER: 504

## ZONING STAFF REPORT

Date: September 29, 2014  
Case No.: ZC14-10-088  
Posted: 09/18/14

Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied

### GENERAL INFORMATION

**PETITIONER:** G. David Caraway  
**OWNER:** Carl Eberts  
**REQUESTED CHANGE:** From A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District)  
**LOCATION:** Parcel located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision ; S34, T7S, R11E; Ward 4, District 4  
**SIZE:** 0.18 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Unopened Parish Road

Road Surface: Dirt Road

Condition: Fair

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 (Single Family Residential District)
South	Undeveloped	NC-1 (Professional Office District)
East	Undeveloped	A-5 (Two Family Residential District)
West	Golf Course	CB-1 (Community Based Facilities 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:

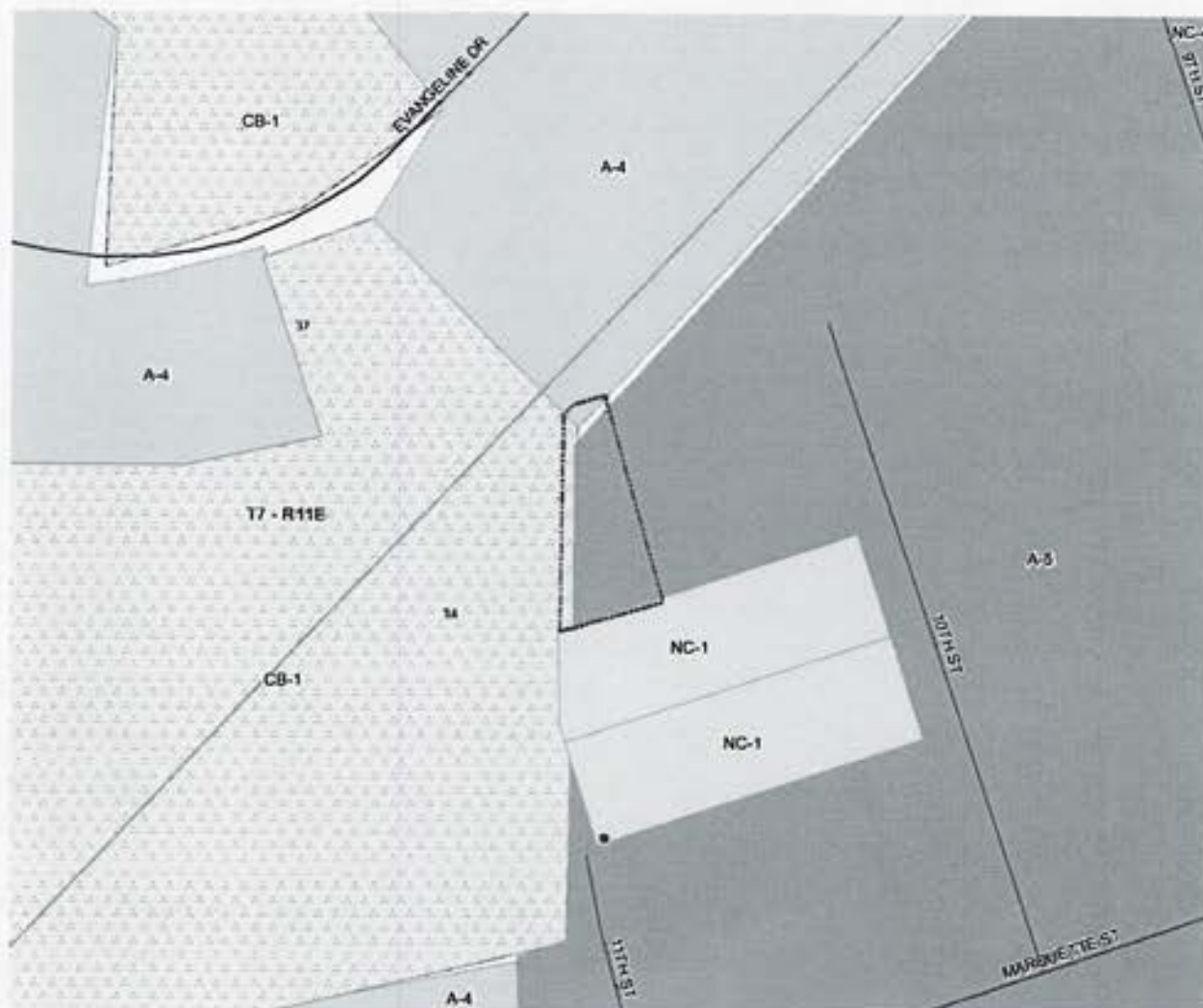
The petitioner is requesting to change the zoning from A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District). The site is located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is abutting A-4 & A-5 residential zoning districts on the north and east sides of the property.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a NC-1 (Professional Office District) designation be denied.

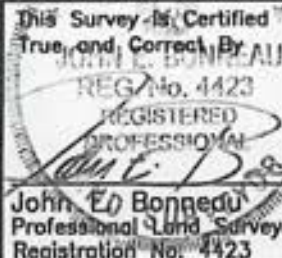


**CASE NO.:** ZC14-10-088  
**PETITIONER:** G. David Caraway  
**OWNER:** Carl Eberts  
**REQUESTED CHANGE:** From A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District)  
**LOCATION:** Parcel located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision ; S34, T7S, R11E; Ward 4, District 4  
**SIZE:** 0.18 acres





2014-10-288



## ZONING STAFF REPORT

Date: September 29, 2014

Case No.: ZC14-10-089

Posted: 9/17/2014

Meeting Date: October 7, 2014

Determination: Approved Amended Postponed Denied

### GENERAL INFORMATION

**PETITIONER:** Bonnie A. Paille  
**OWNER:** Bonnie A. Paille  
**REQUESTED CHANGE:** From A-1A (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington; S15, T6S, R12E; Ward 10, District 6  
**SIZE:** 19.72 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-1A (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-1A (Suburban District)
West	Undeveloped	A-1A (Suburban District)

#### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

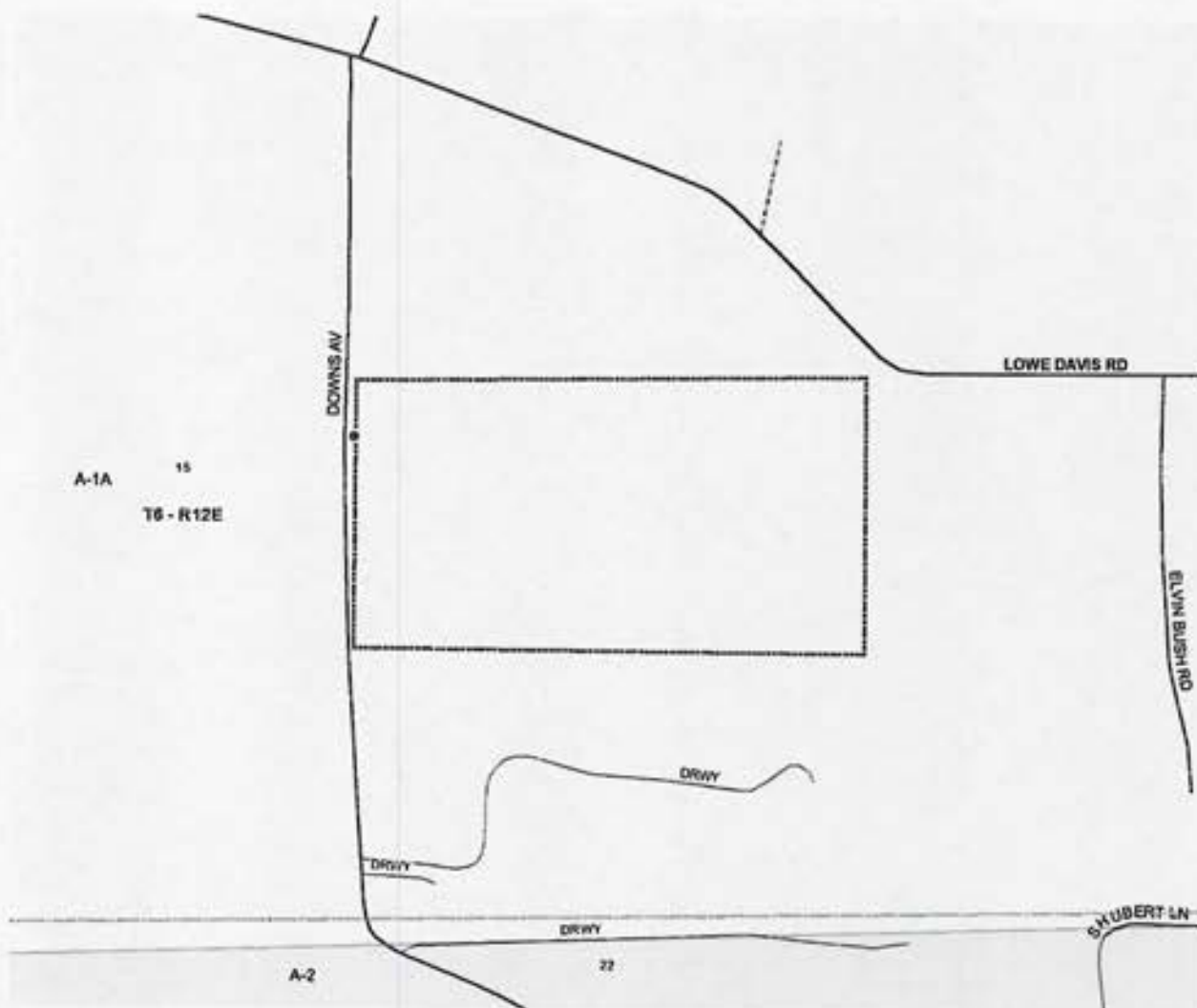
The petitioner is requesting to change the zoning from A-1A (Suburban District) to A-2 (Suburban District). The site is located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff sees no compelling reason to increase the density considering that the area is surrounded on three sides with A-1A zoned property.

#### STAFF RECOMMENDATION:

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



**CASE NO.:** ZC14-10-089  
**PETITIONER:** Bonnie A. Paille  
**OWNER:** Bonnie A. Paille  
**REQUESTED CHANGE:** From A-1A (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington; S15, T6S, R12E; Ward 10, District 6  
**SIZE:** 19.72 acres





2014-10-089

LOWELL E. CUMMINGS

LICENSED SURVEYOR

216 S. NEW HAMPSHIRE STREET • COVINGTON, LOUISIANA 70433

R. 12 E.

SECTION 15

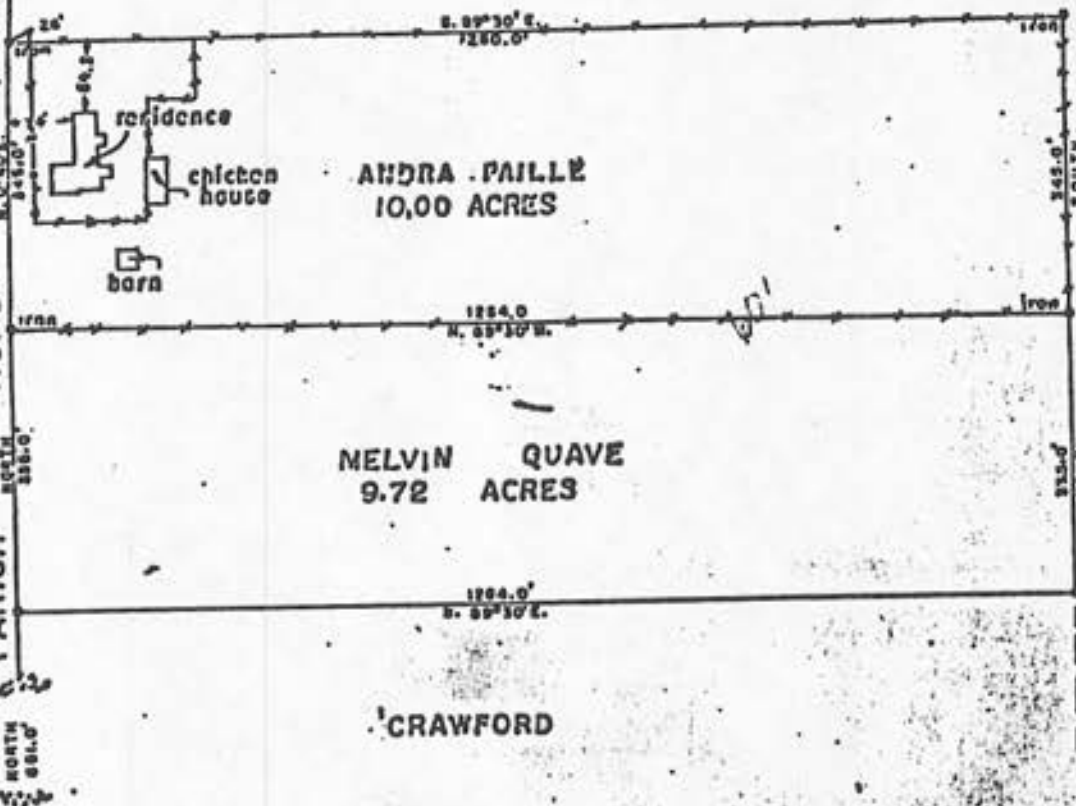
(BLACK-TOP)

ROAD

PARISH

NORTH

13 13  
21 22



PLAT

SHOWING A SURVEY FOR

ANDRA PAILLE

LOCATED IN SECTION 15, TOWNSHIP 8 SOUTH,  
RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

SURVEY BY Lowell E. Cummings  
reg. surveyor S-125  
November 6, 1974  
COVINGTON, LA.

SCALE 1" = 200'

BEST COPY  
AVAILABLE

## ZONING STAFF REPORT

Date: September 29, 2014  
Case No.: ZC14-10-090  
Posted: 09/18/14

Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied

### GENERAL INFORMATION

**PETITIONER:** Bruce Simpson  
**OWNER:** Estate of Joseph Daniel Pierre C/O Robert D. Pierre  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1A (Suburban District)  
**LOCATION:** Parcel located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom; S5, T5S, R10E; Ward 2, District 3  
**SIZE:** 3.37 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-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

#### EXISTING LAND USE:

Existing development? Yes Multi occupancy development? No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1A (Suburban District). The site is located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval of the request, considering that the site is surrounded by A-1 Suburban zoning.

#### STAFF RECOMMENDATION:

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



**CASE NO.:**

ZC14-10-090

**PETITIONER:**

Bruce Simpson

**OWNER:**

Estate of Joseph Daniel Pierre C/O Robert D. Pierre

**REQUESTED CHANGE:**

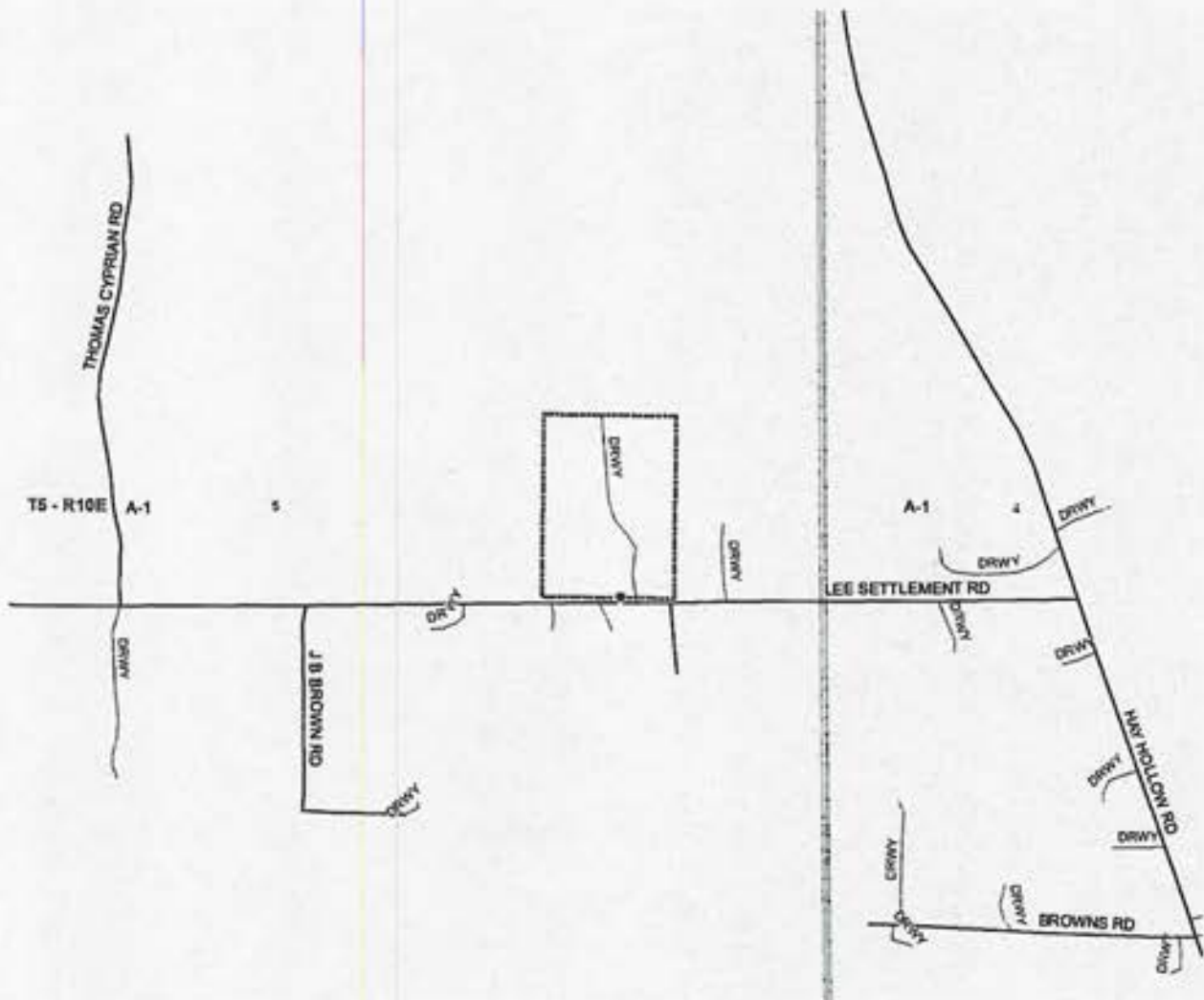
From A-1 (Suburban District) to A-1A (Suburban District)

**LOCATION:**

Parcel located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom; S5, T5S, R10E; Ward 2, District 3

**SIZE:**

3.37 acres





2014-10-090

REFERENCE BEARING:  
Iron Pipe A to Iron Rod B  
N00°15'E  
(per Reference Survey)

POB NE CORNER OF SECTION 5  
TOWNSHIP 4 SOUTH  
TOWNSHIP 5 SOUTH

SEC. 32  
SEC. 33

SECTION 5  
SECTION 4

## CALLS AROUND CELLULAR TOWER SITE

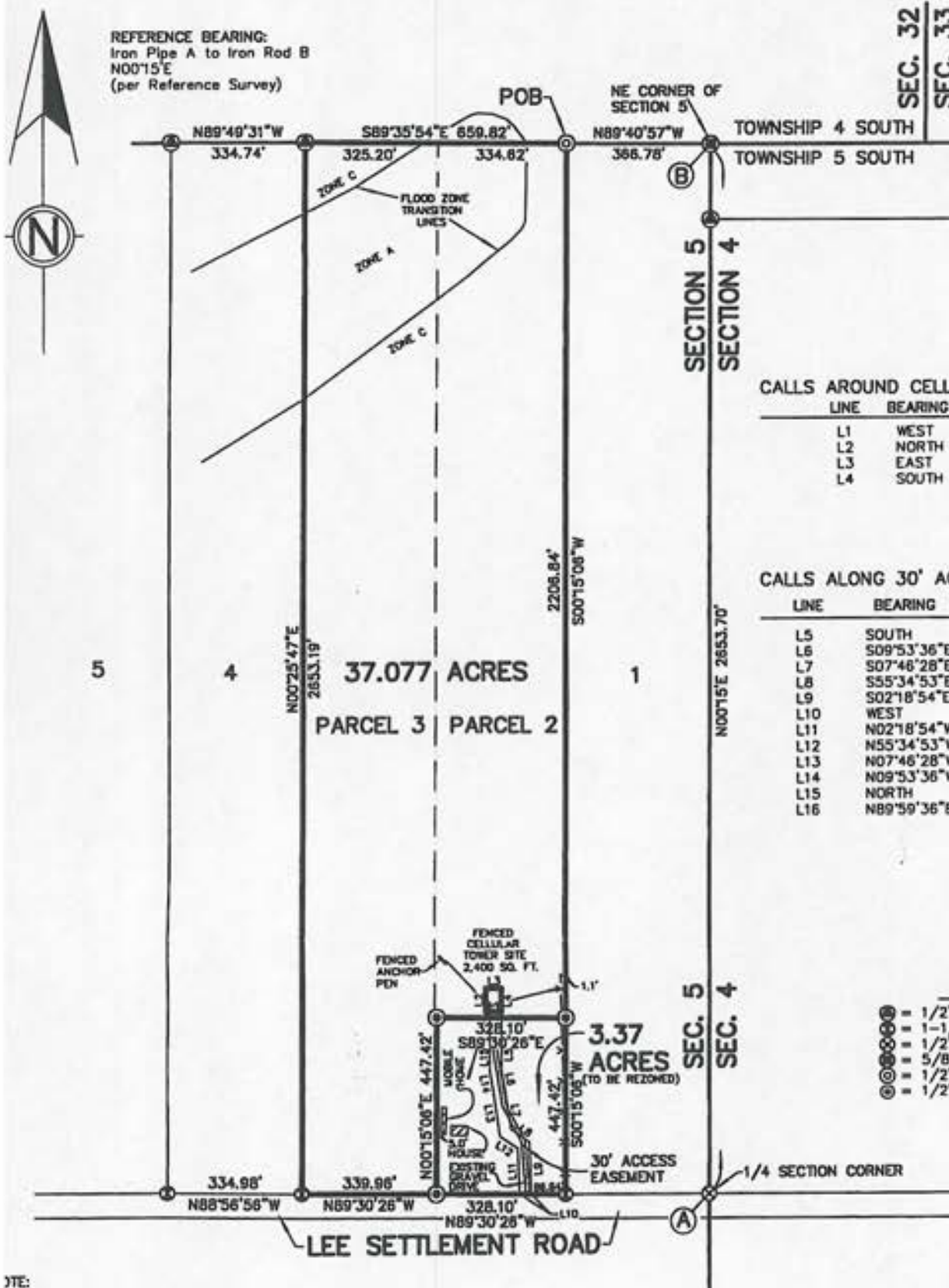
LINE	BEARING	DISTANCE
L1	WEST	40.0'
L2	NORTH	60.0'
L3	EAST	40.0'
L4	SOUTH	60.0'

## CALLS ALONG 30' ACCESS SERVITUDE

LINE	BEARING	DISTANCE
L5	SOUTH	141.82'
L6	S09°53'36"E	51.80'
L7	S07°46'28"E	99.98'
L8	S55°34'53"E	57.07'
L9	S02°18'54"E	130.40'
L10	WEST	30.0'
L11	N02°18'54"W	113.88'
L12	N55°34'53"W	55.32'
L13	N07°46'28"W	112.72'
L14	N09°53'36"W	53.85'
L15	NORTH	144.41'
L16	N89°59'36"E	30.0'

## LEGEND

- ⊙ = 1/2" BOLT FOUND
- ⊙ = 1-1/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊙ = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET



NOTE:

is property is located in Flood Zones A &  
per F.E.M.A. Map No. 225205 0025 B, dated  
arch 1, 1984.

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

## REFERENCE SURVEY:

Survey for the Estate of Joseph D. Pierre by John G. Cummings,  
Surveyor, dated January 20, 2014, Job No. 13357.

03 N. JEFFERSON AVENUE

JOHN G. CUMMINGS &amp; ASSOCIATES

PHONE (985) 892-1549

OVINGTON, LA 70433

PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

AT PREPARED FOR: Estate of Joseph D. Pierre

OWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION  
5, TOWNSHIP 5 SOUTH, RANGE 10 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

ES PLAT REPRESENTS A PHYSICAL SURVEY MADE ON  
IE GROUND BY ME, OR THOSE UNDER MY DIRECTION,  
ND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS  
PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

DATE: 7-22-2014

REVISED:

## ZONING STAFF REPORT

Date: September 29, 2014  
Case No.: ZC14-10-091  
Posted: 9/18/2014

Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)  
**LOCATION:** Parcel located at the end of Singletary Road, south of Galloway Road ; S20, T5S, R11E; Ward 2, District 6  
**SIZE:** 3.457 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel/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)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

#### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The site is located at the end of Singletary Road, south of Galloway Road. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff sees no compelling reason to increase the density, considering that the area is surrounded on three sides with A-1 zoned property.

#### STAFF RECOMMENDATION:

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

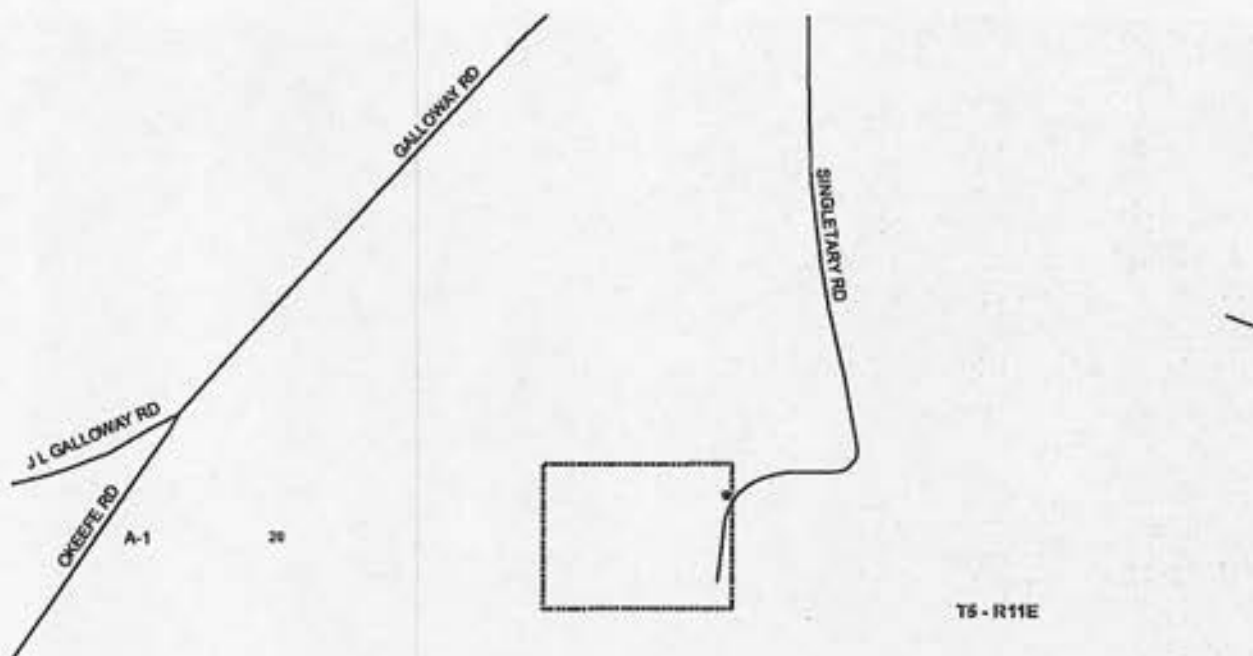


**CASE NO.:** ZC14-10-091

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

**LOCATION:** Parcel located at the end of Singletary Road, south of Galloway Road ; S20, T5S, R11E; Ward 2, District 6

**SIZE:** 3.457 acres



## ZONING STAFF REPORT

Date: September 29, 2014  
Case No.: ZC14-10-092  
Posted: 09/17/14

Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied

### GENERAL INFORMATION

**REQUESTED CHANGE:** From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd ; S26, T8S, R14E; Ward 8, District 14  
**SIZE:** 32.95 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish & 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	Single Family Residential, Undeveloped & Multi-Family	A-4 (Single Family Residential District) & HC-3 (Highway Commercial District)
South	Undeveloped & Office Warehouse	HC-3 (Highway Commercial District)
East	Hwy 11 & Undeveloped	Undeveloped
West	Office Warehouse	I-2 (Industrial 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.

**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.

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

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-4 (Single Family Residential District). The site is located on the west side of US Highway 11, south of Pine Place. The 2025 future land use plan designates the site to be developed with residential uses, commercial uses and conservation area. Staff feels that the current zoning of the site is appropriate, considering its location along Hwy 11 and that it was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, it is abutting HC-3 Highway Commercial zoning to the south and I-2 Industrial District to the west.

#### STAFF RECOMMENDATION:

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



**CASE NO.:** ZC14-10-092  
**REQUESTED CHANGE:** From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd ; S26, T8S, R14E; Ward 8, District 14  
**SIZE:** 32.95 acres



## ZONING STAFF REPORT

Date: September 29, 2014  
Case No.: ZC14-10-093  
Posted: 09/14/14

Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied

### 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:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential, Commercial & Undeveloped	HC-3 (Highway Commercial District) & A-4 (Single Family Residential District)
South	Residential & Undeveloped	
East	Undeveloped	
West	Undeveloped	

#### 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 multi family residential buildings and undeveloped land. The requested zoning change to A-8 would allow for the existing multi family dwellings to remain and for future multi family development at a maximum density of 1 unit per 1500 square feet of property.

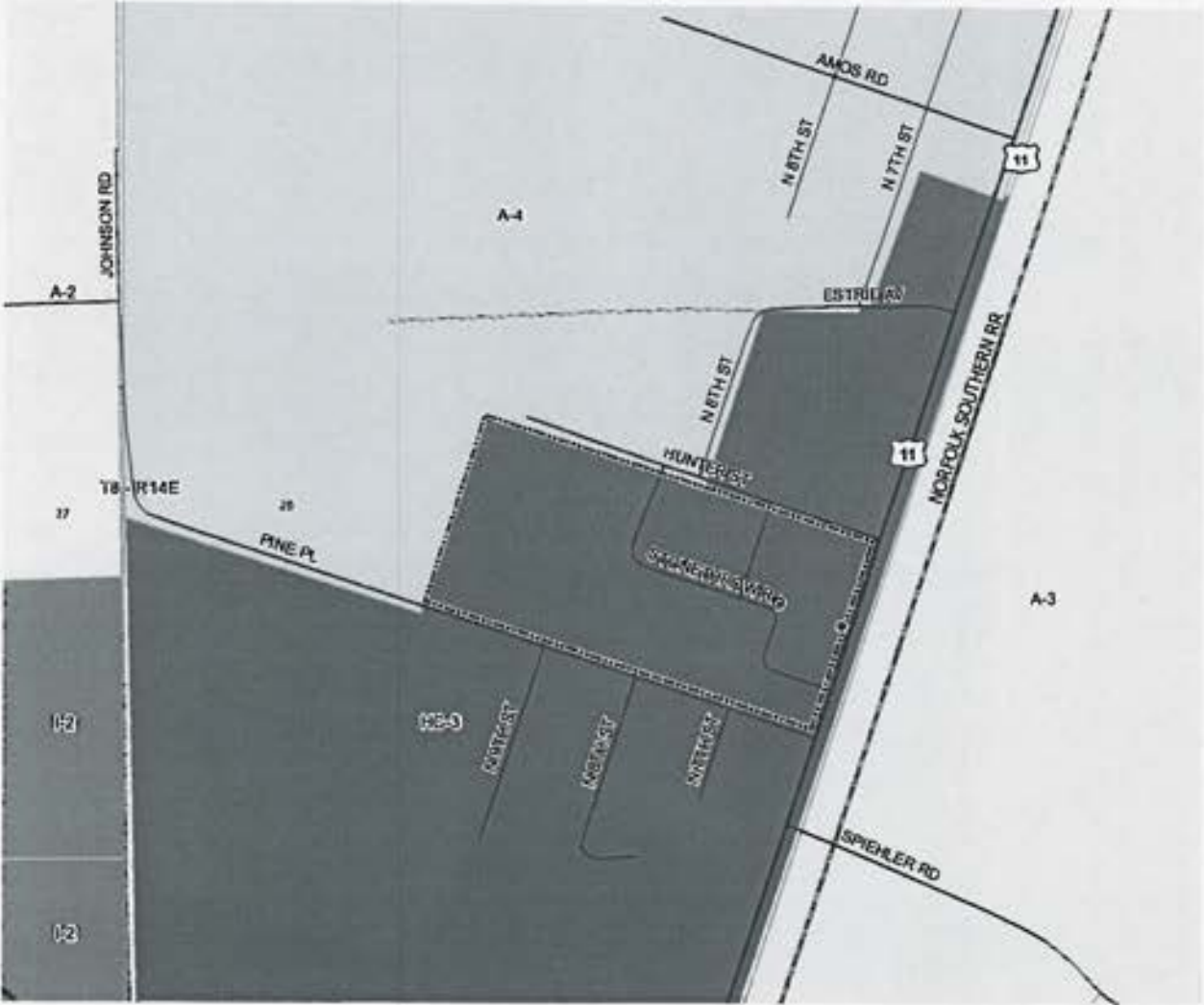
Staff feels that there is no compelling reason to recommend approval, considering that it is located along Hwy 11 and that the site was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, the site is currently abutting HC-3 zoning on the north and south sides and the HC-3 zoning district allows for multi 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: September 29, 2014  
Case No.: ZC14-10-094  
Posted: 09/17/14

Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied

### GENERAL INFORMATION

**PETITIONER:** Nicholas Brener  
**OWNER:** John & Tena Warner  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077; S20,T6S,R10E; Ward 1, District 3  
**SIZE:** 3.22 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	Undeveloped	A-1 (Suburban District)
South	Undeveloped	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

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

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

#### STAFF COMMENTS:

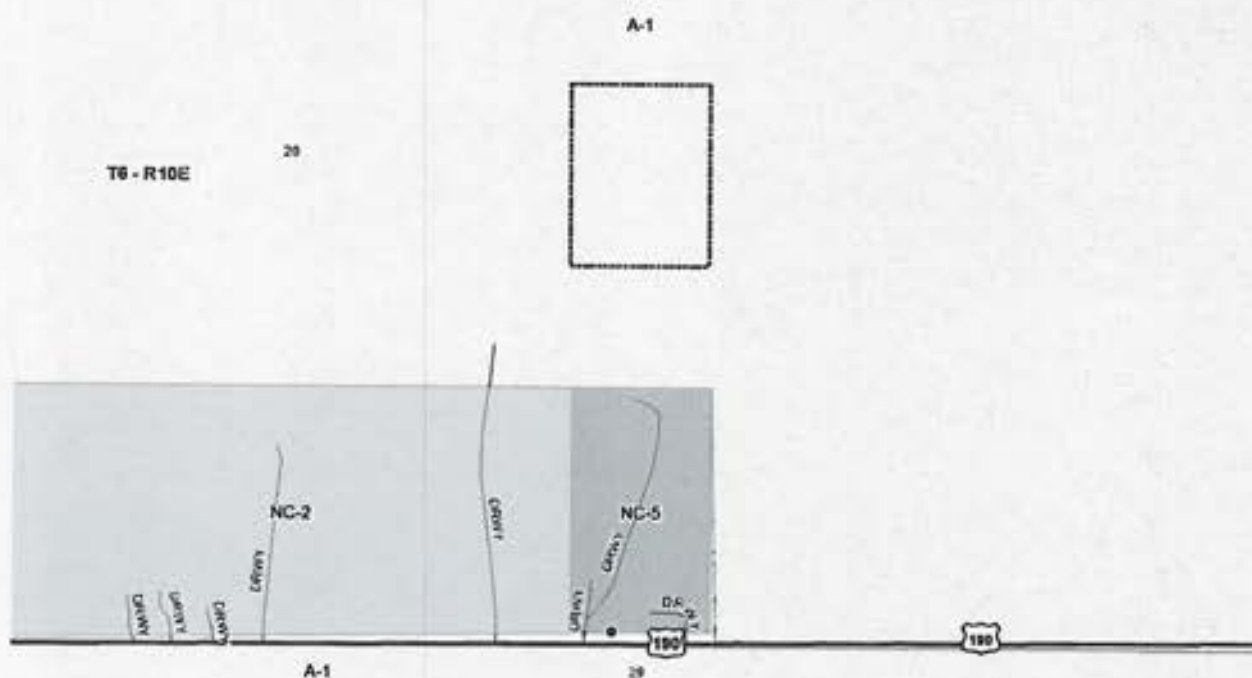
The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077. The 2025 Future Land Use Plan calls for the area to be developed as a planned district including conservation and single family residential uses. Staff does not object to the request.

#### STAFF RECOMMENDATION:

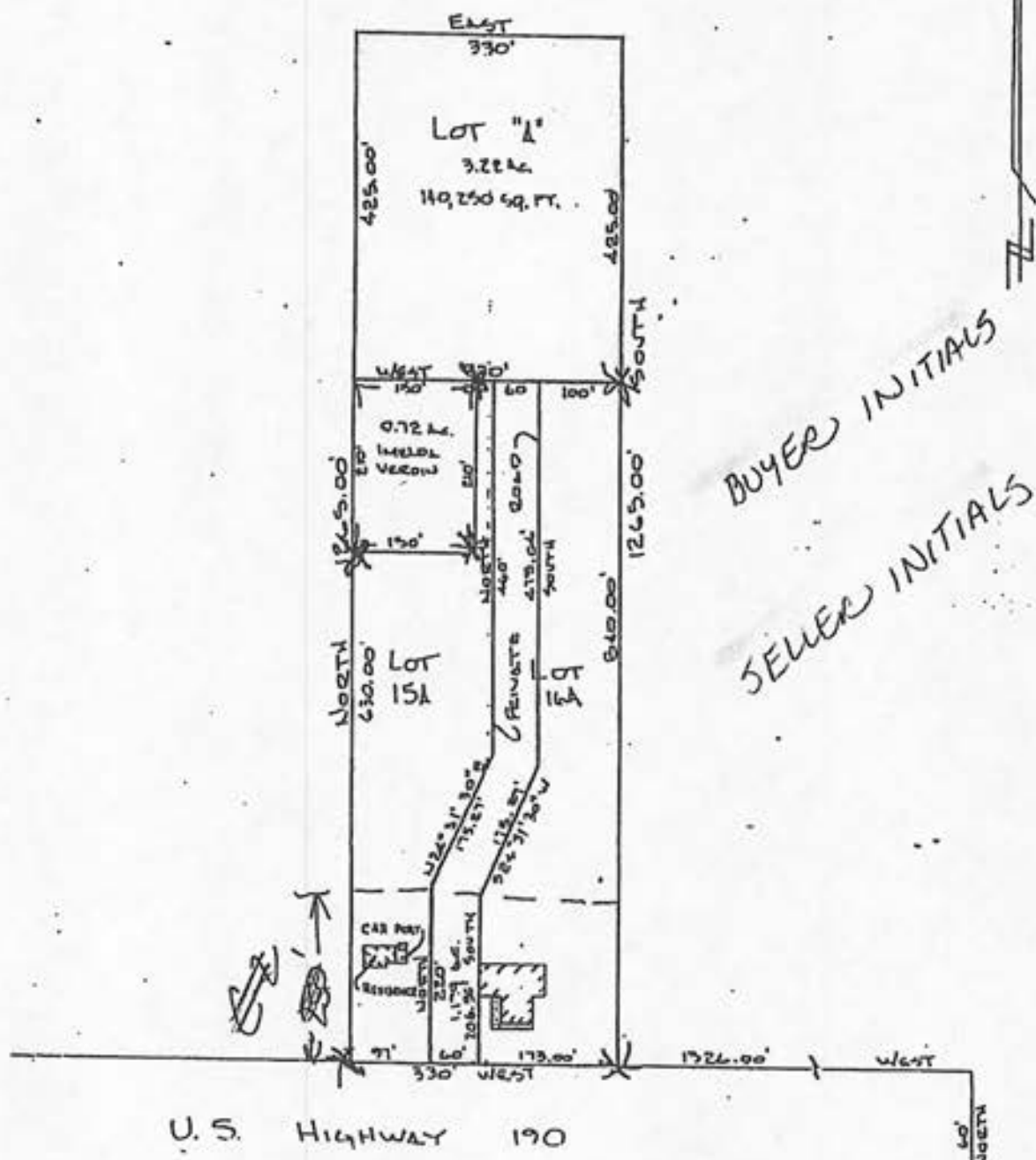
The staff recommends that the request for a RO (Rural Overlay) designation be approved.



**CASE NO.:** ZC14-10-094  
**PETITIONER:** Nicholas Brener  
**OWNER:** John & Tena Warner  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077; S20,T6S,R10E; Ward 1, District 3  
**SIZE:** 3.22 acres



ZC14-10-094



BUYER INITIALS

SELLER INITIALS

20	21
27	28

October 3, 1985:  
Improvements Located Hereon

R.D.



## ZONING STAFF REPORT

Date: September 29, 2014  
Case No.: ZC14-10-095  
Posted: 9/18/2014

Meeting Date: October 7, 2014  
Determination: Approved Amended Postponed Denied

### GENERAL INFORMATION

PETITIONER: Susanna P. Kerr  
OWNER: Succession of Sheldon Simon Prev & Judith Flach Prev  
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
LOCATION: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road; S33, T6S, R10E; Ward 1, District 3  
SIZE: 10.35 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	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Undeveloped	A-1 (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. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff Sees no compelling reason to increase the density considering the area is surrounded on three sides with A-1A zoned property.

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

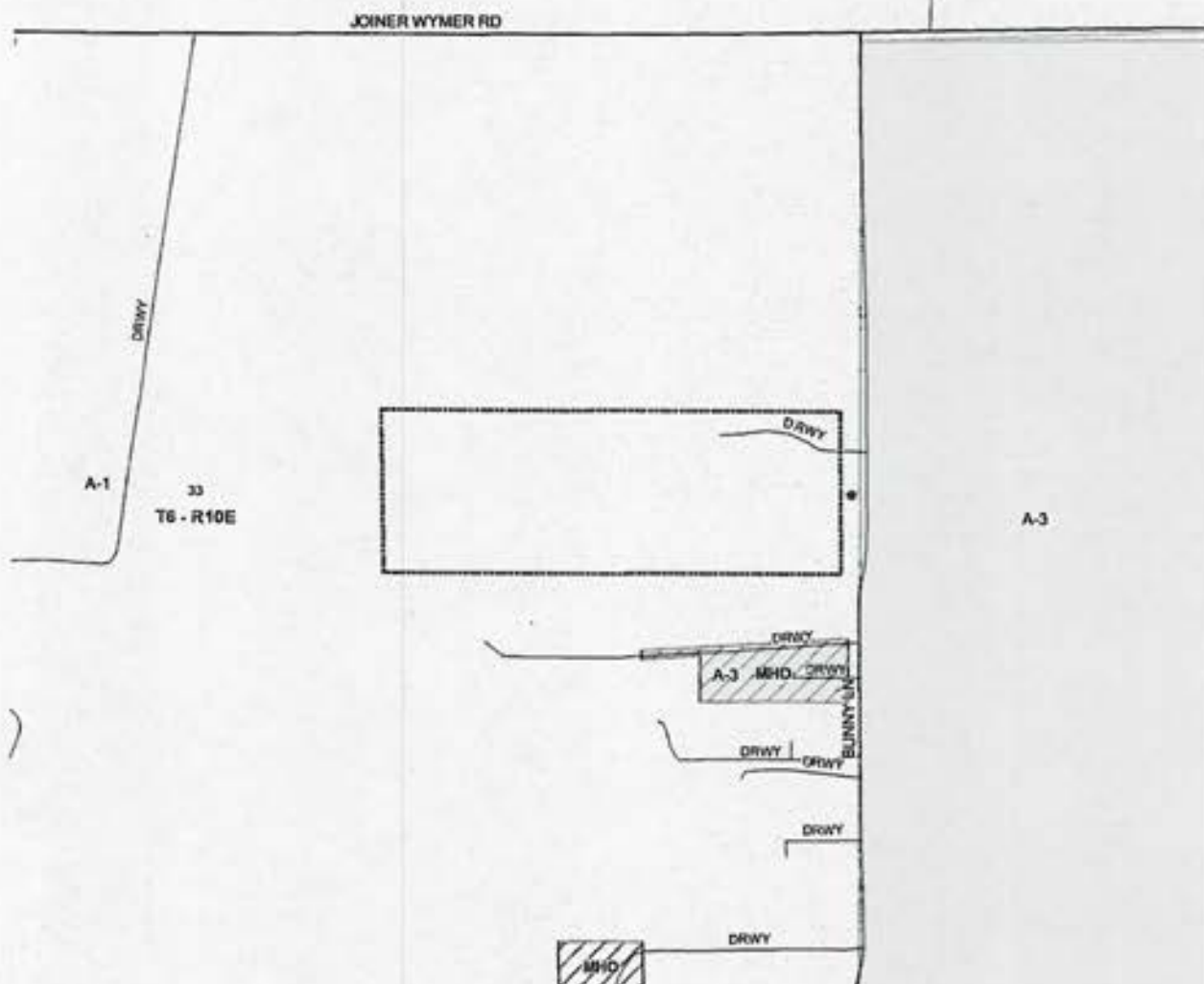
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Bunny Lane, south of Joiner Wymer Road. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff does not see any compelling reason to increase the density of the area considering that the parcel is surrounded on three sides by A-1 zoned property. However, staff does not have any objections to the request for a MHO (Manufactured Housing Overlay).

#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-10-095  
**PETITIONER:** Susanna P. Kerr  
**OWNER:** Succession of Sheldon Simon Prev & Judith Flach Prev  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road  
**SIZE:** 10.35 acres







JOINER-WYMER ROAD (SIDE)  
N89°51'38"E 1128.86'

655.19'

PARCEL C  
3.00 ACRES

10.35 ACRES

652.00'

S89°51'38"W 1128.80'  
N89°51'38"E

PARCEL B  
5.17 ACRES

S89°51'38"W 1124.76'  
(REFERENCE BEARING)

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

**BUILDING SETBACKS**  
FRONT: N/A  
SIDE: N/A  
REAR: N/A  
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.

**REFERENCE SURVEY**  
Survey of 10.35 Acres in Sec. 33, T8S-R10E, By: Fontiberto Surveys, Inc.; Dated: 8/17/04.  
**DATA FOR BEARINGS/ANGLES:**  
The Reference Survey.

P.O.B.

BUNNY LANE



LEGEND	
—	ANCHOR
—	FENCELINE
—	OVERHEAD UTILITY LINE
—	POWER POLE

**POINT OF BEGINNING:**  
SHOWN HEREON IS LOCATED  
S89°51'10"W, 1048.34'; N89°40'02"W, 480.33';  
N00°34'13"W, 1342.80'; AND S89°31'30"W, 30.0'  
FROM THE SOUTHEAST CORNER OF SECTION 33,  
T8S-R10E, ST. TAMMANY PARISH, LOUISIANA.

# A RESUBDIVISION MAP OF A 10.35 ACRE PARCEL OF LAND

into  
**PARCELS A, B & C**

Situated in Section 33, T8S-R10E in  
St. Tammany Parish, Louisiana

SUCCESSION OF JUDITH PREVOU

Survey No. 2012385 Drawn by: LFR  
Date: JULY 20, 2012 Revised: 02/04/14(3.00 & 7.35 ACRES); 07/24/14(RESUBDIVISION)

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors  
Planners and Consultants

420 HWY. 1065, EXT #57 • WADSWORTH, LA 70447  
(335)845-1212 • (335)845-0112 • (335)845-1251 • FAX: (335)845-1775  
www.JEBCLandSurveying.com • e-mail: jebco1@bellsouth.net

Scale: 1" = 80'

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

**NOTE:** Services shown hereon are not necessary exclusives. Services 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.

This Survey is Owned  
and Conducted by  
JEBCLAND SURVEYING, INC.  
A PROFESSIONAL LAND SURVEYOR

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423



## CONDITIONAL USE PERMIT STAFF REPORT

Date: 09/29/14

CASE NO.: CP07-09-157PR

Prior Action: Approved (01/02/08)

Posted: 09/15/14

Meeting Date: October 7, 2014

Determination: Approved Amended Postponed Denied

**PETITIONER:** Samuel Markovich/Acadian Properties Northshore, LLC  
**OWNER:** Samuel Markovich/Acadian Properties Northshore, LLC  
**PROPOSED USE:** Retail Facility over 20,000 sq. ft.  
**PREVIOUS/CURRENT USE:** Vacant  
**SQ. FT. OF USE:** 88,110 sq.ft.  
**GROSS AREA LOT SIZE:** 8.138 acres  
**ZONING CLASSIFICATION:** HC-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R11E; Ward 1, District 1

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State

Road Surface: 4 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Commercial	HC-2 (Highway Commercial) District
South	Commercial	HC-2 (Highway Commercial) District
East	Commercial	City of Covington
West	Commercial & Residential	HC-2 (Highway Commercial) District & A-4(Single Family Residential District)

Existing development? Yes

Multi occupancy development? Yes

#### STAFF COMMENTS:

A conditional use permit was originally approved for the a 88,110 sq.ft. Retail Shopping Center, on the subject site. The Louisiana Highway Department of Transportation (DOT) informed the owner of the site that road improvements will be taking place along Hwy 21, which will affect most of the required 50' buffer and parking setback of the proposed development (see attached drawing). Considering that the road improvement will require the State to acquire most of the first 50' of the property along Hwy 21, the petitioner is requesting a waiver of most of the required 50' buffer and parking setback and to only provide 10 Class A & 10 Class B trees within the remaining portion of the front landscape buffer. As a result of the taking of the front planting buffer from the DOT, most of the proposed parking lot will then be directly abutting the front property line.

As originally proposed, drainage ponds were to be provided within the greenspace area, to accommodate the drainage requirements (See attache plan). The revised plan shows that subsurface drainage will be provided on site, which will connect to the State drainage provided along Hwy 21.

Since the approval of the proposed development, a flat work permit has been issued for the construction of the parking lot. Considering the large size of the site, and that the construction of the facility has not taken place, staff feels that the proposed development could be reconfigured in order to meet the PCO buffer and setback requirements.

#### STAFF RECOMMENDATIONS:

The staff recommends denial of this request.

If the Commission wishes to recommend approval, it should be subject to all applicable regulations and the following conditions:

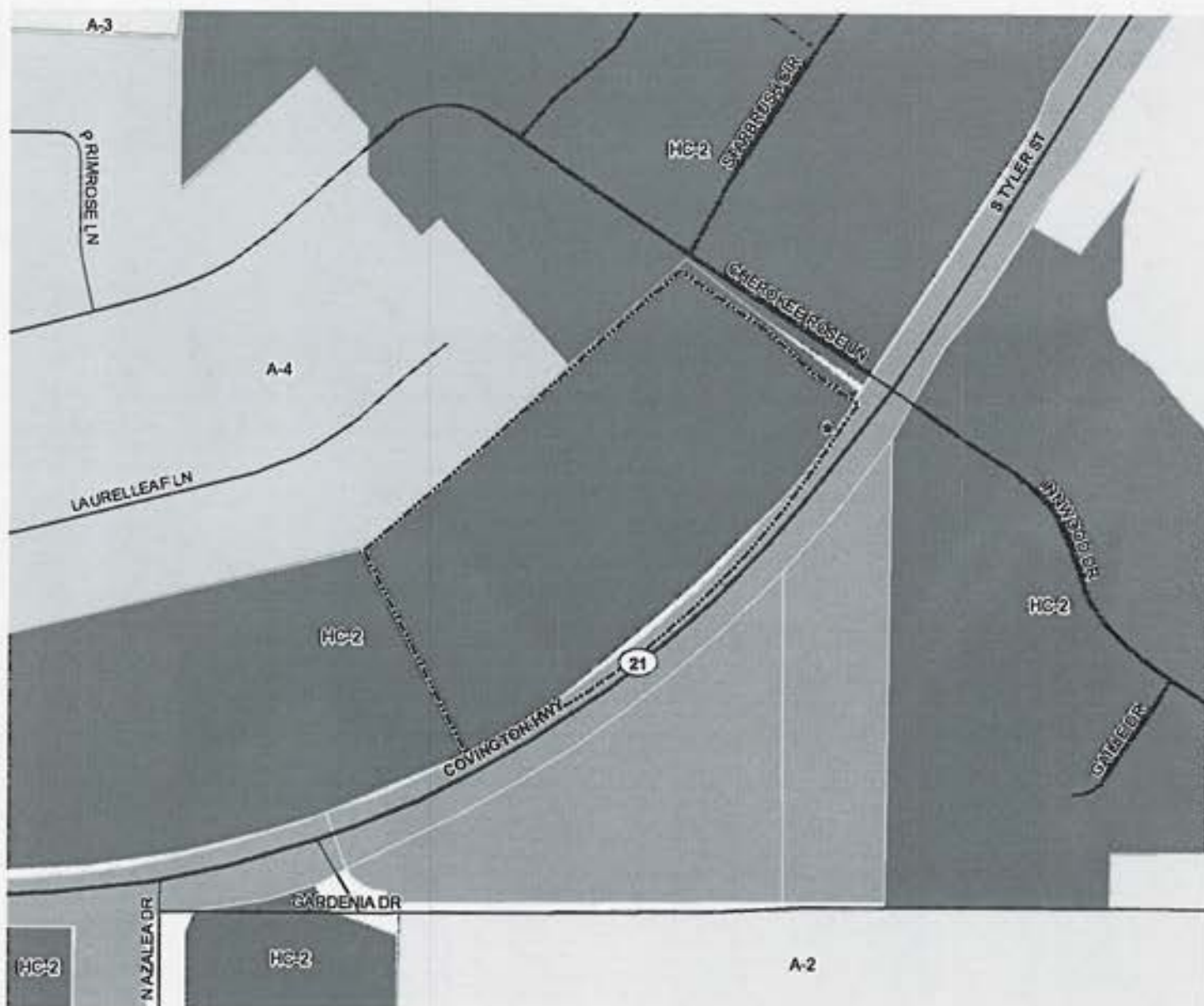
1. Meet all required Traffic improvements before occupancy, as originally approved under the TIA.
2. Provide the required landscaping on the north, south and west sides of the property and within the parking area.
3. Access ways through the periphery of an off-street parking or other vehicular use area 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.
2. Provide a landscape plan showing the size and location of all existing trees to be preserved and any new plant materials to meet the applicable landscaping requirements. Provide the size, caliper and species of the proposed trees on the revised landscape plan. Note that Class A trees have to be a minimum of 10' to 12' high & Class B trees have to be a minimum of 8' to 10' high after planting. 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.
3. If a dumpster is required, provide the location and the required screening.
4. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
5. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
6. 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.



<b>CASE NO.:</b>	<b>CP07-09-157PR</b>
<b>PETITIONER:</b>	Samuel Markovich/Acadian Properties Northshore, LLC
<b>OWNER:</b>	Samuel Markovich/Acadian Properties Northshore, LLC
<b>PROPOSED USE:</b>	Retail Facility over 20,000 sq. ft.
<b>PREVIOUS/CURRENT USE:</b>	Vacant
<b>SQ. FT. OF USE:</b>	99,045 sq. ft.
<b>GROSS AREA LOT SIZE:</b>	8.138 acres
<b>ZONING CLASSIFICATION:</b>	HC-2 (Highway Commercial) District
<b>LOCATION:</b>	Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane; S46, T7S, R11E; Ward 1, District 1



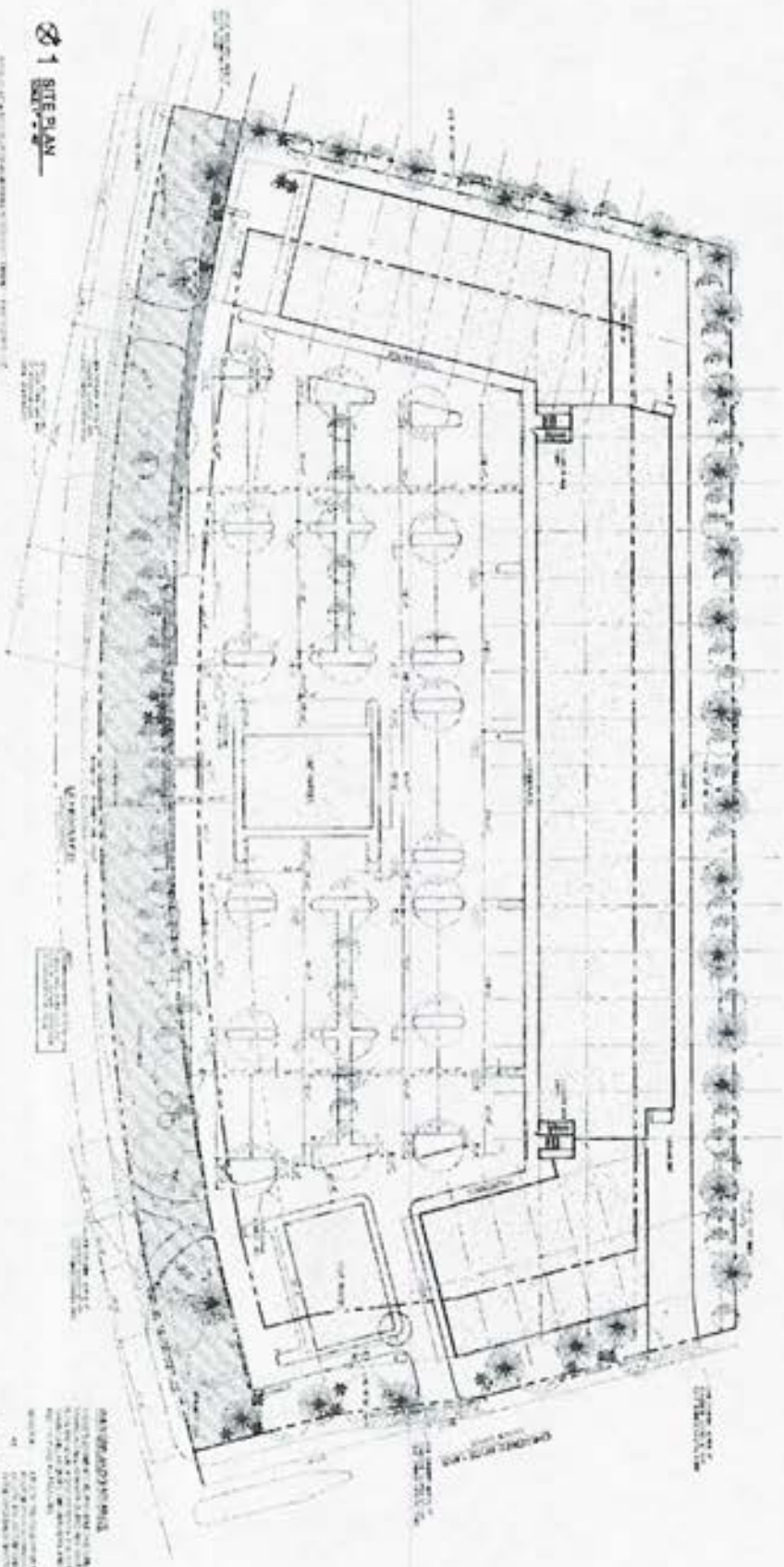
CP07-09-157PR

**EMERALD PLAZA  
SHOPPING CENTER**

**2** MONUMENT SIGN DETAIL



**1** SITE PLAN



NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
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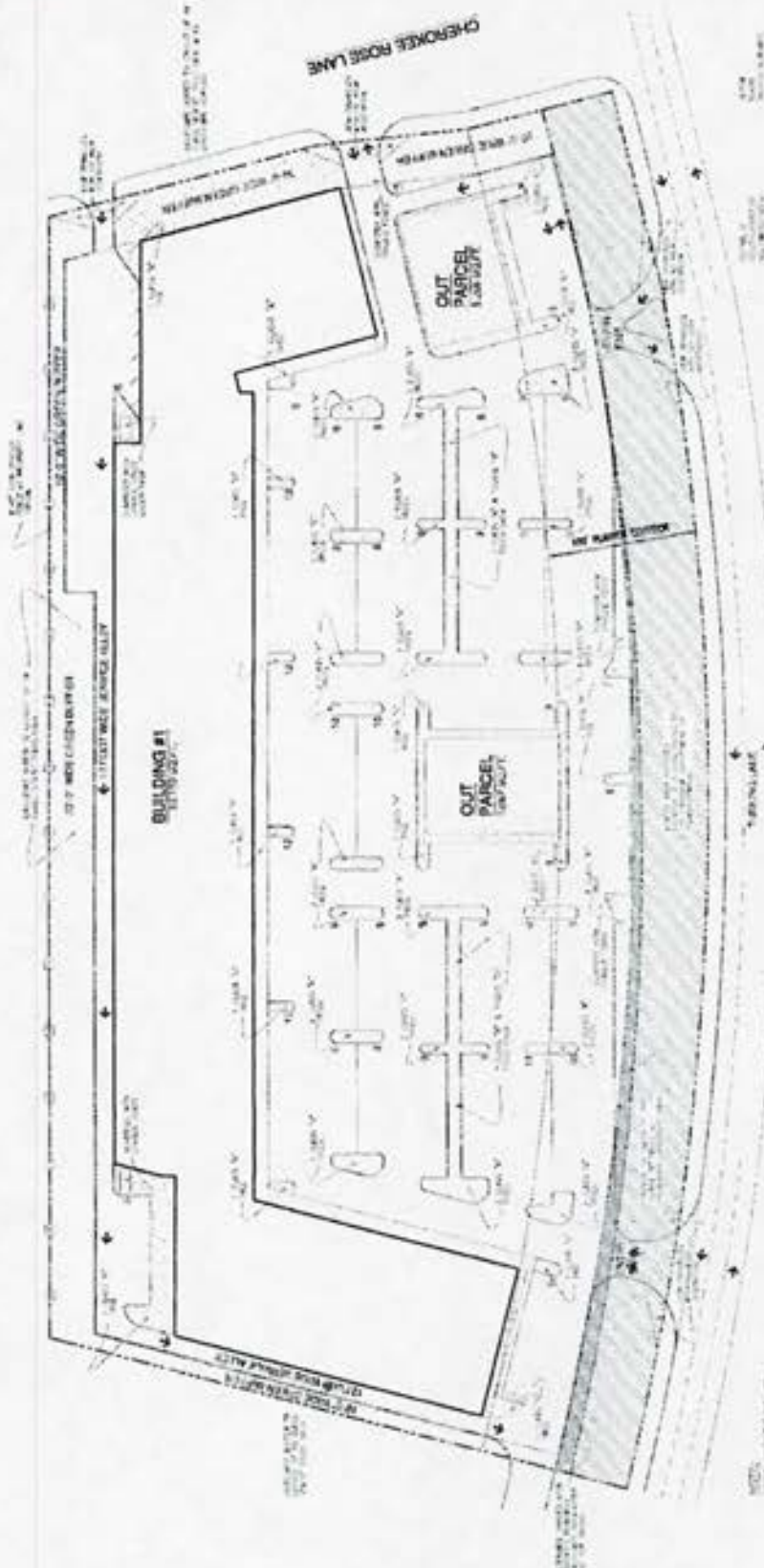
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EMERALD PLAZA  
SHOPPING CENTER



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EMERALD PLAZA SHOPPING CENTER	
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DATE	10/15/73
BY	W. J. WILSON
POST PROJECT	
DATE	10/15/73
BY	W. J. WILSON



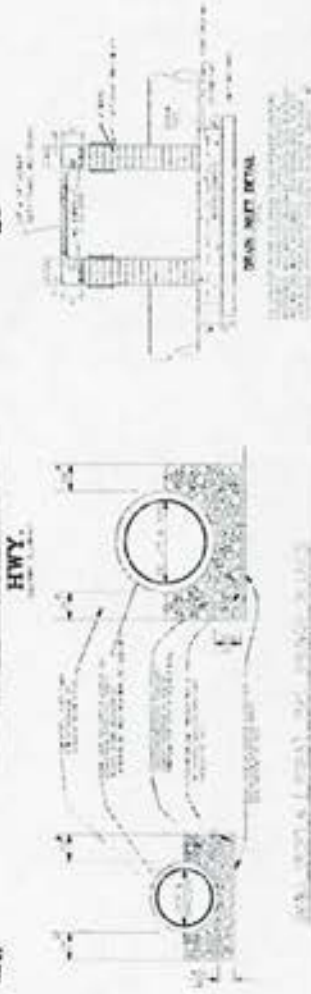
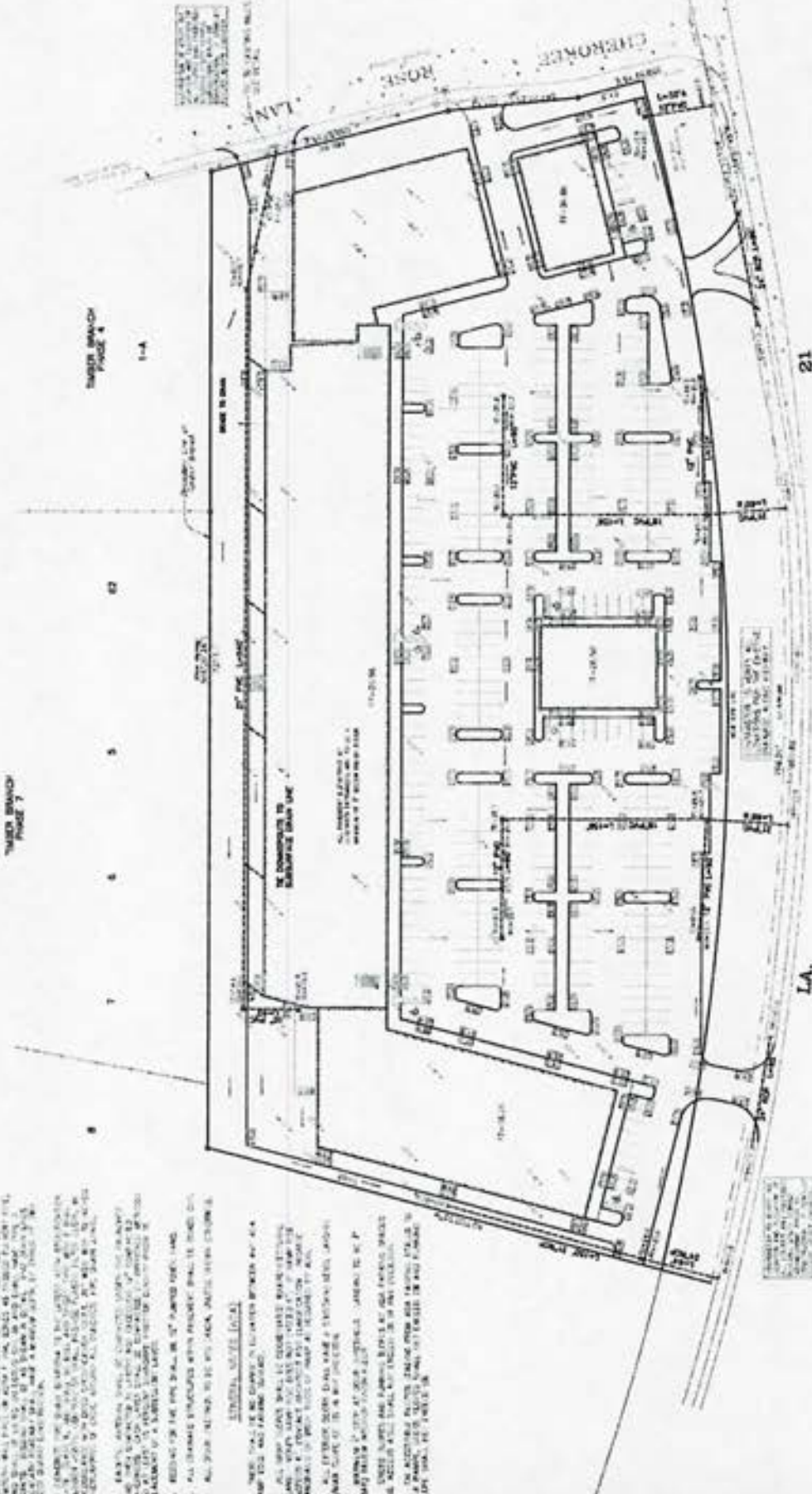
Drain Line Detail

Drain Line Detail  
Showing Detail of  
Drain Line and  
Grate

**EMERALD PLAZA  
SHOPPING CENTER**  
SHEET 21  
**DRAINAGE PLAN**

**OUTREME SURVEYING  
& ENGINEERING INC.**

10/15/73



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1" = 40' SCALE

SEE SHEET 20 FOR  
THE PRELIMINARY  
SURVEY DATA

10/15/73



[illegible]

CP07-09-157 PR

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138+00

GREENSBURG LAND DISTRICT

T7S - R11E  
SECTION 46

LEGEND  
ACADIAN PROPERTIES  
NORTH-SHORE, LLC  
FOREST MANOR, LLC  
SAB, LLC  
GREENWOOD, LLC

ACADIAN PROPERTIES  
NORTH-SHORE, LLC

FOREST MANOR, LLC

SAB, LLC

GREENWOOD, LLC

LEGEND

MOD. R/W  
EXIST. R/W  
FUTURE R/W  
PROPERTY LINE  
CORNERS OF CONVEYANCE  
ROAD RIGHT-OF-WAY  
ROAD RIGHT-OF-WAY  
ROAD RIGHT-OF-WAY

NOTE: THIS MAP IS A SUMMARY OF THE RECORDS OF THE GREENSBURG LAND DISTRICT AND DOES NOT REPRESENT THE ACTUAL SURFACE OF THE LAND. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

DATE	10/11/2011
BY	JOHN D. SMITH
FOR	GREENSBURG LAND DISTRICT

RIGHT OF WAY MAP  
STATE PROJECT NO. 1000000  
LA 21 WIDENING (200' EDDY) - 11/11  
ST. TAMMANY PARISH  
LA 21

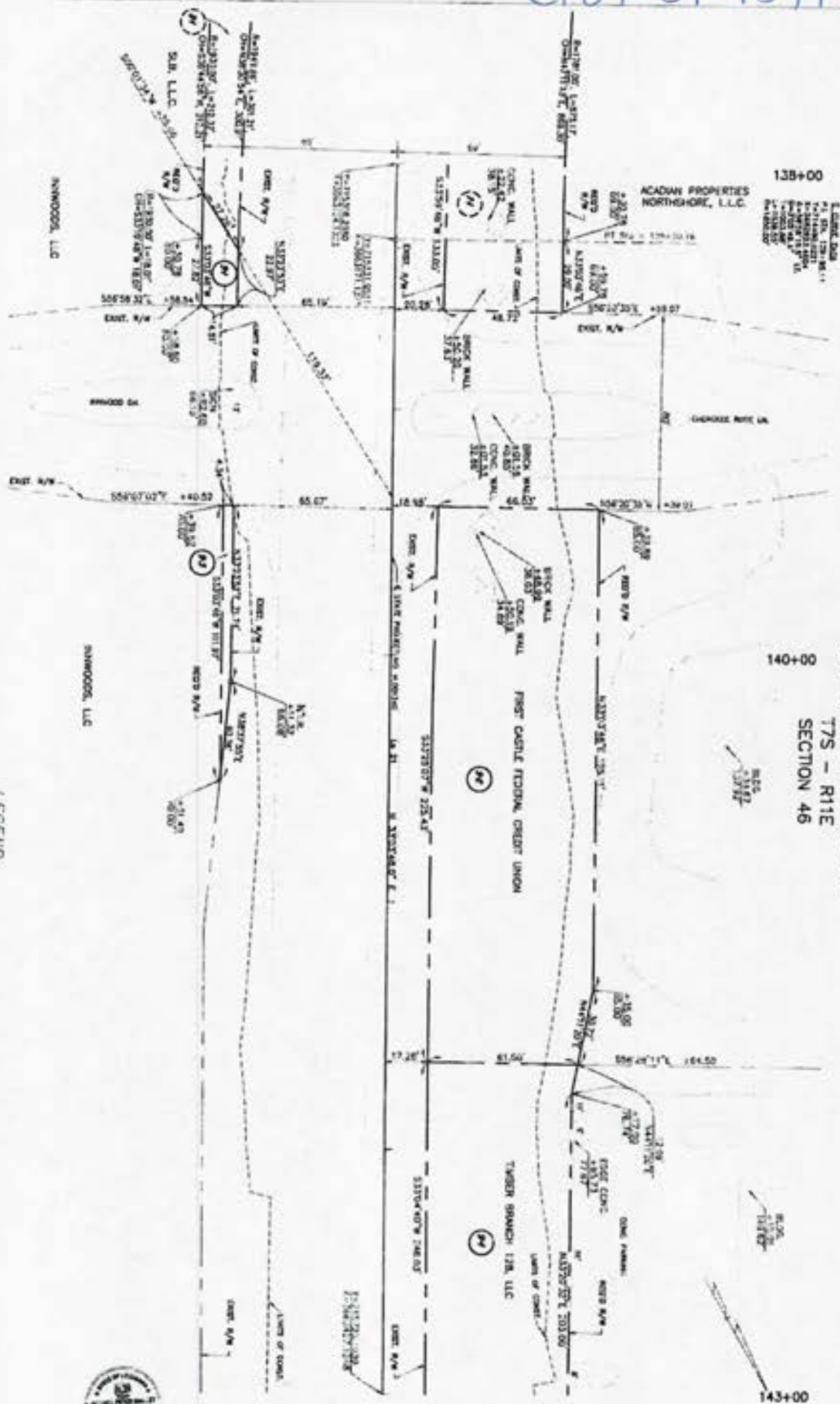


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CP07-09-157PR



Rank	Company	Address	City	State	Zip	Phone	Website	Revenue	Employees	NAICS	NAICS Description
1	THE TRIMBLE GROUP, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling
2	TRIMBLE, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling
3	TRIMBLE, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling
4	TRIMBLE, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling
5	TRIMBLE, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling
6	TRIMBLE, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling
7	TRIMBLE, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling
8	TRIMBLE, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling
9	TRIMBLE, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling
10	TRIMBLE, INC.	10000 W. 10th Ave.	Denver	CO	80202	(303) 751-1000	trimble.com	\$1.2B	1,000	3331	Machine Tooling

[illegible]

### LEGEND

THE CHOCOLATES & BROWNIES section within our 1200 BLISSFUL & COASTAL BAKED COFFEE & CHOCOLATE CAFE is a must visit for all.

RECEIVED BY THE DIRECTOR, FBI, 11/1/76



4/27/79 4/28/79 4/29/79 4/30/79	Received Quarterly Report 8-2-79 Received Quarterly Report 8-2-79 Received Quarterly Report 8-2-79 Received Quarterly Report 8-2-79	10/24/79 10/25/79 10/26/79 10/27/79	10/28/79 10/29/79 10/30/79 10/31/79	11/1/79 11/2/79 11/3/79 11/4/79	11/5/79 11/6/79 11/7/79 11/8/79	11/9/79 11/10/79 11/11/79 11/12/79	11/13/79 11/14/79 11/15/79 11/16/79	11/17/79 11/18/79 11/19/79 11/20/79	11/21/79 11/22/79 11/23/79 11/24/79	11/25/79 11/26/79 11/27/79 11/28/79	11/29/79 11/30/79 12/1/79 12/2/79	12/3/79 12/4/79 12/5/79 12/6/79	12/7/79 12/8/79 12/9/79 12/10/79	12/11/79 12/12/79 12/13/79 12/14/79	12/15/79 12/16/79 12/17/79 12/18/79	12/19/79 12/20/79 12/21/79 12/22/79	12/23/79 12/24/79 12/25/79 12/26/79	12/27/79 12/28/79 12/29/79 12/30/79	12/31/79 1/1/80 1/2/80 1/3/80	1/4/80 1/5/80 1/6/80 1/7/80	1/8/80 1/9/80 1/10/80 1/11/80	1/12/80 1/13/80 1/14/80 1/15/80	1/16/80 1/17/80 1/18/80 1/19/80	1/20/80 1/21/80 1/22/80 1/23/80	1/24/80 1/25/80 1/26/80 1/27/80	1/28/80 1/29/80 1/30/80 1/31/80	2/1/80 2/2/80 2/3/80 2/4/80	2/5/80 2/6/80 2/7/80 2/8/80	2/9/80 2/10/80 2/11/80 2/12/80	2/13/80 2/14/80 2/15/80 2/16/80	2/17/80 2/18/80 2/19/80 2/20/80	2/21/80 2/22/80 2/23/80 2/24/80	2/25/80 2/26/80 2/27/80 2/28/80	2/29/80 2/30/80 3/1/80 3/2/80	3/3/80 3/4/80 3/5/80 3/6/80	3/7/80 3/8/80 3/9/80 3/10/80	3/11/80 3/12/80 3/13/80 3/14/80	3/15/80 3/16/80 3/17/80 3/18/80	3/19/80 3/20/80 3/21/80 3/22/80	3/23/80 3/24/80 3/25/80 3/26/80	3/27/80 3/28/80 3/29/80 3/30/80	3/31/80 4/1/80 4/2/80 4/3/80	4/4/80 4/5/80 4/6/80 4/7/80	4/8/80 4/9/80 4/10/80 4/11/80	4/12/80 4/13/80 4/14/80 4/15/80	4/16/80 4/17/80 4/18/80 4/19/80	4/20/80 4/21/80 4/22/80 4/23/80	4/24/80 4/25/80 4/26/80 4/27/80	4/28/80 4/29/80 4/30/80 5/1/80	5/2/80 5/3/80 5/4/80 5/5/80	5/6/80 5/7/80 5/8/80 5/9/80	5/10/80 5/11/80 5/12/80 5/13/80	5/14/80 5/15/80 5/16/80 5/17/80	5/18/80 5/19/80 5/20/80 5/21/80	5/22/80 5/23/80 5/24/80 5/25/80	5/26/80 5/27/80 5/28/80 5/29/80	5/30/80 5/31/80 6/1/80 6/2/80	6/3/80 6/4/80 6/5/80 6/6/80	6/7/80 6/8/80 6/9/80 6/10/80	6/11/80 6/12/80 6/13/80 6/14/80	6/15/80 6/16/80 6/17/80 6/18/80	6/19/80 6/20/80 6/21/80 6/22/80	6/23/80 6/24/80 6/25/80 6/26/80	6/27/80 6/28/80 6/29/80 6/30/80	7/1/80 7/2/80 7/3/80 7/4/80	7/5/80 7/6/80 7/7/80 7/8/80	7/9/80 7/10/80 7/11/80 7/12/80	7/13/80 7/14/80 7/15/80 7/16/80	7/17/80 7/18/80 7/19/80 7/20/80	7/21/80 7/22/80 7/23/80 7/24/80	7/25/80 7/26/80 7/27/80 7/28/80	7/29/80 7/30/80 7/31/80 8/1/80	8/2/80 8/3/80 8/4/80 8/5/80	8/6/80 8/7/80 8/8/80 8/9/80	8/10/80 8/11/80 8/12/80 8/13/80
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**APPENDIX A**  
**CASE NO.: CP07-09-157PR**  
**LANDSCAPE CHART**

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

Affected Area	Planned Corridor	Minimum Requirements	Petitioner Provided	Staff Recommends
Street Planting 929.5 ft.  (LA Highway 21)	100' building setback 50' planting area & parking setback 155 Class A 232 Class B 3' earthen berm or 70% living obscuring screen	30' planting area 37 Class A 37 Class B 93 Shrubs	50' planting area & parking setback 155 Class A 232 Class B 94 Shrubs/70% Living Shrubs Obscuring Screen	As petitioner proposes.
West Perimeter Planting 737.51 ft.	30' planting area 25 Class A 25 Class B 100% opaque 8' tall fence	25' planting area 25 Class A 25 Class B 100% opaque 8' tall fence	30' planting area 26 Class A 26 Class B 100% opaque 8' tall fence	Approved as proposed.
North Perimeter Planting 387.98 ft.  (Cherokee Rose Lane)	30' planting area 16 Class A 16 Class B 39 Shrubs	30' planting area 16 Class A 16 Class B 39 Shrubs	30' planting area 14 Class A 14 Class B 40 Shrubs	Provide 2 additional Class A trees and 2 additional Class B trees.
South Perimeter Planting 399.52 ft.	10' planting area 13 Class A 13 Class B	10' planting area 13 Class A 13 Class B	10' planting area 15 Class A 15 Class B	Approved as proposed.
Parking Planting  251 Spaces Required  444 Spaces Provided	Parking areas shall be a minimum of 10% of the paved area. 1 Class A in Island / 12 spaces & in island at ends of row; 4th row divided by planting bed	1 Class A / 12 spaces & in islands at ends of row; 4th row divided by planting bed	1 Class A in Island / 12 spaces & in island at ends of row; 4th row divided by planting bed	Provide 1 Class A tree every 30 linear feet in the required median. Removed proposed Class B trees.

**Other Considerations:**

Hours of Operation: 7AM to 7PM

Number of Employees: Not provided.

Noise Expected: Unknown